



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, MAY 5<sup>TH</sup>, 2015 10:00 A.M.

DISTRICT COURTROOM  
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## AGENDA

MARSHALL MCBRIDE  
CHAIRMAN

ANNE LANGER  
DISTRICT ATTORNEY

LANCE GILMAN  
VICE-CHAIRMAN

JACK MCGUFFEY  
COMMISSIONER

VANESSA STEPHENS  
CLERK-TREASURER

Members of the Board of County Commissioners also serve as the Board of Fire Commissioners for the Storey County Fire Protection District, Storey County Brothel License Board, Storey County Water and Sewer System Board and the Storey County Liquor and Gaming Board and during this meeting may convene as any of those boards as indicated on this or a separately posted agenda.

All items include discussion and possible action to approve, modify, deny, or continue unless marked otherwise.

1. CALL TO ORDER AT 10:00 A.M.
2. PLEDGE OF ALLEGIANCE
3. DISCUSSION/POSSIBLE ACTION: Approval of Agenda for May 5, 2015
4. DISCUSSION/POSSIBLE ACTION: Approval of Minutes for April 7, 2015

### CONSENT AGENDA

(All matters listed under the consent agenda are considered routine, and may be acted upon by the Board of County Commissioners with one action, and without an extensive hearing. Any member of the Board or any citizen may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting. The Commission Chair reserves the right to limit the time allotted for each individual to speak.)

5. For possible action approval of Payroll Checks date 04/24/15 for \$310,577.04 and accounts payable checks dated 04/17/15 for \$1,070,381.83 and \$4,916.17.

6. For possible action approval of update to Storey County Administrative Policies and Procedures including: Policies 502 Pay Periods and Time Reporting, 503 Overtime Compensation, 504 Rate of Pay, 507 Scheduled Salary Step Advancement, 601 Holidays, and 602 Annual Leave.
7. For possible action approval of appointment of Chris Hood as Chairman of the Storey County Safety Committee.
8. For possible action approval of the change in meeting date of a regularly scheduled meeting. The next Commission meeting will be held on Monday, May 18, 2015 at 10:00am. The change in meeting is required by the Nevada Department of Taxation for the approval of final budgets.
9. For possible action approval of change in meeting date of a regularly scheduled meeting. The June 2, 2015 meeting will be held on Monday, June 1, 2015 at 10:00am. The change in meeting is due to a District Court Jury Trial beginning June 2, 2015.
10. For possible action approval of Business Licenses First Readings:
  - a. SOUTHWEST STEEL, LLC - Contractor / 280 Sunpac Ave ~ Henderson (steel erector)
  - b. LEGACY SPECIALTIES, INC. - Contractor / 2567 Nowlin Road #104 ~ Minden (drywall contractor)
  - c. ASPEN DEVELOPMENTS CORP - Contractor / 2340 East Fifth Street ~ Reno (excavation contractor)
  - d. COMSTOCK CHRONICLE OF VIRGINIA CITY - HB / 2187 Main Street ~ Gold Hill (newspaper)
  - e. NOTHING BUT SKULLS VIRGINIA CITY NV - General / 11 North C Street (Retail Sales) VC
  - f. REDTALON ENTERPRISES, LLC - HB / 21540 Sazarac Rd (FFL Type 7, Firearms R&D) VCH
  - g. ARNOLD MACHINERY COMPANY - Contractor / 2975 West 2100 South ~ Salt Lake City

**END OF CONSENT AGENDA**

11. **DISCUSSION/POSSIBLE ACTION:** Approve a cooperative agreement with the State of Nevada Department of Taxation specifying the dates and procedure for distribution to Storey County of the Economic Diversification District No. 1 revenues pledged pursuant to Ordinance No. 14-260 and a Reimbursement Agreement with Tesla.
12. **DISCUSSION/POSSIBLE ACTION:** Approve the Reimbursement Agreement for Storey County Economic Diversification District No. 1 between Storey County and Tesla.
13. **DISCUSSION/POSSIBLE ACTION:** Approve the Governmental Services Agreement for Storey County Economic Diversification District No. 1 between Storey County, Storey County Fire Protection District and Tesla.
14. **DISCUSSION/POSSIBLE ACTION:** Approve second reading of Ordinance 15-263 adding section 3.50.200 to the Storey County Code providing for a pilot project for granting partial abatements of permitting fees to participants in a qualified project in Economic Diversification District No. 1 and providing for other properly related matters.

