

COUNTY COMMISSIONERS  
Chair, Bob Lucey, District 2  
Vice-Chair Marsha Berkgigler, District 1  
Kitty Jung, District 3  
Vaughn Hartung, District 4  
Jeanne Herman, District 5



COUNTY MANAGER  
Eric P. Brown

ASSISTANT DISTRICT ATTORNEY  
David Watts-Vial

COUNTY CLERK  
Nancy Parent

## NOTICE OF MEETING AND AGENDA

### WASHOE COUNTY BOARD OF COUNTY COMMISSIONERS - 1001 E. 9th Street, Reno, Nevada

April 28, 2020  
10:00 a.m.

**No members of the public will be allowed in the BCC Chambers due to concerns for public safety resulting from the COVID-19 emergency and pursuant to the Governor of Nevada's Declaration of Emergency Directive 006 Section 1 which suspends the requirement in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate. This meeting will be held by teleconference only.**

**The meeting will be televised live and replayed on Washoe Channel at: <https://www.washoecounty.us/mgrsoff/Communications/wctv-live.php> and also on Youtube at: <https://www.youtube.com/user/WashoeCountyTV>.**

NOTE: Items on the agenda may be taken out of order; combined with other items; removed from the agenda; moved to the agenda of another meeting; moved to or from the Consent section; or may be voted on in a block. Items with a specific time designation will not be heard prior to the stated time, but may be heard later. The Consent is a single agenda item and is considered as a block and will not be read aloud. The Board of County Commissioners may take breaks approximately every 90 minutes.

**Accessibility.** In compliance with the Americans with Disabilities Act, those requiring accommodation for this meeting should notify the Office of the County Manager at (775) 328-2000, 24 hours prior to the meeting.

**Time Limits.** Public comments are welcomed during the Public Comment periods for all matters, whether listed on the agenda or not, and are limited to three minutes per person. Additionally, public comment of three minutes per person will be heard during individually numbered items designated as "for possible action" on the agenda. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment on that item at the Commission meeting. Persons may not allocate unused time to other speakers.

**Forum Restrictions and Orderly Conduct of Business.** The Board of County Commissioners conducts the business of Washoe County and its citizens during its meetings. The presiding officer may order the removal of any person whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warnings against disruptive comments or behavior may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite others are examples of speech that may be reasonably limited.

Public Comment. Public comment, whether on action items or general public comment, is limited to three (3) minutes per person. No action may be taken on a matter raised under general public comment until the matter is included on an agenda as an item on which action may be taken.

As required by the Governor's Declaration of Emergency Directive 006 Section 2, members of the public may submit public comment by teleconference by logging into the ZOOM webinar by accessing the following link: <https://zoom.us/j/843245876>. NOTE: This option will require a computer with audio and video capabilities. Additionally, public comment can be submitted via email to [washoe311@washoecounty.us](mailto:washoe311@washoecounty.us) or by leaving a voice message at: (775) 954-4664. Voice messages received will either be broadcast into the Commission Chamber during the meeting, or transcribed for entry into the record. The County will make reasonable efforts to include all comments received for public comment by email and voice-mail in the record. Please try to provide comments by 4:00 p.m. on April 27, 2020.

Pursuant to NRS 241.020, the Agenda for the Board of County Commissioners has been electronically posted at [www.washoecounty.us/bcc/board\\_committees/](http://www.washoecounty.us/bcc/board_committees/) and <https://notice.nv.gov>. Pursuant to Section 3 of the Declaration of Emergency Directive 006 ("Directive 006"), the requirement in NRS that notice agendas be physically posted within the State of Nevada has been suspended.

Support documentation for the items on the agenda, provided to the Washoe County Board of Commissioners is available to members of the public at the County Manager's Office (1001 E. 9th Street, Bldg. A, 2nd Floor, Reno, Nevada) Elizabeth Jourdin, Assistant to the County Manager, (775) 328-2000 and on Washoe County's website [www.washoecounty.us/bcc](http://www.washoecounty.us/bcc) <<http://www.washoecounty.us/bcc>>

**10:00 a.m.**

1. Salute to the flag.
2. Roll call.
3. Public Comment. Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the Commission agenda. The Commission will also hear public comment during individual action items, with comment limited to three minutes per person. Comments are to be made to the Commission as a whole.
4. Commissioners'/County Manager's announcements, reports and updates to include boards and commissions updates, requests for information or topics for future agendas. (No discussion among Commissioners will take place on this item.)
5. Appearance and presentation by Deanna Spikula, Registrar for Washoe County and Wayne Thorley, Deputy Secretary of State for Election, State of Nevada to cover 2020 election update, including the all mail in primary and implementation of same day registration. FOR DISCUSSION AND POSSIBLE ACTION

**6. Consent Items. (for possible action)**

**Clerk's Office.**

- 6.A. Approval of minutes for the Board of County Commissioners' special meeting of March 31, 2020. Clerk. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [BCC2020-03-31SMinutes](#)

