

Notice of Public Meeting
Humboldt County Board of Commissioners Regular Meeting
Monday, June 1, 2026
8:30 AM

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

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 the 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.

Additionally, public comment may be heard in reference to 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.

5. APPROVAL OF MINUTES (POSSIBLE ACTION)

Consideration and action on correction/approval of minutes for . Discussion and possible action.

5.A) Minutes

[HCC051826unapprovedUNOFFICIAL.pdf](#)

6. APPROVAL OF EXPENDITURES FOR HUMBOLDT COUNTY FOR MAY 18, 2026 THROUGH JUNE 1, 2026 (POSSIBLE ACTION)

7. APPOINTMENT OF A MEMBER TO HUMBOLDT GENERAL HOSPITAL BOARD (FOR POSSIBLE ACTION)

Consideration, discussion and possible approval to appoint a members to the Humboldt General Hospital Board to fill a vacancy and to serve the remainder of a 4-year term, of Seat C, set to expire January 2029. The applicant for the position must meet the criteria set forth in NRS 450.110 and HCC 2.16.030 which among possible others, does require that applicant be a “qualified elector” within Humboldt County. The appointed member will be selected from a pool of applicants who submitted letters of interest to the County Manager’s Office. Discussion and possible action.

7.A) HGH Board Appointment

[HGH_Link-loi.pdf](#)

[HGH_Esquibel-loi.pdf](#)

8. COUNTY MANAGER: ACCEPTANCE OF RENEWAL PROPOSAL FROM POOL/PACT, NEVADA PUBLIC AGENCY INSURANCE POOL (FOR POSSIBLE ACTION)

Consideration, discussion, and possible approval of the renewal proposal from POOL/PACT, Nevada Public Agency Insurance Pool and approval for payment from FY 26- 27 funds in an amount not to exceed \$878,252.92 for Humboldt County and \$1,770.00 for the Denio Airport. Discussion and possible action.

8.A) POOL/Pact Insurance

[Humboldt County Denio Airport Invoice.pdf](#)

[Humboldt County Invoice.pdf](#)

[2026 NPAIP Proposal - Humboldt County.pdf](#)

9. CONVENE THE MCDERMITT GENERAL IMPROVEMENT DISTRICT BOARD (POSSIBLE ACTION)

A. Public Comment

B. Consideration, discussion and possible approval of the expenditures for the time period May 4, 2026 through June 1, 2026 related to the operation of the McDermitt General Improvement District (GID) for the express purpose of maintaining and improving the water or sewer systems. Discussion and possible action.

C. Public Comment

D. Adjournment

9.A) McDermitt

[McDermitt Water Financial Report - 05.21.26.pdf](#)

10. 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 2026 (July 1, 2025 through June 30, 2026). Information Only.

11. REQUEST TO WAIVE ATTRITION POLICY (POSSIBLE ACTION)

- A. Consideration, discussion and possible approval to waive the attrition policy to hire for the position of Data Collector or Appraiser in the Assessor's Office. Discussion and possible action.
- B. Consideration, discussion and possible approval to waive the attrition policy to hire for a Casework I/II position in the District Attorney's Office. Discussion and possible action.

11.A) Assessor

[Staff Report - Waiver of the Attrition Policy RPA 2026.pdf](#)

[Staff Report - Waive Attrition Policy Child Support Caseworker 2026.pdf](#)

12. 10:00 A.M. PUBLIC HEARING: APPEAL HEARING REGARDING SAWTOOTH RV, LLC PROJECT (POSSIBLE ACTION)

Consideration, discussion and possible action on appeals filed by Allison MacKenzie Attorneys on behalf of Edward and Brenda Bartell and by Kyla Rianda concerning the Regional Planning Commissioners approval of UH-26-04, a Conditional Use Permit submitted by Sawtooth RV, LLC and Giovanni and Shannon Giordano to allow for the expansion of the existing RV Park. Subject property is located off Duffy Drive, Orovada, Nevada Assessor's parcel #03-0421-32. Discussion and possible action.

12.A) Sawtooth Appeal

[SAWTOOTH RPC Record 04092026.pdf](#)

[Sawtooth RV Appeal Service List.pdf](#)

[Clerk_Appeal_Notice-UH-26-04.pdf](#)

13. PUBLIC WORKS DEPARTMENT: REQUEST TO WAIVE THE ATTRITION POLICY (POSSIBLE ACTION); GENERAL PROJECTS (INFORMATION ONLY)

- A. Consideration, discussion and possible approval to waive the attrition policy to hire for the position of Equipment Operator. Discussion and possible action.
- B. A presentation by Humboldt County Public Works Director Dan Ferraro to update the Board on projects within Humboldt County. Information only.

13.A) Public Works

[Staff Report Attrition Policy Waiver - Equipment Operator 6-1-2026.pdf](#)

14. SHERIFF: REQUEST TO APPROVE AND ADOPT THE 9-1-1 FIVE-YEAR MASTER PLAN (POSSIBLE ACTION)

Consideration, discussion and possible approval to adopt the 9-1-1 Five-Year Master

Plan establishing priorities for system improvements, cost management, and long-term sustainability. Discussion and possible action.

14.A) Sheriff

[Staff Report - Galena Group 9-1-1 5yr Master Plan.pdf](#)

15. TECHNOLOGY SERVICES: REQUEST TO ENTER CONTRACT FOR PRINT DEVICES (POSSIBLE ACTION)

Consideration, discussion and possible approval to enter into a 48-month contract with OPI, Inc. for county-wide print devices in an amount not to exceed \$5,500 per month. Discussion and possible action.

15.A) Technology Services

[TSD - OPI Contract for Print & Copy Devices.pdf](#)

16. MISCELLANEOUS REPORTS AND CORRESPONDENCE

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), Central Nevada Regional Water Authority (CNRWA), 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).

17. 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.

18. PUBLIC COMMENT:

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 the 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. 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.

19. ADJOURNMENT

20. 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.humboldtcountynv.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.



Humboldt County Board of Commissioners
May 18, 2026 at 8:30 a.m.
Meeting Minutes

Those present were Chairman Ron Cerri, Commissioners Ken Tipton, Jesse Hill, Mark Evatz and Paige Brooks, Chief Deputy District Attorney Anthony Gordon (exited the meeting at 9:14 a.m.), Chief Deputy District Attorney Wendy Maddox (joined the meeting at 9:14 a.m.), County Manager Don Kalkoske and Clerk of the Board Tami Rae Spero. CALL TO ORDER: Chairman Cerri 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 Cerri asked for public comment. Chairman Cerri commented on what the purpose of item 19 on the agenda is for today. Manager Kalkoske noted public comments received from Tray Abney on behalf of the Nevada Data Center Alliance opposing the moratorium, from Brenda Jackson supporting the moratorium, comments received from the Paradise Valley Development Center a developer of a proposed data center in Humboldt County opposing the moratorium, public comments received from Morgan Nevin, Broker/Owner Far West Real estate regarding the Commission considering a more defined time-period for any moratorium on data centers (all written comments included as part of these minutes).

Chairman Cerri read into the record an email from Robin Gray in opposition to data centers (see attached).

John Denilofs appeared before the Commission and offered public comment regarding prisoners being taken first for court and his issues with that, comments on tracking people, the need to keep Humboldt County white and rural and the schools working four days a week and why.

Jami Nicotera appeared before the Commission and offered public comment acknowledging the community recognition for the importance of this matter and requesting that a link for public comment be included on agendas going forward, her concerns with the way zoning, community growth and development have been handled here; she continued stating why the residents are opposed to this and the need to protect our way of life; she stated her appreciation for the Commission's efforts.

Debra Gay appeared before the Commission and offered public comment on the water usage by data centers and the impact of the facilities on other areas as to their water noting other industries moving here and population increases and how that will also impact our water.

Tori Apperson appeared before the Commission and offered public comment on her experiences in Pershing County and with the State regarding water issues and her concerns with that and the ability of data centers to keep cool; she asked the Commission to think about the water they use and the noise; she continued noting once this starts it can't be fixed.

Amy Richards appeared before the Commission and offered public comment about data centers including her opposition to rezoning ag land to industrial use, that big corporations are the issue and explained, that she doesn't support tax breaks for billionaires and her opposition to Google and explained; she stated that we don't need big businesses here.

Cynthia Vaughn, appeared before the Commission and offered public comment speaking for the land, noting what occurred when mining collapsed in the 1980s and stating that the land needs a break as well as the need to build for our grandchildren.

David Peterson appeared before the Commission and offered public comment agreeing with the first letter/email read in, that he can't afford extra electricity rates, that this is an autonomous structure and how that impacts tax benefit long term.

Manny Becerra appeared before the Commission via Teams and offered public comment supporting the temporary moratorium as the county has no specific code for this land use and the responsible move is to pause then swiftly study and set sensible standards before decision on land use and explained, noting the need to bring the Indigenous communities in as early partners and to engage the rest of your community in the drafting and proceeding (written comments included as part of the record).

Michelle Cook appeared before the Commission and offered public comments reading into the record a handout provided to the Commission (see attached) setting forth items to address before the final public hearing including financial neutrality via applicant-funded escrow, integration of state data on over appropriated basins, grid sovereignty and dynamic power allocation, transparency and the "public data room" and preventing a "race to the counter". She did not complete her comments due to the three-minute time frame but the Commission confirmed that they had received her comments and that they would be part of the record.

Eduardo Martinez with Western Public Affairs speaking on behalf of Paradise Valley Development Group appeared before the Commission via Teams and offered public comment stating their understanding of the concerns, that Humboldt County is right to protect its water, agricultural heritage, land base and residents; that a temporary moratorium designed to give the county time to develop a data center ordinance is understandable but a permanent ban or an indefinitely extended moratorium without clear milestones would create issues and explained; he discussed what had occurred with the designing of this project and how it would impact energy, water, jobs, as well as the time-line.

Sierra Cripps appeared before the Commission and offered public comment asking the Commission to choose the land over financial gain.

Joe Rademacher appeared before the Commission via Teams and offered public comment stating that he would vote for people that will put a stop to this permanently.

05/18/2026

Page 2 of 12

Cameron Potter appeared before the Commission and offered public comment questioning if one hundred and eighty days is sufficient to properly come up with the best regulations for the new technology that is being developed and suggested that a ban should not be off the table.

Aaron Nelson appeared before the Commission via Teams and offered public comment stating that he supports the moratorium and he is opposed to any kind of data center being located here due to the impact on water and power; he stated that there is other growth and development happening that we should be focusing on.

Kimberly Morrell appeared before the Commission via Teams and offered public comment asking if there is a non-disclosure agreement.

Christina Kenison appeared before the Commission and offered public comment noting that she has come before this Board many times before regarding planning issues and the deficiencies with our zoning and master plan, with the decision making process and our public hearings where the Commission serves as quasi-judicial judges that have been voted into office; that she has discussed the Commission's responsibility to the community and its residents which has resulted in members of the Commission saying that they don't want to be lectured anymore; she continued stating that she continues to come back as she is angry because they have come to this Commission over previous projects with the same exact issues but because there is all of this public interest now you are interested in a moratorium but everyone on this Board approved the Crossroads Paper facility which also has high water usage and its location is in their neighborhood and it will impact agricultural lands when there is a need to protect those; she commented on prior actions by the Commission and the precedence that has been set with other projects that have the same exact issues as data centers.

Tom Hoss appeared before the Commission and offered public comment thanking the people that appeared today and questioning who owns Winnemucca Farms so we know what we are dealing with, he stated his appreciation for the Commission taking the time for this; he stated his opposition to data centers being placed here noting the impact on the water.

Kim Christopherson appeared before the Commission and offered public comment stating her opposition to data centers and encouraged everyone to look at these and questioning why they are coming here; she noted the length of time that the Reno City Council meeting lasted to allow for all public comment; she stated that this is about more than money and the impact of AI on humans in the future.

Commissioner Tipton offered public comment about how this matter came about and information that he has received about data centers.

Chairman Cerri commented on what the Commission is trying to do including the process required to potentially adopt a moratorium.

Catherine McLaughlin appeared before the Commission and offered public comment supporting the moratorium and explaining including the need to have companies pre-fund remediation requirements.

John Carone appeared before the Commission and offered public comment noting the need for economic and environmental impact studies and the need for significant research.

Mardell Gallio appeared before the Commission and offered public comment asking why only one hundred eighty days noting the importance of this as to our water. Chief Deputy District Attorney Maddox explained why this is a temporary moratorium.

Jared Richards appeared before the Commission and offered public comment stating that the Commission should consider that they lie and what will be done if they do; just say no now, no data centers.

Chief Deputy District Maddox explained why a moratorium is occurring rather than a ban.

Pete Celio appeared before the Commission and offered public comment questioning how the Commission is going to fight this if this is such a valuable area to entities such as Google.

Kyle Tarr appeared before the Commission and offered public comment questioning if restrictions can be placed on them with regards to water and energy. Chief Deputy District Attorney Maddox responded.

Commissioner Hill offered public comment stating that the Commission is doing the best that they know to protect everybody involved and explained.

Brandy Gosselin appeared before the Commission and offered public comment and asked the Commission to do their research on this matter and explained.

Jim Mitchell appeared before the Commission and offered public comment stating concerns with how long it has been since the master plan has been addressed and questioned if this timeline is normal for updates.

No further public comment offered.

Chairman Cerri stated that the Commission would move to item 19 on the agenda at this time.

Chairman Cerri recessed the meeting at 9:56 a.m. reconvening at 10:07 a.m.

APPROVAL OF MINUTES: Consideration and action on correction/approval of minutes for May 4, 2026. Chairman Cerri asked for corrections for the minutes as presented; none offered. Commissioner Tipton stated that as he had not been attendance at the meeting he would be voting to form only. The following motion was made by Commissioner Brooks and passed unanimously:

To approve the minutes for May 4, 2026.

APPROVAL OF EXPENDITURES FOR HUMBOLDT COUNTY FOR MAY 4, 2026 THROUGH MAY 18, 2026:

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

To approve the expenditures for Humboldt County for May 4, 2026 through May 19, 2026 as presented.

05/18/2026

Page 4 of 12

AGE & DEMENTIA FRIENDLY-WINNEMUCCA: Betty Lawrence appeared before the Commission on behalf of Age & Dementia Friendly-Winnemucca.

REQUEST TO PLACE BANNERS ON COURTHOUSE LAWN: Consideration, discussion and possible approval of a request from the Age and Dementia Friendly of Winnemucca to place banners and pinwheels on the Courthouse lawn during the month of June 2026 to honor caregivers and loved ones who provide support for people suffering from Alzheimer's disease or other forms of dementia. Commissioner Evatz provided a shout out to Pauline Salla on her very successful Brain Health and commented on what was presented and offered his thanks to the team for bringing this to our community. Mrs. Lawrence reviewed the request for the Commission. The following motion was made by Commissioner Brooks and passed unanimously:

To approve the request from the Age and Dementia Friendly of Winnemucca to place banners and pinwheels on the Courthouse lawn during the month of June 2026 to honor caregivers and loved ones who provide support for people suffering from Alzheimer's disease.

LITHIUM AMERICAS: Tim Crowley, Senior Vice President, Lithium Americas and Bill Richards, Director of Operations for Iron Horse Terminals appeared before the Commission.

THACKER PASS UPDATE: Representatives from Lithium Americas Corporation will update the Board of Commissioners regarding the Thacker Pass Project. Mr. Crowley and Mr. Richards provided a power point presentation updating the Commission on the transloading terminal, the Thacker Pass project including the status of the school and the fencing project on SR 293 and responded to questions put forth by the Commission.

Chairman Cerri stated that the Commission would move to item 12 on the agenda at this time as it is a public hearing.

COMPTROLLER: Comptroller Weston Noyes appeared before the Commission.

ADOPT A RESOLUTION TO LEVY TAX RATES FOR HUMBOLDT COUNTY: Consideration, discussion, and possible adoption pursuant to NRS 361.460 of a Resolution levying the Tax Rates required by Humboldt County for the 2026 - 2027 Fiscal Year. Comptroller Noyes reviewed the request for the Commission. The following motion was made by Commissioner Tipton and passed unanimously:

To approve the fiscal year 2026-2027 tax rate resolution.

(Resolution No. 05-18-26)

ADOPT A RESOLUTION TO LEVY TAX RATES FOR THE COOPERATIVE EXTENSION FUND RELATED TO NRS 361.460 AND 549.020: Consideration, discussion and possible adoption pursuant to NRS 549.020 of a Resolution levying the Tax Rate required for the 2026-2027 Fiscal Year for the Cooperative Extension Fund. Comptroller Noyes reviewed the request for the Commission. The following motion was made by Commissioner Brooks and passed unanimously:

05/18/2026

Page 5 of 12

To adopt NRS 549.020 of a resolution levying the tax rate required for the 2026-2027 fiscal year for the Cooperative Extension Fund.

(Resolution No. 05-18-26a)

Chairman Cerri stated that the Commission would return to item 13 on the agenda at this time as public comment was not asked for on the item.

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 2026 (July 1, 2025 through June 30, 2026). Comptroller Noyes stated that he had no CTX information at this time and that his office is working towards closing out the current fiscal year and preparing for the audit.

Chairman Cerri recessed the meeting at 11:23 a.m. reconvening at 11:32 a.m.

LIBRARY: Library Director Jessica Anderson appeared before the Commission.

REQUEST TO ACKNOWLEDGE AND ACCEPT GRANT: Consideration, discussion and possible approval and acceptance for the IMLS and Nevada State Library and Archives LSTA competitive grant awards \$31,250 to the Humboldt County Library to upgrade the tables, chairs, and equipment in the library's meeting spaces. Director Anderson reviewed the request for the Commission and responded to questions put forth by the Commission. The following motion was made by Commissioner Hill and passed unanimously:

Recommending approval and acceptance for the IMLS and Nevada State Library and Archives LSTA competitive grant awards \$31,250.00 to the Humboldt County Library to upgrade the tables, chairs, and equipment in the library's meeting spaces.

HUMAN RESOURCES: Human Resources Director Kellie Kranovich appeared before the Commission.

REQUEST TO APPOINT MEMBERS TO THE COUNTY MANAGER RECRUITMENT COMMITTEE: Consideration, discussion and approval to appoint members to serve on the County Manager Recruitment Committee. Chairman Cerri and Commissioners Evatz and Hill offered comments on the process. Commissioner Hill revoked his prior agreement to serve on this committee to allow this matter to have fresh discussion. Chief Deputy District Attorney Maddox explained the need for agendaizing the meetings. Commissioner Evatz offered comment on involving the City and that enough folks need to be involved to cover all issues and criteria but not so bloated that no decision can be reached. Discussion ensued. Commissioner Evatz asked to have input on the selection criteria used. Discussion continued. Giovanni Giordano appeared before the Commission and suggested having a prior County Commissioner on the committee. Discussion continued. During discussion the following members were identified: Commissioners Hill and Brooks, Sheriff Cardenas, Clerk Spero, Public Works Director Daniel Ferraro to include Director Kranovich not as a voting member but to manage the process and Chief Deputy District Attorney Maddox as counsel. Emergency Director Carol Lynn offered to serve. Discussion ensued regarding input from the current

05/18/2026

Page 6 of 12

County Manager in the process. Chief Deputy District Maddox noted that County Code requires the position to be hired by the County Commission so this committee would provide recommendation only. The following motion was made by Commissioner Hill and passed unanimously:

To move forward with creation of the sub-committee for the hiring of the new county manager; this subcommittee will include Commissioner Hill, Commissioner Brooks, Sheriff Cardenas, Tami Spero and Daniel Ferraro and Kelly will be on the committee in an ad hoc position to keep all of the processes moving forward but she won't be a voting member on this committee.

Discussion continued regarding the job description, the closing date for the application process and the need for a contract for the final candidate.

10:00 A.M. PUBLIC HEARING: Chairman Cerri called the public hearing to order at 10:51 a.m.

SECOND READING AND APPROVAL FOR PROPOSED ORDINANCES:

BILL NUMBER 04-20-26: Consideration, discussion and possible second reading and approval for BILL NUMBER 04-20-26: An ordinance amending Humboldt County Code (HCC) title 2 entitled "administration and personnel", by specifically, adding chapter 2.38 "human services department" and creating 2.38.010 "title", 2.38.020 "creation of department", 2.38.030 "definitions", 2.38.040 "duties of department", 2.38.050 "director; appointment; salary; duties", 2.38.060 "policies and procedures", 2.38.070 "appeals"; and other matters properly related thereto. Included on the online agenda was a copy of the Notice Public Hearing and a copy of the proposed ordinance. Manager Kalkoske read the title of the item set to public hearing. Chairman Cerri asked for public comment; none offered. The following motion was made by Commissioner Evatz and passed unanimously:

To approve the proposed ordinance, second reading, item A, as read into the record by the County Manager.

(Ordinance No. 05-18-26)

BILL NUMBER 04-20-26H: Consideration, discussion and possible second reading and approval for BILL NUMBER 04-20-26h: An ordinance amending Humboldt County code (HCC) title 8 entitled "health and safety", specifically, chapter 8.36 "welfare and indigent services program" to amend 8.36.010 "established" to reflect that the program is governed by the Board of County Commissioners and operated by the Human Services Department; to amend 8.36.040 "committee - duties" to allow the committee to convene at the discretion of the Human Services Director or Board of County Commissioners and correct grammatical errors; to amend 8.36.050 "appointment and duties of director" to allow the Human Services Director to serve as the Welfare Director or as determined by the Board of County Commissioners, to add discretion by the Human Services Director and to remove the section that refers to the Hospital Administrator if a vacancy occurs; to amend 8.36.055 "policies and procedures" to require the policy and procedure manual to be maintained by the human services department; to amend 8.36.070 "extent of county care" to remove Sheriff and add Human Services Department to transport nonresidents; to amend 8.36.080

05/18/2026

Page 7 of 12

"reimbursement" to update references to family members; to amend 8.36.100 "rules and regulations" and 8.36.110 "income test" to omit 'county clerk' and add 'Human Services Department'; and other matters properly related thereto. Included on the online agenda was a copy of the Notice of Public Hearing and a copy of the proposed ordinance. Manager Kalkoske read the title of the item set to public hearing. Chairman Cerri asked for public comment; none offered. The following motion was made by Commissioner Evatz and passed unanimously: *To approve the bill number 04-20-26h as was read into the record by the County Manager.*

(Ordinance No. 05-18-26a)

COMPTROLLER: Comptroller Weston Noyes appeared before the Commission.

10:30 PUBLIC HEARING: FISCAL YEAR 2026-2027 FINAL BUDGETS: Consideration discussion, and possible changes to the fiscal year 2026-2027 Tentative Budgets for Humboldt County and possible approval for the Fiscal Year 2026-2027 Final Budget for Humboldt County. Public hearings will also be conducted simultaneously on the 2026-2027 Tentative Budgets for Golconda Fire District and Golconda Water District; and Final Budgets for Denio TV District, Humboldt Fire District, Kings River General Improvement District, McDermitt Fire District, McDermitt General Improvement District, Orovada Community Services District, Orovada Fire District, Orovada General Improvement District, Orovada Rodent Control District, Paradise Valley Fire District, Paradise Valley Sewer District, Paradise Valley Weed Control District, Pueblo Fire District, Quinn River TV District, and Winnemucca Rural Fire District. Chairman Cerri read the title of the item set to public hearing. Comptroller Noyes presented the final budgets to the Commission noting the estimated revenues and expenditures for the General Fund stating that he anticipates that the revenue will exceed the amount that is budgeted for the current fiscal year; he responded to questions as put forth by the Commission. Comptroller Noyes continued reviewing some changes in expenditures including an increase extension educator salary and benefits line item as they were cut from the tentative budget but it has since been determined it is needed and explained, a reduction in the compensated absences line item in the Nevada 95/80 RDA Fund, an increase to salaries and benefits for the Human Services Fund due to an employee going from part-time to full-time, an increase to the PILT transfer to the Road Fund and to the Capital Projects Fund, a change in the salary and benefits line item for Planning based on the movement of an employee from the Building Department as well as an increase to the salary and benefits line-item in the Building Department due to the removal of one employee but the addition of another position, an increase to the District Attorney's line item for salary and benefits for employment changes and a reduction in Public Works salary and benefits line item due to a transfer of an employee to the District Attorney's Office. Comptroller Noyes responded to a question from Chairman Cerri related to the transfer to the Capital Projects Fund. Discussion ensued. The following motion was made by Commissioner Tipton and passed unanimously:

To approve the final budget that was presented by our Comptroller as presented.

05/18/2026

Page 8 of 12

Chairman Cerri stated that the Commission would return to item 9 on the agenda at this time.

Upon return to this public hearing item number 13, Fiscal Year 2026-2027 budgets, Chairman Cerri asked for public comment; none offered.

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

GENERAL PROJECTS: A presentation by Humboldt County Public Works Director Dan Ferraro to update the Board on projects within Humboldt County. Director Ferraro updated the Commission on road grading, sign installation on Pumpernickel Road noting a narrow bridge, material hauling, prep for mag project, rock cover placed on several locations, work at the Big Creek Firehouse, cattle guard installation; he stated that the water crews are working on a LSLI (lead inventory) project and concrete work for sewer lids in McDermitt; he reviewed the employment status for the department, the status of the Denio house installation and the installation of a wash pad at the shop and the plan to test a competitive product for dust abatement; he noted the intention to assist the Forest Service with road maintenance pending the Commission's review and approval. Boyd Hatch, representing the U.S. Forest Service provided a proposed map to the Commission for review and he and Director Ferraro reviewed the request for the Commission and responded to comments and questions from the Commission. Director Ferraro responded to questions by the Commission regarding the geothermal company working in Pumpernickel Valley and the status of the Golconda crossing.

DISTRICT ATTORNEY: Chief Deputy District Attorney Wendy Maddox appeared before the Commission.

REQUEST TO WAIVE THE ATTRITION POLICY: Consideration, discussion and possible approval to waive the attrition policy to hire for the position of Legal Secretary I, II, or III position which be vacant June 21, 2026. Chief Deputy District Maddox reviewed the request for the Commission. The following motion was made by Commissioner Evatz and passed unanimously:

To waive the attrition policy for the DA's Office for a legal secretary.

SHERIFF: Sheriff Angel Cardenas appeared before the Commission.

REQUEST TO APPROVE PAYMENT FOR VEHICLE FROM OPIOID LITIGATION GRANT FUNDING: Consideration, discussion and possible approval for the payment to Champion Chevrolet for the purchase of a patrol vehicle to be used specifically for K-9 Operations in an amount not to exceed \$64,166.25. Sheriff Cardenas reviewed the request for the Commission and responded to questions put forth by the Commission. The following motion was made by Commissioner Hill and passed unanimously:

For approval for the payment to Champion Chevrolet for the purchase of a patrol vehicle to be used specifically for K-9 operations in an amount not to exceed \$64,166.25.

HUMBOLDT COUNTY LIQUOR BOARD: Sheriff Angel Cardenas appeared before the Board in his capacity as Chairman of the Liquor Board.

05/18/2026

Page 9 of 12

Call to Order: Sheriff Cardenas convened the Humboldt County Liquor Board at 12:25 p.m.

Public Comment: Sheriff Cardenas asked for public comment; none offered.

Special Liquor License Requests: Consideration, discussion and possible approval for the following: Sheriff Cardenas reviewed the requests as listed:

Paradise Valley Fire Department: A liquor license on behalf of Kevin Pasquale for the Paradise Valley Fire Department for Run-A-Mucca Motorcycle & Music Festival May 23, 2026.

Tia Tocco: Liquor licenses on behalf of Tiara Tocco for the Denio Rodeo/BBQ for locations at the Denio Rodeo Grounds and the Community Center on June 6, 2026.

Paradise Valley Fire Department: A liquor license on behalf of Kevin Pasquale for the Paradise Valley Fire Department for the Father's Day BBQ event on June 21, 2026.

The following motion was made by Commissioner Evtz, was seconded and passed unanimously:

To approve the four separate liquor license requests from the two different parties.

Public Comment: Sheriff Cardenas asked for public comment; none offered.

Adjournment: Sheriff Cardenas adjourned the meeting of the Humboldt County Liquor Board at 12:27 p.m.

COUNTY MANAGER: County Manager Don Kalkoske appeared before the Commission.

REQUEST TO APPROVE THE HUMBOLDT/LANDER COUNTY INTERLOCAL AGREEMENT FOR HYDROLOGICAL REVIEW OF BUFFALO VALLEY MINE PROJECT: Consideration, discussion and possible approval for a Humboldt/Lander County interlocal Agreement for Hydrological review of Buffalo Valley Mine Project. Manager Kalkoske reviewed the request for the Commission and responded to questions put forth by the Commission. Discussion ensued.

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

That we do not join Lander County and support hydraulic review of the Buffalo Valley Mine Project and that we stay involved via the resources we have available.

FIRST READING AND SET TO PUBLIC HEARING FOR PROPOSED ORDINANCE: Consideration, discussion and possible first reading and set to public hearing on a date determined by the clerk after proper notice provided, an ordinance establishing temporary moratorium on Data Center Facilities within the unincorporated areas of Humboldt County and other matters properly related thereto. Chairman Cerri called this item to order at the beginning of the meeting following public comment and read the title of the item to be set to public hearing. Manager Kalkoske commented on this item. Chief Deputy District Attorney Maddox offered comment and responded questions from the Commission. Discussion ensued regarding the timeline for this, how this melds with the work being done on the master plan and the need for transparency. The following motion was made by Commissioner Tipton and passed unanimously:

05/18/2026

Page 10 of 12

To set to public hearing on a date determined by the clerk after proper notice is provided, an ordinance establishing temporary moratorium on Data Center Facilities within the unincorporated areas of Humboldt County.

MISCELLANEOUS REPORTS AND CORRESPONDENCE:

Reports from Commissioners regarding other Boards and Committees on which they serve: Commissioner Brooks noted upcoming events at the airport, the museum as well as the upcoming murals and music event. Commissioner Hill noted what occurred with the County Manager Selection Committee earlier in the meeting. Commissioner Tipton reported on a Hospital Board meeting and the need to replace a Board member as well as his attendance at the WIR annual conference. Commissioner Evatz commented on the RTC meeting this morning and the upcoming meeting with NDOT noting the need to discuss the issues with US 95 and noted a scheduled SLUPAC meeting at the end of the summer. Chairman Cerri reported on a presentation he had participated in for the Interim Committee on Public Lands including discussion related to the impact of the Thacker Pass project on the community.

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. Commissioner Tipton requested an update on geothermal projects in or proposed for the County. Commissioner Evatz asked that an ordinance be drafted related to future builds out in Grass Valley, information on the chicken farm across the county line in Pershing and discussion as to how Humboldt County engages with those folks on the Pershing County side of Grass Valley and to look at is there a way to create a win-win to support them such as a MOU or something. Chief Deputy District Attorney Maddox offered comment on including updates on the manager position on the agenda with Commissioner Hill suggesting a standing item on the agenda to allow for discussion. Chairman Cerri noted the request to include a public comment link on the agendas with Manager Kalkoske responding as to his thoughts on how to involve the community in the data center moratorium process.

PUBLIC COMMENT: Chairman Cerri asked for public comment. Shane Hall appeared before the Commission and offered public comment about Rose Acres, the pullet facility proposed for Pershing County noting these are the type of people you want in the area as they are very family oriented; he noted other facilities located in the area; he continued commenting on the data center situation noting that we want the advantages of modern life and want to kind of ignore the hardware and the infrastructure that allow for those advantages for us to enjoy them; he spoke in support of responsible growth that is measured and educated growth not growth at all costs.

Sheriff Cardenas appeared before the Commission and offered public comment thanking public officials for joining him at the Senior Center.

05/18/2026

Page 11 of 12

Juvenile Department Director Pauline Salla appeared before the Commission via Teams and offered public comment regarding the recent Brain Summit and spoke in support of the departments presenting data prior to budgets and explained the benefit of the process.

Chief Deputy District Attorney Wendy Maddox appeared before the Commission and offered public comment regarding how the DA's Office could be utilized for victims of crime and explained that the Office has been gifted a service dog named Charlie to work with victims and explained.

Giovanni Giordano appeared before the Commission and offered public comment asking where the location was discussed by Lithium related to the mining of limestone noting the impact of additional traffic on SR 140 and concerns.

Commissioner Mark Evatz offered public comment regarding a visit to Humboldt County by the Wolf Pack, a clean up by the Muleys of the community fishing pond and upcoming events at that site and efforts by our Emergency Manager Carol Lynn to assist the senior citizens with fire mitigation.

Commissioner Ken Tipton noted an upcoming natural gas scoping meeting.

No further public comment offered.

ADJOURNMENT: Chairman Cerri adjourned the meeting at 1:15 p.m.

ATTEST: _____ APPROVED: _____
Clerk Chairman

(Minutes approved by the Commission and signed by the Chairman on _____)

Dear County Manager,

I am writing to express my interest in the current vacancy on the Humboldt General Hospital Board of Trustees.

I bring prior board experience, having been elected to the Northern Nye County Hospital Board in Tonopah in 2016 following the closure of Nye Regional Hospital in 2015. I stepped into that role because I wanted to be part of the solution in restoring medical services to our community during a critical time.

In addition to my board service, I volunteered with the Nye County Ambulance Service from 2016 to 2021, progressing from Driver to EMT and ultimately to Advanced EMT (AEMT). During that time, I experienced first hand the impact of a community without a functioning hospital—transporting patients from the front steps of a closed facility to receive care in Hawthorne. That experience left a lasting impression on me and shaped my understanding of how essential strong local healthcare infrastructure is to a community.

My family and I later relocated to Winnemucca, in part due to medical access needs, and I consider it a privilege to now live in a community supported by a well-functioning hospital and quality healthcare services.

Since 2022, I have operated Link Mobile Notary, providing flexible, community-based services to residents who may not have access during traditional business hours. Through this work, I have built meaningful connections across Humboldt County and developed a deeper appreciation for the people and needs of this community.

I am seeking this appointment because I understand—both professionally and personally—what is at stake when a hospital system struggles or fails. I would value the opportunity to contribute my experience, perspective, and commitment to helping ensure Humboldt General Hospital remains a strong and reliable cornerstone of this community.

Thank you for your consideration. I would be honored to serve.

Respectfully,

Rhonda Link

Dear Humboldt County Manager and Selection Committee,

Please accept this letter as my formal application and expression of interest for the Humboldt County Hospital District Board of Trustees vacancy.

My name is Maribel Esquibel, and I was born and raised in Winnemucca, Nevada. I attended school here, my family's roots run deep within this community, and Humboldt County has always been home to me. Because of that, I care deeply about the future, health, and well-being of the people who live here.

I bring over 22 years of medical background and experience serving individuals and families within our community. Throughout the years, I have had the opportunity to work closely with people from many different walks of life, which has strengthened my compassion, communication skills, leadership abilities, and understanding of the importance of quality healthcare services in rural communities like ours.

In addition to my medical experience, I have also served in leadership and administrative roles that required responsibility, organization, financial oversight, teamwork, and a commitment to serving others with integrity and professionalism. I believe my combined experience, community involvement, and dedication to Winnemucca would allow me to be a positive and dependable asset to the Humboldt County Hospital District Board of Trustees.

It would truly be an honor to serve Humboldt County in this capacity and contribute to the continued success, growth, and strength of our hospital district for current and future generations.

Thank you for your time, consideration, and service to our community. I appreciate the opportunity to apply and would welcome the chance to further discuss how I can contribute to the Board.

Sincerely,

Maribel Esquibel



341 Baud Street
 Winnemucca, NV 89445
 Phone: (775) 623-5555
 Fax: (775) 623-5556

Humboldt County
 50 West Fifth Street
 Winnemucca, NV 89445

Invoice # 27699	Page 1 of 1
Account Number	Date
HUMBCOU-04	5/7/2026
BALANCE DUE ON	
6/4/2026	
AMOUNT PAID	Amount Due
	\$1,770.00

General Liability

PolicyNumber: NPAIP202627H
 CDA

7/1/2026 to 7/1/2027

Item #	Trans Eff Date	Due DateTrans	Description	Amount
470633	7/1/2026	6/4/2026 RENB	26/27 Denio Airport Renewal Policy	\$1,770.00

Total Invoice Balance: \$1,770.00

If you would like to pay by Credit Card or Electronic Check please go to <https://aandhins.appliedpay.com> to make your payment. Fees may apply. Thank you.



341 Baud Street
 Winnemucca, NV 89445
 Phone: (775) 623-5555
 Fax: (775) 623-5556

Humboldt County
 50 West Fifth Street
 Winnemucca, NV 89445

Invoice # 27636	Page 1 of 1
Account Number	Date
HUMBCOU-04	5/4/2026
BALANCE DUE ON	
6/4/2026	
AMOUNT PAID	Amount Due
	\$878,252.92

Commercial Package

PolicyNumber: NPAIP202627H
 C

7/1/2026 to 7/1/2027

Item #	Trans Eff Date	Due Date	Trans	Description	Amount
469322	7/1/2026	6/4/2026	RENB	26/27 POOL Renewal Policy	\$878,252.92

Total Invoice Balance: \$878,252.92

If you would like to pay by Credit Card or Electronic Check please go to <https://aandhins.appliedpay.com> to make your payment. Fees may apply.
 Thank you.



poolpact.com
The Power of the POOL

NEVADA PUBLIC AGENCY INSURANCE POOL MEMBER COVERAGE SUMMARY

Prepared For:
Humboldt County

Presented By:
A and H Insurance

**THANK YOU FOR
YOUR
MEMBERSHIP!**



Table of Contents

Cover Page: 1

Table of Contents: 2

A and H History: 3

Our Team: 4

What We Do For You: 5-6

Supporting the Community: 7

Public Entity Grant Program: 8

Letter From POOL: 9

Coverage Summary: 10-13

NPAIP Program Structure: 14

Pricing: 15

Coverage Changes: 16

POOL Board Members: 17

Risk Management Benefits and Services: 18

Member Programs and Services: 19

POOL Budget: 20

POOL/PACT Contacts: 21

NPAIP Member List: 22



A and H Insurance History

In 1957, a fledgling insurance agency started by Russell Adams registered with the Nevada Division of Insurance. One of the earliest insurance agencies to set up shop in Nevada, the small business was assigned the license number "14".



The agency quickly earned a reputation for its professionalism and expertise, and in 1979, Dick L. Rottman came on board as the new President, renewing the company's commitment to these ideals. Possessing a wealth of regulatory and financial knowledge, Dick helped further distinguish the growing company as a premier agency. His legacy continues on as A and H is now in its 3rd generation of his family's involvement with the company.

A and H Today

Today, A and H has over 60 employees and is licensed to do business in over 20 states. We have six physical locations: Reno, Winnemucca, Yerington, Elko, Minden, and Apache Junction, AZ.



A Full-Service Independent Broker

In addition to commercial insurance, we also help our clients find the best personal insurance (home, auto, and personal property), as well as employee health & life benefits programs, and coverage for municipalities. We are an independent insurance broker, so we do the policy shopping for you through our dozens of partner carriers to find you the best coverage and rates to fit your budget.



Your Insurance Team

Scott Rottman – Vice Chairman – Sales Executive

Insurance is in Scott's blood. He joined A and H Insurance in 1988 from a background in manufacturing and construction, and is currently a sales executive and principal partner of the agency, handling all lines of insurance and bonding. Scott is a member of the Reno Rodeo Association and Rotary International.

Phone: (775) 691-9549 **Email:** sRottman@aandhins.com



Marianne Rottman – Sales Executive

Marianne is a long-time Nevada resident and has been in the commercial property and casualty insurance business for over 10 years. She began her insurance career in 2008, after working as County Manager for a local title insurance company. She is an active member of Rotary International, where she serves as membership chair.

Phone: (775) 771-8111 **Email:** mRottman@aandhins.com



Kayla Frost – Municipalities Manager - Sales Executive

Phone: (775) 284-7868 **Email:** kFrost@aandhins.com



Tania Mojarro - Account Manager

Phone: (775) 284-7885 **Email:** tMojarro@aandhins.com



Lori Marshfield - Account Manager

Phone: (775) 284-7864 **Email:** lMarshfield@aandhins.com





What We Do For You

A and H Insurance Services:

1. Monitoring marketplace for viable alternatives to POOL
2. Day to day servicing and tracking of policy changes
3. Certificate requests
4. Contract review
5. Coverage questions
6. Advocacy for member and claims management
7. Renewal applications
8. Invoicing and billing. Billing breakdowns

Pool/Pact Agent & Agency Best Practices:

1. Verifies appropriate calculation of member contributions by proactively reviewing appraised values and confirming accuracy of property schedules
2. Consults County Assessor's records to ensure all public agency locations are included for coverage
3. Provides regular and timely documentation regarding changes in property locations, vehicles schedule, and changes in member operations to POOL/PACT
4. Completes an annual review and comparison of year over year renewal allocation
5. Consults with member to review coverages, exclusions, and changes to coverage documents
6. Agent has cyber/data policy in place and ensures members are enrolled in KnowB4
7. Attends HR and Risk Management Trainings and encourage members to participate in events
8. Provides Vehicle Accident Packet to Members
9. Has and provides current Log-ons to the POOL/PACT website
10. Assist members with POOL/PACT Grants- Risk Management and Education
11. Assist with Loss Control Excellence Program and awards
12. Serves on and advises members safety committee
13. Assists with contacting POOL/PACT Loss Control team for assistance with safety issues and training
14. Reviews quarterly loss runs with members
15. Informs member of POOL/PACT Services and encourages use of them, including the e-learning program



16. Assists member with timely return of renewal applications
17. Attends annual board meeting
18. Assists member with review of vendor contracts generally and specifically relation to insurance provisions
19. Provide apples to apples cost comparison when quotes from standard markets are requests including value of additional POOL/PACT Services and programs.



Part of the Community

Brick & Mortar Locations

Many people today do business over the phone or the internet. But for those that prefer face-to-face interaction, we encourage clients to stop into one of our 5 Northern Nevada physical locations in Elko, Minden, Reno, Winnemucca, and Yerington. We write insurance policies for thousands of individuals and businesses across Northern Nevada.



Supporting the Community

We believe it's important to give back to the communities that we live and work in. Here are some of the local organizations we've supported in 2024 and so far in 2025:

Billinghurst Middle School Color Run, Cajun National Guard, Carson City Little League, Elko Newspapers in Education, Friends in Service Helping Food Bank, Handbags for Hope, High Desert Iris Society, Humboldt County Chamber, Humboldt County Library, Humboldt County Museum, Jackson Mountain Homemakers, Koyote Kruisers, Lowry High School Sober Graduation party, Lyon County CASA, Main Street Gardnerville, NV Humane Society, Out of the Darkness Walk, Reed High School Softball & Lacrosse, Reno Jaycees, Reno-Sparks Gospel Mission, Renown Childrens Network, Rona Safe Haven Rescue Zoo, Samaritan's Purse, SPCA of Northern Nevada, The Pleasant Senior Center, Three Square Food Bank, Tiny Toes Foundation, Urban Roots, VFW Reno, Winnemucca Basque Club, Winnemucca Century Club, Winnemucca Chapter FFA, Winnemucca Domestic Violence Shelter, Winnemucca Hosts Lions Club-Festival of Trees, Winnemucca Rotary Club, and more!



A and H Insurance Public Entity Grant Program

This year we are allocating \$5,000 of our commission to go into a fund to give back to the public entities that we serve.

Grant applications will be accepted beginning 7/1/26 and will remain open until funds are exhausted.

We are excited to give away 10 \$500 grants this year and will work with the POOL/PACT on behalf of our members to apply for additional grants with the POOL/PACT when applicable.

We hope to grow this program over the next several years to give back to our public entities.

How to apply: Submit grant application to kfrost@aandhins.com

A and H Insurance Public Entity Grant Program Application

Name of Public Entity: _____

Contact Person: _____

Contact Phone: _____

Contact Email: _____

Funds Requested: \$ _____

Description of use of funds: _____

Date submitted: _____



Dear POOL Member:

Thank you for your continuing leadership commitment to serving your communities by fulfilling your public service mission. The POOL continues to offer programs, services and support for Members' financial security and collaborating with you in support of your mission.

This Member Coverage Summary reflects the successful negotiations with multiple markets to obtain cost-effective terms, conditions and pricing for approval by the POOL Board on behalf of all Members.

As owners of the POOL, you approved the extensive risk management services, such as POOL/PACT HR services including its training courses and ELearning modules on important HR topics. Enrollment in POOL's ELearning programs include Target Solutions Fire/EMS training, KnowBe4 email security training and more. ELearning continues to reach an increasing number of employees for convenient and cost-effective learning. POOL also maintains an ongoing focus on law enforcement policies and practices targeted jail and road operations with onsite and virtual assessments and sample policies.

We encourage you to discuss the POOL's services with staff and your agent. We regularly update our website and encourage you to visit www.poolpact.com to utilize a growing base of HR and risk management information in the resource libraries. While there, look for the POOL Coverage documents, board and committee agendas and minutes.

Thanks to all Member volunteers who serve on our boards and committees. These volunteers do a superb job of representing the interests of the Members of your POOL.

Sincerely,

Wayne Carlson
Executive Director
Nevada Public Agency Insurance Pool



NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

RENEWAL PROPOSAL	COVERAGE PERIOD	NAMED ASSURED	MAINTENANCE DEDUCTIBLE
	07/01/2026 – 07/01/2027 Standard Time	Humboldt County	\$10,000

Property Coverage

Coverage	Limit per Loss	
Property	\$500,000,000	Per Schedule of Locations

The following sub-limits apply to Section V. C. Extensions of Property Coverage:

Accounts Receivable	\$5,000,000 per loss
Arson Reward	10% up to \$25,000 per loss
Debris Removal - Mold/ Asbestos	\$100,000
Earthquake	\$150,000,000 aggregate
Flood	\$150,000,000 aggregate \$25,000,000 aggregate - Flood Zone A
Equipment Breakdown	\$150,000,000 per loss
<ul style="list-style-type: none"> Loss of Income & Extra Expense 	included
<ul style="list-style-type: none"> Hazardous Substance Coverage 	\$250,000 per loss
<ul style="list-style-type: none"> Spoilage Coverage 	\$250,000 per loss
<ul style="list-style-type: none"> Data Restoration 	\$100,000 per loss
<ul style="list-style-type: none"> Electrical Risk Improvements 	\$10,000
Expediting Expenses	\$25,000 per loss
Unintentional Errors and Omissions	\$5,000,000 per loss
Money and Securities	\$500,000 per loss
Ordinance or Law – LEED Building	\$500,000
Agreed Value Vehicles	Per Attachment D, if applicable



NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

Liability Coverage

The Limits of Liability are as follows:

Coverage	Limit per Named Assured	Annual Aggregate Limit per Named Assured
Per Event	\$10,000,000	\$10,000,000
<i>All Sublimits are a part of and not in addition to the Limits of Liability.</i>		
<i>Liability Sublimits:</i>		
<ul style="list-style-type: none"> Additional Assured (Lessors) (Section I, item 2) 	\$2,000,000	
<ul style="list-style-type: none"> Weed Spray Property Damage (Section IV, item 3 (B) (2) (ix)) 	\$250,000	\$250,000
<ul style="list-style-type: none"> Emergency Response to Pollution (Section IV, item 3 (B) (2) (v)) 	\$1,000,000	\$1,000,000
<ul style="list-style-type: none"> Criminal Defense Fees and Costs (Section VI, part C, item 4) 	\$50,000	\$50,000
<ul style="list-style-type: none"> Defense for Regulatory Agency Actions (Section VI, part C, item 16) 	\$50,000	
Sexual Abuse Sublimit (Section VI, part C, item 21)	\$2,500,000	\$2,500,000
<i>Retroactive Date</i>		<i>May 1, 1987 except as shown in Attachment C</i>



NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

Cyber Risk Coverage:

	COVERAGE PERIOD	NAMED ASSURED	MAINTENANCE DEDUCTIBLE
	07/01/2025 – 07/01/2026 12:01 A.M., Standard Time	Per Attachment A	10%, up to \$25,000 *

CYBER SECURITY RISK COVERAGE		
CYBER SECURITY RISK COVERAGE LIMITS	Limit per Named Assured Per PRIVACY OR SECURITY EVENT	Annual Aggregate Limit Per All Named Assureds
Coverage Limits – First and Third Party	\$1,000,000	\$1,000,000 up to \$15,000,000 aggregate all POOL Members combined
<i>The following sublimits are a part of and not in addition to the Limits of Liability:</i>		
Cyber Crime Coverage	\$500,000	
Retroactive Date	July 1, 2013	

* Applies for failure to timely implement and comply with vulnerability assessment recommendations.



NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

Environmental Liability Coverage

The Limits of Liability are as follows:

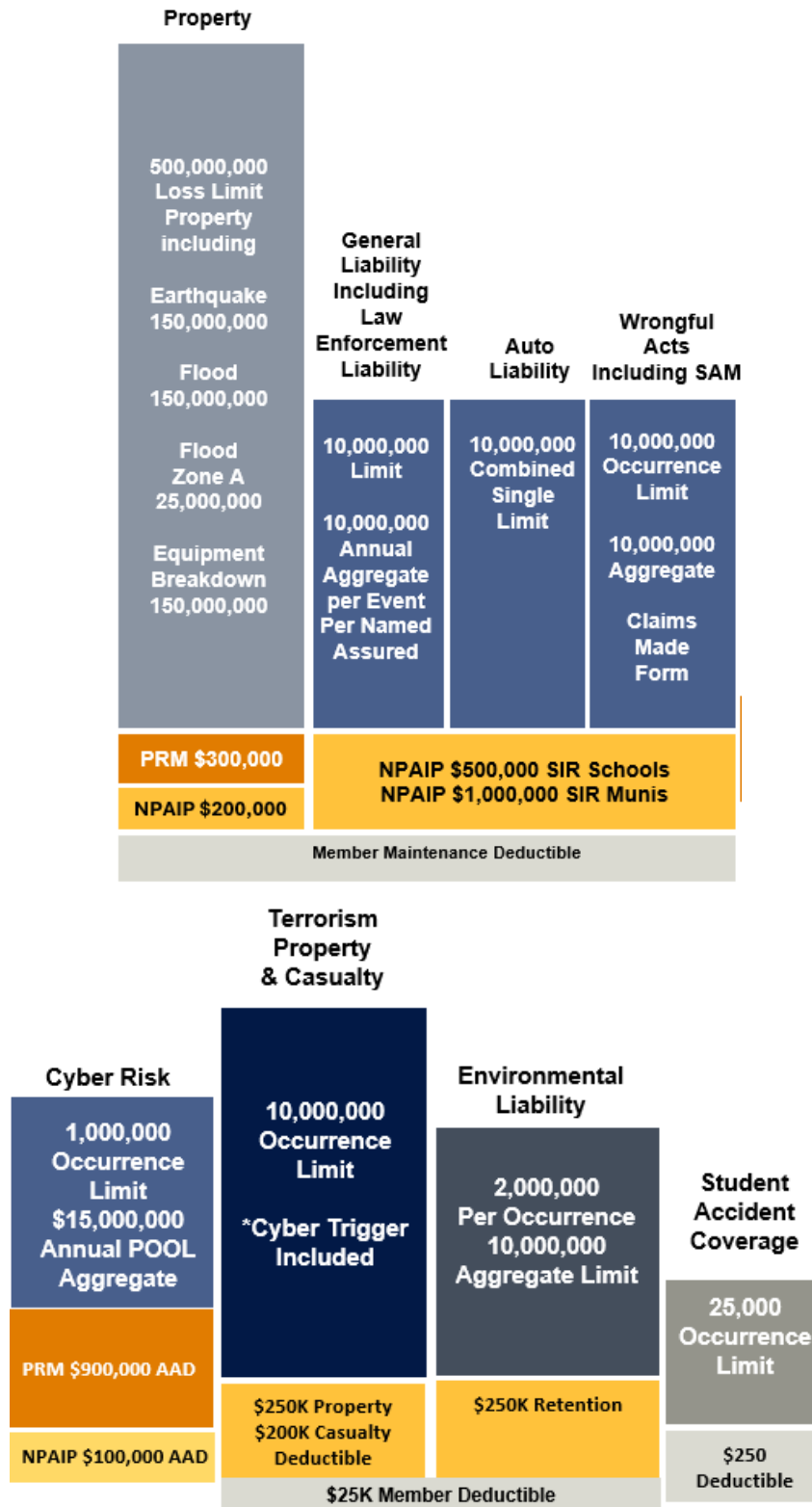
Coverage A	Third Party Claims for Bodily Injury, Property Damage or Remediation Expense
Coverage B	First Party Remediation Expense
Coverage C	Emergency Response Expense
Coverage D	Business Interruption

COVERAGE	DEDUCTIBLE	EACH INCIDENT LIMIT	AGGREGATE LIMIT
A,B,C	\$25,000	\$2,000,000	\$10,000,000

COVERAGE	DEDUCTIBLE	BUSINESS INTERRUPTION LIMIT (Days)	BUSINESS INTERRUPTION LIMIT (\$)
D	3 Days	365	\$2,000,000



NPAIP 2026 - 2027 Program Structure





NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

Member Contribution:

Total Cost:	\$820,809.37
Agent Compensation:	\$57,443.55
Total Program Cost Including All POOL Services:	\$878,252.92



NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

Changes within the 2026-2027 Coverage:

1. Property Per Loss Limit Increased to \$500,000,000
2. Equipment Breakdown Limit Increased to \$150,000,000
3. Cyber Liability Changes
 - a. \$1,000,000 Limit/Aggregate Per Member for First- and Third-Party Liability
 - b. \$ 500,000 Sub-Limit for Cyber Crime Coverage
4. Exclusion that is specific to PFAS has been added
5. Definition for Agreed Value has been updated for Clarification
6. Added Requirements for retaining “Salvage” after a loss

Change to the Interlocal Cooperation Agreement:

1. Amended Article 22 to state that a Member giving 120-day Notice of Withdrawal Waives the two-thirds Board vote requirement under Article 23.A

Coverage:

Maintenance Deductible:	\$10,000
-------------------------	----------

	2025	2026	Percent (%) Change
Program Cost Comparison	\$775,374.72	\$878,252.92	13.27%

Key Exposures:

	2025	2026	Percent (%) Change
Payroll	\$14,401,675	\$15,296,218	6.21%
Total Insured Property Values	\$174,323,836	\$183,382,418	5.20%
Auto Count	232	284	22.41%
Law Enforcement	30	56	86.67%
Employees	215	247	14.88%
Student ADA	0	0	0.00%
Teachers	0	0	0.00%



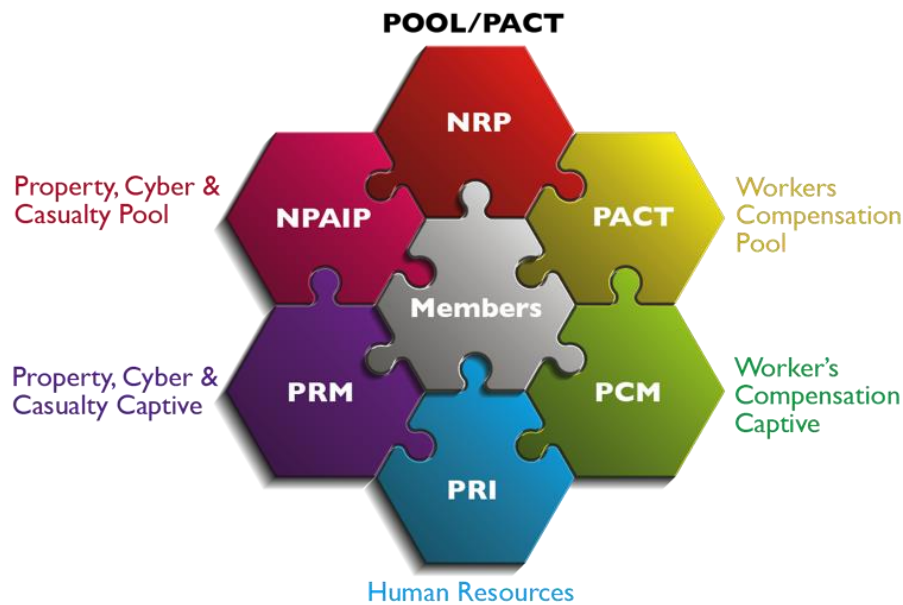
POOL/PACT – HERE FOR YOU

Members Helping Members

In 1987, four Nevada counties formed their own risk sharing pool. Now over thirty years later, the majority of Nevada’s public entities remain committed to each other and the mission of their risk pool organization. POOL/PACT continues to excel in providing an unparalleled level of service to our members. Our mission seeks to help members manage their risks so they can serve the public effectively.

The POOL Board is comprised of dedicated, hardworking, and ethical Member leaders focused on public risk management. They continue to do an excellent job of representing the interests of the Member-owners of POOL/PACT.

Our members continue to see great value in being part of POOL/PACT because of extensive services, which keeps membership retention strong. POOL/PACT encourages you to discuss the services we offer with your insurance agent – its valued partner in the POOL program.



POOL Executive Committee

- Josh Foli - Chair (Lyon County)
- Kim Todd – Director (Eureka County)
- Amanda Osborne - Director (Elko County)
- Dan Murphy – Vice Chair (Pershing Co.SD)
- Weston Noyes – Fiscal Officer (Humboldt Co)
- Ann Cyr - Director (Carson City SD)
- Curtis Trujillo – Director (Incline Village GID)
- Bryce Cranch - Director (Tahoe Douglas FPD)

PACT Executive Committee

- Paul Sikora - Chair (Boulder City)
- Russell Klein – Vice Chair (Lander CSD)
- Amanda Osborne - Trustee (Elko County)
- Josh Foli – Fiscal Officer (Lyon County)
- Jackie Dunklee – Trustee (North Lake Tahoe FPD)
- Alicia Heiser - Trustee (City of Winnemucca)
- Joe Westerlund – Trustee (Town of Tonopah)



RISK MANAGEMENT BENEFITS AND SERVICES

POOL/PACT ENTERPRISE RISK MANAGEMENT COMMITTEE

Develops, administers, and supervises Risk Management policy, procedure, and planning • Supports innovative risk reduction and/or mitigation programs • Develops and administers risk control techniques to reduce the frequency and severity of losses

ENTERPRISE RISK MANAGEMENT EXCELLENCE PROGRAM

A voluntary program developed to assist POOL/PACT members achieve operational excellence in the delivery of public service through effective risk management • Develops understanding of Enterprise Risk Management – that risk management efforts of one department have a direct impact, either positive or negative, on the enterprise as a whole

RISK MANAGEMENT GRANT PROGRAM

Educational Grants supporting risk management education and training opportunities • Risk Management Grants for risk management/mitigation projects or acquisitions • Visit www.poolpact.com/risk-grant.asp for more information

ONLINE SAFETY TRAINING

Active Shooter Response • Asbestos Awareness Training • Aversive Interventions • Back Safety in the Workplace • Bloodborne Pathogens Awareness • The Complex Quadriplex of Lifeguard Blindness • Cybersecurity Awareness • Ransomware Awareness • Defensive Driving • FERPA • GHS - Hazard Communication • Heat-Related Illness • HIPAA Privacy Rule • Lock-Out, Tag-Out • Mandatory Child Abuse Reporting Laws • MRSA Awareness for Correctional Employees • MRSA Awareness in Hospitals • Nevada Ethics in Government Law • Office Ergonomics • Open Meeting Law • OSHA – Rights and Responsibilities • Pool Chemical Safety • Slips, Trips, and Falls • Strip Search Training • Students in Transition • Sub-Administrator Training • Surviving an Active Shooter • Teaching Science Safely • Transporting Students with Special Needs • MSDOnline (SDS management)

LAW ENFORCEMENT AND FIRE PROTECTION

Partnership with leading law enforcement experts to provide Best-practice Road and Detention Operation Policies and Procedures • Detention Facility Assessments and Reports • Team Approach to Address Individual Needs Through Network of Subject Matter Experts in Law Enforcement, Jails/Corrections, Public Safety, and Criminal Justice • TargetSolutions Fire and EMS Training Platform • Mental Health – Fit for Retirement Wellness

SWIMMING POOL SAFETY POLICIES, INSPECTIONS, AND TRAINING

Aquatic Facility Assessment and Report • Annual Aquatic Risk Management Seminar • Best-practice Aquatic Facility Policy and Lifeguard Manual Templates

CYBERSECURITY TRAINING AND POLICIES

Onsite Passive Network Assessments (PNA) • Best-practice Data Security Policy Templates • Quarterly Cybersecurity Hot-Topic Webinars • Annual Cybersecurity Summit • KnowB4 Phishing Awareness Campaigns and Training • KnowB4 Cybersecurity Newsletter • Cyber Incident Response Plan Templates • Individualized Data- and Cybersecurity Advice and Support

SCHOOL DISTRICT EMERGENCY OPERATIONS PLANS, TRAINING, AND POLICIES

NRS-required Emergency Operation Plans (EOP) • Annual EOP updates • Emergency Management and Response Training • School Safety Training based on FEMA Guide for High Quality School Emergency Operations Plans • Hazard and Vulnerability Assessments and Reports

SITE SAFETY INSPECTIONS AND TRAINING

Playground & Parks Safety Surveys • Workstation Ergonomic Evaluations • Confined Space Risk Assessments • Facility Surveys • Fire Extinguisher Education • Respirator Fit Testing and Education • CPR/First Aid/AED • Accident Investigation Training • Back Safety and Lifting • Defensive and Distracted Driver Education • Workplace Violence • Personal Protective Equipment • Emergency Preparedness • OSHA Compliance Training • Written Workplace Safety Plan Training • Safety Committee Formation and Operation • Wellness/Health Education and Training

For More Information, Contact:

Marshall Smith, Risk Manager (marshallsmith@poolpact.com) or Jarrod Hickman, Risk Management Specialist (jarrodhickman@poolpact.com); (775) 885-7475; or visit www.poolpact.com.



PROGRAMS AND SERVICES AVAILABLE TO POOL/PACT MEMBERS



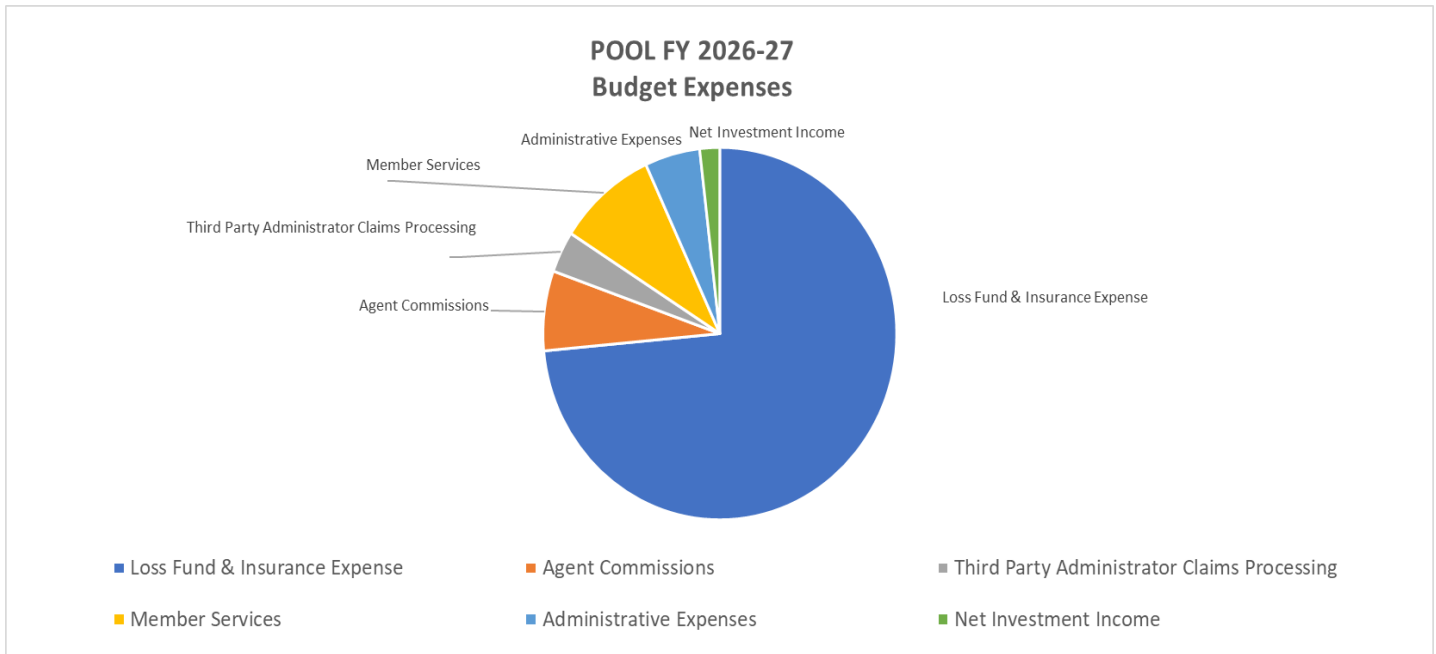
POOL/PACT HUMAN RESOURCES MEMBER SERVICES

A variety of services are offered through POOL/PACT HR. We work with each member individually to address their specific HR-related needs and reduce liability. The basic services include:

- Consultation with members to manage and resolve critical employment-related issues to include identifying options, providing step-by-step guidance, monitoring progress, and answering questions.
- In-person and virtual instructor-led training courses, workshops, and certificate programs.
- eLearning courses available 24/7.
- Webinars on HR-related topics.
- On-site assessments of members' HR practices with recommendations.
- Communication issued as "Alerts" to inform members of significant HR-related law or practice changes.
- On-site HR Briefings tailored to specific needs/requests of members.
- Sample personnel policies which may be adopted for use by members.
- Sample job description templates and numerous HR forms that can be tailored for use by members.
- Salary schedule database available on our website for member reference.
- Summary of HR-related legislation produced each legislative session.
- HR scholarships to assist member HR representatives in attaining nationally recognized HR certifications.
- Annual HR Conference providing HR representatives and CEOs valuable information on communication, leadership, and legal compliance.



POOL 2026-2027 APPROVED BUDGET AND EXPENSES



POOL Budget FY 26-27	Recommended Budget	FY 2026-27	% Allocation
Loss Fund & Insurance Expense	\$ 22,148,029		75.5%
Agent Commissions	\$ 1,974,942		6.7%
Third Party Administrator Claims Processing	\$ 835,280		2.8%
Member Services	\$ 2,668,393		9.1%
Administrative Expenses	\$ 1,524,152		5.2%
Building Cost	\$ 201,753		0.7%
Total Budget	\$ 29,352,549		100.0%



POOL/PACT CONTACTS

Nevada Risk Pooling (NRP) (775) 885-7475

Wayne Carlson, Executive Director, ext 132
waynecarlson@poolpact.com

Alan Kalt, Chief Financial Officer, ext 128
akalt@poolpact.com

Marshall Smith, Risk Manager, ext 104
marshallsmith@poolpact.com

Jarrold Hickman, Risk Manager, ext 133
jarroldhickman@poolpact.com

Mike Van Houten, eLearning Administrator, ext 101
eLearning@poolpact.com

Stephen Romero, Member Relations Manager, ext 110
stephenromero@poolpact.com

Jennifer Turner, Admin Data Analyst, ext 129
jenniferturner@poolpact.com

Beck Freeman, Admin Assistant, ext 125
beckfreeman@poolpact.com

Pooling Resources, Inc. (POOL/PACT HR) (775) 887-2240

Stacy Norbeck, General Manager, ext 107
stacynorbeck@poolpact.com

Ashley Creel, Sr. HR Business Partner, ext 105
ashleycreel@poolpact.com

Lessly Monroy, Sr. HR Business Partner, ext 108
Lesslymonroy@poolpact.com

Sean Moyle, Sr. HR Business Partner, ext 103
seanmoyle@poolpact.com

Andrea Laughlin, HR Analyst, ext 113
andrealaughlin@poolpact.com

Robin Womack, HR Learning & Development, ext 106
robinwomack@poolpact.com

Davies Claims Solutions

Donna Squires, Claims Manager
(775) 329-1181
Donna.squires@us.davies-group.com

Margaret Malzahn, WC Claims Supervisor
(775) 329-1181
Margaret.malzahn@us.davies-group.com



NPAIP MEMBERSHIP

Counties:

Carson City
Churchill County
Elko County
Esmeralda County
Eureka County
Humboldt County
Lander County
Lincoln County
Lyon County
Mineral County
Pershing County
Storey County
White Pine County

Cities:

Boulder City
City of Caliente
City of Carlin
City of Elko
City of Ely
City of Fernley
City of Lovelock
City of Sparks
City of Wells
City of West Wendover
City of Winnemucca
City of Yerington

Towns:

Town of Gardnerville
Town of Genoa
Town of Minden
Town of Round Mountain
Town of Tonopah

School Districts:

Carson City School District
Churchill County School District
Douglas County School District
Elko County School District
Esmeralda County School District
Eureka County School District
Humboldt County School District
Lander County School District
Lincoln County School District
Lyon County School District
Mineral County School District
Nye County School District
Pershing County School District
Storey County School District
White Pine County School District

Fire Districts:

East Fork Fire Protection District
Moapa Valley Fire Protection District
Mt. Charleston Fire Protection District
North Lake Tahoe Fire Protection District
North Lyon County Fire Protection District
Pahranagat Valley Fire District
Tahoe Douglas Fire Protection District
Washoe County Fire Suppression
White Pine Fire District

Others:

Central Nevada Health District
Central Nevada Historical Society
Central Nevada Regional Water Authority
Community Chest, Inc
Consolidated Agencies of Human Services
County Fiscal Officers Association of Nevada
Douglas County Redevelopment Agency
Elko Central Dispatch
Elko Convention & Visitors Authority
Humboldt River Basin Water Authority
Lincoln County Regional Development
Mineral County Housing Authority
Nevada Association of Counties
Nevada Commission for the Reconstruction of the V & T Railway
Nevada League of Cities
Nevada Risk Pooling, Inc.
Nevada Rural Housing Authority
Nevada Volunteers
NevadaWorks
Pooling Resources, Inc.
Regional Transportation Commission of Washoe County
Truckee Meadows Regional Planning Agency
U.S. Board of Water Commissioners
Virginia City Tourism Convention
Western Nevada Regional Youth Center
White Pine County Tourism

Special Districts:

Alamo Water & Sewer District
Amargosa Library District
Baker Water and Sewer
Battle Mountain Hospital
Beatty Library District
Beatty Water & Sanitation District
Beatty GID
Canyon General Improvement District
Carson-Truckee Water Conservancy District
Carson Water Subconservancy District
Cave Rock Estates GID
Churchill County Mosquito, Vector

Special Districts (continue):

Douglas County Mosquito District
Douglas County Sewer
East Fork Swimming Pool District
Elko County Agricultural Association
Elko TV District
Fernley Swimming Pool District
Gardnerville Ranchos General Improvement District
Gerlach General Improvement District
Humboldt General Hospital
Incline Village General Improvement District
Indian Hills General Improvement District
Kingsbury General Improvement District
Lakeridge General Improvement District
Lincoln County Water District
Logan Creek Estates General Improvement District
Lovelock Meadows Water District
Marla Bay General Improvement District
Mason Valley Swimming Pool District
McGill Ruth Sewer and Water
Minden Gardnerville Sanitation District
Moapa Valley Water District
MT Grant General Hospital
Nevada Association of Conservation Districts
Nevada Association of School Boards
Nevada Association of School Superintendents
Nevada Tahoe Conservation District
Northern Nye County Hospital District
Pahrump Library District
Palomino Valley General Improvement District
Pershing County Water Conservation District
Sierra Estates General Improvement District
Silver Springs General Improvement District
Silver Springs Stagecoach Hospital
Skyland General Improvement District
Smoky Valley Library District
Southern Nevada Area Communication Council
Stagecoach General Improvement District
Sun Valley General Improvement District
Tahoe Douglas District
Topaz Ranch General Improvement District
Tahoe Reno Industrial General Improvement District
Tahoe Transportation District
Tonopah Library District
Truckee Meadows Water Reclamation Facility
Walker Basin Conservancy
Walker River Irrigation District
Washoe County Water Conservation District
West Wendover Recreation District
Western Nevada Development District
White Pine Television District #1
Zephyr Cove General Improvement District
Zephyr Heights General Improvement District

**THANK YOU
FOR YOUR
MEMBERSHIP!**

HUMBOLDT COUNTY TREASURER

Rhona Lecumberry

Treasurer

50 West Fifth Street

Winnemucca, NV 89445

treasurer@humboldtcountynev.gov

(775) 623-6444

FAX (775) 623-6440

May 21, 2026

MCDERMITT WATER DISTRICT

May 2026

OPENING BALANCE \$146,104.61

REVENUE RECEIVED DURING MAY

Water Fees	\$6,477.34
Tower Rent – June 2026	\$778.98

DISBURSEMENTS

Payroll	\$2,434.56
PACT Payment	\$297.62
Service & Supplies	\$664.00
Repairs & Maintenance	\$17.99

CLOSING BALANCE \$149,946.76

Respectfully submitted,



Rhona Lecumberry
Humboldt County Treasurer

HUMBOLDT COUNTY TREASURER

Rhona Lecumberry

Treasurer

50 West Fifth Street

Winnemucca, NV 89445

treasurer@humboldtcountynev.gov

(775) 623-6444

May 21, 2026

MCDERMITT SEWER DISTRICT

May 2026

OPENING BALANCE \$23,574.35

REVENUE RECEIVED DURING MAY

Sewer Fees \$4,419.27

DISBURSEMENTS

Payroll \$1,736.52

PACT \$126.80

Service & Supplies \$80.81

Repairs & Maintenance \$825.16

USDA Loan – Principal & Interest \$7,179.30

CLOSING BALANCE \$18,045.03

Respectfully submitted,



Rhona Lecumberry
Humboldt County Treasurer



HUMBOLDT COUNTY

50 W. 5th Street
Winnemucca, Nevada 89445
www.hcnv.us

STAFF REPORT

DATE: Wednesday, May 13, 2026
TO: County Commission
FROM: Andy Heiser, Humboldt County Assessor
SUBJECT: Waiver of Attrition Policy

REQUESTED AGENDA DATE: **June 1, 2026**

SUMMARY

Colleen Cox has announced her retirement after working 28 years for the county and her last day in the office is June 17.

WHY ARE YOU BRINGING THIS BEFORE THE BOARD NOW:

This position needs to be posted internally first for 5 days prior to it going out externally. It will take several weeks before we can fill the upcoming vacancy.

PREVIOUS ACTION

Position was approved in this year's budget cycle.

BACKGROUND

It generally takes about five years for an appraiser to fully develop the knowledge and experience necessary to perform all duties of this position independently. Currently, two of my real property appraisers reached their five-year milestone in May of this year, while the other two are still within their first year in the office. Filling this position and beginning the training process as soon as possible is imperative to maintaining operational efficiency and preparing for the anticipated growth expected over the next several years.

FISCAL IMPACT

Replacing a 28 year salary will reduce my overall salary budget. However, the travel and training needed for a new employee will increase but should not increase the budgeted amount for what has been budgeted.

RECOMMENDATION

To waive the attrition policy so the assessor's office can fill an upcoming vacancy.

LIST SUPPORTING DOCUMENTS IF APPLICABLE:

POSSIBLE MOTION

Move to waive the attrition policy for the Assessor's Office to hire a data collector or appraiser, depending on the experience level for the upcoming vacant position.



HUMBOLDT COUNTY

50 W. 5th Street
Winnemucca, Nevada 89445
www.hcnv.us

STAFF REPORT

DATE: Tuesday, May 26, 2026
TO: County Commission
FROM: Kevin Pasquale, Humboldt County District Attorney
SUBJECT: Child Support Caseworker Request for Waiver of the Humboldt County Attrition Policy
REQUESTED AGENDA DATE: June 1, 2026

SUMMARY

The Humboldt County District Attorney's Office will have a Caseworker I/II position vacant as of June 1, 2026, due to the current Caseworker transferring to the Criminal Division as a Legal Secretary. We would like to start advertising this position as soon as possible in order to allow the current Legal Secretary time to train the incoming employee prior to their retirement on June 19, 2026.

WHY ARE YOU BRINGING THIS BEFORE THE BOARD NOW:

To request a waiver of the 120 day vacancy Humboldt County Attrition Policy.

PREVIOUS ACTION

None

BACKGROUND

The Humboldt County District Attorney's Office will have one Legal Secretary I/II/III position vacant as of June 21, 2026, due to staff retiring. This vacancy could adversely affect the production and efficiency of the department due to the busy court calendars. This office currently has one Jury Trial scheduled every week through August.

FISCAL IMPACT

This position is a budgeted position approved for fiscal year 2026-2027 for the Humboldt County District Attorney's Office.

RECOMMENDATION

It is recommended that the Humboldt County Attrition Policy be waived.

LIST SUPPORTING DOCUMENTS IF APPLICABLE:

None

POSSIBLE MOTION

Motion to approve the Humboldt County District Attorney's Office request to waive the Humboldt County Attrition Policy for the position of Child Support Caseworker I/II.

STAFF REPORT

UH-26-04

1. **SUBJECT:** A Conditional Use Permit application submitted by Giovanni & Shannon Girodano, owners of Sawtooth Investments, LLC to allow expansion of the existing RV park.
2. **LOCATION:** Duffy, Orovada, NV; a portion of assessor's parcel #03-0421-32.
3. **BACKGROUND INFORMATION:**

Parcel Size: 48.90 acres of which 7 + acres will be utilized once a parcel map is recorded (PM-26-05)

Previous Applications:

Parcel Map

Conditional Use Permit (Storage Units)

Zoning: M-3 (Open Land Use)

Master Plan: MDR (Medium Density Residential)

Response from Referrals:

Orovada GID – comments attached to and made a part of this report

Emily Giovanetti, County Building Department - Applicant will be required to comply with all building department requirements -

No comments have been received from referrals as of March 4, 2026.

Access: The property will be accessed from Duffy Drive to a 60' wide roadway to be known as Giordano Way.

Applicable Regulations: The M-3 zoning district allows businesses, which the RV park is considered, with the approval of conditional use permit.

4. **ANALYSIS AND FINDINGS:**
 - A. Applicant is proposing to utilize this 7± acre as an expansion of the Sawtooth RV Park across Duffy Road. The expansion will add an additional 50 RV spaces.
 - B. Applicant has indicated that hours of operation will be 24 hours a day/7 days a week.

- C. The site for the proposed use is adequate in size and shape to accommodate the proposed use of a 50-site RV park. The pull through spaces will be 20'-25' wide and 50' deep.
- D. Staff has received comments from the Orovada GID District regarding its capacity to provide water and sewer service to the expansion site. Applicant will provide documentation from Orovada GID indicating they are working on expanding the water and sewer service OR documentation from the State of Nevada Engineer's office and NDEP regarding placement of a commercial well and septic system on the parcel. No building permits will be approved by the Planning Department until such documentation has been provided.
- E. The adjacent roadway, Duffy Drive, is adequate to accommodate the additional traffic. The approved parcel map reflects a 60' wide roadway, to be known as Giordano Way, providing access off Duffy Drive. The use will generate additional traffic.
- F. Applicant has indicated the proposed use would have no adverse effect on abutting property or permitted uses thereon. There is a parking lot, existing RV park, Orovada Fire House, community church and vacant property on surrounding properties.
- G. *The Orovada School is to the north of the proposed development. Applicant has provided an image reflecting a 60' roadway and 100' buffer between the Humboldt County School District property and the parking spots in proposed RV park expansion.*
- H. There is no information as to the type of lighting to be used. **Humboldt County Code 17.10.060 On-premise lighting** "Any lighting facilities shall be so installed as to reflect away from adjoining properties." Humboldt County encourages dark sky lighting to have a minimum effect on adjacent properties. Applicant will provide this information to the Planning Department and obtain the necessary permits for any electrical work needed for the placement of the lights.
- I. Applicant has not indicated if there will be signage on the property. One nameplate, not illuminated, appurtenant to any permitted use, not exceeding two square feet, shall be permitted in any zone; one nameplate, not illuminated, appurtenant to any permitted use not to exceed four square feet shall be permitted in Agricultural, Commercial and Industrial zoning districts; signs appurtenant to any permitted use, and not to exceed three square feet per foot of frontage of the site on which they are displayed shall be permitted in Commercial and Industrial zoning districts. The property will be utilized

commercially, therefore the requirements for signage will follow those for commercially zoned properties.