15. **DISCUSSION ONLY (No Action – No Public Comment):** Committee/Staff Reports including.
16. **BOARD COMMENT (No Action – No Public Comment)**
17. **DISCUSSION ONLY (No Action – No Public Comment):** Discussion and direction to staff regarding legislation or legislative issues proposed by legislators or by other entities permitted by the Nevada State Legislature to submit bill draft requests, or such legislative issues as may be deemed by the Chairman or the Board to be of critical significance to Storey County.
18. **DISCUSSION/POSSIBLE ACTION:** Approve the “INTERLOCAL CONTRACT FOR TEMPORARY HOUSING OF JUVENILES AT MURPHY BERNARDINI JUVENILE DETENTION CENTER,” which would increase the detention fees at such facility from \$125 to \$350 per day per juvenile.
19. **DISCUSSION/POSSIBLE ACTION:** Approval of Resolution #15-421 declaring May 2015 as Wildfire Awareness Month in Storey County.
20. **DISCUSSION/POSSIBLE ACTION:** Approval of Resolution #15-419 adoption of the Storey County Hazard Mitigation Plan.
21. **DISUCSSION/POSSIBLE ACTION:** Approval of Liquor/General License for Robert and Nicole Wilkinson, Three GGG Inc., Gold Hill Hotel located at 1540 Main Street, Gold Hill, NV 89440.
22. **DISUCSSION/POSSIBLE ACTION:** Approval of Liquor/General/Gaming License for Vincent Malfitano, Bonanza Casino and Saloon located at 27 C Street, Virginia City, NV 89440.
23. **DISUCSSION/POSSIBLE ACTION:** Approval of Liquor/General/Gaming License for Vincent Malfitano, Delta Saloon and Casino located at 18 South C Street, Virginia City, NV 89440.
24. **DISUCSSION/POSSIBLE ACTION:** Approval of Liquor/Business License for Virginia City Brewery & Taphouse LLC located at 62 North C Street, Virginia City, NV 89440.
25. **DISCUSSION/POSSIBLE ACTION:** Appeal of brothel work card denial of Katrina Tyson by the Storey County Sheriff’s Office, pursuant to Storey County Code 5.16.220 (G)

#### **COMMUNITY DEVELOPMENT AND PLANNING**

26. **DISCUSSION/POSSIBLE ACTION:** Approve first reading of ordinance 15-264 an application No. 2014-020 (Continued from 12/02/14) by the Tahoe-Reno Industrial Center, LLC to amend the text of Storey County Code Title 17 (Zoning Ordinance) by adding Chapter 17.39 I-C Industrial-Commercial Zone. The intent of the proposed I-C Zone is to provide for certain mixed-use industrial and commercial uses where found appropriate by the board with recommendation by the planning commission. Additional information including, but not limited to, reports and the draft zone text may be obtained from the Planning Department at 775.847.1144 or [planning@storeycounty.org](mailto:planning@storeycounty.org). (Continue item until June 1, 2015 board meeting.)

**27. DISCUSSION/POSSIBLE ACTION:** Application No. 2014-021 (Continued from 12/02/14 meeting) by the Tahoe-Reno Industrial Center, LLC., and Storey County on behalf of The Nature Conservancy, LLC and the Union Pacific Railroad Company to amend the Official Storey County Zoning Map. The amendments will apply regulatory zones to approximately 600 acres of land located in McCarran, Nevada (river District near the Tahoe-Reno Industrial Center) which was in July of 2014 transferred from Washoe County to Storey County by mean of boundary line adjustment. Additional information including, but not limited to, reports and maps may be obtained from the Planning Department at 775.847.1144 or [planning@storeycounty.org](mailto:planning@storeycounty.org). (Continue item until June 1, 2015 board meeting.)