- 6.B.1. Recommendation to approve a Water Rights Deed to re-convey 5.00 acre-feet of water rights from Washoe County to James T. Richardson and Cynthia M. Richardson, Trustees of The Richardson 1998 Family Trust Agreement, dated September 3, 1998. Community Services. (Commission District 5.) FOR POSSIBLE ACTION

**Attachments:** [BCC 04-28-20 - Staff Report - Water Rights Deed - Richardson.doc](#)  
[BCC 04-28-20 - Water Rights Deed - Richardson.docx](#)

- 6.B.2. Recommendation to approve: 1) a Lease Agreement between ECOL Partnership and Washoe County for a thirty-six month term, commencing May 1, 2020 through April 30, 2023, for occupancy at 250 S. Rock Blvd. #100 in the amount of [\$75,693.60 annually, plus \$2,365.43 monthly for common area maintenance]; and 2) a Lease Agreement between ECOL Partnership and Washoe County for a twelve month term, commencing May 1, 2020 through April 30, 2021, for occupancy at 250 S. Rock Blvd #126 in the amount of [\$15,840 annually, plus \$540 monthly for common area maintenance] for the Registrar of Voters' voting machines and equipment management. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [BCC 04-28-20 - Staff report - ECOL Voters Lease 2.docx](#)  
[BCC 04-28-20 - Voters Lease Agreement Ste 100.docx](#)  
[BCC 04-28-20 - Voters Lease Agreement Ste 126.docx](#)

- 6.C. Recommendation to approve budget amendments totaling an increase of [\$81,739.00] in both revenue and expense to the FY20 Marijuana/Vaping Surveillance Grant retroactive to April 1, 2020 through June 30, 2021 and if approved, direct the Comptroller's office to make the appropriate budget amendments. Health District. (All Commission Districts) FOR POSSIBLE ACTION.

**Attachments:** [Staff Report - Marijuana Vaping Data Grant - \\$81,739.00](#)  
[HD17609 - Subaward](#)

- 6.D. Recommendation to approve the 2019 Justice Assistance Grant (JAG) Program Award (2019-DJ-BX-0830), Office of Justice Programs, Bureau of Justice Assistance through the City of Reno, Reno Police Department [\$63,630.00, no County match required] for purchase of Law Enforcement equipment, Law Enforcement related training and travel, and overtime for the retroactive grant term of October 1, 2018 - September 30, 2022 and if approved, direct the Comptroller's Office to make the necessary budget amendments. Sheriff. (All Commission Districts.) FOR POSSIBLE ACTION.

**Attachments:** [BCC 04-28-20 - Sheriff - JAG Byrne Award \[\\$63,630\]](#)  
[2019 JAG Award](#)  
[2019 JAG MOU](#)

- 6.E.1. Recommendation to (1) approve authorization to travel and travel reimbursements for two non-County employees (community partners) in the approximate amount of [\$3,700], to attend the National Criminal Justice Training Center's Multidisciplinary Team Response to Child Sex Trafficking training using grant funds provided by the Children's Justice Act (CJA); (2) retroactively approve food purchases, and future food purchases by approving FY20 budget adjustments moving [\$6,081.10] into the food purchases item budget in Fund 228 - CPS (net impact to CPS Fund is zero); moving [\$3,000] into the food purchases line item budget in Fund 221 - Indigent Assistance (net impact to Indigent Assistance Fund is zero), and moving [\$500] into the food purchases line item budget in Fund 225 - Senior Services (net impact to Senior Services Fund is zero); and direct the Comptroller's Office to make the necessary budget adjustments. Human Services Agency. (All Commission Districts). FOR POSSIBLE ACTION.

**Attachments:** [BCC 04-28-20 TMP 3918 Non-County Travel and Food Purchases Budget Authority](#)

- 6.E.2. Recommendation to accept the FY20 Senior Mental Health subaward from the State of Nevada Division of Public and Behavioral Health (DPBH) to provide mental health support for seniors in the amount of [\$75,000; no county match] retroactive from October 1, 2019 through September 30, 2020; authorize the Director of the Human Services Agency to retroactively execute the grant documents; and direct the Comptroller's Office to make the necessary budget amendments. Human Services Agency. (All Commission Districts). FOR POSSIBLE ACTION

**Attachments:** [BCC 04-28-20 TMP3987 Approve Senior Mental Health Grant \[\\$75,000\]](#)  
[TMP3987 - Senior Mental Health \(HD 17373 WCSS - Fully Executed\)](#)

- 6.E.3. Recommendation to approve Third Amendment to the Child Welfare Collaborative Agreement with Casey Family Programs, in the amount of [\$65,000; no County match] retroactive from January 1, 2020 through December 31, 2020 to facilitate family reunification and permanency for children and reduce foster care reentries; authorize the Director of Human Services Agency to retroactively execute Agreement documents; and direct the Comptroller's Office to make the necessary budget amendments. Human Services Agency. (All Commission Districts). FOR POSSIBLE ACTION

**Attachments:** [BCC 04-28-20 TMP3988 Accept Third Am Child Welfare Collaborative Agreement Casey Family Programs \[\\$65,000; no county match \]](#)  
[TMP3988 - Casey Contract Number FY18-0158.03 Amendment Three](#)

- 6.F. Recommendation to approve the change of the Senior Financial Analyst (position number 70006603) from part-time to full-time (40 hour/1 FTE) effective May 1, 2020; and authorize Human Resources to make the necessary changes. No fiscal impact to Washoe County. Increase cost to TRFMA of approximately \$24,380. (All Commission Districts.)