5. **STAFF RECOMMENDATION:** After careful consideration, Staff recommends **APPROVAL** of this Conditional Use Permit to utilize 7 + acres as an expansion of the existing RV park based on the above stated analysis and findings, and, subject to the following conditions:
1. The applicant shall obtain all necessary permits and licenses. Applicant will provide copies of same, or a letter from the appropriate local or state agency that no permits are required, to the Planning Department within 30 days of their receipt. Applicant will also comply with applicable local, state and federal laws.
 2. This conditional use permit approval is based upon the facts found on the application. If any changes occur, such as property ownership or a deviation of said use, other than limited uses associated with this application, the Planning Department shall be notified.
 3. The activity, for which this conditional use permit is issued, an expansion of the existing RV park, shall commence any phase or stage of operation within twelve (12) months of the date of final approval, or become null and void; unless an extension request has been granted.
 4. Any lighting on said property shall be installed to reflect away from adjoining properties.
 5. This application shall be subject to an annual review.
 6. This conditional use permit shall not become effective for any purpose until the applicant has returned to the Humboldt County Planning Department a notarized affidavit stating that the applicant is aware of and accepts all of the conditions approved as a part of this Conditional Use Permit.
 7. There shall be no interference with the peace, contentment or general welfare of the area.
 8. Applicant will provide documentation from Orovada GID indicating they are working on expanding the water and sewer service OR documentation from the State of Nevada Engineer's office and NDEP regarding placement of a commercial well and septic system on the parcel. No building permits will be approved by the Planning Department until such documentation has been provided.
7. **SUPPORT DOCUMENTS:**
- A. Application
 - B. Site Plan
 - C. Assessor's Map

Betty Lawrence/BL
Senior Planning Technician

Orovada GID

PO Box 134 Orovada NV 89425 | orovadagid@hotmail.com | 208-320-3973

Humboldt Co Regional Planning Dept
Humboldt Co Courthouse
Room 103
Wmca NV 89445

RECEIVED

FFB 25 2025

PLANNING DEPT

Request Review Response: UH-26-04

Orovada General Improvement District (OGID) provides the following written comments regarding the Request for Review for Conditional Use Permit UH-26-04.

OGID supports responsible growth in Orovada and the surrounding community. The District is currently working to secure funding for additional water storage capacity and necessary system upgrades to maintain compliance and to support future development.

At this time, OGID does not have sufficient storage capacity to provide additional water service to Sawtooth RV Park LLC or other new or expanded uses within the District. Any future water service to expanded sites would be contingent upon completion and approval of required upgrades to OGID's water system, including engineering review and approval by the Nevada Bureau of Safe Drinking Water.

Based on review by the District's legal counsel, if Sawtooth RV Park connects to the OGID municipal water system, a separate NDEP permit for water service may not be required. However, OGID will still be required to obtain engineering review and approval for any upgrades necessary to support expanded service before water can be provided.

Expansion of sewer service to the proposed sites will require Nevada Division of Environmental Protection (NDEP) engineering review and permitting for sewer system extensions.

Until required water system upgrades are completed and approved, OGID will not be able to provide water service to the proposed expansion.

Thank you for the opportunity to provide comment.

Sincerely,



Don Mertens
Orovada GID Chairman & Board

CONDITIONAL USE/SPECIAL USE PERMIT
APPLICATION FORM

City of Winnemucca

Humboldt County

Applicant/Agent: Sawtooth RV, LLC Giordano + Shannon

Name of Business: Giordano

Street Address of Business/Location: off Duffy Drive Orvada NV 89425

Mailing Address: PO Box 136
Orvada, NV 89425

Assessor's Parcel # 030421-32 Property is zoned: M-3 / MDR

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

Name of Owner: C+D Land Investment

Mailing Address: 9880 N. Battle Creek Rd

Winnemucca, NV 89445 Phone: -

I, the above signed property owner or lessee of the property described, hereby request a Conditional Use/Special Use Permit for the following:

expansion of existing RV park

FOR DEPARTMENT USE	
Received By <u>Emily</u>	Date Received <u>2/9/26</u>
Application No. <u>UH-26-04</u>	Name <u>Sawtooth RV, LLC / Giordano</u>
Meeting Date/Entity <u>RPC 3/12</u>	
NPH to Property Owners <u>2/27/26</u>	NPH to Publication _____

1. Please explain in sufficient detail the nature of your project and how it will operate (if not enough room is provided please attach a separate sheet of paper):

expand 50 more RV spaces

Indicate proposed hours of operation: 24/7

Number of customers expected: 50

Where will customers park? in their spaces

Number of parking and loading spaces proposed:

Describe any landscaping proposed:

2. Describe any additional structures proposed as part of this use (walls, fences):

n/a

3. Describe the size and shape of the site for the proposed use. Describe how the proposed use is adequate in size and shape to accommodate the proposed use:

parcel is almost 7 acres spaces will be 16'

4. Describe the width and pavement type (asphalt, gravel) of the adjacent streets. Are they adequate to carry the quantity and kind of traffic generated by the proposed use?

gravel roadway in + out for ease of pull in to park in spaces - 20-25 feet wide

5. What are the uses on adjacent properties?

parking lot on one side - our existing RV park, outside fire house - our other parcels the north church - corner of school

6. Will the use affect abutting properties or the uses permitted thereon? Describe:

no

7. Will any materials or goods be stored as part of this use? Yes ___ No ___
If yes, what kind(s) of materials or goods? ___

How much materials or goods? _____

How will it be delivered? _____

How often? _____

Where will it be stored? _____

8. Will equipment (hand tools or large equipment) be used in the operation of this use? Yes No _____

What kind(s) of tools or equipment? big equipment for the ground clearing

Where will it be stored? _____

9. How many employees will the use generate, if any? none - will relieve pressure in existing park -

10. Will you be disposing of used or waste materials as a result of this use? Yes _____ No

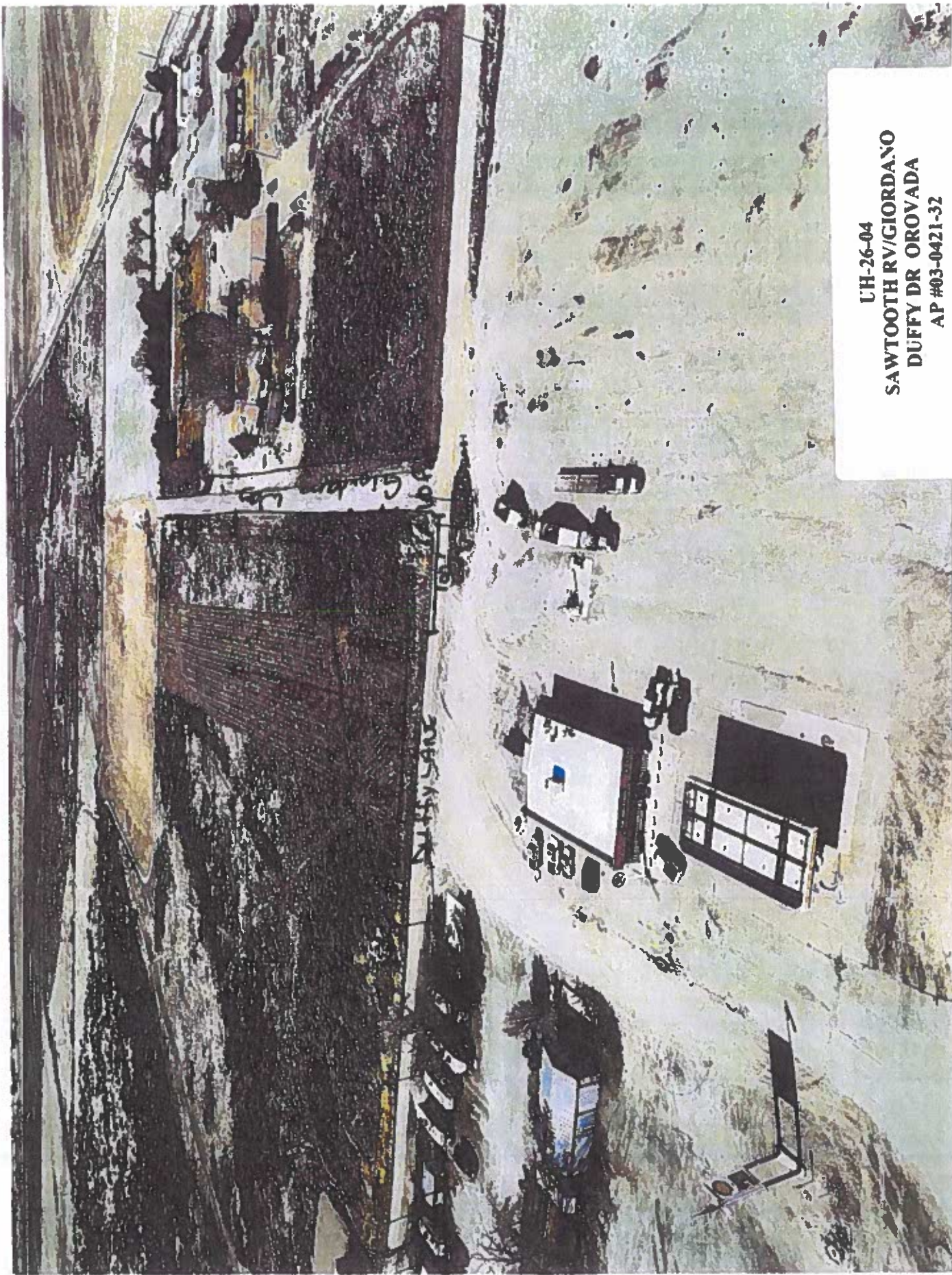
If yes, what materials will be disposed of and how? _____

11. Will you have a sign on your property advertising the use? Yes _____ No

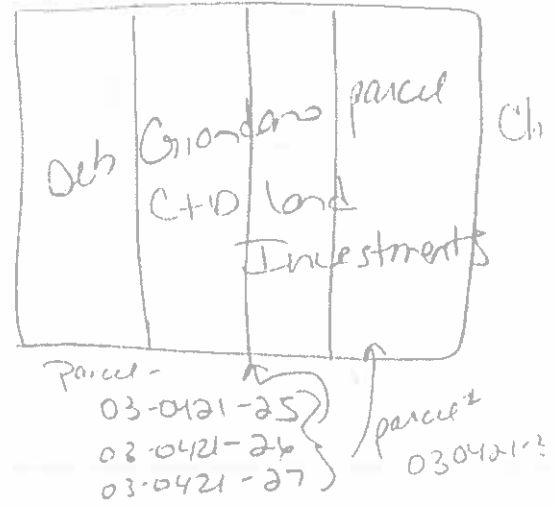
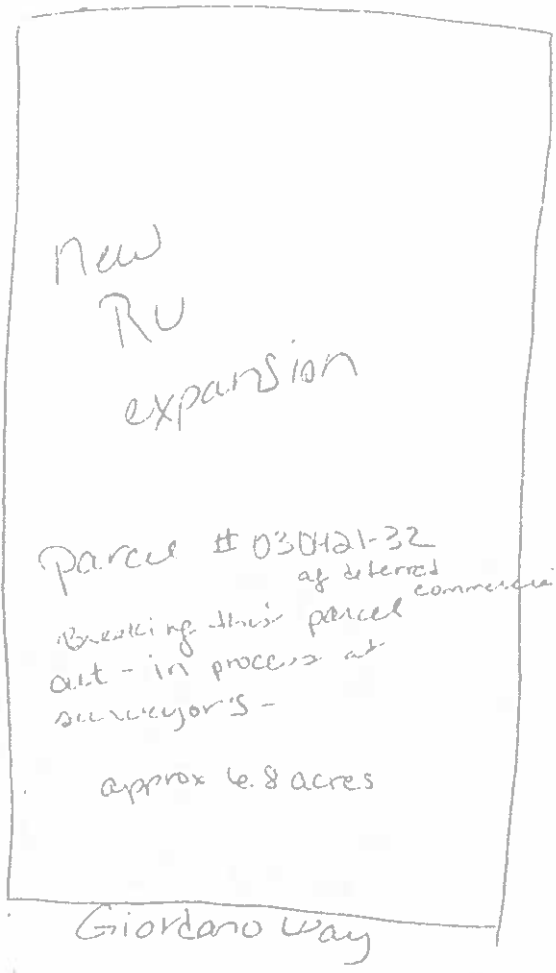
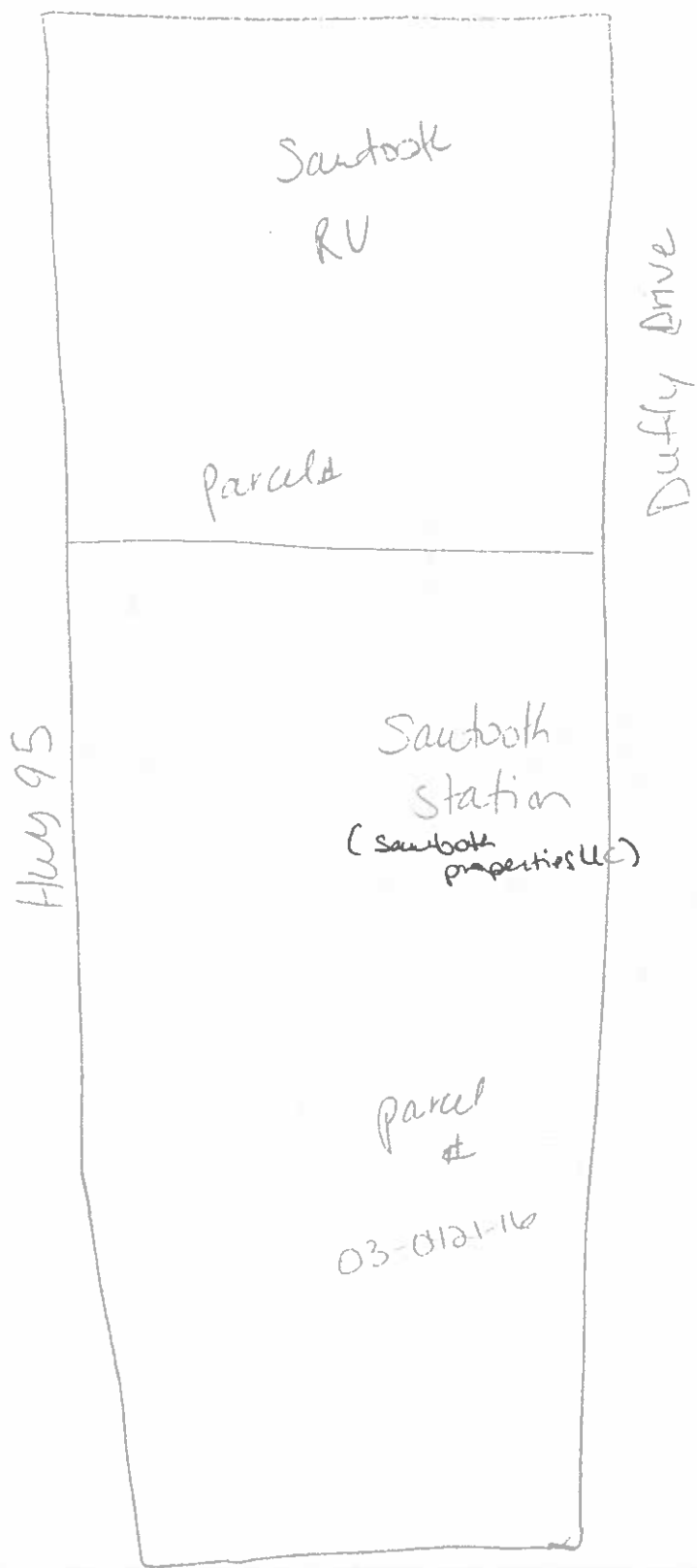
If yes, what is the size and height of the sign(s)? _____

12. Will you be required to obtain any city, county, state and/or federal permits and/or licenses? Yes No _____

If yes, indicate agency and type: electrical - sewer - water - will use existing NOEP permits to expand + continue to run - county busine: ndep - ~~ndep~~ RV camp ground



LH-26-04
SAWTOOTH RV/GIORDANO
DUFFY DR OROVADA
AP #03-0421-32



UH-26-08
**SAWTOOTH RV, LLC/GIORDANO
 DUFFY DR OROVADA
 PORTION OF AP #03-0421-32**

Roadway Pull in

Space for

Road way for pull out or in

25' to 30' wide

50' long

Spaces 20' wide

Pull in

Giordano Way

Cristy Park

Existing Shower Landing House

No trees all open

LH-26-04
SAWTOOTH RV, LLC/GIORDANO
DUFFY DR OROVADA

UH-26-04
SAWTOOTH RV/GIORDANO
DUFFY DR OROVADA
AP #03-0421-32

Existing RU + Store Parcels

Duffy Lane

100' RU width

Exit 20'-30'

approx 100' for spots

RU spots
30' x 20'

Entry

Entry 20-30'

Natural sagebrush 6'-10' Tall

100'

Giordano Way 60' Easement

Church
house
garage

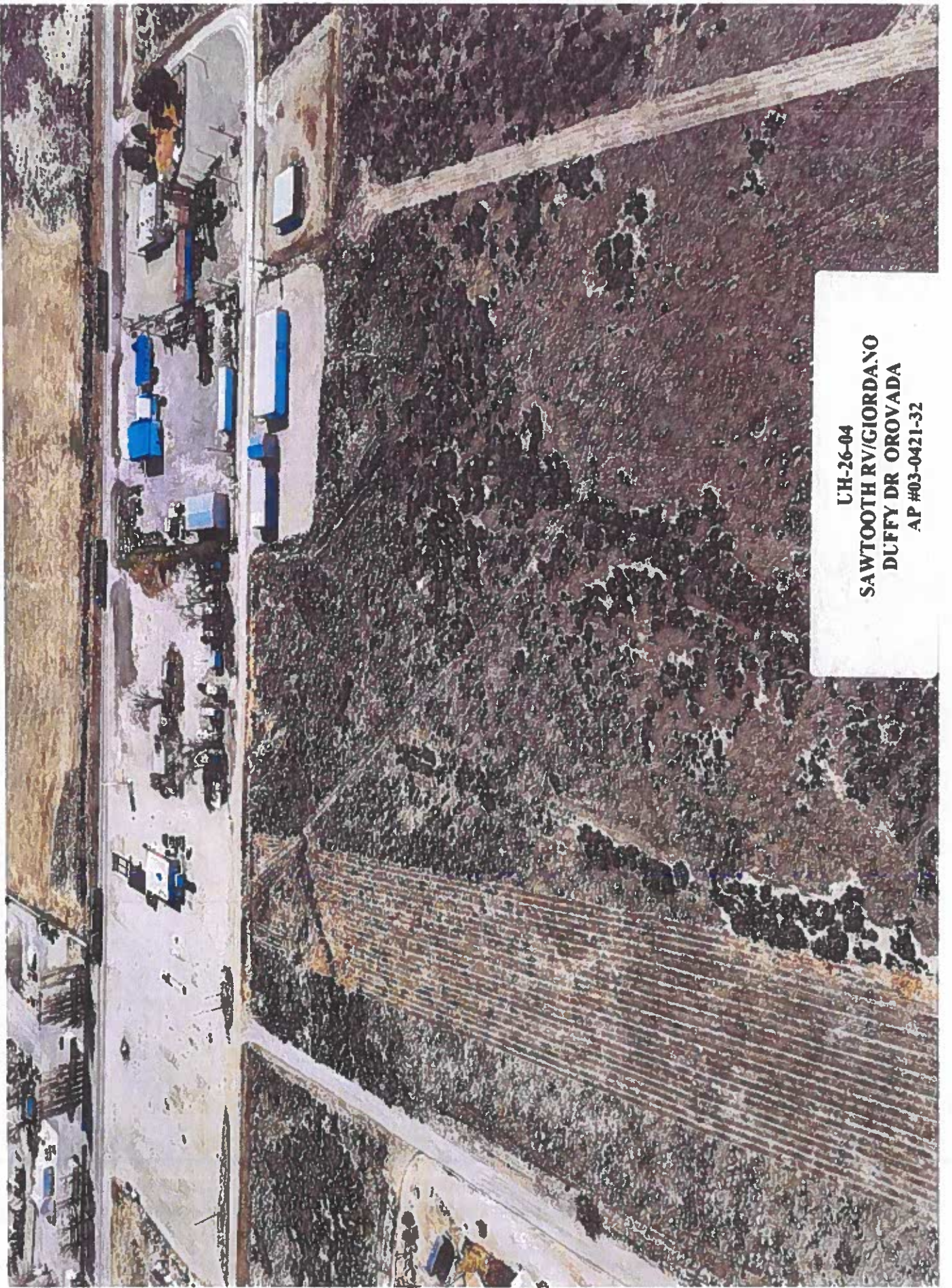
School
yard

Church

Ron
Cem

School
build

Kings River Highway



LH-26-04
SAWTOOTH RV/GIORDANO
DUFFY DR OROVADA
AP #03-0421-32

UH-26-04
SAWTOOTH RV/GIORDANO
DUFFY DR OROVADA
AP #03-0421-32



01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
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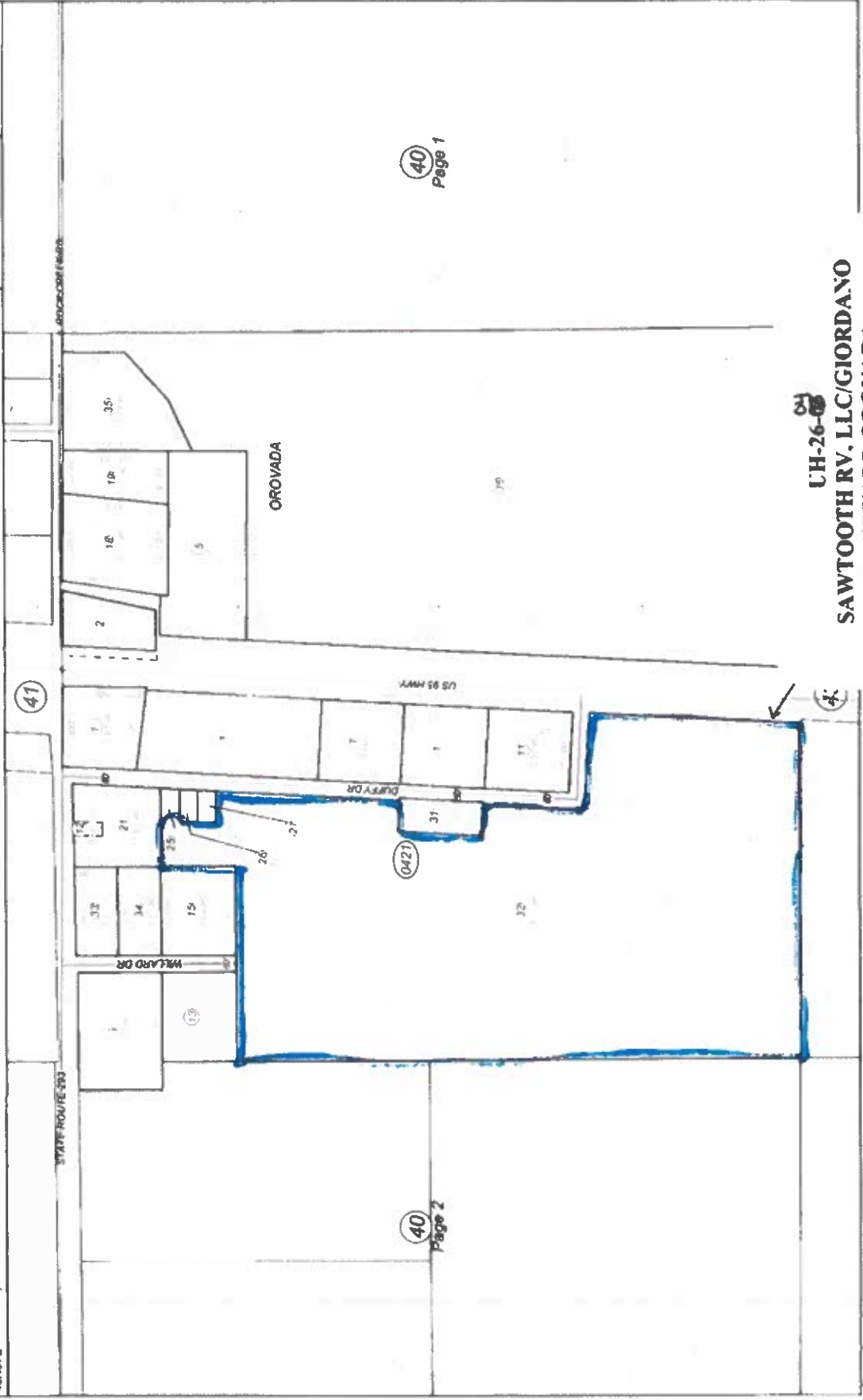
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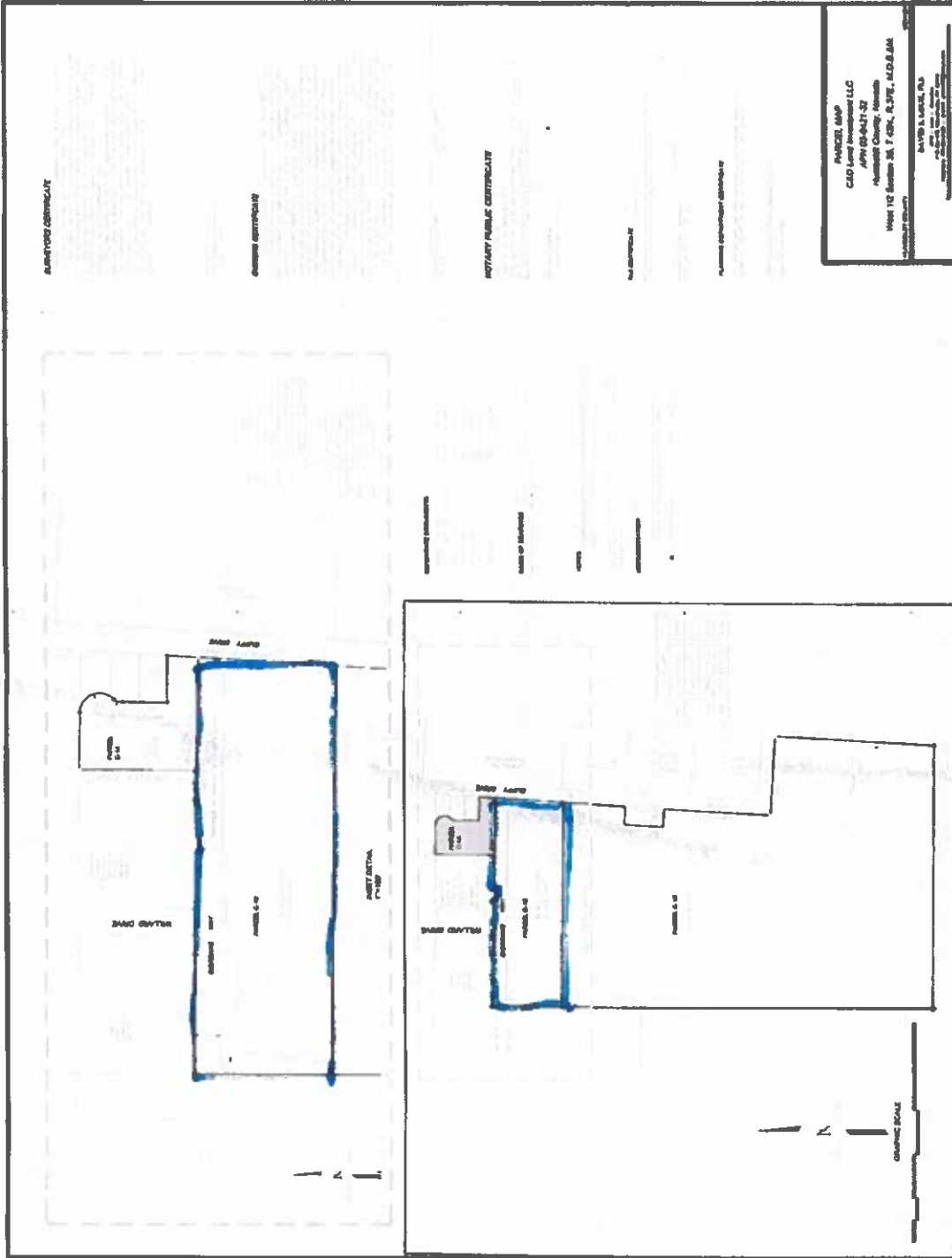
HUMBOLDT COUNTY
NW1/4 SEC. 35 T.43N. R.37E.

3-42

1"=300'
M.D.B. & M.



UH-26-03
SAWTOOTH RV, LLC/GIORDANO
DUFFY DR OROVADA
PORTION OF AP #03-0421-32



GENERAL CONTRACTOR

GENERAL CONTRACTOR

PROPERTY PUBLIC CERTIFICATE

NOT A CONTRACT

PLANNING DEPARTMENT APPROVAL

PENCEL AMP
 CED Local Investment LLC
 APN 03-0421-32
 Humboldt County, Nevada
 West 1st Section 26, T 42N, R 37E, S1/2, S1/4, S1/8
 Humboldt County
 DAVID S. LARSEN, P.L.S.
 400 S. 1st Street, Suite 100
 Humboldt, Nevada 89302

UH-26-04
 SAWTOOTH RVLLC
 DUFFY DRIVE
 AP #PORTION OF 03-0421-32 (C-08)

Betty Lawrence

From: Orovada GID <orovadagid@hotmail.com>
Sent: Friday, March 6, 2026 10:30 AM
To: Betty Lawrence
Cc: Kyle Negus; Don Mertens
Subject: Re: Request Review UH-26-04
Attachments: PER Alternative 3 New tank details and cost in phases 022026.pdf; PER Alternatives and Recommended Alternative Costs 022026.pdf; PER Executive Summary 022026.pdf; 062021 Email BLMEngineer new tank needs.pdf; 20200527 Fire Station Project Scope Cost and Finance.pdf; NAC 445A6672 System Capacities.pdf

Good Morning Betty,

Thank you for your time today; as we discussed, attached are some supporting documents to our Review Request Letter for HU-26-04 submitted on Feb 25 2026.

Attached you will find:

- Feb 2026 Orovada GID PER Executive Summary;
 - Also attached is a copy of the NAC Chapter 445A.6672 as mentioned under Section 3.0- Need for Project.
- Feb 2026 Orovada GID PER Alternate 3, new tank details and cost details in phases.
- Feb 2026 Orovada GID PER Alternate 3 Total cost details.
- FULL Feb 2026 PER is available; it is a 227page document. Please note this document is ever changing due to financial application needs and cost adjustments/increases.
- May 2020 Report from FarrWest engineer; this was calculated with the FULL BLM fire station water before the BLM downsized but you can see on bottom of page 1 and through page 2 the detailed water storage shortage at that time.
- Last attachment is an email from the BLM Engineer Vance - middle of page one he explains that a smaller tank 300,000gallon would be more cost effective and still meet needs. As like all project; the BLM needs and plans are ever changing.

This is 3 different engineers stating that we need more tank storage to support the current system demands and expected growth.

Also wanted to share that Orovada GID has a NDEP Facility Manager who is willing to answer questions about the system. Alex Lanza: alanza@ndep.nv.gov / 775-687-3515.

Thank you for your time and attention to this and we hope you have a good day.

****Please note that winter office hours are: Mon-Thurs: 9am - 2pm****

Sincerely,

Tina R.

Clerk, Orovada GID

From: Orovada GID <orovadagid@hotmail.com>
Sent: Wednesday, February 25, 2026 1:35 PM
To: Betty Lawrence <Betty.Lawrence@humboldtcountynv.gov>
Cc: kyle.negus@humboldtcountynv.gov <kyle.negus@humboldtcountynv.gov>; Don Mertens <mertenspartsco@gmail.com>
Subject: Re: Request Review UH-26-04

Good Afternoon Betty,

Please see the attached response from OGID.

Thank you and have a good day.

****Please note that winter office hours are: Mon-Thurs: 9am - 2pm****

Sincerely,

Tina R.

Clerk, Orovada GID

From: Betty Lawrence <Betty.Lawrence@humboldtcountynv.gov>
Sent: Tuesday, February 24, 2026 11:03 AM
To: orovadagid <orovadagid@hotmail.com>; kyle.negus@gmail.com <kylenegus@gmail.com>; mertenspartsco@gmail.com <mertenspartsco@gmail.com>; tjrodriguez1989@gmail.com <tjrodriguez1989@gmail.com>; charles_knox@yahoo.com <charles_knox@yahoo.com>
Subject: Request Review UH-26-04

Orovada GID – please see attached for comments.

Betty Lawrence

Senior Planning Technician

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4.2.7 COST ESTIMATES

Table 15: Alternative 2 Cost Estimate

Description	Quantity	Unit	Unit Cost	Total Amount
Mobilization	1	LS	\$ 300,000.00	\$ 300,000
Traffic Control	1	LS	\$ 100,000.00	\$ 100,000
Temporary Erosion Control	1	LS	\$ 75,000.00	\$ 75,000
10-inch PVC Water Transmission Piping	8,545	LF	\$ 200.00	\$ 1,709,000
8-inch PVC Water Transmission Piping	14,700	LF	\$ 190.00	\$ 2,793,000
10-inch Gate Valves	10	EA	\$ 3,000.00	\$ 30,000
8-inch Gate Valves	14	EA	\$ 2,750.00	\$ 38,500
Highway Crossing with 10-inch Transmission	1	EA	\$ 200,000.00	\$ 200,000
Temporary Water Supply Storage	1	LS	\$ 200,000.00	\$ 200,000
Tank Demolition and Salvage	1	LS	\$ 250,000.00	\$ 250,000
340,000 Welded Steel Tank and Coating	1	LS	\$ 750,000.00	\$ 750,000
Water System Connections	4	EA	\$ 5,000.00	\$ 20,000
SCADA Upgrade	1	LS	\$ 100,000.00	\$ 100,000
Contingency (20%)				\$ 1,313,000
Construction Subtotal:				\$ 7,878,500
Engineering (20%)				\$ 1,313,000
Permitting (5%)				\$ 328,000
Construction Observation and Management (12%)				\$ 788,000
Administration (5%)				\$ 328,000
Soft Costs Subtotal:				\$ 2,757,000
2025 Project Total:				\$ 10,635,500
2027 Projected Project Total:				\$ 11,459,200

4.3 ALTERNATIVE 3: UPSIZING TRANSMISSION MAINS AND CONSTRUCTION OF A SECOND STORAGE TANK

4.3.1 DESCRIPTION

This alternative would include upsizing the transmission mains as proposed in the second alternative but would also include the construction of a second welded steel water tank on a BLM parcel located approximately 3/4 mile south of the existing tank. This new tank will provide the system with redundancy and allow water a more direct path of travel to the southern portion of the system during fire flow conditions. The addition of the second tank in the southern portion of the system would provide the benefit of looping throughout the distribution system as well as adding operational and emergency storage for the system.

4.3.2 DESIGN CRITERIA

The design criterion is based on the requirements of Nevada Administrative Code (NAC). Water system storage volume is based on a number of criteria that include Maximum Day Demand (MDD) Average Day



Demand (ADD), Peak Hour Demand, system pressure requirements and water velocity constraints in the distribution system.

An analysis was performed with a new tank and the proposed 8- and 10-inch water main. The new tank was assumed to maintain the same hydraulic grade line (HGL) as the existing 125,000-gallon tank. A 10-inch water main to connect the proposed tank to the existing system was used within the model. Per NAC 445A.6672, a storage and supply analysis and modeling analysis was completed for the system to determine the total system capacity. The results from the storage and supply analysis are listed in Table 16 which summarizes the storage balance of the proposed system. To correct the storage deficiencies observed within the existing Orovada GID water system the new tank should be sized to store 215,000 gallons.

Table 16: Alternative 3 Proposed Storage and Supply Balance

Storage Type	MDD + Fire with all Well Sources		ADD + Fire without Largest Well Source	
	Storage Requirement (gal)	Storage Balance (gal)	Storage Requirement (gal)	Storage Balance (gal)
Total Storage	n/a	340,000	n/a	340,000
Total Supply (Production- Demand)	n/a	399,888	n/a	154,296
Total Capacity (Daily)	n/a	739,888	n/a	494,296
Fire Storage	120,000	619,888	120,000	374,296
Operating Storage	212,112	407,776	212,112	162,184
Emergency Storage	159,084	248,692	159,084	3,100

The Orovada GID water system meets storage requirements and will have an excess storage of 3,100 gallons after the construction of the new water tank. The modeling analysis for the proposed system showed that the system meets all NAC requirements with regards to pressure and water velocity. During MDD conditions, the fire flows range from a minimum of 1,300 gpm to a maximum of 4,400 gpm. It will be ORFPD's decision to determine if these fire flows are adequate for the Orovada GID water system.

Figure 11 illustrates the available fire flow at each fire hydrant within the system.

- Pressure Range
 - MDD = 44 to 88 psi
 - PHD = 44 to 88 psi
 - Meets the requirements of NAC 445A 6672, Item 2
- Velocity Range
 - 0.1 to 1.2 fps
 - Meets the requirements of NAC 445A.6672, Item 2
- Fire Protection
 - 1,000 to 2,600 gpm
 - ORFPD to determine if this is adequate



4.3.3 ENVIRONMENTAL IMPACTS

Environmental impacts would be related to the construction of a permanent access road to the new tank site, tank construction, coating, and water transmission main installation adjacent to the access road. All of the construction activity (including storage and staging areas) would take place on parcels administered by the BLM.

The OGID sought regulatory approval from the BLM for a permanent right-of-way and temporary construction easement for the construction of the above referenced elements by applying (SF 299) to the BLM.

Upon receipt of SF 299 the BLM initiated a Determination of NEPA Adequacy (DNA). The findings of the DNA the conclusion states.

“Based on the review documented above, I conclude that this proposal conforms to the applicable land use plan and that the NEPA documentation fully covers the proposed action and constitutes BLM compliance with the requirements of the NEPA.”

The DNA Worksheet and Decision Record are included in Appendix A.

4.3.4 LAND REQUIREMENTS

The new proposed tank, access road and pipeline alignment will be located on BLM parcels, and the BLM has granted easements for the new infrastructure totaling 37.19 acres.

4.3.5 SUSTAINABILITY CONSIDERATIONS

Based on review of the DNA, there is low potential for encountering paleontological or cultural resources and no significant construction problems are anticipated. The welded steel tank construction and transmission main piping installation as well as the access road employ straightforward common construction techniques.

4.3.6 SUSTAINABILITY CONSIDERATIONS

The proposed new welded steel water tank, when properly coated, periodically inspected, recoated, when necessary, should have a life cycle of well over 50 years. Similarly, the proposed piping material will be PVC except for the portion that crosses the NDOT ROW and that may be either fusible PVC, or HDPE if placed using HDD or restrained ductile iron if placed using the bore and jack method. All these types of pipes have a service life approaching 100 years.

4.3.7 COST ESTIMATES

To facilitate constructability of this alternative from a funding perspective, the implementation of these improvements has been split into three phases.

4.3.7.1 ALTERNATIVE 3 PHASE 1 COST ESTIMATES

The first phase of this alternative is the most critical in that it addresses the major deficiency of storage volume as defined by NAC by the construction of second storage tank. The new transmission main from the second tank to the distribution system will provide the benefit of looping to the overall distribution system and enhance all aspects of system flow.



Orovada GID Water System
Preliminary Engineering Report

Table 17: Alternative 3 Phase 1 Cost Estimate

Description	Quantity	Unit	Unit Cost	Total Amount
Mobilization	1	LS	\$ 100,000	\$ 100,000
Traffic Control	1	EA	\$ 25,000	\$ 25,000
Temporary Erosion Control	1	EA	\$ 25,000	\$ 25,000
10-inch PVC Water Transmission Piping	4,000	LF	\$ 200	\$ 800,000
10-inch Gate Valves	4	EA	\$ 3,000	\$ 12,000
Highway Crossing with 10-inch Transmission	1	EA	\$ 200,000	\$ 200,000
215,000 Gallon Welded Steel Tank and Coating	1	EA	\$ 700,000	\$ 700,000
12-ft Wide Gravel Access Road	48,000	SF	\$ 4	\$ 192,000
Asphalt Access Apron-NDOT	1	SF	\$ 10,000	\$ 10,000
Water System Connections	1	EA	\$ 5,000	\$ 5,000
			Contingency (10%)	\$ 207,000
			Construction Subtotal:	\$ 2,276,000
			Engineering (10%)	\$ 207,000
			Permitting (5%)	\$ 103,000
			Construction Observation and Management (12%)	\$ 248,000
			Administration (5%)	\$ 103,000
			Soft Costs Subtotal:	\$ 661,000
			2025 Project Total:	\$ 2,937,000
			2027 Projected Project Total:	\$ 3,164,500



4.3.7.2 ALTERNATIVE 3 PHASE 2 COST ESTIMATES

The second phase of this alternative will focus on replacement of the "backbone" of the distribution system starting at the existing tank with upsized transmission mains extending west to Highway 95 and south along the Highway 95 into town. This option also includes line items for cleaning, repairing, and recoating of the old tank to address any sanitary concerns and the addition of backflow prevention devices on non-residential services for enhanced sanitary safety. A line item for the replacement of approximately half of the residential meters to provide more accurate monitoring of the water supply and conservation.

Table 18 - Table 17: Alternative 3 Phase 2 Cost Estimate

Description	Quantity	Unit	Unit Cost	Total Amount
Mobilization	1	LS	\$ 125,000	\$ 125,000
Traffic Control	1	EA	\$ 25,000	\$ 25,000
Temporary Erosion Control	1	EA	\$ 25,000	\$ 25,000
10-inch PVC Water Transmission Piping	7,885	LF	\$ 200	\$ 1,577,000
8-inch PVC Water Transmission Piping	1,625	LF	\$ 190	\$ 308,750
10-inch Gate Valves	8	EA	\$ 3,000	\$ 24,000
8-inch Gate Valves	8	EA	\$ 2,750	\$ 22,000
Highway Crossing with 10-inch Transmission	1	EA	\$ 200,000	\$ 200,000
125,000 Gallon Welded Steel Tank Re-coating	1	EA	\$ 200,000	\$ 200,000
Water Meters	30	EA	\$ 100	\$ 3,000
Backflow Preventers	5	EA	\$ 1,500	\$ 7,500
Water System Connections	8	EA	\$ 5,000	\$ 40,000
			Contingency (20%)	\$ 256,000
			Construction Subtotal:	\$ 2,813,250
			Engineering (10%)	\$ 256,000
			Permitting (5%)	\$ 128,000
			Construction Observation and Management (12%)	\$ 307,000
			Administration (5%)	\$ 128,000
			Soft Costs Subtotal:	\$ 819,000
			2025 Project Total:	\$ 3,632,250
			2027 Projected Project Total:	\$ 3,913,600



4.3.7.3 ALTERNATIVE 3 PHASE 3 COST ESTIMATES

This alternative would complete the replacement of the remaining distribution system with larger pipes and include the replacement of the remaining residential meters. The completion of this phase would ensure that system pressure would remain above NAC minimums during the MDD and fire flow scenarios as well as providing for accurate monitoring of water usage and conservation.

Table 19 - Table 17: Alternative 3 Phase 3 Cost Estimate

Description	Quantity	Unit	Unit Cost	Total Amount
Mobilization	1	LS	\$ 100,000	\$ 100,000
Traffic Control	1	EA	\$ 25,000	\$ 25,000
Temporary Erosion Control	1	EA	\$ 25,000	\$ 25,000
8-inch PVC Water Transmission Piping	10,015	LF	\$ 190	\$ 1,902,850
8-inch Gate Valves	10	EA	\$ 2,750	\$ 27,500
Water Meters	30	EA	\$ 100	\$ 3,000
Water System Connections	8	EA	\$ 5,000	\$ 40,000
			Contingency (10%)	\$ 212,000
			Construction Subtotal:	\$ 2,335,350
			Engineering (10%)	\$ 212,000
			Permitting (5%)	\$ 106,000
			Construction Observation and Management (12%)	\$ 255,000
			Administration (5%)	\$ 106,000
			Soft Costs Subtotal:	\$ 679,000
			2025 Project Total:	\$ 3,014,350
			2027 Projected Project Total:	\$ 3,499,400



5.0 SELECTION OF ALTERNATIVES

5.1 LIFE CYCLE COST ANALYSIS

The Net Present Value is calculated on the tables below.

Table 20: Net Present Value

Alternative #2		Alternative #3	
Type	Cost	Type	Cost
Hard Capital Cost	\$7,878,500.00	Hard Capital Cost	\$8,287,500.00
Soft Cost	\$2,757,000.00	Soft Cost	\$2,900,000.00
Total Capital Cost	\$10,635,500.00	Total Capital Cost	\$11,187,500.00
Annual Change of O&M Cost	\$700.00	Annual Change of O&M Cost	\$700.00
Annual Depreciation	\$151,936.00	Annual Depreciation	\$159,821.00

Table 21: Net Present Value Continued

Alternative	Capital Cost	Annual O&M Cost	O&M NPV 70 Yrs. At -0.9%	Total NPV
1	\$ -	\$ -	\$ -	\$ -
2	\$10,635,500.00	\$700.00	\$(67,969.00)	\$(10,703,469.00)
3	\$11,187,500.00	\$700.00	\$(67,969.00)	\$(11,255,469.00)
Real Discount Calculation				
			Term:	70
			Salvage Value:	\$ -
			Inflation Rate:	3.0%
			Interest Rate:	2.1%
			Real Discount Rate:	-0.9%

5.2 NON-MONETARY FACTORS

No significant non-monetary factors were identified in the alternatives and since both alternatives are similar in scope, no further analysis has been conducted.



6.0 RECOMMENDED ALTERNATIVE

6.1 PRELIMINARY PROJECT DESIGN

6.1.1 SYSTEM IMPROVEMENT LAYOUT

The elements included in the preliminary design will be layout of the new tank site to match the elevation of the existing tank, access road and new transmission line alignment including profiles of the new transmission main.

Analysis of the type of Highway 95 crossings that would be allowed by NDOT such as open trench, horizontal directional drilling (HDD) or bore and jack.

Analysis of the connection point of the new transmission main with the existing system and a sequence of construction of the existing water line replacements to maintain service to the town with minimal interruption. Complete preliminary location of isolation valves, air vac valves, and flush assemblies.

6.2 PROJECT SCHEDULE

6.2.1 PROJECT SCHEDULE

The project construction will be primarily dependent on the timing of funding availability. If the PER is approved by the Office of Funding Assistance (OFA) in fall of 2025, design could be completed by early 2026. Advertising could begin in the spring of 2026 with an award in early summer and construction starting in mid to late summer. Completion would be somewhat weather related regarding the new tank coating temperature and other climate considerations

6.3 PERMIT REQUIREMENTS

The municipal well project is a public water system that will primarily be permitted by the NDEP Bureau of Safe Drinking Water (BSDW). Permit acquisition will be the responsibility of the selected contractor.

Securing an NDOT permit for crossing the highway may cause construction delays, however that process could begin before final design has been completed.

6.4 SUSTAINABILITY CONSIDERATIONS

6.4.1 WATER AND ENERGY EFFICIENCY

Upsizing the water transmission piping system will reduce the friction losses from the source wells to the storage tanks, thus saving energy costs in pumping. Additional water savings will be realized by replacing old transmission mains that may have leaky joints or old leaky valves.

6.4.2 GREEN INFRASTRUCTURE

As stated in the above section, these improvements will reduce the long-term cost of supplying water to the rate payers. Potential other environmental benefits would be better fire protection of the community that would limit damage due to fire lowering the cost of replacement of lost structures.



6.5 TOTAL PROJECT COST ESTIMATE (ENGINEER'S OPINION OF PROBABLE COST)

Table 22: Proposed Project Cost Estimate

Description	Quantity	Unit	Unit Cost	Total Amount
Mobilization	1	LS	\$ 300,000.00	\$ 300,000
Traffic Control	1	LS	\$ 100,000.00	\$ 100,000
Temporary Erosion Control	1	LS	\$ 75,000.00	\$ 75,000
10-inch PVC Water Transmission Piping	11,500	LF	\$ 200.00	\$ 2,300,000
8-inch PVC Water Transmission Piping	14,700	LF	\$ 190.00	\$ 2,793,000
10-inch Gate Valves	10	EA	\$ 3,000.00	\$ 30,000
8-inch Gate Valves	14	EA	\$ 2,750.00	\$ 38,500
Highway Crossing with 10-inch Transmission	1	EA	\$ 200,000.00	\$ 200,000
215,000 Gallon Welded Steel Tank and Coating	1	LS	\$ 700,000.00	\$ 700,000
15-ft Wide Gravel Access Road	60,000	SF	\$ 4.00	\$ 240,000
Asphalt Access Apron-NDOT	1	LS	\$ 10,000.00	\$ 10,000
Water System Connections	4	EA	\$ 5,000.00	\$ 20,000
SCADA Upgrade	1	EA	\$ 100,000.00	\$ 100,000
Contingency (20%)				\$ 1,381,000
Construction Subtotal:				\$ 8,287,500
Engineering (20%)				\$ 1,381,000
Permitting (5%)				\$ 345,000
Construction Observation and Management (12%)				\$ 829,000
Administration (5%)				\$ 345,000
Soft Costs Subtotal:				\$ 2,900,000
2025 Project Total:				\$ 11,187,500
2027 Projected Project Total:				\$ 12,054,000

6.6 ANNUAL OPERATING BUDGET

6.6.1 INCOME

Orovada GID has one source of income to fund program services. Fees were the only source of revenue for the GID. Revenues from fees come from the GID's 63 ratepayers, which are predominantly residential users. Rates charged to customers are dependent on customer class and meter size. A detailed discussion of the rate schedule is outlined in Section 2.4.1.

Table 23: FY 2023 Revenue Sources

Income Source	Amount
Fees	\$75,971.84



6.6.2 ANNUAL O&M COSTS

The operations and maintenance costs are minimal for this project. The table below shows the items that may have maintenance costs.

Table 24: Annual O&M

Type of Maintenance	Cost Per Occurrence	Frequency	Existing # of Units	Project # of Units	Existing	Alternative #2	Alternative #3
Valve Exercising	\$500.00	1	1	1	\$10,000.00	\$10,000.00	\$10,000.00
ARVs	\$2,000.00	20	2	2	\$4,000.00	\$4,000.00	\$4,000.00
20-Year Total					\$14,000.00	\$14,000.00	\$14,000.00
Annual Total					\$700.00	\$700.00	\$700.00

6.6.3 DEBT PAYMENTS

Orovada GID currently does not have any debt obligations.

6.6.4 RESERVES

The statement of Financial position provided by Humboldt County does not indicate any debt reserves, or short-lived asset reserves.

7.0 CONCLUSIONS AND RECOMENDATIONS

Based on the detailed analysis presented in Sections 1 through Section 6, the following conclusions and recommendations are made for the Orovada GID water system:

- **Water Storage Deficiency:** The current water storage capacity is insufficient to meet the required demands. The proposed 340,000-gallon tank (Alternative 2) will help address these deficiencies, ensuring compliance with NAC and improving system reliability.
- **Transmission Main Limitations:** The existing four- and six-inch transmission mains are undersized for the projected demands, particularly in terms of fire flow capacity. Upsizing these mains to eight- and ten-inch pipes, as proposed in Alternative 2, will improve the system's ability to deliver sufficient flow during fire flow events per IFC and help support future growth and development.
- **System Redundancy and Reliability:** The addition of a second welded steel water tank (Alternative 3) on a BLM parcel located approximately ¼ mile south of the existing tank would provide redundancy and improve the system's ability to meet fire flow demands in the southern portion of the system. This alternative also addresses potential concerns about future system reliability in the event of a pump or infrastructure failure, ensuring a more resilient water system for Orovada GID.

Recommendations: While alternative 2 addresses current deficiencies, it is recommended that Orovada GID also considers the construction of a second water storage tank (Alternative 3) for improved redundancy and fire flow coverage in the southern part of the system. This additional tank will provide greater operational flexibility and enhance system reliability, particularly during fire flow events or high demand periods. Additionally, it is recommended that Orovada GID perform a detailed condition assessment of the existing water supply wells and pipelines. The assessment should include video inspection of the well casings and verification of pipe sizes and materials through potholing, especially for the critical portions of the transmission system that could impact future system performance. This will help identify any potential issues that may need to be addressed before or during the proposed improvements.



EXECUTIVE SUMMARY

The purpose of this Preliminary Engineering Report (PER) for the Orovada General Improvement District is to evaluate the existing water infrastructure, including storage and distribution systems, identify deficiencies, and provide recommendations for improvements. The PER will also outline conceptual level construction costs and serve as a basis for community planning and project financing.

A Preliminary Engineering Report is required by the Nevada Drinking Water State Revolving Fund as well as the Nevada Drinking Water State Revolving Fund program, as a precursor to obtaining grants or loans from those agencies. This report follows the general guidelines set forth in the United States Department of Agriculture Rural Utilities Service Bulletin 1780 2 "Preliminary Engineering Report-Water Facilities".

Section 1.0 – Project Planning

The District service area is located in Humboldt County, Nevada, at the intersection of U.S. Highway 95 and State Route 293 (Kings River Road). The community is located in the Quinn River Valley north of Winnemucca and south of McDermitt. Natural boundaries are the Santa Rosa Range to the East, Bloody Run Hills to the South, and Double H Mountains to the West. The 2020 Census lists the population as 98 with 63 dwelling units, the service area includes 58 active service connections.

Section 2.0 – Existing Facilities

The Orovada Water System currently utilizes 2 alternating wells in close proximity, Well #1 and Well #2. These two wells are used for public consumption and potable use. Water is disinfected at the wells with 12.5% chlorine solution. Well #1 was installed in 1980 and is located on an unnamed road next to the local schoolhouse off Kings River Road. Well # 2 was redrilled in 2013 and is located approximately 1 mile southwest of Well #1 on Basque Road. The wells pump water to a 125,000-gallon steel welded water storage tank located at the end of Rock Creek Road and water is gravity fed from the tank to the distribution system. The distribution system consists of 4-inch and 6-inch PVC pipe. There was additional pipe added since 1991, but no documentation or plans exist for any projects or improvements installed after the original system was installed. There are approximately 26 fire hydrants in the local area that are served by the water system. Currently, there are no plans to expand the water system to serve additional areas. Areas that may be annexed into the District in the future will continue to be served by the existing water provider.

Section 3.0 – Need for Project

Currently the Orovada General Improvement District (OGID) water system does not meet the minimum requirements for water storage as set forth in Nevada Administrative Code (NAC) Chapter 445A.6672, Item 3. Analysis of the current system indicates that there is a storage deficit of almost 212,000 gallons.

Additionally, the fire protection requirements do not meet generally accepted flow rates, of 1,000 gpm for two hours, however, the final determination of the adequacy of fire flow rates is the responsibility of the Orovada Volunteer Fire Department (OVFD). Given the absence of required fire flow data from the OVFD as well as the absence of building construction type and square footage data, this analysis assumes that the water system was governed by a fire flow of 1,000 gallons per minute (gpm) for two hours. The current system has adequate fire storage based on these criteria and meets this with the highest producing well (Well 1) being offline.



Section 4.0 – Alternatives Considered

The primary deficiency in the OGID water system is storage if the assumed fire demand is 1,000 gpm for two hours. This is in accordance with Appendix B of the International Fire Code. The final determination of fire flow is made by the Orovada Volunteer Fire Department (OVFD) due to the lack of data from that agency, it is a prudent and conservative approach to use the published IFC numbers. The following alternatives were considered:

- Alternative 1 – No Action
- Alternative 2 – Upsizing Transmission Mains and Replacing Existing Storage Tank
- Alternative 3 – Upsizing Transmission Mains and Construction of a Second Storage Tank

Section 4.0 describes each project alternative and provides the design criteria, environmental impacts, land requirements, potential construction problems, sustainability considerations, and provides a cost estimate for each project alternative.

Section 5.0 – Selection of Alternatives

A life cycle cost analysis of the different alternatives, as well as a non-monetary analysis of the alternatives, can be found in Section 5.0. The three alternatives are compared to determine the project alternative that will best address the deficiencies in storage and distribution.

Based on this process, the analysis concluded that Alternative 3 best meets the District's needs.

Section 6.0 – Recommended Project

The recommended alternative includes upsizing transmission mains from the existing 4 and 6-inch pipes with 8- and 10-inch pipes within the distribution system and the construction of a new 215,000-gallon storage tank on a BLM parcel.

The project also includes an access road and a pipeline alignment on a BLM parcel. Dedicated easements have been established for the access road, pipeline, and tank site.

Section 7.0 – Conclusions and Recommendations

Alternative 3 would provide the necessary water storage for the community. Replacing the transmission mains with larger diameter pipes will improve fire flow across the system. The addition of the second storage tank will provide operational flexibility, enabling one tank to be taken offline for inspection, repair, or recoating without disrupting the system.

 Outlook

State Revolving Fund: Orovada General Improvement District

From Warren, Vance E <vwarren@blm.gov>

Date Fri 6/18/2021 12:30 PM

To Sharada Maligireddy <smaligireddy@ndep.nv.gov>; Jason Cooper <j.cooper@ndep.nv.gov>

Cc orovadagid@hotmail.com <orovadagid@hotmail.com>; Warren, Vance E <vwarren@blm.gov>; Scott, Thomas (Tom) A <t1scott@blm.gov>

 1 attachment (683 KB)

OFS-VM-VMMMap-SRF.pdf;

Good day Sharada

Thank you for reaching out to the BLM for clarification. My name is Vance Warren and I am the BLM Nevada State Engineer working out of the BLM Nevada State Office in Reno. I will be exchanging correspondence for this project with the State of Nevada for the next four weeks, then I will be assigning the project back to Tom Scott.

Orovada General Improvement District is copied on this email because they are the applicant.

Fire Flows are determined using the International Fire Code 2018 and are interpreted by the State Fire Marshal on a building by building basis and requires knowledge of the building materials used, the occupancy of the building, the size of the building, and the sprinkling condition of that building.

Without knowing the details for each building in Orovada we need to make some informed guesses about the existing fire flow requirements per IFC 2018 in Appendix B.

There is a 20,000 square foot agricultural warehouse in Orovada. If it is of Type-V-B construction then it would have a required fire flow of 3,750 GPM for 3 hours or a total of 675,000 gallons. There are probably exemptions for agricultural buildings but I was unable to locate them. It provides a good demonstration though of the upward bound for the existing system.

Also in Orovada there is 5,400 sf building that headquarters the electrical operative, a 4,700 sf garage, a 4000 sf elementary school, and a 5,200 sf church.

Assuming even one of these is not supplied with sprinklers would show the minimum fire flow requirement to be 1,500 gallons per minute for 2 hours or a total of 180,000 gallons required. This 180,000 gallons per minute in addition to the 127,424 gallons additionally needed just for maximum daily demand and emergency reserves requires a tank that is just greater than 300,000 gallons in size. I think this is a conservative value for minimum required storage for the existing fire flow requirements or storage requirements of the existing system without regard to the BLM's Wildland Fire Station's needs.

For the cost estimate I prepared that the Orovada General Improvement District submitted I used a 300,000 gallon tank which is the size, using Farr West's previous assumptions, would be necessary for the existing Orovada General Improvement District without the proposed Fire Station. The costs for water mains and its connections was based upon the need to connect the proposed tank to the existing Orovada Wildland Fire Station.

At the conceptual level the proposed project scope of work will include construction of a 500,000 gallon water tank and a 10" line will be provided from the tank to the Orovada General Improvement District's water system at US 95. Additionally, a 4" water main will be replaced from US 95 to the Wildland Fire Station location. For the cost estimate for this loan application only a 300,000 gallon tank and the water line from the tank to the existing system were considered in the loan application. Please see the attached figure.

The Orovada Wildland Fire Station is to meet current fire fighting needs of the Bureau of Land Management for Northern Nevada as opposed to future growth or needs.

The existing Orovada General Improvement District system does not have separate water mains for transmission as opposed to distribution. Instead, single lines serve both as the transmission and as the distribution lines. The water main that is part of the SRF application is approximately 2300 LF in length as shown on the attached figure.

Cost for a 300,000 gallon tank from conception to in the ground cost is estimated to be: \$1,470,000

Cost for the water main from the tank to the existing system including its connection is estimated to be: \$500,000.

The total is the \$1,970,000 estimated for in the application.

Please let me know if you have any questions,

Vance Warren

Nevada BLM State Engineer

vwarren@blm.gov

office: (775) 861 6468

mobile: (775) 224 3930

1340 F nancia! Blvd

Reno, NV 89502



TECHNICAL MEMORANDUM

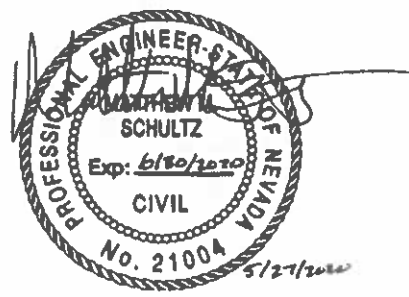
Prepared For: Orovada General Improvement District

Prepared By: Matt Schultz, P.E.

Reviewed By: Brent Farr, P.E.

Date: May 27, 2020

Subject: BLM Fire Station Water System Improvements



1.0 BACKGROUND

The Bureau of Land Management – Winnemucca District (BLM) is interested in constructing and operating a fire station in Orovada, Nevada. The BLM has been working for several years to secure funding, complete environmental review, and design the fire station. The BLM presented the project requirements and conceptual design for the fire station to stakeholders in January 2020. Representatives from the Orovada General Improvement District (District) attended the BLM presentation. During the BLM presentation and subsequent correspondence with Farr West, BLM indicated that an agreement must be in place with the District to supply water (will serve letter) to the fire station facility for project funding, planning, and construction to continue.

The District reached out to Farr West to assist with evaluation of the impacts of connection of the BLM fire station to the District’s water system. Farr West performed an analysis of system impacts, developed a conceptual project to construct water system improvements to meet BLM project demands (Project), developed a design level opinion of probable construction costs for the Project, and evaluated funding options for the District to fund the Project. Only BLM project requirements impacting the water system were analyzed during the Farr West Evaluation.

2.0 WATER DEMANDS AND SYSTEM IMPACTS

The BLM fire station conceptual design included the water demand requirements below following a cursory review of the design concept narrative.

1. 2.5” type K copper domestic fire engine fill water service.
2. Two (2) 1.5” type K copper domestic crew quarter water service.
3. Two (2) 4” DIP crew quarter fire services
4. Fire hydrant near fire station (assumed 2,500 gpm for two hours)

Farr West created a preliminary model of the District system to analyze system impacts. The fire hydrant demands govern the water system infrastructure requirements to convey water for the BLM fire station. For 2,500 gpm to be conveyed to a fire hydrant near the fire station, a 10” C900 PVC main will be required to be constructed from the water tank to the hydrant.

Water storage was also evaluated for the Project. 2,500 gpm fire demand at the hydrant is required for 2 hours (300,000 gallons). The District system currently has one (1) 125,000 gallon tank. The storage calculation to determine required Project storage is included in Table 1. The data used for the storage calculation was taken from the 2011 Orovada GID Water and Wastewater System PER. The data should be

Technical Memorandum

verified prior to utilizing for Project design. Required storage is calculated by adding the maximum day demand, fire suppression demand, and emergency reserve storage.

Table 1: Required Project Water Storage Calculation

Factor	Demand	Units
Peak Usage Month Aug 2009	4,471,510	gallons month
Maximum Day Demand	144,242	gallons day
Fire Suppression Requirements (2,500 gpm for 2 hours)	300,000	gallons
Emergency Reserves (75% of MDD)	108,182	gallons
Total Required Storage	552,424	gallons
Existing Storage	125,000	gallons
(Shortage) Excess	(427,424)	gallons

A District system storage shortage of 427,424 gallons was calculated. A 500,000 gallon welded steel water tank is assumed to be a requirement of the Project.

BLM has discussed the addition of a second District tank southeast of the town on private or BLM property. Correspondence with the District indicates that the private property owner of the preliminary tank location is not interested in approving construction of a tank at that location. Therefore, the tank location on BLM property has been assumed for the Project.

The 10" main to convey fire flow to the hydrant near the proposed fire station could theoretically be constructed from either the existing tank or proposed second tank locations. However, the distance from the proposed second tank location is shorter, and construction of a 10" water main from the existing tank would not provide adequate flow duration. A 10" main from the proposed second tank location to the proposed BLM fire station site hydrant is assumed for the Project.

3.0 PROJECT CONSTRUCTION COSTS

A planning level opinion of probable construction costs was developed utilizing costs from similar projects in the region. Assumptions have been made to estimate the number of valves and hydrants required for the Project watermain. The construction cost is assumed to include a jack and bore of the water main beneath NDOT US95.

State Revolving Funds (SRF) are assumed to be utilized so the Project will be subject to American Iron and Steel (AIS) requirements to purchase American made products. Material costs have been adjusted to account for AIS requirements. The opinion of probable construction cost also included a 15% contingency since it is still in the planning stages. The total project construction cost including contingency is estimated to be \$1,506,000. The cost estimate is attached to this document. This estimate is very preliminary and should be refined based on more detailed engineering design.

4.0 PROJECT FUNDING

Several funding options and resources were considered for this Project. It is our understanding that the District is not able or does not wish to primarily fund the Project with existing funds or loans. Grant funding through NDEP can be awarded following approval of an application package and is considered the primary funding option for the Project. NDEP awards grants up to \$1,000,000 through their Capital Grants Program and SRF programs. This Project would need to meet eligibility requirements and must be approved by the Board for Financing Water Projects.

Technical Memorandum

Competition for the grant funds is significant and those funds are typically awarded based on a priority ranking system. If grant funding is not available for the Project, SRF or United States Department of Agriculture (USDA) loan funding is available. Loan funding for the Project is not the primary funding target but may be necessary if grant funding is not awarded or is not able to cover all Project costs. Similar to grant funding, an application for loan funding must meet eligibility requirements and be selected through a competitive process. Interest rates are near all-time lows if the District is open to loan funding as an option for some or all of the Project funding.

BLM investigated alternative water supply options in their project conceptual narrative. One option was to construct onsite water source (well) and storage (tank and pump) to supply the necessary water demand if the District system was unable to supply. This option was determined infeasible due to the complexity and cost, so the BLM selected the connection to the District water system as the preferred option for the Project. Therefore, the District would need to upgrade their water storage and conveyance system to supply the necessary fire station water demand for the BLM project to continue. The BLM has budgeted between \$100,000 and \$200,000 for the water supply to the fire station. In preliminary conversations, they have indicated that they could contribute these funds to the construction of District water system improvements that are required for the fire house.

Preparation of an application for grant or loan funding is an involved and costly process dictated by the requirements of the funding agency. Typically, the application process involves preparation of a Preliminary Engineering Report (PER), report documenting environmental conditions and impacts, and the application document. A PER was completed for District water system improvements in 2011 and may be able to be updated to suffice for funding application. An update to the PER would be less involved and costly to the District than a separate report. Preliminary costs were estimated to complete the application process tasks and are included in Table 2.

Table 2: Estimated Funding Application Costs

Task	Cost
Update 2011 PER to include Project Information	\$20,000
Environmental Report	\$8,000
Grant or Loan Funding Application (may increase if application for both grant and loan funding are completed)	\$5,000
Total	\$33,000

Costs for preparation of the funding application and associated documents will be incurred by the District prior to receiving funding. However, costs for preparation of the application package may be a reimbursable cost following funding approval.

5.0 SUMMARY

In summary, improvements to the District water system that would be necessary for the BLM fire house are estimated to cost approximately \$1,500,000 (based on planning level information). A grant of \$1,000,000 may be obtainable from State programs and the BLM may be able to contribute approximately \$200,000. This would be considered the best-case scenario for project funding. So, at a minimum, the District would need to obtain an additional \$300,000 from cash reserves or low-interest government loans to fund Project construction. If the District chooses to proceed, next steps would include submitting applications to NDEP for grant and loan funds and getting a firm commitment from the BLM regarding their financial contribution to the project. Preparation and submittal of a grant funding application, including the PER and environmental report, has an estimated cost of \$33,000 to the District which is reimbursable if/when funding is awarded.

**Orovala General Improvement District
Fire Station Water System Improvements
Engineer's Opinion of Probable Construction Costs**

Estimate by MS
Project No 1855
Date 05 15 20

QC Check by BF
Date 05 26 20

BID SCHEDULE - BASE BID

Bid Item	Description	Quantity	Unit	Unit Price	Total
1	Mobilization Traffic Erosion (10' x 3')	1	LS	\$119,083.60	\$119,083.60
2	10" PVC Pipe (no pavement)	3,880	LF	\$95.00	\$368,600.00
3	10" Gate Valves	6	EA	\$4,656.00	\$27,936.00
4	Fire Hydrant Assemblies	6	EA	\$7,800.00	\$46,800.00
5	Install Water Services	3	EA	\$1,000.00	\$3,000.00
6	1 1/2" Water Meter Assemblies	2	EA	\$600.00	\$1,200.00
7	2 1/2" Water Meter Assemblies	1	EA	\$800.00	\$800.00
8	500,000 gal Steel Water Storage Tank	1	LS	\$682,500.00	\$682,500.00
9	US 95 Jack and Bore	1	LS	\$60,000.00	\$60,000.00
Base Bid Total:					\$1,309,919.60
15% Contingency:					\$196,487.94
Total w/ 15% Contingency:					\$1,506,407.54

5/27/2020

NAC 445A.6672 Existing systems: Minimum capacities; minimum pressure and velocity of water; total capacity of groundwater system; timely completion of water projects. (NRS 445A.860) A supplier of water for an existing public water system shall:

1. Ensure that the public water system maintains a sufficient capacity for the development and treatment of water, and a storage capacity of sufficient quantity, to satisfy the requirements of all users of the public water system under the conditions of maximum day demand and peak hour demand.

2. Ensure that the residual pressure in the distribution system is:

(a) At least 20 psi during conditions of fire flow and fire demand experienced during maximum day demand;

(b) At least 30 psi during peak hour demand; and

(c) At least 40 psi during maximum day demand.

➤ Unless otherwise justified by an engineer and approved by the Division or the appropriate district board of health, high head losses must be avoided by maintaining normal water velocities at approximately 8 feet per second during all conditions of flow other than fire flow.

3. If the public water system relies exclusively on water wells as its source of water, ensure that the total capacity of the system is sufficient to meet:

(a) The maximum day demand, fire flow and fire demand when all the facilities of the system are functioning; or

(b) The average day demand, fire flow and fire demand when the most productive well of the system is not functioning,

➤ whichever is greater. When computing total capacity for this purpose, credit must be given for any storage capacity.

4. Ensure that water projects are completed in such a manner as to meet the actual maximum day demand, peak hour demand, fire flow and fire demand for developments of property in the area of service of the public water system.

(Added to NAC by Bd. of Health, eff. 2-20-97; A by Environmental Comm'n by R194-08, 10-27-2009)

Betty Lawrence

From: Ron and Denise Cerri <rebelcreekranch@yahoo.com>
Sent: Sunday, March 8, 2026 12:40 PM
To: Betty Lawrence
Subject: APN #03-0421-32 CUP

Ron and Denise Cerri
340 Rebel Creek Rd
Orovada, NV 89425
rebelcreekranch@yahoo.com
(775)560-6938

RECEIVED
MAR 09 2025
PLANNING DEPT

March 5, 2026

Humboldt County Regional Planning Commission

RE: Opposition to Proposed Conditional Use Permit submitted by Shannon Giordano for Assessor's Parcel #03-0421-32.

Dear Members of the Regional Planning Commission:

As landowners and members of the Orovada community, we are writing to formally voice our opposition to the proposed RV park development located on Duffy Drive, Orovada, APN #03-042132.

Our opposition is based on the following material considerations:

1. Lack of Available Water Resources

The existing water district cannot support the significant demand of this proposed park that includes 25 RV spaces to be constructed immediately, with an additional 25 spaces proposed at a later date. It is our understanding that the Orovada water district does not have sufficient water to meet the needs of its current obligations, much less additional needs associated with this project. Adding a large number of RV hookups will put unsustainable strain on our limited water supply, adversely affecting local residents.

Also concerning is the effect this will have on availability of water during a fire emergency. BLM has proposed a Fire Station to be built in Orovada that is pending completion due to lack of available water, as documented by studies done by a qualified outside entity. Approval of this Conditional Use Permit is in direct conflict with existing plans by BLM and the safety of the community itself.

The cost of expanding the water system is impossible for a small GID such as ours without assistance of some kind. The members of the Orovada GID are actively researching options for grants, cost sharing, etc. for expanding the water system, but that solution is possibly years away from completion. Until such time as expansion is possible, increasing demand on our water system is inadvisable due to the negative impact it could have on current users and the general safety of our small community.

2. Danger to Student Safety and Proximity to School

Placing a high-turnover, transient-use RV park in proximity to a K-8 school property presents a serious safety risk. The increased vehicular traffic, including large RVs, tow vehicles, and trailers, creates dangerous conditions for students, parents, and staff during drop-off/pick-up times. Furthermore, the transient nature of the residents poses security concerns for the nearby school campus.

While there are plans to move the school to a different location, construction has not even begun on a new school, so relocation of the school is not something that will happen in the immediate future. Therefore, an RV park in the proposed location has the potential to create problems for our community's most vulnerable residents.

3. Noise and Light Pollution

An RV park is designed for 24-hour activity, involving generators, outdoor audio systems, and bright lighting, which are inappropriate for a residential area bordering a school. Chronic noise will disrupt the educational environment of the school and the quiet enjoyment of our homes, creating a significant nuisance.

Conclusion

Humboldt County Code Chapter 17.68 Conditional Use Permits Section 17.68.090 Criteria for approval states in part:

No conditional use permit application shall be approved unless the applicant establishes that the use is appropriate at the proposed location and meets the following criteria:

C. The proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, road or traffic conditions, parking, public improvements or infrastructure, public sites or rights-of-way, the potential impairment of natural resources, or other matters affecting the public health, safety, and general welfare...

D. The proposed use will be adequately served by public improvements, facilities, and services, and will not impose an undue burden on other users...

E. The applicant for a conditional use permit shall have the burden of proof by a preponderance of the evidence to provide facts supporting the proposed conditional use permit. For the purposes of legal clarity, this shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact, which are to be determined by the planning commission. Additionally, the applicant shall provide adequate information in the application and on the site plan to substantiate the findings required in this section (Ord. 11-15-16 § 1)

The proposed development is not compatible with the current land use of this area at this time. It creates excessive demand on infrastructure that cannot support it and poses a direct, negative impact on the safety and health of the community. Based on the above reference, we submit that the proposed RV park does not meet the criteria for approval by the board, and we respectfully request that the board deny this application.

Sincerely,

Ron and Denise Cerri

NOTICE This communication and any documents, files or previous e-mail messages attached to it, constitute an electronic communication within the scope of the federal Electronic Communication Privacy Act. This communication may contain non-public, confidential, proprietary, or legally privileged information or contents intended for the sole use of the designated recipient, and is transmitted based on a reasonable expectation of privacy. The unlawful interception, use or disclosure of such information is strictly prohibited under the applicable laws. If you are not the intended recipient, or the person responsible for delivering it to the addressee, or have received this communication in error, please notify the sender immediately by reply e-mail and delete all copies of this communication, including attachments, without reading them, disclosing them, printing them, or saving them to a file or disk.

To: Humboldt County Regional Planning Commission
c/o Humboldt County Planning Department

RECEIVED

Re: Conditional Use Permit **UH-26-04**

MAR 10 2025

PLANNING DEPT

The Thacker Pass Concerned Citizens (TPCC) represent the Orovada and Kings River communities and have worked with Lithium Americas Corp. (LAC) since 2021 to address impacts from the Thacker Pass Lithium Project, prioritizing community safety and well-being.

Many of the impacts identified arise from infrastructure deficiencies. For example, in initial discussions with LAC, it was clarified that the Orovada municipal water system lacked the capacity to support additional connections and could not accommodate any workforce living quarters. These capacity limitations have hindered nondomestic development within the Orovada General Improvement District (OGID) since 2018, with the proposed BLM fire station delayed until system upgrades are completed and the last new domestic connection made in 2021.

Humboldt County Code Chapter 17.68.090, Criteria for approval of Conditional Use Permits, states that *no conditional use permit shall be approved unless the applicant establishes that the proposed use will be adequately served by public improvements, facilities, and services and will not impose a burden on other users.* TPCC recognizes the OGID as the authority responsible for distributing municipal water and respects the board's and consultants' assessments regarding capacity limitations. OGID has been clear that it is currently unable to provide services to the proposed RV park expansion.

Additionally, the OGID water system currently fails to meet the minimum water storage and flow requirements for fire protection as prescribed by the Nevada Administrative Code and the International Fire Code, respectively. Expanding service connections currently presents a substantial risk to public health and safety. DOWL Engineering recently estimated the minimum cost to expand capacity at approximately \$3.1 million; this is for part 1 of a three-phase project, which, upon completion, would cost over \$12 million. A comprehensive report on these risks and potential system improvements, finalized by DOWL Engineering in February 2026, is available from the OGID.

Considering the existing capacity limitations, **TPCC respectfully requests that permit UH-26-04 be denied.** Encouraging potential commercial drilling exceptions, as authorized by the Nevada Division of Water Resources, to circumvent infrastructure deficiencies within water districts could establish a concerning precedent that may impact other water municipalities in Humboldt County and rural Nevada communities throughout the state.

Thank you for the opportunity to provide feedback. We appreciate the Humboldt County Planning Department staff and the Planning Commission for their thorough consideration of this matter. TPCC supports responsible development within our communities. We believe it would not be prudent for the Commission to authorize development at this time.

On behalf of the Thacker Pass Concerned Citizens,

Susan Frey
Spokesperson and Public Relations, TPCC
suz.frey@gmail.com
775-225-8162

3/9/2026

From:

March 10,
2026

Dr. Shelley Alan Gale
Pastor, Orovada Community Church

To:

Humboldt County Planning Commission
Attn: Betty Lawrence

RE: Comments Regarding Sawtooth RV, LLC – Proposed RV Park Expansion

Honorable Commissioners,

Thank you for the opportunity to submit written comments regarding the proposed expansion of the Sawtooth RV, LLC RV park. I am providing this statement in advance, as I may be unable to attend the meeting scheduled for March 12.

I am the closest neighboring resident to the proposed development. The Orovada Community Church and its parsonage sit directly on the adjacent property to the north. My comments are offered with respect for the applicants and with a desire to ensure that the expansion proceeds in a way that benefits both the community and the property owners.

My concerns arise from extensive personal and professional experience with RV parks. I served as a police officer for 25 years in Los Angeles, California, and Klamath Falls, Oregon. Following my retirement from law enforcement, my wife and I lived full time in a fifth wheel trailer for fourteen years and traveled throughout the country before settling in Orovada. Based on that background, I have observed three recurring issues common to RV parks:

1. **Excessive or disruptive noise**
2. **Loose or uncontrolled dogs**
3. **Poorly maintained or cluttered RV sites**

These issues can be effectively mitigated—and in many cases prevented—through two practical measures:

1. Installation of a perimeter fence.

At present, dogs from the existing RV park occasionally wander onto the church property to use our lawn, either because they have gotten loose or have been released by their owners. A fence would significantly reduce this ongoing nuisance and protect both properties.