**28. FOR POSSIBLE ACTION, LICENSING BOARD SECOND READINGS:**

- a. SIGNS ON SIGNS - Contractor / 960 Matley #22 ~ Reno (sign installation)
- b. KONE, INC. - Contractor / 3727 Bradview Drive #200 ~ Sacramento (elevator contractor)
- c. SHORE MANAGEMENT & DEV NV, INC. - General / 222 East Sydney Ste. B (const. mgmt.) TRI
- d. ELECTRO SPECTRA, INC. - Contractor / 5490 Wildwood Drive ~ Reno (low voltage contractor)
- e. GREAT WEST ASPHALT PAVING - Contractor / 133 East Warm Springs ~ Las Vegas (paving cont.)
- f. HARRIS & HART, INC. - Contractor / 1759 West 1200 South ~ Ogden, UT (hvac contractor)
- g. ALLIED SANITATION SERVICES - Contractor / 830 West Bridge St. ~ Yerington (vacuum truck)
- h. IONIX, LLC - General / 3033 Waltham Way, Unit 5 (metal fabrication) location change TRI
- i. RICH DOSS, INC. - General / 201 Wild Horse Canyon Drive (transportation) MCC

**29. PUBLIC COMMENT (No Action)**

**30. ADJOURNMENT**

**NOTICE:**

- Anyone interested may request personal notice of the meetings.
- Agenda items must be received in writing by 12:00 noon on the Monday of the week preceding the regular meeting. For information call (775) 847-0969.
- Items may not necessarily be heard in the order that they appear.
- Public Comment will be allowed at the end of each meeting (this comment should be limited to matters not on the agenda). Public Comment will also be allowed during each item upon which action will be taken on the agenda (this comment should be limited to the item on the agenda). Time limits on Public Comment will be at the discretion of the Chairman of the Board. Please limit your comments to three minutes.
- Storey County recognizes the needs and civil rights of all persons regardless of race, color, religion, gender, disability, family status, or nation origin.

**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 Commissioners' Office in writing at PO Box 176, Virginia City, Nevada 89440.



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#### CERTIFICATION OF POSTING

I, Vanessa Stephens , Clerk to the Board of Commissioners, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before April 30, 2015; Virginia City Post Office, Storey County Courthouse, Virginia City Fire Department, Virginia City Highlands Fire Department and Lockwood Fire Department.

By Vanessa Stephens  
Vanessa Stephens Clerk-Treasurer



## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** May 5, 2015

**Estimate of time required:** 5 min.

**Agenda:** Consent ☐ Regular agenda ☒ Public hearing required ☐

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1. **Title:** Approval of minutes for April 7, 2015

2. **Recommended motion:** Approve minutes as submitted.

3. **Prepared by:** Vanessa Stephens

**Department:** Clerk & Treasurer

**Telephone:** 775 847-0969

4. **Staff summary:** Minutes are attached.

5. **Supporting materials:** Attached.

6. **Fiscal impact:** N/A

Funds Available:


Fund:

\_\_\_\_ Comptroller

7. **Legal review required:** N/A

\_\_\_\_ District Attorney

8. **Reviewed by:**

 Department Head

Department Name: Clerk & Treasurer

 County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No.



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, APRIL 7<sup>TH</sup>, 2015 10:00 A.M.

DISTRICT COURTROOM  
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## MINUTES

MARSHALL MCBRIDE  
CHAIRMAN

ANNE LANGER  
DISTRICT ATTORNEY

LANCE GILMAN  
VICE-CHAIRMAN

JACK MCGUFFEY  
COMMISSIONER

VANESSA STEPHENS  
CLERK-TREASURER

**Roll Call:** Chairman McBride, Vice-Chairman Gilman, Commissioner McGuffey, District Attorney Anne Langer, Clerk/Treasurer Vanessa Stephens, County Manager Pat Whitten, Comptroller Hugh Gallagher, Public Works Director Mike Nevin, Senior Planner/Administrative Officer Austin Osborne, Fire Chief Gary Hames, Community Services Director Cherie Nevin, Recorder Jen Chapman, Special Counsel Bob Morris and Sheriff Gerald Antinoro.