**Attachments:** [BCC 4-21-20 TRFMA Sr Financial Analyst from FT to 1 FTE effect 5-1-20 final](#)

- 6.G.1. Recommendation to approve the letter of intent submitted in lieu of an Interlocal Agreement between the County of Washoe and the Office of the Nevada Secretary of State for the reimbursement, from Federal Help America Vote Act (HAVA) funds received by the Secretary of State, for the cost of equipment and related services for the ISO (Isolated and Dedicated) and the MFA (Multifactor Authentication) projects in the amount of [\$58,047.83] (not to exceed \$60,000.00). No match required. The award period is retroactive from February 27, 2020 through August 1, 2020. If approved, direct the Comptroller's Office to make the necessary budget amendments. (All Commission Districts) FOR POSSIBLE ACTION

**Attachments:** [4-28-2020 ROV \[\\$58047.83\] Secretary Of State HAVA Award Agreement](#)  
[Letter of Agreement Funds](#)

- 6.G.2. Accept Registrar of Voters' report of the Early Voting location and schedule for the 2020 Primary Election per NRS 293.3561 (2b). (All Commission Districts) FOR POSSIBLE ACTION

**Attachments:** [4-28-20 Staff Report 2020 Primary EV Location and Schedule](#)  
[2020 PRIMARY EV Schedule](#)

- 6.G.3. Approve Interlocal Agreement between the County of Washoe and the City of Sparks for election services provided by Washoe County for the 2020 primary and general elections (approximate reimbursement received by the County will vary according to number of registered voters, candidate races and questions placed on the ballot by City of Sparks). (All Commission Districts) FOR POSSIBLE ACTION

**Attachments:** [4-28-20 Staff Report 2020 Sparks Interlocal for Elections](#)  
[20 Sparks Signed Interlocal](#)

- 6.G.4. Approve Interlocal Agreement between the County of Washoe and the City of Reno for election services provided by Washoe County for the 2020 primary and general elections (approximate reimbursement received by the County will vary according to number of registered voters, candidate races and questions placed on the ballot by City of Reno). (All Commission Districts) FOR POSSIBLE ACTION

**Attachments:** [4-28-20 Staff Report 2020 Reno Interlocal for Elections](#)  
[20 Reno Signed Interlocal](#)

#### **End of Consent Items**

7. Recommendation to approve a contract extension to the Agreement for Full Service Operation and Maintenance of Washoe County Sewer Facilities with SPB Utility Services, Inc., retroactively to January 1, 2020 through the end of calendar year 2024, [estimated monthly operation cost of \$112,788 for calendar year 2020; and an estimated annual budget of \$500,000 for Major and Minor Maintenance for calendar year 2020], costs subject to the annual CPI increases. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [BCC 04-28-20 - Staff Report - SPB Renewal FINAL.doc](#)  
[BCC 04-28-20 - SPB renewal](#)  
[BCC 04-28-20 - Response to SPB for Renewal Acceptance 2020.pdf](#)  
[BCC 04-28-20 - SPB Request to Renew 2019.pdf](#)  
[BCC 04-28-20 - SPB Agreement 2014 - 2019.pdf](#)

8. Recommendation to approve a request to initiate proceedings to amend the Washoe County Code (Chapter 70 - Vehicles and Traffic) pursuant to a request by Commissioners to allow for additional personnel classifications that can issue parking citations; and direct the County Clerk to submit the request to the District Attorney for preparation of a proposed ordinance, pursuant to Washoe County Code Section 2.030 and 2.040. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [BCC 04-28-20 - Letter of request to Washoe County Clerk.docx](#)  
[BCC 04-28-20 - Staff Report -Clerk Request - Chapter 70.docx](#)

9. Recommendation to approve the FY20 Community Case Managers grant from the State of Nevada Division of Public and Behavioral Health (DPBH) to assist clients with a serious mental illness moving from chronic homelessness into transitional and permanent housing in the amount of [\$240,000; no county match] retroactively from October 1, 2019 through September 30, 2020; authorize the Director of Human Services to execute the grant; and direct the Comptroller's Office to make the necessary budget amendments. Human Services Agency. (All Commission Districts). FOR POSSIBLE ACTION