2. Designation of an on site residential manager or caretaker.

Noise concerns, site maintenance, and general oversight are best addressed by a responsible individual living on the premises. This presence provides accountability, ensures consistent enforcement of rules, and helps maintain the overall condition of the park.

Personally, I am not opposed to the development or expansion of an RV park. However, I believe that adding fifty additional spaces is excessive for a community as small as ours. Such an increase will inevitably bring more traffic and traffic noise, which may also affect the adjacent school. I understand that many of these new spaces will likely be occupied by long term residents and employees of the Lithium Mine, which could ultimately benefit both the community and the church. I do have some concern about the potential for increased crime, though I trust the applicants will be selective and responsible in their rental practices.

For these reasons, I respectfully request that the Commission consider requiring the applicants to construct a perimeter fence, designate an on site manager, reduce the total number of sites, and reserve a portion of them for short term travelers. The existing RV park is currently filled with full time employees of the Lithium Mine, leaving no available spaces for travelers or vacationers. As a result, visitors often resort to parking overnight in the Sawtooth parking lot or in other areas around the community.

Thank you for your time and thoughtful consideration of this matter. My hope is simply that any expansion will strengthen, rather than strain, the character and safety of our community. I trust the Commission will weigh these concerns carefully and make a decision that serves the long term well being of Orovada.

Respectfully submitted,
Shelley Alan Gale
Pastor, Orovada Community Church

Betty Lawrence

From: gary gpblackburn.com <gary@gpblackburn.com>
Sent: Tuesday, March 10, 2026 5:20 PM
To: Betty Lawrence
Cc: peggy gpblackburn.com
Subject: CONDITIONAL USE PERMIT UH-26-04 COMMENTS

I just saw this application today!!!! I have lived in Orovada for over 30 years and during that time NOTHING like this has ever come to my attention like this (a day and half to respond to what is going on in my community). I read the Minutes and your recommendation to approve this permit with the meeting 2 days away, this is my input.

First of all, why is it that this is the first time that I, as an Orovada resident, have even heard of this proposal. I think there should have been a meeting or at least some method for direct feedback from the residents. I would think that you would be interested in what the residents think. I am not against expansion, but this would more than double the size of Orovada (check to see how many locations are currently connected to the Orovada GID). When we moved here 30 years ago, one of the key things we considered was that our property was connected to the GID water and sewer system. I am a disabled Veteran, and we live on my disability and our fixed Social Security income.

I read Don Mertens letter to your department, and I agree with his response. The GID can't currently support adding 50 more sites to our already heavily taxed water and sewer systems. I have been keeping up with the GID issues over the years, and I have some real concerns. I do not like the thought of being forced to pay higher taxes or fees, especially for something like this project. This does NOTHING for Orovada, it just adds added income for a few at the expense of everyone else!!

Assume this permit is approved and the GID can't support the added load and the RV park can they drill their own well (not sure what they would do with sewer waste?). What does that do to the GID? Does it invalidate the GID and allow for the County or State to do away with it? I know for years the State has been trying to take over the GID so they can control our rates and would most likely at least double and significantly limit our control over our own water and sewer. One of the things we like about Orovada is we have some control over things like this.

Like I said, I have lived in Orovada over 30 years, we know our neighbors and what cars & pets they have. We have lived in several RV parks in the past; some are selective on who they allow into the park and kick troublemakers out. Putting a 50 site RV park in the middle of Orovada is more than doubling the traffic and who knows what kind of residents will be staying there (if the park's purpose is to make money, most likely anybody can move in with little to no supervision). Right now, a lot of Orovada residents leave their doors and outbuildings unlocked, we trust our neighbors to watch out for us. I think all of that most likely will be undone not knowing who is living just a short distance away???

I am EXTREMELY UPSET that this has gone to the County approval stage without **ANY** notification to residents!!!! **BOTTOM LINE I am against UH-26-04**

If you have any questions, please email me or call at 775-272-3470.

Thank you,
Gary Blackburn

NOTICE This communication and any documents, files or previous e-mail messages attached to it, constitute an electronic communication within the scope of the federal Electronic Communication Privacy Act. This communication may contain non-public, confidential, proprietary, or legally privileged information or contents intended for the sole use of the designated recipient, and is transmitted based on a reasonable expectation of privacy. The unlawful interception, use or disclosure of such information is strictly prohibited under the applicable laws. If you are not the intended recipient, or the person responsible for delivering it to the addressee, or have received this communication in error, please notify the sender immediately by reply e-mail and delete all copies of this communication, including attachments, without reading them, disclosing them, printing them, or saving them to a file or disk.



Orovada Volunteer Fire Department

PO Box 155, Orovada NV 89425
250 Duffy Drive, Orovada NV 89425

March 10 2026

Humboldt County Region Planning Commission
25 W Fourth Street
Winnemucca, NV 89445

Public Comment: Conditional Use Permit UH-26-04 on the meeting agenda for March 13, 2026

The Orovada Volunteer Fire Department (Orovada VFD) provides the following public comment regarding Conditional Use Permit UH-26-04.

The Orovada VFD relies on municipal water supplied by the Orovada General Improvement District, as appointed by Humboldt County, to provide fire suppression services to the entire community of Orovada.

Approval of this permit would be a risk to public safety for the following reasons:

- The current water system managed by OGID does not meet the generally accepted flow rate of 1,000 gallons per minute for two hours to ensure adequate fire protection.
- Additional service connections to the water system, with the current flow capacity and storage deficit, increase the risk that the Orovada VFD will lack adequate water flow during a fire emergency.
- It is imperative that, during a fire event, should the power supply be unavailable (common during wind-driven wildfires), water flow for the safety of residents within the Orovada VFD district be prioritized.
- Until the municipal water system can be improved with larger-diameter water mains to enhance fire flow, any further strain on the limited water system will reduce available water flow.

The Orovada VFD looks forward to serving the fire protection needs of the community now and in the future, thanks the Orovada General Improvement District for overseeing of the water district, and thanks the Humboldt County Planning Commission for their thorough consideration of the matter.

Sincerely,

Andy Rodriguez
Chief, Orovada Volunteer Fire Department

RECEIVED

MAR 11 2025

PLANNING DEPT

Betty Lawrence

From: gary gpblackburn.com <gary@gpblackburn.com>
Sent: Wednesday, March 11, 2026 11:03 AM
To: Betty Lawrence
Subject: RE: CONDITIONAL USE PERMIT UH-26-04 COMMENTS
Attachments: Trailer Fire1 12-28-24.jpg

Thank you for your prompt response. I have some additional concerns.

This significantly affects all Orovada GID members (water & sewer) but it also could affect Harney Electric Coop members. For example, it is 120 degrees and all 50 RV sites have their AC units running full blast. Most RVs these days pull 50 amps each, 50 amps x 50 units = 2,500 amps or 625,000 watts (.625 Mega Watts) of additional Orovada electrical load from Harney Electric. Has anyone contacted Harney Electric to see if the current substation and electrical equipment can handle this additional load or are upgrades needed to support the RV park? If upgrades are required, who pays for them, I don't think any of the Harney Electric Coop members want to see their electric bills increase because of an RV park, I know I don't.

In addition to the concerns about water and sewer, are additional fire hydrants to be installed? In Orovada, the water for the hydrants comes from the same source as our drinking water and as stated before, the GID can't provide the RV park with drinking water, much less fire fighting water?? We had a trailer fire last year about 300 yards from my house (see pic). The Orovada fire department was able to put it out, but it took 3-4 hours and constant spraying the trailer with water. The fire department was able to keep the fire from spreading to another trailer about 20-30 ft way. How close are the RV sites in the proposed RV Park? If they are too close, we could end up with a situation like the LA fires they had a year or so ago.

Putting in a large RV park is not just about leveling the land and setting up sites, it requires a lot of pre-planning to ensure that it has the resources it needs without impacting community resources and be safe. I don't begrudge the landowners' rights to do what they want with their land but, from what I have seen to date, there is a lot of planning that needs to be done to address issues like these.

This request for an RV park will impact the entire community (not just 300' from the property). Notice should have been sent to all residents and a hearing held in the community to voice their concerns and questions regarding the expansion of the RV park.

Thank you for allowing me to express my concerns.

Gary Blackburn
 Orovada

From: Betty Lawrence <Betty.Lawrence@humboldtcountynv.gov>
Sent: Wednesday, March 11, 2026 8:34 AM
To: gary gpblackburn.com <gary@gpblackburn.com>
Cc: peggy gpblackburn.com <peggy@gpblackburn.com>
Subject: RE: CONDITIONAL USE PERMIT UH-26-04 COMMENTS

Edward Bartell
 PO Box 130
 Orovada, NV 89425
 3/11/2026

Humboldt County Regional Planning Commission
 Via electronic mail only to
 Humboldt County Regional Planning Department

RE: UH-26-04 Proposed RV Park adjacent to the Orovada School.

Dear Planning Commission Members,

I am writing to provide formal written comments in opposition to UH-26-04. UH-26-04 is not in compliance with multiple provisions of Humboldt County Code (as is outlined below) but yet was inexplicably proposed for approval anyway by the Planning Department.

Both of my children attended the Orovada School, prior to graduation, and my wife currently works there as a teacher. The proposed RV park is adjacent to the Orovada School and will create an unsafe environment for students and staff.

The "RV park" may become a "man camp" for mining exploration/construction

The Orovada area has limited recreational opportunities, and it is difficult to fathom the use for an additional 50 RV spaces, for recreational use.

The lithium mine's Workforce Hub, in Winnemucca, with around the clock security, was specifically designed to provide housing to limit impacts of lithium mine construction workers on local communities. I am concerned that the proposed RV Park in Orovada, will allow exploration/construction workers to stay in Orovada, creating a man camp, rather than workers using the designated Workforce Hub.¹ Nothing in the Planning Departments approval of this RV Park precludes it from becoming a "man camp". Rather, further indicating that the RV Park will be a man camp; the Planning Department's proposed approval at paragraph 4. B indicates that there will be 5-10 commercial vehicles a day once the RV park is operating, (recreationalists would not be operating commercial vehicles).

¹ To the extent the applicant may try to deny this is a "man camp"; the conditional use permit should explicitly bar the RV park's use as a "man camp", and condition the permit to be immediately revoked upon its use for construction or exploration worker housing.

Elsewhere man camps have resulted in squalid conditions, with multiple people sometimes packed into single RVs. The Washington Post documented in its reporting, that *“the arrival of highly paid oil workers living in sprawling “man camps” with limited spending opportunities has led to a crime wave -- including murders, aggravated assaults, rapes, human trafficking and robberies.”*²

The rise in crime related to man camps is well documented. For example, research from the University of Colorado and the U.S. Bureau of Justice Statistics notes that *“looking at the rapid rise of oil workers to the oil producing regions, where they were housed in man camps, the study showed that from 2006 to 2012, the rate of violent victimization, particularly of aggravated assault, increased 70%. In contrast, there was no corresponding rise of violent crime in the counties outside of the Bakken oil region, and in fact reports of violent victimizations in non-Bakken counties was down 8% during the time period.”* (emphasis added) (These reports are attached as Exhibit 1).

The proposed RV park is adjacent to the Orovada School

The staff report at paragraph 4. F. states *“Applicant has indicated the proposed use would have no adverse effect on abutting property or permitted uses thereon. There is a parking lot, existing RV park, Orovada Fire House, community church and vacant property on surrounding properties”*. Conspicuously absent from the above statement is any analysis of the impact on **the Orovada School adjacent to the proposed RV park**. The applicant even concedes in application question 5 that the RV park is adjacent to “corner of school”. Applicant’s survey indicates the RV Park parcel will border the entire south boundary of the school playground as is shown in Figure 1 below.

² <https://www.washingtonpost.com/st/national/2014/09/28/dark-side-of-the-boom/>

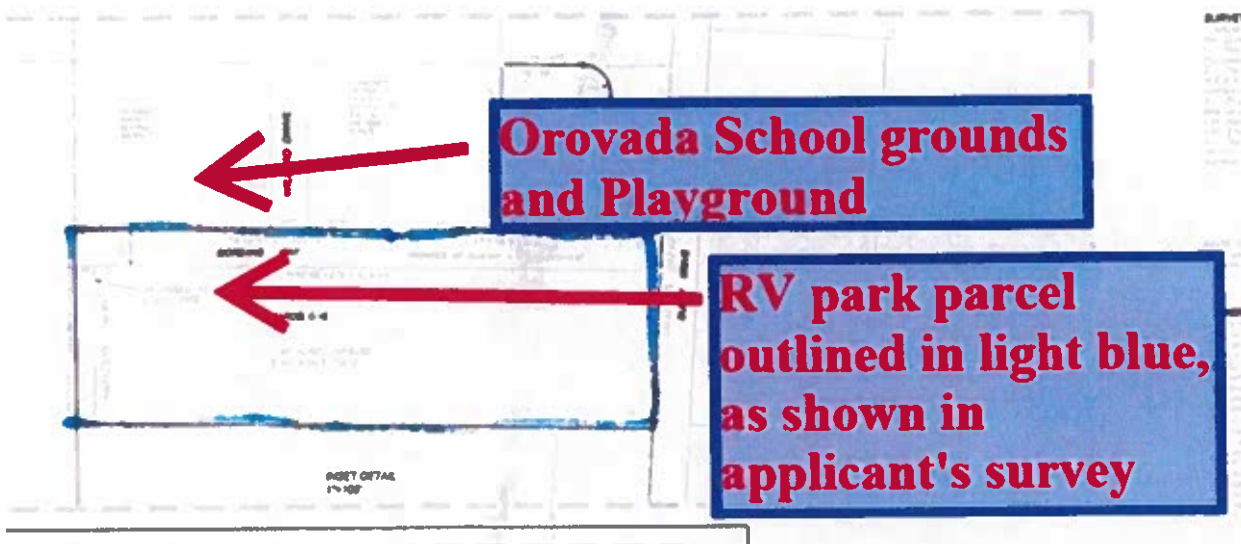


Figure 1. The above figure is an excerpt from applicants own survey attached to the staff report. I marked up the applicant's survey denoting the proximity of the Orovada School grounds to the proposed RV park³.

Placing an RV Park near the Orovada School is barred by Humboldt Code 17.68.090 which states: *"No conditional use permit application shall be approved **unless the applicant establishes that the use is appropriate at the proposed location**" and 17.68.090 (C). The proposed use **shall not result in a substantial or undue adverse effect** on adjacent properties, **character of the neighborhood**, road or traffic conditions, parking, public improvements or infrastructure, **public sites** or rights-of-way, the potential impairment of natural resources, or **other matters affecting the public health, safety, and general welfare.**" (emphasis added)*

Nobody with a straight face could argue that placing an RV Park next to a school is "appropriate at the proposed location", even if it was not a "man camp". Indeed, the applicant has not even made any effort to establish that the RV park is appropriate next to the Orovada School, as is required by Humboldt County Code 17.68.090.

This is obviously fatal to the application. The Orovada School does not have any on staff security officer, and is only protected by a low fence that can be easily stepped over.⁴

Notably the applicant states on question 9 that the RV park will have no employees, meaning there will not be a security officer, or staff to ensure RVs follow rules, clean up trash, and order is maintained. Instead, it appears the applicant is going to rely on Humboldt County

³ Applicant has submitted various hand drawn maps that are not to scale; the applicants survey appears to be the relevant map.

⁴ I am aware there is talk about the lithium mine building another school, however this alleged school construction has been delayed multiple years, and it is unclear when if ever a new school will be constructed.

law enforcement to quell disturbances, and protect the school, even though law enforcement is already overstretched and may take a substantial amount of time to respond.

The record is abundantly clear; this project cannot be served by existing infrastructure and must be denied.

The planning department's proposed approval of the RV Park is in clear violation of Humboldt County Code 17.68.090 which states "**No conditional use permit application shall be approved unless the applicant establishes that the use is appropriate at the proposed location and meets the following criteria**":

Including 17.68.090 (C) "the proposed use shall not result in a **substantial or undue adverse effect** on adjacent properties, character of the neighborhood, road or traffic conditions, parking, **public improvements or infrastructure**..." And including 17.68.090 (D) which states "**the proposed use will be adequately served by public improvements, facilities, and services, and will not impose an undue burden on other users.**" And including 17.68.090 (E) which states "**the applicant for a conditional use permit shall have the burden of proof by a preponderance of the evidence to provide facts supporting the proposed conditional use permit.**" (emphasis added)

Here the record is abundantly clear as evidenced by the staff report and the Orovada GID letter⁵, that **existing water and sewer infrastructure cannot serve the proposed RV Park.** The applicant provided no facts or evidence that it has any viable source of water or sewer for the foreseeable future.

Humboldt County Code 17.68.090 could not be more clear "**No conditional use permit application shall be approved**", unless the above noted criteria are met, which clearly they are not, by staff's own admission. Under Humboldt County Code 17.68.090 the application must be denied.

Despite the code clearly demanding that the application be denied, staff inexplicably approved the application anyway, based on the hypothetical that at some future date Orovada GIS may be "working on expanding the water and sewer service", with no requirement that work be complete or actually be sufficient to serve the proposed RV Park. There is absolutely no evidence showing funding has been secured, or will be secured, to actually upgrade the infrastructure to adequately serve the proposed RV park. Indeed, the funding gap is massive, according to the DOWL report page 40, upgrades to the Orovada GID water lines (not including waste water treatment) may cost upwards of \$11 million and Orovada GID has an annual income of less than \$76,000. Incredibly the Planning Department approved this project, on this

⁵ date stamped Feb 25 2025

vastly overtaxed system, without any evidence, the applicant or anybody else is going to come up with the millions of dollars to fund necessary upgrades.⁶

To put the situation in perspective it appears that there are roughly 63 occupied residences⁷ in the Orovada GID, and the RV park is proposing to add another 50. The needed upgrades are not minor. Incredibly the Planning Department does not define the amount of water and sewer upgrades necessary to support the RV park, or require that they be complete merely “working on expanding the water and sewer service” is defined a sufficient to get building permits.

The planning department has turned applicants’ burden of proof on its head. The planning department is seeking to remove any public, or Planning Commission involvement as to whether some hypothetical future infrastructure upgrades are sufficient, with absolutely no evidence at this time that these upgrades will be sufficient. In short, the Planning Department wants the Planning Commission to cut them a blank check, circumventing actual review of this project.

Insufficient planning review and oversight has led to devastating economic consequences for Humboldt County.

In the Grass Valley area south of Winnemucca the Planning Department historically rubber-stamped development; allowing concentrated housing with too many septic systems. This in turn resulted in high nitrates and groundwater contamination, and contaminated drinking water.

The county was forced to take over water systems to try to import water from elsewhere, and construct waste water treatment facilities (WWTF). According to reporting in the Great Basin Sun “*Running the two water systems that the County has purchased sets the plan in motion to lower nitrates while the County seeks funding opportunities to construct a WWTF that will cost the County nearly \$30 million.*”⁸ It is my understanding that if the groundwater was to be actually cleaned up as opposed to importing water from elsewhere, cleanup costs could exceed \$200 million.

Despite the Grass Valley disaster, the Planning Commission continues to ignore Humboldt County Code designed to prevent these disasters. Instead, the Planning Department continues rubber stamping development, contrary to Humboldt County Code, with no evidence

⁶ These excerpts of the DOWL report were included in the Planning Department’s correspondence with Orovada GID.

⁷ The DOWL report at page 40 indicates there are 63 rate payers in Orovada GID.

⁸ <https://greatbasinsun.com/news/2024/apr/09/county-contracts-with-new-water-system-operator-to-avoid-fines/>

that it can be supported by infrastructure, or any funded plans, to have the project sufficiently supported by future infrastructure.

As is typical of Planning Department decisions, I first heard about the proposed approval merely four days prior to the meeting and had to scramble to figure out what was being proposed. Many people in the community don't know about it at all. For decisions affecting rural communities, the Planning Commission, should provide reasonable notice, and hold meetings in the effected communities. A dramatic increase in crime, that man camps have been shown to have caused elsewhere, is not going to merely affect people living 300 feet from the man camp (only parcels 300 feet away were notified).

sincerely,



Edward Bartell

Exhibit 1

**Reports from the University of Colorado
Bolder and the U.S. Bureau of Justice Statistics
RE the increase in crime related to man camps.**

Tallgrass Institute

Violence from Extractive Industry 'Man Camps' Endangers Indigenous Women and Children

📅 1/29/2020

After four months of hearings, the South Dakota Water Management Board **approved** TransCanada/TC Energy to use local water sources for their Keystone XL project. The widely contested oil pipeline runs through the western part of the state, and construction and operation could have harmful effects on rural communities and especially the state's Indigenous populations that would last well beyond the project's completion.

Among several witnesses to offer expert testimony on wide-ranging potential threats of the project, First Peoples Worldwide Staff Attorney Kate Finn provided insights and expertise for the Yankton Sioux Tribe specifically regarding the immediate and enduring harm to Indigenous communities caused by extractive industry man camps – the hundreds and often thousands of workers who are brought to an oil, gas or mining project and given temporary housing for the duration of the project. Highlights from the testimony at the hearing follow:

***Man camps bring violence and localize
violent crime
in places where it would not otherwise
be.***

Studies have shown that man camps bring violence and localize violent crime in places where it would not otherwise be. The camps by nature create a rapid increase in the population of the area, which can strain community infrastructure, such as law enforcement and human services,

especially in rural areas where law enforcement is charged with providing services to extensive swaths of land. The increase in population can lead to an increase in physical and sexual violence, including rape, sexual assault, sexual assault of minors, and sex trafficking in the affected communities.

In 2019, the U.S. Bureau of Justice Statistics [completed a study](#) on violent victimization known to law enforcement in the Bakken oil-producing region of Montana and North Dakota, where increased reports of crime coincided with the socio-economic changes brought to that area by the oil boom.

Looking at the rapid rise of oil workers to the oil producing regions, where they were housed in man camps, the study showed that from 2006 to 2012, the rate of violent victimization, particularly of aggravated assault, increased 70%. In contrast, there was no corresponding rise of violent crime in the counties outside of the Bakken oil region, and in fact reports of violent victimizations in non-Bakken counties was down 8% during the time period.

The study also found that the rates of serious violent victimization – i.e. homicide, non-negligent manslaughter, rape and sexual assault, robbery and aggravated assault – increased 30% in the Bakken region, where it declined by 4% in the non-Bakken region.

Of particular note, the increase of violent victimization by strangers increased by 53% in the Bakken region, the violent victimization of Black and Native American people was 2.5 times higher than corresponding rates for whites, and, while men experienced higher rates of violent crime as well, women experienced a 54% increase in the rate of unlawful sexual contact, which was due to a rise in reports of statutory rape.

***Potential harm from man camps is
made worse when
they are on or near Indigenous Peoples'
lands.***

The potential for harm from the man camps is exacerbated when the locations of extractive projects are on or near Native communities, where already higher rates of violence against women and lower access to

justice create a system ripe for the exploitation of Native women and children.

A [2008 report](#) from the National Institute of Justice showed that **Native women face murder rates at more than 10 times the national average** in some places in the United States. A 2016 follow-up report, [Violence Against American Indian and Alaska Native Women and Men](#), found that **more than 4 in 5 American Indian and Alaska Native women have experienced violence in their lifetime**, and that more than half of these women have experienced sexual violence in their lifetime. The same report shows that **96% of these American Indian and Alaska Native female victims have experienced violence from a non-Native perpetrator**.

In addition, the state of criminal jurisdiction in Indian Country and increased extractive activities therein compound the risk of violence toward Native American women and children, as detailed in First People's 2016 paper [Responsible Resource Development and Prevention of Sex Trafficking: Safeguarding Native Women and Children on the Fort Berthold Reservation](#) and the accompanying [strategic plan](#) published by the Harvard Journal of Law and Gender in 2018.

In brief, the federal government is responsible for investigating and prosecuting crimes by non-Indian defendants against Indian victims. However, the federal government has not historically nor currently been able to investigate or prosecute these crimes to a level that provides safety for the Native community or the assurance of justice. In practice, this creates an enforcement loophole where crimes against Indian women and children take place more frequently and the perpetrators are not held to account.

The vast majority of the workers at man camps are non-Native. Because of the limits of criminal jurisdiction in Indian Country, the tribe cannot prosecute them for any acts of criminal violence, including sexual assault and trafficking. Since man camps are localized, the localized rise in violence has a potential to intimately impact entire communities.

While man camps are temporary, the trauma of sexual

violence and violent crime affects entire generations.

The increase in violence that occurred in the Bakken region due to the increase in population from man camps mirrors a situation that could readily occur in TransCanada/TC Energy's Keystone XL project in the U.S. The camps accompanying the South Dakota leg of the project (there are [four camps are on the proposed route](#)) would be closely located to Native lands and would directly interface with Native communities. Importantly, though the man camps for Keystone XL are temporary – like the impact of the man camps in the Bakken – the trauma caused by a coincident increase in violent crime and human trafficking would remain in the communities for generations.

As detailed in First Peoples' *Responsible Resource Development* paper, the impacts of violence are life-long for survivors. The experience of sexual violence can lead to severe depression, long-term mental health issues, less educational attainment, drug abuse, anxiety, PTSD and even suicide. And the impacts of trauma are not just held by one person but are felt as a ripple effect across their community. The initial victim is likely a daughter, sister, wife, mother, cousin, friend, and parent, and her trauma will be experienced by all.

[Preliminary data research](#) confirms there are very few law enforcement officers available to handle large rural areas in South Dakota where the proposed pipeline construction will take place. **The South Dakota Water Management Board, and in fact all municipal, state and federal entities involved in permitting the proposed Keystone XL pipeline construction must take into consideration the impacts of their decision on Indigenous women and girls in South Dakota along the route of the project.** While the camps are temporary, the trauma of sexual violence and violent crime affects entire communities for generations.

Image [via](#).

University of Colorado Boulder

Tallgrass Institute

New Report Finds Increase of Violence Coincides with Oil Boom

3/14/2019

Type of crime	Bakken Region Percent Change 2006-2012	Non-Bakken Region Percent Change 2006-2012
Unlawful Sexual Contact	44.8	-6.7
Aggravated Assault	70.1	-4.4
Serious Domestic Violence	47.1	11.1
Serious Stranger Violence	47.4	-6.3

In 2000, Native women experienced sexual assault at a rate seven times higher than white women and there is no indication that this disparity has narrowed in the past nineteen years.[1] Since the Bakken oil boom, Native American communities have reported increased rates of human trafficking, specifically sex trafficking, and missing and murdered indigenous women in their communities. Native communities, service providers, media and policy-makers alike have attributed this increase to the large increase of well-paid oil and gas workers who flocked to the region, setting up man camps in largely rural areas with little infrastructure to support such a population boom, however temporary.

In January of 2017, First Peoples Worldwide Faculty Director Carla Fredericks and Staff Attorney Kate Finn authored *Responsible Resource Development and Prevention of Sex Trafficking: Safeguarding Native Women and Children on the Fort Berthold Reservation*, which was published in the Harvard Journal of Law and Gender.[2] That paper detailed how the state of federal Indian law and increased extractive activities have compounded the risk of violence toward Native American women and children.[3] The next year, the same authors published a strategic plan to address these issues which noted the lack of empirical data on this issue and called for the development of accessible statistics around the impact of resource development on local and tribal criminal justice departments.[4]

In response to the concerns raised by tribes and individuals, the Bureau of Justice Statistics sponsored a report to investigate whether the reports of increased violence in the region were statistically verifiable. On February 14th 2019, the National Crime Statistics Exchange (NCSX) released a comprehensive report titled, *Violent Victimization Known to Law Enforcement in the Bakken Oil-Producing Region of Montana and North Dakota, 2006-2012*.^[5] The report uses local data collected by the FBI and concludes that the reports of increased violence in the Bakken region indeed coincided with the oil production boom beginning in 2008.^[6]

Rate of violent victimization known to law enforcement by type of crime^[7]

This table details the percent changes of certain crimes both inside and outside the Bakken region. Various forms of violent crimes reported in the Bakken region consistently increased, whereas crimes outside the Bakken region consistently decreased. Notably, the rate of aggravated assault reported to police increased by 70% and the reports of intimate partner violence perpetrated against women increased by 33%.^[8] Trends are also demonstrated in the graph below.

Rate of violent victimization known to law enforcement, 2006-2012^[9]

The Fort Berthold Reservation lies at the center of the Bakken Formation and counties on the reservation increased in population by thirty to seventy percent between 2006 and 2012.^[10] Furthermore, McKenzie County (which makes up the northwest corner of the reservation) is known as the epicenter of the Bakken oil boom,^[11] so the area was included in the NCSX report's analysis. While the report does not exclusively focus on rates of violence perpetrated against Native American women and children, it found that the violent victimization of Native Americans in the Bakken region was approximately 2.5 times higher than the corresponding rate for whites. The increase in crime rate for all populations then translated into a strain on the resources and infrastructure of the rural infrastructure to meet the needs of all victims. Those Native American victims seeking culturally resources and healing within their own cultural and community context also faced barriers simple due to strain on the resources.

This report takes a step in the right direction, however continued analysis and reporting is necessary to address the corollary epidemics of human trafficking and missing and murdered indigenous women and children. As stated in the original paper, compiling data on these

sensitive crimes is imperative to better understand the causes and consequences of these heinous crimes, but also to channel resources into services that provide for the long-term health and wellbeing of the entire community.

Further, where the increased crime rates are directly related to the oil boom, First Peoples Worldwide recommends compiling as well as disaggregating this data as a critical means to disclose to investors the true economic, social and cultural impacts of investment in the fossil fuel industry. First Peoples Worldwide continues to call for disaggregated data on these issues and works to elevate local efforts to ensure safety, prevent violence, and provide increased economic opportunities for Native women and youth.

[1] NCAI Policy Research Center, Statistics on Violence Against Native Women 2 (2013) [<https://perma.cc/DMN8-HS2E>].

[2] Kathleen Finn, Erica Gajda, Thomas Perin & Carla Fredericks, *Responsible Resource Development and Prevention of Sex Trafficking: Safeguarding Native Women and Children on the Fort Berthold Reservation* 40.1 Harv. J.L. & Gender 1 (2017) [<https://scholar.law.colorado.edu/articles/629/>].

[3]*Id.* at 2–4.

[4] Carla F. Fredericks, Kate Finn, Erica Gajda, Jesse Heibel, *Responsible Resource Development: A Strategic Plan to Consider Social and Cultural Impacts of Tribal Extractive Industry Development*, Harv. J.L. & Gender 1, 26 (Oct. 2018) [<https://scholar.law.colorado.edu/articles/1222/>].

[5] Kimberly Martin et al., Violent Victimization Known to Law Enforcement in the Bakken Oil-Producing Region of Montana and North Dakota, 2006 – 2012, Natl. Crime Stats. Exchange (Feb. 2019) [<https://www.ojp.gov/ncjrs/virtual-library/abstracts/violent-victimization-known-law-enforcement-bakken-oil-producing>].

[6]*Id.* at 3.

[7]*Id.* at 7 (selected statistics from Table 1).

[8]*Id.* at 2.

[9]/*id.* at 5.

[10]/*id.* at 4.

[11] Dustin Monke, *The Boom's 'Epicenter:' Oil Patch Hub Watford City Adjusts to Burgeoning Population, Financial Questions*, Dickinson Press (Mar. 2, 2014), available at <https://www.thedickinsonpress.com/news/2353072-booms-epicenter-oil-patch-hub-watford-city-adjusts-burgeoning-population-financial>.

University of Colorado Boulder

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Exhibit 2

Humboldt County Code

Chapter 17.68

CONDITIONAL USE PERMITS

Chapter 17.68 CONDITIONAL USE PERMITS

Sections:

- 17.68.010 Establishment and process.**
- 17.68.020 Preapplication process.**
- 17.68.030 Application process.**
- 17.68.040 Application fee.**
- 17.68.050 Hearing process and noticing.**
- 17.68.060 Noticing.**
- 17.68.070 Public hearing—Decision.**
- 17.68.080 Public hearing—Effective date of decision.**
- 17.68.090 Criteria for approval.**
- 17.68.100 Conditional use permit maintenance.**
- 17.68.110 Permit revocation.**
- 17.68.120 Appeal process.**
- 17.68.130 Appeal—Who can appeal.**
- 17.68.140 Appeal—Contents.**
- 17.68.150 Appeal—Time period for hearing.**
- 17.68.160 Appeal—Action by the board of county commissioners.**
- 17.68.170 Appeal—Effective date.**

17.68.010 Establishment and process.

Humboldt County hereby establishes a conditional use permit process. The purpose of this chapter is to provide a method of reviewing proposed uses, which possess characteristics that require special appraisal in order to determine if the uses have the potential to adversely affect other land uses, air or water quality, transportation systems, or public facilities or services. Certain uses listed in the zoning districts are permitted only when subject to a conditional use permit. Uses are subject to all applicable property development standards of the district in which they are to be located. The procedure set forth in this chapter applies to all uses permitted subject to a conditional use permit. (Ord. 11-15-16 § 1)

17.68.020 Preapplication process.

Prior to submitting the application for a conditional use permit, the applicant may be required to have a presubmission meeting with Humboldt County regional planning department staff to discuss the project and the application. No conditional use permit application shall be accepted and processed until the information necessary to review and decide upon the proposed conditional use permit is deemed complete. (Ord. 11-15-16 § 1)

17.68.030 Application process.

Application for a conditional use permit may be made by the owner, purchaser under contract, or lessee of the property for which the permit is sought, or his agent duly authorized in writing and shall:

A. Be in writing on forms furnished by the planning department setting forth such information as may be prescribed by the planning commission to assist in determining the validity of the request.

B. The director of planning or designated representative may require the applicant to submit a site plan.

As part of the application process, the planning department, fire department, emergency medical services, sheriff's office, road department, building department, other county staff, or other public entities that supply infrastructure or other necessary services may provide review of the application. Based on the recommendations of these Humboldt County departments, staff, or other entities, reasonable conditions that are related and roughly proportional to the proposed use of the property may be suggested to the regional planning commission and subject to their approval. (Ord. 11-15-16 § 1)

17.68.040 Application fee.

An application-processing fee, as established by the Humboldt County board of commissioners, shall be collected for any application for a conditional use permit made in compliance with this chapter. (Ord. 11-15-16 § 1)

17.68.050 Hearing process and noticing.

The Humboldt County regional planning commission shall take action to approve, approve with conditions, modify, modify with conditions, or deny the conditional use permit request. The regional planning commission may also vary standards of this title as part of the approval of a conditional use permit application. Failure of the commission to hold a public hearing or take action within the time frames provided in this chapter shall constitute approval of the application. (Ord. 11-15-16 § 1)

17.68.060 Noticing.

A hearing date will be set by the director of planning not less than ten or more than forty calendar days after the receipt of an application. A hearing to consider an application for a conditional use permit shall be held within sixty-five calendar days after the filing of the application. The hearing must be noticed and conducted according to the provisions set forth in NRS 278.315:

A. Notice of all public hearings will be given and contain the name and place of the hearing and other pertinent data presented in the application.

B. At least ten calendar days before the date set for public hearing, the director will give notice by mail of the time, place and the nature of the hearing to owners of property within a distance of three hundred feet of the exterior boundaries of the subject property, as the owners appear in the last adopted tax roll of the county. (Ord. 11-15-16 § 1)

17.68.070 Public hearing—Decision.

A. The planning commission will hold a public hearing not less than thirteen calendar days after the mailing of the notice of the conditional use permit application.

B. The planning commission will issue its decision by resolution prior to the conclusion of the public hearing. The resolution shall set forth the findings of the planning commission and any recommended or required conditions, including time limit, deemed necessary to protect the health, safety and welfare of persons in the neighborhood and the community as a whole. Notification of the action of the planning commission will be mailed to the applicant at the address shown on the application within five business days. (Ord. 11-15-16 § 1)

17.68.080 Public hearing—Effective date of decision.

The decision of the planning commission is final unless appealed and becomes effective five business days after issuance of such decision. (Ord. 11-15-16 § 1)

17.68.090 Criteria for approval.

No conditional use permit application shall be approved unless the applicant establishes that the use is appropriate at the proposed location and meets the following criteria:

A. All of the applicable application elements, as outlined in this chapter, are complete and the applicant has agreed to meet all conditions imposed as part of the conditional use permit approval process;

B. The proposed use shall be consistent with the purpose, goals, objectives and standards of the county master plan of this chapter;

C. The proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, road or traffic conditions, parking, public improvements or infrastructure, public sites or rights-of-way, the potential impairment of natural resources, or other matters affecting the public health, safety, and general welfare. Such conditions may include, but are not limited to:

1. Special yards, spaces and buffers,
2. Fences and walls,
3. Surfacing of parking areas and specifications therefor,
4. Requiring street dedications and improvements including service roads and alleys,
5. Regulation of points of vehicular egress and ingress,
6. Regulation of signs,
7. Requiring landscaping and maintenance thereof,
8. Requiring maintenance of grounds,
9. Regulation of noise, vibration and odors,
10. Regulation for time of certain activities,
11. Time period within which the proposed use will be developed,
12. A bond for removal of such use within a specified period of time,
13. Such other conditions as will make possible the development of the county in an orderly and efficient manner in conformity with the intent and purposes set forth in this title.

D. The proposed use will be adequately served by public improvements, facilities, and services, and will not impose an undue burden on other users; and

E. The applicant for a conditional use permit shall have the burden of proof by a preponderance of the evidence to provide facts supporting the proposed conditional use permit. For the purposes of legal clarity, this shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact, which are to be determined by the planning commission. Additionally, the applicant shall provide adequate information in the application and on the site plan to substantiate the findings required in this section. (Ord. 11-15-16 § 1)

17.68.100 Conditional use permit maintenance.

Implementation or construction of the project shall commence any stage or phase of the operation within one year of approval. If the applicant is not able to initiate implementation or construction within that period, one-year time extensions from the date of the original approval of the conditional use permit may be granted by the Humboldt County regional planning commission following a progress report presented at an open public meeting of the commission. The time limit set by the planning commission will be

reasonable based on the size and nature of the proposed development. In the event that the use authorized by the conditional use permit is abandoned for a period of more than one year from the date of last producing operations, the permit shall become null and void and a new conditional use permit shall be required. (Ord. 11-15-16 § 1)

17.68.110 Permit revocation.

A. A conditional use permit is automatically revoked if not exercised by actual use in conformance with the permit within one year unless a longer period is specified in the approval.

B. The planning commission, on its own motion at public hearing with or without recommendation from the governing body, may revoke any conditional use permit granted by it for noncompliance with the conditions set forth by the planning commission in granting the permit. The permittee will be given written notice at least ten business days prior to a public hearing on any proposed revocation. (Ord. 11-15-16 § 1)

17.68.120 Appeal process.

An appeal of the decision of the Humboldt County regional planning commission must be made within ten business days after the date of the final decision. If filed, an appeal stays any further action on the permit until final resolution of the appeal. (Ord. 11-15-16 § 1)

17.68.130 Appeal—Who can appeal.

Appeals may be filed by any person aggrieved by the decision of the Humboldt County regional planning commission if the person is:

- A. The applicant or the applicant's authorized agent; or
- B. An owner of real property who has received notice of the public hearing pursuant to HCC 17.68.060; or
- C. A person who may be adversely affected by the decision and has participated in the review process by submitting written testimony on the application prior to the public hearing before the planning commission; or
- D. Has participated in the review process by providing oral testimony at the public hearing before the planning commission; or
- E. Was prevented from participating in the review by circumstances beyond his/her control. (Ord. 11-15-16 § 1)

17.68.140 Appeal—Contents.

The appeal shall be in writing and state the basis of the appeal by citing the inadequacy of the findings made by the planning commission. Such reasons shall be based upon the evidence presented to the planning commission at the original hearing. Failure of the appellant to present such reasons shall be deemed cause for denial of the appeal. The county may charge the appellant a fee for the filing of an appeal. (Ord. 11-15-16 § 1)

17.68.150 Appeal—Time period for hearing.

The clerk of the Humboldt County board of commissioners shall schedule a public hearing on the appeal of the planning commission's final decision before the Humboldt County board of commissioners within sixty calendar days of the date of the filing of the appeal. (Ord. 11-15-16 § 1)

17.68.160 Appeal—Action by the board of county commissioners.

The Humboldt County board of commissioners shall consider only those items cited in the appeal. In its deliberation, it may use the record and any additional evidence relevant to the application and may

confirm, reverse, or modify the appealed actions based upon its interpretation of the criteria required for approval per HCC [17.68.090](#) and the evidence submitted. The Humboldt County board of commissioners shall render a final decision within sixty calendar days of the appeal hearing. In the case of a tie due to the absence of a member, the appeal shall be continued to a future meeting unless requested otherwise by the applicant. Said future meeting may be beyond the sixty calendar days required for a final decision. The final decision of the board of county commissioners shall be final for the purposes of judicial review, with the exception of a renewable energy generation project conditional use permit, which can be appealed, under certain conditions, to the Public Utilities Commission of Nevada pursuant to NRS [278.26506](#). (Ord. 11-15-16 § 1)

17.68.170 Appeal—Effective date.

The decision of the Humboldt County board of commissioners shall be effective immediately. (Ord. 11-15-16 § 1)

[Mobile Version](#)

Good morning,

My name is Kyla Rianda. Me and my husband live at Porcupine Creek Ranch in Orovada, Nevada. We have three children that attend Orovada School.

I am emailing today to strongly oppose the approval of Conditional Use Permit UH-26-04, submitted by Giovanni and Shannon Giordano to allow expansion of an existing RV park.

Orovada is a wonderful, small community of farmers and ranchers. We highly value our relationships and the safety of our small community. Our small school provides a safe education for our children.

It is my firm belief that the expansion of the RV park will be detrimental to our community and school. I also believe that the influx of non-permanent residents poses an extreme threat to the safety of our community. RV park tenants are not tied to the community and do not possess the innate intent to contribute and protect the community and infrastructure.

The proposed expansion sight is within 500 feet of Orovada School. An additional 50 rv sites, with an unknown number of occupants, creates a dangerous situation for our children. As we are all aware, human trafficking is an extreme problem in the United States. Highway 95 is a major thoroughfare. The RV Park could easily host a human trafficking hub, with our children directly exposed to the threat of kidnapping and crime. Should this permit be approved, I believe many parents, including myself, would consider withdrawing their children from Orovada School.

Additionally, Orovada infrastructure cannot support the increase in RV park occupants. We have one gas station. We have no grocery store. Traffic is already an extreme issue in Orovada with the baseline traffic on highway 95, not to mention the extreme increase of traffic with the lithium mine. An increase in a transient, commuting population should not even be considered until the county can come up with a better way to handle traffic in Orovada and keep our community and drivers safe.

In closing, I implore you to deny Conditional Use Permit UH-26-04. Increased RV spaces in the small community of Orovada poses a significant threat to our community, specifically to the safety of our children.

Thank you for your time.

Kyla Rianda

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MAR 11 2025

PLANNING DEPT

Betty Lawrence

From: Morgan Weigand <mboyer92@yahoo.com>
Sent: Wednesday, March 11, 2026 1:21 PM
To: Betty Lawrence
Subject: UH-26-04

As a Orovada resident, I am requesting that you deny permit number UH-26-04 and the expansion of the RV park.

Thank you,
Morgan

NOTICE This communication and any documents, files or previous e-mail messages attached to it, constitute an electronic communication within the scope of the federal Electronic Communication Privacy Act. This communication may contain non-public, confidential, proprietary, or legally privileged information or contents intended for the sole use of the designated recipient, and is transmitted based on a reasonable expectation of privacy. The unlawful interception, use or disclosure of such information is strictly prohibited under the applicable laws. If you are not the intended recipient, or the person responsible for delivering it to the addressee, or have received this communication in error, please notify the sender immediately by reply e-mail and delete all copies of this communication, including attachments, without reading them, disclosing them, printing them, or saving them to a file or disk.



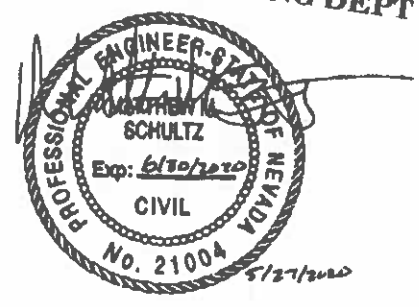
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MAR 11 2020

PLANNING DEPT

TECHNICAL MEMORANDUM

Prepared For: Orovada General Improvement District
Prepared By: Matt Schultz, P.E.
Reviewed By: Brent Farr, P.E.
Date: May 27, 2020
Subject: BLM Fire Station Water System Improvements



1.0 BACKGROUND

The Bureau of Land Management - Winnemucca District (BLM) is interested in constructing and operating a fire station in Orovada, Nevada. The BLM has been working for several years to secure funding, complete environmental review, and design the fire station. The BLM presented the project requirements and conceptual design for the fire station to stakeholders in January 2020. Representatives from the Orovada General Improvement District (District) attended the BLM presentation. During the BLM presentation and subsequent correspondence with Farr West, BLM indicated that an agreement must be in place with the District to supply water (will serve letter) to the fire station facility for project funding, planning, and construction to continue.

The District reached out to Farr West to assist with evaluation of the impacts of connection of the BLM fire station to the District's water system. Farr West performed an analysis of system impacts, developed a conceptual project to construct water system improvements to meet BLM project demands (Project), developed a design level opinion of probable construction costs for the Project, and evaluated funding options for the District to fund the Project. Only BLM project requirements impacting the water system were analyzed during the Farr West Evaluation.

2.0 WATER DEMANDS AND SYSTEM IMPACTS

The BLM fire station conceptual design included the water demand requirements below following a cursory review of the design concept narrative.

- 1. 2.5" type K copper domestic fire engine fill water service.
2. Two (2) 1.5" type K copper domestic crew quarter water service.
3. Two (2) 4" DIP crew quarter fire services
4. Fire hydrant near fire station (assumed 2,500 gpm for two hours).

Farr West created a preliminary model of the District system to analyze system impacts. The fire hydrant demands govern the water system infrastructure requirements to convey water for the BLM fire station. For 2,500 gpm to be conveyed to a fire hydrant near the fire station, a 10" C900 PVC main will be required to be constructed from the water tank to the hydrant.

Water storage was also evaluated for the Project. 2,500 gpm fire demand at the hydrant is required for 2 hours (300,000 gallons). The District system currently has one (1) 125,000 gallon tank. The storage calculation to determine required Project storage is included in Table 1. The data used for the storage calculation was taken from the 2011 Orovada GID Water and Wastewater System PER. The data should be

Technical Memorandum

verified prior to utilizing for Project design. Required storage is calculated by adding the maximum day demand, fire suppression demand, and emergency reserve storage.

Table 1: Required Project Water Storage Calculation

Factor	Demand	Units
Peak Usage Month Aug 2009	4,471,510	gallons/month
Maximum Day Demand	144,242	gallons/day
Fire Suppression Requirements (2,500 gpm for 2 hours)	300,000	gallons
Emergency Reserves (75% of MDD)	108,182	gallons
Total Required Storage	552,424	gallons
Existing Storage	125,000	gallons
(Shortage)/Excess	(427,424)	gallons

A District system storage shortage of 427,424 gallons was calculated. A 500,000 gallon welded steel water tank is assumed to be a requirement of the Project.

BLM has discussed the addition of a second District tank southeast of the town on private or BLM property. Correspondence with the District indicates that the private property owner of the preliminary tank location is not interested in approving construction of a tank at that location. Therefore, the tank location on BLM property has been assumed for the Project.

The 10" main to convey fire flow to the hydrant near the proposed fire station could theoretically be constructed from either the existing tank or proposed second tank locations. However, the distance from the proposed second tank location is shorter, and construction of a 10" water main from the existing tank would not provide adequate flow duration. A 10" main from the proposed second tank location to the proposed BLM fire station site hydrant is assumed for the Project.

3.0 PROJECT CONSTRUCTION COSTS

A planning level opinion of probable construction costs was developed utilizing costs from similar projects in the region. Assumptions have been made to estimate the number of valves and hydrants required for the Project watermain. The construction cost is assumed to include a jack and bore of the water main beneath NDOT US95.

State Revolving Funds (SRF) are assumed to be utilized so the Project will be subject to American Iron and Steel (AIS) requirements to purchase American made products. Material costs have been adjusted to account for AIS requirements. The opinion of probable construction cost also included a 15% contingency since it is still in the planning stages. The total project construction cost including contingency is estimated to be \$1,506,000. The cost estimate is attached to this document. This estimate is very preliminary and should be refined based on more detailed engineering design.

4.0 PROJECT FUNDING

Several funding options and resources were considered for this Project. It is our understanding that the District is not able or does not wish to primarily fund the Project with existing funds or loans. Grant funding through NDEP can be awarded following approval of an application package and is considered the primary funding option for the Project. NDEP awards grants up to \$1,000,000 through their Capital Grants Program and SRF programs. This Project would need to meet eligibility requirements and must be approved by the Board for Financing Water Projects.

Technical Memorandum

Competition for the grant funds is significant and those funds are typically awarded based on a priority ranking system. If grant funding is not available for the Project, SRF or United States Department of Agriculture (USDA) loan funding is available. Loan funding for the Project is not the primary funding target but may be necessary if grant funding is not awarded or is not able to cover all Project costs. Similar to grant funding, an application for loan funding must meet eligibility requirements and be selected through a competitive process. Interest rates are near all-time lows if the District is open to loan funding as an option for some or all of the Project funding.

BLM investigated alternative water supply options in their project conceptual narrative. One option was to construct onsite water source (well) and storage (tank and pump) to supply the necessary water demand if the District system was unable to supply. This option was determined infeasible due to the complexity and cost, so the BLM selected the connection to the District water system as the preferred option for the Project. Therefore, the District would need to upgrade their water storage and conveyance system to supply the necessary fire station water demand for the BLM project to continue. The BLM has budgeted between \$100,000 and \$200,000 for the water supply to the fire station. In preliminary conversations, they have indicated that they could contribute these funds to the construction of District water system improvements that are required for the fire house.

Preparation of an application for grant or loan funding is an involved and costly process dictated by the requirements of the funding agency. Typically, the application process involves preparation of a Preliminary Engineering Report (PER), report documenting environmental conditions and impacts, and the application document. A PER was completed for District water system improvements in 2011 and may be able to be updated to suffice for funding application. An update to the PER would be less involved and costly to the District than a separate report. Preliminary costs were estimated to complete the application process tasks and are included in Table 2.

Table 2: Estimated Funding Application Costs

Task	Cost
Update 2011 PER to include Project Information	\$20,000
Environmental Report	\$8,000
Grant or Loan Funding Application (may increase if application for both grant and loan funding are completed)	\$5,000
Total	\$33,000

Costs for preparation of the funding application and associated documents will be incurred by the District prior to receiving funding. However, costs for preparation of the application package may be a reimbursable cost following funding approval.

5.0 SUMMARY

In summary, improvements to the District water system that would be necessary for the BLM fire house are estimated to cost approximately \$1,500,000 (based on planning level information). A grant of \$1,000,000 may be obtainable from State programs and the BLM may be able to contribute approximately \$200,000. This would be considered the best-case scenario for project funding. So, at a minimum, the District would need to obtain an additional \$300,000 from cash reserves or low-interest government loans to fund Project construction. If the District chooses to proceed, next steps would include submitting applications to NDEP for grant and loan funds and getting a firm commitment from the BLM regarding their financial contribution to the project. Preparation and submittal of a grant funding application, including the PER and environmental report, has an estimated cost of \$33,000 to the District which is reimbursable if/when funding is awarded.

**Oroville General Improvement District
Fire Station Water System Improvements
Engineer's Opinion of Probable Construction Costs**

Estimate by: MS
 Project No. 1855
 Date: 05/15/20

QC Check by: BF
 Date: 05/26/20

BID SCHEDULE - BASE BID

Bid Item	Description	Quantity	Unit	Unit Price	Total
1	Mobilization / Traffic / Erosion (10%)	1	LS	\$119,083.60	\$119,083.60
2	10" PVC Pipe (no pavement)	3,880	LF	\$95.00	\$368,600.00
3	10" Gate Valves	6	EA	\$4,656.00	\$27,936.00
4	Fire Hydrant Assemblies	6	EA	\$7,800.00	\$46,800.00
5	Install Water Services	3	EA	\$1,000.00	\$3,000.00
6	1.5" Water Meter Assemblies	2	EA	\$600.00	\$1,200.00
7	2.5" Water Meter Assemblies	1	EA	\$800.00	\$800.00
8	500,000 gal Steel Water Storage Tank	1	LS	\$682,500.00	\$682,500.00
9	US 95 Jack and Bore	1	LS	\$60,000.00	\$60,000.00
Base Bid Total:					\$1,309,919.60
15% Contingency:					\$196,487.94
Total w/ 15% Contingency:					\$1,506,407.54

Laura A. Schroeder
Oregon, Idaho,
Nevada, Washington & Utah
Therese A. Ure Stix
Oregon & Nevada
Caitlin R. Skulan
Nevada & Idaho



SCHROEDER
LAW OFFICES, P.C.

William F. Schroeder
(1928 - 2015)
James Browitt
Of Counsel
Idaho & Washington

January 23, 2026

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VIA U.S. MAIL AND EMAIL

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PLANNING DEPT

Gregory H. Morrison
Morrison Law, PLLC
36 Stewart Street, Suite 204
Reno, NV 89501

RE: Orovada GID – Shannon Giordano

Dear Mr. Morrison:

As you are aware, we represent Orovada General Improvement District (“OGID”). We understand that you have been retained by Ms. Shannon Giordano in connection with OGID’s current inability to approve additional water service connections at the Sawtooth RV Park located at 24770 US Highway 95, Orovada, NV 89425. We offer the following background and an explanation in an attempt to clear up any misunderstandings regarding water availability in OGID’s service area.

Starting in November 2019, OGID began meeting with individuals from Humboldt County and the U.S. Bureau of Land Management (“BLM”) about BLM’s request for a fire station within the District’s boundaries. In May 2020, OGID’s engineer conducted a study to evaluate the feasibility of constructing water system improvements to meet the needs of the proposed BLM project. See Enclosed. During the study, OGID’s engineer determined that OGID’s existing water storage tank could only hold 125,000 gallons. This capacity falls short of the 144,242 gallons per day required to meet maximum daily demand for the District, and well short of the 552,424 gallons needed to meet OGID’s requirements and provide enough water for the BLM fire station including fire suppression demands. It was also discovered that the OGID water system did not comply with requirements for emergency reserves pursuant to NAC 445A.6675 that requires an additional 108,182 gallons.

In 2020 and 2021, OGID and the BLM continued with multiple conversations about funding the upgrades to OGID’s water system, but a firm offer by BLM to assist with funding was never received. In June 2021, OGID began applying for State of Nevada Revolving Funds (“SRF”) to help pay for the water system upgrades.

1915 NE Cesar E. Chavez Boulevard, Portland, Oregon 97212 (503) 281-4100
10615 Double R Boulevard, Suite 100, Reno, Nevada 89521 (775) 786-8800
www.water-law.com counsel@water-law.com

Orovada GID – Shannon Giordano
January 23, 2026
Page 2 of 3

In 2022 BLM provided OGID with a plan of development for the fire station including the new water tank, water lines, and a roadway. That same year, OGID signed a right-of-way with BLM for the new water tank and water lines, but BLM again did not have a concrete offer of funding to assist in upgrading the OGID water system. OGID also began work with the United States Department of Agriculture (“USDA”) in mid-2022, gathering information needed to support a USDA funding application for the water system upgrades including a median household income survey.

In contemplation of providing expanded water service to its customers, in the summer of 2023 OGID’s engineer began the process of applying to the Nevada Bureau of Safe Drinking Water (“BSDW”) to expand OGID’s water service. However, the application was never submitted because the engineer was informed by BSDW personnel, verbally, that an expansion of water service would be denied due to a lack of water storage capacity in OGID’s water system.

In Spring 2024, OGID received a grant of \$80,000 in SRF funds to pay for a preliminary engineering report for the proposed water system upgrades. Another \$20,000 was granted by the USDA later in 2025 to assist in paying for the preliminary engineering report.

Currently, it is OGID’s intention to apply for more SRF, USDA, and BLM funding in the coming months to begin design and construction of the new water storage tank and water lines. Once the new infrastructure is put in place, OGID will again attempt to apply to BSDW to expand their water service.

In summary, it is not OGID’s intent to stall development by not approving new water service connections. OGID simply does not currently have the infrastructure in place to safely meet all of its customers’ needs. The new water tank to be constructed is planned to have an additional 215,000 gallons of storage capacity which will be sufficient to meet emergency reserve requirements, BLM’s current needs, and limited additional future needs of OGID’s customers.

Your client’s request for additional water service connections is currently second only to BLM’s new fire station project. It is anticipated that OGID will be able to provide the additional water service that your client has requested after the upgrades are completed. However, there is no estimated timeline for when the upgrades will be completed – OGID first needs to secure additional funding for the upgrades as well as BSDW approval and is diligently working towards those ends. Under NRS 318.144 there is an option for private parties to assist in funding the facility development, however we understand this may be cost prohibitive. If this is something your client wishes to explore further, please let us know.

Lastly, please note that OGID’s current water right permits limit OGID to a total of 100,000,000 gallons per year from groundwater sources. OGID is currently in the process of exploring the acquisition of additional water rights to meet OGID’s future needs. Until then, expansion of the water system to accommodate additional service connections is limited.

Orovada GID – Shannon Giordano
January 23, 2026
Page 3 of 3

The status of the water supply and the infrastructure limitations is at the top of OGID concerns and they are working diligently to remedy the issue. Please contact our office if you want to discuss this further (775) 786-8800.

Very truly yours,
SCHROEDER LAW OFFICES, P.C.



Therese A. Ure Stix

TAS:jan

Enclosures

cc: Client – *email only*

Laura A. Schroeder
Oregon, Idaho,
Nevada, Washington & Utah

Therese A. Ure Stix
Oregon & Nevada

Caitlin R. Skulan
Nevada & Idaho



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LAW OFFICES, P.C.

William F. Schroeder
(1928 - 2015)

James Browitt
Of Counsel
Idaho & Washington

March 9, 2026

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VIA U.S. MAIL AND EMAIL

Gregory H. Morrison
Morrison Law, PLLC
36 Stewart Street, Suite 204
Reno, NV 89501
Email: greg@morrisonlawnv.com

RE: Orovada GID Water System Upgrade Phases

Dear Mr. Morrison:

We are writing to update you on Orovada General Improvement District's ("OGID") progress towards their water system upgrades. We trust this will provide guidance for you and your client, Ms. Shannon Giordano, so that you may better understand when additional water service connections will possibly be available for the proposed Sawtooth RV Park expansion.

OGID has employed an engineer to conduct a Preliminary Engineering Report. OGID's preferred alternative in the report envisions a three-phase construction plan that includes upsizing transmission mains and the construction of a second welded steel water tank. The second tank will upgrade the total storage of the system to 340,000 gallons. The three-phase approach is preferred by OGID because it spreads out the cost over time and minimizes disruption to the system.

Phase 1

The first phase will involve the construction of a second storage tank to address the deficiency of storage volume in the system so as to comply with NAC 445A.6672. A new transmission main will also be installed to connect the new storage tank to the system. The estimated cost of the first phase is approximately \$3,000,000.

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www.water-law.com counsel@water-law.com

Phase 2

The second phase of the upgrade will include upsizing the “backbone” of the distribution system, starting at the existing tank and then south along Highway 95 into town. This phase will also include cleaning, repairing, and recoating the old tank to address sanitary concerns and the installation of backflow prevention devices on all non-residential services. Finally, replacement of approximately half of the residential meters will be accomplished so as to more accurately measure the supply and conservation of water. The estimated cost of this phase ranges from approximately \$3,500,000 to \$4,000,000.

Phase 3

The third and final phase of the upgrade will consist of replacement of the remaining distribution system with larger pipes. The remaining residential meters will also be replaced. This phase will ensure that the overall system’s pressure would remain above the values required by NAC 445A.6672 in the event that the maximum daily demand is reached and flow is required for fire prevention. The estimated cost for this phase is approximately \$3,000,000 to \$3,500,000.

Funding & Next Steps

OGID is working diligently towards the goal of securing funding and upgrading their water system. Once funding is secured, OGID plans to promptly proceed with final design, obtain necessary government approvals, and begin construction of the upgrades. The three-phase approach facilitates this because it breaks the project down into more manageable units and should make funding and permitting easier to obtain. OGID has had several meetings with USDA and state officials related to funding sources which will likely include both loans and grants. However, at this time there is no concrete timeline for completion of the upgrades that will allow for additional water service connections. As currently designed, your client will be able to hook into the system once Phase 1 is complete. Your client is currently second in line, only behind the BLM, on the will-serve request.

We understand that your client submitted a letter of intent to OGID on March 19, 2025. This letter of intent does not create a binding obligation for OGID to provide service to the expanded RV Park and is lacking in some details necessary for the OGID to evaluate the request. As you are aware, OGID has an obligation to protect the water system’s integrity so as not to harm existing customers of the District. OGID must also abide by NDEP regulations or face penalties and possible injunctions. Nevertheless, your client is insisting on moving forward with the RV Park expansion. While we understand that there may be aspects of her project that she can move forward at this time, we want to ensure that the communication is clear. The District simply does not *currently* have the capacity to service more connections.

The OGID is working tirelessly to resolve the water supply and infrastructure issues so the BLM and your client can work on their projects. Please note that the District Board are volunteers doing the best that they can to provide good water service to OGID customers at a

Orovalda GID Water System Upgrade Phases
March 9, 2026
Page 3 of 3

reasonable price. If you have any questions or would like to discuss these developments, please contact our office at (775) 786-8800.

Very truly yours,
SCHROEDER LAW OFFICES, P.C.



Therese A. Ure Stix

TAS:jan

cc: Client - *email only*

36 Stewart St., Suite 204
Reno, NV 89501
Main 775 902 2275
Direct 775 413 6022



Gregory H. Morrison, Esq.
Licensed in NV and CA

March 11, 2026

Via Email: betty.lawrence@humboldtcountynv.gov

Humboldt County Regional Planning Commission

Re: Item UH-26-04

Madam Chairperson and Commission Members,

We represent Giovanni and Shannon Giordano ("Giordanos"), managing members of Sawtooth Investments, LLC and the applicants for the Conditional Use Permit (CUP) under consideration on March 12, 2026. As you are likely aware, the Giordanos own Assessor's Parcel Number 03-1421-32 and operate an RV Park and small business at that location. The Giordanos applied for the CUP to facilitate expansion of their existing operations by adding an additional 50 RV units. The proposed use is within the zoning designation and would add approximately seven acres of additional coverage to existing operations. The Giordanos' consultants have determined that the additional 50 RV units will require approximately 2.1 acre-feet annually of water.

CUP Criteria – HCC Chapter 17.68

Conditional use permits are governed by Humboldt County Code Chapter 17.68.090, by which CUPs must meet the following criteria:

Applicable application elements must be complete and the applicant must agree to meet all conditions imposed as part of the conditional use permit approval process. I don't believe that there is any issue with the contents of the application, and the Giordanos have expressly agreed to meet all conditions imposed by the approved CUP.

The proposed use must be consistent with the purpose, goals, objectives and standards of the county master plan. The area of the proposed CUP is zoned for M-3 (Open Land Use) and master planned for Medium Density Residential (MDR). The proposed RV park expansion is consistent with those standards.

The proposed use must not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, road or traffic conditions, parking, public improvements or infrastructure, public sites or rights-of-way, the potential impairment of natural resources, or other matters affecting the public health, safety, and general welfare.

.....

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As planned, the proposed use will not have a substantial or adverse effect on adjacent properties. Adjacent properties include a parking lot and existing RV park owned and operated by the applicants, the Orovada Fire House, a community church, and a K-8 school. The proposed use would result in additional long-term RV occupancy of the project area. The requested CUP seeks only an expansion of current neighborhood character and will have no negative effect on it.

To the extent that road use and traffic might be affected, such impacts would be minimal. Customers' RVs would occupy the planned spaces for several months or even years and will not increase daily road use. Occupants working at the Thacker Pass mine project will utilize local roads that they are already using to travel to work from more remote locations like Winnemucca. Daily vehicle travel will not increase, but the vehicle miles traveled will decrease. The number of vehicles passing the nearby school will remain constant.

The proposed expansion will not have a substantial or undue effect on public infrastructure. The expanded RV park would require approximately 2.1 acre-feet annually of municipal or quasi-municipal water. The Giordanos are currently communicating with OGID regarding having that water delivered through the existing meters to serve all occupants. If the GID cannot or will not accommodate that minimal increase in demand, the Giordanos will acquire necessary water rights and develop an on-site water and septic system.

The Giordanos have met with neighboring property owners, specifically the owner of the parcel containing the community church, regarding his concerns with the proposed expansion. The Giordanos appreciated the dialogue and plan to ensure that this expansion will be consistent with the expectations of all neighboring property owners.

In sum, the proposed expansion will not have adverse impacts on the community or its resources and infrastructure, and the CUP should be approved. Should this body recommend certain conditions to protect against adverse impacts to the community, the Giordanos will full comply with those conditions.

Orovada General Improvement District Comment

The Orovada GID ("OGID") objected to the CUP through a letter from Don Mertens on February 25, 2026 (the letter is file stamped "2025"). OGID made the following statements:

"OGID does not have sufficient storage capacity to provide additional water service to Sawtooth RV Park or other new or expanded uses within the District"

"Future water service to expanded sites would be contingent upon completion and approval of required upgrades to OGID's water system."

"Until required water system upgrades are completed and approved, OGID will not be able to provide water service to the proposed expansion."

Counsel for the Giordanos has been working with counsel for OGID regarding OGID's hesitance to provide water service to the expanded RV park. OGID has vaguely referred to "inadequate capacity" or a "deficiency of storage volume" in its system and provided detailed plans for system improvements, mostly related to a new storage tank necessary to accommodate a new Bureau of Land Management fire station.

OGID has yet to even inquire about the Giordano's specific water needs – 2.1 acre-feet annually. It is uncertain how OGID reached the conclusion that it did not have capacity for the expansion without this information.

The Giordanos have requested certain information, specifically:

1. What is OGID's current service capacity (i.e. how much water can it deliver TODAY)?
2. What is OGID's current service commitment (i.e. what is CURRENT peak daily demand)?
3. What is OGID's CURRENT average daily delivery volume?

Only when those simple questions are answered can OGID provide a properly supported conclusion regarding whether it has the 2.1 acre-feet annually of additional capacity to serve the proposed expansion. Whether and how OGID can provide water to a proposed future BLM fire station should be irrelevant to that analysis.

Ultimately, OGID is one potential source of water for the project, but not the only one. OGID's objection to the CUP is based solely on its unwillingness to serve the expanded RV park. The Giordanos have identified alternatives to OGID water to serve the RV park if the CUP is approved.

Other Public Comment

Multiple commenters were concerned that OGID cannot support increased demand from the RV park expansion. The increase in demand is 2.1 acre-feet annually, information that neither OGID nor public commenters had when commenting. Regardless, the local water utility's ability or inability to serve the expanded RV park is not within the purview of this body.

Multiple commenters fear that the proposed expansion presents a safety risk to children attending the nearby school, whether from increased traffic or residents with criminal intentions. As noted, traffic passing by the school will not increase as a result of the RV park expansion. Additionally, the Giordanos have always maintained a strict vetting process for potential tenants of the RV park and will continue to exercise the utmost discretion in selecting tenants. The Giordanos will share their vetting process with concerned parties upon request.

Other commenters fear that the proposed expansion will lead to noise and light pollution or other general nuisance. The Giordanos are residents of the community and plan to meet or exceed all County standards within their development. Further, the tenants that the Giordanos select to use the RV park will be employed and likely only on site for a short time each day to rest and sleep. Fears of 24-hour noise and light pollution are simply unfounded.

Conclusion

The CUP meets all criteria for approval from Section 17.68.090 of the County Code. As planned, the expanded RV park will not have an adverse effect on the community or its resources. The CUP should be approved on the condition that the Giordanos identify and obtain an

appropriate water supply, whether that supply comes from OGID or an alternative private source. It is not the function of this body to evaluate how that water is obtained to serve its customers. For those reasons, we encourage this body to recommend approval of the CUP, and we encourage the County Commission to respect that recommendation and approve the CUP.

Regards,
MORRISON LAW, PLLC

Gregory H. Morrison
Gregory H. Morrison

GM:

Betty Lawrence

From: shannon giordano <giordanoangus@yahoo.com>
Sent: Wednesday, April 1, 2026 8:33 AM
To: Betty Lawrence
Subject: Fw: Support for Sawtooth Station RV Park Expansion

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APR 1 2025
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----- Forwarded Message -----

From: Kevin Servatius <kservatius@msn.com>
To: giordanoangus@yahoo.com <giordanoangus@yahoo.com>
Sent: Friday, March 13, 2026 at 11:18:09 AM PDT
Subject: Support for Sawtooth Station RV Park Expansion

To Whom It May Concern,

We are writing in support of the RV park expansion at Sawtooth Station in Orovada, NV. We have stayed there many times and it is consistently a well-run operation — quiet, clean, and reliable for travelers and sportsmen. It is already a family-run local business, and the on-site grill, groceries, and fuel make it an essential stop in this part of Nevada. The expansion would only strengthen what is already a solid setup.

Sincerely,

Lane Curtis — Sportsman
Joe Santi — Sportsman
Dave Rodgers — Sportsman
Tim Thorne — Sportsman

Sent from my iPhone

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Betty Lawrence

From: shannon giordano <giordanoangus@yahoo.com>
Sent: Wednesday, April 1, 2026 8:35 AM
To: Betty Lawrence
Subject: Fw: Public Comment – Support for Sawtooth Station RV Park Expansion

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APR 01 2025

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----- Forwarded Message -----

From: Kevin Servatius <kservatius@msn.com>
To: giordanoangus@yahoo.com <giordanoangus@yahoo.com>
Sent: Thursday, March 12, 2026 at 08:36:26 AM PDT
Subject: Public Comment – Support for Sawtooth Station RV Park Expansion

To Whom It May Concern,

I am submitting this public comment in support of the proposed expansion of the RV park at Sawtooth Station. The project is managed and operated by Shannon Giordano, the general manager and owner of the facility.

Sawtooth Station provides an important service for travelers, outdoor recreationists, and working visitors who rely on safe, well-maintained RV accommodations in this region. The planned expansion would help meet increasing demand while strengthening a locally operated business with a strong record of responsible management.

I know dozens of friends, fellow guides, and frequent travelers who have had consistently excellent experiences at Sawtooth Station. Their feedback reflects the same professionalism, cleanliness, and reliability I have personally observed over the years.

As a licensed Master Guide in the State of Nevada (License No. 1510732), I work throughout the surrounding areas and regularly interact with visitors who depend on RV facilities as their base of operations. Additional capacity at Sawtooth Station would directly support tourism, outdoor recreation, and the economic activity tied to those sectors.

Shannon Giordano has demonstrated professionalism, accountability, and a strong commitment to maintaining a clean and orderly facility. Her leadership gives me full confidence that the expanded RV park will be operated to the same high standard.

Thank you for considering this comment as part of the public review process.

Sincerely,
 Kevin Servatius
 Former Member, Douglas County Planning Commission (Nevada)
 Licensed Nevada Master Guide
 License No. 1510732

Sent from my iPhone

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HUMBOLDT COUNTY SHERIFF'S OFFICE

50 W. Fifth Street
Winnemucca, NV 89445

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APR 01 2025

PLANNING DEPT

Records Request Form

DATE OF REQUEST	
Requester Contact Information	
Name:	Giovanni + Shanna Giordano
Organization:	Sawtooth Station
Address:	24810 Hwy 95
City, State, Zip:	Winnemucca, NV 89425
Phone Number:	775-272-7151
E-mail:	sawtoothstation@gmail.com

Records Requested:				
Check one:	Paper Copies	Scanned/Emailed Copies	Faxed Copies	Certified Copies
Case No.	_____			
Please be specific and include as much detail as possible regarding the records you are requesting.				
records going back to 2019 - pertaining to				
Sawtooth RW + Station with regards to				
nuisance calls, crime, etc.				

Statement	
<input checked="" type="checkbox"/> I understand there is a charge for copies of public records, which I will be required to pay in full prior to receiving the records.	
Requester Signature	<u>Shanna G. Giordano</u> Signature

To Be Completed By HCSO Officials

Request Status:	Cost:
Date 3.12.26	Request Received
Request Completed	Cost \$ 5. ⁰⁰
Cost Provided	Date Payment Received
Request Denied	Completed By
No Record Found	(Signature) H115



HUMBOLDT COUNTY SHERIFF'S OFFICE

50 W FIFTH ST WINNEMUCCA, NV 89445 775-623-6419
INFORMATION REPORT

Case
0624-029

OFFENSES

F/M A/C Offenses
Information Only Information Report

Date Occurred 06 14 24-06 14 24 Time Occurred 0429 - 1329 Incident # 2406140013

Date Reported 06 14 2024 Time Reported 0429

Related Cases

Date Printed 06 17 2024 Time Printed 09:41:40 Printed By G1014

Latitude 0 000000 Longitude 0 000000

Location Sawtooth Investments, 24810 Hwy 95, Orovada, NV 89425 Beat Area Disposition Information Only Dispo Date 06 14 2024

Location Type Location of Entry Method of Entry Point of Entry Alarm System Means of Attack (Robbery)

Reporting Party Nance, Angela Marie Drivers License Cell Phone Email

Residence Address Notified of Victim Rights Residence Phone DOB Age Sex Race

Business Name and Address Business Phone Height Wt Hair Eyes

Assistance Rendered/Victim Disposition Transporting Agency Means of Attack (Assaults)

Description of Injuries Other Information

Name Drivers License Cell Phone Email

Residence Address Residence Phone DOB Age Sex Race

Business Name and Address Business Phone Height Wt Hair Eyes

Suspect Name Action Taken Charges

Residence Address Residence Phone DOB Age Sex Race

Business Name and Address Business Phone Height Wt Hair Eyes

Identifying Features Cell Phone Drivers License Arrest Number

Aliases CII

VEHICLES

Status Stored Vehicle Make and Model 2011 Silver Volvo XC90 License/State A0JACK ID VIN 3655 Val Dmgd

DEPUTIES

Prepared By T2044 - Krause, Tyler Date 06 14 2024 Assisted By Approved By M2036 - Murillo, Mario Date 06 16 2024

Routed To Date Routed To Date Notes

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HUMBOLDT COUNTY SHERIFFS OFFICE		Page 1 0624-029
50 W FIFTH ST WINNEMUCCA, NV 89445 775-623-6419		
NARRATIVE		

On 06/14/2024 at approximately 1219 hours, Deputy Krause H215, was dispatched to Sawtooth Investments located at 24810 HWY 95, Orovada, Nevada, County of Humboldt about an abandoned vehicle.

Deputy Krause was advised the abandoned vehicle was a silver Volvo XC 90 and was parked in the parking lot. The registered owner, Nance, Angela, contacted the Humboldt County Sheriff's Office because the person driving it advised it was left there. Nance said it was stolen in Reno, Nevada but she did not report it.

Deputy Krause located the silver Volvo XC 90 parked in the Sawtooth Investments parking lot. Deputy Krause contacted the manager of Sawtooth Investments and they stated they did not want the vehicle parked in the parking lot for a long period of time.

Deputy Krause attempted to call Nance however received a voicemail box. Deputy Krause left a voicemail.

Deputy Krause requested a tow truck to remove the abandoned vehicle. High Desert Towing was assigned.

At approximately 1349 hours High Desert Towing took possession of the vehicle.

End of Informational Report

Deputy T. Krause
Humboldt County Sheriff's Office

Prepared By: T2044 KRAUSE, TYLER	Date: 06/15/2024	Approved By: M2036 MURILLO, MARIO	Date: 06/16/2024
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HUMBOLDT COUNTY SHERIFF'S OFFICE

50 W FIFTH ST WINNEMUCCA, NV 89445 775-623-6419
FELONY REPORT

Case
 0321-070

OFFENSES

F/M Offenses F 205.222.2 ATT GRAND LARCENY, < \$3500		Date Occurred 03 21 21-03 21 21	Time Occurred 1625 - 1730	Incident # 2103210075
		Date Reported 03 21 2021	Time Reported 1638	
Related Cases				
		Date Printed 03 25 2021	Time Printed 08:36:44	Printed By M1013
		Latitude 0 000000	Longitude 0 000000	
Location Sawtooth Investments, 24810 Hwy 95, Orovada, NV 89425	Beat 6	Area	Disposition C'led By Adult Arrest	Dispo Date
Location Type Convenience Store	Location of Entry	Method of Entry	Point of Entry	Alarm System
			Means of Attack (Robbery)	

Victim and RP Giordano, Shannon Marie	Drivers License [REDACTED]	Cell Phone [REDACTED]	Email			
Residence Address 9880 N Bottle Creek Rd, Winnemucca, NV 89445	Notified of Victim Rights No	Residence Phone [REDACTED]	DOB [REDACTED]	Age 44	Sex F	Race W
Business Name and Address	Business Phone		Height 5'5"	Wt 140	Hair BRO	Eyes GRN
Assistance Rendered/Victim Disposition			Transporting Agency	Means of Attack (Assaults)		
Description of Injuries			Other Information			

Mentioned - Other Reed, Rena Lynn	Drivers License	Cell Phone	Email			
Residence Address 421 West Montomory Ave #2, Spokane, WA 99205	Residence Phone [REDACTED]		DOB [REDACTED]	Age 43	Sex F	Race W
Business Name and Address Unemployed	Business Phone		Height 5'5"	Wt 125	Hair BRO	Eyes

Suspect Arrested Allen, Justin	Action Taken BOOKING	Charges 205.222.2				
Residence Address 9725 N Eileen Ct, Hayden, ID 83835	Residence Phone [REDACTED]	DOB [REDACTED]	Age 38	Sex M	Race W	
Business Name and Address Unemployment	Business Phone		Height 6'4"	Wt 180	Hair BLD	Eyes BLU
Identifying Features Speech: Clear Build Slender Complexion: Pale Facial Hair: Goatee Clothes: GREEN LONG SLEEVE, BLK SHIRT		Cell Phone	Drivers License	Arrest Number 35081		
Aliases Justin Allen, Justin Allen Allen, Justin R Allen, Justin Ryan Allen, Justin Ryn Allen, N A					CU	

VEHICLES

Status Involved	Vehicle Make and Model Gray Ford	License/State C87830N WA	VIN [REDACTED] 9519
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DEPUTIES

Prepared By C2005 - Negus, Casey	Date 03 21 2021	Assisted By	Approved By	Date
Routed To	Date	Routed To	Date	Notes

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HUMBOLDT COUNTY SHERIFF'S OFFICE

50 W FIFTH ST WINNEMUCCA, NV 89445 775-623-6419

0321-070

FELONY REPORT PROPERTY

ID No.	Status/Disposition	Property Description	Value	Val Recovered	Val Damaged
1	Attempt Stolen	C2005-01 - 1 240 Item(s) Blk Electrical Wire - 75' OF A 1000 FOOT SPOOL OF 240 ELECTRICAL WIRE	\$1,500.00	\$1,500.00	
2	Evidence	C2005-02 - 1 Item(s) Dvd - SECURITY CAMERA FOOTAGE	\$1,500.00	\$1,500.00	

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HUMBOLDT COUNTY SHERIFF'S OFFICE

Page 1

50 W FIFTH ST WINNEMUCCA, NV 89445 775-623-6419

0321-070

NARRATIVE

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Deputy C Negus
Case Number: 0321-070
Attempted Grand Larceny

On March 21, 2021 at approximately 1630 hours Deputy C Negus was contacted by Shannon Giordano. Giordano is the owner of the Sawtooth Shell Gas Station at 24810 US Highway 95, Orovada, Nevada. Giordano explained that at approximately 1625 hours, she exited the store's rear door and noted a lifted gray or dark tan Ford crew cab pickup parked behind the shop that is south of the store. This shop is part of the store property and is located approximately 40 yards from the store. Giordano noted a tall white male adult attempting to lift a spool of electrical wire near the back of the pickup. Giordano also noted a white female adult near the rear of the pickup as well. Giordano yelled at the subject to stop, at which point both the male and female subjects quickly got back into the Ford pickup and fled the scene heading south on Highway 95. Giordano said the first three numbers of the license plate were either CR7 or CRZ with a California license plate. Giordano also noted that a second spool of wire was missing, and suspected these subjects had already stolen one spool of wire. Deputy C Negus requested that Giordano review the security camera footage to verify that these subjects had loaded a spool of wire into the back of the pickup.