1. CALL TO ORDER AT 10:00 A.M.
2. PLEDGE OF ALLEGIANCE
3. **DISCUSSION/POSSIBLE ACTION:** Approval of Agenda for April 7, 2015

Austin Osborne requested to continue items 27 and 28 to May 5, 2015.

Mike Nevin stated that the agenda action report for item 14 incorrectly reads Public Works. The department should read Community Development.

**Motion:** Approve Agenda for April 7, 2015 with the continuance of items 27 and 28 to May 5, 2015, **Action:** Approve **Moved by** Vice Chair Gilman **Seconded by** Commissioner McGuffey **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

4. **DISCUSSION/POSSIBLE ACTION:** Approval of minutes for March 3, 2015

**Motion:** Approve Minutes for March 3, 2015, **Action:** Approve **Moved by** Vice Chair Gilman **Seconded by** Commissioner McGuffey **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

**5. DISCUSSION/POSSIBLE ACTION:** Approval of Minutes for March 17, 2015

**Motion:** Approve Minutes for March 17, 2015, **Action:** Approve **Moved by** Vice Chair Gilman **Seconded by** Commissioner McGuffey **Vote:** Motion carried by unanimous vote (summary: Yes=3)

**CONSENT AGENDA**

6. For possible action approval of Payroll Checks date 03/09/15 \$50,569.84 and \$107,181.78, date 03/13/15 for \$426,089.72 and date 03/27/15 for \$317,398.81. Accounts payable checks date 03/18/15 for \$248.51 and 03/20/15 for \$1,052,830.24 and \$10,913.55.
7. For possible action approval of Interlocal Contract between the State of Nevada Public Employees' Deferred Compensation Committee and Storey County.
8. For possible action approval of Vincent Malifitano (Delta) General/Liquor/Gaming License Application.
9. For possible action approval of Robert & Nicole Wilkinson, Gold Hill Hotel General/Liquor License application.
10. For possible action approval of Business Licenses First Readings:
  - a. STEM, LLC dba THE CANVAS CAFE - General / 110 North C Street (restaurant) VC
  - b. FLEET TEAM, INC. - General / 1425 Valley Belt Road ~ Cleveland, OH (lease equipment)
  - c. MERIDIAN SURVEYING & MAPPING, INC. - 405 Marsh Avenue ~ Reno (land surveyor)
  - d. NEXT GENERATION DRYWALL - Contractor / 925 Del Sol Street ~ Sparks (contractor)
  - e. ROC-TEK CORPORATION - General / 222 East Sydney (engineering research lab) TRI
  - f. ASSOCIATED CRANE - Contractor / 235 London Drive (crane service) TRI
  - g. SUPERNAP RENO, LLC - General / 1705 Peru (data ctr temp office) TRI
  - h. FLETCHLINE, INC. - Contractor / 5480 Lakeview Road ~ Springfield, TN (rack installation)
  - i. T F ROOF SVCS dba AFFORDABLE ROOFING - Contractor / 1250 Ridgeway Ct ~ Reno
  - j. DENT B GONE - Home Business / 21760 Clemens Road (mobile service) VCH
  - k. DANIEL J. CARAVALLLO dba VC BLING - HB / 130 South Q Street (internet sales) VC
  - l. SIERRA COAST ROOFING, INC. - Contractor / 6015 South Virginia St., ~ Sparks

**END OF CONSENT AGENDA**

**Motion:** Approve the Consent Agenda, **Action:** Approve **Moved by** Vice Chair Gilman **Seconded by** Commissioner McGuffey **Vote:** Motion carried by unanimous vote (summary: Yes=3)

**11. DISCUSSION ONLY (No Action - No Public Comment):** Committee/Staff Reports including

**John Miller, Lockwood/Peri Ranch Park:**

- Water has been turned on at Peri Ranch Park.
- National Night Out will be held at Lockwood/Peri Ranch Park in August. Additional events will be held at this Park.