**Attachments:** [BCC 04-28-20 TMP3986 Accept FY20 Community Case Manager Grant \[\\$240,000; no match\] ..](#)  
[TMP3986 - Community Case Manager \(HD 17372 WCSS FINAL CCM\)](#)

10. Recommendation to accept a sub-grant award from the State of Nevada, Division of Child and Family Services (DCFS) in the amount of [\$171,055; no county match] retroactive from October 1, 2019 through September 30, 2020, to support foster care and adoption recruitment and training efforts. Authorize the Director of Human Services Agency to retroactively execute the sub-grant award and direct the Comptroller's Office to make the necessary budget amendments. Human Services Agency. (All Commission Districts) FOR POSSIBLE ACTION

**Attachments:** [BCC 04-28-20 TMP3985 Accept Adoption Incentive Grant \[\\$171,055\]](#)  
[TMP3985 - Adoption Incentive \(93603-18-002- Washoe County\)](#)

11. Recommendation to accept a partial FY20 Victims of Crime Act (VOCA) sub-grant award from the State of Nevada, Division of Child and Family Services in the amount of [\$557,903; \$139,476 County match] retroactive for the period of July 1, 2019 to June 30, 2020; authorize the Director of the Human Services Agency to retroactively execute the sub-grant award and related documents; direct the Comptroller's Office to make the necessary budget amendments. Human Services Agency. (All Commission Districts). FOR POSSIBLE ACTION

**Attachments:** [BCC 04-28-20 TMP3991 FY20 VOCA \[\\$557,903; \\$139,476 county match\] 2](#)  
[VOCA20 16575-18-058 Extension](#)

12. Recommendation to approve the award for the FY20 Nutrition Services Incentive Program (NSIP) grant from the State Aging and Disability Services Division (ADSD) to support food costs for senior congregate and home delivered meals in the amount of [\$248,240; no county match] retroactive from October 1, 2019 through September 30, 2020, authorize the Director of Human Services Agency to retroactively execute the grant documents, and direct the Comptroller's Office to make the necessary budget amendments. Human Services Agency. (All Commission Districts) FOR POSSIBLE ACTION

**Attachments:** [16-000-57-NX-20 NOSA](#)  
[BCC 04-28-20 TMP3998 Approve ADSD Supplemental NSIP \[\\$248,240\]](#)

13. Determination whether a material breach of the contract between Washoe County and VOTEC Corporation for the purchase of hardware and software for the WelcomeVoter Kiosk has occurred. If so, possible termination of the contract, on the recommendation of the Registrar of Voters and Washoe County Technology Services. Determination of a material breach of contract by VOTEC will include but not be limited to whether VOTEC adequately provided a system of software and voter kiosks that allow for same-day voter registration and communication within the system and amongst the kiosks so that voters can only register and vote once, as well as a means of properly testing the system prior to an actual election. This contract was meant to serve as the county's means of accommodating same-day voter registration and other requirements set forth in AB 345 of the 2019 legislative session. The funding for the contract was provided by the state in the amount of \$445,850. (All Commission Districts) FOR POSSIBLE ACTION

**Attachments:** [4-28-2020 Staff Report Termination of Votec Contract WC Comments](#)  
[Washoe County Termination of Contract letter 2020.2.26 \(002\)](#)  
[VOTEC Correspondence 03.13.20](#)  
[Re VOTEC Corporation Contract](#)  
[VOTEC extended Response to Washoe County Termination of Contract \(002\) \(002\)](#)

**Public Hearing. (Note: Due to public testimony and discussion, time expended on the item in this category can vary.)**

*(Note: Items listed under this heading only will be heard at or after the noted time. In no case will it be heard before the stated time. Due to public testimony and discussion, time expended on the item in this category can vary.)*

14. Discussion and possible introduction and first reading of an ordinance amending the Washoe County Code by repealing chapter 60 in its entirety, and by enacting a new chapter 60 concerning fire, buildings, and wildlands, containing provisions of the 2018 international fire and wildland- urban interface codes, with modifications, and violations, and providing other matters necessarily connected therewith and pertaining thereto. And, if supported, introduced and read, schedule a public hearing and second reading for 10:00 am on May 12, 2020, to provide for possible adoption of the Ordinance to become effective June 1, 2020. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [Business Impact Statement](#)  
[Chapter 60 Introduction 1st Reading Staff Report](#)  
[WCC Ch 60 Fire Code - Amendments - 2018](#)

15. Public Hearing: Second reading and adoption of an ordinance amending the Washoe County Code at Chapter 110 (Development Code), by adding new language in Section 110.324.50(e), Monopole Antenna, and Section 110.324.50(f), Lattice Towers, to establish placement standards regulating emergency communication facilities which are owned and operated by governmental agencies. These amendments include the removal of a special use permit requirement for government entities for certain monopoles or lattice towers operated for purposes of emergency communication systems; and other matters necessarily connected therewith and pertaining thereto. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