Deputy C Negus notified dispatch of the situation at that time. Deputy Howard was working in Winnemucca, Nevada and was requested to drive north on Highway 95 to attempt to locate the lifted gray or dark tan Ford crew cab pickup with a license plate starting with either CR7 or CRZ. At approximately 1652 hours, Deputy Howard located a lifted gray Ford crew cab pickup bearing Washington license plate number C87830N parked at the Santa Rosa Sinclair at 3335 US Highway 95, Winnemucca, Nevada. This gas station is located 18 miles south of the Sawtooth Shell Gas Station. Deputy Howard made contact with the driver, Justin Allen, and the passenger Rena Reed. Allen admitted that he had been at the Sawtooth Shell Gas Station, see Deputy Howard's supplement report for further information. Deputy C Negus was on scene at approximately 1703 hours.

Deputy C Negus spoke with Giordano over the phone. Giordano reviewed the security camera footage and discovered the second spool of wire was not stolen by the subjects in the gray Ford pickup. Giordano did see the subjects in the gray Ford pickup park behind the shop. Giordano said the tall white male adult exited the driver's seat and walked to the back of the shop where the spool of wire was located. The tall white male adult drug the spool of wire approximately 20 feet to the rear of the gray Ford pickup and was attempting to lift the spool. Giordano sent two pictures to Deputy C Negus of the lifted gray Ford pickup which matched Allen's Ford; and had the same running boards, black stripe on the bottom of the cab, and black wheels with a chrome star in the center. Giordano also sent a short clip of the white male subject moving the spool of wire to the pickup, this male was wearing brown pants and a black shirt, which matched Allen's clothing. Giordano said the wire was worth approximately \$2,000, and that she wanted to press charges.

Deputy C Negus spoke with Allen who admitted to parking behind the Sawtooth Shell Gas Station. Allen said he saw the spool of wire, but denied trying to steal the wire. Allen asked Deputy C Negus if it was illegal to move a spool of wire, and also offered to purchase something to lock the wire up so that it couldn't be stolen. At approximately 1730 hours Allen was placed under arrest for NRS 205.222.2 Attempted Grand Larceny. Deputy C Negus remained on scene to assist Deputy Howard with the search

Prepared By: C2005 NEGUS, CASEY	Date: 03 21 2021	Approved By: K2009 NEGUS, KYLE	Date: 03 23 2021
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HUMBOLDT COUNTY SHERIFF'S OFFICE

Page 2

50 W FIFTH ST WINNEMUCCA, NV 89445 775-623-6419

0321-070

NARRATIVE

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of the vehicle and arrest of Reed, see case number 0321-071 for further. At approximately 1947 hours, Allen was transported to the Humboldt County Detention Center without incident and booked for violation of NRS 205.222.2 Attempted Grand Larceny, bail set at \$5000.

On March 22, 2021 at approximately 1307 hours, Deputy C Negus met with Giordano at the Sawtooth Shell Gas Station. Deputy C Negus requested that Giordano complete a statement form, see attached. Giordano said the spool of wire was \$2000 new, and still had three quarters of the wire left which would drop its value to \$1500. Deputy C Negus also reviewed the security cameras. Giordano explained that the camera system's time stamp is about 20 minutes ahead. At approximately 1646 hours Allen's lifted gray Ford pickup pulls behind the shop and parks. Allen exits the pickup wearing brown pants and a black shirt and walks behind the shop out of the view of the camera. At 1647 hours Allen is seen moving the spool of wire to the pickup. At 1648 hours Giordano is seen walking towards Allen at which point he flees the scene. Deputy C Negus obtained a copy of the security camera footage, see attached. Deputy C Negus also photographed the spool of wire and where it had been, see attached.

Please forward to the District Attorney's Office for further review and prosecution of Allen for violation of NRS 205.222.2 Attempted Grand Larceny.

End of report.
Deputy C Negus

Prepared By: C2005 NEGUS, CASEY

Date: 03 21 2021

Approved By: K2009 NEGUS, KYLE

Date: 03 23 2021

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Humboldt County Sheriff's Office
50 West Fifth Street
Winnemucca, NV 89445
775/623-6419

STATEMENT

Name Shannon Giordano Case # 0321-070
Date of Birth [REDACTED] Social Security # 4 Telephone# _____
Height _____ Weight _____ Hair Color _____ Eye Color _____ D.L.# _____

Address _____
Employer Self Occupation farm / store owner
Employer's Address _____ Telephone# _____

States that employee Karen Mackey came in and said "do you have someone coming to get wire out of shop?" I said to wait outside and saw a tall slender man in a 4 door pickup rolling a roll of 1000' 240 ~~lb~~ electrical wire to his pickup while a female got out of passenger side walked to back of truck by tailgate. man pushing wire stopped tried to pick up they seen me continued to mess with roll as I got closer lady turned & got into vehicle then man looked as I continued toward them and got into pickup & left in a hurry & headed South on 95. I immediately called ~~the~~ office Reger to see if he was on patrol & gave vehicle description & started making copies of video feed. The roll is 1000 feet and I paid \$2000 plus tax for it. It is 75' still on roll. The vehicle Ford crew cab lifted dark windows - diesel - grey brown color. Plate white plate - thought California CRZ or CE7

I HEREBY CERTIFY that I have read the above statement (or the above statement was read and explained to me, and I thoroughly understand the same) that it is true and correct and that it was made voluntarily.

Signed Shannon Giordano Date & Time 3-22-21 1:30

Witnessed by _____ NEITHER THIS REPORT NOR ITS CONTENTS

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36 Stewart St., Suite 204
Reno, NV 89501
Main: 775.902.2275
Direct: 775.413.6022



Gregory H. Morrison, Esq
Licensed in NV and CA

April 2, 2026

RECEIVED

Via Email: betty.lawrence@humboldtcountynv.gov

APR 03 2025

Humboldt County Regional Planning Commission

PLANNING DEPT

Re: Item UH-26-04

Madam Chairperson and Commission Members,

This correspondence is sent on behalf of Giovanni and Shannon Giordano (the "Giordanos"), managing members of Sawtooth Investments, LLC, owners and operators of Sawtooth RV Park (the "RV Park), and the applicants for the Conditional Use Permit (CUP) under consideration on April 9, 2026. Along with this letter, we have attached several documents, some of which are already in your possession, describing the application in further detail and offering details about the requested CUP.

The CUP Application should be evaluated solely for what it is – an existing, locally-owned small business seeking an expansion. The proposed expansion of the RV Park has no affiliation with the proposed Thacker Pass lithium mine in northern Humboldt County. The CUP should not be seen as a proxy for the lithium mine, and your vote on this CUP Application must be independent of your personal position on the mine. Commenters with no connection to Orovada who oppose the CUP Application based on their opposition to the mine should be discounted.

CUP Application

The CUP Application (Attachment "1") states that it was submitted in order to expand the existing RV Park. The RV Park has been at the location since 1999, with the Giordanos the owners and operators since 2019. The Giordanos own Assessor's Parcel Number 03-1421-32 would like to expand the RV Park onto a portion of it, adding 50 RV units. The proposed use is within the zoning designation and would add approximately seven acres of new coverage to existing operations.

The Giordanos RV Park has seen increased demand for several years, and demand now exceeds capacity. The proposed expansion that would be made possible by this CUP is an opportunity for the Giordanos to realize their investment expectations when they acquired the property.

At Item 12, the CUP Application states that the Giordanos will be responsible for obtaining electrical, sewer, and water service to the RV Park. Approval of the CUP Application does not guarantee any of those services.

Arial Photograph of Property

Attachment "2" is an arial photograph looking from east to west at the property. Note that the proposed RV park expansion area is abutted:

- (i) on the east by Duffy Lane, the [existing] RV Park and market;
- (ii) on the south by vacant land owned by the Giordanos; and
- (iii) on the west by a parking lot owned by the Giordanos.

To the north of the proposed expansion, there is approximately 60 feet of greenbelt and a roadway, Giordano Way, between the proposed expansion and the properties occupied by the Orovada Fire House, a community church, and the Orovada (K-8) School. To the extent that comments in opposition to the CUP state that the proposed RV park expansion is directly adjacent to the school property, Attachment 2 clearly shows that while the parcel containing the proposed expansion abuts the parcels to the north, the RV Park it is not directly adjacent to them.

Orovada GID Comments and Correspondence

Pursuant to Humboldt County Code ("HCC") Section 17.68.090(C) a conditional use must not result in a substantial or adverse effect on public infrastructure. Pursuant to subsection (D) of the same section, this body must find that the proposed use will be adequately served by public facilities and services.

Based on current and historic usage, the expanded RV park would require less than 2.5 acre-feet annually of water. The Orovada GID ("OGID") provided a comment letter on February 25, 2025 stating that it would not be immediately able to provide water service to the expanded RV park, but that water system upgrades are planned. The Giordanos have been working with counsel for the OGID, who has represented to the Giordanos that the OGID is working earnestly to resolve its water storage and delivery issues. Attachment "3". Both the Giordanos and the OGID are optimistic that additional capacity will be available at some point in time to serve the expanded RV park.

While the Giordanos remain uncertain that the OGID cannot currently accommodate such a modest increase in demand, the OGID is not the only possible source of water. The Giordanos have identified other options to provide water for the RV park expansion. At proposed Condition D, the CUP states that the Giordanos must provide either a letter from OGID stating that the necessary improvements are being made or documentation from the State Engineer and NDEP that the RV Park will be supported by an on-site well and septic system. The Giordanos plan to comply with every condition of the CUP. Regardless of where the water for the expanded RV park comes from, it will be consistent with HCC 17.68.090.

Vetting of Tenants

The document attached as Exhibit "4" is a brief description of the vetting process for RV Park tenants. This vetting process has been in place since 2019, and will continue to be in place throughout the existence of the RV park. Careful selection of tenants has ensured the cleanliness and safety of the RV Park.

A public records request to the Humboldt County Sheriff's Department resulted in three responses to calls from the RV Park and market: (i) theft of Sawtooth Station property by a non-tenant from Idaho; (ii) a found wallet; and (iii) an abandoned vehicle. That there have been no calls to the RV Park for complaints of noise, nuisance, or any violent crime of any kind. See Exhibit "5". Public commenters who speculate that expansion of the RV Park will result in a crime wave in Orovada are discounting the spotless history of the RV Park.

Comments and Emails in Support

The Giordanos have received multiple letters and emails in support of their project. Because the letters and email were not sent to the Planning Commission directly, they are not yet in the record. They are attached here as Exhibit "6".

In an email from David Weaver of Q&D Construction, he notes that the RV park operated by the Giordanos was clean and accommodating. More importantly, he describes the vetting process that every tenant of the RV Park undergoes, which is consistent with the process described in Exhibit 4.

There are two emails from Kevin Servatius, a licensed guide and former Douglas County Planning Commission member. One email, sent on behalf of only Mr. Servatius, notes that "Shannon Giordano has demonstrated professionalism, accountability, and a strong commitment to maintaining a clean and orderly facility. Her leadership gives me full confidence that the expanded RV park will be operated to the same high standard." The other email, sent on behalf of Mr. Servatius and several other sportsmen, notes that Sawtooth Station "is consistently a well-run operation — quiet, clean, and reliable for travelers and sportsmen."

These letters come from people who have actually spent time at the Giordano's property. They experienced the condition and operations of Sawtooth Station. Conversely, most comments in opposition offer wild conjecture that the Giordanos will not apply the same level of care to an expanded RV park, and that approval of the CUP will turn a clean and well-run RV park into a man camp full of crime and debauchery.

Other Opposition Public Comment Grounds

A. TRAFFIC

To the extent that road use and traffic might be affected, the impacts would be minimal. Customers' RVs would occupy the planned spaces for extended periods and will not increase daily road use. To the extent that occupants travel to work or elsewhere, increased daily travel will add fifty or less vehicles daily, a statistically insignificant number for a State Highway. Increased travel will generally occur well before student drop off and after student pick up at the nearby school.

B. NOISE

Multiple commenters fear that the expanded RV Park will become a source of round-the-clock noise pollution. In response, the Giordanos first note that they are residents of the property, and will not tolerate excessive noise in their neighborhood. Not only will all local and county noise ordinances be enforced, but the RV Park also maintains strict rules regarding the noise and quiet hours.

C. BARTELL

Edward Bartell submitted an extensive comment letter that warrants an individual response. Mr. Bartell begins his letter by expressing concern that the expanded RV Park will become a "man camp" for Thacker Pass employees. The remainder of the letter treats his concern as a foregone conclusion, and he proceeds to argue against the straw man he created. He presents a report from the Tallgrass Institute describing the horrors of man camps around the Keystone XL project in South Dakota to appeal to this body's emotion rather than the facts in the record.

In response to Mr. Bartell's comment letter, the Giordanos reiterate that the proposed expansion of the RV Park is not affiliated in any manner with the Thacker Pass mine. The expansion is not intended to provide housing for mine employees, who will presumably be housed at the workforce hub in Winnemucca (although tenants will not be turned away based on mine employment). The Giordanos will continue to run the RV Park as they have for the past seven years – as a clean, quiet, safe place for fully-vetted guests to park their RVs. The Giordanos therefore urge this Commission to disregard the misdirection and scare tactics presented by Mr. Bartell, and to consider his history of opposition to the Thacker Pass mine when determining the weight of his evidence.

D. FREY / TPCC

Susan Frey submitted a comment letter dated March 10, 2026 on behalf of Thacker Pass Concerned Citizens ("TPCC"). TPCC is an organization organized and operated specifically to oppose Lithium Americas' proposed Thacker Pass lithium mine. TPCC has now targeted the CUP Application as a proxy for the mine, and its efforts to oppose the CUP Application are, in fact, further efforts to oppose the mine. TPCC is abusing this CUP process. There are several proper venues for TPCC to oppose Thacker Pass, but a CUP Application filed by a locally owned business seeking to expand is not one of them.

TPCC's letter begins with the premise that OGID does not have capacity for increased demand (with no reference to actual needs). The availability of water and sewer service is a matter between the Giordanos and OGID, and the Giordanos question why an organization formed specifically to oppose a mining project feels compelled to insert itself in those negotiations.

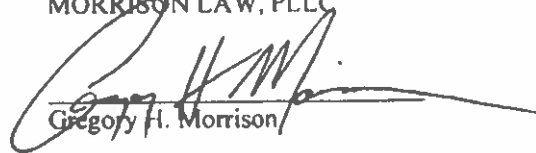
TPCC then states that approval of the CUP would "encourage[] potential commercial exceptions ... to circumvent infrastructure deficiencies within water districts." While that phrase is somewhat confusing, it seems to address the possibility that the Giordanos will consider drilling a well to serve municipal water to tenants of the RV Park. Again, that possibility is between the Nevada Division of Water Resources and the Giordanos, and not within the purview of this body.

.....
.....
.....

Conclusion

The CUP meets all criteria for approval from Section 17.68.090 of the County Code. As planned, the expanded RV park will not have an adverse effect on the community or its resources. The CUP should be approved on the condition that the Giordanos identify and obtain an appropriate water supply, whether that supply comes from OGID or an alternative private source. It is not the function of this body to evaluate how that water is obtained to serve its customers. For those reasons, we encourage this body to recommend approval of the CUP, and we encourage the County Commission to respect that recommendation and approve the CUP.

Regards,
MORRISON LAW, PLLC



Gregory H. Morrison

GM:

ATTACHMENT I

ATTACHMENT I

CONDITIONAL USE/SPECIAL USE PERMIT APPLICATION FORM

City of Winnemucca

Humboldt County

Applicant/Agent: Sawtooth RV, LLC Giovanni + Shannon

Name of Business: Giordano

Street Address of Business/Location: off Duffy Drive Orinda NV 89425

Mailing Address: PO Box 136

Orinda, NV 89425

Assessor's Parcel # 030421-32 Property is zoned: M-3 / MDR

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

Name of Owner: C + D Land Investment

Mailing Address: 9880 N. Battle Creek Rd

Winnemucca, NV 89445 Phone: -

I, the above signed property owner or lessee of the property described, hereby request a Conditional Use/Special Use Permit for the following:

expansion of existing RV park

FOR DEPARTMENT USE	
Received By <u>Emily</u>	Date Received <u>2/9/26</u>
Application No. <u>UH-26-DH</u>	Name <u>Sawtooth RV, LLC / Giordano</u>
Meeting Date/Entity <u>RPC 3/12</u>	
NPH to Property Owners <u>2/27/26</u>	NPH to Publication _____
<u>R</u>	

- 1. Please explain in sufficient detail the nature of your project and how it will operate (if not enough room is provided please attach a separate sheet of paper):

expand 50 more RV spaces

Indicate proposed hours of operation: 24/7

Number of customers expected: 50

Where will customers park? in their spaces

Number of parking and loading spaces proposed: _____

Describe any landscaping proposed: _____

- 2. Describe any additional structures proposed as part of this use (walls, fences):

n/a

- 3. Describe the size and shape of the site for the proposed use. Describe how the proposed use is adequate in size and shape to accommodate the proposed use:

parcel is almost 7 acres spaces will be 16'

- 4. Describe the width and pavement type (asphalt, gravel) of the adjacent streets. Are they adequate to carry the quantity and kind of traffic generated by the proposed use?

gravel roadway in + out for ease of pull in to park in spaces - 20-25 Foot wide

- 5. What are the uses on adjacent properties?

parking lot on one side - an existing RV park, outside fire house - an other parcels to the north church - corner of School

- 6. Will the use affect abutting properties or the uses permitted thereon? Describe:

no

- 7. Will any materials or goods be stored as part of this use? Yes _____ No

If yes, what kind(s) of materials or goods? _____

How much materials or goods? _____

How will it be delivered? _____

How often? _____

Where will it be stored? _____

8. Will equipment (hand tools or large equipment) be used in the operation of this use? Yes No _____

What kind(s) of tools or equipment? big equipment for the ground clearing

Where will it be stored? _____

9. How many employees will the use generate, if any? none - will relieve pressure in existing park -

10. Will you be disposing of used or waste materials as a result of this use?

Yes _____ No

If yes, what materials will be disposed of and how? _____

11. Will you have a sign on your property advertising the use? Yes _____ No

If yes, what is the size and height of the sign(s)? _____

12. Will you be required to obtain any city, county, state and/or federal permits and/or licenses? Yes No _____

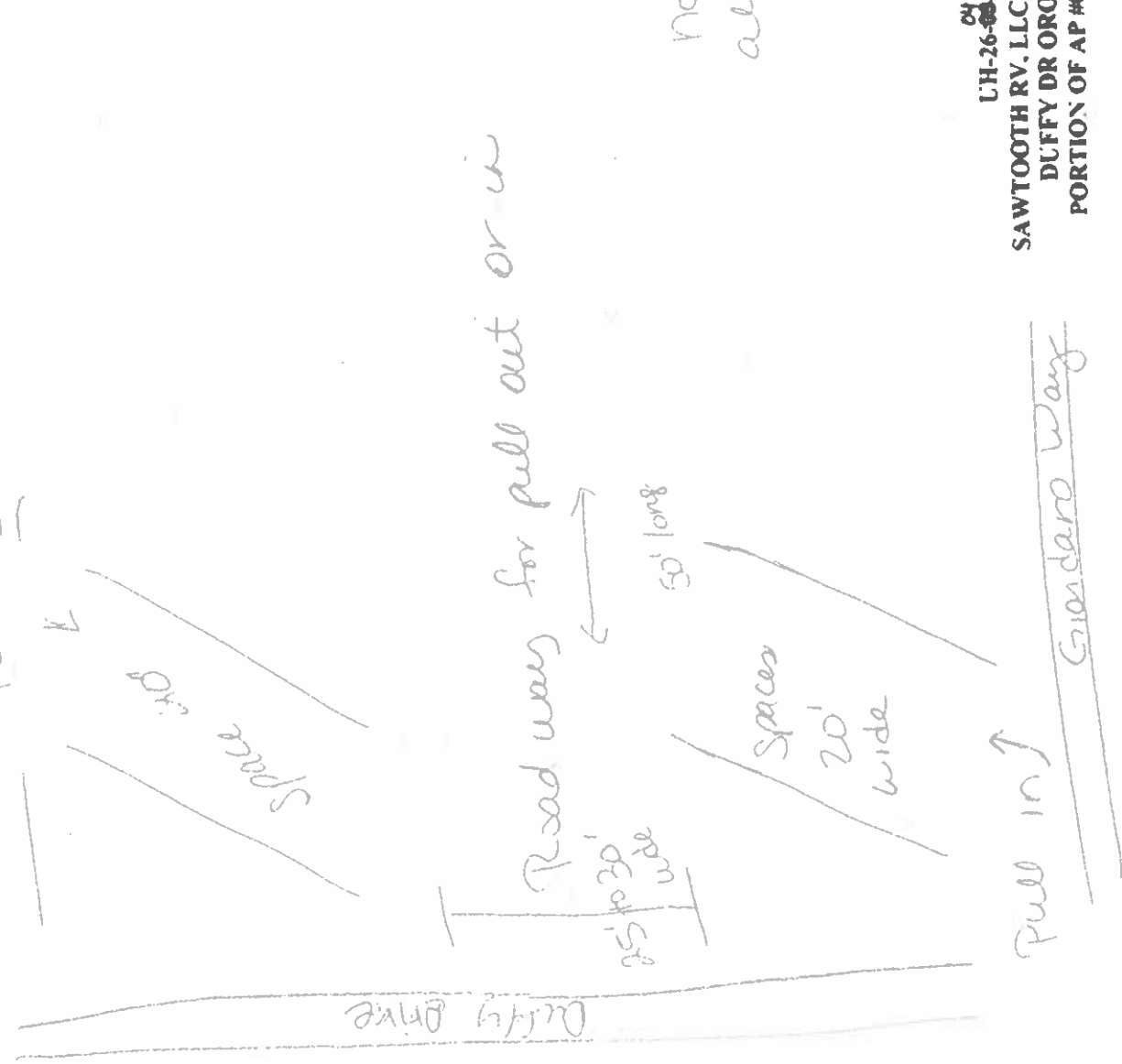
If yes, indicate agency and type: _____

electrical - sewer - water - will use existing NOEP permits to expand + continue to run - county business ndep - ~~ndep~~ RV camp ground



11H-26-04
**SAWTOOTH RV, LLC/GIORDANO
 DUFFY DR OROVADA
 PORTION OF AP #03-0421-32**

roadway Pull in

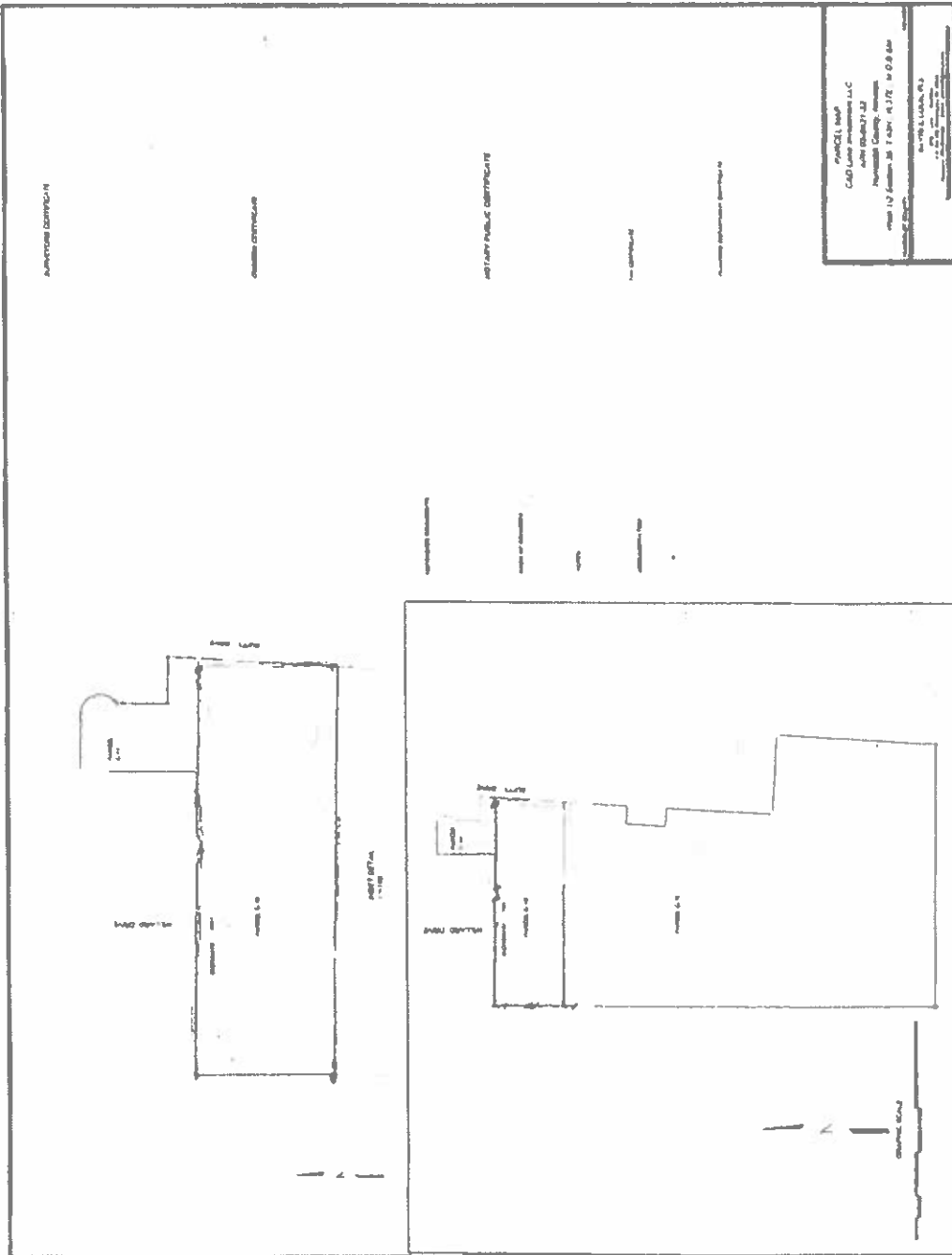


No trees
all open

by
LH-26-00
SAWTOOTH RV, LLC/GIORDANO
DUFFY DR OROVADA
PORTION OF AP #03-0421-32

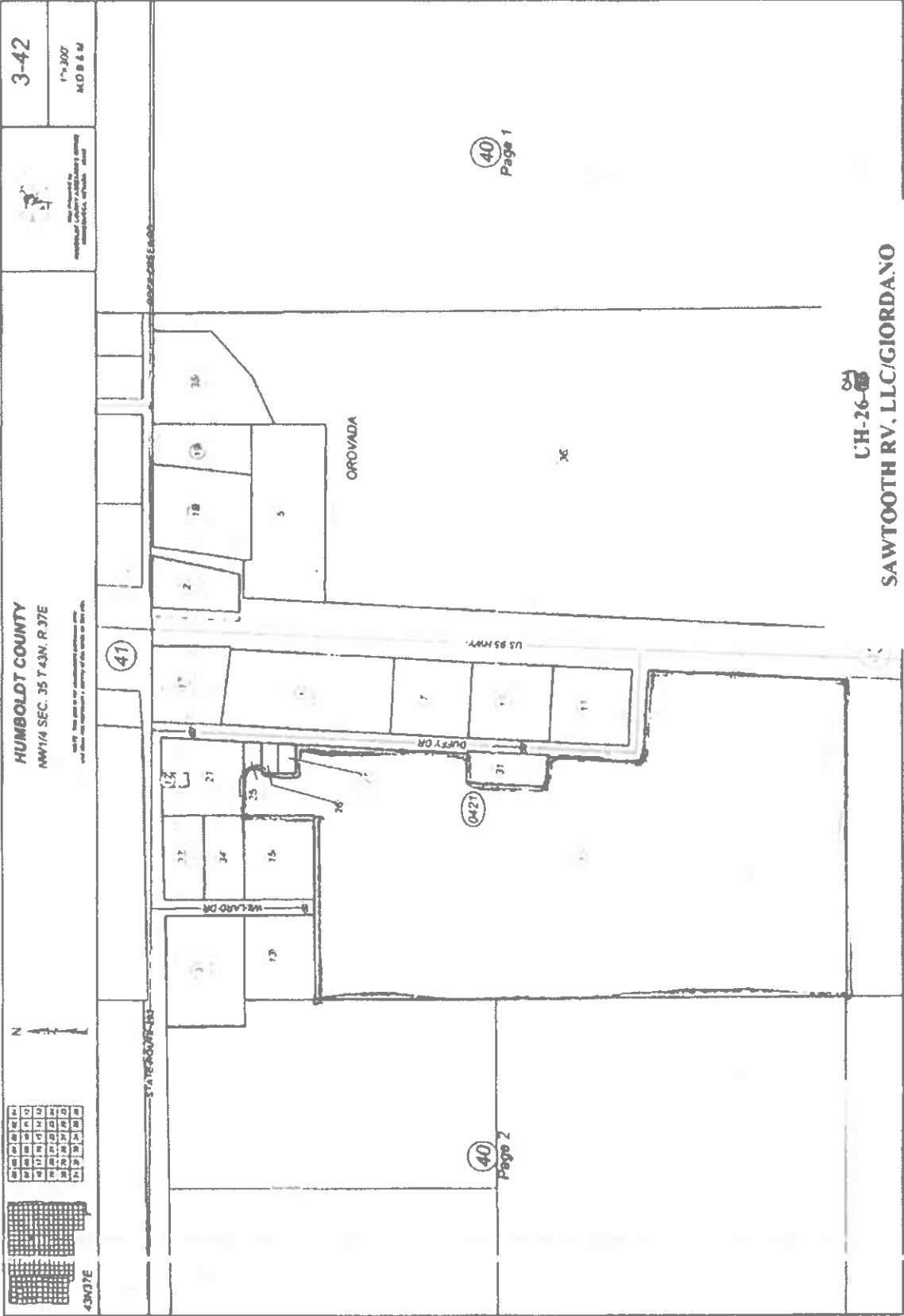
Pull in
 Giordano Way

Existing
Park
Existing
Shower/Laundry



UH-26-04
 SAWTOOTH RVLLC
 DUFFY DRIVE
 AP #PORTION OF 03-0421-32 (C-0B)

PROJECT MAP
 CAD User: [unreadable]
 [unreadable]
 [unreadable]
 [unreadable]
 [unreadable]



3-42
1"=300'
M.D.B. & M.

Not a Survey
This plat is not a survey and does not create or extinguish any rights or interests in land.

HUMBOLDT COUNTY
NW1/4 SEC. 35 T.43N. R. 37E
This plat is not a survey and does not create or extinguish any rights or interests in land.

43N37E
N
41

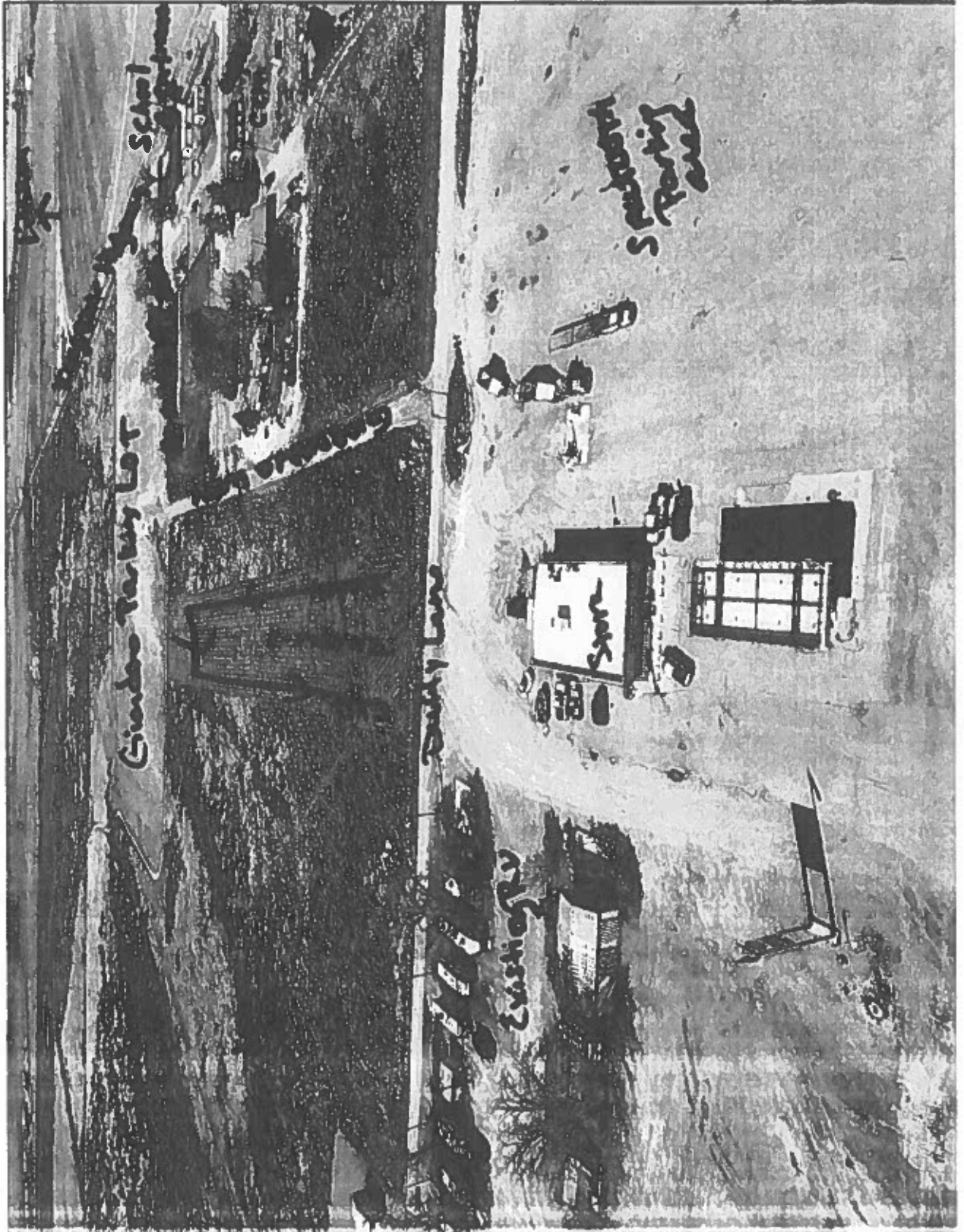
UH-26-08
SAWTOOTH RV, LLC/GIORDANO
DUFFY DR OROVADA
PORTION OF AP #03-0421-32

40
Page 1

40
Page 2

ATTACHMENT 2

ATTACHMENT 2



ATTACHMENT 3

ATTACHMENT 3

Laura A. Schroeder
Oregon, Idaho,
Nevada, Washington & Utah

Therese A. Ure Stix
Oregon & Nevada

Caitlin R. Skulan
Nevada & Idaho



SCHROEDER
LAW OFFICES, P.C.

William F. Schroeder
(1926 - 2015)

James Browitt
Of Counsel
Idaho & Washington

January 23, 2026

VIA U.S. MAIL AND EMAIL

Gregory H. Morrison
Morrison Law, PLLC
36 Stewart Street, Suite 204
Reno, NV 89501

RE: Orovada GID – Shannon Giordano

Dear Mr. Morrison:

As you are aware, we represent Orovada General Improvement District (“OGID”). We understand that you have been retained by Ms. Shannon Giordano in connection with OGID’s current inability to approve additional water service connections at the Sawtooth RV Park located at 24770 US Highway 95, Orovada, NV 89425. We offer the following background and an explanation in an attempt to clear up any misunderstandings regarding water availability in OGID’s service area.

Starting in November 2019, OGID began meeting with individuals from Humboldt County and the U.S. Bureau of Land Management (“BLM”) about BLM’s request for a fire station within the District’s boundaries. In May 2020, OGID’s engineer conducted a study to evaluate the feasibility of constructing water system improvements to meet the needs of the proposed BLM project. See Enclosed. During the study, OGID’s engineer determined that OGID’s existing water storage tank could only hold 125,000 gallons. This capacity falls short of the 144,242 gallons per day required to meet maximum daily demand for the District, and well short of the 552,424 gallons needed to meet OGID’s requirements and provide enough water for the BLM fire station including fire suppression demands. It was also discovered that the OGID water system did not comply with requirements for emergency reserves pursuant to NAC 445A.6675 that requires an additional 108,182 gallons.

In 2020 and 2021, OGID and the BLM continued with multiple conversations about funding the upgrades to OGID’s water system, but a firm offer by BLM to assist with funding was never received. In June 2021, OGID began applying for State of Nevada Revolving Funds (“SRF”) to help pay for the water system upgrades.

1915 NE Cesar E. Chavez Boulevard, Portland, Oregon 97212 (503) 281-4100

10815 Double R Boulevard, Suite 100, Reno, Nevada 89521 (775) 786-8800
www.water-law.com counsel@water-law.com

Orovada GID – Shannon Giordano
January 23, 2026
Page 2 of 3

In 2022 BLM provided OGID with a plan of development for the fire station including the new water tank, water lines, and a roadway. That same year, OGID signed a right-of-way with BLM for the new water tank and water lines, but BLM again did not have a concrete offer of funding to assist in upgrading the OGID water system. OGID also began work with the United States Department of Agriculture (“USDA”) in mid-2022, gathering information needed to support a USDA funding application for the water system upgrades including a median household income survey.

In contemplation of providing expanded water service to its customers, in the summer of 2023 OGID's engineer began the process of applying to the Nevada Bureau of Safe Drinking Water (“BSDW”) to expand OGID's water service. However, the application was never submitted because the engineer was informed by BSDW personnel, verbally, that an expansion of water service would be denied due to a lack of water storage capacity in OGID's water system.

In Spring 2024, OGID received a grant of \$80,000 in SRF funds to pay for a preliminary engineering report for the proposed water system upgrades. Another \$20,000 was granted by the USDA later in 2025 to assist in paying for the preliminary engineering report.

Currently, it is OGID's intention to apply for more SRF, USDA, and BLM funding in the coming months to begin design and construction of the new water storage tank and water lines. Once the new infrastructure is put in place, OGID will again attempt to apply to BSDW to expand their water service.

In summary, it is not OGID's intent to stall development by not approving new water service connections. OGID simply does not currently have the infrastructure in place to safely meet all of its customers' needs. The new water tank to be constructed is planned to have an additional 215,000 gallons of storage capacity which will be sufficient to meet emergency reserve requirements, BLM's current needs, and limited additional future needs of OGID's customers.

Your client's request for additional water service connections is currently second only to BLM's new fire station project. It is anticipated that OGID will be able to provide the additional water service that your client has requested after the upgrades are completed. However, there is no estimated timeline for when the upgrades will be completed – OGID first needs to secure additional funding for the upgrades as well as BSDW approval and is diligently working towards those ends. Under NRS 318.144 there is an option for private parties to assist in funding the facility development, however we understand this may be cost prohibitive. If this is something your client wishes to explore further, please let us know.

Lastly, please note that OGID's current water right permits limit OGID to a total of 100,000,000 gallons per year from groundwater sources. OGID is currently in the process of exploring the acquisition of additional water rights to meet OGID's future needs. Until then, expansion of the water system to accommodate additional service connections is limited.

Orovada GID – Shannon Giordano
January 23, 2026
Page 3 of 3

The status of the water supply and the infrastructure limitations is at the top of OGID concerns and they are working diligently to remedy the issue. Please contact our office if you want to discuss this further (775) 786-8800.

Very truly yours,
SCHROEDER LAW OFFICES, P.C.



Therese A. Ure Stix

TAS:jan

Enclosures

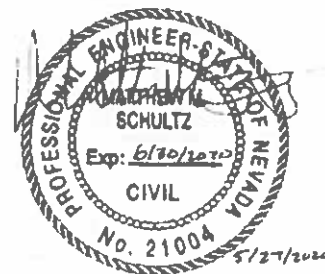
cc: Client – *email only*

FARR WEST

ENGINEERING

TECHNICAL MEMORANDUM

Prepared For: Orovada General Improvement District
Prepared By: Matt Schultz, P.E.
Reviewed By: Brent Farr, P.E.
Date: May 27, 2020
Subject: BLM Fire Station Water System Improvements



1.0 BACKGROUND

The Bureau of Land Management – Winnemucca District (BLM) is interested in constructing and operating a fire station in Orovada, Nevada. The BLM has been working for several years to secure funding, complete environmental review, and design the fire station. The BLM presented the project requirements and conceptual design for the fire station to stakeholders in January 2020. Representatives from the Orovada General Improvement District (District) attended the BLM presentation. During the BLM presentation and subsequent correspondence with Farr West, BLM indicated that an agreement must be in place with the District to supply water (will serve letter) to the fire station facility for project funding, planning, and construction to continue.

The District reached out to Farr West to assist with evaluation of the impacts of connection of the BLM fire station to the District's water system. Farr West performed an analysis of system impacts, developed a conceptual project to construct water system improvements to meet BLM project demands (Project), developed a design level opinion of probable construction costs for the Project, and evaluated funding options for the District to fund the Project. Only BLM project requirements impacting the water system were analyzed during the Farr West Evaluation.

2.0 WATER DEMANDS AND SYSTEM IMPACTS

The BLM fire station conceptual design included the water demand requirements below following a cursory review of the design concept narrative.

1. 2.5" type K copper domestic fire engine fill water service.
2. Two (2) 1.5" type K copper domestic crew quarter water service.
3. Two (2) 4" DIP crew quarter fire services
4. Fire hydrant near fire station (assumed 2,500 gpm for two hours).

Farr West created a preliminary model of the District system to analyze system impacts. The fire hydrant demands govern the water system infrastructure requirements to convey water for the BLM fire station. For 2,500 gpm to be conveyed to a fire hydrant near the fire station, a 10" C900 PVC main will be required to be constructed from the water tank to the hydrant.

Water storage was also evaluated for the Project. 2,500 gpm fire demand at the hydrant is required for 2 hours (300,000 gallons). The District system currently has one (1) 125,000 gallon tank. The storage calculation to determine required Project storage is included in Table 1. The data used for the storage calculation was taken from the 2011 Orovada GID Water and Wastewater System PER. The data should be

Technical Memorandum

verified prior to utilizing for Project design. Required storage is calculated by adding the maximum day demand, fire suppression demand, and emergency reserve storage.

Table 1: Required Project Water Storage Calculation

Factor	Demand	Units
Peak Usage Month Aug 2009	4,471,510	gallons/month
Maximum Day Demand	144,242	gallons/day
Fire Suppression Requirements (2,500 gpm for 2 hours)	300,000	gallons
Emergency Reserves (75% of MDD)	108,182	gallons
Total Required Storage	552,424	gallons
Existing Storage	125,000	gallons
(Shortage)/Excess	(427,424)	gallons

A District system storage shortage of 427,424 gallons was calculated. A 500,000 gallon welded steel water tank is assumed to be a requirement of the Project.

BLM has discussed the addition of a second District tank southeast of the town on private or BLM property. Correspondence with the District indicates that the private property owner of the preliminary tank location is not interested in approving construction of a tank at that location. Therefore, the tank location on BLM property has been assumed for the Project.

The 10" main to convey fire flow to the hydrant near the proposed fire station could theoretically be constructed from either the existing tank or proposed second tank locations. However, the distance from the proposed second tank location is shorter, and construction of a 10" water main from the existing tank would not provide adequate flow duration. A 10" main from the proposed second tank location to the proposed BLM fire station site hydrant is assumed for the Project.

3.0 PROJECT CONSTRUCTION COSTS

A planning level opinion of probable construction costs was developed utilizing costs from similar projects in the region. Assumptions have been made to estimate the number of valves and hydrants required for the Project watermain. The construction cost is assumed to include a jack and bore of the water main beneath NDOT US95.

State Revolving Funds (SRF) are assumed to be utilized so the Project will be subject to American Iron and Steel (AIS) requirements to purchase American made products. Material costs have been adjusted to account for AIS requirements. The opinion of probable construction cost also included a 15% contingency since it is still in the planning stages. The total project construction cost including contingency is estimated to be \$1,506,000. The cost estimate is attached to this document. This estimate is very preliminary and should be refined based on more detailed engineering design.

4.0 PROJECT FUNDING

Several funding options and resources were considered for this Project. It is our understanding that the District is not able or does not wish to primarily fund the Project with existing funds or loans. Grant funding through NDEP can be awarded following approval of an application package and is considered the primary funding option for the Project. NDEP awards grants up to \$1,000,000 through their Capital Grants Program and SRF programs. This Project would need to meet eligibility requirements and must be approved by the Board for Financing Water Projects.

Technical Memorandum

Competition for the grant funds is significant and those funds are typically awarded based on a priority ranking system. If grant funding is not available for the Project, SRF or United States Department of Agriculture (USDA) loan funding is available. Loan funding for the Project is not the primary funding target but may be necessary if grant funding is not awarded or is not able to cover all Project costs. Similar to grant funding, an application for loan funding must meet eligibility requirements and be selected through a competitive process. Interest rates are near all-time lows if the District is open to loan funding as an option for some or all of the Project funding.

BLM investigated alternative water supply options in their project conceptual narrative. One option was to construct onsite water source (well) and storage (tank and pump) to supply the necessary water demand if the District system was unable to supply. This option was determined infeasible due to the complexity and cost, so the BLM selected the connection to the District water system as the preferred option for the Project. Therefore, the District would need to upgrade their water storage and conveyance system to supply the necessary fire station water demand for the BLM project to continue. The BLM has budgeted between \$100,000 and \$200,000 for the water supply to the fire station. In preliminary conversations, they have indicated that they could contribute these funds to the construction of District water system improvements that are required for the fire house.

Preparation of an application for grant or loan funding is an involved and costly process dictated by the requirements of the funding agency. Typically, the application process involves preparation of a Preliminary Engineering Report (PER), report documenting environmental conditions and impacts, and the application document. A PER was completed for District water system improvements in 2011 and may be able to be updated to suffice for funding application. An update to the PER would be less involved and costly to the District than a separate report. Preliminary costs were estimated to complete the application process tasks and are included in Table 2.

Table 2: Estimated Funding Application Costs

Task	Cost
Update 2011 PER to include Project Information	\$20,000
Environmental Report	\$8,000
Grant or Loan Funding Application (may increase if application for both grant and loan funding are completed)	\$5,000
Total	\$33,000

Costs for preparation of the funding application and associated documents will be incurred by the District prior to receiving funding. However, costs for preparation of the application package may be a reimbursable cost following funding approval.

5.0 SUMMARY

In summary, improvements to the District water system that would be necessary for the BLM fire house are estimated to cost approximately \$1,500,000 (based on planning level information). A grant of \$1,000,000 may be obtainable from State programs and the BLM may be able to contribute approximately \$200,000. This would be considered the best-case scenario for project funding. So, at a minimum, the District would need to obtain an additional \$300,000 from cash reserves or low-interest government loans to fund Project construction. If the District chooses to proceed, next steps would include submitting applications to NDEP for grant and loan funds and getting a firm commitment from the BLM regarding their financial contribution to the project. Preparation and submittal of a grant funding application, including the PER and environmental report, has an estimated cost of \$33,000 to the District which is reimbursable if/when funding is awarded.

**Orovalde General Improvement District
Fire Station Water System Improvements
Engineer's Opinion of Probable Construction Costs**

Estimate by: MS
 Project No. 1855
 Date: 05/15/20

QC Check by: BF
 Date: 05/26/20

BID SCHEDULE - BASE BID

Bid Item	Description	Quantity	Unit	Unit Price	Total
1	Mobilization / Traffic / Erosion (10%)	1	LS	\$119,083.60	\$119,083.60
2	10" PVC Pipe (no pavement)	3,880	LF	\$95.00	\$368,600.00
3	10" Gate Valves	6	EA	\$4,656.00	\$27,936.00
4	Fire Hydrant Assemblies	6	EA	\$7,800.00	\$46,800.00
5	Install Water Services	3	EA	\$1,000.00	\$3,000.00
6	1.5" Water Meter Assemblies	2	EA	\$600.00	\$1,200.00
7	2.5" Water Meter Assemblies	1	EA	\$800.00	\$800.00
8	500,000 gal Steel Water Storage Tank	1	LS	\$682,500.00	\$682,500.00
9	US 95 Jack and Bore	1	LS	\$60,000.00	\$60,000.00
Base Bid Total:					\$1,309,919.60
15% Contingency:					\$196,487.94
Total w/ 15% Contingency:					\$1,506,407.54

Laura A. Schroeder
Oregon, Idaho,
Nevada, Washington & Utah

Therese A. Ure Stix
Oregon & Nevada

Caitlin R. Skulan
Nevada & Idaho



SCHROEDER
LAW OFFICES, P.C.

William F. Schroeder
(1928 - 2015)

James Browitt
Of Counsel
Idaho & Washington

March 9, 2026

VIA U.S. MAIL AND EMAIL

Gregory H. Morrison
Morrison Law, PLLC
36 Stewart Street, Suite 204
Reno, NV 89501
Email: greg@morrisonlawnv.com

RE: Orovada GID Water System Upgrade Phases

Dear Mr. Morrison:

We are writing to update you on Orovada General Improvement District's ("OGID") progress towards their water system upgrades. We trust this will provide guidance for you and your client, Ms. Shannon Giordano, so that you may better understand when additional water service connections will possibly be available for the proposed Sawtooth RV Park expansion.

OGID has employed an engineer to conduct a Preliminary Engineering Report. OGID's preferred alternative in the report envisions a three-phase construction plan that includes upsizing transmission mains and the construction of a second welded steel water tank. The second tank will upgrade the total storage of the system to 340,000 gallons. The three-phase approach is preferred by OGID because it spreads out the cost over time and minimizes disruption to the system.

Phase 1

The first phase will involve the construction of a second storage tank to address the deficiency of storage volume in the system so as to comply with NAC 445A.6672. A new transmission main will also be installed to connect the new storage tank to the system. The estimated cost of the first phase is approximately \$3,000,000.

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106 S Double R Boulevard, Suite 100, Reno, Nevada 89521 (775) 786-8800

www.water-law.com counsel@water-law.com

Orovada GID Water System Upgrade Phases
 March 9, 2026
 Page 2 of 3

Phase 2

The second phase of the upgrade will include upsizing the “backbone” of the distribution system, starting at the existing tank and then south along Highway 95 into town. This phase will also include cleaning, repairing, and recoating the old tank to address sanitary concerns and the installation of backflow prevention devices on all non-residential services. Finally, replacement of approximately half of the residential meters will be accomplished so as to more accurately measure the supply and conservation of water. The estimated cost of this phase ranges from approximately \$3,500,000 to \$4,000,000.

Phase 3

The third and final phase of the upgrade will consist of replacement of the remaining distribution system with larger pipes. The remaining residential meters will also be replaced. This phase will ensure that the overall system’s pressure would remain above the values required by NAC 445A.6672 in the event that the maximum daily demand is reached and flow is required for fire prevention. The estimated cost for this phase is approximately \$3,000,000 to \$3,500,000.

Funding & Next Steps

OGID is working diligently towards the goal of securing funding and upgrading their water system. Once funding is secured, OGID plans to promptly proceed with final design, obtain necessary government approvals, and begin construction of the upgrades. The three-phase approach facilitates this because it breaks the project down into more manageable units and should make funding and permitting easier to obtain. OGID has had several meetings with USDA and state officials related to funding sources which will likely include both loans and grants. However, at this time there is no concrete timeline for completion of the upgrades that will allow for additional water service connections. As currently designed, your client will be able to hook into the system once Phase 1 is complete. Your client is currently second in line, only behind the BLM, on the will-serve request.

We understand that your client submitted a letter of intent to OGID on March 19, 2025. This letter of intent does not create a binding obligation for OGID to provide service to the expanded RV Park and is lacking in some details necessary for the OGID to evaluate the request. As you are aware, OGID has an obligation to protect the water system’s integrity so as not to harm existing customers of the District. OGID must also abide by NDEP regulations or face penalties and possible injunctions. Nevertheless, your client is insisting on moving forward with the RV Park expansion. While we understand that there may be aspects of her project that she can move forward at this time, we want to ensure that the communication is clear. The District simply does not *currently* have the capacity to service more connections.

The OGID is working tirelessly to resolve the water supply and infrastructure issues so the BLM and your client can work on their projects. Please note that the District Board are volunteers doing the best that they can to provide good water service to OGID customers at a

Orovalda GID Water System Upgrade Phases
March 9, 2026
Page 3 of 3

reasonable price. If you have any questions or would like to discuss these developments, please contact our office at (775) 786-8800.

Very truly yours,
SCHROEDER LAW OFFICES, P.C.



Therese A. Ure Stix

TAS:jan

cc: Client – *email only*

ATTACHMENT 4

ATTACHMENT 4

SAWTOOTH RV PROCEDURES AND TENANT PROCESS

1. ALL TENANTS ARE APPROVED OR DENIED BY MANAGEMENT
2. SAWTOOTH RV USES THE CRITERIA AND PROCESS BELOW TO APPROVE OR DENY TENANTS-
 - TENANTS WITH EXISTING RELATIONSHIP/HISTORY WITH SAWTOOTH RV ARE PREFERRED
 - SERVICE PERSONEL WORKING ON HIGHWAY, MINE, OR OTHER PROJECTS (E.G. PHONE LINE, ELECTICAL OR INTERNET) ARE VETTED BY MANAGEMENT BY CALLING EMPLOYERS TO VERIFY PLACE OF EMPLOYMENT AND GOOD STANDING. IF EMPLOYER VERIFIES EMPLOYMENT AND GIVES RECOMMENDATION, THEN SAWTOOTH RV ACCEPTS. IF THEY DON'T THEN THE TENANT IS REJECTED
 - TRANSIENT TENANTS ONLY GET APPROVALS IF THEY ARE PAST CUSTOMERS OF THE RV PARK AND ARE IN GOOD STANDING OR CAN BE VERIFIED (E.G. HUNTERS: DO THEY HAVE A GUIDE OR TAG ETC?)
3. TENANTS MAY NOT HAVE PARTIES, LOUD MUSIC, OR ANY OTHER DISRUPTIVE BEHAVIOR.
4. HUMBOLDT COUNTY SHERIFF'S DEPARTMENT HAS A STRONG PRESENCE AT THE SAWTOOTH STATION AS THEY HAVE NORTHERN OFFICERS ON PARTROL ROUTINELY. DEPUTIES FREQUENT THE STORE DURING BUSINESS HOURS AND ALSO

AS A COURTESY HAVE PATROLED AT NIGHT MAKING SURE ALL LOOKS GOOD.

5. WE BELIEVE STRONGLY IN PROTECTING OUR STAFF AND CUSTOMERS, WHICH ALSO PROTECTS OUR BUSINESS AND THE COMMUNITY.
6. THESE POLICIES AND PROCEDURES HAVE BEEN IN PLACE SINCE 2019.

ATTACHMENT 5

ATTACHMENT 5



HUMBOLDT COUNTY SHERIFF'S OFFICE

50 W. Fifth Street
Winnemucca, NV 89445

Records Request Form

DATE OF REQUEST	
Requester Contact Information	
Name:	Giovanni + Shannon Giordano
Organization:	Sawtooth Station
Address:	24810 Hwy 95
City, State, Zip:	Winnemucca, NV 89425
Phone Number:	775-272-7151
E-mail:	sawtoothstation@gmail.com

Records Requested:				
Check one:	<input type="checkbox"/> Paper Copies	<input type="checkbox"/> Scanned/Emailed Copies	<input type="checkbox"/> Faxed Copies	<input type="checkbox"/> Certified Copies
Case No.	_____			
<i>Please be specific and include as much detail as possible regarding the records you are requesting.</i>				
records going back to 2019 - pertaining to				
Sawtooth RV + station with regards to				
nuisance calls, crime, etc.				

Statement	
<input checked="" type="checkbox"/> I understand there is a charge for copies of public records, which I will be required to pay in full prior to receiving the records.	
Requester Signature	<u>Shannon G. Giordano</u> Signature

To Be Completed By HCSO Officials			
Request Status:		Cost:	
Date	Request Received	Cost \$	5.00
5.12.26	Request Completed	Date Payment Received	
	Cost Provided		
	Request Denied	Completed By	(MA) H115
	No Record Found		

HUMBOLDT COUNTY SHERIFFS OFFICE							Page 1			
50 W FIFTH ST WINNEMUCCA, NV 89445 775-623-6419							Case 0321-070			
FELONY REPORT										
OFFENSES	FM Offenses F 205 222 2 A11 GRAND LARCENY < \$2500				Date Occurred	Time Occurred	Incident #			
					03 21 21-03 21 21	1625 - 1730	2103210075			
					Date Reported	Time Reported				
					03 21 2021	1635				
					Related Cases					
				Date Printed	Time Printed	Printed By				
				03 25 2021	08:36:44	M1013				
				Latitude	Longitude					
				0 000000	0 000000					
Location				Beat	Area	Disposition		Dispo Date		
Sawtooth Investments 24810 Hwy 95, Orovada, NV 89425				6		Cred By Adult Arrest				
Location Type	Location of Entry	Method of Entry	Point of Entry		Alarm System	Means of Attack (Robbery)				
Convenience Store										
Victim and RP				Drivers License	Cell Phone	Email				
Giordano Shannon Marie										
Residence Address				Notified of Victim Rights	Residence Phone	DOB	Age	Sex	Race	
9880 N Bottle Creek Rd, Winnemucca, NV 89445				No			44	F	W	
Business Name and Address				Business Phone		Height	Wt	Hair	Eyes	
						5 5"	140	BRO	GRN	
Assistance Rendered Victim Disposition				Transporting Agency		Means of Attack (Assault)				
Description of Injuries				Other Information						
Mentioned Other				Drivers License	Cell Phone	Email				
Reed REA Lynn										
Residence Address				Residence Phone		DOB	Age	Sex	Race	
421 West Montomary Ave #2 Spokane, WA 99205							43	F	W	
Business Name and Address				Business Phone		Height	Wt	Hair	Eyes	
Unemployed						5 5"	125	BRO		
Suspect Arrested				Action Taken		Charges				
Allen Justin				BOOKING		205 222 2				
Residence Address				Residence Phone		DOB	Age	Sex	Race	
9725 N Eileen Ct, Hayden, ID 83835							38	M	W	
Business Name and Address				Business Phone		Height	Wt	Hair	Eyes	
Unemployment						6 4"	180	BLD	BLU	
Identifying Features Speech Clear Build Slender Complexion Pale Facial Hair Goatee Clothes: GREEN LONG SLEEVE, BLK SHIRT				Cell Phone		Drivers License		Arrest Number		
								35081		
Aliases									CII	
Justin Allen, Justin Allen Allen, Justin R Allen, Justin Ryan Allen, Justin Ryan Allen, N A										
VEHICLES	Status	Vehicle Make and Model			License State	VIN				
	Involved	Gray Ford			CS 830N WA	[REDACTED] 0419				
DEPUTIES	Prepared By	Date	Assisted By		Approved By		Date			
	C2005 - Negus Casey	03 21 2021								
Routed To		Date	Routed To		Date	Notes				

CONTROLLED DOCUMENT - DO NOT DUPLICATE

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HUMBOLDT COUNTY SHERIFF'S OFFICE

50 W FIFTH ST WINNEMUCCA, NV 89445 775-623-6419

FELONY REPORT - PROPERTY

0321-070

ID No.	Status/Disposition	Property Description	Value	Val Recovered	Val Damaged
1	Attempt Stolen	C2005-01 - 1 240 Item(s) Blk Electrical Wire - 75% OF A 1000 FOOT SPOOL OF 240 ELECTRICAL WIRE	\$1,500.00	\$1,500 00	
2	Evidence	C2005-02 - 1 Item(s) Dvd - SECURITY CAMERA FOOTAGE	\$1,500.00	\$1,500 00	

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	HUMBOLDT COUNTY SHERIFFS OFFICE		Page 1
	50 W FIFTH ST WINNEMUCCA, NV 89445 775 623 6419		0321-070

NARRATIVE

CONTROLLED DOCUMENT - DO NOT DUPLICATE

Deputy C Negus
 Case Number: 0321-070
 Attempted Grand Larceny

On March 21, 2021 at approximately 1630 hours Deputy C Negus was contacted by Shannon Giordano. Giordano is the owner of the Sawtooth Shell Gas Station at 24810 US Highway 95, Orovada, Nevada. Giordano explained that at approximately 1625 hours, she exited the store's rear door and noted a lifted gray or dark tan Ford crew cab pickup parked behind the shop that is south of the store. This shop is part of the store property and is located approximately 40 yards from the store. Giordano noted a tall white male adult attempting to lift a spool of electrical wire near the back of the pickup. Giordano also noted a white female adult near the rear of the pickup as well. Giordano yelled at the subject to stop, at which point both the male and female subjects quickly got back into the Ford pickup and fled the scene heading south on Highway 95. Giordano said the first three numbers of the license plate were either CR7 or CRZ with a California license plate. Giordano also noted that a second spool of wire was missing, and suspected these subjects had already stolen one spool of wire. Deputy C Negus requested that Giordano review the security camera footage to verify that these subjects had loaded a spool of wire into the back of the pickup.

Deputy C Negus notified dispatch of the situation at that time. Deputy Howard was working in Winnemucca, Nevada and was requested to drive north on Highway 95 to attempt to locate the lifted gray or dark tan Ford crew cab pickup with a license plate starting with either CR7 or CRZ. At approximately 1652 hours, Deputy Howard located a lifted gray Ford crew cab pickup bearing Washington license plate number C87830N parked at the Santa Rosa Sinclair at 3335 US Highway 95, Winnemucca, Nevada. This gas station is located 18 miles south of the Sawtooth Shell Gas Station. Deputy Howard made contact with the driver, Justin Allen, and the passenger Rena Reed. Allen admitted that he had been at the Sawtooth Shell Gas Station, see Deputy Howard's supplement report for further information. Deputy C Negus was on scene at approximately 1703 hours.

Deputy C Negus spoke with Giordano over the phone. Giordano reviewed the security camera footage and discovered the second spool of wire was not stolen by the subjects in the gray Ford pickup. Giordano did see the subjects in the gray Ford pickup park behind the shop. Giordano said the tall white male adult exited the driver's seat and walked to the back of the shop where the spool of wire was located. The tall white male adult drug the spool of wire approximately 20 feet to the rear of the gray Ford pickup and was attempting to lift the spool. Giordano sent two pictures to Deputy C Negus of the lifted gray Ford pickup which matched Allen's Ford, and had the same running boards, black stripe on the bottom of the cab, and black wheels with a chrome star in the center. Giordano also sent a short clip of the white male subject moving the spool of wire to the pickup, this male was wearing brown pants and a black shirt, which matched Allen's clothing. Giordano said the wire was worth approximately \$2,000, and that she wanted to press charges.

Deputy C Negus spoke with Allen who admitted to parking behind the Sawtooth Shell Gas Station. Allen said he saw the spool of wire, but denied trying to steal the wire. Allen asked Deputy C Negus if it was illegal to move a spool of wire, and also offered to purchase something to lock the wire up so that it couldn't be stolen. At approximately 1730 hours Allen was placed under arrest for NRS 205.222.2 Attempted Grand Larceny. Deputy C Negus remained on scene to assist Deputy Howard with the search.

Prepared By: C2005 NEGUS, CASEY	Date: 01 21 2021	Approved By: K2009 NEGUS, KYLE	Date: 03 23 2021
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HUMBOLDT COUNTY SHERIFF'S OFFICE

Page 2

50 W FIFTH ST WINNEMUCCA, NV 89445 775-623-6419

0321-070

NARRATIVE

CONTROLLED DOCUMENT - DO NOT DUPLICATE

of the vehicle and arrest of Reed, see case number 0321-071 for further. At approximately 1947 hours, Allen was transported to the Humboldt County Detention Center without incident and booked for violation of NRS 205.222.2 Attempted Grand Larceny, bail set at \$5000.

On March 22, 2021 at approximately 1307 hours, Deputy C Negus met with Giordano at the Sawtooth Shell Gas Station. Deputy C Negus requested that Giordano complete a statement form, see attached. Giordano said the spool of wire was \$2000 new, and still had three quarters of the wire left which would drop its value to \$1500. Deputy C Negus also reviewed the security cameras. Giordano explained that the camera system's time stamp is about 20 minutes ahead. At approximately 1646 hours Allen's lifted gray Ford pickup pulls behind the shop and parks. Allen exits the pickup wearing brown pants and a black shirt and walks behind the shop out of the view of the camera. At 1647 hours Allen is seen moving the spool of wire to the pickup. At 1648 hours Giordano is seen walking towards Allen at which point he flees the scene. Deputy C Negus obtained a copy of the security camera footage, see attached. Deputy C Negus also photographed the spool of wire and where it had been. see attached.

Please forward to the District Attorney's Office for further review and prosecution of Allen for violation of NRS 205.222.2 Attempted Grand Larceny.

End of report,
Deputy C Negus

Prepared By: C2005 NEGUS, CASEY

Date: 03 21 2021

Approved By: K2009 NEGUS, KYLE

Date: 03 23 2021

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HUMBOLDT COUNTY SHERIFFS OFFICE										Page 1		
50 W FIFTH ST WINNEMUCCA, NV 89445 775-623-6419										Case 0622-017		
INFORMATION REPORT												
OFFENSES	F.A.C. Offenses FOUND PROPERTY FOUND PROPERTY								Date Occurred 06 07 22-06 07 22	Time Occurred 200S - 2100	Incident # 220607010S	
									Date Reported 06 07 2022	Time Reported 200S		
									Related Cases			
									Date Printed 07 15 2022	Time Printed 09 05 43	Printed By M1013	
									Latitude 0 000000	Longitude 0 000000		
Location Sawtooth Investments, 24810 Hwy 95, Orovada, NV 89425						Beat H6	Area NORTH	Disposition Information Only		Dispo Date		
Location Type		Location of Entry		Method of Entry		Point of Entry		Alarm System		Means of Attack (Robbery)		
Reporting Party Cobian Victor				Drivers License		Cell Phone		Email				
Residence Address Orovada				Notified of Victim Rights		Residence Phone		DOB	Age	Sex	Race	
Business Name and Address						Business Phone		Height	Wt	Hair	Eyes	
Assistance Rendered Victim Disposition						Transporting Agency		Means of Attack (Assault)				
Description of Injuries						Other Information						
Mentioned - Other Autm. Cynille Bruno				Drivers License		Cell Phone		Email				
Residence Address 3507 Effie St. Los Angeles, CA 90026						Residence Phone		DOB	Age 57	Sex	Race W	
Business Name and Address						Business Phone		Height	Wt	Hair BRO	Eyes GRN	
Suspect Name						Action Taken		Charges				
Residence Address						Residence Phone		DOB	Age	Sex	Race	
Business Name and Address						Business Phone		Height	Wt	Hair	Eyes	
Identifying Features						Cell Phone		Drivers License		Arrest Number		
Aliases						CII						
VEHICLES	Status		Vehicle Make and Model			License State		VIN		Val Damgd		
DEPUTIES	Prepared By K2009 - Negus Kyle		Date 06 07 2022	Assisted By		Approved By S203S - Wilkin, Sean		Date 07 05 2022				
	Routed To		Date	Routed To		Date	Notes					

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HUMBOLDT COUNTY SHERIFF'S OFFICE

Page 2

50 W FIFTH ST WINNEMUCCA, NV 89445 775-623-6419

0622-017

INFORMATION REPORT - PROPERTY

ID No.	Status/Disposition	Property Description	Value	Val Recovered	Val Damaged
1	Found	K2009-01 - 1 Bro Timberland Tri-Fold Wallet - BROWN WALLET CONTAINING CA DRIVERS LICENSE \$17 CASH AND MISC CARDS RECIEPTS			

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HUMBOLDT COUNTY SHERIFFS OFFICE		Page 1
50 W FIFTH ST WINNEMUCCA, NV 89445 775-623-6419		0622-017
NARRATIVE		

On 06/07/2022 at 2035 hours Sergeant Negus met with Victor Cobian in Orovada, Humboldt County, Nevada reference a found wallet. Victor said approximately 1 hour prior he was at the Sawtooth Station, 24810 N US Highway 95, fueling up his vehicle when he noticed a wallet sitting on top of the gas pump. Victor called Humboldt County Dispatch to report the found property.

Victor handed Segreant Negus a brown tr i-fold style wallet. Sergeant Negus looked inside of the wallet and found \$17 in cash and a California Drivers' license belonging to Autin, Cyrille. Sergeant Negus placed the wallet into an evidence bag and entered it into the RIMS database with a safekeeping form.


End of Report

K Negus H202

Prepared By: K2009 NEGUS, KYLE	Date: 06/09/2022	Approved By: S2038 WILKIN, SEAN	Date: 07/08/2022
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 HUMBOLDT COUNTY SHERIFF'S OFFICE		Page 1					
50 W FIFTH ST WINNEMUCCA, NV 89445 775-623-6419		Case 0624-029					
INFORMATION REPORT							
OFFENSES	F/M A/C Offenses Information Only Information Report		Date Occurred 06 14 24-06 14 24	Time Occurred 0429 - 1329	Incident # 2406140013		
			Date Reported 06 14 2024	Time Reported 0429			
			Related Cases				
			Date Printed 06 17 2024	Time Printed 09:41:40	Printed By G1014		
			Latitude 0 000000	Longitude 0.000000			
Location Sawtooth Investments, 24810 Hwy 95, Orovada, NV 89425		Beat	Area	Disposition Information Only	Dispo Date 06 14 2024		
Location Type	Location of Entry	Method of Entry	Point of Entry	Alarm System	Means of Attack (Robbery)		
Reporting Party Nance, Angela Marie		Drivers License	Cell Phone	Email			
Residence Address		Notified of Victim Rights	Residence Phone	DOB	Age 57	Sex F	Race
Business Name and Address			Business Phone	Height	Wt	Hair	Eyes
Assistance Rendered/Victim Disposition			Transporting Agency	Means of Attack (Assaults)			
Description of Injuries			Other Information				
Name		Drivers License	Cell Phone	Email			
Residence Address			Residence Phone	DOB	Age	Sex	Race
Business Name and Address			Business Phone	Height	Wt	Hair	Eyes
Suspect Name			Action Taken	Charges			
Residence Address			Residence Phone	DOB	Age	Sex	Race
Business Name and Address			Business Phone	Height	Wt	Hair	Eyes
Identifying Features			Cell Phone	Drivers License	Arrest Number		
Aliases			CII				
VEHICLES	Status Stored	Vehicle Make and Model 2011 Silver Volvo XC90	License/State A0JACK ID	VIN [REDACTED] 3655	Val Damgd		
DEPUTIES	Prepared By T2044 - Krause, Tyler	Date 06 14 2024	Assisted By	Approved By M2036 - Munillo Mario	Date 06 16 2024		
	Routed To	Date	Routed To	Date	Notes		

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HUMBOLDT COUNTY SHERIFFS OFFICE		Page 1 0624-029
50 W FIFTH ST WINNEMUCCA, NV 89445 775-623-6419		
NARRATIVE		

On 06/14/2024 at approximately 1219 hours, Deputy Krause H215, was dispatched to Sawtooth Investments located at 24810 HWY 95, Orovada, Nevada, County of Humboldt about an abandoned vehicle.

Deputy Krause was advised the abandoned vehicle was a silver Volvo XC 90 and was parked in the parking lot. The registered owner, Nance, Angela, contacted the Humboldt County Sheriff's Office because the person driving it advised it was left there. Nance said it was stolen in Reno, Nevada but she did not report it.

Deputy Krause located the silver Volvo XC 90 parked in the Sawtooth Investments parking lot. Deputy Krause contacted the manager of Sawtooth Investments and they stated they did not want the vehicle parked in the parking lot for a long period of time.

Deputy Krause attempted to call Nance however received a voicemail box. Deputy Krause left a voicemail.

Deputy Krause requested a tow truck to remove the abandoned vehicle. High Desert Towing was assigned.

At approximately 1349 hours High Desert Towing took possession of the vehicle.

End of Informational Report

Deputy T. Krause
Humboldt County Sheriff's Office

Prepared By: 12044 KRAUSE, TYLER	Date: 06 15 2024	Approved By: M2036 MURILLO, MARIO	Date: 06 16 2024
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ATTACHMENT 6

ATTACHMENT 6

From: shannon.giordano
To: [Greg Morrison](mailto:Greg.Morrison)
Subject: Fw: Public Comment - Support for Sawtooth Station RV Park Expansion
Date: Thursday, March 12, 2026 10:15:53 AM

----- Forwarded Message -----

From: Kevin Servatius <kservatius@msn.com>
To: giordanoangus@yahoo.com <giordanoangus@yahoo.com>
Sent: Thursday, March 12, 2026 at 08:40:20 AM PDT
Subject: Fwd: Public Comment - Support for Sawtooth Station RV Park Expansion

Please confirm receipt and is this ok. Prayers for your personal health challenges
 Sent from my iPhone

Begin forwarded message:

From: Kevin Servatius <kservatius@msn.com>
Date: March 12, 2026 at 8:36:25 AM MST
To: giordanoangus@yahoo.com
Subject: Public Comment - Support for Sawtooth Station RV Park Expansion

To Whom It May Concern

I am submitting this public comment in support of the proposed expansion of the RV park at Sawtooth Station. The project is managed and operated by Shannon G ordano, the general manager and owner of the facility.

Sawtooth Station provides an important service for travelers, outdoor recreationists, and working visitors who rely on safe, well-maintained RV accommodations in this region. The planned expansion would help meet increasing demand while strengthening a locally operated business with a strong record of responsible management.

I know dozens of friends, fellow guides, and frequent travelers who have had consistently excellent experiences at Sawtooth Station. Their feedback reflects the same professionalism, cleanliness, and reliability I have personally observed over the years.

As a licensed Master Guide in the State of Nevada (License No. 1510732), I work throughout the surrounding areas and regularly interact with visitors who depend on RV facilities as their base of operations. Additional capacity at Sawtooth Station would directly support tourism, outdoor recreation, and the economic activity tied to those sectors.

Shannon Giordano has demonstrated professionalism, accountability, and a strong commitment to maintaining a clean and orderly facility. Her leadership gives me full confidence that the expanded RV park will be operated to the same high standard.

Thank you for considering this comment as part of the public review process.

Sincerely,
 Kevin Servatius
 Former Member, Douglas County Planning Commission (Nevada)
 Licensed Nevada Master Guide
 License No. 1510732

From: shannon.giordano
To: Greg Morrison
Subject: Fw: Support for Sawtooth Station RV Park Expansion
Date: Tuesday, March 17, 2026 8:10:30 AM

----- Forwarded Message -----

From: Kevin Servatius <kservatius@msn.com>
To: giordanoangus@yahoo.com <giordanoangus@yahoo.com>
Sent: Friday, March 13, 2026 at 11:18:09 AM PDT
Subject: Support for Sawtooth Station RV Park Expansion

To Whom It May Concern,

We are writing in support of the RV park expansion at Sawtooth Station in Orovada, NV. We have stayed there many times and it is consistently a well-run operation — quiet, clean, and reliable for travelers and sportsmen. It is already a family-run local business, and the on-site grill, groceries, and fuel make it an essential stop in this part of Nevada. The expansion would only strengthen what is already a solid setup.

Sincerely,

Lane Curtis — Sportsman
Joe Santi — Sportsman
Dave Rodgers — Sportsman
Tim Thorne — Sportsman

Sent from my iPhone

From: [shannon giordano](#)
To: [Greg Mornson](#)
Subject: Fw: Sawtooth Station
Date: Tuesday, March 17, 2026 11:20:59 AM

----- Forwarded Message -----

From: David Weaver <dweaver@qdconstruction.com>
To: giordanoangus@yahoo.com <giordanoangus@yahoo.com>
Sent: Tuesday, March 17, 2026 at 10:39:25 AM PDT
Subject: Sawtooth Station

To whoever this may concern, I just want to speak about my time at the Sawtooth Station from February 8, 2022 until May 10, 2023. I spent there at the trailer park. I'm a construction worker who travels and has been too many trailer parks and I can honestly say this place is been the best place that I have ever stayed at when meeting the owner. They had questions that were valid. I told them who I was and what I was doing there. I explained that they we we're paving the highway through their town they did a background check and confirmed who we were. We showed up in the winter and they were very helpful throughout that point there was never any ruffraff or anything else going on at their RV park. I'm still in contact with them today because I Hunt and Fish in the country up there like I said before I travel a lot. My daughter always wants to go back to that place the community there is so great. Everyone is so nice. I can't thank everyone enough.
Sent from my iPhone

Laura A. Schroeder
Oregon, Idaho,
Nevada, Washington & Utah
Therese A. Ure Stix
Oregon & Nevada
Caitlin R. Skulan
Nevada & Idaho



SCHROEDER
LAW OFFICES, P.C.

William F. Schroeder
(1926 - 2015)
James Browitt
Of Counsel
Idaho & Washington

April 7, 2026

VIA EMAIL ONLY

RECEIVED

Humboldt County Regional Planning Commission
50 W 5th Street
Winnemucca, NV 89445
Email: betty.lawrence@humboldtcountynv.gov

APR 07 2025
PLANNING DEPT

RE: Conditional Use Permit Application UH-26-04

Dear Chairperson and Commission Members:

We represent the Orovada General Improvement District ("OGID" or "District"), and we write to address and correct several misleading or inaccurate statements contained in the March 11, 2026 letter submitted by Morrison Law ("Morrison") to the Humboldt County Regional Planning Commission (the "Commission") regarding the proposed expansion of the Sawtooth RV Park on behalf of Giovanni and Shannon Giordano (the "Giordanos").

First, the District would like to clarify that OGID is not denying water service to the proposed RV Park expansion indefinitely. Service is being denied *at this time* because the District's water system currently lacks the storage capacity required to legally accommodate additional connections.

Under NAC 445A.6675, public water systems must maintain a sufficient emergency storage reserve, and OGID cannot approve new service connections until its system meets these regulatory requirements. The District is actively working to upgrade its infrastructure so it can safely and adequately support new service requests while also addressing the existing shortfall in capacity for current customers.¹ At this time, the District is still in the process of securing funding for the upgrade project, and the timeline for construction remains uncertain. We have

¹ Table 1 of the Farr West Engineering memorandum, included with the enclosed January 23, 2026 letter to Morrison, shows that OGID's engineer determined a 75% maximum-day-demand emergency reserve would be appropriate for OGID's circumstances under the applicable water control regulations. According to the table, OGID's existing tank provides 125,000 gallons of storage. The District's maximum daily demand is 144,242 gallons, and the required emergency reserve was calculated at 108,182 gallons. This means the system would need a total of 252,424 gallons of storage simply to comply with regulatory requirements. It is therefore clear that OGID's current 125,000-gallon tank is insufficient to meet legal standards, and adding additional service connections would only worsen this deficit.

1915 NE Cesar E. Chavez Boulevard, Portland, Oregon 97212 (503) 281-4100
10615 Double R Boulevard, Suite 100, Reno, Nevada 89521 (775) 786-8800
www.water-law.com counsel@water-law.com

Conditional Use Permit Application UH-26-04
 April 7, 2026
 Page 2 of 3

communicated this consistently to Morrison, as is evidenced by the correspondence from our office attached to Morrison's April 2, 2026, letter to the Commission. Accordingly, Morrison's claim that OGID has been vague in its explanations is unfounded.

Next, despite the fact that OGID does not currently have the capacity to adequately serve its existing customers, Morrison asserts that OGID has a duty to inquire into the Giordanos' specific water-use needs. That is not the District's responsibility.² It is the applicant's obligation to provide the District with sufficient information in a letter of intent requesting a will-serve determination so that OGID can meaningfully evaluate whether service can be provided. The letter of intent submitted for the RV Park expansion is enclosed, and it is plainly lacking in essential details, including whether the park will serve temporary or long-term tenants, whether landscaping is planned, and whether bathing or laundry facilities will be included. The District intends to request a detailed, compliant letter of intent from the Giordanos once it has a clearer understanding of the water system upgrade timeline.

In the March 11, 2026, letter to the Commission, Morrison claims that the expanded RV Park will require only 2.1 acre-feet of water annually. In a subsequent letter dated April 2, 2026, Morrison asserts that the expansion will require less than 2.5 acre-feet annually. Morrison provides no supporting analysis for either figure, and it is unclear how these estimates were derived. According to the EPA³, the average household uses 82 gallons of water per person per day, which equates to approximately 0.09 acre-feet per person annually. Even assuming single occupancy for each RV space, total demand would be approximately 4.5 acre-feet per year. While RVs may use somewhat less water due to smaller fixtures and limited hot-water storage, an annual demand of only 2.1 acre-feet for a full RV Park is unlikely.

Furthermore, both the OGID Rules and Regulations (Section 9.1(D)) and Humboldt County Code ("HCC") (Section 13.36.460(D)(1)) calculate demand and water-right requirements for mobile home parks with separate irrigation at 0.25 acre-feet per unit per year. For a 50-space RV Park, this equates to 12.5 acre-feet annually. Although this figure may be conservative, we believe the stated assertion of a 2.1 acre-foot annual demand is unrealistic.

Next, Morrison suggests that even if OGID cannot serve the RV Park expansion, alternative water supplies are available. However, it should be noted that the site of the proposed expansion is only a few hundred feet from one of the two wells OGID relies on to replenish the District's municipal water supply. Even if the Giordanos were able to obtain a groundwater right sufficient to serve the expanded RV Park, OGID will be compelled to protest any change application submitted to the State Engineer that seeks to move the point of diversion to a location

² In addition, the BLM already submitted a Will Serve Request ahead of the Giordanos request. Much of the OGID's work in engineering and seeking funding to expand its system already began before the Giordanos request was received.

³ <https://www.epa.gov/watersense/understanding-your-water-bill> (accessed April 6, 2026)

Conditional Use Permit Application UH-26-04
April 7, 2026
Page 3 of 3

in such close proximity to the District's municipal well. Such an application carries a significant potential to interfere and conflict with the District's water supply.

Morrison concludes both his March 11, 2026, and April 2, 2026, letters by asserting that it is not the Commission's role to evaluate how water is obtained to serve customers. However, HCC 17.68.090(D) expressly requires the Commission to determine whether "[t]he proposed use will be adequately served by public improvements, facilities, and services, and will not impose an undue burden on other users." OGID has been clear that it cannot *currently* provide water service to an expanded RV Park. Doing so would place additional strain on a system already operating beyond its capacity. While OGID anticipates being able to serve an expanded RV Park once its infrastructure upgrades are completed, the timeline for those upgrades remains uncertain.

At this time, OGID is unable to provide the water service required for the proposed RV Park expansion. OGID takes no position on whether the expansion would benefit or harm the community; its sole concern is that, until the necessary system upgrades are completed, the District does not have a sufficient water infrastructure system to support the project.

Please contact our office at (775) 786-8800 if you have any further questions.

Very truly yours,
SCHROEDER LAW OFFICES, P.C.



Therese A. Ure Stix

TAU:jan

Enclosures – Giordano Letter of Intent

cc: Client – *email only*

March 19, 2025

Orovada GID,

Hello, we would like to request to put in more RV spaces on the following parcels-

- 1. 03-0421 25
- 2. 03-0421-26
- 3. 03-0421-27
- 4. 03-0402-24
- 5. 03-0431-02
- 6. 03-0421-32- preferred place of use

We would like to put in 25 spaces in the beginning with ability to eventually grow to 50 if needed.

^{These} These are our options depending on what the water board thinks is the best tie in. We were thinking to tie in with the existing RV park as the water line goes down the Duffy Lane Road.

Thanks for your consideration

Giovanni and Shannon Giordano and Charles and Debra Giordano

RECEIVED

APR 07 2025

PLANNING DEPT

4/6/2026

Subject: UH-26-~~OH~~⁰⁴
 Humboldt County Planning Commission
 Attn: Betty Lawrence

Greetings Ms. Lawrence and Humboldt County Planning Commission:

I am writing in regards to the application # UH-26-OH for an RV park in Orovada, NV. I am submitting a request to deny the application. I am a resident of the farming community and do not agree with allowing this to go through without proper water volume and pressure in the Orovada GID. The Orovada GID must be respected by the Planning Commission, otherwise the system in place will be undermined by more hap hazard applications.

The application does not address the need for more laundry facilities and car washing that will add to the burden of the district. Since we are 50 miles to the nearest laundromat, I do believe this will be added or was not thought of at this time.

The attorneys stating that they would need only a 2.5 AFA well to meet the needs of the park is woefully understated. I am giving a generous 6.0 AFA to cover 100 gallons verses 45 gallons for each space.

I agree with Mr. Blackburn that the park will require more amperage than what was applied for as most RVs require 50 to 30 amp hookups to eliminate the risk of fire.

The density of this park does not fit the nature of this community. The Giordanos are a good family, but they do not reside here to monitor the park and there is no on site manager present 24/7 to address any issues for this application site.

There is also the issue with RV park residents being about the community. I had an issue not long ago with a person hunting on my property without permission in the night. When I talked to the sheriff, having a cultivated field with a pivot and haystacks on it was not enough deterrence to signal private property. Private property signs went up the next day.

The Orovada School is also an issue addressed by many comments here. Our faculty is excellent and so are our children. The mine people indicated very early on that a school would be built and functioning before the mine was online. Our families with children were enticed to agree with the mine building with this promise. I was at all of the public meetings on this issue. The Giordanos were not. I thought the original promises the school would have been moved by now. I am very concerned about predators. I do not see other communities putting RV parks this close to a school.

Are the Giordanos going to provide park model trailers to rent out to truck drivers or will only owners of RVs be allowed? What is the plan?

Thank you for taking my comments.
 Again I ask you to deny the application..

Respects,



Jean M Williams

FW: Opposition to Item UH-26-04/ Proved a RV Park Expansion

From: Betty Lawrence (betty.lawrence@humboldtcountynv.gov)
To: edwardab@aol.com
Cc: orovadagid@hotmail.com
Date: Tuesday, April 7, 2026 at 10:54 AM PDT

Received this morning

Betty Lawrence
Senior Planning Technician

-----Original Message-----

From: D H <gmadebhess@gmail.com>
Sent: Tuesday, April 7, 2026 10:37 AM
To: Betty Lawrence <Betty.Lawrence@humboldtcountynv.gov>
Subject: Opposition to Item UH-26-04/ Proved a RV Park Expansion

Humboldt County Planning Board:

As an Orovada resident, I urge the Board to deny this conditional use permit application. This expansion will bring the park extremely close to our K-8 school, where my grand children attend. They, and their classmates, are the most vulnerable members of our community, the most vulnerable people in our lives.

Lithium Americas and the Thacker Pass Concerned Citizens group of Orovada have worked together tirelessly over the past few years in an effort to relocate our school, and move it out of harms way (at it's current location.) We hope the school will be moved within the next two years. Lithium Americas, the Thacker Pass Concerned Citizens group, and I recognize that the safety and welfare of our children must come first.

Expanding the current RV park, creating options for transients to camp in such close proximity to our school is the irresponsible choice of the Giordanos. Allowing the expansion to move forward at this time would be the irresponsible action of the Board.

If you agree the safety and welfare of our children must come first, deny this application.

Respectively, Deborah Hess

NOTICE This communication and any documents, files or previous e-mail messages attached to it, constitute an electronic communication within the scope of the federal Electronic Communication Privacy Act. This communication may contain non-public, confidential, proprietary, or legally privileged information or contents intended for the sole use of the designated recipient, and is transmitted based on a reasonable expectation of privacy. The unlawful interception, use or disclosure of such information is strictly prohibited under the applicable laws. If you are not the intended recipient, or the person responsible for delivering it to the addressee, or have received this communication in error, please notify the sender immediately by reply e-mail and delete all copies of this communication, including attachments, without reading them, disclosing them, printing them, or saving them to a file or disk.

~~RECEIVED
APR 08 2025
PLANNING DEPT~~

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APR 08 2026
PLANNING DEPT

Edward Bartell
PO Box 130
Orovada, NV 89425
4/8/2026

Humboldt County Regional Planning Commission
Via electronic mail only to
Humboldt County Regional Planning Department

RE: UH-26-04 Proposed RV Park

Dear Planning Commission Members,

I am writing to provide additional detail to my earlier written comments in opposition to UH-26-04.

I live in the Orovada Community¹ where we farm and ranch and both of my children attended the Orovada School, from kindergarten to graduation, and my wife currently works there as a teacher. Orovada school relies on Orovada GID for water and sewer service. We also recently purchased the Antelope grazing allotment, a portion of which is within the Orovada GID see Humboldt County Code 13.08.020². Once Orovada GID has sufficient capacity to allow new users, we would like to explore an Orovada GID hookup to provide more reliable stockwater.

Our Ranch is also dependent on the Orovada Volunteer Fire Department for prompt emergency fire suppression, and they have put out multiple fires on our private lands and rangeland. As it is noted in Orovada Volunteer Fire Department's March 10, 2026 letter this application jeopardizes Orovada GID and thereby Orovada Volunteer Fire Department, and emergency fire suppression.

Our ranch relies on public rangelands, when Orovada Volunteer fire Department, is unsuccessful in suppressing wildfire it spreads to public rangelands. We are precluded from grazing public rangelands for 2-5 years after a wildfire. Therefore, a major wildfire would cause us hundreds of thousands of dollars in damages. Likewise, an increase in crime will likely result if this application is granted affecting my family, our family business and the community as a whole.

¹ Orovada is not incorporated as a town so it has no formal boundaries.

² Township 43 North, Range 37 East, M.D.M, Section 35: W ¼ and Township 42 North, Range 37 East, M.D.M Section 2: NW 1/4

The Applicants false personal attacks on Orovada Residents should be disregarded.

Orovada GID has been unable to hook up any new customers until necessary upgrades are made. Rather than working with Orovada GID to secure grant funding, and commit to their own funding to Orovada GID to support the new RV Park, the Applicants have hired an attorney to try to bully Orovada GID into hooking them up without the water capacity to do so, (improved water lines and a new water tower, and sewage upgrades). This forces Orovada GID to have their own attorney respond to Applicants antics rather than entirely focusing all their time and money on securing grants for badly needed upgrades. Anybody voicing concerns about the project, Applicants smear with false statements.³ Applicants even try to discredit Orovada Community members as having “no connection to Orovada”. In fact, every single commenter opposing the project at the date of Applicant’s April, 2 2026 attorney letter, lives in the Orovada area community, and will be impacted by the proposed RV Park, unlike the applicants who live roughly 50 miles away⁴ (and their supporting commenters attached to their April, 2 2026 letter

³For example Applicants Attorney in his 4/3/2026 letter he states “*Susan Frey submitted a comment letter dated March 10, 2026 on behalf of Thacker Pass Concerned Citizens (“TPCC”). TPCC is an organization organized and operated specifically to oppose Lithium Americas’ proposed Thacker Pass lithium mine. TPCC has now targeted the CUP Application as a proxy for the mine, and its efforts to oppose the CUP Application are, in fact, further efforts to oppose the mine.*” This is an outrageously false statement, TPCC has in fact refused to oppose the Thacker Pass Lithium Mine. TPCC works with the Thacker Pass mine to negotiate agreements to lessen impacts and TPCC also engages in other works on activities to benefit the community. For example, TPCC was successful in convincing the mine to construct the Workforce hub rather than having man camps in small local communities that cannot support them. Likewise, TPCC has worked with the mine to designate traffic routes vastly improving safety in the Orovada Community. Outrageously, Ms. Frey is labeled as having “no connection to Orovada”, despite living in the community, her children going to the Orovada School, and tirelessly working to improve the lives in the Orovada Community. It is my understanding the Frey Family has lived in the Orovada Community for over a century. Clearly Applicants will stop a nothing with their outrageous personal smears.

⁴ Applicants Attorney’s April 2, 2026 letter states “Giordanos first note that they are residents of the property, and will not tolerate excessive noise in their neighborhood.” This appears to be one of many false statements made by the Applicants. Applicants own a farm (APN 05-0051-18 and other parcels) at Bottle Creek which is roughly 50 miles away from Orovada, where it is my understanding they have resided for a number of years. Indeed, the police reports attached to this same April 2, 2026 letter identify the Applicant’s “residence address” as at Bottle Creek not Orovada.

who live even further away). As applicants own actions show they will do and say anything to get this application approved, this is precisely why it should be denied.

Applicants' Attorney's 4/2/2026 letter tries to discredit me because I opposed the Thacker Pass mine. Despite their deceptive arguments, that dispute has been settled, as I have no doubt, they are well aware. The reality is the Thacker Pass Lithium mine is a done deal nobody is stopping it...Applicants outrageous assertions are absurd on their face. Nobody thinks the fate of this RV park will have any effect on the continuing operations of the Thacker Pass mine. To suggest otherwise reveals the Applicants' desperate attempts to smear anyone who has concerns about their project.

Applicants attack is focused on vigorously arguing that the RV park is not sanctioned by the Thacker Pass mine...**nobody said it was sanctioned by the Thacker Pass mine.**

Indeed, that is the very problem with the proposed RV Park!!! The Orovada Community and the Thacker Pass mine recognized that an influx of mine workers would have devastating impacts on local resources, and change the character of the community forever. This is why Lithium Americas set up the workforce hub. The workforce hub is an extensive contained unit with its own security, fencing and ect., relieving burdens on the local community. Now it appears the applicants have decided to take it upon themselves to circumvent this designated housing to establish their own man camp in Orovada near the school, without any security or any other provisions necessary to protect the community.

Indeed, applicants' attorney admitted as much in his March 11, 2026 letter "*Occupants [of the proposed RV park] working at the Thacker Pass mine project will utilize local roads that they are already using to travel to work from more remote locations like Winnemucca. Daily vehicle travel will not increase, but the vehicle miles traveled will decrease.*" (emphasis added). See Morrison March, 11 2026 letter page 2.

Applicants' attorney brags about how much traffic will be reduced on HWY 95 by their occupants avoiding Thacker Pass designated housing and instead staying at their proposed RV park.⁵ Indeed the **ONLY** proposed occupants of the proposed RV Park discussed in his March 11, 2026 letter are those "**working at the Thacker Pass mine project**". His March 11, 2026 letter even goes on to say "*the tenants that the Giordanos select to use the RV park will be employed and likely only on site for a short time each day to rest and sleep.*" Clearly by his own admissions the proposed RV park is not catering to retired recreationalists.

⁵ In reality workers are bussed to the mine site from the workforce hub so it would be minimal impact on traffic on HWY 95 but greatly increase traffic on HWY 293 which is already overburdened by mine traffic. Traffic would likely increase in HWY 293 due to RV park residents driving rather than being bussed. Traffic would also dramatically increase around the Orovada school.

As is clearly spelled out above in Applicants' own March 11, 2026 letter. Applicants are planning on establishing workforce housing for Thacker Pass mine project workers the very definition of a man camp! The fact that it is not sanctioned by the Thacker Pass mine, does not somehow make it not a man camp.

Despite his clear admissions in his March 11, 2026 letter, Applicants Attorney's April 2nd 2026 letter vigorously back peddles, trying to claim they will not be catering to workers at the Thacker Pass mine, when his earlier March 11, 2026 letter said precisely the opposite as is discussed above.⁶

Moreover, a real estate brochure listing Applicants current RV Park and station for sale for \$2.5 million, touts that:

"The Thacker Pass Lithium Mine is 20 Miles from Orovada and is the largest lithium discovery in North America! The mine has just begun construction and will employ over 500. The mine workers have the RV Park 100% occupied. There is additional land to expand the RV Park" (see Attachment 5).

Clearly applicants recent back peddling trying to claim they are catering to sportsmen is disingenuous. Clearly, they are trying to get sportsmen to support them because they have rented out all spaces to miners.

The Planning Commission should not be persuaded by Applicants blue smoke and mirrors game. **Either it is a man camp or it is not. If applicants are claiming it is not a man camp; the Planning Commission should condition the proposed RV park to be immediately shut down if it is used to house people working on the Thacker pass mine, circumventing the sanctioned housing at the workforce hub, where they are supposed to be staying.**

Given applicants unwillingness to accept conditions preventing this RV Park from being a man camp⁷, the Planning Commission should consider it for what it is--a man camp.

While applicants accuse commenters of fear mongering. The reality is clear man camps dramatically increase crime. This is a proven fact shown by scientific studies, not fear mongering see Figure 1 below.

⁶ Now it looks like applicants have even pleaded with their friends that have stayed at the RV park in the past to write emails of recommendation, in an effort to try to obscure their true intent (see attachments to Morrison April 2, 2026 letter).

⁷ "tenants will not be turned away based on mine employment" Morrison April 2, 2026 letter pg. 4.

Type of crime	Bakken Region Percent Change 2006-2012	Non-Bakken Region Percent Change 2006-2012
Unlawful Sexual Contact	44.8	-6.7
Aggravated Assault	70.1	-4.4
Serious Domestic Violence	47.1	11.1
Serious Stranger Violence	47.4	-6.3

Figure 1. The United States Bureau of Justice Statistics conducted research comparing the Bakken Region (containing man camps), with the non-Bakken region (not containing man camps)⁸. This scientific research clearly shows a dramatic increase in crime as man camps were established, compared to the non-man camp control. Unlawful sexual contact increased 44%, and aggravated assault increased by 70% when man camps were established.

Companies needing large amounts of construction workers in remote locations have difficulty in finding workers, resulting in people being hired with troubling backgrounds. I detailed this extensively in my prior letter to the planning commission.

The proposed RV Park is a new RV Park not an expansion of an existing RV Park.

The existing RV park is very small allowing for roughly 8 RV hookups. According to the Humboldt County Assessors' website the existing RV Park in 03-0421-07 is owned by Sawtooth RV LLC (see Figure 2 below). The Nevada Secretary of State's website identifies Giovanni and Shannon Giordano as managing members of Sawtooth RV LLC⁹.

⁸ <https://www.colorado.edu/program/tallgrass/2019/03/14/new-report-finds-increase-violence-coincides-oil-boom>

⁹ <https://esos.nv.gov/EntitySearch/BusinessInformation>

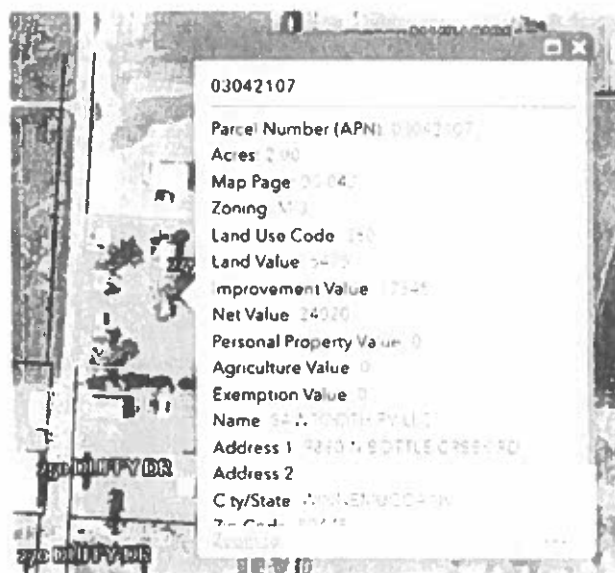


Figure 2. The above is image is taken off of the Humboldt County Assessors website interactive map, showing the existing RV Park.¹⁰

Applicants' Attorney's March, 11 2026 letter states "We represent Giovanni and Shannon Giordano ("Giordanos"), managing members of Sawtooth Investments, LLC and the applicants for the Conditional Use Permit (CUP) under consideration on March 12, 2026. As you are likely aware, the Giordanos¹¹ own Assessor's Parcel Number 03-1421-32 and operate an RV Park and small business at that location" (emphasis added). This appears to be a materially false statement, in that Giovanni and Shannon Giordano do not appear to own Parcel Number 03-1421-32 (Parcel Number 03-1421-32 is the location of the proposed RV Park see Figure 3 below).

¹⁰

<https://humboldt.nv.maps.arcgis.com/apps/webappviewer/index.html?id=0240524ede3e4fd1a5fb46862dc5af68>

¹¹ To the extent Mr. Morrison will try to argue "Giordanos" includes anybody named Giordano, this is highly deceptive given "Giordanos" is defined immediately above as Giovanni and Shannon Giordano.

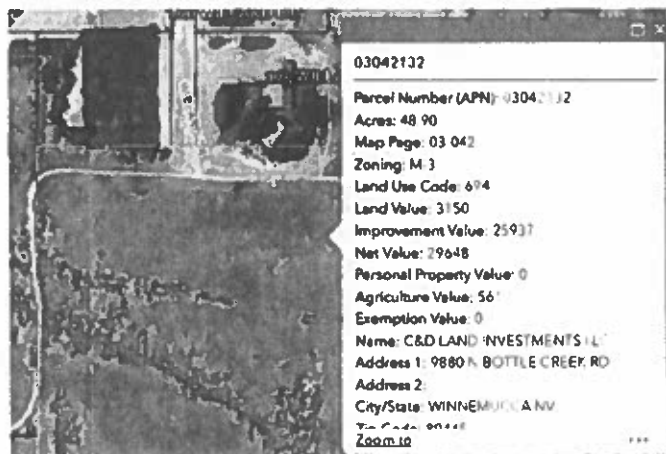


Figure 3. The above is image is taken off of the Humboldt County Assessors website interactive map, showing the proposed RV Park.¹²

According to sworn statements with respect to a recent boundary correction APN 03-1421-32 is actually owned by C & D Land Investments LLC, which in turn is owned by Charles and Debra Giordano (see attachment 1 and link in footnote below)¹³.

According to public records the Proposed and Existing RV Park are in completely different ownership.

I found nothing in the record indicating the Applicants are the owners, purchasers under contract, or lessee of the property, where the Proposed RV Park will be constructed. This of course begs the question as to whether C & D Land Investments LLC is just an investment property as the name implies, that will be liquidated to a 3rd party speculator once the Applicants get the permits to operate the RV Park/Man Camp? Given that the RV Park can be liquidated to a 3rd party at any time, all of the Applicants' assurances that are not codified in the Conditional Use Permit are absolutely meaningless, and should be disregarded by the Planning Commission. Indeed according to a real estate brochure the Applicants current RV park and Station was recently listed for sale for \$2.4 million. Applicants, assertions about having long term commitments to the community are disingenuous (see Attachment 5).

The Applicants' so called "strict vetting process" is likewise meaningless

The Applicants' attorney attached the vetting process to his April 2, 2026 letter. This vetting process is clearly directed at making sure RV Park occupants pay their bills rather than

¹²

<https://humboldt.nv.maps.arcgis.com/apps/webappviewer/index.html?id=0240524ede3e4fd1a5fb46862dc5af68>

¹³ <https://recorder.humboldtcountynv.gov:8443/DocumentImage/2026-000066?year=2026&itemId=66>

providing meaningful protections for the community and notably the “strict vetting process” does not exclude individuals with criminal histories, or even convicted sex offenders.

When applicants are touting the record of their existing RV park; the Planning Commission should keep in mind that this existing RV Park is tiny, with only 8 spaces (see attachment 5), this cannot be compared to 50 spaces (with no additional employees to manage this vast increase)¹⁴. It also appears the record request response on criminal activity to the Humboldt County Sherriff’s office is incomplete, and merely reflects what was conveniently found, rather than a complete history. For example, I recall an incident a few years back where a semi trucker allegedly stole fuel from the Sawtooth Station, which does not appear to be reflected in the document request response. I have found public agencies often fail to provide all, or even a substantial portion, of responsive documents. As I discuss below my record requests with the Planning Department routinely failed to generate responsive records from a few days ago dealing with this application UH-26-04, here the Applicant was asking for documents going back years.

The Application will endanger public safety, the Orovada School students and staff, and is in violation of multiple provisions of Humboldt County Code

The Applicants take issue with my statement that the RV Park is adjacent to the Orovada School arguing there is a “greenway” of sagebrush 100’ wide and a gravel access road to the RV Park. My prior comments were accurate, the “greenway” and the RV Park access road are part of the RV Park parcel. There is no fencing or other proposed barriers preventing RV Park residents from walking or driving all the way to the school fence. While the RVs will be parked a slight distance from the school the residents will have full access to the school fence that can be easily stepped over. Indeed, there is nothing to protect the students from a large RV park with a lot of transient residents, specifically there will be:

- No security guards¹⁵
- No dedicated on site full time manager¹⁶
- No night manager¹⁷
- No groundskeeper¹⁸
- No boundary fencing

As applicants state in their procedures, attached to their attorney’s April 2, 2026 letter.

¹⁴ See application question 9 stating the proposed RV park will have no employees.

¹⁵ Application question 9 says there will be no employees.

¹⁶ Application question 9 says there will be no employees.

¹⁷ Application question 9 says there will be no employees.

¹⁸ Application question 9 says there will be no employees.

“HUMBOLDT COUNTY SHERIFF’S DEPARTMENT DEPUTIES FREQUENT THE STORE DURING BUSINESS HOURS AND ALSO AS A COURTESY HAVE PATROLED AT NIGHT MAKING SURE ALL LOOKS GOOD.”

As Applicants admit, they are having the Sherriff’s office provide free security for their business. Now the applicants are planning on bringing in a much larger RV Park and a large transient population that may rival if not outnumber the long-term resident population in the vicinity. Given that the applicants are wanting the Taxpayers to continue to fund security on their new RV Park, this puts an undue burden on public resources given the large increase in transient population.

Humboldt county code 17.68.090 states: *“No conditional use permit application shall be approved unless the applicant establishes that the use is appropriate at the proposed location”*. Clearly it is not appropriate at the proposed location near the Orovada School and must be denied.

Humboldt county code 17.68.090 (C) states. *“The proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, road or traffic conditions, parking, public improvements or infrastructure, public sites or rights-of-way, the potential impairment of natural resources, or other matters affecting the public health, safety, and general welfare.”*

The proposed use would result in a *“substantial and undue adverse affect”* on the local school and the surrounding community. Therefore, this application must be denied under Humboldt County Code 17.68.090 (C).

The proposed use would change the *“character of the neighborhood”*, by bringing in a lot of RVs and transient residents that would overwhelm this small community. Therefore, this application must be denied under Humboldt County Code 17.68.090 (C).

The proposed use would dramatically increase road traffic and dust on the gravel roads surrounding the Orovada School. Therefore, this application must be denied under Humboldt County Code 17.68.090 (C).

The proposed use would aversely affect *“public sites ...or other matters affecting the public health, safety, and general welfare”*, by adversely affecting the school and the surrounding community. Therefore, this application must be denied under Humboldt County Code 17.68.090 (C).

The Planning Commission should not base any decisions on the potential of a new Orovada School being constructed.

While Orovada residents remain hopeful a new school will be constructed. It remains unclear when, if ever, a new school will actually be constructed. Initially construction on the

school was slated to begin as soon as construction began on the mine in 2023. Then with much fanfare on March 6, 2024 it was announced in the Elko Free Press:

*"Construction of the school is expected to begin around October of 2024, with a grand opening in the second quarter of 2025."*¹⁹

Construction has yet to begin on the Orovada School. In fact, it was found that the new School would need new water rights transferred to it. Lithium Nevada has filed water rights transfer application 95011²⁰ for the new school but it remains unknown when and if this transfer will be granted. If this transfer is not granted, the school would need to find a new source of water, which may take years.

Likewise, there is not a final contract for construction with the Humboldt County School district. While a new timeline is being discussed, previous history has shown timelines are meaningless and cannot be met.

Approving this application endangers Orovada GID and is in violation of Humboldt County Code, with respect to this public water system.

As I noted in my prior comments. The Planning Department's rubber stamping of development in the Grass Valley area south of Winnemucca is going to cost the taxpayers north of \$27 million just to pipe in water from elsewhere²¹ to mitigate the impact of high nitrate sewage leaching into groundwater. If groundwater is to be cleaned up rather than mitigated cost may exceed \$200 million to Humboldt County.

The Orovada GID needs roughly \$11 million in upgrades to its water system in order to fully serve existing customers, and begin bringing new customers online. Orovada GID is diligently trying to obtain grants in order to serve its existing customers (see Schroeder law office letters attached to Mr. Morrison's April 2, 2026 letter).

In response to Applicants bullying; Orovada GID has had to spend precious funds and time having their attorney respond to the Applicants antics, when that money could have been much better spent in upgrading the Orovada GID system. Rather than working with Orovada GID to assist with seeking grants and assisting with funding, Applicants have been trying to bully Orovada GID into hooking them up when the existing system cannot support the Applicants.

The Orovada GID consists entirely of a volunteer board, is under obvious financial strain and has difficulty obtaining board members. Applicants antics and the Planning Department's proposed approval of this conditional use permit threatens the existence of Orovada GID. If

¹⁹ https://elkodaily.com/news/local/business/mining/an-exciting-time-at-thacker-pass/article_43146572-cca0-11ee-8c6e-c32e58ed619a.html

²⁰ https://images.water.nv.gov/images/Book_Records/95000/95011.pdf

²¹ And sewage out to a Waste Water Treatment Facility.

Orovada GID ceases to exist The Orovada Volunteer Fire Department that our ranch relies on will likewise be severely threatened. In addition the Orovada School and other residents of Orovada will be severely affected. Likewise, as a Humboldt County taxpayer our ranch will be adversely affected as Humboldt County will have to take over yet another water district. If Applicants' harassment causes the existing board to resign, and new board members cannot be found Humboldt County will be forced to take over Orovada GID and try to fund it.

Incredibly, the Planning Department did not require that Orovada GID upgrades be complete or even fully funded. Instead, according to the proposed conditional use permit building permits will be granted upon receiving "documentation from Orovada GID indicating they are working on expanding the water and sewer service". Under the Planning Department's absurd language of the conditional use permit, building permits could be provided to the Applicant if Orovada GID hypothetically conducted \$100k in upgrades, when in fact \$11 million in upgrades are needed.

The Planning Department's refusal to require necessary upgrades to be fully funded will create an undue burden on other users, and Orovada GID infrastructure meaning the proposed approval of the RV Park is in clear violation of Humboldt County Code 17.68.090 which states "*No conditional use permit application shall be approved unless the applicant establishes that the use is appropriate at the proposed location and meets the following criteria*":

Including 17.68.090 (C) "the proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, road or traffic conditions, parking, public improvements or infrastructure..." And including 17.68.090 (D) which states "the proposed use will be adequately served by public improvements, facilities, and services, and will not impose an undue burden on other users." And including 17.68.090 (E) which states "the applicant for a conditional use permit shall have the burden of proof by a preponderance of the evidence to provide facts supporting the proposed conditional use permit." (emphasis added). Clearly the application does not meet the above criteria in Humboldt county code and must be denied.

The applicants tout an alleged statement from their consultant on how little water they will use. I requested the alleged consultant report from the Planning Department and incredibly the Planning Department did not even obligate Applicants to produce it for the Planning Department's staff report. The Planning Commission should disregard any of the Applicants consultants' reports produced immediately before the hearing whereas nobody will have a chance to review them.

The Public and the Planning Department has not had a chance to review any reports from the Applicants on water use. Therefore, any assertions about the amount of water Applicants will use should be disregarded. Also keep in mind Orovada GID cannot hookup additional single family dwellings. Yet Applicants are trying to bully Orovada GID into hooking up a 50 unit RV Park.

There is also the question of occupancy, the Planning Department did not limit occupancy. If 4 people are staying in an RV year around that will require 4 times as much water as single occupancy. Applicants also ignore the question of sewage, the sewage produced from the RV park could rival, the roughly 63 residences that Orovada GID is serving, especially if the RV's have multiple occupancy.

Creating a new municipal or quasi-municipal water system for the RV Park within Orovada GID violates county Code.

In the alternative to obtaining water from Orovada GID the Planning Department is proposing to allow the applicants to create their own municipal or quasi municipal water system and allowing them to proceed upon "documentation from the State of Nevada Engineer's office and NDEP regarding placement of a commercial well and septic system on the parcel".

The applicants have failed to produce any engineering report signed by a licensed engineer showing the size of the system, where the well will be located, where the septic will be located, if it is multiple septics, or a water treatment facility with open sewage ponds, if there is a water tower, if so where it will be located, engineering plans on the water tower, and etc. Instead, the Planning Department, and the **Applicants are asking the Planning Commission to approve a Black Box that nobody knows what is in it.**

This is **in** direct violation of Humboldt County Code 17.68.090 (E)

"the applicant for a conditional use permit shall have the burden of proof by a preponderance of the evidence to provide facts supporting the proposed conditional use permit."

Here the applicants have presented absolutely no facts which can be used to evaluate the proposed municipal or quasi-municipal water and sewage system impacts on "adjacent properties", "character of the neighborhood", and, "public improvements or infrastructure", "public sites" "rights-of-way, the potential impairment of natural resources, or other matters affecting the public health, safety, and general welfare". This is a clear violation of Humboldt County Code 17.68.090 (C), with respect to a new Quasi-Municipal water and sewage system.

The Applicants and the Planning Department argue the public is protected because the Planning Department has passed the buck to NDEP and NDWR. However, as the Grass Valley disaster has revealed, NDEP regulations are woefully inadequate to protect the public, or evaluate impacts under Humboldt County Code, with respect to granting conditional use permits. Indeed, as the Grass Valley disaster has shown even though NDEP approves projects, Humboldt County not NDEP is financially and legally responsible for cleaning up the mess, this creates an undue burden on the public and public resources in violation of Humboldt County code.

Given that the Planning Department approved a Black Box, in violation of Applicants' burden of proof required under 17.68.090 (E) it is difficult to guess at what the potential impacts

are. However, given the close proximity of the RV park to Orovada GID's water supply well, to Applicants new water pumping and sewage from their new RV Park, there would likely be adverse impacts to Orovada GID water supply.



Figure 4. The above figure is an aerial view from the Nevada Division of Water Resources Website. I marked it up to show the location of the Orovada GID well in relation to the Proposed RV Park. Drilling a well in such close proximity would likely adversely affect the municipal supply. Likewise placing sewage systems for 50 RV spaces nearby would have a high probability of contaminating this critically important Orovada GID municipal well.

Allowing individual wells and septic systems within Orovada GID would defeat the purpose of the original formation of a municipal water system. As its 1978 water right application 35950²² shows:

"This project is for the construction of a municipal water system consisting of a municipal well, 100,000 gallon storage tank, and transmission and distribution lines. It is estimated that, immediately...upon construction, 25 residences, one school, and 9 commercial users will be- served. It is imperative that an adequate source of water be found, and a municipal system be installed as individual wells (including the well serving the school) are failing and have failed. Also, it appears that effluent from individual sewage systems may be contaminating some individual water systems." (emphasis added)

Placing septics near wells in the Orovada area has been a problem in the past. Now the Planning Commissions approval of a 50 unit RV Park's sewage system near the Orovada municipal water supply threatens to repeat the Grass Valley disaster.

The Planning Department has failed to ensure due process

²² tools.water.nv.gov/permitinformation.aspx?app=35950

The Planning department has failed to provide documents in a timely manner denying due process to commenters.

My March 25, 2026 document request to the Planning Department, requested **“all information in the planning department’s possession concerning UH-26-04, including but not limited to all communication between the planning department and the applicant, and documents submitted by the applicant,”** and any modifications made by the applicant or the planning department.” My March 10, 2026 document request requested **“all information in the planning department’s possession utilized to evaluate UH-26-04, including but not limited to all communication and documents submitted by the applicant”** (emphasis added).

The Planning Department’s March 25, 2026 email denied the existence of any additional correspondence (see Attachment 2). Then on April, 1 2026, the planning department finally provided the applicants’ legal counsel’s March 11, 2026, letter to the Planning Commission (see Attachment 3). Despite the fact that the withheld March 11, 2026, letter was clearly within the scope of my document requests. After I complained about the Planning Department improperly withholding documents, on April 2, 2026, the Planning Department released a trove of 17 documents including 8 documents that had been improperly withheld for over 2 weeks from the public (see Attachment 4).

The date stamp of March 11, 2026 on the Applicants’ attorney letter is particularly noteworthy given that it was the day before when the hearing was scheduled. This means this critically important information would have been hidden from the public, precluding the public from knowingly commenting on this conditional use permit had the hearing not been postponed.

It is outrageous applicant’s attorney was allowed to provide written comments responding to public comments, prior to the last meeting being canceled, but the public was not provided the information from Applicants’ attorney in a timely manner, to provide requisite responses. It is likewise outrageous that the applicant was allowed to provide key details of the project the day before the scheduled hearing rather than obligating the applicant to fully define the proposed project in the application. Then these key details were kept hidden from the public by the Planning Department for over two additional weeks.

I would note this is not the first time this has happened. On a prior conditional use permit UH-24-06 before the Planning Commission, critically important documents were likewise kept hidden from me. Then that applicant was allowed to sandbag me with documents that I had requested, but never seen, prior to them being flopped in front of me while I was in the middle of providing testimony to the Planning Commission at the hearing. Moreover, I was not allowed to provide uninterrupted testimony, but was instead forced to engage in a debate with the applicant over documents that had been kept hidden from me. This of course denies any semblance of due process, or decorum.

With respect to the prior process in UH-24-06 I had sought to have ingress and egress of gravel trucks from a large proposed gravel pit near our property limited to HWY 95²³ whereas the South valley road shortcut is just a narrow strip of pavement without a center line, and large numbers of gravel trucks on this tiny county road would promptly destroy the road base, and would create extremely unsafe conditions on the road for this gravel being hauled to the Thacker Pass mine.

That applicant in UH-24-06 ridiculed my concerns emphatically insisting he had no agreements to supply the Thacker Pass mine with gravel. As soon as the permits were approved and the gravel pit was running the applicant immediately began sending hundreds and hundreds of loads of gravel from this pit to the Thacker Pass mine²⁴. It appears the Applicants here in UH-26-04 are planning the same bait and switch game. Whereby the Applicants imply the impacts will be minimal, but avoid any binding conditions in the conditional use permit requiring them to do what they say they are going to do.

The Planning Department and Planning Commission should stop rewarding applicants for making false and misleading statements.

If requirements are not in the binding conditions of the conditional use permit; applicants are free to do precisely the opposite of what they represent they will do in oral and written testimony.

As is noted above the Applicants' Attorney appears to be misrepresenting them as the owners of parcel 03-1421-32 (where the RV Park is proposed to be constructed).

However, even more concerning Applicants are engaged in a shapeshifting act, on the man camp issue. In their attorney's March 11, 2026 letter, he clearly admits who the occupants of the proposed RV Park will be – workers on the Thacker Pass mine (see figure 5 below)

To the extent that road use and traffic might be affected, such impacts would be minimal. Customers' RVs would occupy the planned spaces for several months or even years and will not increase daily road use. Occupants working at the Thacker Pass mine project will utilize local roads that they are already using to travel to work from more remote locations like Winnemucca. Daily vehicle travel will not increase, but the vehicle miles traveled will decrease. The number of vehicles passing the nearby school will remain constant.

²³ The Planning Commission explicitly has this authority under 17.68.090 (C) (4). "Requiring street dedications and improvements including service roads and alleys" and (5) "Regulation of points of vehicular egress and ingress".

²⁴ That applicant immediately began using the South Valley road shortcut, creating the very extreme unsafe conditions I had predicted. On HYW 293, gravel trucks cannot turn on South Valley Road off of 293 without swinging out into incoming traffic. Thankfully Lithium Americas promptly intervened and made him stop using South Valley Road.

Figure 5. The above is a highlighted excerpt out of applicants own Attorney's March 11, 2026 letter clearly showing that the Applicants plan to house Thacker Pass mine workers—a man camp.

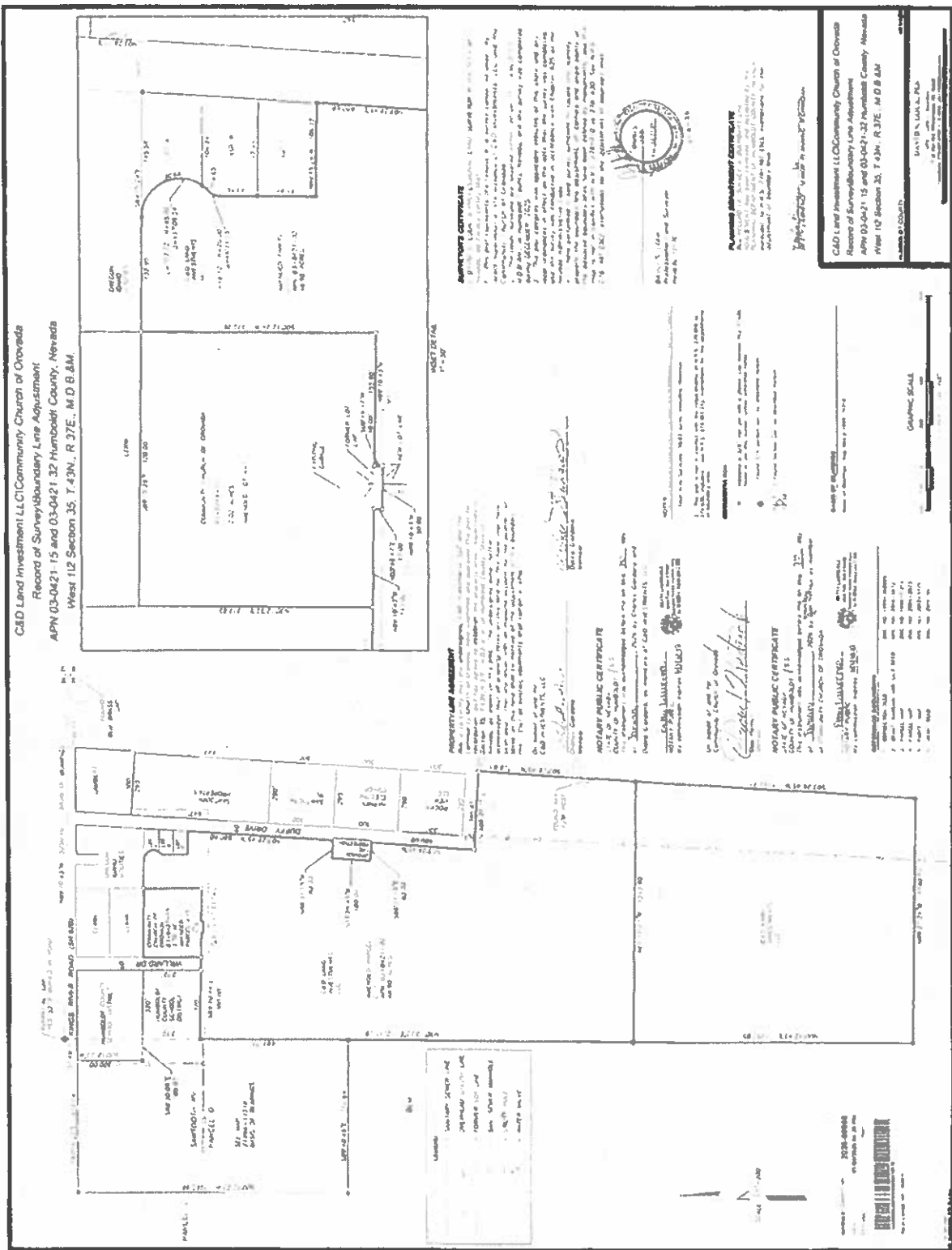
Yet Applicants' attorney said precisely the opposite in his April 2, 2026 letter. The Planning Commission should stop allowing applicants to play the bait and switch game. Instead, binding them to their statements, rather than allowing them to profess they are not creating a man camp but allowing them to create a man camp after their conditional use permit is granted.

sincerely,



Edward Bartell

Attachment 1
Boundary Line Adjustment
with sworn statement showing the current owners of the parcel where the proposed RV
Park is located



CAD Land Investment LLC Community Church of Orovada
 Record of Survey Boundary Line Adjustment
 APN 03-0421-15 and 03-0421-32 Humboldt County, Nevada
 West 1/2 Section 35, T.43N., R.37E., M.D.B.&M.

ADJUSTMENT
 The purpose of this adjustment is to correct the boundary lines between the parcels shown on the map and the actual ground conditions. The adjustment is based on the survey data and the legal descriptions of the parcels. The adjustment is necessary to resolve the boundary line discrepancies and to provide a clear and accurate record of the land parcels.

NOTARY PUBLIC CERTIFICATE
 I, the undersigned, a Notary Public for the State of Nevada, do hereby certify that the foregoing is a true and correct copy of the original record of survey as filed in the office of the County Clerk of Humboldt County, Nevada, on this 15th day of August, 2024.

ADJUSTMENT CERTIFICATE
 The purpose of this adjustment is to correct the boundary lines between the parcels shown on the map and the actual ground conditions. The adjustment is based on the survey data and the legal descriptions of the parcels. The adjustment is necessary to resolve the boundary line discrepancies and to provide a clear and accurate record of the land parcels.

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Attachment 2

Planning Department Email denying the existence of additional documents

4/8/26, 6:04 AM

AOL Mail - RE: UH-26-04 updated document request

RE: UH-26-04 updated document request

From: Betty Lawrence (betty.lawrence@humboldtcountynv.gov)
 To: edwardab@aol.com, emily.giovanetti@humboldtcountynv.gov
 Cc: wendy.maddox@humboldtcountynv.gov, don.kalkoske@humboldtcountynv.gov
 Date: Wednesday, March 25, 2026 at 01:10 PM PDT

Mr. Bartell – as of this date I have received no additional correspondence from the applicant.

Betty Lawrence
 Senior Planning Technician

From: edwardab@aol.com <edwardab@aol.com>
Sent: Wednesday, March 25, 2026 11:08 AM
To: Emily Giovanetti <emily.giovanetti@humboldtcountynv.gov>; Betty Lawrence <Betty.Lawrence@humboldtcountynv.gov>
Cc: Wendy Maddox <wendy.maddox@humboldtcountynv.gov>; Don Kalkoske <Don.Kalkoske@humboldtcountynv.gov>
Subject: UH-26-04 updated document request

Good morning Ms. Lawrence,

Please email me all information in the planning department's possession concerning UH-26-04, including but not limited to all communication between the planning department and the applicant, and documents submitted by the applicant, and any modifications made by the applicant or the planning department.

I am requesting all information received subsequent to my last request, or not otherwise provided pursuant to my last document request. You do not need to provide documents you already provided me.

This request is ongoing, I am requesting all information and any other documents that comes into the Planning Department's possession concerning UH-26-04 prior to the upcoming hearing, to allow the public to knowingly comment on UH-26-04.

Thank you,

Edward Bartell

On Tuesday, March 10, 2026 at 08:25:20 AM PDT, Betty Lawrence <betty.lawrence@humboldtcountynv.gov> wrote:

Mr. Bartell – attached please find the following per your request:
 Application submitted by Shannon Giordano as owner of Sawtooth RV, LLC
 Comments received from Ron and Denise Cerri
 Comments received from Susan Frey
 Comments and information from Orovada GID

4/8/26, 8:04 AM

AOL Mail - RE: UH-26-04 updated document request

Notice of Public Hearing sent to property owners within 300' of parcel boundaries (03-0421-32) and a list of property owners
Staff Report provided Regional Planning Commission

If you require further information please contact our office. In the future I would respectfully request that you address me with the correct spelling of my last name.

Betty Lawrence
Senior Planning Technician

From: edwardab@aol.com <edwardab@aol.com>
Sent: Tuesday, March 10, 2026 7:04 AM
To: Emily Giovanetti <emily.giovanetti@humboldtcountynv.gov>; Betty Lawrence <Betty.Lawrence@humboldtcountynv.gov>
Subject: UH-26-04 document request

Ms. Lawrence,

Please email me all information in the planning department's possession utilized to evaluate UH-26-04, including but not limited to all communication and documents submitted by the applicant.

Please provide this information prior to the public hearing so the public can knowingly provide public testimony.

Edward Bartell

NOTICE This communication and any documents, files or previous e-mail messages attached to it, constitute an electronic communication within the scope of the federal Electronic Communication Privacy Act. This communication may contain non-public, confidential, proprietary, or legally privileged information or contents intended for the sole use of the designated recipient, and is transmitted based on a reasonable expectation of privacy. The unlawful interception, use or disclosure of such information is strictly prohibited under the applicable laws. If you are not the intended recipient, or the person responsible for delivering it to the addressee, or have received this communication in error, please notify the sender immediately by reply e-mail and delete all copies of this communication, including attachments, without reading them, disclosing them, printing them, or saving them to a file or disk.

NOTICE This communication and any documents, files or previous e-mail messages attached to it, constitute an electronic communication within the scope of the federal Electronic Communication Privacy Act. This communication may contain non-public, confidential, proprietary, or legally privileged information or contents intended for the sole use of the designated recipient, and is transmitted based on a reasonable expectation of privacy. The unlawful interception, use or disclosure of such information is strictly prohibited under the applicable laws. If you are not the intended recipient, or the person responsible for delivering it to the addressee, or have received this communication in error, please notify the sender immediately by reply e-mail and delete all copies of this communication, including attachments, without reading them, disclosing them, printing them, or saving them to a file or disk.

Attachment 3

Planning Department Email providing a document they previously denied existed

UH-26-04

From: Betty Lawrence (betty.lawrence@humboldtcountynv.gov)

To: edwardab@aol.com

Date: Wednesday, April 1, 2026 at 02:37 PM PDT

Good afternoon – I have attached comments from the Giordano's attorney

**Betty Lawrence
Senior Planning Technician**



UH-26-04 MorrisonLaw comments.pdf
145.9 kB

Attachment 4

Planning Department Email providing numerous documents that were previously improperly withheld

AOL Mail Betty Lawrence Add keywords 247 Help Home

Compose

← Back

- Today on AOL**
- New Mail 192
 - Old Mail
 - Starred
 - Drafts 9
 - Sent
 - Spam
 - Recently Deleted
 - ^ Less
- Views** Hide
- Contacts
 - Photos
 - Documents
 - Unsubscribe
 - Receipts
 - Credits
 - Travel
- Folders** Hide
- + New Folder
 - Saved Mail
 - Archive
 - Drafts
 - Junk E-mail
 - Saved IMs

UH-26-04 4/8/26 11:24 AM

Betty Lawrence
 From: betty.lawrence@humboldtcounty.gov
 To: edwardab@aol.com
 Cc: Don Kalkoske, Wendy Maddox

Good morning - please see the attached information received in the Planning Department regarding the referenced Conditional Use Permit application. Please note the hi-lited documents were previously sent to you

- Monison Law - Giordano Ally** 3/11
- sent 4/01
- Schroeder Law offices (3/9/26) representative for Orovada GID 3/11
- Schroeder Law office (1/23/26) representative for Orovada GID 3/11
- Farr West Engineering for Orovada GID 3/11
- Morgan Weigand e-mail 3/11
- Kyla Rianda e-mail 3/11
- Orovada VFD e-mail 3/11
- Gary Blackburn e-mail 3/11
- Orovada Church e-mail 3/10
- Tracker Pass Concerned Citizens (Susan Frey) 3/10 sent 3/10
- Ron & Denise Cent 3/08 sent 3/10
- Orovada GID with information from DOWL e-

Betty Lawrence
 betty.lawrence@humboldtcounty.gov
 Add to contacts

WSI+
3
 Limited Edition
 SUBSCRIBE NOW

4/8/26, 5:49 AM

AOL Mail - UH-26-04

UH-26-04





From: Betty Lawrence (betty.lawrence@humboldtcountynv.gov)
 To: edwardab@aol.com
 Cc: don.kalkoske@humboldtcountynv.gov; wendy.maddox@humboldtcountynv.gov
 Date: Thursday, April 2, 2026 at 11:29 AM PDT

Good morning – please see the attached information received in the Planning Department regarding the referenced Conditional Use Permit application. Please note the hi-lited documents were previously sent to you:

Morrison Law – Giordano Atty	3/11/25	3/11 sent
4/01		
Schroeder Law offices (3/9/26) representative for Orovada GID		3/11
Schroeder Law office (1/23/26) representative for Orovada GID		3/11
Farr West Engineering for Orovada GID		3/11
Morgan Weigand e-mail		3/11
Kyla Rianda e-mail		3/11
Orovada VFD e-mail		3/11
Gary Blackburn e-mail		3/11
Orovada Church e-mail		3/10
Thacker Pass Concerned Citizens (Susan Frey) e-mail		3/10 sent 3/10
Ron & Denise Cerri e-mail		3/09
sent 3/10		
Orovada GID with information from DOWL e-mail		3/06 sent 3/10
Records Request Form – Giordano e-mail		4/01
Kevin Servatius e-mail		4/01
Kevin Servatius e-mail		4/01
Harney Electric e-mail		
4/01		


I have received no documentation from the Giordano's consultant's information on water use. The Regional Planning Commission members have received all documentation listed for review. With the exception of the information received 4/01 and the information from for the Orovada GID all correspondence is in opposition to the expansion.

Betty Lawrence
 Senior Planning Technician

-  UH-26-04 Orovada GID comments.pdf
975.2 kB
-  UH-26-04 Kyla Rianda comments.pdf
30.4 kB
-  UH-26-04 Gary Blackburn comments.pdf
54.2 kB
-  UH-26-04 Gary Blackburn comments (2).pdf
46.9 kB

4/8/26, 5:49 AM

AOL Mail - UH-26-04

-  **UH-26-04 Farr West Eng.pdf**
160.4 kB
-  **UH-26-04 E-mail Kevin Servatius.pdf**
49.2 kB
-  **UH-26-04 E-mail Kevin Servatius.pdf**
49.2 kB
-  **UH-26-04 Cerri comments.pdf**
65.7 kB
-  **UH-26-04 Susan Frey comments.pdf**
43.5 kB
-  **UH-26-04 SO Records request.pdf**
453.9 kB
-  **UH-26-04 Schroeder Law 3-9-26.pdf**
74 kB
-  **UH-26-04 Schroeder Law 1-23-26.pdf**
111.8 kB
-  **UH-26-04 OrovadaRFD comments.pdf**
29.6 kB
-  **UH-26-04 Orovada Hurch Pastor comments.pdf**
67.6 kB
-  **UH-26-04 MorrisonLaw comments.pdf**
145.9 kB
-  **UH-26-04 MorganWeigand comments.pdf**
29.8 kB
-  **UH-26-04 Ltr Harney Electric.pdf**
27.6 kB

Attachment 5

Real Estate Brochure listing Applicants current RV Park for sale and touting that the existing 8 unit RV Park is rented 100% to miners



Nevada Commercial Group's Post



Nevada Commercial Group

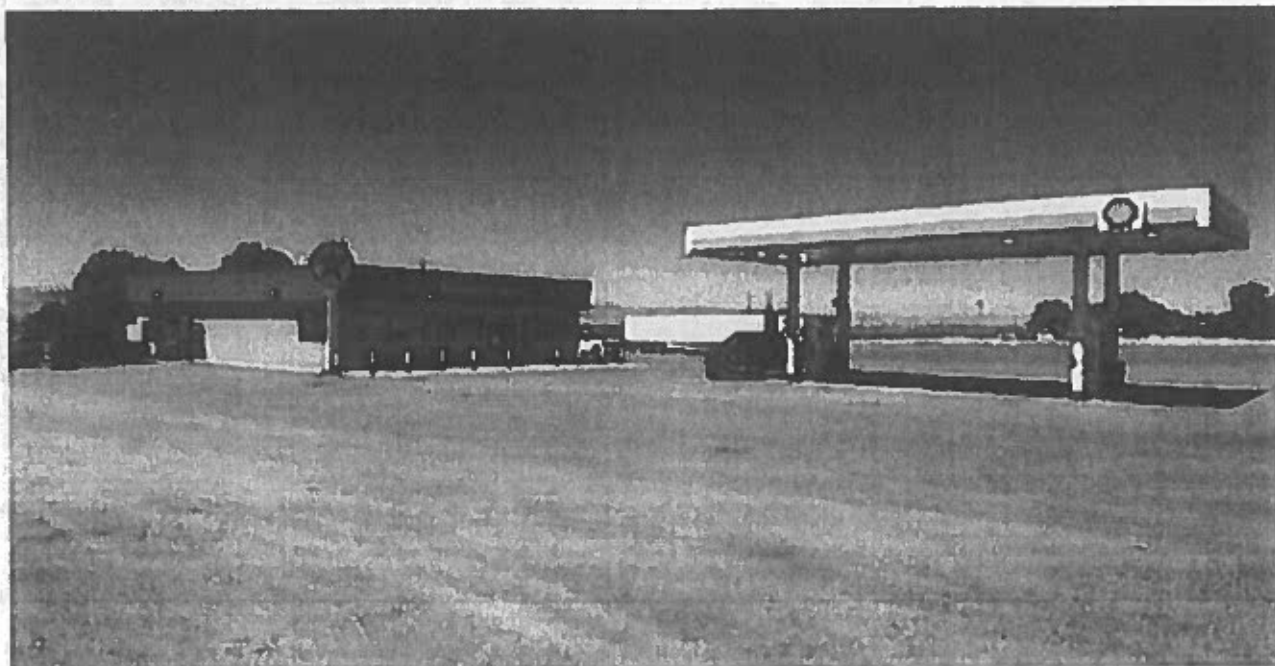
January 29, 2025

Exciting opportunity for investors and business owners! We're thrilled to present a premier gas station and RV park, now available for \$2,500,000. This incredible property spans nearly 7 acres and boasts a range of features that are sure to impress.

The gas station, situated on 4.89 acres, includes a well-equipped convenience store with a full kitchen, 4 regular flow pumps, 2 high flow pumps, and 2 EV charging stalls. It's the perfect spot for anyone looking to operate a high-traffic business with modern amenities.

Adjacent to the gas station, the RV park covers 2 acres and features 8 spacious stalls with full hookups, plus a shop/storage building for all your maintenance and operational needs.

For more details or to schedule a viewing, please contact Bryan Upton, CCIM, Sr. Advisor |S.0196468 at 775.741.4100 or via email at Bupton@NVCG.US.



BUILDOUT.COM

Sawtooth Station + RV Park

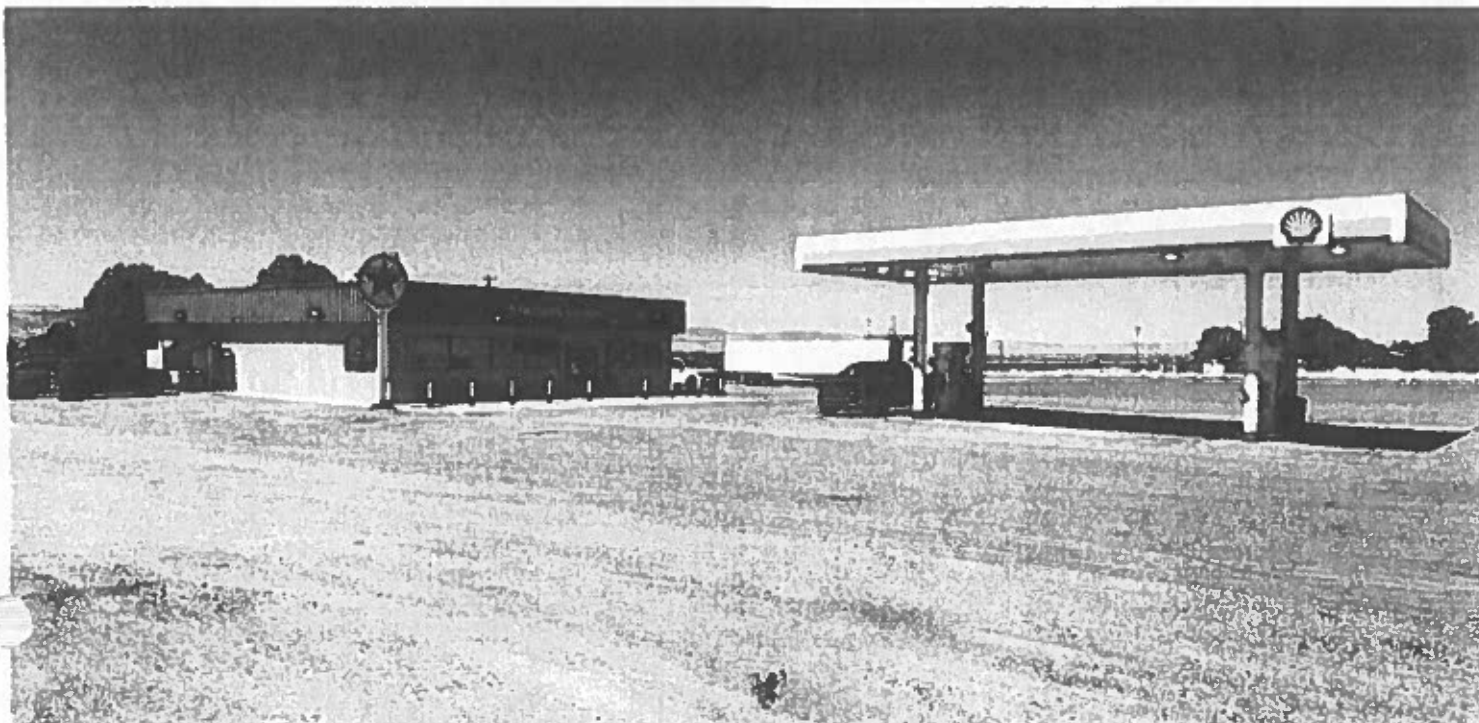


Write a comment...



Sawtooth Station + RV Park | FOR SALE

24810 U.S. HWY 95, Orovada, NV 89425



Property Description

Sawtooth Station is 43.6MI North of Winnemucca & 30.2MI South of McDermitt.

US Hwy 95 is the most direct route from Reno to Boise, Idaho.

Gas Station Is On 4.89 Acres, Includes:

- Great Convenience Store
- Very Profitable Full Kitchen
- 4 Regular Flow Pumps
- 2 High Flow Pumps
- 2 EV Charging Stalls

RV Park Is On 2 Acres, Includes:

- 8 stalls with Full Hook Ups
- Shop/Storage Building

Offering Summary

Sale Price	\$2,500,000
Lot Size Total	6.89 Acres
Building Size	3,500 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	2	5	17
Total Population	4	12	42
Average HH Income	\$94,061	\$94,061	\$94,061

Thacker Pass Lithium Mine

The Thacker Pass Lithium Mine is 20 Miles from Orovada and is the largest lithium discovery in North America! The mine has just begun construction and will employ over 500. The mine workers have the RV Park 100% occupied. There is additional land to expand the RV Park. The convenience store and kitchen are community oriented & one of a kind in Northern Nevada.

Bryan Upton, CCIM Sr. Advisor | NV *S01954621LLC | 7757211100 | b.upton@NVCG.US

Rocky Joy Sr. Advisor | NV *BS0144649 | 5303100048 | Rjoy@NVCG.US

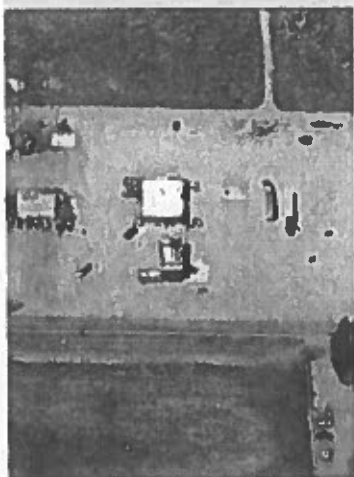
Bruce Robertson, CCIM Sr. Advisor | NV *S0038721LLC | 7757217904 | Robertsonb@NVCG.US



Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 7758841896

Sandwich Station + RV Park | FOR SALE

24870 U.S. HWY 95, Oroville, NV 89425



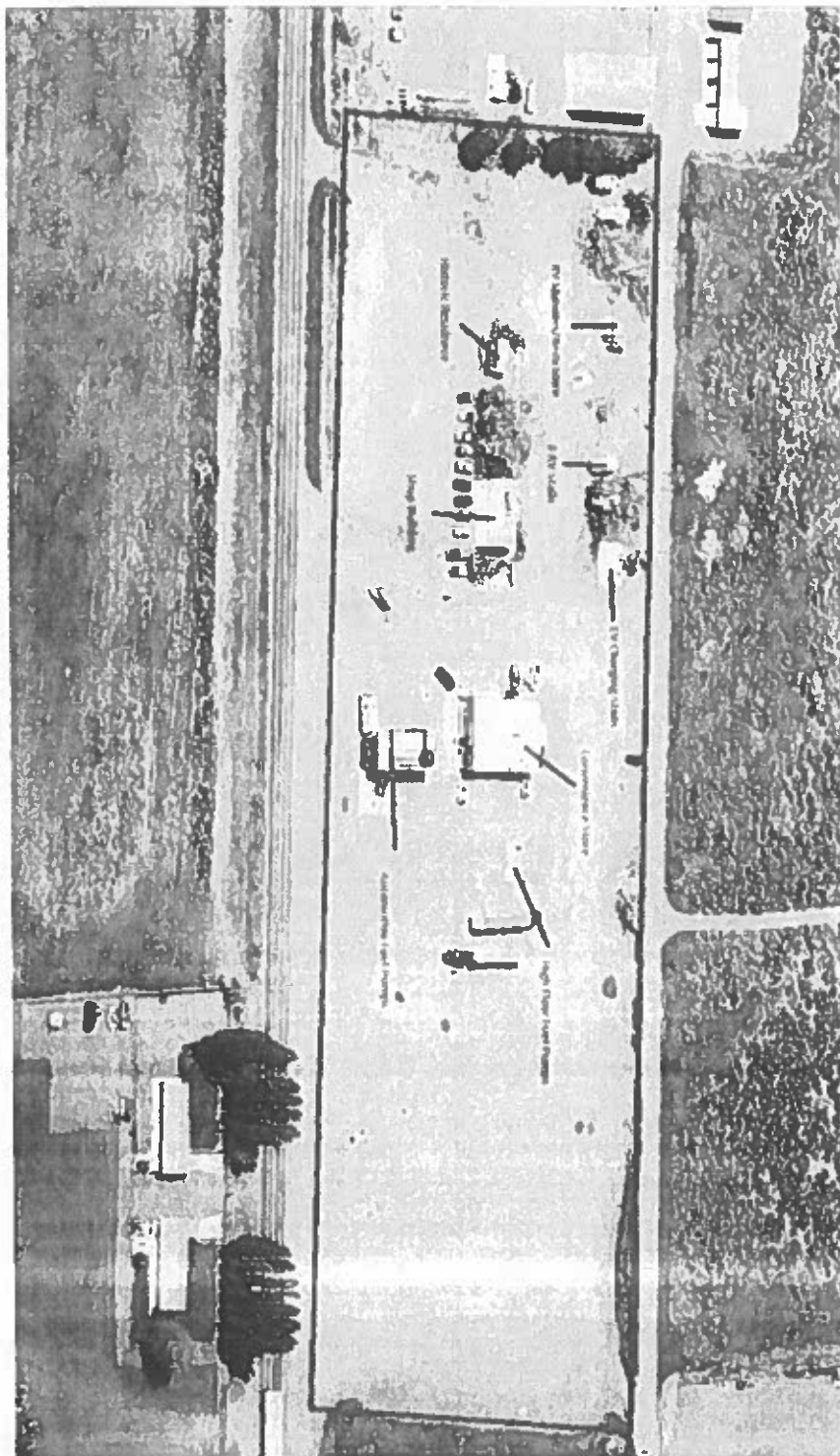
Bryan Upton, CCIM Sr Advisor | NV #S0196468.LLC | 775741.4100 | Bupton@NVCG.US
Rocky Joy Sr Advisor | NV #BS0144649 | 530.310.0048 | Rjoy@NVCG.US
Bruce Robertson, CCIM Sr Advisor | NV #S0038721.LLC | 775721.7904 | Robertson@NVCG.US



Nevada Commercial Group LLC | www.nvcg.com | 301 West Washington Street, Carson City, NV 89703 | 775.684.1896

Sawtooth Station + RV Park | FOR SALE

24810 U.S. HWY 95, Orovada, NV 89425



Bryan Upton, CCIM Sr. Advisor | NV #S01964681.C | 775.741.4100 | BUpton@NVCG.US
Rocky Joy Sr. Advisor | NV #BS0144649 | 530.310.0048 | RJoy@NVCG.US
Bruce Robertson, CCIM Sr. Advisor | NV #S0038721.LLC | 775.721.7904 | Robertson@NVCG.US



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Sawtooth Station + RV Park | 24810 U.S. HWY 95, Orovada, NV 89425

Location Map



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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Rocky Joy Sr Advisor | NV #BS.0144649 | 530.310.0048 | RJoy@NVCG.US
Bruce Robertson, CCIM Sr Advisor | NV #S.0038721.LLC | 775.721.7904 | Robertson@NVCG.US



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Tax System | TRUCK ROUTE

The Nevada Advantage



Nevada State Tax System

- NO Corporate Income Tax
- NO Taxes on Corporate Shares
- NO Franchise Tax
- NO Personal Income Tax
- NO Franchise Tax on Income
- NO Inheritance or Gift Tax
- NO Unitary Tax
- NO Estate Tax
- Competitive Sales and Property Tax Rates!

Geographic Location & Infrastructure

Nevada is a very low regulation and business friendly state. Coupled with a favorable tax environment and robust infrastructure make Nevada the ideal place for business and industry.

Transportation

- Road: Close proximity to I-80, allowing for 1 day shipping to all major west coast cities including Seattle, San Francisco, Los Angeles, Salt Lake City, and Phoenix
- Rail: Southern Pacific and Union Pacific connect Northern Nevada from the Pacific Coast to America's heartland and beyond.
- Air: Reno-Tahoe International Airport offers efficient and easy access to cargo & travel. The airport serves more than a dozen cities with nonstop flights, and more and 35 cities with a single stop. In addition, more than 114 million pounds of cargo flow through the airport annually.

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Rocky Joy Sr. Advisor | NV #BS0144649 | 530.3.00048 | RJoy@NVCG.US
Bruce Robertson, CCIM Sr. Advisor | NV #S0038721 | ILIC | 775.721.7904 | RobertsonB@NVCG.US



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Sawtooth Station + RV Park | 24810 U.S. HWY 95, Orovada, NV 89425

Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	4	12	42
Average Age	43	43	43
Average Age (Male)	43	44	43
Average Age (Female)	42	42	42
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	2	5	17
# of Persons per HH	2	24	25
Average HH Income	\$94,061	\$94,061	\$94,061
Average House Value	\$201,730	\$201,730	\$201,730

Demographics data derived from AlphaMap

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Rocky Joy Sr. Advisor | NV #BS0144649 | 5303100048 | Rjoy@NVCG.US
Bruce Robertson, CCIM Sr. Advisor | NV #S0038721.LLC | 7757217904 | Robertson@NVCG.US



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~~RECEIVED
APR 08 2025
PLANNING DEPT~~

RECEIVED

APR 08 2026

PLANNING DEPT

Brenda Bartell
PO Box 130
Orovada, NV 89425

April 7, 2026

Via email: betty.lawrence@humboldtcountynv.gov

Humboldt County Regional Planning Commission

RE: UH-26-04 Proposed RV Park near the Orovada School.

Dear Chairperson and Commission Members,

I am writing to strongly urge that the planning commission reject UH-26-04.

I am currently employed as a teacher at the Orovada Elementary School, for the past 11 years. Prior to that, I was a substitute teacher for 5 years working throughout the district in elementary schools while ranching/farming and raising our children here. I've been active since 2008 in our PTO group which has put on various community events.

Both of my children attended the Orovada School, from kindergarten through 8th grade graduation (Orovada is K-8th grade). The Orovada school has provided excellent educational opportunities for the community, in fact both of my children went on to graduate valedictorian at Lowry High School, after graduating from the Orovada School.

The proposed RV park will destroy the Orovada School which is a pillar of the Orovada community, and threaten the safety of students and staff. Parents may even pull their students out of the school if the RV park does this expansion. Children's safety is foremost my concern in this matter although notably there is legal concern as well.

The Orovada school only has 3 teachers and two aides. The Orovada School does not have any on site administrators or security. Likewise, the Orovada community does not have a police station or any medical facilities necessary to support this large transient population. The Orovada school grounds is only protected by a low fence that can easily be stepped over (see Figure A). In fact, we previously had an incident where a town dog jumped over the fence and began interacting with the students on the playground (thankfully not violently). Will each resident be able to have dogs? How many? That is not specified in the application.



Figure A (standing in the playground grass area looking at Giordano Way and proposed RV Park)

The Applicants vetting of RV park residents is appalling

In their March 11, 2026 correspondence applicants state "the Giordanos have always maintained a strict vetting process for potential tenants of the RV park and will continue to exercise the utmost discretion in selecting tenants."

In their April 2, 2026 correspondence applicants attach their vetting procedures. I have attached the applicants' vetting procedures as Exhibit 1. These vetting procedures are frightful and are directed more at making sure occupants pay their bills rather than making sure the community is safe. **Notably absent from the "strict vetting process", is any policies excluding people with criminal histories, active arrest warrants, and convicted sex offenders.**

Staff of the Orovada School has had to bear the brunt of Applicants insufficient vetting procedures. On November 10, 2021 staff of the Orovada School was notified by

our Superintendent of a convicted sex offender residing in applicants RV park in Space #5. Applicants dreadful vetting procedures allowing the sex offender in the RV park caused me countless sleepless nights worrying about students at the school. Some students even go past the current RV park on their way to school.

Moreover, Applicants failure to exclude the sex offender from the RV Park put staff in an extremely awkward position; we felt it would be improper to spread the news, given that he was currently in compliance with reporting requirements. Applicants April 2, 2026 correspondence notes "this vetting process has been in place since 2019, and will continue to be in place throughout the existence of the RV park." Therefore, these major vetting problems will continue with any expansion of the RV Park.

If the Applicants cannot keep convicted sex offenders out of their approximately 8 RV spaces, they obviously cannot keep them out of the proposed additional 50 RV spaces, much closer to the Orovada school. The proposed RV Park will clearly put students and staff in danger.

The proposed RV park would create additional traffic on roads next to the school and dust from unpaved surfaces.

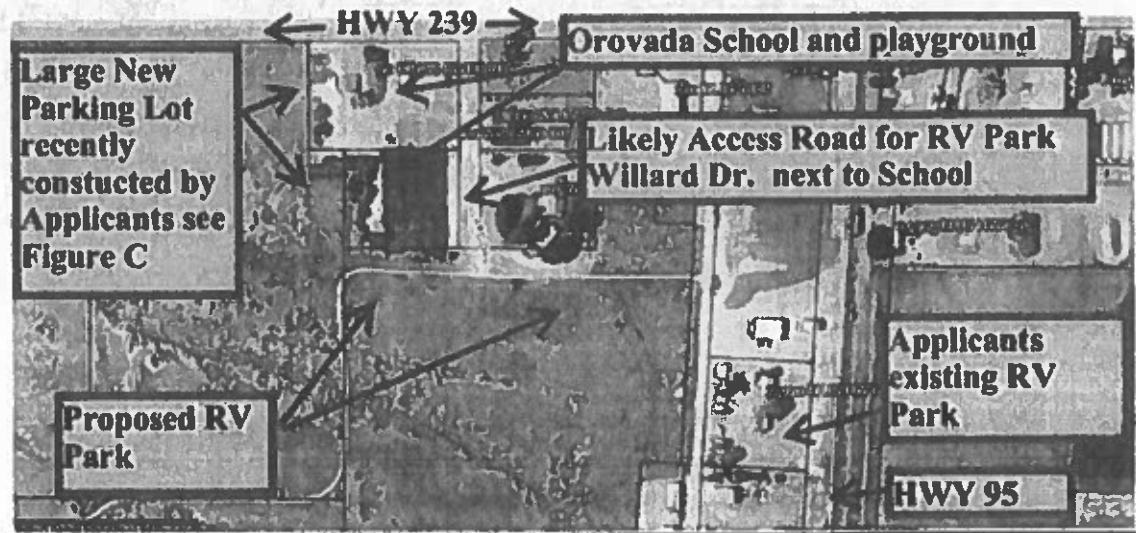


Figure B.

The above figure shows the likely access road for the RV park Willard Dr. which is directly adjacent to the school and the proposed RV park. Below Figure C shows a large parking lot right on the West side fence next to the basketball court and bus parking.



Figure C (standing at the Northwest corner of the basketball court)

The Applicants' March 11th correspondence stated; "Customer's RVs would occupy the planned spaces for several months or even years and will not increase daily road use. Occupants working at the Thacker Pass mine project will utilize local roads that they are already using to travel to work...". How is it that the RV Park could guarantee only those that drive themselves to the mine will be allowed to rent from them when that is not in their application? There are busses that transport workers to the mine and those lessen the traffic. However, this would still mean that off time hours 50 plus additional workers could potentially be driving on the roads past the school. Students often take the dirt road to the store for snacks, travel to and from school on bikes, or play basketball at the playground after school hours.

Relying on the local deputies for the RV Park security is unreasonable and placing a 50 space RV park next to an Elementary School is inappropriate and illegal under Humboldt County Code as is noted below.

"The proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, road or traffic conditions, parking, public improvements or infrastructure, public sites or rights-of-way, the potential impairment of natural resources, or other matters affecting the public health, safety, and general welfare" see 17.68.090 (C).

It's disappointing that anyone would want to place such a burden on our town and feel that it is the ethical, community-minded thing to do even if they don't live here or will have to deal with the consequences. I am requesting that this application be denied and pray what is proper will be done for our school children and local community members who live in this valley.

Sincerely,

Brenda Bartell

Brenda Bartell

SAWTOOTH RV PROCEDURES AND TENANT PROCESS

1. ALL TENANTS ARE APPROVED OR DENIED BY MANAGEMENT
2. SAWTOOTH RV USES THE CRITERIA AND PROCESS BELOW TO APPROVE OR DENY TENANTS-
 - TENANTS WITH EXISTING RELATIONSHIP/HISTORY WITH SAWTOOTH RV ARE PREFERRED
 - SERVICE PERSONEL WORKING ON HIGHWAY, MINE, OR OTHER PROJECTS (E.G. PHONE LINE, ELECTRICAL OR INTERNET) ARE VETTED BY MANAGEMENT BY CALLING EMPLOYERS TO VERIFY PLACE OF EMPLOYMENT AND GOOD STANDING. IF EMPLOYER VERIFIES EMPLOYMENT AND GIVES RECOMMENDATION, THEN SAWTOOTH RV ACCEPTS. IF THEY DON'T THEN THE TENANT IS REJECTED
 - TRANSIENT TENANTS ONLY GET APPROVALS IF THEY ARE PAST CUSTOMERS OF THE RV PARK AND ARE IN GOOD STANDING OR CAN BE VERIFIED (E.G. HUNTERS: DO THEY HAVE A GUIDE OR TAG ETC?)
3. TENANTS MAY NOT HAVE PARTIES, LOUD MUSIC, OR ANY OTHER DISRUPTIVE BEHAVIOR.
4. HUMBOLDT COUNTY SHERIFF'S DEPARTMENT HAS A STRONG PRESENCE AT THE SAWTOOTH STATION AS THEY HAVE NORTHERN OFFICERS ON PARTROL ROUTINELY. DEPUTIES FREQUENT THE STORE DURING BUSINESS HOURS AND ALSO

AS A COURTESY HAVE PATROLED AT NIGHT MAKING SURE ALL LOOKS GOOD.