**Attachments:** [BCC 4-28-20 - Staff Report - 2nd Reading WDCA19-0005](#)  
[BCC 4-28-20 - Attachment A - Draft Ordinance WDCA19-0005](#)  
[BCC 4-28-20 - Attachment B - PC Resolution](#)  
[BCC 4-28-20 - Attachment C - PC Staff Report](#)  
[BCC 4-28-20 - Attachment D - PC Draft Minutes](#)

16. Public Hearing: Second reading and possible adoption of an ordinance approving an “Amended and Restated Development Agreement (Sierra Reflections)” originally approved in 2008 (DA08-003) regarding Sierra Reflections Subdivision (approved in 2006 as Tentative Map TM06-001) for World Properties, Inc. The project is a 938-lot, single-family residential, common open space subdivision as authorized in Article 408 of the Washoe County Development Code. This agreement extends the deadline for filing the next in a series of final maps from June 14, 2020 to June 14, 2022;

And

To approve an amendment to conditions of approval for Tentative Subdivision Map Case Number TM06-001 (Sierra Reflections) to update and remove outdated language including the following:

1. Remove Department of Water Resources conditions; Truckee Meadows Water Authority (TMWA) is now the water provider;
2. Remove Vector Control conditions; Washoe County District Health has updated conditions and added conditions for water and grading requirements;
3. Amend Fire Safety provisions with current fire code requirements; and
4. Remove two conditions and updated the other condition for the Regional Transportation Commission (RTC).

The project is bordered on the north by Pagni Lane, on the east by old US Highway 395, on the south and as far south as Little Washoe Lake in the Pleasant Valley area. The project encompasses a total of 29 parcels that total approximately 759.6 acres. The parcels are located within the South Valleys Area Plan. The property is located within the South Truckee Meadows/Washoe Valley Citizen Advisory Board boundaries and within Washoe County Commission District No. 2. (APNs 046-060-45 and 47; 046-080-40; 046-090-01, 04 through 18, and 23 through 26; and 046-100-02 through 04, 07, 09 and 10).  
Community Services. (Commission District 2.) FOR POSSIBLE ACTION

**Attachments:** [BCC 4-28-20 - Staff Report - 2nd Reading WAC19-0005 Sierra Reflections](#)  
[BCC 4-28-20 - Attachment A - Draft Ordinance](#)  
[BCC 4-28-20 - Attachment A-1 - Agreement](#)  
[BCC 4-28-20 - Attachment B - Application](#)  
[WAC19-0005 Sierra Reflections- Staff Presentation](#)

*\*\*Due to the large size of the supporting material for agenda item #16, hard copies are not being provided to County Commissioners. Electronic copies are available on Washoe County's website at: [https://www.washoecounty.us/bcc/board\\_committees/index.php](https://www.washoecounty.us/bcc/board_committees/index.php)*

17. Public Hearing: Master Plan Amendment Case Number WMPA19-0009 (Reno-Stead Corridor Joint Plan) to remove all references of the Reno-Stead Corridor Joint Plan (RSCJP) from the North Valleys Area Plan and to sunset the RSCJP, changing all existing RSCJP master plan land use designations on four hundred and sixteen (416) parcels of land, totaling approximately 734.85 acres, from RSCJP designated Medium Density Suburban/Suburban Residential (MDS/SR) & Low Density Suburban/Rural Residential (LDS/RR) to Washoe County master plan category of Suburban Residential (SR); from RSCJP designated High Density Rural (HDR) to Washoe County master plan category of Rural Residential (RR); from RSCJP designated General Rural (GR) to Washoe County master plan category of Rural (R); from RSCJP designated General Commercial (GC) to Washoe County master plan category of Commercial (C); and from RSCJP designated Public & Semi-Public Facilities (PSP) and RSCJP designated Parks and Recreation (PR) to Washoe County master plan category of Open Space (OS). If adopted, the master plan amendment will take effect after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission.

AND

Regulatory Zone Amendment Case Number WRZA19-0009 (Reno-Stead Corridor Joint Plan) to adopt, subject to final approval of the associated master plan amendment and a favorable conformance review by the regional planning authorities, an amendment to the North Valleys Regulatory Zone Map, a component of the North Valleys Area Plan, to change the regulatory zone on all existing RSCJP land use designations on four hundred and sixteen (416) parcels of land, totaling approximately 734.85 acres, from RSCJP designated Medium Density Suburban/Suburban Residential (MDS/SR) to Washoe County regulatory zone of Medium Density Suburban (MDS-3 dwelling units/acre); from RSCJP designated Low Density Suburban/Rural Residential (LDS/RR) to Washoe County regulatory zone of Low Density Suburban (LDS- 1 dwelling unit/acre); from RSCJP designated High Density Rural (HDR) to Washoe County regulatory zone of High Density Rural (HDR-1 dwelling unit/2 acres); from RSCJP designated General Rural (GR) to Washoe County regulatory zone of General Rural (GR-1 dwelling unit/40 acres); from RSCJP designated General Commercial (GC) to Washoe County regulatory zone of General Commercial (GC); from RSCJP designated Public and Semi-Public Facilities (PSP) to Washoe County regulatory zone of Public and Semi-Public Facilities (PSP); and from RSCJP designated Parks and Recreation (PR) to Washoe County regulatory zone of Parks and Recreation (PR).