- 5. WE BELIEVE STRONGLY IN PROTECTING OUR STAFF AND CUSTOMERS, WHICH ALSO PROTECTS OUR BUSINESS AND THE COMMUNITY.**
- 6. THESE POLICIES AND PROCEDURES HAVE BEEN IN PLACE SINCE 2019.**

APR 09 2026

Betty Lawrence

PLANNING DEPT

From: edwardab@aol.com
Sent: Thursday, April 9, 2026 2:04 PM
To: Betty Lawrence; Emily Giovanetti
Subject: Re: UH-26-04 Bartell additional comments
Attachments: Deed of Trust Document 2019-498.pdf; Deed Sawtooth Station Document 2019-497.pdf; Deed Sawtooth RV Document 2019-496.pdf; Applicant FB.pdf; Outlook-t5klr010

Good afternoon Ms. Lawrence,

I thank the planning department staff for confirming receipt of my comments.

I am writing to provide a bit more additional detail to my earlier comments, and provide some additional supporting documents.

Applicants are trying to assure the Planning Commission that the safety of the Orovada School and the Community will not be threatened. However, the "vetting process" and the assurances they will not turn the RV Park into mine worker housing (a man camp) is meaningless unless these assurances are codified in the mandatory conditions of the conditional use permit, which they are not. These assurances are particularly meaningless given the fact that Applicants have recently tried to sell the property for \$2.5 million, with applicants touting its use for mine worker housing.

In the sales brochure it is touted:

"The Thacker Pass Lithium Mine is 20 Miles from Orovada and is the largest lithium discovery in North America! The mine has just begun construction and will employ over 500. **The mine workers have the RV Park 100% occupied. There is additional land to expand the RV Park.**" (emphasis added)

I forgot to provide the links to these cited documents in my earlier comments they are below.

<https://images1.showcase.com/d2/tdZWWSovGP7Y8JJ9C2QYI6bVp4M3Nd5wg2hIJIPUnag/document.pdf>

https://www.facebook.com/story.php?story_fbid=1154653046668471&id=100063713583319

The attached documents show ownership and the purchase price, appearing to indicate the applicants may gain over \$2 million in profits, while touting the RV Park's use for mine worker housing, in sales brochures.

The realtor's January 29th 2025 post touting the Sawtooth RV Park and station for sale is noteworthy in that it was a short time before Applicants began requesting service for a new RV Park from Orovada GID on March 19th 2025 (this is attached to the Schroeder Law Office April 7, 2026 letter). It appears applicants' efforts in getting this conditional use permit, and bullying Orovada GID into hooking them up, are more directed at adding value to their sales price rather than any long-term commitment to operate the RV Park, showing how hollow applicants' assurances to the community are.

Thank you,

Edward Bartell

On Wednesday, April 8, 2026 at 01:55:08 PM PDT, Emily Giovanetti <emily.giovanetti@humboldtcountynv.gov> wrote

Hello,

Thank you for your comments. They have been forwarded to the appropriate parties to review.

Thank you,

Emily Giovanetti

Administrative Clerk IV (Hybrid)

Humboldt County

Planning & Zoning Department: 775-623-6392

Building & Safety Department: 775-623-6322

www.hcdnv.us



From: edwardab@aol.com <edwardab@aol.com>

Sent: Wednesday, April 8, 2026 10:39 AM

To: Emily Giovanetti <emily.giovanetti@humboldtcountynv.gov>; Betty Lawrence <Betty.Lawrence@humboldtcountynv.gov>

Cc: Wendy Maddox <wendy.maddox@humboldtcountynv.gov>; Don Kalkoske <Don.Kalkoske@humboldtcountynv.gov>

Subject: UH-26-04 Bartell additional comments

Good morning Ms. Lawrence,

Please find my additional Comments to the Planning Commission on UH-24-06, attached.

Please confirm it has been forwarded to the Planning Commission members.

Thank you,

Edward Bartell

NOTICE This communication and any documents, files or previous e-mail messages attached to it, constitute an electronic communication within the scope of the federal Electronic Communication Privacy Act. This communication may contain non-public, confidential, proprietary, or legally privileged information or contents intended for the sole use of the designated recipient, and is transmitted based on a reasonable expectation of privacy. The unlawful interception, use or disclosure of such information is strictly prohibited under the applicable laws. If you are not the intended recipient, or the person responsible for delivering it to the addressee, or have received this communication in error, please notify the sender immediately by reply e-mail and delete all copies of this communication, including attachments, without reading them, disclosing them, printing them, or saving them to a file or disk.

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on a reasonable expectation of privacy. The unlawful interception, use or disclosure of such information is strictly prohibited under the applicable laws. If you are not the intended recipient, or the person responsible for delivering it to the addressee, or have received this communication in error, please notify the sender immediately by reply e-mail and delete all copies of this communication, including attachments, without reading them, disclosing them, printing them, or saving them to a file or disk.

HUMBOLDT COUNTY, NV 2019-00498
\$35.00 01/30/2019 04:52 PM
O KENT MAHER Pgs=8

HUMBOLDT COUNTY APN: 03-0421-16
SEND TAX STATEMENTS TO: TRUSTOR
RECORDING REQUESTED BY AND RETURN TO:



DEBORAH A. ENGSTROM, RECORDER

O. Kent Maher, Esq.
P.O. Box 130
Winnemucca, Nevada 89446

NAME/ADDRESS OF PREPARER OF LEGAL
DESCRIPTION-LAST RECORDED INSTRUMENT:

N/A
The undersigned affirm there is no Social Security number contained in this document.

DEED OF TRUST

THIS DEED OF TRUST, made this 1st day of January, 2019, by and between the following parties:

TRUSTOR: SAWTOOTH PROPERTIES, LLC
a Nevada limited liability company
9880 North Bottle Creek Road
Winnemucca, Nevada 89445

TRUSTEE: STEWART TITLE COMPANY
810 Idaho Street
Elko, Nevada 89801

BENEFICIARY: SAWTOOTH MOUNTAIN ENTERPRISES
a Nevada general partnership
77126 County Line Road
Hermiston, Oregon 97838

1. Conveyance and Property Description. Trustor, in consideration of the indebtedness referred to below, irrevocably grants, transfers, conveys and assigns to Trustee, in trust, with power of sale, for the benefit of Beneficiary, the real property situated in the County of Humboldt, State of Nevada, described as follows:

Beginning at a point 6 feet East of the Northeast corner of the NW 1/4 NW 1/4 Section 35, Township 43 North, Range 37 East, M.D.B.&M., where the North Section line of said Section 35 intersects the Northwestern right of way line of Route U.S. 95 Highway; thence South 3°15' West and along said right of way line a distance of 300 feet to a point; thence West 10 feet to a concrete monument; thence South 3°15' West and along said Northerly right of way line 647.00 feet; thence North 86°45' West, 290 feet; thence North 3°15' East, 935.56 feet to a point on the Southerly right of way line of Kings River Road; thence in an Easterly direction along the Southerly right of way line of Kings River Road a distance of 300

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kent@winnemuccalaw.com

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the rents, income, issues and profits from the Real Property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness or obligation secured hereby or in performance of any agreement hereunder, to collect and retain such rents, income, issues and profits as they become due and payable. Upon any default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of the Real Property or any part thereof, and sue for or otherwise collect such rents, income, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of the Real Property, the collection of such rents, income, issues and profits, and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

4. Covenants of Trustor.

A. Purpose. Trustor expressly makes each and all of the agreements, and adopts and agrees to each and all of the terms and provisions set forth in this Deed of Trust and in the covenants incorporated herein by reference for the purpose of protecting the security of this Deed of Trust with respect to the Real Property.

B. Transfer Restrictions. Trustor shall not: (i) transfer this Deed of Trust; (ii) transfer assumption of the payment obligation of the Promissory Note; or, (iii) sell, convey, alienate, assign, transfer, dispose of, give, donate or abandon, or agree or contract to sell, convey, alienate, assign, transfer, dispose of, give, donate or abandon the Real Property or any part thereof, or any interest therein, or be divested of the title, in any manner or any way, either voluntarily or involuntarily, or otherwise, without first obtaining the written consent of the Beneficiary (each of such events is referred to herein as a "Transfer"). In the event Trustor makes a Transfer without the consent of the Beneficiary, the Promissory Note shall become immediately due and payable, although the Promissory Note time of maturity has not arrived. Notice of any proposed Transfer shall be given to the Beneficiary and shall contain the name and address of the proposed transferee. The Beneficiary shall have the right to withhold consent to the proposed Transfer if the proposed transferee does not satisfy customary credit standards or if such Transfer might result in substantial impairment of the value of the security of Beneficiary. Any objection must be in writing and must be delivered to Trustor within thirty (30) days after notice of the proposed Transfer is delivered. If no objection is delivered within thirty (30) days, Trustor shall have the right to proceed with the proposed Transfer as if it had been consented to. Consent to one such transaction by the Beneficiary shall not be deemed to be a waiver of the right to require consent to a future or successive transaction. Beneficiary may consent to the transfer of this Deed of Trust and the assumption of the Promissory Note obligation without discharge of the Trustor from responsibility and liability thereon and Beneficiary may, without notice to or consent of the Trustor, extend the current payment of any indebtedness secured hereby to a successor in interest of the Trustor.

C. Trustor Bankruptcy. If Trustor: (i) seeks entry of an order for relief as a debtor in any proceeding under the laws of the United States or any state or any other competent jurisdiction; (ii) seeks, consents to, or does not contest the appointment of a receiver or trustee

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kent@winnemuccalaw.com

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-3-

for the Trustor or for all or any part of the Real Property; (iii) files a petition seeking relief under the bankruptcy, arrangement, reorganization or other debtor relief laws of the United States or any state or any other competent jurisdiction; (iv) makes a general assignment for the benefit of Trustor's creditors; (v) admits in writing Trustor's inability to pay debts as they mature; (vi) has a petition filed against Trustor seeking relief under the bankruptcy, arrangement, reorganization or other debtor relief laws of the United States or any state or other competent jurisdiction; or, (vii) has a court of competent jurisdiction enter an order, judgment or decree appointing, without the consent of Trustor, a receiver or trustee for the Trustor, or for all or any part of the Real Property, and such petition, order, judgment or decree is not discharged or stayed within a period of ninety (90) days after its entry, the Promissory Note shall become immediately due and payable, although the time of maturity has not arrived.

D. Insurance. Trustor shall keep all buildings and improvements that may now or at any time be on the Real Property during the continuance of this trust insured with an all-risk insurance policy covering against loss by fire, casualty, vandalism, malicious mischief and other hazards customarily included in extended coverage endorsement with a company authorized to issue such insurance in the State of Nevada, for a sum equal to the greater of the total value of the property encumbered by this Deed of Trust or the total indebtedness secured by this Deed of Trust and all obligations having priority over this Deed of Trust, and such insurance benefits shall, at the discretion of Beneficiary, be payable to Beneficiary as loss payee or as an additional insured in the amount of the total sum of the obligation secured hereby, and Trustor shall, upon request, deliver such policy to Beneficiary, or to the collection agent of Beneficiary, and in default thereof, Beneficiary may procure such insurance and expend for such purpose such sums as Beneficiary shall deem appropriate.

E. Maintenance; Alterations; Demolition; Compliance with Laws; Waste. Trustor shall: (i) keep the Real Property and any improvements thereon in good condition and repair; (ii) not remove or demolish any building or improvement thereon unless the building or improvement is immediately replaced with one of equal or greater value; (iii) complete or restore promptly in a good and workmanlike manner any building or improvement which may be constructed, damaged or destroyed thereon and pay when due all claims for labor performed and materials furnished therefor; (iv) comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; (v) not commit or permit waste thereof; (vi) not commit, suffer or permit any acts upon said property in violation of any law, covenant, condition or restriction affecting the property; and, (vii) do all other acts which from the character or use of said property may be reasonably necessary to protect the security hereof.

F. Hazardous Substances. Trustor shall: (i) not cause or permit the presence, use, disposal, storage or release of any Hazardous Substances on the Real Property, except such quantities of Hazardous Substances generally recognized appropriate for the normal use and maintenance thereof; (ii) promptly notify Beneficiary if Trustor becomes aware of any Hazardous Substances on or near the Real Property or if Trustor becomes aware that there is a direct or indirect violation of any Environmental Laws or if Trustor becomes aware of any conditions on or adjacent to the Real Property which poses a threat to the health, safety or welfare of humans; and, (iii) remove such Hazardous Substances and/or cure such violations and/or remove such threats, as applicable, as required by the Environmental Laws. "Hazardous Substances" means any substance defined as or included in the definition of "hazardous substances," "hazardous

O. KENT MAHER Attorney at Law P.O. Box 130 Winnemucca, Nevada 775.623.6277

kent@winnemuccalaw.com

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-4-

materials" or "toxic substances" in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 USC Section 8601, *et seq.*, the Hazardous Materials Transportation Act, 49 USC Section 1801, *et seq.*, the Resource Conservation and Recovery Act, 42 USC Section 6901, *et seq.*, or any other applicable federal, state or local statute, law, ordinance, code, rule, regulation, order, decree or other requirement of an authorized governmental authority regulating, relating to or imposing liability or standard of conduct concerning hazardous, toxic or dangerous substances or materials, now in effect. "Environmental Laws" means all federal, State of Nevada, and local laws, statutes, ordinances, regulations, decisions or orders applicable to all or any part of the Real Property or operations conducted thereon governing the generation, storage, release, discharge, transportation, removal, remediation, reduction or disposal of Hazardous Substances, including, but not limited to, Nevada Revised Statutes Chapters 444, 445A, 445B, 445C, 459, 477, 590 and 618, and the edition of the Uniform Fire Code adopted by the local government entity having jurisdiction, each as hereafter amended from time to time, and the present and future rules, regulations and guidance documents promulgated under any of the foregoing.

G. Taxes and Assessments. Trustor shall pay: (i) at least ten (10) days before delinquency, all taxes and assessments affecting the Real Property; (ii) when due, all encumbrances, charges and liens with interest on the Real Property or any part thereof except as otherwise provided herein; and, (iii) all costs, fees and expenses of this trust.

H. Defense Costs. Trustor shall appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of the Beneficiary or Trustee, and pay all costs and expenses including costs of evidence of title and attorney's fees in a reasonable sum in any action or proceeding in which Beneficiary or Trustee may appear and in any suit brought by Beneficiary to foreclose this Deed of Trust.

I. Deficiency Payment. Trustor shall pay any deficiency arising from any cause after application of the proceeds of a sale held in accordance with the provisions of the covenants herein adopted by reference.

J. Condemnation Award. Any award of damages in connection with any condemnation for public use of or injury to the Real Property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received in the same manner and with the same effect as above provided for disposition of proceeds of the all-risk insurance.

K. Incorporation of Statutory Covenants. The following numbered covenants of the Nevada Revised Statutes, Section 107.030, when not inconsistent with other covenants and provisions herein, are adopted and made a part of this Deed of Trust: One (payment of taxes and other encumbrances); Three (defense of suits or other actions); Four (Trustor liable for certain expenditures with interest at the Default Interest Rate of the Promissory Note); Five (reconveyance of trust property); Six (procedure in case of default - the covenant includes and applies to all conditions, covenants and agreements in this Deed of Trust in addition to those adopted by reference and to any and all defaults or deficiency in performance of this Deed of Trust); Seven (sale by Trustee - a reasonable percent); Eight (proof of default); and, Nine (new Trustee may be appointed).

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kent@winnemuccalaw.com

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-5-

L. Default. The Trustor's (i) failure to pay any obligation or to perform any of Trustor's obligations under the provisions of this Deed of Trust, the Promissory Note, any other security agreement executed for the purpose of securing payment of the Promissory Note or any modification, extension or renewal thereof, or (ii) default under any terms of a trust deed to which this Deed of Trust is subject and subordinate, is a default under this Deed of Trust. Upon the occurrence of a default, then the Beneficiary may, at the option of Beneficiary, in addition to the exercise of any other rights or remedies provided by law, or by any other instrument now or hereafter securing payment of the Promissory Note, declare all amounts then unpaid under the Promissory Note, and any other instrument now or hereafter securing payment of the Promissory Note, immediately due and payable, although the time of maturity has not arrived.

5. Rights of Beneficiary and Trustee.

A. Failure of Trustor to Pay or Act. If Trustor fails to make any payment or to do any act as herein provided or required, then Beneficiary or Trustee, without obligation to do so and without notice to or demand upon Trustor, and without releasing Trustor from any obligation hereof, may: (i) make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; (ii) appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and, (iii) pay, purchase, contest, or compromise any encumbrance, charge, or lien which in the judgment of either appears to be prior or superior hereto. In exercising any such powers, Beneficiary or Trustee may pay necessary expenses, employ counsel, and pay reasonable fees of counsel. Trustor shall without demand immediately pay all sums so expended by Beneficiary or Trustee with interest from the date of such expenditure at the percentage rate then in effect for the Promissory Note. The amount of any such expenditure not repaid immediately by Trustor shall be added to the principal sum due or to become due under the Promissory Note.

B. Trustor Default: Payment of Penalties. If Trustor is in default under the terms of the Promissory Note, and if Beneficiary consequently incurs any penalties, charges or other expenses on account of such default, then the amount of such penalties, charges and expenses shall be immediately payable by Trustor to Beneficiary, and any amount not repaid immediately shall be added to the principal sum due under the Promissory Note. The payment of principal of the Promissory Note shall at the option of the payee thereof, without demand or notice, be accelerated in the event of default in the performance of the terms of the Promissory Note, all on terms and conditions more particularly set forth in the Promissory Note.

C. Reconveyance; Maps; Easements; Agreements. At any time, or from time to time, upon first obtaining the written consent of the Beneficiary, which consent shall not be unreasonably withheld if the security hereof is adequately protected and not substantially impaired, the Trustee may: (i) reconvey any part of the Real Property; (ii) consent to the making of any map or plat thereof; (iii) join in granting any easement thereon; or, (iv) join in any extension agreement or any agreement subordinating the lien or charge hereof.

D. No Adverse Affect. The following or any combination of the following shall not adversely affect the rights of the Beneficiary or the Trustee hereunder nor relieve any persons from any obligation under this instrument or the Promissory Note: (i) extension of time for

O. KENT MAHER Attorney at Law P.O. Box 130 Winnemucca, Nevada 775.823.8277

kent@winnemuccalaw.com

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-6-

payment of any sum or sums; (ii) partial reconveyance; (iii) acceptance of any sum after the same is due or after filing of notice of breach and election to sell; (iv) joinder in granting any easements; and, (v) joinder in any extension or subordination agreement.

6. Miscellaneous.

A. Binding Effect. All provisions of this instrument shall inure to, apply to and bind the heirs, executors, administrators, legal representatives, successors and assigns of all parties hereto, it being understood the term "Beneficiary" shall mean the owners and holders, including pledgees, of the Promissory Note secured hereby, whether or not named as Beneficiary herein.

B. Captions. The captions and titles of this Deed of Trust shall have no effect on its interpretation.

C. Debt Statement Charge. Beneficiary may charge for a statement regarding the obligation secured hereby provided that the charge is a reasonable amount.

D. Gender and Number. Words used herein in any gender include all other genders and singular includes plural and plural the singular.

E. Inspection Right. Beneficiary may go upon the premises at reasonable times and at reasonable intervals for the purpose of inspecting the premises including the improvements thereon.

F. Non-exclusive Remedy. Rights and remedies granted herein shall not exclude any other rights or remedies granted by law and all rights and remedies granted herein or permitted by law shall be concurrent and cumulative. A violation of any express covenant herein shall have the same effect as a violation of any covenant herein adopted by reference.

G. Notices. Notices given in accordance with this instrument shall be addressed to the receiving party at the address set out in this instrument unless such party has given prior written notice to the other party of a change in address. Except as otherwise provided by law, any notice must be in writing and is considered delivered (i) upon personal service, or (ii) upon acknowledgment of receipt or proof of transmittal of a facsimile or other electronic communication, or (iii) upon the first attempted delivery or receipt for a delivery service keeping records of deliveries, or (iv) three (3) days after deposit in the United States mail, certified and postage prepaid, return receipt requested.

H. Notification by Trustee. Trustee is not obligated to notify any party to this Deed of Trust of any pending sale under any other trust deed of any action or proceeding in which Trustor, Beneficiary or Trustee is a party, unless it is brought by Trustee.

I. Reconveyance. The Grantee in any reconveyance may be described as "the person or persons entitled thereto" and the recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness of such matters or facts. Trustor shall pay a reasonable Trustee's fee for any such services performed by the Trustee, including all reconveyance fees at the time of such reconveyance.

G. KENT MAHER Attorney at Law P.O. Box 130 Winnemucca, Nevada 775.623.5277

kent@winnemuccalaw.com

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-7-

J. Request for Notice. The Trustor requests that a copy of any notice of default and of any notice of sale pursuant to this Deed of Trust be mailed to Trustor at Trustor's address as set out above.

K. Trust Irrevocable. The trust created by this instrument is irrevocable by the Trustor.

L. Waiver. The waiver of any breach of any of the terms or conditions of this Deed of Trust, the Promissory Note or any other security agreement executed for the purpose of securing payment of the Promissory Note, or any modification, extension or renewal thereof, shall not constitute a waiver of any subsequent breach of the same or any other term or condition.

IN WITNESS WHEREOF, this Instrument is executed effective as of the day and year first above written.

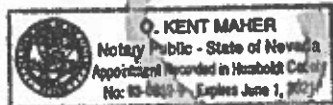
SAWTOOTH PROPERTIES, LLC

Giovanni Giordano
Giovanni Giordano, Member

Shannon Giordano
Shannon Giordano, Member

STATE OF NEVADA,)
COUNTY OF HUMBOLDT.) ss

This instrument was acknowledged before me on JANUARY 16, 2019 by **GIOVANNI GIORDANO and SHANNON GIORDANO**, as Members of SAWTOOTH PROPERTIES, LLC.



O. Kent Maher 06-01-2021
Notary Public Commission expires

HUMBOLDT COUNTY APN: 03-0421-16

HUMBOLDT COUNTY, NV

2019-00497

\$971.00

01/30/2019 04:50 PM

SEND TAX STATEMENTS TO: GRANTEE

O KENT MAHER

Page 4

RECORDING REQUESTED BY AND RETURN TO:



000297962016000487004043

O. Kent Maher, Esq.
P.O. Box 130
Winnemucca, Nevada 89446

DEBORAH A. ENGSTROM, RECORDER

NAME/ADDRESS OF PREPARER OF LEGAL
DESCRIPTION-LAST RECORDED INSTRUMENT:

N/A

The undersigned affirm there is no Social Security number contained in this document

DEED

THIS INDENTURE, made this 1st day of January, 2019, by and between the following parties:

GRANTOR: SAWTOOTH MOUNTAIN ENTERPRISES
a Nevada general partnership
77126 County Line Road
Hermiston, Oregon 97838

GRANTEE: SAWTOOTH PROPERTIES, LLC
a Nevada limited liability company
9880 North Bottle Creek Road
Winnemucca, Nevada 89445

WITNESSETH: Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) in lawful money of the United States of America and other valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the Grantee, all that certain real property situate, lying and being in the County of Humboldt, State of Nevada, and more particularly described as follows:

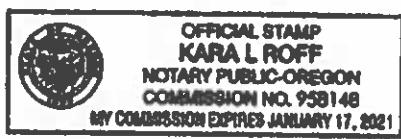
Beginning at a point 6 feet East of the Northeast corner of the NW 1/4 NW 1/4 Section 35, Township 43 North, Range 37 East, M.D.B.&M., where the North Section line of said Section 35 intersects the Northwestern right of way line of Route U.S. 95 Highway; thence South 3°15' West and along said right of way line a distance of 300 feet to a point; thence West 10 feet to a concrete monument; thence South 3°15' West and along said Northerly right of way line 647.00 feet; thence North 86°45' West, 290 feet; thence North 3°15' East, 935.56 feet to a point on the Southerly right of way line of Kings River Road; thence in an Easterly direction along the Southerly right of way line of Kings River Road a distance of 300

O. KENT MAHER Attorney at Law P.O. Box 130 Winnemucca, Nevada 775.823.5277
kent@winnemuccalaw.com

C:\11\Property Sales\2018-Gardens-Key/Deed-Sawtooth Ma En-Sawtooth Prop-1118.sps

STATE OF Oregon)
COUNTY OF Washita) ss

This instrument was acknowledged before me on January 24th, 2019 by **JAMES M. KEY, aka JIM KEY and JOAN K. KEY, aka JOAN KEY, as Partners of SAWTOOTH MOUNTAIN ENTERPRISES.**



Kara L Roff January 17, 2021
Notary Public Commission expires

STATE OF Oregon)
COUNTY OF Washita) ss

This instrument was acknowledged before me on January 24th, 2019 by **JAMES M. KEY and JOAN K. KEY, individually and as Trustees of the JAMES AND JOAN KEY LIVING TRUST.**



Kara L Roff January 17, 2021
Notary Public Commission expires

State of Nevada Declaration of Value

1. Assessor Parcel Number(s)
 a) 03-0421-16
 b) _____
 c) _____
 d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>2019-497</u>
Book:	Page: _____
Date of Recording:	<u>11/30/19</u>
Notes:	<u>TU</u>

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Townhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other: _____

3. Total Value (Sales Price) of Property: \$ 239,750.00
 Deed in Lieu of Foreclosure only (property value): \$ N/A
 Transfer Tax Value per NRS 375.010, Section 2: \$ 936.00
 Real Property Transfer Tax Due: \$ 936.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemptions: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Jane M Key

Capacity: Grantor-Partner

Signature: _____

Capacity: Grantee-Member

SELLER (GRANTOR) INFORMATION (required)

BUYER (GRANTEE) INFORMATION (required)

Print Name: Sawtooth Mountain Enterprises
 Address: 77126 County Line Road
 City: Hermiston
 State: Oregon Zip: 97838

Print Name: Sawtooth Properties, LLC
 Address: 9880 North Bottle Creek Road
 City: Winnemucca
 State: Nevada Zip: 89445

COMPANY REQUESTING RECORDING (required if not the Seller or Buyer)

Print Name: O. Kent Maher, Attorney at Law Escrow/File # 3367
 Address: P.O. Box 130
 City: Winnemucca State: Nevada Zip: 89446

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

HUMBOLDT COUNTY, NV

2019-00496

\$425.00

01/30/2019 04:29 PM

O KENT MAHER

Pgs=4

HUMBOLDT COUNTY APNs: 03-0402-24; 03-0421-07

SEND TAX STATEMENTS TO: GRANTEE

RECORDING REQUESTED BY AND RETURN TO:

O. Kent Maher, Esq.
P.O. Box 130
Winnemucca, Nevada 89446



DEBORAH A. ENGSTROM, RECORDER

NAME/ADDRESS OF PREPARER OF LEGAL
DESCRIPTION-LAST RECORDED INSTRUMENT:

N/A

The undersigned affirm there is no Social Security number contained in this document

DEED

THIS INDENTURE, made this 1st day of January, 2019, by and between the following parties:

GRANTOR: JAMES M. KEY, aka JIM KEY, and JOAN K. KEY, aka JOAN KEY, individually and as Trustees under the JAMES AND JOAN KEY LIVING TRUST dated May 9, 2002
77126 County Line Road
Hermiston, Oregon 97838

GRANTEE: SAWTOOTH RV, LLC
a Nevada limited liability company
9880 North Bottle Creek Road
Winnemucca, Nevada 89445

WITNESSETH: Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) in lawful money of the United States of America and other valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the Grantee, all that certain real property situate, lying and being in the County of Humboldt, State of Nevada, and more particularly described as follows:

PARCEL ONE (Humboldt County APN 03-0402-24):

Parcel "D" of that certain Parcel Map for JANICE B. BROWNE lying within the NE 1/4 of Section 34, Township 43 North, Range 37 East, M.D.B.&M., recorded in the office of the Humboldt County Recorder on November 21, 1996, under File No. 1996-11218, Humboldt County, Nevada.

EXCEPTING THEREFROM all that portion of Parcel deeded to Humboldt County School District, more particularly described as follows:

O. KENT MAHER Attorney at Law P.O. Box 130 Winnemucca, Nevada 775.623.5277
kent@winnemuccalaw.com

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of record for minerals, oil, gas, petroleum, hydrocarbon substances, coal, sand, gravel, building stone, geothermal resources and other substances.

IN WITNESS WHEREOF, Grantor has hereunto caused these presents to be executed as of the day and year first above written.

JAMES AND JOAN KEY LIVING TRUST

James M. Key
James M. Key, aka Jim Key, Trustee

Joan K. Key
Joan K. Key, aka Joan Key, Trustee

STATE OF Oregon)
COUNTY OF Umatilla) ss.

This instrument was acknowledged before me on January 24th, 2019 by JAMES M. KEY, aka JIM KEY and JOAN K. KEY, aka JOAN KEY individually and as Trustees of the JAMES AND JOAN KEY LIVING TRUST.



Kara L. Roff January 17, 2021
Notary Public Commission Expires

O. KENT MAHER Attorney at Law P.O. Box 130 Winnemucca, Nevada 776.823.6277
kent@winnemuccalaw.com

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State of Nevada Declaration of Value

- Assessor Parcel Number(s)
 - 03-0402-24
 - 03-0421-07
 -
 -

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	2019-496
Book:	Page:
Date of Recording:	1/30/19
Notes:	T-4

- Type of Property:

a) <input type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Fam. Res.
c) <input type="checkbox"/> Condo/Townhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg.	f) <input checked="" type="checkbox"/> Comm'/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other:	

3. Total Value/Sales Price of Property:	\$ 100,000.00
Deed in Lieu of Foreclosure only (property value):	\$ N/A
Transfer Tax Value per NRS 375.010, Section 2:	\$ 390.00
Real Property Transfer Tax Due:	\$ 390.00

- If Exemption Claimed:**
 - Transfer Tax Exemption, per NRS 375.090, Section: _____
 - Explain Reason for Exemptions: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: <u>James M Key</u>	Capacity: <u>Grantor-Trustee</u>
Signature: _____	Capacity: <u>Grantee-Member</u>

SELLER (GRANTOR) INFORMATION (required)

BUYER (GRANTEE) INFORMATION (required)

Print Name: James M. Key and Joan K. Key, individually and as Trustees of the James and Joan Key Living Trust
 Address: 77126 County Line Road
 City: Hermiston
 State: Oregon Zip: 97838

Print Name: Sawtooth RV, LLC
 Address: 9880 North Bottle Creek Road
 City: Winnemucca
 State: Nevada Zip: 89445

COMPANY REQUESTING RECORDING (required if not the Seller or Buyer)

Print Name: O. Kent Maher, Attorney at Law Escrow/File # 3367
 Address: P.O. Box 130
 City: Winnemucca State: Nevada Zip: 89446

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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Source Water Protection Guidance

LOCAL AUTHORITY FOR GROUND WATER AND WELLHEAD PROTECTION

Introduction

Most communities in Nevada receive their drinking water from underground sources through private wells or public water supply systems. Many businesses and various land use activities use, store, or dispose of chemicals. Seepage of chemicals from businesses, industrial manufacturing, septic tanks or farming could contaminate ground water. Therefore, protecting ground water from these chemicals is extremely important. The State of Nevada has adopted water quality legislation and pursuant regulations to protect ground water from potential contaminant sources. These regulations are included in various Chapters of the Nevada Administrative Code (NAC).

While there are regulatory controls at the State level, it is important for local governments to use their authority. Nevada has land use statutes that enable local authorities to manage potential sources of contamination as part of Wellhead Protection Programs. This fact sheet summarizes the authorities local governments can use to protect their communities' underground drinking water resources.

The Nevada Wellhead Protection Program is a voluntary program that encourages local governments, communities, and utility companies to take preventive measures to protect their underground drinking water resources. The basic idea of wellhead protection is to reduce the risk of ground water contamination by managing potential sources of contamination. **A community must determine the land surface area around a water supply well, called the wellhead protection area (WHPA) that should be protected.** Before a plan or program can be developed, it is important to identify the existing and potential threats to the ground water. Then the WHPA should be managed to protect the ground water. Local communities need to conduct an extensive inventory within their communities and near their

wells to identify the location of facilities using, manufacturing, or storing materials that might contaminate ground water.

Local Authority

The management of land use in the WHPA is usually the responsibility of local governments. The Nevada Revised Statutes (NRS) include legislation empowering local governments with certain authority to enact and enforce local police and sanitary ordinances to promote public health, safety and general welfare. The NRS also allow local governments to participate in site plan review processes as part of the State permitting procedures. The NAC and NRS are available on the www.leg.state.nv.us.

Local governments can use these powers as management tools to protect their underground drinking water resources. These tools will be most effective if they become part of a local community Wellhead Protection Program. These regulatory management tools include:

- 1. Sanitary Ordinances**
NRS 244.357 states that "Each board of county commissioners may enact and enforce such local police and sanitary ordinances and regulations as are not in conflict with the general laws and regulations of the State of Nevada...". Local governments may use this statute to adopt ordinances to regulate placement and testing of domestic wells and cleaning of septic systems.
- 2. Zoning Ordinances and Source Prohibitions/Restrictions**
NRS 278.020 authorizes and empowers the governing bodies of cities and counties to regulate and restrict development. Further, NRS 278.020 states any regulations "must take into account: (a) The potential impairment of natural resources...". Additionally, NRS 278.250 states that zoning regulations "must be designed: (a) To preserve the quality of air and water

Done

resources." Local governments may use these statutes to exclude certain land uses and activities that store or use hazardous chemicals from a wellhead protection area.

3. Land Use and Master Planning

NRS 278.160 authorizes local governments to include both a land use plan and a conservation plan in their Master Plan. The conservation plan is "For the conservation, development and utilization of natural resources, including water and its hydraulic force, underground water, water supply,....". Local governments may use this statute to incorporate wellhead protection areas into their Master Plan.

4. Special Use Permits

NRS 278.315 states that "The governing body may provide by ordinance for the granting of variances, special use permits or other special exceptions...". Local governments may use this statute to grant special use permits containing specific provisions to protect their underground drinking water resources. For example, through a special use permit, a local government might limit the quantity of fertilizers or pesticides that can be used on a golf course.

5. Subdivision of Land

NRS 278.326 states that "Local subdivision ordinances shall be enacted by the governing body...". Local governments may use this statute to protect wellhead areas in which ongoing development could cause contamination or where there is inadequate ground water recharge.

6. Parceling of Land

According to NRS 278.462, when approving

parcel maps, the governing body "may require...water quality, water supply and sewerage provisions as are reasonably necessary...". Local governments may use this authority to prevent ground water quality degradation due to an excessive number of septic systems within a certain area.

An Ounce of Prevention

Clean water is a necessity of life. We need it for drinking and for many businesses. It is important that every community identifies existing and potential contaminant sources and works with the appropriate federal, state and local agencies to protect its ground water.

- A commitment to ground water protection by elected officials, public water suppliers, local health officials, fire marshals, building inspectors, agricultural officers, zoning administrators and other local regulators is needed for the successful implementation of a local Wellhead Protection Program.

It is less expensive to take appropriate preventive measures to protect ground water from possible contaminant sources than clean up contaminated ground water. Cleaning up contaminated ground water and developing new water sources are very expensive. Moreover, it is not possible to clean up contaminated ground water completely.

The old saying "An ounce of prevention is worth a pound of cure" is certainly true for ground water protection. Managing potential sources of contamination, in part through local regulations and authority, will potentially save millions of dollars in the long term and protect public health.

For more information about Ground Water and Wellhead Protection:

Contact the Nevada Division of Environmental Protection at (775) 687-9492 Funded by the Drinking Water State Revolving Fund Wellhead Protection Program Set-Aside through NDEP, or the Nevada Rural Water Association 775-841-4222.

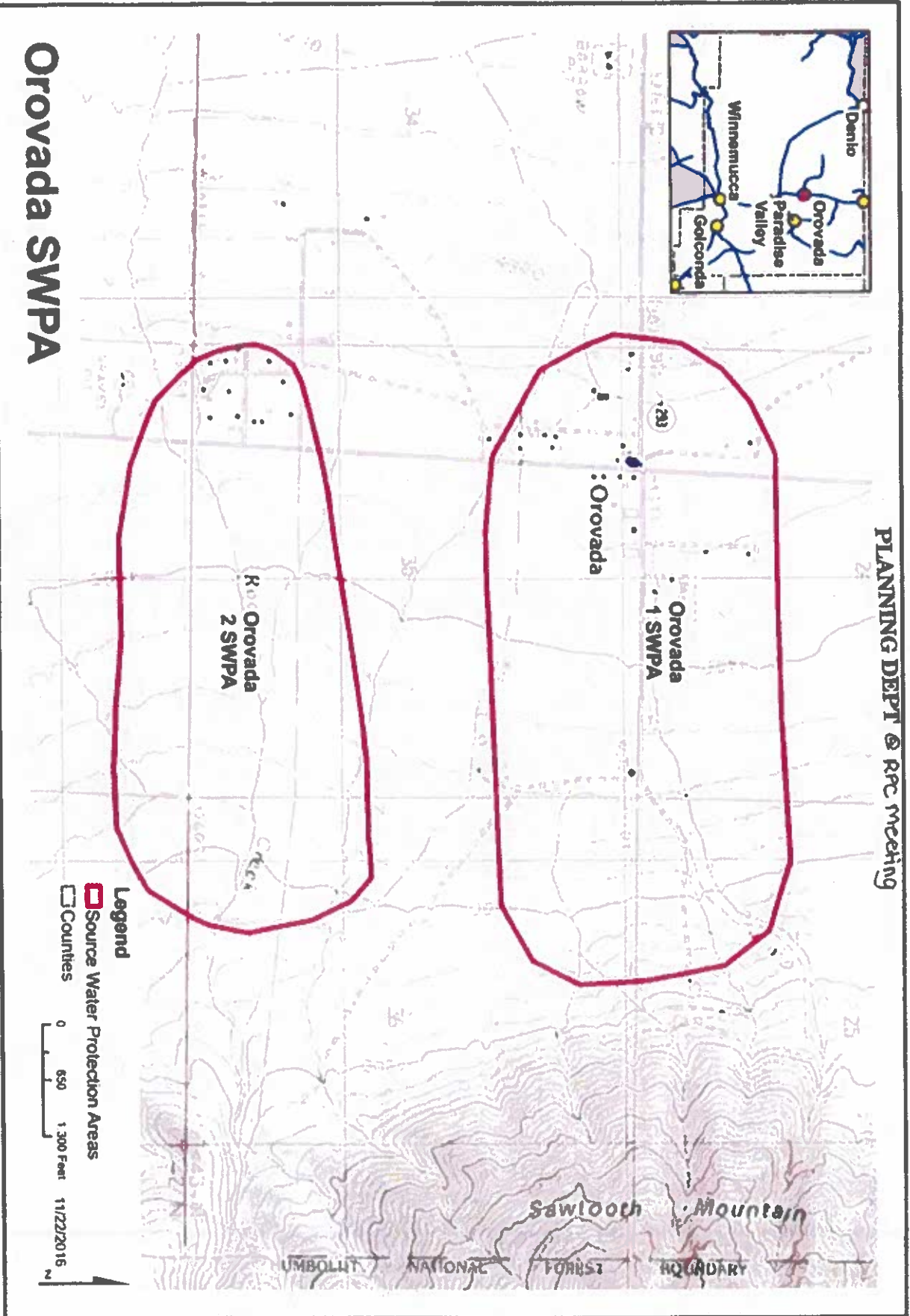
NDEP encourages persons or organizations to reproduce all or part of this fact sheet for general circulation.

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Source Water Protection Area Maps
Community Source Water Protection Plan
for Public Water systems in Humboldt County, Nevada

PLANNING DEPT @ RRC meeting

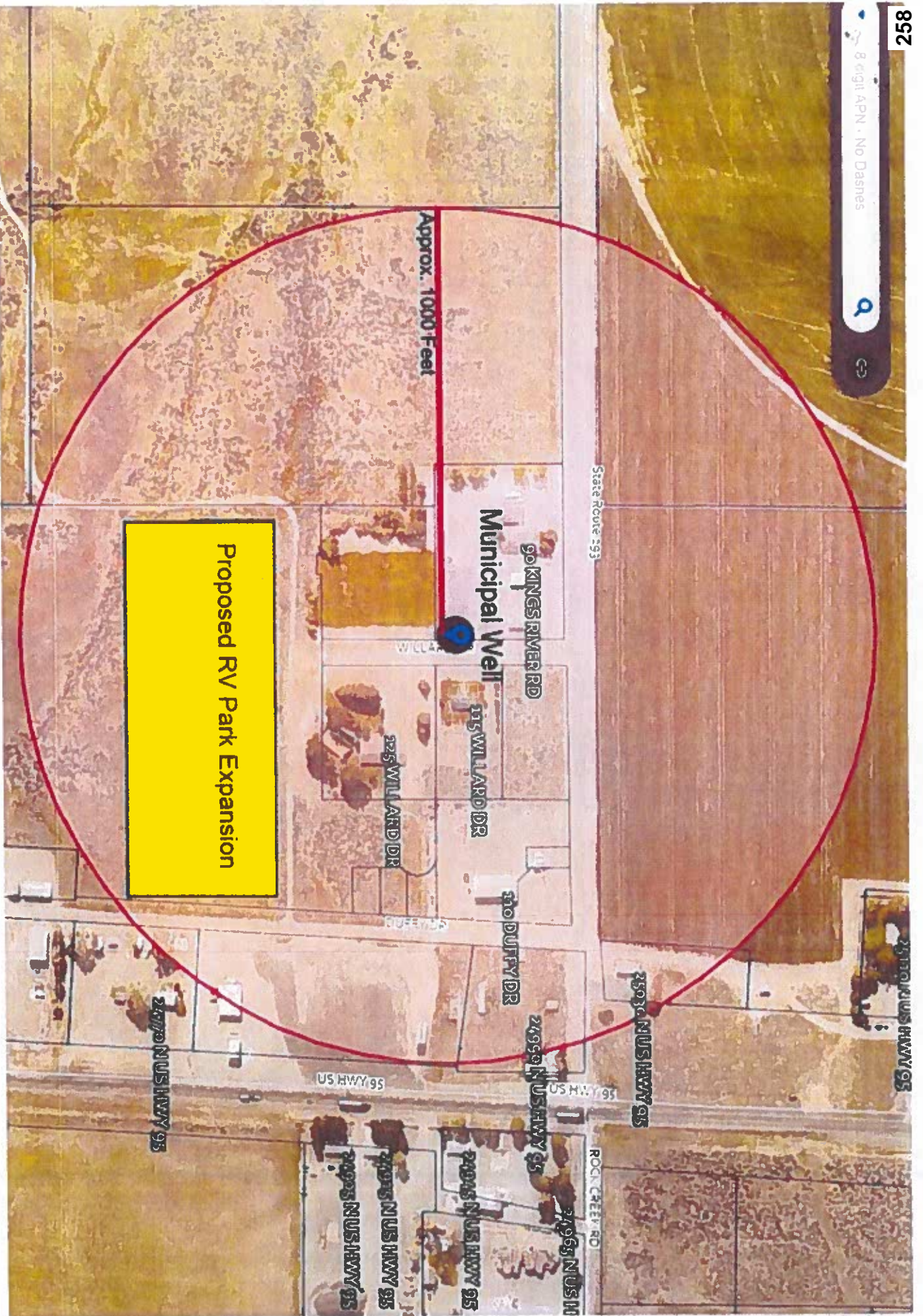


Orovida SWPA

Note: Map created in 2016

Table E-4. Planning and Funding Actions (Continued)

Action	Implemented	On-Going	Are Group(s) On-Going or One-Time Action?	Priority, Cost, Expected Implementation Year
4.1.e Develop a "Natural Resource" element of the Regional Master Plan.				
4.1.f Develop ordinances related to new development and redevelopment in source water protection areas and areas of interest.			Humboldt County, City of Winnemucca, & Regional Planning Dept.	Moderate Priority Moderate Cost
4.1.g Update components of the Humboldt County Policy for Public Lands to address source water quality, management of source water protection areas and areas of interest, and lands designated "suitable for disposal" in source water protection areas and areas of interest.			One-time action	Implementation 2023-2028
4.2 Invest in maintaining and restoring groundwater recharge capacity in Areas of Interest.				
4.2.a Actively coordinate with the BLM, USFS, and USFWS for watershed management and groundwater recharge. (Revised 2023).			Humboldt County, Regional Planning Dept., Local Emergency Planning Committee	Moderate Priority Moderate Cost Implementation 2023-2028
4.2.b Collaborate with BLM regarding wildland fire restoration objectives and methods in source water protection areas and areas of interest. <i>The Humboldt County Wildfire Protection Plan was completed in May 2023, which was a collaborative effort between many entities, including the BLM.</i>			Bureau of Land Management, USDA, Forest Service, & Nevada Division of Forestry On-going action	
4.2.c Develop policy for keeping unburned lands in desired vegetative states to facilitate infiltration and reduce erosion, rehabilitate burned lands, and Standard Operating Procedures following wildland fire. <i>The Humboldt County Wildfire Protection Plan was completed in May 2023, and addresses hazardous fuels mitigation and community preparedness and emergency procedures.</i>				
4.2.d Create a plan and policy for wildland fire restoration to maintain groundwater recharge capacity of watersheds after fires.				
4.2.e Develop watershed rehabilitation priorities and protocols for restoration after fire.				



Approx. 1000 Feet

Proposed RV Park Expansion

Municipal Well

60 KINGS RIVER RD

115 WILLARD DR

225 WILLARD DR

110 DUFFEY DR

2503 N US HWY 95

24950 N US HWY 95

24965 N US HWY 95

24905 N US HWY 95

24845 N US HWY 95

24905 N US HWY 95

24770 N US HWY 95

State Route 99

US HWY 95

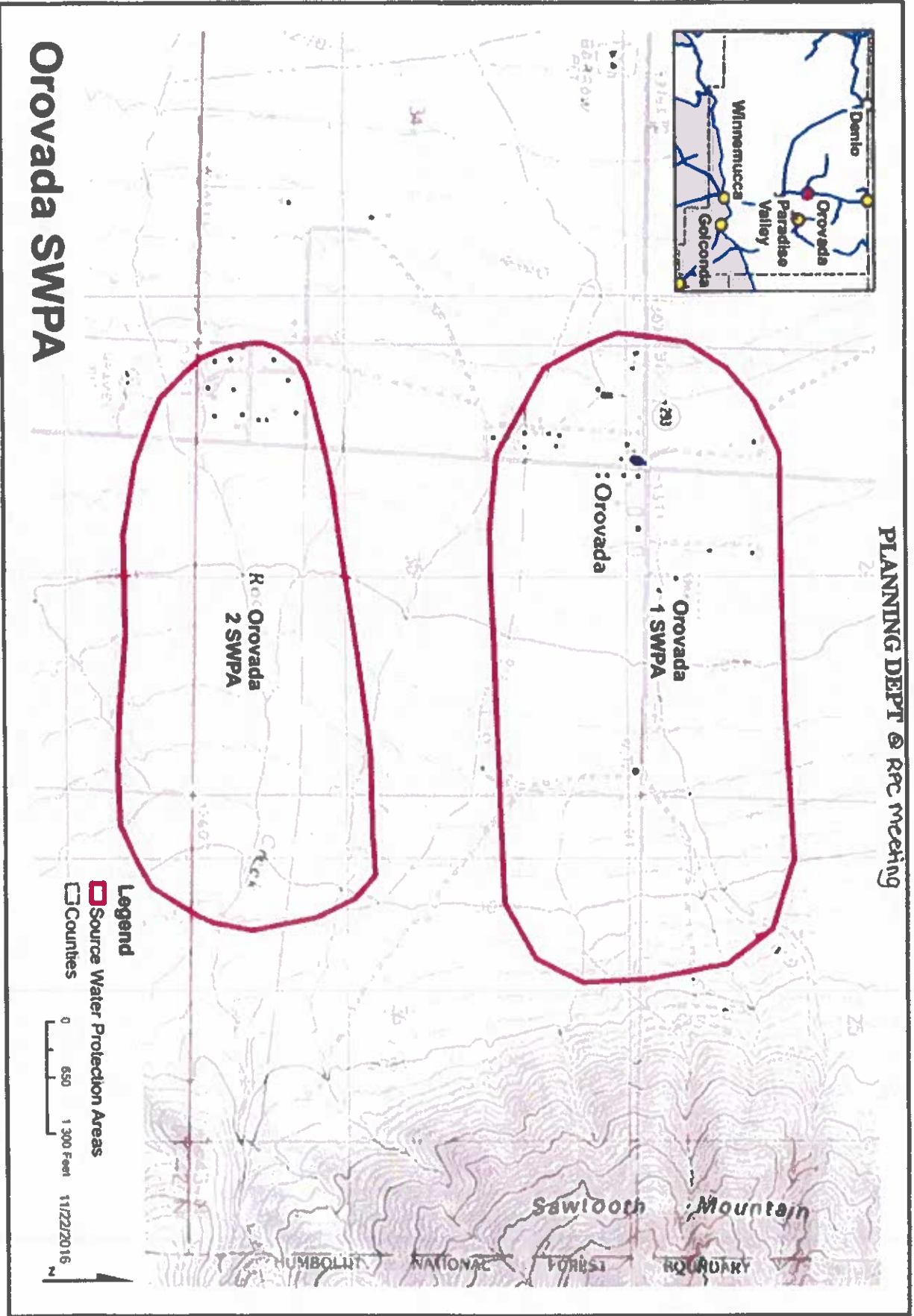
ROCK CREEK RD

RECEIVED

APR 09 2026

Source Water Protection Area Maps
Community Source Water Protection Plan
for Public Water systems in Humboldt County, Nevada

PLANNING DEPT @ RRC meeting



Note: Map created in 2016

Table E-4. Planning and Funding Actions (Continued)

	Action	Implemented	On Going	Are Group(s) On Going or One-time Action?	Programs to Expand or to Develop: Type of Assistance Needed	Priority, Cost, Expected Implementation Year
4.1.e	Develop a "Natural Resource" element of the Regional Master Plan.					Moderate Priority Moderate Cost
4.1.f	Develop ordinances related to new development and redevelopment in source water protection areas and areas of interest.			Humboldt County, City of Winnemucca, & Regional Planning Dept.	Expand Existing Programs	Moderate Priority Moderate Cost
4.1.g	Update components of the Humboldt County Policy for Public Lands to address source water quality, management of source water protection areas and areas of interest, and lands designated "suitable for disposal" in source water protection areas and areas of interest.			One-time action	Technical assistance may be needed; planning, public lands coordination, ordinance development and adoption	Implementation 2023-2028
4.2 Invest in maintaining and restoring groundwater recharge capacity in Areas of Interest.						
4.2.a	Actively coordinate with the BLM, USFS, and USFWS for watershed management and groundwater recharge. (Revised 2023).			Humboldt County, Regional Planning Dept., Local Emergency Planning Committee	Expand Existing Programs	Moderate Priority Moderate Cost
4.2.b	Collaborate with BLM regarding wildland fire restoration objectives and methods in source water protection areas and areas of interest. <i>The Humboldt County Wildfire Protection Plan was completed in May 2023, which was a collaborative effort between many entities, including the BLM.</i>	✓	✓	Bureau of Land Management, USDA Forest Service, & Nevada Division of Forestry	Technical assistance needed for coordination and policy development, restoration measures, Master Plan language, etc.	Implementation 2023-2028
4.2.c	Develop policy for keeping unburned lands in desired vegetative states to facilitate infiltration and reduce erosion, rehabilitate burned lands, and Standard Operating Procedures following wildland fire. <i>The Humboldt County Wildfire Protection Plan was completed in May 2023, and addresses hazardous fuels mitigation and community preparedness and emergency procedures.</i>	✓	✓	On-going action		
4.2.d	Create a plan and policy for wildland fire restoration to maintain groundwater recharge capacity of watersheds after fires.					
4.2.e	Develop watershed rehabilitation priorities and protocols for restoration after fire.					

Meeting chat



Some people in this chat are outside your org. It's possible they have message-related policies that will apply to the chat. Learn more

Last read

Scott, Thomas (Tom) 5:33 PM

Public Comment UH-26-04 Tom Scott BLM Engineer. We are building a fire station in Oroyada that we hope to connect to the OGID water system. I noted item 12 in staff report states that sewer and water will use existing NDEP permits. NAC 445a. Modifications to septic require letters from NDEP for compliance including engineering reports. See NDEP and discuss with them for official interpretation. Septic can put more nitrates (cancer causing) into surrounding area and this is near one of the OGID's two wells. I would think connecting to the OGID sewer would be preferable and may be required under NDEP administrative code. (Discuss with NDEP)

Scott, Thomas (Tom) 6:47 PM

My public comment is captured above, sounded like there were some microphone issues. Thank you.

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Direct messages



1 **RPC Meeting-20260409_173146-Meeting Recording**

2 April 9, 2026, 12:31AM

3 2h 46m 27s

4

5 **Betty Lawrence** started transcription

6

7 **MTR-Commissioners** 0:03

8 Thanks everybody for attending.

9 I just want to make sure that everybody's signed in on the sign in sheets that are
10 there multiple sign in sheets throughout the room.

11 So if you haven't, please make sure that you sign in.

12 We would like to call to order our Thursday, April 9th, 2026 meeting of the Regional
13 Planning Commission. Like to begin with the Pledge of Allegiance.

14 All right.

15 1st Order of business on our agenda is public.

16 Comment this section of public comment is designated for discussion only. The
17 public has the opportunity to address the Commission on any matter not appearing
18 on the agenda.

19 However, no action may be taken on a matter raised until the matter itself has been
20 specifically included on the agenda as an item upon which action may be taken.

21 All public comments tonight will be limited to 3 minutes.

22 It's per person.

23 Is there anyone in the audience that wishes to utilize this public comment time to
24 address anything that is not on the agenda tonight?

25 Oh, OK, seeing none, we will move on to the review correction and approval of
26 minutes of the March 12th, 2026 meeting for discussion and possible action.

27 Everyone had a chance to look at those.

28 Any changes, anything that we need to make or address?

29 Motion to approve March 12th.

30 Wait real fast. Sorry, Wendy.

31 Max purpose record, Madam Chair, would you make sure that the public doesn't
32 have any interest?

33 Is that any member of the board or public may request an item be taken from the
34 consent?

35 Didn't discuss an active fund separately, but she's on the minutes.

1 I'm sorry. She's on the minutes.
2 Sorry, I will go ahead.
3 All right, we're good. OK.
4 I'm motion to approve March 12th, 2020, sixth meeting minutes.
5 All in favor, say aye, aye.
6 Any opposed? Nay. OK. The motion passes.
7 Betty, have you received any requests for postponement of agenda items?
8 I've received none. OK, thank you.
9 Alright, on to the consent agenda.
10 Consent agenda. This is where staff has determined there are no unusual
11 circumstances or conditions that require discussion on the applications listed under
12 this section.
13 No letters or other objections have been received.
14 All matters under the consent agenda are considered routine and may be acted upon
15 by the Commissioners, with one action without extensive discussion.
16 Any member of the board or the public may request that an item be taken from the
17 consent agenda discussed and acted upon separately during this meeting.
18 All right, so we have 123.
19 We have 66 items here, so I'm going to go ahead and move through each of these.
20 I will read each of the items.
21 These are all very similar, so we should be able to just handle all of these with one
22 motion item. A is PM-26-06.
23 Partial map applications submitted by Allen means on behalf of E Horizon Holdings
24 LLC, to parcel property located off PAC Saddle Rd. into four lots.
25 Assessor, assessor's parcel, #16-0361-27 and 29.
26 This map is number one of three sequential maps for discussion and possible action.
27 Then we have PM26-07.
28 Parcel map application submitted by Allen means on behalf of E Horizon Holdings
29 LLC, to parcel property located off PAC Saddle Rd. into four lots.
30 Assessors parcel #16-0361-27 this map is number two of three sequential maps for
31 discussion and possible action.
32 Item C is PM-26-08 parcel map application.
33 Submitted by Allen means on behalf of E Horizon Holdings LLC, to parcel property
34 located off PAC Saddle Rd. Into 4 parcels assessor's parcel, #16-0361-27.
35 This is map number three of three sequential maps for discussion and possible action

1 item.
2 D is PM-26-09.
3 Parcel map application submitted by Allen means on behalf of E Horizon.
4 Holdings LLC to parcel property off Bermuda Rd. Into four lots.
5 Assessors parcel #16-0361-29.
6 This is map number one of three sequential maps for discussion and possible action
7 and then item EPM Dash 26-10 parcel map application submitted by Allen means on
8 behalf of E Horizon Holdings LLC.
9 To parcel property off Bermuda Rd. Into three lots.
10 Assessors parcel #16-0361-29.
11 This is map number two of three sequential maps.
12 Discussion and possible action.
13 Lastly, we have item F get a lot of reading PM-26-11 partial map application
14 submitted by Allen means on behalf of E Horizon Holdings LLC.
15 To parcel property off Bermuda Rd.
16 Into three parcels. Assessors parcel #16-0361-29.
17 This is map number three of three sequential maps for discussion and possible
18 action.
19 So are there any items here on any of these that the board wishes to discuss or that
20 we would need to move down into public hearing, OK.
21 All right.
22 If not, then I will.
23 You have to ask is the public?
24 Oh, does the public is the public have any any interest in commenting on these items
25 or moving this into the public comments the public's agenda section?
26 All right, seeing none.
27 Then we can go ahead and make a motion to approve these.
28 Make a motion to approve the consent agenda PM-2606.
29 EM-2607.
30 BM-2608.
31 EM-009 sorry PM dash.
32 2610 and PM-111.
33 I see.
34 Yeah, I checked it. OK.
35 All in favor, say aye. Aye. Any opposed.

1 Nay, OK. The motion passes.

2 Madam Chair, before you continue, could I get whoever just called in at 775-761-
3 6726 to identify themselves, please?

4 And you're on mute.

5 You want us to just go ahead, Betty, or just wait.

6 OK.

7 OK.

8 All right. So we're going to move on to the public hearing section.

9 We're going to begin with item auh Dash 26-07. This is a conditional use permit
10 application submitted by Dave Phaler on behalf of 3D C LLC to allow the RE
11 establishment of an RV park and bar Slash Tavern along with newly established
12 storage UN.

13 And parking lot.

14 Subject Property is located at 5975 US Hwy. 95 assessors parcel #06-0112-01 for
15 discussion and possible action.

16 Betty and Emily. Do you have anything you want to add before we dive into this
17 item?

18 I did receive additional comments from Caroline, our Emergency Management
19 department.

20 I was going to read those.

21 So you guys could hear them?

22 My first comment was she would like more details of the description of the
23 commercial parking.

24 She was also wondering about any other restrictions or requirements for the storage
25 units proposed.

26 Any plans for defensible space around all the buildings, along with considering a
27 second exit from the RV Park in case of evacuation?

28 I do wanna make a comment on that that that would be more up to dot.

29 Not for us to determine for second exits.

30 Can you go through those questions with more time?

31 Emily, please, just quickly.

32 Yeah, so Carolyn said.

33 Describe commercial parking. OK. Any restrictions or requirements for storage units?

34 Any plans for a defensible space around all buildings?

35 OK. And considering a second exit from the RV park in case of evacuation, OK.

1 Is the applicant here?
2 Thank you.
3 Would you like to come up and just if you'll state your name for the record and then
4 we're gonna have you go ahead and just you can address the board and give us a
5 kind of a description of your project and your plans.
6 Sure.
7 No, you can sit.
8 Yeah. And sit and you can speak into the microphone.
9 So everyone can hear you.
10 Hi, my name is Dave Falor and I own the property at 5975 US 95.
11 And I'm re establishing a business that's been there quite a few decades and I'm just
12 trying to reestablish what was already pre scripted in, in the past.
13 So with the RV park that was there and there's a sign up there, says trailer park and.
14 The bar, obviously.
15 Still, there's a sign out in front of it, says bar.
16 And then there's a residential house that used to be the Tavern.
17 What I would like to do is add a kitchen on the back of the bar.
18 Instead of using the House for a Tavern, cause health department doesn't.
19 It's not as anyway, they don't allow that anymore.
20 The Off Street parking that the parking lot instead of parking out in front, I thought
21 it'd be safer to have a parking lot to the vehicles pull off instead of just parking in
22 front and having to back out and turn around.
23 I thought it'd be safer to go in the parking lot and come heading out of the parking
24 lot to go onto 95.
25 And I have spoken with.
26 Brittany Bartow with N dot and she said if I kind of kept with the same prescriptive.
27 Use that it was before that she didn't have a a problem with anything on the highway
28 there. So I'm trying to make it safer than it was actually before.
29 So I think there was a question about commercial parking.
30 I just.
31 I don't know if I needed to say commercial or not.
32 I I was just trying to make a area of semi trucks came over and stop there.
33 Just have a area for them instead of out front.
34 The storage units that didn't have storage units before, but I felt that was a very low
35 impact traffic and I'm not asking for massive storage unit facility just.

1 50 units, 20 at at first and 30 at save phase two or something and I understand there
2 was. She'll answer it some.

3 Questions that I heard about on the comments.

4 About the safety part and egress.

5 For evacuation out of the trailer park, I have a I'm gonna almost do it like.
6 A 40 foot wide Rd. going in and out of there and with the hammerhead turn around
7 at the end of the road.

8 I'm moving the trailer park farther back away from the highway.

9 For several reasons. Just for safety.

10 Tank reasons and just get back off the highway a little bit.

11 I have 46 acres there, so there's plenty of room and as far as an emergency vac,
12 getting a second exit I would I felt I could put a gate there that we could get over to
13 the.

14 The storage unit area and they could come out to other commercial or not to
15 commercial, but the parking lot side of the so it would still have two exits and as far
16 as fire and clearance.

17 All that around buildings I was gonna present that, but the the plans and everything
18 to get approved went.

19 I wanna get business approval first before I got, you know, all the other details in
20 there for health and safety.

21 Good. OK.

22 Well, thank you.

23 So we're gonna open the floor up to the public now.

24 Are there any members of the public who wish to come in and comment on this
25 agenda item?

26 All right, seeing none, we're gonna just bring this back to the board and we can
27 discuss this with Mr. Fayler.

28 Before.

29 So besides from what you oh up here, Brittany, we did receive a comment about a
30 week ago from her.

31 So I'm just gonna read that. OK. It is on the staff report, but all right.

32 And I also see Carol Lynn.

33 So we see you.

34 So we're gonna read one of the comments into the record and then we'll have you
35 address.

1 Your comment, Carol.
2 So Brittany from dot said that they are requesting that the application.
3 Obtain a standard occupancy permit for the existing access point slash approaches.
4 Nddot will require the permit application to outline the proposed business plans,
5 zoning, property usage, and traffic generation. Any change in the use in the future
6 may require new permitting and roadway improvements.
7 All right, Carol, do you want to go ahead and make your comment please?

8

CL Carol Lynn 15:06

10 Thank you.

11 Yes, I'd like to clarify a couple of the the comments that I made when I read the
12 request to the application.

13 You mentioned that this was parking for cars and semis and now is this overnight
14 parking?

15 Is this parking for?

16 Just going to the bar and the restaurant or.

17 That's what I was.

18 Wanting clarification for because that's a whole nother animal if we're doing
19 overnight parking.

20

M MTR-Commissioners 15:45

22 OK.

23 We will. We'll have him.

24 We'll have him address those as he's discussing questions with the board. OK, Carol.

25

CL Carol Lynn 15:52

27 OK, sounds good.

28

M MTR-Commissioners 15:54

30 Alright, OK.

31 So let's go ahead.

32 We can now, you know, go through any questions that we have for Mr. Faylor.

33 So that's a great question.

34 Is this plan for overnight semi parking? No it's not.

35 Are you going to police stuff?

1 Yes, because we close at 9:00. I I put the hours of operation I'd plan on closing
2 around 9:00 at night, give or take in on the season and weather and whatever.
3 But I'd, you know, want want anybody in semis overnight there.
4 No, that's not my intention.
5 And then you're going to separate the RV park.
6 It's going to be separate from the other commercial entity, definitely.
7 Yes, I'm going to have fencing or I'm going to consider that like residential and have
8 fencing clear around.
9 It separates them from the business.
10 Are you thinking long term RV?
11 Yes. Or term rental, yeah.
12 So I'm basically targeting lithium workers, so that was my intention.
13 How many RV spots are you gonna have? 24. OK.
14 I'm gonna take it.
15 You got the water.
16 No, I had to get the business permission first.
17 I mean, there is a fresh Weld there and I have water but it and it was commercial
18 before.
19 Have I gone after it?
20 Seen the commercial, water is still good.
21 I did get permission from y'all 1st to get the business approval first, so right?
22 On that's. Yeah, that's contingent I guess on that's kind of a chicken or the egg a
23 little bit, right? Right I did.
24 But yeah, they're good at tracking water.
25 I understand.
26 So on your map.
27 The green this one, yes.
28 That is the what.
29 What's the green?
30 I guess what's the green?
31 What's the road and the kinda little squares along it or the RV spaces. OK. And then
32 that circle it then is a hammerhead turn around for fire trucks or anything like that?
33 OK. And then on the other side, the black.
34 That's the storage unit, OK. And the bar is the blue or purple? The Tavern that down
35 here closer to the road.

1 Yes, what's that?
2 Red is the bar.
3 Yeah, there's a OK.
4 The next page there's a index that tells you which colors are which.
5 And we.
6 Yeah, you draw about as good as I do.
7 Just you know, for the record, this is when I didn't print in color.
8 No print in color either.
9 Are you occupied in the house?
10 Yes, I am.
11 And you'll permanently be occupying that.
12 Yes, there'll be a permanent residence.
13 And yes, I'll be there and and eventually I'll have a a park manager stand there.
14 So will it be closed at 9:00 PM regardless New Year's Eve?
15 Christmas Eve.
16 I mean all the eaves.
17 Well.
18 I guess, yeah.
19 You threw me on that one. So I, you know.
20 Sure. I'll be closed at 9:00, if that's OK. I mean, I mean, if there's a some holiday thing
21 or I can't see it going past 9:00 at night.
22 And I'm not gonna be a New Year's party at there.
23 Not.
24 And it was that easy with ndot because you have an existing business there, 'cause.
25 That's my, that's my biggest concern is 'cause, you have 290 is right close, that's a
26 tough intersection.
27 You can't see. You know, there's a little hill, so you can't see cars coming from the
28 north very well.
29 I guess that's beyond the purview of this.
30 This body is if you can, if you can get ndot to go along with it, which your kind of
31 grandfathered in it looks like that's the biggest safety risk I see is the road and you're
32 going to have increased traffic right there.
33 Right. I I I totally understand that.
34 And I did have several conversations with Brittany at at N dot and you know, she was
35 looked at it and said, yeah, there is enough.

1 Kind of egress for what?
2 Was there prescriptive before?
3 Because it does have a bigger asphalt paved area for coming in and going out.
4 But are you gonna have to put in a turning lane?
5 No, that would be if I were to increase what was there before.
6 I mean, if I, you know, wanted to put in a bigger RV park or really expand a lot of
7 other business there then?
8 Would be a turn lane and and a longer degraded slow down.
9 Right at least celebrate my my guess.
10 And again, maybe I'm asking questions that we have no power over, but when it was
11 in business, it was years and years ago when the traffic on that road was a fraction of
12 what it is now, right?
13 And so I'm not trying to have to make you get a turning lane, but.
14 That's a Gracie Rd.
15 That's a crazy Rd. just for the record. Yep. Just jump in here.
16 Probably off big.
17 No, you're not off base.
18 I I want you to know that in 17.6809.
19 Zero that if you're trying to put any kind of condition on, you know in regard to the
20 safety health residents in the you know adjacent areas, then you can do that as long
21 as it's not a hypothetical that it's going to happen.
22 Right. So our purpose for this application, our purpose or our job is to determine if
23 the application meets the the conditional use criteria listed in the Humboldt County
24 Ordinance.
25 That's the 17.68 point. Yeah, 090 so.
26 You know, we will.
27 We can discuss amongst ourselves.
28 We can go through each of those items you know.
29 And I guess that's where I'm at. Is on C undo adverse effect on road or traffic
30 conditions?
31 But how does that come into play when we have N dot literally as the main concern
32 in this particular case?
33 Well, you can put. So what condition?
34 Tell me what your your concern is. The traffic. Yeah. OK.
35 Yeah. And So what kind of a condition would you wanna see a minute? It would be

1 subject to the approval of N dot. Anything that you do, but you can put condition
2 range from one to Oregon.
3 Yeah, on his property.
4 On your dime, Dave there and Dave.
5 So in the staff report already, it states that the applicant will obtain and maintain all
6 required permitting and approval from dot.
7 Thank you.
8 My concerns are inherently covered by approval of this.
9 You have to follow it and do N dot tells you.
10 Well, the question is do we?
11 Do we want to go within our purview to insist on any other conditions?
12 Yeah, I I think we need to look at this.
13 We need to like, you know, start with item A and just, you know, has the applicant
14 agreed to meet all of the conditions imposed as part of the conditional use permit.
15 You know, has he completed the application?
16 So, you know, I think that, you know, that's all happened. And then as you go to be
17 that, the proposed use shall be consistent with the purpose, goals, objectives and
18 standards of the county master plan.
19 Seems to be that it is and it was in a prior existing business which you know so.
20 Is there residential other than you in that?
21 There is, isn't there?
22 Just the one house.
23 Just the one house, right?
24 There's some other outbuildings, small storage units, and just little garage and shed.
25 There used to be a store there at one time.
26 I'm not putting a little store in.
27 And then we have C.
28 So Shane, that's the one you're talking about here. You know that the proposed use
29 shall not result in a substantial or undue adverse effect on adjacent properties. The
30 character of the neighborhood.
31 So the road or traffic conditions which you know ndot's going to cover that is listed
32 in the Staff report parking sounds like you've got adequate parking, public
33 improvements or infrastructure.
34 Public sites or rights of way, the potential impairment of natural resources.
35 Or other matters affecting public health, safety and general welfare.

1 Anybody have any issues with the application in relation to anything else in the
2 parameters? That's good health and safety wise.
3 Is OK good. If he's gonna do their policing, it's well, it seems like there's gonna be a
4 lot more activity out 95 here in coming up.
5 So the traffic is a concern, Shane. Thank you.
6 You did.
7 You did mention that with the storage units you know you're proposing 50 units in
8 phase one and phase two would possibly be an additional 30 units.
9 So that base one would be 20 units and phase two would be 30 units. OK, 20.
10 So you're starting with 20 and then 30 and then so are you proposing like a phase
11 two of the RV park, which again would be, you know increase traffic going in and
12 out?
13 Not at this time.
14 OK.
15 I didn't want to push it with them dot on that.
16 All right, so let's look at.
17 That was C.
18 D is the proposed use will be adequately served by public improvements, facilities
19 and services, and will not impose an undue burden on other users.
20 Seem like there's anything there that would be an issue.
21 And then E the applicant for a conditional use permit shall have the burden of proof
22 by a preponderance of the evidence to provide facts supporting the proposed
23 conditional use permit for the purposes of legal clarity. This shall include the burden
24 of going forward with the evidence and the.
25 Burden of persuasion on all questions of fact which are to be determined by the
26 Planning Commission.
27 Additionally, the applicant shall provide adequate information in the application and
28 on the site plan.
29 To substantiate the findings required in this section.
30 Sounds like you're willing to do what you need to legally to make this happen, yes.
31 May I add something?
32 Yes, about the bar, because the the food part I think is real important.
33 I don't want people driving away from their just with alcohol. I want them to eat.
34 So I can't use the house as the Tavern anymore, so I wanted to add 1200 square feet
35 on the back of the bar for new kitchen and new bathrooms.

1 But that's going to fall under health and safety with Ellen as well. So we don't really
2 have.
3 To worry about that one is you can have signs like no overnight parking signs.
4 Because you don't want overnight parking.
5 I can do that.
6 That would help. I think that should be. Yeah, that should be because if if. Yeah,
7 you're gonna have a nice big, you know, parking lot and and all the and. And it's
8 gonna be enticing for truckers to wanna go in right there.
9 Well, the Sinclair Gas station up the corner, right?
10 They have overnight already there, so that's a question I was just gonna ask.
11 I'm not gonna be Sinclair, but trucks Park in there.
12 I'm sorry.
13 The Sinclair.
14 Yeah, yeah, yeah.
15 And so for your RV park, so you are looking for long term?
16 Long term commitments, not not, you know, just short term someone hunting
17 traveling through.
18 Long term is what I was looking for, yes.
19 OK, you're not gonna put.
20 Any trailers on there yourself? Are you?
21 Well I have.
22 Al mean to rent out as like yes I am.
23 But it would be more permanent if I have.
24 Al mean if you wanted to circle back I I have.
25 A.
26 It's a premade.
27 It's not like a trailer, but it's a premade made by boxable.
28 And they do roll in there by wheels and they unfold out and they're kind of plug and
29 play and they they can fold it back up and roll it away too.
30 But I was gonna put those in and decks around it, so forth like that.
31 So that's was my plan.
32 So like those park models.
33 Like there was what park model on X's?
34 Well, little nicer looking and better features than they have, but yes, they're pretty
35 nice.

1 Yeah, they're pretty nice.
2 I mean, the park model RV 24, OK.
3 So it's technically so. Here's where I get confused guys.
4 So then it's technically not an RV park necessarily, so people aren't coming in with
5 their RV and renting your space and with their RV.
6 So maybe the next day.
7 I said something like that. Yeah, or even a long term RV space that we're talking
8 about.
9 It's like a community we're building. True. Yeah, but I don't.
10 I mean, I don't see the difference.
11 I mean there is a difference, but it's a park model RV instead of someone rolling in
12 there.
13 So his business model is to be have more of a semi permanent. Mm-hmm instead of.
14 Instead of a more transient right?
15 So it says, if anything, there'll be less traffic, right?
16 It'd be better than having people with 40 foot RV's coming in and out of there all the
17 time.
18 Yeah, there wouldn't be new people coming in, not aware of traffic conditions, right?
19 That'd be the same people.
20 Which would help for traffic.
21 And most of these people that could be coming in that you wanna do, it's for this
22 working in the living mind that kind of place to live and stay and be closer to the job
23 today.
24 That's my intention.
25 Yeah, you need to talk into the microphone, please. Oh, OK.
26 I thought I had a big mouth. I didn't know.
27 So. So that's what that that is.
28 That's why you doing this, because for 'cause, I know we're having problem houses
29 here in town.
30 So you wanna put something there for the people that live that's working at the
31 lifting mine, that they can be closer to the job and that's where they're gonna be
32 living for a while anyway, until they move. But they wouldn't have to be a lithium
33 employee, would they?
34 No, no, it's anybody.
35 Because we have a housing shortage in humble counties.

1 So, like anybody who's looking for affordable long term housing or someone.
2 But apply and then I don't know what your application process is to accept your
3 applicants into.
4 You know, into those trailers, but you know, right?
5 I was actually gonna have a oversized space and have it a nicer RV spot with the extra
6 yards. You could have a dog and so forth.
7 So I mean, I wanna make it family style, not just, you know.
8 Yes. So you're you said you're fencing it. Are you gonna have lighting around it?
9 Yes, yes, there will be lighting, yes.
10 Lighting and some landscaping. Landscaping OK.
11 Nice. Yeah. Yep, Yep.
12 There was one there before.
13 That is, it's not there anymore, am I right?
14 Well, he's talking about.
15 What? They're what?
16 They're RV parked there before.
17 I don't remember the RV part of that, but I do remember you know the bar and it
18 was called trailer Park. The sign is still up there.
19 The sign that still says trailer park and there's some remnants of that trailer park with
20 a bunch of poles.
21 In the air with wires and hookups and it's all still there.
22 The septic system's not up to par and electrical. I want underground it also. You
23 know, I just want to move it back away from the highway and spread it out to give a
24 bigger space still.
25 Speaking of septic systems, yes, you'll get that.
26 That'll be up to grade.
27 I mean, do we have to meet?
28 Is there any county any requirements? Because he's gonna have?
29 Planning of the planning build Action Department.
30 They'll building a department.
31 They'll have to be commercial septic and. Yeah, yeah, yeah. Put it in two septic
32 systems. One for the RV park and one for the bar. And. And, you know the kitchen
33 part of it.
34 My question is, is what the heck did we build this huge man Cam for?
35 Seems to be a lot of interest right now.

1 Building RV parks that way, right?
2 Well, lithium's gonna be around a while.
3 I would expect gold companies gonna be around a while.
4 So yeah, why aren't there?
5 Just a thought in my head.
6 Well, the man camp with lithium.
7 Temporary 1500 workers, I guess.
8 Or whatever it was in in the 500 permanent workers later on so.
9 All right. Well, does everyone? So it looks like, you know, we've gone through each of
10 the items under the criteria for approval and you want to have any other concerns,
11 anything that any other questions that and I ask Mr. Failure.
12 Anyone. OK. So we've already closed the floor to the public, so we're good there.
13 You never took public comment, OK?
14 All right, So what?
15 We did.
16 Nobody had a comment other than Carol.
17 OK.
18 Yes. Yeah. No.
19 Are we still in public comment right now?
20 No, we already did it closed. Yeah.
21 Yeah, alright.
22 Well, I don't know.
23 Does anyone want to make a motion on this item?
24 I'll make a motion to approve conditional use permit number UH-2607 per staff
25 recommendation.
26 Did you want to add the condition of no overnight parking signs?
27 Yeah, we can add that with the conditional use that the signs we posted. No
28 overnight parking.
29 Does that sign need to be lighted so that it's seen at night? If someone's pulling up
30 at night?
31 This reflector one OK.
32 Yeah, that'll be good. Alright. So OK.
33 It is approved for staff report, but specifically presented 17.68090 in the Hubble
34 County Code, which you all went through as a board.
35 Amendment to be that.

1 You want to start over, Justin and just reference reference. You can just reference the
2 criteria for code reference that yes, reference the code OK.
3 I'll make a motion to approve 2607 per staff recommendation in reference to 17.68
4 dot 090 that the criteria for approval is met and we'll put a conditional use that will
5 have a reflective sign no overnight parking.
6 OK.
7 Good job.
8 All right.
9 I'll second the motion. All in favor say aye.
10 Aye, any opposed.
11 Nay, Nope.
12 No one opposed motion passes.
13 Thank you.
14 All right.
15 Well, thank you very much. Thank you, David.
16 Good luck, all right.
17 Thank you.
18 Oh, you're you're gonna stay.
19 All right. We're gonna move on to item B.
20 This is UH26-04A conditional use permit application submitted by Giovanni and
21 Shannon Giordano to allow you're looking at the wrong agenda.
22 You were requesting another one.
23 There's a zone change that's next.
24 We got a jump zone change just last month, OK?
25 What are we doing?
26 Oh, OK.
27 Oh, we are going to this. OK, alright, RZ-26-04.
28 This is a zone change application submitted by Joan Horton to change the AR
29 agricultural residential zoning designation to GC General commercial zoning
30 designation. Subject Property is located at 1625 E 2nd St.
31 Assessors parcel #15-03.
32 62-33 for discussion and possible action.
33 Right. Is the applicant here.
34 No, she's not.
35 OK, I do. You want me to repeat?

1 Yes, if you want to go ahead and any information that you have on this.
2 So the applicant is asking for the zone change.
3 I believe she is has listed or is going to list herself a property and she felt with as
4 commercial zoning designation she'd probably be more likely to sell it.
5 There are mixed uses out there.
6 There's RV parks, there's a tire shop.
7 There's several, actually their mobile home parks.
8 The master plan is commercial out that direction.
9 And I did include a list of what is allowed in general commercial in the city, and there
10 are a lot of uses.
11 Residences are also allowed, so if somebody wanted to come in, they could put
12 homes on it too.
13 And I people were notified property owners within 300 feet and I received no
14 comments regarding the zone change.
15 This is some of the same stuff that we.
16 Went through a month ago, wasn't it, buddy?
17 But the zone changing.
18 On this property, no.
19 On another sub.
20 So when do you match the record?
21 I just wanna remind you that your zone change standards are.
22 In 1771030.
23 I can plug in if you need me to pull it up on a screen, or I can just read them to you.
24 The standards are.
25 One that the action will be in the public interest.
26 Two that it will not be detrimental to property surrounding or adjacent to the area.
27 Three, not in conflict with the adopted master plan for the area.
28 4D the proposed proposed zoning change will not adversely affect public health,
29 safety and general welfare.
30 And then the last one is E.
31 It's newly proposed proposed zone will have no effect on the existing develop land
32 use pattern in the immediate area.
33 Specifically with respect to the question of land use compatibility.
34 And this is one that we're going to recommend.
35 So the motion is to recommend it, Sir. Matt. Did I miss part of this?

- 1 I didn't get one either.
- 2 Yeah, I don't.
- 3 I don't have all the information on this either, but.
- 4 We know Carlos via was notified. I mean he's with.
- 5 He's the guy that.
- 6 I mean, is this almost surrounds him? His little half acre spot?
- 7 Yeah, he was within the 300 foot notification required by statute or code.
- 8 Eddie pardon required by code, yes.
- 9 No.
- 10 I'm gonna open the floor to the public right now.
- 11 Are there any public comments related to this zone change?
- 12 Anyone on the computer?
- 13 I don't see any.
- 14 So seeing none, we will just bring this back to the board.
- 15 I mean, it doesn't sound like it sounds like it's.
- 16 It fits in, conforms to what's already in the area, so adopts to the master plan.
- 17 It's not going to adversely change the area, affect public health, safety or general
- 18 welfare. Should be nice to have a map though.
- 19 Because I'm sorry.
- 20 But and I also have the map pulled up on the assessor's website, if you have
- 21 questions, Emily's got a map, OK?
- 22 Right. And they were all notified and nobody.
- 23 To property owners within 300 feet of the property, lines were notified, yeah.
- 24 I'm Carlos.
- 25 I'm not liking it, but maybe he likes it and something will go there and he can sell his
- 26 place for a bunch of money or, you know, it's not our job to fight his fight. But I.
- 27 He's surrounded by it pretty much.
- 28 But it does fit the master plan.
- 29 While you guys are looking at that, this recommendation goes to the City Council
- 30 because the property is within the city limits, OK?
- 31 So he would have a chance or someone would have a chance if they wanted to, to go
- 32 to the city. Yeah, then.
- 33 They're not, so I'm not trying to create something.
- 34 No, they're not.
- 35 Just wanna look, you know they're not notified for the City Council meeting.

1 That's just the process.
2 They were notified for this one.
3 Anybody see any reasons why not to approve this pretty straightforward queen? It's
4 good.
5 That's the RZ 26 O 4, right?
6 Yeah, go for it.
7 I'll I'll make a recommendation to are we approving to city, the City Council, to the
8 City Council for Staff report? RZ Dash 2604 per.
9 And it's for this men's school code.
10 For the Winnemucca City Council.
11 For the Winnemucca Municipal Code code of 17.1 two .080.
12 And then maybe just some findings.
13 Findings on the zone, which will be in the public interest.
14 The zone change will not be detrimental to surrounding or adjacent properties.
15 The proposed change is not in conflict with the with the adapted master plan.
16 For the area.
17 You have a second, a second. All in favor?
18 Say aye, aye.
19 Any opposed, say nay, OK.
20 The motion passes.
21 Two seconded that I did. OK her.
22 I know and I am. I signed in pencil.
23 Probably need to go back with my pen.
24 Alright, we are going to move on here to.
25 Item C on public hearing UH-26-04A conditional use permit application submitted by
26 JASVANI and Shannon Giordano to allow extension expansion of an existing RV park.
27 Subject Property is located off Duffy Drive or Vada. A portion of assessor's parcel
28 number 03.
29 Dash 0421-32 for discussion and possible action.
30 So are the applicants here. I do have something you need to read in after I get the
31 map, so it's not crooked.
32 I'll deal with that later.
33 I was asked by the just by Chief Deputy District Attorney Maddox to read into record
34 the date and correspondence that was received on March 6.
35 We received correspondence for Aura Battag March 9th at Ron and Denise Cherry.

1 March 10th, Susan Frey, representing Thacker past concerned citizens.
2 March 10th Doctor Shelley Ann Gale, pastor of Orvada Community Church.
3 March 10th Gary Blackburn, March 11th or VADA Volunteer Fire Department, March
4 11th. Gary Blackburn, March 11th. Edward Bartell, March 11th. Kyla Rionda, March
5 11th. Morgan weigart.
6 March 11th.
7 Gid by way of Far West Engineering, March 11th.
8 Theresa Uri sticks with Schroder law.
9 It was a letter dated January 23rd to Gregory Morrison March 11th.
10 Another letter from shorter law to dated 3926 to Gregory Morrison, March 11th.
11 Gregory Morrison with Morrison law.
12 April first, Kevin Servadias josante.
13 He gave Rogers, Jim Thorne and Shannon Giordano forwarded that e-mail April first.
14 Kevin Surveadius via Shannon's e-mail.
15 April first, Shannon Giordano, April 3rd. Gregory Morrison, Morrison Law, April 7th.
16 Teresa your sticks with shorter law. April 7th.
17 Jean Williams, April 8th.
18 Edward Bartel, April 8th. Brenda Bartel and April 9th. Edward Bartell.
19 All of the correspondences in the application file in the planning department and
20 Madam Chair, we'd ask for all of those comments have been submitted to be made
21 part of the record.
22 As well as obviously as you know, even though the correspondence from legal
23 counsel can be made part of the record is not evidence that you can rely on in
24 making your decision.
25 So I'd ask that be made part of the record. And I also would ask if anybody hasn't
26 received any of those correspondence.
27 And or if you need additional time to review any of it.
28 Did everyone get everything?
29 I mean, I think we got everyone with big stacks here that they've had.
30 Yeah, I know we had some things come in at the very end of the day today, but did
31 everybody see that last e-mail that came in from Larry? Yeah, from Betty.
32 I can share this one with you.
33 It was forwarded to you from Mr. Bartell.
34 Yep, yeah, this this one came in just kind of a. Yeah, the end of the day today, so.
35 All right. Can we have the applicants come up if you want to state your name for the

1 record.

2 Occurred and you can tell us a little bit about. It's fine, it's fine.

3 OK.

4 So are you gonna be representing the applicants?

5 Just wanted to. Yeah. OK, introduce them.

6 Essentially OK.

7 My name's Gregory Morris and I was mentioned as as the Council for the

8 GIORDANOS.

9 Initially I just.

10 I was gonna come and and try to make sure this discussion was steered along with

11 county code guidelines. From what I've seen, that's absolutely how you do it.

12 So I need not say that.

13 And I just wanted to remind everybody that this is my client's opportunity to help

14 you.

15 To build the record, so anything I've said isn't evidence.

16 So I would ask that you please if you have any concerns or questions about this

17 project now, please ask them in depth.

18 We all know.

19 I know you know.

20 All right.

21 Why don't you go ahead and just, you know, tell us about the application and what

22 you're proposing?

23 OK, so as many of you know, we have Satu station and Satu RV Park and we've had

24 that since 2019.

25 Over the years, even during COVID, we built our business.

26 I am not a perfect human, but I am very if anybody's been in my store, I'm always

27 there.

28 Work really hard and I try to mitigate issues. So with this RV park in 2021, probably in

29 December or January 22, even during COVID, we started seeing a lot of people

30 wanting to use our RV park for various reasons.

31 Yes, we've had construction crews.

32 Yes, we've had hunters. I have about six groups of snow birds.

33 I have 10 squirrel hunters that are very irritated at me right now because I don't have

34 anywhere to put them.

35 And a lot of that is because we are welcoming there and I am a part of the

1 Community.
2 I when we have started all of this, we have tried to work with our neighbors.
3 Shelly GAIL was the first person we talked to. Now obviously some of this stuff that
4 people have had their concerns.
5 I didn't go to every household and discuss because I hadn't got to you guys yet.
6 I do have very many state entities that I have to listen to, follow the laws and I feel
7 like I do that very well.
8 In the past, with my RV park, I have generally vetted people certain ways.
9 One just by me knowing them, whether it's as a customer or if I know the farmer or
10 landowner that they rent from or you know our cousin calls and they have a friend
11 coming from California or if there are people that are staying in the area to do
12 Jobs I call. I see who they are working for. I call their office. If those people cannot
13 vet.
14 The and prove to me that who they are, then I say no.
15 There's many times I say no, I don't say yes to everyone.
16 I do try to figure out who they are, where they're from, and I try to verify that.
17 With that being said, I'm not a Sheriff's Office, but I do do.
18 My I do try to do my due diligence. I have brought the Sheriff office, the highway,
19 HP's even the BIA. Stop in our store and I have a lot of I've I've tried to bring people
20 to the store to try to help all of us.
21 With this RV park, I wanted to expand it and the thought was to go across from our
22 existing RV park because the parcel that my existing is on is too small.
23 So we were going to go across the road. We want to do 50 spaces.
24 That is all we are asking for at this moment.
25 I do not.
26 I am.
27 The focus is not permanent resident.
28 It is an RV park.
29 There are people who come and people who go.
30 And it is a variety of individuals.
31 I mean, I even have rock climbers that are crazy enough to try to rock climb behind.
32 The crap house and stuff. So you know, up there on the hill.
33 So we have just a variety of customers that we are trying to serve and we have a
34 business and I would like to grow it if the opportunity is there.
35 So any questions on how I do any of that? I am an open book and any suggestions

1 to try to change how I do things or to make it better.
2 Open book. I have no problem with doing what I need to to make it work.
3 So thank you.
4 We're going to have a lot of questions for you at at one point here, but we're going
5 to open the floor then to the public and we're going to give. So anybody who would
6 like to come up and make a public comment at this time, I'd like to.
7 Have you just use the microphone?
8 State your name for the record and we're going to limit public comments to three
9 minutes. If there's anyone in the audience.
10 And then we will look on the computer too. If I know we've got someone raising their
11 hand here on the computer. But is there anyone in the audience that would like to
12 come up and comment at this time?
13 Yeah, go ahead, say hi.
14 Yes. Yep.
15 Just give us your name and Gary oak Aurora.
16 I understand that there's a a little bit of a problem with water.
17 It's nothing that can't be overcome.
18 What I don't understand is why everybody is in such a frigging uproar.
19 About all of this, it's it's pretty simple.
20 These folks own this property.
21 They've came to you.
22 It's up to you to give them the permit to get to roll out.
23 And and and do good for the community I assume.
24 Anything that they that they have problems with their neighbors.
25 Them and their neighbors need to work that out.
26 So basically that's all that I have got.
27 The water thing I I saw.
28 A sheet in this.
29 That's the tank is only at 120, a 125,000 gallons.
30 And the minimum minimum for the community is 144.
31 And it seems like that.
32 Well, one puts out like 165.
33 A minute.
34 So in two hours time.
35 That brings you well past or not well past but.

1 Two to where your minimum is supposed to be.
2 So the water thing, as I said, I think that.
3 When when these folks have to get a lawyer, they're using a lawyer in the wrong way.
4 They should be going after the state of Nevada.
5 Instead of each other out there.
6 And I guess that's all I have to say.
7 Thank you.
8 Thank you.
9 All right.
10 Anyone else who'd like to come up and provide public comment related to this item?
11 My name is Tina Rodriguez and I'm the clerk for about a Gidi am here with some of
12 the board members and the chairman. As we stated in a letter of response we sent
13 on February 25th and then again the letter from Schroeder law, April 7th, we support.
14 Responsible growth in Arvada, as we noted, we do not currently have the capacity to
15 serve more connections.
16 We are working very diligently to seek the funding from state and federal
17 governments to assist with the installation of our second tank.
18 And lines to the system.
19 We had phase it out, so it was more manageable.
20 So we are hoping to do a phase one of tank in lines.
21 The GID is also planning to have a a town hall style meeting May 7th in the early
22 afternoon. The time is yet to be determined where we can provide this information to
23 the Arvada community on the expansion on the infrastructure and all the
24 improvements that are needed we.
25 Do hope this will assist this applicant and many others. We have to fully understand
26 the efforts that we are doing.
27 And the state is helping us. Do I do? Thank you for your time. And if you have further
28 questions, please reach out to orvetta GID, board members or myself. Thank you.
29 Thank you.
30 Just speaking to the microphone and give us your name.
31 For the record, I am Susan Fry with the Thacker past concerned citizens.
32 And I am Clay Smith with Thacker pass concerned citizens.
33 Didn't think you guys had enough paperwork, so.
34 Yeah, I had to run to Walmart, but for the record, I just handed you guys some
35 documents about the and this is something new.

1 So, Wendy, are we gonna have to just put this? Have this added to?
2 Anything can be made part of the record that you guys want, but it's about the
3 Humboldt County source water protection plan. I want to be sure everybody has a
4 copy and I just want to make sure whenever we get something to the board, we'll
5 require to give it.
6 To the public. If anybody wants 1 so I can make sure we have extra copies if I need to
7 make one. I think there's 8 copies there and I grabbed one for the file.
8 Oh for short one. Thank you.
9 All right. Well, there's seven board members, right?
10 And she had eight copies.
11 For the public.
12 Yeah.
13 All right. So we are going to just have this added to the record so that it shows up
14 with everything else.
15 I'm going to restart that 3 minutes.
16 OK.
17 Alright, thank you. Go ahead. OK.
18 So you guys recently got correspondence from Morrison law that asked you to
19 discount any people that commented with no connection to Orvada who opposed
20 these cup application based on their opposition to the mine.
21 It is not Mr. Morrison's job to tell you who to discount. As far as comments go.
22 And it's a good thing it's not his job because he got that completely wrong.
23 The Thacker pass concerned citizens have been working in Arvada for five years.
24 Now we are all residents of the area.
25 We actually work with Lithium Americas to the betterment of our community.
26 Lithium Americas has written extensively about the work that we do.
27 You can find that in their newsletters and all of their.
28 Correspondence to their investors and such, and if anyone has any more questions.
29 About that, you could even probably call up Tim Crowley and ask him yourself.
30 He would vouch for it.
31 So we all live in Arvada.
32 I.
33 I don't know where the idea that commenters with no connection to orvada were
34 commenting here, because none of us that commented that I could see from any of
35 the letters submitted had no connection to Arvada.

1 Even the people that were commenting in favor have stayed there. So I would argue
2 that is a connection to them.

3 But what we are mostly here tonight to do is to advocate for the Orvada General
4 Improvement District Board as an extension of county government.
5 Because they are trying to manage this district.
6 Or Humboldt County.

7 And if not for them, which they are, a board of volunteers and one paid position for a
8 clerk, she gets paid probably less than minimum wage.
9 For a, you know, a part time job.

10 They have on them the responsibility to come up with this \$12 million for the
11 infrastructure improvements that need to happen.
12 So they've become rampant writers.
13 They're trying to get that funding. The county does not allocate additional funds to
14 this district besides what they collect for taxes.

15 And if not for this board, the Orvada General Improvement District would be under
16 the jurisdiction of.
17 The Humboldt County commissioners.

18 So my question would be if that were the case, consider this to be something more
19 like the McDermott General Improvement District.
20 If they needed these kinds of infrastructure upgrades, would they?
21 Be urging applicants to kind of go around that need for that infrastructure
22 improvement by drilling a well and putting in a commercial septic like in the middle
23 of their own district there.

24 There, that's just a question for the county in general, but I just want you guys to
25 keep that in mind.

26 Also, we should note that this area is it within.
27 The Humboldt County Source Water Protection area, which the county identified.
28 That's this first page here.

29 So I have put a blue dot on where the municipal water supply for Orvada is.
30 And are you 2 speaking together?
31 So or are you going to speak separately?
32 So I might have a little something to add on the end.
33 Well, we're we're over 3 minutes.
34 She's she's she's comment. OK, so OK.
35 So we'll give you both each three so.

1 OK, so I put a blue dot where the municipal water supply is just to note that at some
2 point in the future, the county put an action for the planning department to develop
3 ordinances related to development.

4 Within these areas, it hasn't been done yet. I think something like that. If we could
5 prioritize, that would really give some guidance to these kinds of situations and kind
6 of avoid this immense back and forth business that we find ourselves in.

7 And then the last page is an overview of where the municipal well is.

8 And 1000 foot radius around it.

9 From Endep, they recommend a 3000 foot radius.

10 Around any like protected well heads.

11 So I went much less than that, just to give you kind of a an idea of where everything
12 is here.

13 I think it's important that we prioritize protecting that community water supply.

14 Thank you.

15 Oh, and one more thing. Also I am going.

16 To hand off to Wendy Maddox, some water protection guidance from endep or
17 things that we might be able to add as far as ordinances.

18 And what not, just just for information.

19 Thank you. And and just just to remind everyone, our purpose related to this
20 application tonight as a board is to determine if this application meets the
21 conditional use criteria that's listed in the Humboldt County Ordinance 17.68.090.

22 Go ahead.

23 Really all I've got to add is that.

24 The concern maybe is less about this project going forward and the impact that this
25 has.

26 And maybe more about the precedent that it might set if all the sudden what the GID
27 decides out there is circumvented, then what happens?

28 Orvad is going to enter a period of growth and if there are additional projects that
29 are going in there, is it going to be the same sort of process? And I guess that would
30 be the only thing I'd want to add to that.

31 Thank you very much.

32 Madam Chair, just for purposes of the record, all of those comments that Miss
33 Lawrence read into the record, those are actually in the record. Correct. You've made
34 those part of the record.

35 Yes, yes, we'd like these to be part of the record.

1 And what about this? Will you be making this part of the record?

2 Yes, it was just submitted the.

3 Orvada SWPA Appendix a December 2016. OK, thank you.

4 All right.

5 Anyone else in the audience that would like to come comment?

6 Good Evening board Sabrina, Yeoman or Vada Community member.

7 I will try to make this short 'cause I understand what it is Yolman UHLMANN.

8 I'd like to start by saying that I support responsible growth, but it needs to be

9 supported by infrastructure and thoughtfully considered impacts on the Community.

10 I'd like to speak specifically to the findings required for approval of a conditional use

11 permit. One of those required findings is the ad.

12 Utilities and services are available and that the project will not be detrimental to

13 public health and safety, the staff report clearly states that orvada GID does not

14 currently have sufficient capacity to provide water service to this expansion.

15 And that the service will not be available until future system upgrades are completed

16 and approved.

17 That means water is not available today.

18 So the question is not whether water might be available in the future, but whether

19 the required finding of adequate utilities can be made now.

20 I also want to address proximity to the school. The report confirms the school is

21 directly adjacent to this expansion, separated only by a roadway and a buffer.

22 This project introduces 50 RV spaces with 24 hour operation immediately next to a

23 school environment.

24 During prior dirt work, children at school were already impacted by the dust while

25 they were outside.

26 That is not hypothetical.

27 That has already happened. When a project is placed next to a school, the burden

28 should be higher, not assumed.

29 A buffer does not eliminate impacts, and proximity alone requires careful

30 consideration of compatibility.

31 I understand there are long term solutions including system upgrades and a

32 proposed new school, but those solutions are not in place today.

33 And future fixes do not resolve current impacts.

34 So the question again is whether the required findings can be made now, given

35 current conditions.

1 I appreciate your consideration of that.
2 Thank you. Wendy Maddox, purpose of the record.
3 Just want to point out that I've given all of you a copy of 17.68 point 090 in regard to
4 subsection D.
5 It's not currently the law's not that it's currently in place.
6 It's that the proposed use will be adequately served by public improvements,
7 facilities and services.
8 And in regard to the staff report that you do have, you do have, I believe it's #8.
9 You do have a condition on there and I'm sorry. I'll let you go back to public
10 comment, but I just want to point out that applicant will provide documentation
11 from orbatajid indicating they are working on explaining the water and sewer service
12 or documentation for the state of New.
13 Engineer office and end up regarding placement of a well septic system.
14 I would just ask for that first part to be amended. Essentially, applicants today, if you
15 if you decide to approve this, they need to be able before they're operating before
16 they're open for business, so to speak, they need to be able to provide
17 documentation that.
18 They've either received water service through the OGID or the state engineering end
19 up have allowed them to have a well.
20 Anyone else in the audience that would like to come up and comment?
21 Hi there, my name's Edward Bartel. For the record.
22 I children went to the Orvada school from K through 8th grade.
23 My wife's a teacher there and this would absolutely destroy the community.
24 They're putting this RV park in extreme proximity to the school.
25 And they deny that this is a man camp.
26 But if you actually read their own real estate brochure where they're trying to sell this
27 property.
28 Or the the station for 2.5 million. It says the mine has just begins construction in over
29 500. The mine workers have the park 100% occupied.
30 That's our current park of eight people.
31 And the community worked really hard to get this workforce hub here in Winnebago
32 'cause. That's where the mine workers are supposed to be housed. And it's a fact that
33 when you house these people in the Community, crime rate goes through the roof.
34 And and I provided you that.
35 Documentation and any assurances that they give you that they're not going to or

1 they're gonna have this vetting process.
2 And they're not gonna have mine workers or whoever.
3 They are.
4 That's all irrelevant, because it's not part of.
5 It's not part of the conditional use permit number one and #2 as soon as they sell his
6 property, they're gonna do whatever they want with it and the biggest.
7 The best way they can get the most money is is renting it out to the mine and and
8 there's nothing in the conditional use permit.
9 Prevents that. I shouldn't say. Renting it out the mine, renting out the mine workers,
10 the mine is.
11 Said they don't have any affiliation with it, and this extreme proximity to the school. If
12 if this doesn't destroy the character of the neighborhood under the under the
13 Humboldt County statues, I don't what will?
14 And like I say, there's and the other thing is with respect to there, there's this option
15 that they may was spoken to earlier about the the municipal water system.
16 There there's an option where they may have this competing water system.
17 I'm within the municipal system and have a septic right next to the the the municipal
18 water supply that that supplies water to or about a GID and the school.
19 So I've laid out pretty extensive comments.
20 It's pretty clear there's multiple provisions of Humboldt County code.
21 This is in clear violation of and this is going to destroy our school and destroy our
22 community, and the facts are there.
23 Is dramatically increases crime.
24 Thank you.
25 Thank you.
26 We have anyone else in the audience who would like to come up.
27 Hi, I'm Andy Rodriguez.
28 I represent the Orvat Volunteer Fire Department.
29 I'm the chief of the Volunteer Fire Department.
30 The issue I have currently the water system managed by Ogid does not meet the
31 general acceptable flow rate of 1000 gallons per minute.
32 For two hours to ensure adequate Fire Protection.
33 Now this with the fire or with the power off.
34 So my issue.
35 For an example, we had a small prayer house fire.

1 Here several months back.
2 And with that one single fire.
3 We used over 40,000 gallons of water.
4 At the capacity of the tank, if there was something really catastrophic happened or
5 the Power's off, we'd exhaust that water.
6 Apply of course.
7 We do have other options, but if the power's off, all those options are wiped off
8 board. We have no way to get water either to travel to a different community or
9 whatever.
10 So you know, I'm all in favor of growth, but with our present problem with.
11 Water storage.
12 That's my concern. So we.
13 Or be unable to provide Fire Protection for the community. We've had these issues in
14 the past years.
15 And survived it but.
16 Due to the extended drought and things like that, the.
17 Possibility of this happening and really creating an issue is.
18 Highly.
19 You know, highly probable.
20 Also, anyway that is my concern I know.
21 OGID is working to resolve the issue.
22 They have about got enough money for phase one of the project.
23 But until that happens.
24 We're with this problem of storage and water flow.
25 So anyway, I hope you guys take that into consideration. Thank you.
26 Do we have anyone else who would like to come up and comment?
27 If not, we can go ahead.
28 We've got some people online.
29 I don't know, Betty, if you can see.
30 TS.
31 If you want to go ahead, is it?
32 I don't know.
33 It's SOSCO.
34 Thomas Scott.
35 Yeah, go ahead, Tom.

- 1 Not daring you, Tom, can you hear us, Mr. Scott?
2 The difficulties must be on his side.
3 With this image up here, I mean I only see a few.
4 Is there anyone else?
5 Anyone else raising their hands?
6 So no, no one else. All right. So, Mr. Scott, we can come back to you.
7 OK. Brenda, would you like to go ahead and comment?

8

BB **Brenda Bartell** 1:14:43

- 10 Yes. Can you hear me?

11

M **MTR-Commissioners** 1:14:44

- 13 Yes.

14

BB **Brenda Bartell** 1:14:46

- 16 OK.
17 So I sent in a public comment that you have or should have already read in front of
18 you.
19 So just for review, I'll just kind of go over some highlights from that.
20 That's my main concern is for the safety of the children at the school.
21 As my husband mentioned, I've been teaching there for 11 years.
22 Both of our kids went to school there.
23 And then they went on to Lowry.
24 We feel like the Oregon schools provided an excellent educational opportunity for
25 the community.
26 And the proposed RV park, it really threatens student safety.
27 It's extremely close.
28 There are pictures that you have that I submitted.
29 Just showing where.
30 The Geodon away Rd. is.
31 We have three teachers and two aides currently at the Orvada school.
32 We don't have a police station in Orvada.
33 We don't have any medical facilities to support transient population.
34 The fencing there's in the application, there's no fencing around the RV park that it
35 stated.

1 We had had a dog it on the grass area and so that was a question I had in the
2 application and I provided that.
3 Copy there saw tooth RV procedures and tenant process.
4 There's nothing that states anything about dogs, so I'm wondering really couldn't
5 each?
6 Resident have one or two dogs.
7 It's really not specified.
8 That's obviously.
9 A concern for safety and then also in their vetting process in the March 11th letter, IT
10 stated that the GEODONOS have always maintained a strict vetting process.
11 For potential tenants of the RV park and will continue to exercise the utmost
12 discretion, they kind of restated that in the April 2nd letter.
13 Which I also provided or I guess the April 2nd you guys had.
14 So the strict vetting process had been in place, it said, since 2019.
15 However, on November 10th 2021, we were the staff at Oravada was notified by our
16 Superintendent of a convicted sex offender writing in the app residing in the
17 applicants RV park in space #5 S these vetting procedures that they currently have,
18 they do not.
19 Have anything in there that's going to be?
20 That they're doing any kind of background checks, do or do people have warrants
21 out for their arrests?
22 Do are they listed as a sex offender like you can pull that up?
23 On the Internet as well, but it just it put us in an awkward position. We felt it
24 improper to spread. Any news of that, given that he was currently in compliance with
25 reporting requirements.
26 But it puts the kids.
27 95.
28 I think someone else had mentioned that too.
29 95 is right there.
30 It's a great thoroughfare, so you worry about child trafficking and just the safety of
31 the students, the safety of the children in our community.
32 There's 8 RV spaces now, but in a ten additional 50 spaces that are going to be even
33 closer to the school.
34 I also provided that large parking lot, which is right on our fence right on our
35 basketball court.

1 Which is on that West side, it puts students.
 2 And staff in danger. So students also use that roadway.
 3 They come to and from school on bikes on just walking and they go to the store to
 4 and from for snacks.
 5 They'll play basketball on the basketball court after school hours.
 6 So with there's no security and they're relying on.
 7 The deputies, they're relying on them to do their security without any type of security
 8 or in their application.
 9 So that is my main concern is for the safety of our Community children and I do
 10 believe that it is inappropriate and it's also illegal underneath the county code.
 11 As I noted in my letter, so general welfare is part of that county code.
 12 Public health and safety is also part of that county code, so.
 13 I'm disappointed that anyone would actually want to put an RV park next to our
 14 school.
 15 It's not ethical or community minded.
 16 And I'm just requesting that it not.
 17 Be approved.
 18 Thank you.

19

20 **MTR-Commissioners** 1:19:53

21 Thank you, Brenda.
 22 So Tom had some comments.
 23 They've disappeared.
 24 But he actually typed his comments in because we couldn't hear him.
 25 I don't know if we can bring those back up.
 26 So Tom Scott, Thomas Scott is a BLM engineer, he said.
 27 We are building a fire station on Arvada that we hope to connect to the Ogid water
 28 system. I noted item 12 in the staff report states that sewer and water will use.
 29 Existing NDEP permits and AC-445-A modifications to septic require letters from
 30 NDEP for compliance, including engineering reports C&C.
 31 Epn discuss with them for official interpretation.
 32 Septic can put more nitrates. Cancer causing into surrounding area and this is near
 33 one of the OGids 2 wells. I would think connecting to the Ogid sewer would be
 34 preferable and may be required under Ndep administrative code discuss with NDEP.
 35 My comment is captured above.

1 Sounded like there were some microphone issues. Thank you.
2 All right.
3 Thanks Tom.
4 Anyone else that would like to comment before we bring the applicants back up and
5 ask them a bunch of questions?
6 All right. Does it? OK. So thinking about my name is Jovette Cassinelli thinking about
7 the school of the proximity of the school to the where the RV park is proposed. If you
8 look anywhere within our city, we have a courthouse between the junior high and
9 Winnemucca Grammar School.
10 So you have things going on there when it comes to dogs coming in.
11 I worked at French Ford French, Ford, same thing.
12 We've had dogs on the playground. There's there's things set.
13 In in place.
14 To prevent things from happening so our jobs as teachers, so as far as the school
15 thing goes, as long as like things are set in place like they're saying I don't see an
16 issue with the whole school thing being a teacher in Winnemucca, that's all I have to.
17 Say thank you.
18 Anyone else?
19 OK.
20 We are ready to close the floor to the public, so this is the last opportunity for the
21 public during this agenda item to make a public comment.
22 Go ahead if you want to come back up. I think we probably all have a lot of questions
23 that we want to ask you.
24 I have a lot of answers.
25 Well, good.
26 Rapid fire.
27 So this.
28 How do you pronounce your last name? I.
29 Way is that your Rd.
30 Is it? Well you wanna explain it?
31 Go ahead. OK.
32 So when we were working on parcel maps, we discovered that a lot of these property
33 lines were the fences for the school where the church garage was.
34 A lot of that was not on the correct sides of the property lines, so we have adjusted,
35 we line lot adjusted for the church and.

1 Made it so that their stuff was where it was supposed to be, and in doing that.
2 That road at the time was like this little Rd. and you know.
3 I'm gonna interject Giovanni Giordano for the record.
4 So that road was just a little two track Rd. at one time that the community used all
5 these properties from that you see here are a portion of the properties we run all the
6 way from Kunkle Lane all the way to what you can somewhat see in the.
7 Description here.
8 We added the road for our lay down yard and brought it up to code requirements
9 that Honeywell Construction put in for us.
10 We named that road accordingly. The property lines right there went through the
11 orbital churches.
12 Well, their garage, we actually the their garage was on our property.
13 We lot lied and adjust that gave that property over to the church. Also on the school
14 properties, it's not true.
15 We actually own a portion, a small portion of the fence line on the school properties
16 also, which is neither here nor there, but that roadway was built as.
17 A easement and to give a better Rd. for the pastor right there to try to improve it,
18 not have dust per southeast.
19 In crude on his properties.
20 So the answer is that is that is our access Rd.
21 So that it had plenty of width and all to code, yes.
22 Duffy Lane is is orbat as that was put in as a Orbata Rd.
23 Duffy Lane.
24 Yep, that's an easement Rd. also.
25 Not our Rd. no. OK.
26 So let's talk about the seven acres that you're proposing to put these 50 RV spots.
27 Umm.
28 So the ingress and the egress.
29 Is going to be from Duffy Lane the only entrance. OK, so nothing from Giordano way.
30 Anything there's going to be a specific, you know, at any inn and a specific out
31 people won't be driving, you know, anywhere other than just off the Duffy Lane in
32 and out. I guess one of my questions was 'cause you've got you know you have your
33 100 foot.
34 Buffer which you know you're saying.
35 Thing is, you know six to 10 foot tall sage brush.

1 I don't that I've seen 10 foot tall sagebrush, but yeah, I'm short so it might only be
2 6:00 or 8:00, but anyway.

3 And then you've got, you know, you've got the road and then you've got the school
4 area.

5 Anywhere else that that can go on that seven acre parcel? Well, we're not.
6 We're the RV spots aren't going to be down across from the school.

7 We can fit with that is 12150 feet from Duffy Drive to where our property line is.
8 Across the back there, we only need 550 feet to put two rows of trailers, and that's all
9 we're doing.

10 So those trailers are going to stop before the end of the pastors house there. So it'll
11 be it'll be halfway.

12 So the trailers aren't going to be going all the way down?
13 Yeah, I guess there was some.

14 There's just, you know, the the application was, yeah, and hand drawing. It was just
15 kind of unclear what was happening when I had to do the application, we were still
16 talking to like.

17 Mr. Gale and Mr. Hendricks about all of the church stuff just to try to be, you know,
18 to get input because they literally are right there. And I've had conversations with
19 Humble County School District. And so that's why.

20 This is just a generality like we are.

21 We are willing to work with whoever to make this as palatable to as many people as
22 possible.

23 We are not here to be dictators and I.
24 I certainly don't want the children to be.
25 In danger either.

26 But I will, you know if it's.
27 I'm always willing to do whatever I need to, you know, and I'm. I'm up for
28 suggestions.

29 You know, if I need to, you know, add certain questions on my application process
30 like, hey, are you a convicted felon?

31 I'm willing to do that.

32 You know, if we need to change the.
33 Direction of the trailers.

34 I mean, in my thought, we were gonna keep them close to Duffy Drive.
35 Have them in and out.

1 There's only 50 spots. It's not gonna be the full 7 acres.
2 So so where does it?
3 Where would it stop then?
4 Like kind of right where the. I'm sorry. Where the where it says RV spots where that S
5 is. It'll be from there to Duffy Drive because the spots are 20 feet and.
6 The wide and then they're gonna be 50 feet, 50 feet and then we'll have kind of AU
7 shaped driveway. So that when the trailers drive in they.
8 It can pull through so that when they drive out, they drive out and they'll be they'll
9 be double stacked.
10 The other reason, too is talking to Mr. Gale.
11 It'll be better for his line of sight.
12 I didn't put fences and lighting and all that because I didn't know what people were
13 going to want suggest.
14 Again, you know this is, you know, we're we're an open book.
15 So you know, if we need to put more, I wanted to keep it more natural for, you know,
16 barriers just because I think it'll look.
17 Nicer we can add fake trees. You know, I've already. Like I said, we've had several
18 conversations with Mr. Gale.
19 So the the pool of options is still, you know, kind of being figured out.
20 So none of that's to me.
21 None of that's an issue.
22 Like it's it's workable, right?
23 Like it's right in in the school and the church, the church. They were mentioned in
24 some of the comments and you know, some of the materials.
25 So it doesn't seem like they have any opposition and really.
26 Nobody's here representing the school district either.
27 There are some people who sure are concerned and we understand that the state,
28 the safety just with the, you know being being that close to proximity but but that's
29 better that is closer up to Duffy Drive.
30 It's not in my mind.
31 I'm thinking you know these 50 spots are going all the way down to the end of this,
32 which is, you know, down on the end where the school is originally. That's what we're
33 thinking just for easement of trailers coming and going to get into their positions
34 given them.
35 Egress position out the other direction, but with the concerns of traffic and what not,

1 going by the school that can all be.
2 Subject to change.
3 Like we said, that's why we were concerned if their people were concerned about
4 them going further down there, then we could double them up and keep them on
5 the top end of that portion of that property.
6 So what's the makeup of your current tenants right now if you're, you know,
7 completely full?
8 Are they like a long term?
9 So we are a true RV park.
10 I have no permanent residence.
11 So they're in Nevada.
12 There are definite laws that you have to follow. If you say that you're an RV park, they
13 cannot be permanent residences of the community. That is not my intention for this
14 purpose.
15 Right now I have crane operators, concrete guys.
16 Working in the.
17 On the construction crews, they are here for 2-3 months. They leave and then they
18 come back.
19 And some of these companies own the trailers and their tenants move in and out is
20 somehow how some of them do it.
21 But like I said I need spaces for my hunters and my snowbirds.
22 Our our intention is not for permanent residents, like that is not the that is just not
23 the intent.
24 Yeah, that that was my question is because it's a completely different license being
25 full as like a long term. You know solution for people and then you would be
26 eliminating because there were some letters of support that were, you know, from
27 hunters and other people who came in.
28 And, you know, enjoyed the recreation in the area.
29 Were you?
30 Would you be eliminating? You know, those people?
31 No, and that's and that's the thing.
32 I need those spots.
33 And the biggest thing too is again, it's licensing.
34 I'm not licensed.
35 I can get a license.

1 For permanent residence.
2 But that's not how I'm licensed now, and I don't plan or intend to.
3 That's not my that's not my intention or purpose. We want to come to stay in RV
4 park.
5 'Cause, like I said, we have a variety of people that come and go.
6 I have families that come and fish at Thacker pass for a week.
7 I have other guys that come and hike.
8 I've got several Outfitters that need to use the park in the fall, so I need the spots.
9 And you know, so the idea of me changing it to a man camp and all that, I
10 understand their concerns and I respect their concerns, but that is not our intention
11 well. And I think the term mancamp is being misconstrued.
12 My definition of mancamp means that it's owned by a company.
13 You know the company.
14 So you're not.
15 You're not leasing out to a company that's gonna be running or utilizing, you know,
16 this property for employees of that company in any way because then it would
17 become a true man camp.
18 Yeah. And again, I'm not licensed to do any of that.
19 I'm licensed to be an RV park. Is this whole piece right here yours?
20 Yes. Mm-hmm. Everything.
21 All the way to Kunkle Lane?
22 Which is so you could ship that thing.
23 Oh, it's already been surveyed and stuff. I mean, you could.
24 Well, the only reason I ask that.
25 Of course, you. You're gonna have to put in a septic system. Or from what I'm seeing
26 right now. Or or plumbing or well or plumbing. And as to address the water issue.
27 How many people have RV's and sit there and sit in the shower and sing all day?
28 When you go camping or hunting or something like that, you have 100 gallons.
29 It lasts you a week.
30 This isn't these guys go to work at 5:36 in the morning, they're gone.
31 They come back from work at 5:36 at night. They're there.
32 They don't.
33 They're not a full time dwelling or a home, right?
34 Well, and I would.
35 I would also reiterate.

1 We're a commercial business and we don't have to be bound to or that as GID. There
2 are other ways to get water that is not going to take from their water.
3 So I guess my whole thing with this is it's it's our burden to provide water and
4 services legally.
5 And and so and and we're ready to.
6 We're ready to do that and and I think we all understand that and that's not, you
7 know, that's not our issue as to how you get water.
8 So you know the issue is will you and you know, will you be adequately served at the
9 time that you know this opens up?
10 Will you have adequate water? Sewer, electricity.
11 Will you have those things now?
12 How you get those things is, you know, is a different matter, but.
13 As per power, the line load study's already been done by the engineer of.
14 Harney electric.
15 So and that is part of the record in your packet we have.
16 So educate me.
17 Does Orbata have a sewer system?
18 Yes, they do.
19 And most of the septic system runs down journal way through all of our properties
20 and out to there, which is another thing too 'cause then that way it's widened and
21 they, you know it's accessible.
22 So so yeah, I mean, I guess if you're gonna tie into the septic, we're not worried
23 about having a septic on this and then contaminating that well, correct. OK.
24 So question about fire though, and I'm glad we had someone here from Norvada fire
25 department.
26 So if you went outside the the GID you know and use some alternative means for
27 your water if there happens to be a fire there, would you have to or would the with
28 your VADA fire department come in and they would still, you know, use the the G?
29 You know, water and the water supply to, you know, put out your fire.
30 How would that work?
31 Well, I would assume that would be for Mr. Rodriguez to answer.
32 That would probably be for Mr. Rodriguez.
33 Yeah, Mr. Rodriguez, you want to answer that question?
34 OK. So you you would be responsible for putting out a fire that would happen there,
35 OK?

1 Sir, Sir, do you?
2 I just want to make sure.
3 Do you mind coming up here?
4 I want to make sure the recording can capture you from all the way back there.
5 Thank you, Sir.
6 Also with the building.
7 They do.
8 Also, with the building of the RV park.
9 There would be some requirements, I'm sure, with Humboldt County for fire
10 hydrants, that type of thing.
11 As far as Fire Protection, we provide everything we can.
12 Is currently Orvada have a standard for fire hydrants.
13 The standard has usually been 300 feet OK.
14 From fire hydrant to fire hydrant. Fire hydrant. Yeah. Or from fire hydrants to a
15 dwelling.
16 Usually, if a person puts in.
17 New dwelling.
18 They've got to be put in a fire hydrant within 300 feet of their dwelling, OK?
19 So.
20 Like I say, with our Fire Protection deal, if.
21 Did you do the numbers like I say with that one small?
22 Camp trailer fire.
23 The tank's 140,000 gallons.
24 Well, we used 1/3 of it within about say about an hour and 45 minute fire.
25 So if there's no power, it wouldn't take very long to exhaust that. We have had issues
26 where BLM has come in.
27 Set up a camp, catastrophic brush fires.
28 And.
29 Usually we have to.
30 With power have to have both wells running and barely stay ahead of the demand.
31 So like say, that's my concern.
32 No power.
33 It wouldn't take very long to run out of water, especially if we're traveling around to
34 different areas of the community so nothing's on backup generators then nothing's
35 on backup generators. And just to clarify, just to make sure I'm understanding this,

1 it's really not an issue.
2 With the amount of water it's it's more of the infrastructure that's supplying the
3 water and the storage or the water.
4 So there's there's plenty of water, but it's just, you know, infrastructure needs to be
5 improved and then new storage tank or something. OK, so will the will the orvada
6 GID, I'm going to staff Recommendation 8 applicant will provide documentation for
7 Morvada GID indicating they're working on expanding the.
8 Water and sewer service.
9 Would that include?
10 Fire. Or does that go up to #1 where applicant will provide copies of necessary
11 permits from state local?
12 Their fire is not explicit in any staff recommendation, you know in regards to 1768090
13 you can make any kind of findings, any kind of conditions that you wanna to add on
14 to there in regard to protection of the adverse effect on adjacent proper.
15 Of course, fire would be one of those concerns if there was a fire. You wanna make
16 sure that the the ID who's gonna serve it.
17 Can either serve it through hydrants that go through with the well.
18 I mean, you're you're asking me to talk about fire stuff that I don't know about, but
19 right. But but that fire is not in the staff recommendations specifically, so there would
20 need to be a condition, some kind of connection to solve the fire issue.
21 You can definitely put that condition in place and I wanna. Sorry, Mr. chairman.
22 Before #8, I just wanna remind you that you're not asking them to provide.
23 Documentation that the GID is gonna be.
24 Be able to get the water 'cause that's what they've already provided it to you.
25 You wanna make sure that they?
26 Are when they're operating that they have adequate water, either through the ogid
27 or through in depth in the state engineer.
28 So theoretically, let's say this passed.
29 They could this this permit would could expire before.
30 I mean, we might be two, three, 4-5 years before the the GID gets their system up to
31 date, in which case this would expire, right?
32 Which is why they have to figure out how to get their water, whether they get it
33 through the ogid or.
34 Or they get it from permission through the water engineer and end up the you know
35 that factor number D.

1 The proposed use will be adequately served by public improvements.
2 My recommendation to you in regard to those modifications to 8 would meet that
3 requirement to ensure that those are in place.
4 Can you, if I may, where are the current fire hydrants now on this map?
5 On this map.
6 There's one off the corner of the Firehouse on the would be the well. Looking at it
7 South side of Duffy Lane.
8 And then there is another one that is behind.
9 The store 2 on the South side also.
10 So just just off the 60 foot mark.
11 Is there another one?
12 Is there anything down there by the school?
13 Yes, there's one down on the.
14 Far side of the school on it would be the.
15 Oh ****, Northside.
16 Thank you.
17 We'll continue with.
18 Yeah, if you you can, you can go back to a more comfortable seat.
19 You're not in the hot seat right there. So as I was, you know, going through just in
20 preparation, all the letters and other things that have come in for this, I kind of boiled
21 down.
22 You know the concerns into three areas and you guys can kind of see if you you're
23 thinking the same thing. You know one concern is the safety for school children.
24 So we've got, you know, concerns about sex offenders living in the RV park or
25 transients coming in and out.
26 We got the concern of the RV park turning into a man camp for Thacker pass and
27 then increased crime related to that. And then the third concern was water. So to me
28 everything kind of fell into one of those 3 categories.
29 I think we want to kind of talk about.
30 You know, let's let's go through. Like, you know, questions, you know, for the safety
31 of the school kids, we can kind of go go through this if you you want to tell us about
32 your application process and someone someone that might have been Betty.
33 Listed like an app.
34 The process that you go through and so like I said, I am willing to change it if anyone
35 has suggestions on how to make it better.

1 So I since 2019, I pretty much said do I know you?
2 Which in that case that Mrs. Bartell, I actually do know him.
3 I just didn't know that about him, and I knew his renters and I knew his roommates,
4 so that is one of my criteria.
5 Do I know you or do I?
6 Do I know the person that is referring?
7 Whoever.
8 And then the second thing is, is for a lot of the like working crews, I just ask where
9 they are. You know I have an A page that basically name, address, phone number. I
10 get the makes and models of their cars and their trucks and their trailers and.
11 Then I also get who they work for and then I call those people and I make sure that
12 because I have had people say, oh, I work for Malta, ready mix, but they don't. And
13 so obviously they just get told no.
14 If their new employees and the company basically.
15 Most of these companies do have I background checks, but if they don't then it
16 becomes OK who are you?
17 So, for example, Q&D construction was doing some Rd. stuff. I had four of their
18 employees I called and said I have AB and C.
19 How long have they worked for you?
20 I had one gentleman.
21 Oh well, he's brand new, so I told him no.
22 The other three were actual crew leaders.
23 I asked their positions and they said yes. They've been with us for 20 years. So I said
24 yes to those people.
25 So in the past, that is how I have done it. Now with Mrs. Bartell's information.
26 Yes, obviously it is my right to ask them.
27 I didn't think to 'cause I thought I was, you know, by association, me knowing people
28 I can.
29 That's not a problem to add.
30 Hey I think I would probably say.
31 Have you ever been convicted of a felony?
32 If they if they were written application, Oh yeah, we're filling out.
33 So you're not using a company that's performing?
34 Having a background check.
35 Oh, but I can.

1 That has like a criminal component to that.
2 Like you're asking illegal questions 17.68030 we have an application process.
3 We have a designated form.
4 Is that if that's what you're asking, be in writing on forms furnished by the planning
5 department, setting forth such information as maybe prescribed by the Planning
6 Commission to assist in determining the ability of the request.
7 Miss Lawrence.
8 Were those that application on the forms that you requested? What's that?
9 I'm sorry. No, it's OK.
10 Did she apply?
11 Did Miss Miss giordano?
12 Apply on the forms that you requested.

13

 +15*****98 1:45:32

15 OK.

16

 **MTR-Commissioners** 1:45:36

18 Oh, we're talking about the application process for like new tenants that can have the
19 application process in 17.68.
20 Thank you.
21 Yes, yes. No.
22 I question in does KOA go through vetting processes when somebody pulled in
23 there?
24 No, what I would recommend and see what you think about this. I don't know
25 because in Nevada, if you were within 1000 foot, which I think you are, they can't be
26 there.
27 Maybe an application with a signed affidavit and then you could do in conjunction a
28 background criminal like we do for property management.
29 And then if they find themselves lied on the affidavit, they'd be removed from the
30 park. So they'd initiate with a signed affidavit.
31 They're not a sex offender.
32 And then you could run that and charge that fee.
33 I think it's 35 or 50 bucks and then if they came back, they would be forced to leave
34 and that would mitigate that one law that's being broke.
35 The only law they cannot be within 1000 foot of a school.

1 Yeah. And I have no issues with that.
2 But then how would I do that with my snowbirds?
3 So that's why I say the signed affidavit.
4 And then you have period got you that way you could that would protect your
5 business?
6 And they would sign an affidavit that you were due diligent enough to get that done.
7 OK.
8 And then they would pay the 35.
9 And if they've done it once, you know you could build that model.
10 Got you. OK.
11 Yeah. And then you just keep that on record and and we definitely wanna try to deal
12 with facts here instead of, you know, kind of hypotheticals or, you know, some fear
13 mongering and things you know, yesterday.
14 So DA Maddox and I were able to talk to someone at the Humboldt County Sheriff's
15 Department and to try to really get a handle on how many sex offenders do we have
16 in our community and where.
17 Are these sex offenders residing and you know, I mean, these of all, people are
18 people that we know exactly where they're at. And, you know, the numbers that they
19 gave us yesterday were that there are 160 sex offenders in Humboldt County and
20 only three of.
21 Them live in RV parks to live in the RV parks here in Winnemucca. One is out in Emily,
22 which actually isn't in Humboldt County.
23 But maybe that I don't know where that Park Falls, but and then the other person is
24 at the workforce hub.
25 And so you know, that would be four people out of 160.
26 So it's not like you know, there are huge numbers.
27 It does not seem.
28 These sorts of folks, but again out of abundance of caution, we want to make sure
29 that, you know, we protect our school children from anything. And I think that those,
30 you know, those are good concerns with the application process, is just making some
31 changes.
32 And if they are, they'll be removed.
33 And then I honestly that's easy enough.
34 It's a felony for them to go there and if a signed affidavit, one or two things would
35 happen.

1 Either they're not, they're gonna go, or they would be committing a felony, and you'd
2 have a signed affidavit.
3 But the but the sheriff, they they did tell us that they they alert schools.
4 They work with the schools in the resource officer and that's that's how the school is
5 notified before you know the other person. Then you didn't know. But the school
6 knew, so nobody's advocate here.
7 If you've got somebody coming up 95.
8 And says, hey, I'm gonna camp here tonight.
9 Template.
10 Here at the RV park.
11 Yeah. I mean, it'd be no different than the KOA.
12 I'm I just.
13 I'm having a problem with that because I can understand a long term person, but
14 how many people travel in and out?
15 Well, a lot, but that's kinda what my point was normally.
16 I know I'm an RV park and I know that people wanna stay in the middle of the night,
17 but that is not how we normally run because.
18 Well, they have to check in.
19 They just have to.
20 Have to check in and so it's not a campground that you're renting and they would fill
21 out the affidavit state and they're not a sex offender.
22 Yeah. So I mean, I guess that's kind of my thing is I've not just, I don't take calls at
23 10:00 at night and let them pull in.
24 It's just not how we ever have ever done it, and I do have a really good working
25 relationship with Humboldt County Sheriff's Department.
26 They are constantly patrolling our properties so.
27 I just haven't taken every person.
28 I just don't.
29 What are your hours of operation as far as if somebody came in and said, hey, you
30 know 5/8 is that usually 7:00 PM now?
31 I do.
32 Full disclosure, if, like my snowbirds, I know them.
33 So like if this one lady calls me and says, hey, Shannon, I'm not gonna make it till
34 seven, obviously I I know her.
35 She's been so I let I let I do. Let those people come in late.

1 But most most people don't.
 2 We just don't typically allow them.
 3 You thought about?
 4 Putting a chain link fence across there to try to keep.
 5 The separation we're we're open to any of it.
 6 I mean, like I said, I just.
 7 I didn't get that in depth on this 'cause I wasn't sure what was going to be required.
 8 Usually when we've done conditional use permits before, it's been very specific on
 9 what our duties are for whatever the condition of uses.
 10 So we were kind of waiting.
 11 So and those were some of my questions, just security on the property.
 12 So you know, fencing, you know, do you have, are you going to have cameras?
 13 Are you going to have lighting?
 14 I mean, you're increasing to 50, so you know, are you gonna have more security?
 15 Is somebody gonna be living on site?
 16 No, we will not have anyone living on site, but I will hire someone to do the day to
 17 day's with with this expansion and there's current security cameras around the and I
 18 do have. Yeah. Yeah. So you have security cameras because you know it was brought
 19 up.
 20 Tonight in in the, you know, some of the documents that we have in the record, but a
 21 dog jumped over the fence and was in the schoolyard, so you know.
 22 The school district needs they need to increase their fence height then or something
 23 you know? So I don't think that's a problem that relates to you all.
 24 We don't allow dogs other than in fact, a lot of my chucker hunters, they don't stay
 25 with me because I don't deal with the dogs because generally people just don't take
 26 care of them.
 27 They're off leash and I just don't have time to to patrol that all the time so we don't
 28 allow dogs. Now I do allow service dogs and I do allow.
 29 You know, on special occasions I'm not going to lie, I.

30

31  +15*****98 1:51:39

32 OK.

33

34  MTR-Commissioners 1:51:39

35 You know, like my snowbird has a little poodle.

1 I let her have her, but as far as dogs being OK, it's not. We don't. We don't allow
2 them.
3 I don't think you can deny a service dog, no.
4 Yeah.
5 I don't know, I think it.
6 Working with the community and maybe getting some kind of a barrier across there
7 to to make them feel more secure.
8 The separation between the RV park and the school.
9 My question is too, how much longer before the schools move?
10 So I talked to Tim Crowley.
11 So the beginning of 2027, so that school year they should have that new school
12 open. And then what happens to this?
13 I can.
14 I need to find prove the mail to me.
15 We approve the for what?
16 That's what I use approved the zone change.
17 Approved the zone change.
18 So I know you answered this, but I'm gonna ask it again.
19 What is the distance between the end of your proposed RV park to the school?
20 Like, what's the distance? So from Duffy drive.
21 To where?
22 The If you see the discoloration of where our lay down yard is and it comes across
23 from Duffy Drive to that line is 12150 feet.
24 Our our trailers, if we space them the 20 feet that Giovanni wanted to and double
25 row them, they will be 5.
26 We'll do the math.
27 550 feet and we have to be 30 feet off of the Duffy Dr. Easement.
28 So what 580?
29 So you've got.
30 Roughly just under 700 feet. And then you're going to be another. Actually, the fence
31 that's on the school is on our property.
32 So if we move that to where it's supposed to be, then you're going to gain another
33 75 feet.
34 So that's going to be almost 300 feet from where we have it cleared to the fence. If
35 we would move the fence.

1 But of course we don't want to cause.
2 But we we would.
3 I guess so. Wendy, can I read in for the record, an e-mail to me from Mr. Crowley
4 with Lithium America.
5 Yeah. OK.
6 So I was asking him just these exact questions on on the school. And so he is saying
7 just to restate what you already know, yes, the school project is moving forward.
8 Well, we'll start moving ground this summer and we're on track to have the school
9 open for the 2027 school year to ensure the school gets done on time and budget.
10 We have contracted with the Community Foundation of Northern Nevada to build it.
11 We paid the found.
12 For the school construction.
13 They currently have the resources they need to complete the job.
14 Does the bottom of the letter indicate who Tim Crowley is like?
15 What is he?
16 Is he is with lithium America.
17 He is.
18 He just CCEOC what I need to.
19 I'll community relations.
20 That's Maria.
21 Oh, that's Maria.
22 Yeah. Yeah, that's Maria.
23 We'll find.
24 We'll find his title for you.
25 There's there's no condition where you can't move forward.
26 We can't.
27 We can't institute a a condition that you can't move forward until the school's gone.
28 Right.
29 Right, Wendy, you can.
30 So I guess it's got so you can make any condition in regards to that subsection.
31 Let me pull it up 1768.090. You can put such other conditions that will make the
32 possible development of the county blah blah.
33 So essentially any kind of condition you put on there in regard to see what you're
34 you're put that condition in place to. So there's not a substantial or undue adverse
35 effect on adjacent properties character, the neighborhood road or traffic parking,

1 public improvements or infrastructure public sites right away.
2 Potential impairment of natural resources or other matters affecting the public
3 health, safety and general welfare. So if you want to put a restriction like that, if you
4 want to put any condition on this, you need to tie it.
5 To you need to tie it to to.
6 It's an adverse condition because of X and so I need to put this in place to put that
7 condition on there if that makes sense, because on the other side of this question is
8 we need to have respect for private property rights as well.
9 You know, Mr. Crowley, just so you have this, he's the senior Vice President,
10 government and external affairs.
11 Thank you.
12 Right. Anything else we need to talk about safety for?
13 Can I talk about something?
14 Yeah. Can I speak? Yes. OK.
15 He ain't gonna like what I got to say.
16 Let's tell you that right now.
17 That young lady right there is willing.
18 And listen to me.
19 To do anything.
20 Legally do anything to make this happen.
21 It's a business.
22 Did they put not there?
23 She she's pulling her heart out now. And I know that's not what we do, but I just
24 wanna say this.
25 I want this on record.
26 Anything that she can do, she's willing to do it to make the business go.
27 Now I understand, but the kids in the school, you, you just read that they're gonna
28 put a new school in 2027.
29 So that school's not gonna be there.
30 That's what they said now.
31 That's what he said, yeah.
32 Schools not gonna be there, but there's a lot of things that they have to do in order
33 to get this business going.
34 It's not gonna happen overnight.
35 What? What is your what is your timeline for completion?

1 Like what are you hoping for? In a perfect world?
2 Like, when would you like to, you know, get this graded and ready to go the way we
3 work and the way we do things, we get to it right away.
4 We have a lot of it already figured out given given your direction on what time is
5 money.
6 If you don't, if you don't take advantage if if available.
7 You don't.
8 You don't excel.
9 It's it's pretty apparent that you jump on things because we approved your parking
10 lot and I was out there last weekend and I was surprised that that was already
11 completed and done.
12 Yeah. And we and we did.
13 The road name.
14 Yeah, a while back too.
15 Did you get the hamburger that they got?
16 No, because they it was a Sunday closed.
17 I can't get over to school though.
18 Until that school leaves.
19 Or you move it. You can't take somebody's business rights and personal property.
20 No, but no, no, no. Yes you can.
21 You can what you can do.
22 You're saying that they can't even have a store there. If somebody wants to stop at a
23 store because it's within 1000 foot, no, the shall not result in a substantial or undue
24 adverse effect on adjacent properties. Character of the neighborhood, road or traffic
25 conditions, parking, public improve.
26 Infrastructure. I'm gonna skip to public health, safety and general welfare.
27 So by having assigned affidavit in a background check, you kind of mitigate that it is
28 mitigating.
29 But why not wait till the school's gone?
30 Why don't I take revenue from small business?
31 That's like asking the rancher don't sell your cattle right now.
32 Why the prices are high?
33 Just because of something, this is commercial property and a business can I say get
34 it, but sell them those calves doesn't and and maybe I'm just making a reference.
35 I get it.

1 And I appreciate the reference I get but but.
2 OK, if my kids are there.
3 My worry factor goes up dumb.
4 I'm not saying a lot, but you're biggest worry should be the trafficking that goes on
5 up 95 like we we are the second the number two state in the country for trafficking
6 and drugs that, you know, go through the state of Nevada and.
7 This would be like this would increase the worry if my kids were there and now and
8 we understand that so.
9 And I get time as money.
10 The lithium mine so on.
11 You know, they're gonna have 2000 people here for a few years.
12 And if you wait until the school moves and the school's moving, what?
13 I don't even know where it's actually going.
14 It's is that the key key lane. I think N key Rd.
15 But anyways, it's it's farther away and and also you have this how many acres is this?
16 I was pulling this up on on HEX 48. Seven Acres is being used for that.
17 Well, that would be a that would be a condition.
18 We could ask them to move it on this parcel.
19 Well, and and I trust me, I hate government trying to.
20 I I do feel like this is America. If you have an idea and you work hard, go get it. Get it
21 and I think.
22 But we also have, you know, we live in a civilized society and and we're we're trying
23 to do this all in a civilized way, but.
24 Demora your points were almost mirrored mine.
25 I walked in tonight reading everybody's comments through twice.
26 Really thinking about this with school and fire.
27 So let me those are the.
28 Those are the biggest risks.
29 Fire then leads to water.
30 Which is a whole another kind of ball of wax, but is really I in my mind, and maybe
31 I'm wrong, is remedied by the staff approval recommendation condition 8.
32 They might be sitting on this if if they don't get commercial water or if the state
33 engineer says that they're septic, will have an adverse effect to the municipal system,
34 they're not gonna do it.
35 They won't be able to do it that they're doing with us, right?

1 It's an 8 that's not.
2 That's, that's beyond the scope of what we're doing.
3 But what I'm saying is, if approved, they can't move forward until they get water from
4 the GID.
5 Yeah. Or commercial well or Plumb into the septic, which would have to be approved
6 by the GID.
7 Is that the same as GID also yeah.
8 Or get state approval of a commercial septic.
9 So that anyway, what I'm I guess I'm thinking out loud here a little bit.
10 But the waters, like what your plan is, because we know that it's going to be several
11 years before the GID has their infrastructure.
12 Like what is?
13 What is your? What is your backup plan to them?
14 So. So basically there's three ways.
15 There's the orbital Gid, there is the State Department of water granting us the
16 municipal well. The quickest, simplest way for everyone to work together is for us to
17 to.
18 Bring the potable water in from a certified place, which we already have, and for that
19 same certified place to dump the trailers every week, and it would be on a weekend.
20 And just like they do at the fairgrounds during all the rodeos and you have all of that.
21 On a contract and that is for a extended, you know however many days and that
22 gives everyone time.
23 And that according to the state of Nevada, is one of our rights as a commercial
24 business.
25 To get this to go and it would be within our legal rights. And so that was, those are
26 the three choices.
27 And again, it's our burden to get that done. So you'd bring water in and water out.
28 You'd have it all the time.
29 Yeah, they do it all the time at the fairgrounds.
30 It's a it's a licensed a licensed commercial business that brings in potable water.
31 They fill the tanks and they bring their sewage trucks and they hook up to the trailers
32 they dump.
33 Boom and off they go.
34 This is temporarily and it would be only temporary until I get an actual source that
35 would be sustainable.

- 1 Is there problems with you guys hooking into the current sewer system?
- 2 Let's let's back up that awakening.
- 3 That would be for mgid.
- 4 OK.
- 5 So my concern is.
- 6 Answered right there about there would be no septic on this piece of property.
- 7 We're not circum circumventing anything that's out.
- 8 So is there an actual?
- 9 Sanitation.
- 10 System in Nevada.
- 11 Just like we got just like Winnemucca's got. But the thing like, sorry, I'm asking
- 12 questions that are probably should add answers too.
- 13 But like Cortez, they have self-contained septic systems.
- 14 They don't have a leach field, the same thing they have on a barge. That is an option
- 15 just to mitigate and the time disarray.
- 16 Let's just assume option three, because Section 8 will take care of that.
- 17 So, Shane, let me ask this question because I'm going same path that you want.
- 18 I'm I'm I'm on this school thing too.
- 19 Do I think?
- 20 I mean, anything can happen.
- 21 I don't care if there's an RV park or a dance hall there or a Christmas tree farm.
- 22 Somebody could give a kid and run off with it, but what can we do?
- 23 What can these people do to somewhat cushion or make people comfortable within
- 24 the community to resolve some of this?
- 25 Now I'm thinking of chain link fence around there.
- 26 Would that help you sleep at night?
- 27 I'm not saying that.
- 28 So so can I just say one thing too?
- 29 I did go to the Sheriff's Office.
- 30 It was in your packet and I had them run a report.
- 31 Thank you.
- 32 I had them run a report over the last since.
- 33 Now this was since 2019. Since we have taken over, there has been not one incentive
- 34 violence parties.
- 35 Any of it.

1 No, no problems with our RV Parker store. What there has been, if you read in there.
2 In Orvada there was some.
3 Left my cameras were the ones I spent my time.
4 8 hours with an officer combing my cameras to help my neighbors find those people.
5 And then the Sheriff's Office told me, hey, you need to look out for certain things.
6 I did that and one of those cases was those people.
7 And so again, I cannot sit here and say that I am going to mitigate every problem
8 that comes in or out of my business. But when I can tell you is that when people do
9 not do what they are supposed to in my or you can ask anyone.
10 Who works for me?
11 I ask them to leave and they are not welcome back and so as a business owner, I
12 don't what more you want me to do, right?
13 What? What a bit.
14 So I'm just going back.
15 I'm just trying to help mediate between and. We're willing to do whatever you guys.
16 I mean, if it's, we'll put one up comfort level with the comfort level, what could we
17 do?
18 What could these people do to make that comfort level?
19 Greater there.
20 Is it a fence? You could get an application that states that they have an affidavit, do a
21 criminal background check. You want to run a fence around that.
22 Now you bring up the fire hypothetical.
23 Now everybody's trapped in the chain link fence at the school's obligation to have
24 the fence high enough and to have that affidavit. That's the only logical thing to do.
25 But you super succeed their rights as a business owner and small business owners all
26 over the place.
27 Or we need to put up a high fence around every school in Winnemucca.
28 Well, we've got some sketchy neighborhoods around some of our schools here in
29 winnebank that I'm saying.
30 Go ahead.
31 And they're permanent.
32 So you got fences around the schools that schools operate.
33 I'm I'm there to protect the kids too.
34 But if she has an affidavit and the only law that could even be broken is having
35 somebody within 1000 foot of a school if she has a signed affidavit that they are not

1 a sex offender, and then she does a criminal background check, that's the only legal.
2 Recourse you could actually do that.
3 No one else is trying to do.
4 And just, you know, do anything, you know, fence off 95.
5 Why would you?
6 You would.
7 You had an accident.
8 Now you get a. You can't.
9 You can't trap everybody in.
10 Well.
11 Let me let me talk Wendy Macbeth's record.
12 Let me try to 0 this in a little more going back to 17.68 point 090, there are a lot of
13 things in life that could possibly happen.
14 There are a lot of people in this world that are sex offenders that don't live at RV
15 parks.
16 They're grandpas. They're your uncle.
17 They're your brother's best friend. They're everywhere.
18 And we don't know it.
19 They don't all just walk around in RV park and are upset and look like a certain sex
20 offender. Looks like some of EM, yes.
21 But you guys need to make sure that when you make findings that you're taking in
22 like a little like a judge, I say you're a judge of the evidence. And so if you're gonna
23 require a finding or a condition that says you cannot open this for one year.
24 You need to say because the evidence that was presented indicates that the health
25 and safety of the children are gonna be affected in this way and there cannot be a
26 condition in place.
27 To to mitigate that.
28 And that's really important because your record protects the decision that you make,
29 and you need to just assume that every issue that comes before you is going to be
30 appealed.
31 And if you don't make findings, what we've been doing for the last three hours, two
32 hours means nothing.
33 How switching from the kids?
34 To the the sewer. Can you make?
35 Can we make a finding that they have to Plumb into?

1 The existing sewer system.
2 They don't.
3 They don't have.
4 They can do self containments, just like the mines.
5 You can make a finding that they have a plan to have.
6 All right.
7 That, and that's inherently covered.
8 I mean, it's like they we can't.
9 We can't monitor how they get their water, so if they want to bring it in, as long as
10 they comply with the law.
11 Then they can do that but.
12 Yeah. How they get their water or my recommendations on aid and it's kind of up to
13 them.
14 So if that's legal by the law to bring in water, they can do that.
15 My only I'm not.
16 I'm not hung up on the water because these people can go out to the state and drill
17 a well, possibly or tie into the GID.
18 My problem is and I'm glad that somebody brought this up because I wasn't even
19 thinking about sewer.
20 Course I didn't know where that municipal well was.
21 And how it could potentially contaminate that municipal well.
22 So that and that's that was my question is if that if we feel that would be an adverse
23 effect to public health and safety, can we require them to not put in a septic but to
24 tie into the. But if I may, yes, if I may, we're all.
25 About tying into the public sector.
26 Yeah, we want to do that.
27 We want to do that.
28 That is entirely up to them and entirely up to spot. And they just said they would.
29 So for us, we're good to put it in if that's what's required.
30 Were OK in one of the letters.
31 They were OK with it.
32 The sewer.
33 The sewer is never been an issue.
34 Sewer was fine. Electrical was fine because that takes that risk off the table.
35 Yeah. I would say they've never. The sewer has never under my understanding.

1 Yeah, well, they've. I didn't even think about this.
2 Well, I did think about the sewer, but I didn't realize that that well was right there,
3 right.
4 So yeah, that kind of wipes that out. Well, let's get back.
5 OK. Can we get back to the school for a moment?
6 OK. Because I think steal that Shane is still a little concerned about the school and
7 some of the people out here probably get concerned about the school. But he was
8 talking about offense.
9 Put the fence up. They're willing to do that if that's what they need to do. They're
10 willing to do it.
11 I don't care to take it to Jesus.
12 They're willing to do it if that's what we want them to do.
13 A recommendation they willing to do that to separate from their land from the
14 school.
15 They wouldn't have do it.
16 I like the idea of doing the applications and having the background check. I like that
17 too the fence.
18 The fence is intrusive and the fence brings up a fire thing too well, and fences work.
19 Fences work both ways.
20 Fences would keep telling us out for maybe coming in and, you know, vandalizing or
21 what evidence that has been presented that makes you believe that you have to have
22 background checks as a condition because it's an adverse effect on the
23 neighborhood. True.
24 That that's what you have to do with every single thing that you do.
25 You can't just require everybody to do everything that you that.
26 Is gonna possibly mitigate some concern somebody has out there. You need
27 evidence.
28 I'm just gonna say that's the only thing that you could do that there's only one lobby
29 and broken, which is being within 1000 foot of school.
30 So it's a simple process. If she would be willing to do that, that would mitigate some
31 of their concerns.
32 But we don't have evidence. Then she you can't require her to do it.
33 She can willingly do it, but I can tell you I will do it.
34 Yeah, there. OK.
35 Yeah, we have no problems with doing that.

1 Yeah. Again, I understand their concerns.
2 We understand their concerns about the children.
3 We're not gonna hang children out to dryer.
4 Stop them in another. Whatever how people come up with.
5 But I go back with.
6 That's what we need to do.
7 We will do it. Yeah. And I it's not a problem right there.
8 The fence is a double edged sword too. 'cause you could trap a fire, make it and it's
9 intrusive and it's 10s of thousands of dollars and it doesn't really.
10 You just go around it or climb over.
11 It diligent effort and let everybody know what's going on well and one thing with the
12 affidavit too is I keep records of every person that's ever been at my RV park.
13 So once I run one, you know one might like for my snowbirds, I run them the first
14 time.
15 I wouldn't have to continually run them 'cause, you know I don't. Do you know, is
16 there like.
17 A. You might even know that the background checks.
18 I don't know if there's like a time limit that I could probably add.
19 You know, rerun them every. I don't even know.
20 No, I'll have to look into that.
21 But yeah, I'm I'm willing to do all of that. Like, it's not a problem.
22 What's the? What's the length of time that you guys, your eight, the spots that you
23 have right now average so that most of those guys are quarterly. So like this
24 particular group of people, half of them they work three months they go home for
25 three weeks to four.
26 Weeks and then they rotate.
27 They rotate the guys around the country, so they leave their RV's there when they
28 leave.
29 Yeah. So drive them home and some of the RV's stay and they they swap out their
30 workers.
31 So it's an, you know, one worker out, one worker in some of them just leave their
32 RV's there and they literally drive home to whatever state they're from. And then
33 some of them just literally leave.
34 And then they'll come back in four weeks.
35 They kind of these these particular Malta ready mix guys, they they're pretty good

1 about kind of organizing their schedule, so they.
2 They kinda move in and out.
3 Out so and I just track the time.
4 Like I said, none of them are permanent residents, so I keep them, you know, and I
5 guess we haven't really talked about traffic, but if you is, your plan to try to get 50
6 spots, you know, are you going to phase in to slowly get 50 or you?
7 Want to try to just get 50 right off the bat?
8 Because then that's 50 trucks, or 50 cars or something, you know, coming in and out
9 every day.
10 Well, again, that's if if we're gonna do it, we're gonna do it to the extent that we're.
11 We're gonna ask you for.
12 And if those fifty moved in there, I mean.
13 There, it'd be no different than anybody come. Any trucks coming in or off the
14 highway for fuel. They're coming in through our properties anyway. Going across
15 Duffy Lane into the other property. And the other thing is all 50 won't be full all the
16 time. 'cause, like I said.
17 I'm gonna keep back anywhere from 10 to 15 spots at all times because again, I
18 need. I need at least 10 to 15. I've got to do the math on how many people I have,
19 you know, at different times of the year.
20 So I need those spots open.
21 Like I said.
22 I have 10 squirrel hunters keep calling me.
23 'Cause, they've come every year for 20 years and I don't have a place to put EM, so
24 there's always gonna be spots open for people to move into and out of because I
25 have.
26 I have that many customers that it is. I need those spots to be.
27 I can't have them full all the time.
28 All right. Well, let's, let's go to the criteria for approval.
29 So again, this is the Humboldt County Ordinance for conditional use permit approval
30 17.68 point.
31 090 let's go through again each of these. I think this will be helpful whether we can
32 kind of come to a consensus.
33 So A is that all of the applicable application elements is outlined in this chapter are
34 complete and the applicant has agreed to meet all conditions opposed as part of the
35 conditional use permit approval process.

1 I think we can definitely say, OK, there, you know the application was complete.
2 Betty's reviewed it. It's before us.
3 Anybody have any concerns on that?
4 One that that's not not met, OK.
5 So that one's OK. B is the proposed use shall be consistent with the purpose, goals,
6 objectives and standards of the county master plan of this chapter.
7 So we know we've got open land use and we've got, you know, the MDR is the
8 master plan.
9 I did a little bit of research looking at you know how the, the and again we have.
10 2012 was when our master plan was last updated.
11 But some some of the goals and objectives were to protect rural character while
12 allowing reasonable use of land, respect for private property rights, responsible
13 growth. You know, those were things that were, you know, some of the standards
14 and objectives of the county master plan that would kind of.
15 Relate to protecting the rural character of Orbata, which again is part of part of that
16 plan.
17 Anybody. Anybody see why this wouldn't fall within the?
18 The use for the master plan or anything.
19 OK.
20 So we're good there.
21 Alright then C the proposed use shall not result in a substantial or undue adverse
22 effect on adjacent properties.
23 Character of the neighborhood road or traffic conditions, parking, public
24 improvements or infrastructure, public sites or rights of way.
25 The potential impairment of natural resources or other matters affecting the public
26 health, safety and general welfare, and then such conditions made include and then
27 it lists things that we could impose as conditions if we needed to.
28 So where where are we at with this?
29 I think this is probably going to be the one that you know, if we have concerns, it's
30 going to be here.
31 Why are you looking at me?
32 Everyone's looking at me.
33 OK.
34 All right. All right, so.
35 On the infrastructure and I went, school was my number one and I'm I'm not

1 remedied in my mind yet.
2 I disagree with Justin on the fences.
3 I think fences can serve as a good buffer.
4 I get that they are.
5 You know they need to be done smartly.
6 Otherwise you can be trapped in. You know what? What businesses, what proximity
7 and what kind of businesses would you want them to?
8 Maybe not the business, but they own the fence line on the school and I know the
9 school's only gonna be there for another year or two.
10 That could be three or four. For all we know.
11 But but what?
12 What? What I was getting to was the fire, OK.
13 So what you just read Demurr was undo adverse effect on adjacent property, public
14 improvements or infrastructure.
15 Oh yeah.
16 So we had a little fire.
17 A few months ago that took 40,000 gallons.
18 So how is this gonna be remedied?
19 What condition are we gonna place so that if a fire goes through there, that another
20 50 units and I get they're small, they're not big?
21 You know the houses.
22 That the fire system's sufficient inadequate fire break around the perimeter.
23 No, I'm talking water. Like a fire break.
24 Yeah, I mean, but like water.
25 I asked you, Wendy earlier, because that that does not fire, does not fall on Staff
26 Recommendation 8.
27 That's just water.
28 And so that you said we would need to have another.
29 Finding specific to fire, what would that look like?
30 Or does anybody else like maybe you guys don't agree? I think you're wrong.
31 It falls under public safety, right? Right. But I mean, it does.
32 That's public public safety and infrastructure.
33 So, but what would that finding look like that, wouldn't, you know, break the bank?
34 We want this business to succeed, but we also don't want to do it to succeed at the
35 cost of the safety of the existing Community.

1 So it doesn't Wendy Maddox. For the record, it doesn't sound like it's gonna be a
2 good fire suppression system. If there's a fire and hauling water in, you may have
3 enough, right?
4 Is that what you're saying?
5 And so, well, right.
6 Tie into the but me it sounds like you want to fire suppression system that is going to
7 be able to be serviced by the fire department and they will.
8 So they're they're saying that they will service a fire, right?
9 Am I correct or about a GID and fire department person?
10 Maybe he left.
11 Yeah. No, you're back there.
12 But if they don't have water through through the if, they're not going to tap in
13 through the ogid and they get a well or something else that's approved by the state
14 engineer and end up, you're going to want to make sure that they can tap.
15 In tap into that.
16 This is how to pick up that are tapped into the well.
17 I don't know whether attached pens they can get ahold of fire hydrant and fill it up
18 like you had a regular fire in the field or the school in Grass Valley's on a well, and
19 maybe that's it.
20 Maybe there is no finding that needs to to, you know, be specified. If there's hydrants
21 there that is, tap into. If they're paying the taxes like I, my recommendation would be
22 for you to make a a finding that you require that they provide documentation, that
23 there's some kind.
24 Of appropriate fire.
25 Protection. Fire suppression. Something like that. That can be adequately served by
26 the fire department.
27 People have to approve the opening of the business, the fire Marshall has to approve
28 it, even though it's an extension of the RV.
29 Yes, they that she would have to come out. And secondly, if we would get our own.
30 Well, the fire district can tap into that, and that's all I'm saying is that they're gonna
31 use their water.
32 But what he's saying is, is if I don't have the water, then how are we gonna?
33 Get the fire.
34 What I'm saying is, if either way, we either have our own water or their water. If we
35 have our own water, they can tap into our water.

1 That's not going to be a problem. Is what I'm telling you.
2 And and the problem isn't there ability to have water?
3 It's that they they're having issues with their storage and.
4 Their.
5 Sorry, capacity to so it doesn't.
6 Yes. So so I guess what I'm saying is, is as long as we again by law find the water.
7 It doesn't matter if it comes from them or not there. If I get my own water, they're
8 welcome to it is what I'm saying for Fire Protection, and they're just asking for some
9 kind of assurance given to Betty that that's been that that's been met, it's already
10 covered.
11 By if we weren't in front of these people and they weren't presenting the RV park
12 tonight.
13 Or batteries got a water problem.
14 Currently, the way the situation lays right now.
15 Right. We just had evidence though, of the Fire Chief.
16 There's an issue with storage and water on demand.
17 There's no different than lithium. When we approve the stuff out in 95, we didn't go
18 over a fire mitigation plan.
19 We've got we've approved hundreds of things for businesses we've never had to go
20 down to necessary in the fire mitigation plan.
21 That's a fire Marshall's job before they get permission to occupy their business.
22 That's super succeed. What we're doing. Yeah, but lithium America wasn't by a
23 community that had the Fire Chief come out by a community to live and talk to him
24 about that.
25 There wasn't enough.
26 Water maybe?
27 We've approved how many businesses I am probusiness big time, but I am not
28 probusiness blindly. If the Fire Chief says they needed water, we just need to make
29 sure they have the water.
30 He has to approve it before they even get to operate business.
31 It's up to them to address their problems.
32 Turn here for a second.
33 They need to, but then am I crazy?
34 But if the fire department can't provide the water and fight fire, then how?
35 Why is that my fault then?