This is a request from Washoe County. The Reno-Stead Corridor Joint Plan (RSCJP) is located in various areas along portions of US-395, North Virginia Street, Red Rock Road, Lemmon Drive, & Seneca Drive (Horizon Hills). The area is located within the North Valleys Citizen Advisory Board boundaries and within Washoe County Commission District No. 5.

AND

If approved, authorize the Chair to sign the resolutions to that effect. This item is being

brought forward to conform the applicable property designations to the recently adopted 2019 Truckee Meadows Regional Plan, which eliminated the RSCJP from the plan.  
Community Services (Commission District 5.) FOR POSSIBLE ACTION

**Attachments:** [BCC 4-28-20 - Staff Report - WMPA19-0009 & WRZA19-0009 Joint Plan](#)  
[BCC 4-28-20 - Attachment A - MPA Resolution](#)  
[BCC 4-28-20 - Attachment B - RZA Resolution](#)  
[BCC 4-28-20 - Attachment C - PC MPA Resolution](#)  
[BCC 4-28-20 - Attachment D - PC WRZA Resolution](#)  
[BCC 4-28-20 - Attachment E - PC Staff Report](#)  
[BCC 4-28-20 - Attachment F - PC Minutes](#)  
[BCC 4-28-20 - Attachment G - CAB Minutes](#)  
[WMPA19-0009 WRZA19-0009 Joint Plan - Staff Presentation](#)

*\*\*Due to the large size of the supporting material for agenda item #17, hard copies are not being provided to County Commissioners. Electronic copies are available on Washoe County's website at: [https://www.washoecounty.us/bcc/board\\_committees/index.php](https://www.washoecounty.us/bcc/board_committees/index.php)*

18. Public Hearing: To approve and authorize the chair to sign a resolution initiating an amendment to the Truckee Meadows Regional Plan-Map 3, Regional Utility Corridors & Sites-in order to establish a new connection line from the generation point at APN 074-040-61 to the NV Energy line at APN 074-040-060 for Fish Springs Ranch, LLC. The line will connect the new 300-megawatt Fish Springs Solar energy generation facility/farm to the NV Energy power grid. The solar energy farm will operate on 2,191 noncontiguous acres in the vicinity of southeastern Honey Lake Valley approximately 45 miles north of Reno, at APNs 074-040-15, 23, 24, 56, 57, 58, 61; 074-420-07, 11, 14, 15, 16; 074-070-16, 28, 72, 73, 74, which has already been approved as a special use permit WSUP20-0001 by the County Planning Commission and is awaiting review and approval/conformance by the regional planning authorities as a project of regional significance. If approved, this separate but related resolution initiating an amendment to the regional utility corridor map for the solar farm's connection line will also be subject to approval by the regional planning authorities. Community Services. (Commission District 5.) FOR POSSIBLE ACTION

**Attachments:**    [BCC 4-28-20 - Staff Report WSUP20-0001 Fish Springs Solar](#)  
[BCC 4-28-20 - Attachment A - Resolution](#)  
[BCC 4-28-20 - Attachment B - PC Action Order](#)  
[BCC 4-28-20 - Attachment C - PC Meeting Minutes](#)  
[BCC 4-28-20 - Attachment D - Conditions of Approval](#)  
[BCC 4-28-20 - Attachment E - PC Staff Report](#)

*\*\*Due to the large size of the supporting material for agenda item #18, hard copies are not being provided to County Commissioners. Electronic copies are available on Washoe County's website at: [https://www.washoecounty.us/bcc/board\\_committees/index.php](https://www.washoecounty.us/bcc/board_committees/index.php)*

19. Public Hearing: Master Plan Amendment Case Number WMPA19-0008 and Regulatory Zone Amendment Case Number WRZA19-0008 (Sparks SOI Rollback) - The Washoe County Commission will affirm, reverse, or modify the decisions of the Planning Commission that recommended the approval of the following items:

1. Subject to a finding of conformance with the regional plan by the regional planning authorities to approve a Master Plan Amendment WMPA19-0008 (Sparks SOI Rollback) on behalf of Washoe County assigning Washoe County master plan land use designation on 1,180 parcels that have been removed from the City of Sparks' Sphere of Influence and returned to Washoe County's jurisdiction, changing all City of Sparks Land Use (LU) designations to the equivalent Washoe County master plan category (MPC) as follows in accordance with the Regional Plan:
  - a. Sparks LU Large Lot Residential to Washoe County Master Plan Category (MPC) Rural Residential
  - b. Sparks LU Large Lot Residential, Low Density Residential, and Intermediate Density Residential to Washoe County MPC Suburban Residential
  - c. Sparks LU Multi-family Residential to Washoe County MPC Urban Residential
  - d. Sparks LU Community Facilities to Washoe County MPC Open Space
  - e. Sparks LU Commercial to Washoe County MPC Commercial

If adopted, the master plan amendment will take effect after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission.

AND

2. Subject to final approval of the associated master plan change, to approve Regulatory Zone Amendment WRZA19-0008 (Sparks SOI Rollback) on behalf of Washoe County for the purpose of assigning Washoe County regulatory zones on 1,180 parcels that have been removed from the City of Sparks' Sphere of Influence (SOI) and returned to Washoe County's jurisdiction. The subject properties will be assigned the most appropriate regulatory zone within its proposed master plan category based on its current land use and lot size. The existing regulatory zones are as follows:
  - a. Third Rural Conservation Agricultural District (A7)
  - b. First Rural Conservation District (A5)
  - c. Second Agricultural District (A2)
  - d. First Agricultural District (A1)
  - e. Second Estates District (E2)
  - f. First Estates District (E1)
  - g. General Commercial Non Residential District (C2)
  - h. General Rural (GR)
  - i. Medium Density Suburban (MDS)

- j. High Density Suburban (HDS)
- k. Low Density Urban (LDU)

The proposed regulatory zones are as follows:

- a. Low Density Suburban/2 (LDS/2),
- b. Medium Density Suburban/4, (MDS/4),
- c. High Density Suburban (HDS),
- d. Low Density Urban (LDU),
- e. General Commercial (GC),
- f. Public and Semi-Public Facilities (PSP),
- g. Parks and Recreation (PR)

AND

- 3. If approved, authorize the Chair to sign the resolutions to that effect.

The areas affected are generally:

- All parcels accessed via Ponderosa Drive.
- Generally, the parcels bound by Sullivan Lane to the east, Wedekind Road to the south, Charolaise Circle to the west, and Isle of Skye Drive to the north.
- Generally, parcels accessed by Anthony Place, Weems Way, and via Moorpark Court from the north.
- Generally, parcels bound by Wildcreek Golf Course to the west; Federal land to the north; Orr Ditch, Skyridge Lane North McCarran Blvd., and Wedekind Road to the south and east.
- All parcels within the Sunset View Rancho Estates 2 subdivision at the terminus of East Prater Way.
- Generally, the parcels bound by Sparks Blvd. to the west, Shadow Lane to the south, Country Circle to the east and Satellite Drive to the north.
- Generally, parcels to the west of Pyramid Highway between Los Altos Parkway and Golden View Drive that are not Federal lands.
- Generally, the parcels east of Pyramid Highway bound by Los Altos Parkway to the south, Ebbet's Pass Drive and Orr Ditch to the east, and Kiley Parkway to the north.
- Lazy Five Park and Jesse Hall Elementary School.
- Generally, the areas accessed via Dolores Drive that are not already within Washoe County.
- Generally, the parcels accessed via Baldwin Way.
- Generally, parcels abutting the 2680 ft. of Eaglenest Road when accessed via La Posada Drive to the North.

Community Services. (Commission Districts 3, 4, and 5.) FOR POSSIBLE ACTION

**Attachments:** [BCC 4-28-20 - Staff Report - WMPA19-0008 WRZA19-0008 Sparks SOI](#)  
[BCC 4-28-20 - Attachment A - MPA Resolution](#)  
[BCC 4-28-20 - Attachment B - RZA Resolution](#)  
[BCC 4-28-20 - Attachment C - PC MPA Resolution](#)  
[BCC 4-28-20 - Attachment D - PC RZA Resolution](#)  
[BCC 4-28-20 - Attachment E - PC Staff Report](#)  
[BCC 4-28-20 - Attachment F - PC Draft Minutes](#)

*\*\*Due to the large size of the supporting material for agenda item #19, hard copies are not being provided to County Commissioners. Electronic copies are available on Washoe County's website at: [https://www.washoecounty.us/bcc/board\\_committees/index.php](https://www.washoecounty.us/bcc/board_committees/index.php)*

20. Public Hearing: Appeal of the Washoe County Planning Commission's denial of Regulatory Zone Amendment Case Number WRZA19-0010 (Highland Village) to amend the Sun Valley Regulatory Zone Map, a component of the Sun Valley Area Plan, to change the regulatory zone on two (2) parcels (APN: 508-020-41 & 43) totaling 54.5 acres from Low Density Suburban (LDS) (1 dwelling unit/acre maximum) and General Rural (GR) to High Density Suburban (HDS) (7 dwelling units/acre maximum) with the 3 acres that are currently GR to remain GR. The applicant is Regal Holdings of Nevada LLC for the owner Charles J. Fornaro, et al. for the two parcels, which are located on the northside of Highland Ranch Pkwy and north of Midnight Drive. And, if approved, authorize the chair to sign a resolution to this effect. Community Services (Commission District 5.) FOR POSSIBLE ACTION