1 They should.
2 Then they, which they are. They are working on upgrading their infrastructure.
3 That's what he's been trying to do.
4 And if they're providing, I'm sorry, man, I am sorry
5 OK, 'cause, I think we're kinda hearing him differently. 'cause, I felt like he said that
6 they could take care of a fire
7 Maybe I'm just not listening well.
8 But my wife says that almost, but the issue is is the storage.
9 The also the issue is the 1000 gallons per minute for two hour minimum.
10 So if we were to lose all power.
11 Say catastrophic fire comes through, burns up a transmission line.
12 We're supposed to have 1000 gallons per minute.
13 That out of hydrant for two hours.
14 Well, if the power's out.
15 Their well isn't gonna run.
16 Our wells aren't gonna run.
17 The storage tank right now is 140,000 gallons.
18 So like I gave the example of that small trailer house fire.
19 It was a goose neck.
20 Basically camp trailer.
21 We use, like I say in about hour, hour, give hour and 45 minutes.
22 We use over 40,000 gallons of water.
23 So you do the math that's pulled the tank down a third of its capacity.
24 So you leave roughly 100,000 gallons water in there to service the community.
25 If there's other fires, we're going to exhaust that supply.
26 Pretty, pretty quickly.
27 And usually like if there's a big catastrophic brush fire, whatever we have, BLM come
28 in set up, they set up a temporary tanks, build their helicopters and things like that
29 off of it.
30 And so we're out of water.
31 So that's currently how.
32 Say this wasn't going in.
33 That's currently how the system works right now. Right now, right?
34 So if the bill is, say we have a big brush fire.
35 BLM will come in, pull water off the Orb ATA system, yes.

1 We have no backup generators at either of the OG ID wells at this time.
2 And then that 1000 gallons per minute is what the state
3 Fire Marshall
4 Told us as a minimum that's for the fire hydrant to produce for the fire. That's a
5 different subject.
6 What's the fire plan, Shane for the RV park we just approved.
7 No one talked about the fire for the RV park.
8 We just approved two hours ago.
9 So can your system service this expansion?
10 This time, the state has
11 To my understanding has put a hold on any additional hookups.
12 No, he not talking about hookups
13 He asked.
14 If you can handle a fire in Arvada, so I mean, a catastrophic fire is going to affect all
15 of corvata. So, but say, say, you know, you have one of the RV's that catches on fire.
16 Someone has a cooking fire and you know there's a fire that needs to get put out.
17 Could you handle something like that coming in and suppressing you know?
18 A fire in one of the RV's, or yes we could with our equipment.
19 So I that's and that's all the answer we're looking for. 'cause we were going off facts.
20 What the fire hydrants need to produce was 1000 gallons per minute.
21 Not what we need to have to have a business in place.
22 So we were convoluting different things there, right?
23 You can handle a fire.
24 Thank you very much.
25 Thanks for the clarification. OK. And then the orvada GID folks in the back.
26 Did you have another comment that like?
27 OK.
28 OK, the storage tank.
29 So if this was any other business, are we still opposing it?
30 Everybody opposing or Vada not growing or not having any other businesses or is
31 this just because it's the RV park being expanded?
32 So are we opening it up then or or I guess my love to ask that I'm sorry.
33 Well, as part of our discussion here, if we want to, you know, call on someone in the
34 audience to help answer questions, we can certainly.
35 We don't really want to open public comment back up again.

1 That was to the board Yeah. To the board, yeah.
2 No, I mean we don't want
3 I mean, we want to
4 We want to look for responsible growth for Arvada.
5 You know, we don't want to.
6 That's, you know, as part of the master plan.
7 Is that responsible? Grow. Mm-hmm.
8 Maintaining the character the real character while allowing for reasonable use of
9 land.
10 Respect for private property rights, responsible growth.
11 So there was a comment made.
12 Are you guys trying to sell it?
13 So last year we put our store up for sale and it was the store and the this 2 1/2 acres
14 were the current RV park is that was what we were selling. The realtor said that we
15 had other commercial property.
16 So yeah, that was last year, correct.
17 That was last year.
18 I've actually tried to talk several community members into doing a Co-op and taking
19 us over when we first bought the store, I wasn't supposed to be there that long.
20 I was doing a favor to a friend and it's been a great opportunity for us
21 But I fixed all the problems.
22 Made it turnkey and yeah.
23 So.
24 They're selling the store.
25 I have anything to do with it.
26 But I wasn't selling any of this other property, I mean.
27 And it doesn't really have anything to do with my expansion.
28 We literally are business owners.
29 We pulled it off the market because the people that were looking at it were not who
30 we wanted to sell to.
31 So I pulled it back off the market and continued forward with my business plan. And
32 last time I checked, I'm a business owner and that is my Privy to do so.
33 Yeah, I mean, and I don't know the right to the highest and best use you know of
34 their their properties.
35 That's developing it.

1 So record you guys are getting in the weeds
2 I'm in the damn Let's get out of the weeds
3 Yeah OK, OK.
4 Here we go guys
5 I would
6 So you made a comment you'd be willing to do anything. Do you like the affidavit
7 with the restriction?
8 Stay in.
9 We will not allow sex offenders on the property.
10 Yes, Sir. 'cause to me. That's a very easy and a great idea.
11 It's easy for me to mitigate and keep track of, and I'm quite willing to do that.
12 Would you be willing to even do the the background checks and they could pay that
13 background check?
14 Yeah, K.
15 Yeah. Does anybody here up on the board opposed to that idea? I think we need to
16 make sure this is legal.
17 Yeah, I mean, that's what that's what we're saying
18 We don't really have proof that, so she is asking for suggestions that we're not
19 imposing it.
20 And so yeah, so we could, we could make that as a suggestion that that would be
21 something that we would suggest possibly that it's not a you know a condition.
22 I'm sorry, Wendy. We're talking about what?
23 Justin restated you the as a as a finding or as a condition.
24 2000 foot of schools she asked for recommendation. No, no.
25 But what?
26 Did you say it's a background check? And David signed affidavit allows sex offenders
27 on the property.
28 I see.
29 I want to.
30 I'm asking if she'd be opposed to that if she would want to put that on there, that
31 would be under 13.
32 It's under Criterion Fee 13.
33 I'm you guys cannot make any.
34 Condition, unless you find that that condition is required to mitigate an adverse
35 effect on the property. If they want to voluntarily do something else, then they can

1 and he can ask those questions.
2 But you guys have not put a condition on anything unless it's tied to an accurate fact
3 of being mitigated.
4 So we're not trying to put the condition, I'm asking if she'd be willing to odd that,
5 which she would not want that just out of pure opinion. And I gave you the facts on
6 the numbers of sex offenders in humble county and the ones living in RV par.
7 So I mean, those are the facts
8 So security, you guys already have security as far as cameras, cameras is there with
9 what you have proposed? Is there opportunity to upgrade or give a little bit more
10 cameras so that you guys have more?
11 Yeah. The plan was to.
12 My son actually had that all figured out.
13 I.
14 I don't know.
15 I don't know if it was a star link program or whatever, but there's a way.
16 So my cameras are on Internet.
17 And I have them all around my property, but for the RV park because of Starlink, we
18 could put cameras.
19 We could.
20 We could place cameras very easily and have them monitored 24/7.
21 And so that is not a, that's not an issue.
22 I I already have a lot of cameras at my actual store.
23 So cameras were kind of a no brainer.
24 I did not put it in the CUP though, so.
25 Did we talk about light?
26 So are you lighting?
27 We were gonna do a security light. You took care of that.
28 Yeah, we're security lights within reason.
29 We don't wanna light it up and have neighboring issues with over ballpark light.
30 So yes, we all of that would be involved on the infrastructure of the the build and I
31 believe this is a Betty question. I believe that in the Humboldt County, isn't there a
32 code that you suggest the security lights being low light? Not like baseball, isn't
33 there?
34 Something in there, it has to be dark sky lighting
35 Yeah. So there's already again, there's already laws in place that, you know, if we get

1 this approval that I have to follow with with all of those things and we're quite willing
2 to do that.

3 But sounds like according to Wendy, we can't even, you know, put the condition of
4 the, you know, all of the RV's being located up here on the front end
5 You know of that parcel?

6 That's just something that they're just willing to do on their own.
7 I mean, we would exactly RV parks are not unknown threat.
8 Needs to be tied to.

9 I need this because of this adverse effect like we talked about traffic. If you know for
10 a fact that right near the school they're gonna put the ingress egress and it's gonna
11 be where the kids are playing, then that's gonna be evidence that you have. OK, this
12 is.

13 Gonna be an adverse effect on these kids that are trying to play and there's gonna
14 be these cars going in and out.
15 So just tie it to evidence.

16 And just for the record, you know, if it helps your decisions, we voluntarily will put
17 the trailers, you know, double stacked closer to Duffy.
18 I will do the background checks.
19 Affidavit at least.

20 And you know you you can have my word on record that we're willing to voluntarily
21 do those things, if that helps.
22 Not that it.

23 I don't know that it does, but OK.
24 So I think we've kind of addressed everything on C.

25 We've addressed our what, what? And did we have a finding on the sewage that
26 they're self-contained?
27 That's gonna be on self-contained. Oh, OK. Well, and DD addresses that as well
28 because D says the proposed use will be.
29 Again, this is future tense
30 Will be adequately served by public improvements, which again is water sewer. You
31 know electric, served by public improvements, facilities and services, and will not
32 impose it and do burden on other users.
33 So again approved.
34 That this condition that the applicants that they need to identify, that they're going
35 to obtain appropriate water.

1 And sewer, you know, in order to be able to move forward
2 But again, this is a will be, so it's not something that they have to do now
3 And this is out of our hands that they're they have to have that in place before they,
4 you know, they can move forward well and if I'm not misunderstood or Gid just said
5 that they would give us the sewer, that's not their issue.
6 Yeah, yeah, we said that five times
7 We're we're good, Shannon.
8 Thank you.
9 That is correct. That is right.
10 I guess again, I know I'm beating a dead horse here, but can we make a condition
11 that they plug into the sewer instead of put a septic in?
12 No, we cannot because they can still use a third party self-contained system.
13 We went over that seven times.
14 No, but I can tell you that as long as the orvada GID, which I'm not talking for them.
15 But I'm assuming by this they stated that they would give it and so therefore we
16 would love to use it, pay them for the tie in.
17 Everybody wins.
18 Is that an easier solution?
19 Well, heck yeah.
20 You're looking at me, so I want to answer your question.
21 Wendy Maddox, for the record, if you can present if you have evidence that you've
22 heard today that says that it's going to be an adverse undo effect on any property or
23 any of those findings to have septic versus sewer, then yes, you can make that
24 finding if you.
25 Have evidence before you to make that.
26 Which do we have evidence that that the sewer if they put a sewer in, could get in
27 the municipal well?
28 Hell no, I don't have that evidence.
29 But what's the chances?
30 That is, we're beating a dead horse.
31 We can bury the horse if the horse has been buried.
32 These are.
33 I mean, they're all really great concerns, but I can't answer any of that.
34 OK. And the last one is E the applicant for a conditional use permit shall have the
35 burden of proof by a preponderance of the evidence to provide facts supporting the

1 proposed conditional use permit for the purposes of legal clarity. This shall include
2 the burden of going forward with
3 the evidence?
4 Send the burden of persuasion on all questions of fact which are to be determined
5 by the Planning Commission.
6 Additionally, the applicant shall provide adequate information in the application and
7 on the site plan to substantiate the findings required in this section.
8 Let's go.
9 So where are we at?
10 Somebody wanna make a motion? I'll make a motion.
11 I'm gonna make a motion to approve uh 2604 conditional use for the RV park, and
12 I'm also gonna add in there in conjunction with NRS statute, one 7.68090 per staff
13 recommendation. Oh, we can't.
14 We can't.
15 We're not gonna use per staff recommendation though, so we need to.
16 I think we need my recommendation per your recommendation for our findings.
17 Do you want us to specifically go through our findings?
18 Think it is always a better motion when you go through all of the findings within
19 17.68 Wendy Maddox for the record, 090 and you say I make a motion that
20 subsection A.
21 All of the application elements as outlined in this chapter are complete, and the
22 applicant has agreed to meet all conditions going through each one of those.
23 I believe that this should be approved or denied because of B, you know, like go
24 through each one.
25 Yep. So each one, Justin. OK, I'll make a motion to approve UH-2604.
26 That the application and the applicant has met NRS Statute, 17.68.090 subsection a.
27 All the applicable application elements.
28 As outlined in this chapter complete and the applicant has agreed to meet all
29 conditions imposed as part of the conditional use permit approval process
30 subsection B. The proposed use shall be consistent with the purpose, goals,
31 objectives and standards of the county master plan of this chapter in sub
32 C.
33 The proposed use shall not result in substantial or unused effect.
34 Unused adverse effect on adjacent properties.
35 Character of neighborhood Rd. traffic conditions, parking, public improvement or

1 infrastructure
2 Public sites are right away
3 The potential impairment of natural resources or other matters affected by public
4 health safety
5 In general warfare, you're you're doing awesome so far on. See when it says the
6 prophesied shall not will you make a finding whether or not the proposed use does
7 or does not resolve. The proposed use does not thank you.
8 You can continue. So I'd interrupt you. There's more.
9 Such conditions may include, but are not limited to, one special yard fence
10 You don't go to D the proposed use will be adequately served by public
11 improvements, facilities and services, and will not impose on undue burden on other
12 users and E the applicant for a conditional use permit shall have the burden of proof
13 by a priest that either can would.
14 You amend your motion, I guess.
15 I don't know where the board's at.
16 Would you amend your motion in regards to?
17 You know before they're operating, they got to have water.
18 The OG ID says it can't get it.
19 How did I get it from a while?
20 Or they bring it in, but they have to have water.
21 They gotta have water based upon their own findings, whether it's by a third party
22 self-contained system or tie into the GID or the well.
23 So all three and and would you also include in your motion that that well be
24 approved by the state engineer and in depth and I make a motion that the well is
25 approved by the state engineer and end up if they go that route.
26 Thank you.
27 You're welcome.
28 I second it all in favor.
29 Say aye, aye.
30 Any opposed? Nay. OK. So we need you to give your findings as to why, OK, I wasn't
31 satisfied that.
32 The potential impairment of or undue adverse effect, the public health and safety
33 and general welfare of this being so close to the school HNRV Park is not a frickin
34 state penitentiary.
35 Hang on, he's just making.

1 That's fine
 2 His his binding for the record in regard to
 3 Thank you OK, thank you
 4 I'm gonna buy burgers and pick me out.
 5 You really appreciate
 6 We appreciate your opinion and your put back 'cause we have to have a
 7 conversation.
 8 But the but the motion. So all in. So all in fit we should do it all in favor. Everybody
 9 said. Aye, Shane, you're an A you gave your findings, but the motion still passes
 10 because we have a majority, OK.
 11 All right, so the motion passes.
 12 We are going to move on to the last section of public comment if there's anyone in
 13 the public that would like to.
 14 Make a comment related to anything. This is now your chance.
 15 That's, I don't know if there's anybody.
 16 On the computer that would like to again have a three minute
 17 Chance to comment.
 18 OK.
 19 Thank you, Brenda.
 20 Can you unmute yourself? Yeah, go ahead.

21

22 **BB** Brenda Bartell

23 Yes, in my understanding that there's a lot of discussion.
 24 This was conditional use.
 25 Permit was not tied to.
 26 Or restricted before the school was moved. Or it is, I know.
 27 It's covered so much tonight.
 28 This hypothetical school that may or may not actually open.
 29 So are we not making that a condition?

30

31 **M** MTR-Commissioners

32 We are not.

33

34 **BB** Brenda Bartell

35 And the condition is that they there is a condition regarding background checks and

1

M MTR-Commissioners

3 That was a volunteer suggestion by Mr. Giordano that she recommend that she
4 would do on her own will.

5

BB Brenda Bartell

7 On.

8 Any.

9

M MTR-Commissioners

11 Legally, we can't as board.

12 We can't ask for that.

13 But you did say Underoath. She would do that

14

BB Brenda Bartell

16 So you're stating so you're stating that it is not.

17 An adverse.

18

M MTR-Commissioners

20 That is not a condition of the of the conditional use permit

21

BB Brenda Bartell

23 OK. But you're stating that that it is not?

24

M MTR-Commissioners

26 Whitney Maddox.

27 The record.

28 Public comments for public comments. If you need to speak.

29 Yeah. OK. Thank you.

30

BB Brenda Bartell

32 OK.

33 So you're stating that it is not.

34 Impairing public safety or the infrastructure.

35 I'm and and is there A is there also?

1 I'm thinking about the water so they can go ahead
2 Is what you're stating They can go ahead without the school being moved and
3 without there actually being enough water to
4 Be provided is that.

5

M MTR-Commissioners

7 Let me answer that. Wendy Maddox purports the record They they made a motion
8 to approve the conditional use permit for this use as an RV park under 17.68 point
9 09, and the only additional condition that they put on that was that they get water.

10

BB Brenda Bartell

12 Thanks, Wendy.

13 Mm-hmm.

14

M MTR-Commissioners

16 Either through a third party or by coordination with the state engineer and in depth
17 or with the OGID before they're operating.

18 So they have to have water.

19

BB Brenda Bartell

21 OK.

22 And I didn't hear anything about the.

23 I heard that there was.

24 Maybe they won't be allowed to use that Wheeler Drive past the school, but I didn't
25 hear that they were going to not be allowed to use that large parking lot. Is that?

26

M MTR-Commissioners

28 All of that, all all of that was just discussion.

29 What I just told you in regard to their finding 17.68090 they approved it with the only
30 condition that they get the water before they operate.

31 So thank you, Brenda.

32 So we are ready to wrap up.

33 We're going to adjourn to the May 14th 2026 regular scheduled meeting here at 5:30

34 PM.

1
20 Betty Lawrence

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission (RPC) meeting was held on Thursday, April 9, 2026 at 5:30 p.m. in the Commissioner Meeting Room, 50 W Fifth Street Winnemucca, NV

COMMISSIONERS PRESENT

Demarah Gray Janet Ellis Shane Hall Justin Rost Herb Ross Brent Lange
Joe Brooks

STAFF PRESENT

Betty Lawrence Emily Giovanetti

LEGAL COUNSEL PRESENT

Wendy Maddox

PUBLIC PRESENT

Gary Hogue	Greg Morrison	Karen Hogue	Dave Faylor
Don Kalkoske (MST)	Gilberta Hetrick (MST)		Joan Horton (MST)
Thomas Scott (MST)	Carol Lynn (MST)	Brenda Bartell (MST)	Gina Amato (MST)
Andrew Rodriguez	Deb Giordano	Chase Briggs	Giovette Cassinelli
Tina Rodriguez	Greg Morrison	Shannon Giordano	Giovanni Giordano
Edward Bartell	Susan Frey	Troy Rodriguez	Don Mertens
Sabrina Uhlmann	Johnathan Kenison	Clay Smith	Ron Cerri (MST)
Christina Kenison	Nate Foss (MST)	Richard & Jean Williams (MST)	
Chris Friezihm	Jesse Hill (MST)	Shelley G (MST)	

I. OPENING

A. Chair Gray called the meeting to order. There was a quorum present.

B. Public Commentary

Vice Chair Lange called for public comment. None was offered.

C. Review, Correction and Approval of minutes of March 12, 2026 meetings.

Mr. Lange made a motion to approve the minutes from the March 12, 2026 meeting as presented. Mr. Rost seconded the motion, which passed unanimously.

II. CONSENT AGENDA

A. PM-26-06 - Parcel Map application submitted by Alan Means on behalf of East Horizon Holdings, LLC to parcel property located off Packsaddle Road into 4 lots; assessor's parcel #16-0361-27 & 29. This is map #1 of 3 sequential maps.

- B. PM-26-07 – Parcel Map application submitted by Alan Means on behalf of East Horizon Holdings, LLC to parcel property located off Packsaddle Road into 4 lots; assessor's parcel # 16-0361-27. This is map #2 of 3 sequential maps.
- C. PM-26-08 – Parcel Map application submitted by Alan Means on behalf of East Horizon Holdings, LLC to parcel property located off Packsaddle Road into 4 parcels; assessor's parcel #16-0361-27. This is map #3 of 3 sequential maps.
- D. PM-26-09 – Parcel Map application submitted by Alan Means on behalf of East Horizon Holdings, LLC to parcel property off Remuda Road into 4 lots; assessor's parcel #16-0361-29. This is map #1 of 3 sequential maps.
- E. PM-26-10 – Parcel Map application submitted by Alan Means on behalf of East Horizon Holdings, LLC to parcel property off Remuda Road into 3 lots; assessor's parcel #16-0361-29. This is map #2 of 3 sequential maps.
- F. PM-26-11 – Parcel Map application submitted by Alan Means on behalf of East Horizon Holdings, LLC to parcel property off Remuda Road into 3 parcels; assessor's parcel #16-0361-29. This is map #3 of 3 sequential maps.

Chair Gray read the consent agenda items. With no questions from the Board or public comment she asked for a motion. Mr. Lange made a motion to approve the consent agenda as presented and per Staff recommendation. Ms. Ellis seconded the motion, which passed unanimously.

III. PUBLIC HEARING

- A. UH-26-07 – Conditional Use Permit application submitted by Dave Faylor on behalf of 3DC, LLC to allow the re-establishment of an RV park and bar/tavern along with newly established storage units and parking lot. Subject property is located at 5975 US Highway 95; assessor's parcel #06-0112-01.

Ms. Giovanetti read into record comments received from Carol Lynn, Emergency Manager for Humboldt County. One of the comments was regarding a second ingress/egress point onto Highway 95. Ms. Giovanetti told the Board NDOT would be the entity to allow or not allow a second ingress/egress on the property. Dave Faylor appeared before the Board and reviewed the application. Mr. Faylor said he wants to re-establish the bar and add a kitchen to the bar. The parking lot is for bar patrons. He has spoken with Brittany Barto with NDOT regarding access from US Highway 95. Mr. Faylor said his plans are to have access in and out of the parcel with a hammerhead turn around. Ms. Giordano read comments from Mrs. Barto, which were included in the RPC packet. Mr. Lange asked if overnight parking will be allowed in the parking lot. Mr. Faylor said that is

not the intent of the parking lot. Discussion ensued regarding the parking lot and RV park. Mr. Lange asked if the RV park will be for long-term stays. Mr. Faylor said yes, with the focus on employees from the lithium mine. Mr. Hall asked about water. Mr. Faylor said there is an existing well. Ms. Ellis asked if the existing house would be occupied. Mr. Faylor said it will be occupied and possibly used in the future for an RV Park manager. Mr. Hall asked what the hours of operation will be. Mr. Faylor told the Board he would close about 9, this would include holidays. Mr. Hall asked about 2 points of ingress/egress and voiced concern over increased traffic. He commented that the last time the bar was open there was less traffic on US Hwy 95. Mr. Faylor said he has been speaking with Brittany Barto from NDOT and was told as long as there is no change in use, no improvements would be required. Ms. Giovanetti pointed out that condition #8 in the Staff Report states the applicant will work with NDOT regarding any required improvements or permits. There was a conversation regarding conditions and findings with Chief Deputy District Attorney Maddox.

Mr. Lange asked if there would be any additional residences on the property. Mr. Faylor said there will only be the existing residence. He told the Board the first phase of the storage units will be 20 units with an additional 30 in the second phase. Mr. Faylor explained the addition of a kitchen to the bar. Mr. Hall said no overnight parking signs should be placed in the parking lot. Chair Gray asked if the RV Park will be for long-term commitments. Mr. Faylor said yes. He is planning on putting boxable units with decks to rent. Discussion ensued regarding the difference between RV and Mobile Home Parks. Chair Gray asked if the RV Park would only be for Lithium employees and Mr. Faylor indicated the RV Park would not be just for Lithium employees. Mr. Faylor told the Board he is aware that any lighting will need to be placed so as not to disturb neighboring properties. Ms. Ellis asked about the septic system. Mr. Faylor said there are 2 septic systems, one for the RV Park and one for the bar. Chair Gray asked for public comment. Hearing none she asked for a motion. Mr. Rost made a motion to approve the application stating findings per Chapter 17.48 of the Humboldt County Code with the added condition of placement of no overnight parking signs in the parking lot. Chair Gray seconded the motion, which passed unanimously.

- B. RZ-26-04 – Zone Change application submitted by Joan Horton to change the AR (Agriculture Residential) zoning designation to G-C (General Commercial) zoning designation. Subject property is located at 1625 E Second Street; assessor's parcel #15-0362-33.

Mrs. Lawrence reviewed the application. She told the Board property owners within 300' of the parcel were sent Notices of Public Hearing. Chief Deputy District Attorney Maddox reviewed Chapter 17.71 and read the standards for

approval. Chair Gray asked for Public Comment. Hearing none she read through the findings and reminded the Board this is a recommendation to the City Council. Ms. Ellis made a motion to recommend approval to the City Council based on findings. Mr. Ross seconded the motion, which passed unanimously.

- C. UH-26-04 – Conditional Use Permit application submitted by Giovanni & Shannon Giordano to allow expansion of an existing RV park. Subject property is located off Duffy Drive, Orovada; a portion of assessor's parcel #03-0421-32.

Mrs. Lawrence read into record a list of correspondence received regarding this application. Chief Deputy District Attorney Maddox said all correspondence is made part of the record. Chair Gray asked if the RPC has received all correspondence. Staff said they have. Gregory Morrison, attorney for the applicant; Giovanni and Shannon Giordano appeared before the Board. Mrs. Giordano reviewed the application and reason for the request. Chair Gray asked for public comment indicating that all comments will be limited to 3 minutes.

Gary Hogue appeared before the Board. Mr. Hogue stated he is a resident of Orovada and understands the problem with water availability. He said the applicants own the property and it is up to the RPC to review the application. The problems with the neighbors should be worked out. Mr. Hogue referred to the water report. Tina Rodriguez with the Orovada GID(OGID) Board appeared before the Board. She referred to the letter sent by the OGID Board. Susan Frey and Clay Smith with Thacker Pass Concerned Citizens appeared before the Board. They provided information regarding the Orovada Source Water Protection Plan and asked that this be added to the record. (6:31)

Sabrina Uhlmann appeared before the Board and said she supports growth
6:40 Ed Bartell appeared before the Board

6:42 Andy Rodriguez with the Orovada Volunteer Fire Department appeared before the Board. Mr. Rodriguez said the water supply currently does not meet the required flow. He said the OGID almost has the funding for Phase 1 of improvements.

Thomas Scott, BLM Engineer joined the meeting via Microsoft Teams (MST) Chat. Mr. Scott said they are building a fire station in Orovada and hope to connect to the OGID water system. He referred to item 12 in the application regarding the use of existing NDEP permits for the expansion. Mr. Scott referred to NAC 445a. He said modifications to septic require letters from NDEP for compliance. He commented that septic systems can put more nitrates (cancer causing) into surrounding area and this is near one of the OGID's two wells. Mr. Scott said connecting to the OGID sewer would be preferable and may be required under NDEP administrative code.

Brenda Bartell joined the meeting via MST. Mrs. Bartell voiced her concern regarding the location of the proposed RV park being close to the school. She pointed out there is no fencing and asked about dogs being allowed in the RV

park. Mrs. Bartell questioned the Giordano's vetting process for renting space in the existing RV park. She said the school was notified 11/10/21 about a registered sex offender residing in a space at the RV park. Mrs. Bartell said she is concerned about the addition of 50 more spaces. She said the kids use the roadway in that area.

Giovette Cassinelli appeared before the Board. Mrs. Cassinelli said she is a teacher in Winnemucca and commented on the location of schools in Winnemucca. She said she does not see the problem.

Chair Gray asked for additional public comment. Hearing none she asked the Board if they had questions of the applicants. Mr. Lange asked if the road shown is theirs. Mrs. Giordano said it is part of the parcel. Ingress and entrance to the RV park will be from Duffy Drive. Chair Gray asked about the road, a buffer and is there anywhere else on the parcel where the RV park could be placed. Mrs. Giordano said the distance from Duffy Drive to the property line is 1,250'. They only need 50' for the RV spaces. She said they are willing to work with people and are open to suggestions. Mrs. Giordano said the RV spots would be close to Duffy Drive and referred to the image on screen. They could put in fences, lighting, etc. Mrs. Giordano said she has spoken with Mr. Gale. Mr. Giordano said originally they were looking at egress at the end of Giordano Way to the west. They have reconsidered this after the concerns voiced and ingress/egress will be from and on to Duffy Drive. Chair Gray asked the makeup of residents in the current RV park. Mrs. Giordano said they are a true RV park with no permanent residents. There are laws in Nevada governing RV parks. There are spaces utilized by hunters, snowbirds and contractors rotating every three to four months. Mrs. Giordano addressed comments regarding the RV park becoming a man camp. Chair Gray said her understanding of a man camp is that is owned by a company for workers. Mr. Lange asked if the site could be shifted to the south, closer to Kunkel Lane. Mr. Giordano explained the property has already been surveyed. Mr. Giordano, addressing the water issue, told the Board RVs have 100-gallon tanks. The workers go to work and come home. There would not be a lot of water usage. Mrs. Giordano said they are a commercial business and are not bound to hook up to OGID. There are other ways to get water. The burden is on them to provide water and service it. Mr. Giordano, addressing comments on power, said they have already done a load study with Harney Electric for power. Chair Gray asked about fire protection. If the property is outside the OGID, would the Fire Department still provide fire support? Andrew Rodriguez with the Orovada Volunteer Fire Department if fire taxes are paid, fire service is provided. He explained the requirements for fire hydrants and where current hydrants are placed. Discussion ensued regarding fire protection.

Chair Gray said that after reviewing comments received there are 3 areas of concern: Safety for the school children; increased crime/violence if the RV park

is turned into a man camp; water. Mrs. Giordano explained the vetting process she uses at the current RV park. There was discussion on the process. Ms. Ellis asked about the hours of operation. Mrs. Giordano said they are open until 7 pm. Mr. Lange asked about security on the property. Will there be fencing and someone on site? Mrs. Giordano told the Board they would have security cameras and would look at fencing. They do not allow dogs except for service dogs. There have been some exceptions for smaller dogs. Chair Gray said she spoke with Tim Crowley, St. Vice President Government and External Affairs for Lithium. They hope to have the new school in use by 2027. A member of the audience, who is on the school board, said there is no contract in place. Chair Gray read the e-mail she received from Mr. Crowley.

Mr. Ross commented that Mrs. Giordano is willing to do anything legal to make this happen, to make the business a go. Chair Gray asked what the timeline is for the proposed expansion. Mr. Giordano said they will move to get started. Mr. Hall said his biggest concern is the school and fire protection. Chair Gray asked what the backup plan is. Mrs. Giordano said they have 3 choices and explained what those are.

Mr. Lange asked if there is a problem tying into to OGID sewer. Tina Rodriguez with OGID said there is no problem. There was discussion regarding what the applicants would need to do to tie into OGID sewer. Mr. Lange commented anything could happen. What can the RPC do in terms of conditions placed on the CUP? Chief Deputy District Attorney Maddox told the Board they are like judges looking at evidence. They have to provide findings. There was discussion regarding possible conditions to be put in place: fencing and background checks. Ms. Ellis asked about the timeline for renters. Mrs. Giordano said some RVs stay in place and workers are swapped out, normally quarterly. She said they do not have permanent residents. Chair Gray asked if they would phase in the proposed 50 RV spots. Mr. Giordano said they would put all the spots in place. Mrs. Giordano said they intend to keep back 10 -15 spots for seasonable customers.

Chair Gray reviewed Chapter 17.68.090 of the Humboldt County Code:

- A. Application is complete
- B. Consistent with Master Plan and M-3 zoning in that the rural character is protected
- C. The proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, road or traffic conditions, parking, public improvements or infrastructure, public sites or rights-of-way, the potential impairment of natural resources, or other matters affecting the public health, safety, and general welfare

Mr. Hall said he believes the location of the proposed RV park in relation to the school could result in an adverse effect. He said it could also effect public

infrastructure. Mr. Hall referred to the with the Orovada Volunteer Fire Department regarding water supply. Could there be a finding specific to fire? There was discussion with Chief Deputy District Attorney Maddox. Andrew Rodriguez explained the issue with water storage and flow. He said with a flow of 1,000 gallons per minute they would have 2 hours of water supply. He gave an example of a power outage, range/brush fire. Mr. Hall asked if they could handle these examples. Mr. Rodriguez said the State says no additional hook ups to water. With their equipment they could provide service. Ms. Ellis asked if people are opposed to growth or this specific to the RV park. Chair Gray commented on responsible growth. Mr. Lange asked if the applicant was trying to sell the property. Mrs. Giordano said they were last year but pulled it off the market. Chief Deputy District Attorney Maddox warned the Board they were getting off topic. There was discussion of what the applicant can voluntarily do. Ms. Ellis asked about upgraded security. Mrs. Giordano said yes and explained

what would be put in place. There would be minimal lighting with no effect on the neighbors. Chief Deputy District Attorney Maddox told the Board the conditions have to be tied to evidence.

Chair Gray brought the discussion back to findings.

- D. The proposed use will be adequately served by public improvements, facilities, and services, and will not impose an undue burden on other user.

There was discussion regarding septic vs sewer.

- E. The applicant for a conditional use permit shall have the burden of proof by a preponderance of the evidence to provide facts supporting the proposed conditional use permit. For the purposes of legal clarity, this shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact, which are to be determined by the planning commission. Additionally, the applicant shall provide adequate information in the application and on the site plan to substantiate the findings required in this section.

With no further discussion, Chair Gray asked for a motion. Mr. Rost made a motion to approve the application and read 17.68.090. Ms. Ellis seconded the motion, which passed unanimously with Mr. Hall voting naye.

Brenda Bartell via MST asked if conditions were placed on the approval regarding the school being moved prior to development or background checks. Chair Gray said these were not conditions placed with approval.

IV. Public Comment – No public comment. Chair Gray adjourned the meeting at 8:16 p.m. until the May 14, 2026 meeting.

_____ Demarah Gray, Chair



REGIONAL PLANNING
COMMISSION

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT ON **THURSDAY, April 9, 2026** at 5:30 P.M. the **Humboldt County Regional Planning Commission** will hold a public hearing in the Commissioner's Meeting Room, County Courthouse, 50 W. Fifth Street, Winnemucca, Nevada to consider the following:

UH-26-04 A Conditional Use Permit application submitted by Shannon Giordano as owner of Sawtooth RV, LLC to allow expansion of the existing RV park. The property is located off Duffy Drive, Orovada; a portion of assessor's parcel #03-0421-32.

Current Zoning **M-3**

"SUBJECT TO CHANGE"

NOTE: If you plan to attend this meeting, please contact the Planning Department office before the meeting to verify this agenda item has not been withdrawn or rescheduled. If you have questions or would like additional information, you can call the Planning Department at (775) 623-6392.

NOTICE TO PERSONS WITH DISABILITIES: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the **COUNTY ADMINISTRATOR** in writing at the **Humboldt County Courthouse, Room 205, Winnemucca, Nevada 89445**, or by calling (775) 623-6300 at least one (1) day in advance of the meeting

03-0421-25
C&D LAND INVESTMENTS LLC
9880 N BOTTLE CREEK RD
WINNEMUCCA, NV 89445

03-0421-34
CERRI RON & DENISE TTE
340 REBEL CREEK RD
OROVADA, NV 89425

03-0421-31
OROVADA FIRE PROTECTION DIS
PO BOX 155
OROVADA, NV 89425

CERRI RON & DENISE
340 REBEL CREEK RD
OROVADA, NV 89425

03-0421-10
HARNEY ELECTRIC CO-OP
PO BOX 587
HINES, OR 97738

03-0421-16
SAWTOOTH PROPERTIES LLC
9880 N BOTTLE CREEK RD
WINNEMUCCA, NV 89445

03-0421-17
LAMBERT BLAKE
580 HANSON ST
WINNEMUCCA, NV 89445

03-0421-07
SAWTOOTH RV LLC
9880 N BOTTLE CREEK RD
WINNEMUCCA, NV 89445

03-0421-11
ROCKY VIEW INN
C/O KENT MAHER
PO BOX 130
WINNEMUCCA, NV 89446

03-0421-12
OREGON-IDAHO UTILITIES INC
PO BOX 190310
SAN FRANCISCO, CA 94119 0310

03-0421-21
OREGON-IDAHO UTILITIES INC
PO BOX 1850
NAMPA, ID 83653

03-0421-03
HUMBOLDT COUNTY SCHOOL DISTRICT
ATTN: SUPERINTENDENT
310 E FOURTH ST
WINNEMUCCA, NV 89445

03-0421-15
COMMUNITY CHURCH OF OROVADA
PO BOX 98
OROVADA, NV 89425

03-0403-01
BLM
ATTN: JOHN MITCHELL
5100 E WINNEMUCCA BLVD
WINNEMUCCA, NV 89445

Appl # UH-26-04
Name Sawtooth RV
Date Mtd 4/26/27
Reg Cert

Appl # UH-26-04
Name Sawtooth RV
Date Mtd 3/27/26
Reg Cert

C&D LAND INVESTMENTS LLC
9880 N BOTTLE CREEK RD
WINNEMUCCA NV 89445

CERRI RON & DENISE TTE
CERRI RON & DENISE
340 REBEL CREEK RD
OROVADA NV 89425

OROVADA FIRE PROTECTION DISTRICT
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WINNEMUCCA NV 89445

LAMBERT BLAKE
580 HANSON ST
WINNEMUCCA NV 89445

GIORDANO, GIOVANNI & SHANNON
9880 N BOTTLE CREEK RD
WINNEMUCCA NV 89445

SAWTOOTH RV LLC
9880 N BOTTLE CREEK RD
WINNEMUCCA NV 89445

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SAN FRANCISCO, CA 94119-0310

OREGON-IDAHO UTILITIES INC
PO BOX 1850
NAMPA ID 83653

HUMBOLDT COUNTY SCHOOL DISTRICT
ATTN: SUPERINTENDENT
310 E FOURTH ST
WINNEMUCCA NV 89445

COMMUNITY CHURCH OF OROVADA
PO BOX 98
OROVADA NV 89425

BLM
ATTN: JOHN MITCHELL
5100 E WINNEMUCCA BLVD
WINNEMUCCA NV 89445

ED AND BRENDA BARTELL
PO BOX 130
OROVADA NV 89425
mailed too 5/13/26

KYLA RIANDA
13765 US HWY 95 N
OROVADA NV 89425
mailed too 5/13/26

ALLISON MacKENZIE LTD.
ATTN: JAMES R. CAVILIA
PO BOX 646
CARSON CITY NV 89702

mailed 5/13/26

Janice Spew, Clerk



NOTICE OF PUBLIC HEARING by the HUMBOLDT COUNTY COMMISSION ON AN APPEAL OF APPROVAL by the REGIONAL PLANNING COMMISSION OF A CONDITIONAL USE PERMIT UH-26-04

PUBLIC HEARING:

10:00 a.m. Monday, June 1, 2026
Physical location:
Courthouse Meeting Room #201
50 W. 5th St.
Winnemucca NV 89445

To attend virtually a link to join the meeting via Teams will be made available on the County website – Government – Agendas under the date and time listed above at <https://www.humboldtcountynv.gov>.

SUMMARY:

A public hearing for consideration, discussion and possible action on appeals filed by Allison MacKenzie Attorneys at Law on behalf of Edward and Brenda Bartell and by Kyla Rianda with the Clerk of the Board of County Commissioners, concerning the Regional Planning Commission’s approval of UH-26-04, a Conditional Use Permit submitted by Sawtooth RV, LLC/Giovanni and Shannon Giordano to allow for the expansion of the existing RV Park. Subject property is located off of Duffy Drive, Orovada, Nevada Assessor’s parcel # 03-0421-32.

Copies of the appeal documentation is available for public inspection at the office of the County Clerk, County Courthouse, 50 W. 5th St. #207, Winnemucca, NV 89445 or it may be viewed by going to the agenda for said meeting at www.humboldtcountynv.gov/agendas.

DATED: May 11, 2026

(COUNTY SEAL)

TAMI RAE SPERO, Humboldt County
Clerk and Ex-Officio Clerk of the Board
of County Commissioners of Humboldt
County, Nevada



HUMBOLDT COUNTY

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

STAFF REPORT

DATE: Wednesday, May 13, 2026
TO: County Commission
FROM: Dan Ferraro, Public Works Director
SUBJECT: Waiver of Attrition Policy
REQUESTED AGENDA DATE: June 1, 2026

SUMMARY

Public Works Department is requesting a waiver of the Attrition Policy to proceed with filling an equipment operator position that is vacant as of May 28, 2026, due to the retirement of Kurt Vanderweyden.

WHY ARE YOU BRINGING THIS BEFORE THE BOARD NOW:

We are bringing this to the board now, due to one of our equipment operators retiring. This position is necessary to fulfill needed staffing levels in the Humboldt County Public Works Department.

PREVIOUS ACTION

None

BACKGROUND

The Public Works equipment operators are responsible for the day-to-day operation of the road maintenance equipment which is used to maintain and improve the county maintained road inventory for the travel use of the general public.

FISCAL IMPACT

This position is currently budgeted for the Public Works Department.

RECOMMENDATION

It is recommended that a waiver to the Attrition Policy be granted to allow the Public Works Department continuity of operations.

POSSIBLE MOTION

Should the Board agree with Staff's recommendation; a possible motion would be: "Move to approve the waiver of the Attrition Policy for the Public Works Department to hire an equipment operator for the current vacant position."



HUMBOLDT COUNTY

50 W. 5th Street
Winnemucca, Nevada 89445
www.hcnv.us

STAFF REPORT

DATE: Thursday, May 7, 2026
TO: County Commission
FROM: Undersheriff Damon Kuskie
SUBJECT: Services Agreement with Galena Group for 9-1-1 Five-Year Master Plan Implementation Support

REQUESTED AGENDA DATE: June 1, 2026

SUMMARY

Humboldt County has adopted a 9-1-1 Five-Year Master Plan establishing priorities for system improvements, cost management, and long-term sustainability. The next phase is structured implementation of those recommendations. This agreement provides advisory support in governance, financial planning, technical evaluation of service options, and continuity of operations. A primary focus is ensuring that major decisions, including evaluation of AT&T proposals and potential alternatives, are fully vetted prior to long-term commitments. This effort is intended to maintain County control, avoid unnecessary expenditures, and ensure efficient use of 9-1-1 surcharge funding.

WHY ARE YOU BRINGING THIS BEFORE THE BOARD NOW:

Approved by 9-1-1 Surcharge Committee Board – seeking County Commissioners approval.

PREVIOUS ACTION

N/A

BACKGROUND

The 9-1-1 Surcharge Advisory Committee reviewed this item on April 21, 2026 and recommended moving forward with implementation support. Key pending decisions include evaluation of NG911 service models, vendor options, and development of a backup Emergency Communications Center. These require coordinated technical and financial review.

FISCAL IMPACT

Six-month time-and-materials agreement not to exceed \$18,000, plus travel not to exceed \$3,000.

RECOMMENDATION

Consideration, discussion and possible approval of the above Summary item. Staff recommends approval of a Professional Services Agreement with Galena Group to provide advisory and implementation support for the County's adopted 9-1-1 Five-Year Master Plan.

LIST SUPPORTING DOCUMENTS IF APPLICABLE:

See attached

POSSIBLE MOTION

Consideration, discussion and possible approval of the above-referenced Summary item.



9-1-1 Master Plan Implementation Support

Advisory Services to Advance Implementation, Control Costs, and Strengthen System Resilience

Program Overview and Implementation Approach

Humboldt County has developed a clear and well-defined 9-1-1 Five-Year Master Plan. The next step is putting that plan into action. Moving forward will require steady technical guidance, careful financial oversight, and coordination between vendors, systems, and County leadership. This will help ensure that decisions are made thoughtfully and that all work stays within legal requirements and available funding.

This proposal outlines a structured way to manage that effort. It provides ongoing advisory and implementation support to help move key projects forward. These include evaluating AT&T service options, developing a reliable backup Emergency Communications Center, and aligning long-term funding strategies. The goal is to ensure these efforts continue to move forward in a structured and timely manner.

The engagement is designed to provide three primary benefits to the County:

- **Cost Control and Informed Decision-Making:**
Independent evaluation and structured negotiation support for vendor services, including AT&T offerings, to avoid unnecessary or premature cost increases and ensure that long-term commitments are technically and financially justified.
- **Operational Resilience and Continuity:**
Development of a defined, coordinated, and testable backup 9-1-1 routing and operations approach that reduces risk associated with outages and supports sustained emergency communications capability.
- **Program Accountability and Forward Progress:**
Ongoing tracking, documentation, and coordination of Master Plan implementation activities, ensuring that progress is visible to the 9-1-1 Surcharge Advisory Committee and Board of County Commissioners and that required actions are completed in a timely and organized manner.

Services described in this proposal support the planning, evaluation, implementation, operation, and enhancement of Humboldt County's 9-1-1 system as defined under NRS 244A.7645. A primary focus of this effort is long-term cost control and financial stability of the 9-1-1 surcharge fund. This includes supporting informed evaluation and

negotiation of vendor service offerings, including AT&T network options, and conducting targeted review of potential alternative providers to ensure the County is not prematurely committing to higher-cost solutions where viable options may exist.

These activities are intended to help the County avoid unnecessary or accelerated cost increases, while ensuring that decisions regarding ESInet, Hosted CAMA, or other service models are based on validated technical and financial analysis. In parallel, this work supports the development of a defined and tested backup 9-1-1 routing and operations approach, reducing both operational risk and the potential financial impacts of outages or unplanned events.

All work will be performed in support of core 9-1-1 system functionality, including the reliable receipt, processing, and routing of emergency calls. As such, these activities constitute allowable uses of 9-1-1 surcharge funds under State statute and applicable FCC guidance.

Scope of Services

Services are organized into four integrated work elements. Each work element directly supports advancement of specific Master Plan recommendations.

Group A: Program Governance, Compliance, and Plan Tracking

This work represents the ongoing activities required to maintain alignment with statutory requirements and the County's adopted 9-1-1 program framework. Galena Group will maintain and update a structured implementation record tied directly to the Master Plan recommendations. This includes tracking system status, financial conditions, and progress toward advancing identified priorities. Work will support the County's required annual review process and provide documentation suitable for Committee and BCC reporting.

This effort also includes ongoing monitoring of State and Federal regulatory requirements affecting 9-1-1 systems and surcharge expenditures. All activities will be evaluated to ensure consistency with Nevada Revised Statutes (NRS 244A) and Federal Communications Commission (FCC) fee-compliance requirements.

Group B: Financial Strategy and Governance Support

This work focuses on long-term financial sustainability and alignment between operational costs and available funding. Galena Group will support the County in evaluating funding strategies associated with current and future 9-1-1 service models, including analysis of recurring cost impacts and development of appropriate cost-allocation approaches. This includes advancement of hybrid funding concepts that

balance surcharge revenues with broader County operating budgets, consistent with the Master Plan.

Support may also include development of service agreements where dispatch services involve partner entities, including documentation, financial analysis, and presentation materials necessary for policy-level decisions.

Group C: Technical Evaluation and Modernization Planning

This work provides the technical foundation required to advance key Master Plan recommendations related to system modernization and resiliency. Galena Group will support the County in evaluating vendor-provided technical information as it is received. This includes assessment of network architecture, routing, resiliency, and operational impacts associated with future service models.

In parallel, this effort includes support for a targeted review of alternative service approaches to ensure informed decision-making prior to long-term contractual commitments.

Continuity of operations planning is an important component of this work. Galena Group will assist the County in defining a sustainable Backup Emergency Communications Center (ECC) approach, including identification of infrastructure requirements, coordination with telecommunications providers, and alignment with allowable funding mechanisms for facility and resiliency investments.

Group D: Program Management and Implementation Support

This work ensures that implementation of Master Plan recommendations remains organized, documented, and aligned with County priorities. Galena Group will maintain a clear implementation roadmap based on the adopted Plan, showing key actions, how they connect, and where decisions are needed. Support will include regular status updates, short technical summaries, and simple materials to help move specific projects forward.

This work also includes support for Committee and BCC engagement, including preparation of presentation materials and coordination of agenda items related to 9-1-1 program implementation.

For purposes of this engagement, “implementation” refers to advancement of adopted Master Plan recommendations, including technical evaluation, financial planning, continuity planning, governance actions such as Committee and Board review, policy

direction, and contract approvals, and preparation for future procurement or system changes.

Approach and Deliverables

All work will be coordinated with County staff and aligned with Committee direction. Activities will be structured to ensure that progress is visible, measurable, and directly tied to advancement of the 9-1-1 program.

Deliverables will include implementation tracking summaries, technical evaluations, financial analyses, and presentation materials as required to support decision-making and document progress. This approach ensures that implementation activities remain coordinated, defensible, and aligned with County priorities.

Statutory Compliance

All services described in this proposal are directly associated with the planning, evaluation, implementation, operation, and enhancement of the County's 9-1-1 system, as established in the adopted Five-Year Master Plan.

These activities are consistent with allowable uses of 9-1-1 surcharge funds under Nevada Revised Statutes Chapter 244A, including system planning, technical evaluation, operational support, and implementation oversight. Work will be performed in a manner that ensures all expenditures are clearly documented, defensible, and compliant with State and Federal requirements.

Term and Compensation

Services will be provided over a six-month period from the date of approval to support ongoing implementation of the 9-1-1 Five-Year Master Plan.

Compensation will be on a time-and-materials basis at a rate of \$150 per hour, with total authorization for this effort not to exceed \$18,000 (120 hours). Work will be performed in alignment with the scope of services outlined in this proposal and prioritized in coordination with County staff and the 9-1-1 Surcharge Advisory Committee.

Reimbursable travel and related out-of-pocket expenses will be billed at cost and are estimated at approximately \$500 per month, not to exceed \$3,000 over the six-month term. Travel will be coordinated to support key meetings, on-site evaluations, and implementation activities.

The total not-to-exceed amount for this engagement is \$21,000.

Approval

This 9-1-1 Master Plan Implementation Support proposal is submitted for review and recommendation by the Humboldt County 9-1-1 Surcharge Advisory Committee, to be followed by consideration and approval by the Board of County Commissioners. Upon approval, services will be initiated to support ongoing implementation of the County's 9-1-1 Five-Year Master Plan.



HUMBOLDT COUNTY

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

STAFF AGENDA REQUEST

DATE: May 20, 2026
TO: County Commission
FROM: Alex Brooks, Technology Services Coordinator/Acting Manager and Tammy Bendell, Technology Services Administrative Specialist
SUBJECT: Approval to Enter into Contract with OPI, Inc. for Print Devices
REQUESTED AGENDA DATE: June 1, 2026

SUMMARY AND BACKGROUND:

The Technology Services Department is seeking approval to enter into a 48-month contract with OPI, Inc. for county wide print devices that will deliver cost savings to the County and provide an efficient service and supplies solution and will ease labor input burdens on the Technology Services Department.

On February 22, 2022, this Commission approved an initial contract with Alliance Document Technologies for county wide print devices in the approximate amount of \$5,543.71.

On August 8, 2022, this Commission approved an Amendment to the initial contract with Alliance Document Technologies, to add print devices for the Public Defender's Office, in an additional monthly amount of \$137.90, resulting in an increased monthly contract cost of approximately \$5,681.61.

On May 1, 2023, this Commission approved an Amendment to the initial contract with Alliance Document Technologies, to add print devices for Human Services, Planning, Denio Library Branch, McDermitt Library Branch, Sheriff Cardenas, Sixth Judicial District Court and the Treasurer, in an additional monthly amount of \$979.14 per month, resulting in an increased monthly contract cost of approximately \$6,660.75.

The Technology Services department and many other departments throughout the county have not been happy with the services provided by Xerox. The auto replenishment system rarely works correctly and getting in person service technicians onsite often delays service solutions as there is not a local service technician.

Recently, County wide department needs were surveyed once again and evaluated by the Technology Services Department and the proposed vendor, OPI, Inc., in conjunction with meter readings from all devices. As a result, some departments may experience recommended consolidations to eliminate excess and underutilized devices. The proposed number of devices has been reduced from 62 to 59.

The main focus of the initial project was to deliver cost savings and provide an efficient solution that would ease labor burdens on the Technology Services Department. The main focus of this project is to deliver additional costs savings to the County as well as experiencing better overall service and supply requests which will ultimately ease some of the labor burdens on the Technology Services Department. The Department has received many favorable references for OPI, Inc., from other Department Heads within the County, in addition to OPI, Inc. being a local vendor, and is reasonably confident that this will be a prudent and positive change.

WHY ARE YOU BRINGING THIS BEFORE THE BOARD NOW:

For approval to enter into a 48-month contract with OPI, Inc. for county-wide print devices in an amount not to exceed \$5,500.00 per month.

PREVIOUS ACTION:

None

HAS DISTRICT ATTORNEY REVIEWED AGREEMENT/CONTRACT IF APPLICABLE:

Documents were submitted to the District Attorney's Office on Monday, May 18, 2026, for review.

FISCAL IMPACT IF APPLICABLE:

The fiscal impact of entering into this contract with OPI, Inc, will be an approximate savings to the county of approximately \$1,160.75 per month/\$13,929.00 annually. Historically, these expenditures have been paid directly by the Comptroller's Office.

RECOMMENDATION:

It is recommended that the request to enter into a 48-month contract with OPI, Inc. for county-wide print devices, in an amount not to exceed \$5,500.00 per month, be approved.

LIST SUPPORTING DOCUMENTS IF APPLICABLE:

Proposed Humboldt County Lease Agreement, Proposed Humboldt County Device Pricing List and Proposed Humboldt County Service Agreement, from OPI, Inc.

POSSIBLE MOTION:

Motion to approve Humboldt County to enter into a 48-month contract with OPI, Inc. for county-wide print devices in an amount not to exceed \$5,500.00 per month.

Office Products Inc. Lease Agreement

APPLICATION NO.

CONTRACT NO.
1

Send Account Inquiries to: 121 Freeport Circle • Fallon, NV 89406 • Phone: (775) 423-5403 • Fax: (775) 423-5404
Send Payments to: 121 Freeport Circle • Fallon, NV 89406

The words **you** and **your** refer to the customer. The words **Lessor, we, us** and **our** refer to **Office Products Inc. (OPI)**. Every attempt has been made to eliminate confusing language and create a simple, easy-to-read document.

CUSTOMER INFORMATION

FULL LEGAL NAME HUMBOLDT COUNTY OFFICES			STREET ADDRESS 50 WEST FIFTH STREET	
CITY WINNEMUCCA	STATE NV	ZIP 89445	PHONE	FAX
BILLING NAME (IF DIFFERENT FROM ABOVE) HUMBOLDT COUNTY OFFICES			BILLING STREET ADDRESS 50 WEST FIFTH STREET	
CITY WINNEMUCCA	STATE NV	ZIP 89445	E-MAIL	
EQUIPMENT LOCATION (IF DIFFERENT FROM ABOVE) 				

SUPPLIER INFORMATION

NAME OF SUPPLIER Office Products Inc			STREET ADDRESS 121 Freeport Circle	
CITY Fallon	STATE NV	ZIP 89406	PHONE 775-423-5403	FAX 775-423-5404

QTY.	ITEM DESCRIPTION	MODEL NO.	SERIAL
57	DEVICES (SEE ATTACHED LIST)		

LEASE TERMS LEASE PAYMENT AMOUNT SECURITY DEPOSIT

Term in Months <u>48</u> FMV (mos.)	Payments of \$ <u>4768.08</u> (Plus Applicable Taxes) Lease Payment Period is Monthly Unless Otherwise Indicated.	\$ _____ (Plus Applicable Taxes)
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END OF LEASE OPTIONS: You will have the following options at the end of the original term, provided the Lease has not terminated early and no event of default under the Lease has occurred and is continuing. 1. Purchase the Equipment for the Fair Market Value. 2. Renew the Lease per paragraph 1. 3. Return Equipment as provided in Paragraph 5.

THIS IS A NONCANCELABLE / IRREVOCABLE AGREEMENT, THIS AGREEMENT CANNOT BE CANCELED OR TERMINATED.

LESSOR ACCEPTANCE

Office Products Inc.		President
DATED LESSOR	SIGNATURE	TITLE

CUSTOMER ACCEPTANCE

By providing a telephone number for a cellular phone or other wireless device, you are expressly consenting to receiving communications (for NON-marketing or solicitation purposes) at that number, including, but not limited to, prerecorded or artificial voice message calls, text messages, and calls made by an automatic telephone dialing system from Lessor and its affiliates and agents. This Express Consent applies to each such telephone number that you provide to us now or in the future and permits such calls. These calls and messages may incur access fees from your cellular provider.

HUMBOLDT COUNTY OFFICE	X	
DATED CUSTOMER	SIGNATURE	TITLE
FEDERAL TAX I.D. #	PRINT NAME	

CONTINUING GUARANTY

As additional inducement for us to enter into the Agreement, the undersigned ("you") unconditionally, jointly and severally, personally guarantees that the customer will make all payments and meet all obligations required under this Agreement and any supplements fully and promptly. You agree that we may make other arrangements including compromise or settlement with the customer and you waive all defenses and notice of those changes and will remain responsible for the payment and obligations of this Agreement. We do not have to notify you if the customer is in default. If the customer defaults, you will immediately pay in accordance with the default provision of the Agreement all sums due under the terms of the Agreement and will perform all the obligations of the Agreement. If it is necessary for us to proceed legally to enforce this guaranty, you expressly consent to the jurisdiction of the court set out in paragraph 14 and agree to pay all costs, including attorneys fees incurred in enforcement of this guaranty. It is not necessary for us to proceed first against customer before enforcing this guaranty. By signing this guaranty, you authorize us to obtain credit bureau reports for credit and collection purposes.

	X	
PRINT NAME OF GUARANTOR	SIGNATURE	DATED

ACCEPTANCE OF DELIVERY

You certify that all the Equipment listed above has been furnished, that delivery and installation has been fully completed and satisfactory. Further, all conditions and terms of this Agreement have been reviewed and acknowledged. Upon your signing below, your promises herein will be irrevocable and unconditional in all respects. You understand and agree that OPI owns the equipment, and you may contact us for your warranty rights, which we transfer to you for the term of the agreement. Your approval as indicated below that OPI owns the Equipment is a condition precedent to the effectiveness of this Agreement.

	X	
DATE OF DELIVERY CUSTOMER	SIGNATURE	TITLE

1. LEASE AGREEMENT: You agree to lease from us the personal property described under "ITEM DESCRIPTION" and as modified by supplements to this Master Agreement from time to time signed by you and us (such property and any upgrades, replacements, repairs and additions referred to as "Equipment") for business purposes only. You agree to all of the terms and conditions contained in this Agreement and any supplement, which together are a complete statement of our Agreement regarding the listed Equipment ("Agreement") and supersedes any purchase order or outstanding invoice. This Agreement may be modified only by written Agreement and not by course of performance. You authorize us to insert in this Agreement serial numbers and other identification about the Equipment, as well as other omitted factual matters. This Agreement becomes valid upon execution by us and will begin on the date shown and will continue from the first day of the following month for the number of consecutive months shown. Interim rent shall be in an amount equal to 1/30th of the monthly rental, multiplied by the number of days between rent commencement date and first payment due date. The term will be extended automatically for successive 12 month terms unless you send us written notice between ninety (90) and one hundred fifty (150) days before the end of any term of your intent to purchase or return the Equipment AND complete the purchase or return within 30 days of the end of term. THE BASE RENTAL PAYMENT SHALL BE ADJUSTED PROPORTIONATELY UPWARD OR DOWNWARD, IF THE ACTUAL COST OF THE EQUIPMENT EXCEEDS OR IS LESS THAN THE ESTIMATE PROVIDED TO LESSEE. If any provision of this Agreement is declared unenforceable in any jurisdiction, the other provisions herein shall remain in full force and effect in that jurisdiction and all others. You authorize us to insert or correct missing information on this lease including your proper legal name, serial numbers and any other numbers describing the Equipment. You agree to provide updated annual and/or quarterly financial statements to us upon request.
2. RENT: Rent will be payable in installments, each in the amount of the basic lease payment shown plus any applicable sales tax, use tax, or property tax. We will have the right to apply all sums, received from you, to any amounts due and owed to us under the terms of this Agreement. In the event this Agreement is not commenced, the security deposit will be retained by us to compensate us for our documentation, processing and other expenses. If for any reason, your check is returned for nonpayment, a \$35.00 bad check charge will be assessed.
3. OWNERSHIP OF EQUIPMENT: We are the Lessor of the Equipment and have sole title to the Equipment (excluding software). You agree to keep the Equipment free and clear of all liens and claims.
4. WARRANTY DISCLAIMER: WE MAKE NO WARRANTY, EXPRESS OR IMPLIED, OR THAT THE EQUIPMENT IS FIT FOR A PARTICULAR PURPOSE OR THAT THE EQUIPMENT IS MERCHANTABILITY. Notwithstanding any other terms and conditions of the Agreement, you agree that as to software only: a) We have not had, do not have, nor will have any title to such software, b) You have executed or will execute a separate software license agreement and we are not a party to and have no responsibilities whatsoever in regard to such license agreement, c) You have selected such software and WE MAKE NO WARRANTIES OF MERCHANTABILITY, DATA ACCURACY, SYSTEM INTEGRATION OR FITNESS FOR USE AND TAKE ABSOLUTELY NO RESPONSIBILITY FOR THE FUNCTION OR NATURE OF SUCH SOFTWARE.
5. LOCATION OF EQUIPMENT: You will keep and use the Equipment only at your address shown above and you agree not to move it unless we agree to it. At the end of the Agreement's term, you will return the Equipment to a location we specify at your expense, in retail resaleable condition, full working order, and in complete repair.
6. LOSS OR DAMAGE: You are responsible for the risk of loss or for any destruction of or damage to the Equipment. No such loss or damage relieves you from the payment obligations under this Agreement. You agree to promptly notify us in writing of any loss or damage and you will then pay to us the present value of the total of all unpaid lease payments for the full lease term plus the estimated fair market value of the Equipment at the end of the originally scheduled term, all discounted at four percent (4%) per year. Any proceeds of insurance will be paid to us and credited, at our option, against any loss or damage. You authorize us to sign on your behalf and appoint us as your attorney in fact to execute in your name any insurance drafts or checks issued due to loss or damage to the Equipment.
7. COLLATERAL PROTECTION AND INSURANCE: You agree to keep the Equipment fully insured against loss with us as loss payee in an amount not less than replacement cost until this Agreement is terminated. You also agree to obtain a general public liability insurance policy from anyone who is acceptable to us and to include us as an insured on the policy. You agree to provide us certificates or other evidence of insurance acceptable to us, before this Agreement begins or, should you wish us to waive this requirement, we will bill you and you will pay a monthly property damage surcharge of up to .0035 of the total stream of payments as a result of our administrative costs, credit risk and other costs. We may make a profit on this program. As long as you are current at the time of the loss (intentional acts are not included), the remaining balance owed on the Agreement will be forgiven. You must be current to benefit from this program. NOTHING IN THIS PARAGRAPH WILL RELIEVE YOU OF YOUR RESPONSIBILITY FOR LIABILITY INSURANCE COVERAGE ON THIS EQUIPMENT.
8. INDEMNITY: We are not responsible for any loss or injuries caused by the installation or use of the Equipment. You agree to hold us harmless and reimburse us for loss and to defend us against any claim for losses or injury caused by the Equipment.
9. TAXES AND FEES: You agree to pay when due all taxes (including personal property tax, fines and penalties) and fees relating to this Agreement or the Equipment. If we pay any of the above for you, you agree to reimburse us and to pay us a processing fee for each payment we make on your behalf. In addition you agree to pay us a UCC filing fee of \$35.00 and reimburse us for all costs involved in documenting and servicing this Agreement. We reserve the right to charge a fee upon termination of this Agreement either by trade-up, buy-out or default. Any fee charged under this Agreement may include a profit and is subject to applicable taxes.
10. ASSIGNMENT: YOU HAVE NO RIGHT TO SELL, TRANSFER, ASSIGN OR SUBLEASE THE EQUIPMENT OR THIS AGREEMENT. We may sell, assign, or transfer this Agreement without notice. You agree that if we sell, assign, or transfer this Agreement, the new Lessor will have the same rights and benefits that we have now and will not have to perform any of our obligations. You agree that the rights of the new Lessor will not be subject to any claims, defenses, or set offs that you may have against us.
11. DEFAULT AND REMEDIES: If you do not pay any lease payment or other sum due to us or other party when due or if you break any of your promises in the Agreement or any other Agreement with us, you will be in default. If any part of a payment is late, you agree to pay a late charge of 15% of the payment which is late or if less, the maximum charge allowed by law. If you are ever in default, we may retain your security deposit and at our option, we can terminate or cancel this Agreement and require that you pay (1) the unpaid balance of this Agreement (discounted at 4%); (2) the amount of any purchase option and if none is specified, 20% of the original Equipment cost which represents our anticipated residual value in the Equipment; (3) and return the Equipment to us to a location designated by us. We may recover interest on any unpaid balance at the rate of 8% per annum. We may also use any of the remedies available to us under Article 2A of the Uniform Commercial Code as enacted in the State of Lessor or its Assignee or any other law. If we refer this Agreement to an attorney for collection, you agree to pay our reasonable attorney's fees and actual court costs. If we have to take possession of the Equipment, you agree to pay the cost of repossession. The net proceeds of the sale of any repossessed Equipment will be credited against what you owe us under this Agreement. YOU AGREE THAT WE WILL NOT BE RESPONSIBLE TO PAY YOU ANY CONSEQUENTIAL OR INCIDENTAL DAMAGES FOR ANY DEFAULT BY US UNDER THIS AGREEMENT. You agree that any delay or failure to enforce our rights under this Agreement does not prevent us from enforcing any rights at a later time. It is further agreed that your rights and remedies are governed exclusively by this Agreement and you waive lessee's rights under Article 2A (508-522) of the UCC.
12. UCC FILINGS: You grant us a security interest in the Equipment if this Agreement is deemed a secured transaction and you authorize us to record a UCC-1 financing statement or similar instrument, in order to show our interest in the Equipment.
13. SECURITY DEPOSIT: The security deposit is payable upon execution and non-interest bearing and is to secure your performance under this Agreement. Any security deposit made may be applied by us to satisfy any amount owed by you, in which event you will promptly restore the security deposit to its full amount as set forth above. If all conditions herein are fully complied with and provided you have not ever been in default of this Agreement per paragraph 11, the security deposit will be refunded to you after the return of the Equipment in accordance with paragraph 5.
14. CONSENT TO LAW, JURISDICTION, AND VENUE: This Agreement shall be deemed fully executed and performed in the state of Lessor or its Assignee's principal place of business and shall be governed by and construed in accordance with its laws. If the Lessor or its Assignee shall bring any judicial proceeding in relation to any matter arising under the Agreement, you irrevocably agree that any such matter may be adjudged or determined in any court or courts in the state of the Lessor or its Assignee's principal place of business, or in any court or courts in your state of residence, or in any other court having jurisdiction over you or your assets, all at the sole election of the Lessor. You hereby irrevocably submit generally and unconditionally to the jurisdiction of any such court so elected by Lessor in relation to such matters. You waive trial by jury in any action between us and waive defense of inconvenient forum.
15. DELIVERY OF ORIGINALS: You agree to submit the original master lease documents with the security deposit to the Lessor via overnight courier the same day of the facsimile transmission of the lease documents. Should we fail to receive these originals, you agree to be bound by the faxed copy of this Agreement with appropriate signatures. Lessee waives the right to challenge in court the authenticity of a faxed copy of this Agreement and the faxed copy shall be considered the original and shall be the binding Agreement for the purposes of any enforcement action under paragraph 11.

FOR MUNICIPALITIES ONLY

- 16-A. CUSTOMER COVENANTS: You covenant and warrant that (1) it has, in accordance with the requirements of law, fully budgeted and appropriated sufficient funds for the current budget year to make the payments scheduled to come due and to meet its other obligations under the Agreement and such funds have not been expended for other purposes; and
 - (2) that there is no action, suit, proceeding or investigation pending, or threatened in any court or other tribunal or competent jurisdiction, state or federal or before any public board or body, which in any way would (a) restrain or enjoin the delivery of the Agreement or the ability of you to make its Base Payments (as set out above); (b) contest or affect the authority for the execution or delivery of, or the validity of, the Agreement; or (c) contest the existence and powers of you; nor is there any basis for any such action, suit, proceeding or investigation; and
 - (3) That the Equipment will be operated and controlled by you and will be used for essential government purposes and will be essential for the term of the Agreement.
 - (4) You have not previously terminated a rental for non-appropriation, except as specifically described in a letter appended hereto.
- 16-B. SIGNATURES: Each signor (two if monthly payment exceeds \$1,200) warrants that he/she is fully conversant with the governing relevant legal and regulatory provisions and has full power and authorization to bind you. Signor(s) for you further warrant(s) its governing body has taken the necessary steps; including any legal bid requirements, under applicable law to arrange for acquisition of the Equipment; the approval and execution has been in accordance with all applicable open meeting laws; and that a resolution of the governing body of you authorizing execution of the Agreement has been duly adopted and remains in full force and effect.
- 16-C. NON APPROPRIATION: In the event you are in default under the Agreement because:
 1. Funds are not appropriated for a fiscal period subsequent to the one in which the Agreement was entered into which are sufficient to satisfy all of your obligations under the Agreement during said fiscal period;
 2. Such non-appropriation did not result from any act or failure to act of you;
 3. You have exhausted all funds legally available for all payment due under the Agreement; and
 4. There is no other legal procedure by which payment can be made to Lessor.
 Then, provided that (a) you have given Lessor written notice of the occurrence of paragraph 1 above thirty (30) days prior to such occurrence; (b) Lessor has received a written opinion from your counsel verifying the same within ten (10) days thereafter upon receipt of the Equipment delivered to a location designated by Lessor, at your expense, Lessors remedies for such default shall be to terminate the Agreement at the end of the fiscal period during which notice is given; retain the advance payments, if any; and/or sell, dispose of, hold, use or rent the Equipment as Lessor in its sole discretion may desire, without any duty to account to you.

HUMBOLDT COUNTY OFFICE

X

DATED

CUSTOMER

SIGNATURE

TITLE

August 26, 2016

Page 2 of 2

Device Price Listing

Location		Model	Model \$	LCC	4 Drawers	Finisher	2/3 punch	Fax	Total
IT Room		C301i	\$95.67		\$12.93				\$108.60
CDC Juvinal		C361i	\$116.57	\$12.93		16.76			\$146.26
CDC Juvinal		M3350	\$24.37						\$24.37
CDC Juvinal-Intake	8/31/2026	c3301i	34.57						\$34.57
Dispatch		C301i	\$95.67		\$12.93				\$108.60
Dispatch		M3350	\$24.37						\$24.37
Dispatch		M3350	\$24.37						\$24.37
Dispatch Central	8/31/2026	C301i	\$95.67		\$12.93				\$108.60
Dispatch Central	buying	M3350	\$24.37						\$24.37
Dispatch Central		M3350	\$24.37						\$24.37
Dispatch Housing		C301i	\$95.67	\$12.93					\$108.60
Dispatch Housing		M3350	\$24.37						\$24.37
Dispatch Inmate		M3350	\$24.37						\$24.37
Dispatch Admin		C301i	\$95.67		\$12.93				\$108.60
Dispatch Admin		M3350	\$24.37						\$24.37
Dispatch Kitchen	buying	M3350	\$24.37						\$24.37
Booking	buying	M3350	\$24.37						\$24.37
Booking		M3350	\$24.37						\$24.37
UNR Extension		C361i	\$116.57	\$12.93		16.76	\$5.64	\$10.57	\$162.47
Sheriff		C451i	153.17	\$12.93		16.76			\$182.86
Sheriff Front	8/31/2026	C3351i	49.31						\$49.31
Sheriff Office	4/30/2026	c3301i	34.57						\$34.57
Sheriff Detectives		c3301i	34.57						\$34.57
Sheriff Admin		M3350	\$24.37						\$24.37
HR	8/31/2026	C301i	\$95.67		\$12.93	16.76			\$125.36
Treasurer	4/30/2026	C301i	\$95.67	\$12.93					\$108.60
Treasurer		M3350	\$24.37						\$24.37
Treasurer		M3350	\$24.37						\$24.37
Assessor		M3350	\$24.37						\$24.37
County Manager		C361i	\$116.57	\$12.93		16.76	\$5.64		\$151.90
Comptroller		C451i	153.17	\$12.93		16.76	\$5.64		\$188.50
Comptroller		XM3350	43.71						\$43.71
JC - Civil		M451i	102.33	\$12.93					\$115.26
JC - Civil		c3301i	34.57						\$34.57
JC Criminal		C361i	\$116.57	\$12.93					\$129.50
6th Judicial		C751i	254.77	x		x	x		\$254.77
6th Judicial	4/30/2026	C3351i	49.31						\$49.31
Clerk		C751i	254.77	x		x	x		\$254.77
DA		C751i	254.77	x		x	x		\$254.77
DA	8/31/2026	c3301i	34.57						\$34.57
Child Support		C451i	153.17	\$12.93		16.76			\$182.86
Library		C451i	153.17		\$12.93	16.76			\$182.86
Library		c3301i	34.57						\$34.57
Library	8/31/2026	c3301i	34.57						\$34.57
Library		C3351i	49.31						\$49.31
Library		C3351i	49.31						\$49.31
Library McDermit	4/30/2026	C3351i	49.31						\$49.31
Library Denio	4/30/2026	C3351i	49.31						\$49.31
Recorder		C301i	\$95.67		\$12.93				\$108.60
Recorder		XM3350	43.71						\$43.71
Planning	4/30/2026	C301i	\$95.67		\$12.93				\$108.60
Building	8/31/2026	C301i	\$95.67		\$12.93				\$108.60

Emergency Manage		C3351i	49.31					\$49.31
Economic Dev.	8/31/2026	C3351i	49.31					\$49.31
Building and Grounds		C301i	\$95.67				\$12.93	\$108.60
Road Dept	8/31/2026	C301i	\$95.67				\$12.93	\$108.60
Human services	4/30/2026	C361i	\$116.57	\$12.93		16.76	\$5.64	\$151.90
						Total		\$4,768.08

Color Prints	0.0687
Mono Prints	0.0117

Blanket Coverage Maintenance Agreement

Your best value in copier care provides:



1. FLEXIBLE BILLING
2. INCLUDES PARTS, LABOR, TONER & SUPPLIES
3. FACTORY TRAINED TECHNICIANS
4. PRIORITY SERVICE SCHEDULING
5. COURTESY INSPECTIONS
6. FACTORY UPGRADE'S AS REQUIRED
7. REDUCED DOWN TIME
8. FREE LOANER MACHINE
9. LEMON CLAUSE

Office Products Inc.
 121 Freeport Circle
 Fallon, NV 89406
 Phone: 775-423-5403
 Fax: 775-423-5404
 www.OfficeProInc.net
 Ely: 775.289.2262
 Elko: 775.738.4664
 Winnemucca: 775.623.6661

HOW THE BLANKET COVERAGE MAINTENANCE AGREEMENT WORKS:

The Blanket Coverage Maintenance Agreement Is a COST PER COPY agreement billed monthly or quarterly based on your copy volume. The MONTHLY MINIMUM BILLING amount is a prepayment for the number of copies entered as COPIES INCLUDED. OVERAGES AFTER MINIMUM are the charges, per copy, for copies made in excess of the COPIES INCLUDED amount. By entering into this agreement at installation, you will NOT be charged for start up supplies.

NOTE: OPI does not give credit for flawed and/or unusable copies.

Start Date: _____

	Mono Start Meter	Color Start Meter	Model	Serial #
Customer Name	Monthly Minimum		Accessory	Accessory
Billing Address	Included Mono Prints	Included Color Prints	Accessory	Accessory
City, State, Zip	Mono Overages Rate	Color Overages Rate	Accessory	Accessory
Phone Number / Contact	Notes		<u>Pickup/Trade In</u>	
Physical Address of Equipment	Equipment Number	Model	Serial #	
Phone Number at Location of Equipment	Contact Email Address	Black Meter	Color Meter	

Customer Approval _____

Date _____

NOTE: OPI retains ownership of toner and other supplies until paid in full.

**For Service and Supplies Call Your Local Office.
 Submit Meter Readings to Support@officeproinc.net**

TERMS AND CONDITIONS OF THIS AGREEMENT.

1. FLEXIBLE BILLING: Choose either MONTHLY, QUARTERLY, OR ANNUAL billing. Annually billed agreement invoices are calculated from an estimated monthly billing multiplied by 12. Payment of the annual invoice establishes a credit from monthly/quarterly copy charges is deducted. All invoices are NET 15 days. Accounts not current will be placed on credit hold until the account is brought current. Accounts paid past the 15 days will be subject to finance charges. Accounts past 60 days will be reported to a collection service agency unless prior payment arrangements have been made with OPI.
2. LABOR, PARTS AND SUPPLIES: This agreement covers labor and materials for adjustment or repairs and the replacement of parts made necessary due to the normal use of the equipment. (At scheduled replacement intervals). This agreement does not provide paper or staples.
3. UPGRADE GUARANTEE: OPI guarantees a trade-up value for the next five (5) years provided by the equipment has been purchased new and covered by the BLANKET COVERAGE MAINTENANCE AGREEMENT since installation.
4. PRIORITY SERVICE: If a scheduling conflict should arise, BCMA customers will receive priority.
5. COURTESY INSPECTIONS: Your copier will receive unsolicited courtesy inspections on workload permitting basis.
6. FACTORY UPGRADES AS REQUIRED: If manufacturer has made an improvement during the production run and your copier needs this upgrade to perform as designed, it will be provided free of charge.
7. REDUCED DOWN TIME: With the features of this program, your copier will experience reduced down time and increased productivity.
8. FREE LOANER: If we are unable to repair your copier within a reasonable amount of time, we will provide you with a free loaner. The loaner may not have the same features.
9. LEMON CLAUSE: The ultimate protection. If, in the first six (6) months, your equipment cannot be made to perform as designed, AND is placed and operated within design limitations, OPI will replace it with an identical or similar model at no charge.
10. MINIMUM BILLING CYCLES: This agreement is a straight cost per copy agreement subject to the "Minimum Monthly, Quarterly, or Annual Billing" stated on the front of this form. OPI reserves the right to change the cost per copy rates and minimum billing amounts. This agreement will automatically renew at the prevailing rates, or as otherwise stated, unless cancelled by either part in writing at least 30 days prior to renew.
11. METER READINGS: Meter Readings are required for billing and are customers responsibility to provide meter readings to OPI via phone call, fax or e-mail..
12. PRICE INCREASES: Price will increase 5% after the first 36 months of this contract and 5% annually thereafter.
13. SERVICE CALLS: An agreement service call will be performed during normal OPI business hours. Monday through Friday 8:00am to 5:00pm. If service is requested by the customer outside of those hours, OPI reserves the right to charge established rates for travel and repair time. Service hours are Monday-Friday from 8:00am-5:00pm.
14. COVERAGE LIMITATIONS: This agreement does not cover service ,repairs, or parts made necessary because of accident, misuse, abuse, neglect, vandalism, power disturbances, alterations, fire, water damage, earthquakes, or exposure to temperatures outside of the equipment's operating specifications. Repairs or cleaning due to improper installation of toner and paper are not covered under agreement and will be by at current hourly rate.
15. PRE-INSPECTIONS: The equipment must be in good working condition upon commencement of this agreement. Charges for labor, parts, and materials to inspect and place the equipment in good condition will be at established rates. If equipment has run more than 50% of the manufacturer's recommended PM cycle, a full PM must be performed before coverage will be implemented.
16. ZONE: Should the equipment be moved to a new locale, OPI will adjust the rates to reflect any new zone charges.
17. TELEPHONE: You agree to provide a telephone for the technician's service related use.
18. LIABILITY: OPI will not be held responsible for delays or inabilities to service caused by strikes, accidents, weather, or other reasons beyond its control. In no event will OPI be liable for loss of profits, or special indirect or consequential damages.
19. CANCELLATION: This agreement may be cancelled by either party after giving thirty (30) days written notice. Phone cancellations are not accepted. All contracts require a final meter reading, if a meter reading cannot be provided a 3 month average meter will be billed OPI reserves the right to prorate the remaining toner upon cancellation.
20. CONNECTIVITY: After initial installation of copier and up to four workstations to network and/or two hours of labor. All network, software, computer, workstation, e-mailing, scanning or driver related service calls are not covered under maintenance agreement. All labor will be billed at current hourly rate.
21. INFORMATION SECURITY: End User is solely responsible for the removal of any data and/or images maintained on the equipment.