**Attachments:** [BCC 4-28-20 - Staff Report - Appeal WRZA19-0010 Highland Village](#)  
[BCC 4-28-20 - Attachment A - Appeal](#)  
[BCC 4-28-20 - Attachment B - PC Action Order](#)  
[BCC 4-28-20 - Attachment C - PC Staff Report](#)  
[BCC 4-28-20 - Attachment D - PC Draft Minutes](#)  
[BCC 4-28-20 - Attachment E - CAB Minutes](#)  
[BCC 4-28-20 - Attachment F - BCC RZA Resolution](#)  
[WRZA19-0010 Highland Village Presentation](#)

*\*\*Due to the large size of the supporting material for agenda item #20, hard copies are not being provided to County Commissioners. Electronic copies are available on Washoe County's website at: [https://www.washoecounty.us/bcc/board\\_committees/index.php](https://www.washoecounty.us/bcc/board_committees/index.php)*

**End Of Scheduled Public Hearings**

21. Possible Closed Session for the purpose of discussing labor negotiations with Washoe County and/or Truckee Meadows Fire Protection District per NRS 288.220. If necessary, staff recommends "Motion to recess for a closed labor session for the purpose of discussing labor negotiations with Washoe County / Truckee Meadows management representatives pursuant to NRS 288.220." At the conclusion of the closed session the meeting will then be adjourned. FOR POSSIBLE ACTION
22. Public Comment. Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the Commission agenda. The Commission will also hear public comment during individual action items, with comment limited to three minutes per person. Comments are to be made to the Commission as a whole.
23. Commissioners'/County Manager's announcements, reports and updates to include boards and commissions updates, requests for information or topics for future agendas. (No discussion among Commissioners will take place on this item.)

**Adjournment**

Various boards/commissions the Washoe County Commissioners may be a member of or liaison to:

Chair Lucey

Community Homelessness Advisory Board  
Economic Development Authority of Western Nevada (EDAWN) (alternate)  
Nevada Association of Counties Board of Directors (NACO)  
Regional Transportation Commission  
Reno-Sparks Convention & Visitors Authority  
Tahoe Regional Planning Agency Governing Board (alternate)  
Tahoe Transportation District Board of Directors (alternate)  
Tahoe Transportation Commission (alternate)  
Truckee Meadows Water Authority (alternate)  
Truckee River Flood Management Authority (alternate)  
Washoe County Criminal Justice Advisory Committee  
Washoe County Investment Committee  
Washoe County Legislative Liaison  
Washoe County School District Capital Funding Protection Committee  
Washoe County School District Oversight Panel  
Washoe County Stadium Authority (alternate)  
Western Regional Water Commission

Vice-Chair Berkbigler

Community Homelessness Advisory Board  
EDAWN (Economic Development Authority of Western Nevada) (liaison)  
Nevada Tahoe Conservation District Board of Supervisors  
Tahoe Prosperity Center Board of Directors  
Tahoe Regional Planning Agency Governing Board  
Tahoe Transportation District Board of Directors  
Tahoe Transportation Commission  
Truckee Meadows Regional Planning Agency Governing Board  
Truckee Meadows Water Authority Board (alternate)  
Truckee River Flood Management Authority (alternate)  
Washoe County District Board of Health  
Washoe County Stadium Authority (alternate)

Commissioner Jung

Nevada Works (alternate)  
Statewide Partnership on Opioid Crisis  
Truckee Meadows Water Authority Board (alternate)  
Truckee River Flood Management Authority (alternate)  
Washoe County Animal Services Board  
Washoe County Legislative Liaison  
Washoe County Open Space and Regional Parks Commission  
Washoe County Senior Services Advisory Board Liaison  
Washoe County Stadium Authority

Commissioner Hartung

Community Homelessness Advisory Board (alternate)  
Nevada Association of Counties Board of Directors  
Regional Transportation Commission  
Truckee Meadows Regional Planning Agency Governing Board  
Truckee Meadows Water Authority Board  
Truckee River Flood Management Authority  
Washoe County Internal Audit Committee (alternate)  
Washoe County Investment Committee  
Washoe County Stadium Authority  
Western Regional Water Commission

Commissioner Herman

Nevada Association of Counties Board of Directors (alternate)  
NevadaWorks  
State Land Use Planning Advisory Council (SLUPAC)  
Truckee Meadows Regional Planning Agency Governing Board  
Truckee Meadows Water Authority Board  
Truckee River Flood Management Authority  
Verdi Television District (Liaison)  
Vya Conservation District  
Washoe County Debt Management Commission  
Washoe County Internal Audit Committee  
Washoe County Senior Services Advisory Board Liaison (alternate)  
Washoe County School District Capital Funding Protection Committee  
Washoe County School District Oversight Panel  
Washoe County Stadium Authority (alternate)  
Washoe-Storey Conservation District  
Western Nevada Development District  
Western Regional Water Commission