- Thank you to Mike Nevin for help with the Park.

**Merilee Miller, Lockwood Community Center:**

- Each year during spring break, children of the area are taken on a hike. This year the hike was through Lagarmasino Canyon.
- An Open House with a catered dinner will be held Sunday, April 12<sup>th</sup>, from 5PM to 7PM. Events held at the Center will be show-cased.
- A lot of work has been completed on the Community Center.

**Cherie Nevin, Community Outreach:**

- Residential dump days are coming up. In Virginia City May 1<sup>st</sup> and 2<sup>nd</sup>, and in Lockwood on April 9<sup>th</sup> through 11<sup>th</sup>, 16<sup>th</sup> through 18<sup>th</sup>, and 23<sup>rd</sup> through 25<sup>th</sup>.
- Virginia City Senior Center has recently been painted - materials purchased by the County and labor donated by the Nevada Division of Forestry Eastern Sierra Conservation Camp, saving thousands of dollars in labor costs. The signs are being refurbished.
- A Community Development Block Grant was received for the Lockwood ambulance.
- Funding was not received for the Tahoe-Reno Industrial Center Utility Master Plan.

**Mike Nevin, Public Works:**

- Process is being made on the completion of crack sealing on Waltham Way. Specifications are being developed for what needs to be accomplished on the roads County-wide. Crack sealing will also be completed on some of the streets in town.
- The Courthouse roof project is 99% complete. During Sunday's wind event, some material flew off causing damage to a vehicle.

Commissioner McGuffey asked if Mr. Nevin would communicate with the Virginia Highland's ones and tens Boards regarding road work.

Mr. Nevin has talked with the Boards previously and they have been reluctant to pay for materials. The chip and cape will be done on County sections in the Highlands - the first mile of Cartwright and all of Lousetown. This work will be through a contract which has not yet gone to bid.

**Austin Osborne, Planning Department:**

- Update on SR342. Comstock Mining is doing excavation work down to bedrock and will begin capping the Silver Hills shaft by back-filling k-rail and putting in I-beams filled with concrete. Once this is complete, the area will be compacted with aggregate to the road height and the road can be built. CMI has submitted plans to NDOT for both phases of the reconstruction.
- A planner has been hired for the open position in the Planning Department.
- BLM has almost completed its Resource Management Plan. Comments regarding BLM lands and the Master Plan will be accepted by BLM until April 27<sup>th</sup>. The County's position on wind energy to the west of Virginia City has been submitted asking that BLM exercise a most restrictive alternative in allowing wind energy - the County feels that the historic district is not an appropriate place for this. The BLM appears to be leaning towards providing an exclusion for the Comstock Historic District.
- Planning Commission meetings will be held May 7<sup>th</sup> and May 21<sup>st</sup>. TRI zoning, Title 17 updates, and a vacation rental in town will be discussed.

**12. BOARD COMMENT (No Action - No Public Comment)**

None

**13. DISCUSSION ONLY (No Action - No Public Comment):** Discussion and direction to staff regarding legislation or legislative issues proposed by legislators or by other entities permitted by the Nevada State Legislature to submit bill draft requests, or such legislative issues as may be deemed by the Chairman or the Board to be of critical significance to Storey County. Specific bills will include AB 417 and AB 427 which staff has expressed opposition.

Pat Whitten said so far we are not seeing any shifting of funding burdens to the Counties.

Mr. Whitten discussed AB 417. This is a pass by the Sunny Hills group requesting extension of the boundary line transfer for two more years. It has been clear that there are certain requirements before the County would ever weigh-in any way other than an opposition. A letter has been drafted to the Chairman of the Assembly Committee on Government Affairs to kill the bill. An assurance has been given by the Chairman that this bill will not make it out of that Committee based on the County's opposition.

Austin Osborne reviewed AB 427, known as the Comstock Mining Bill. Thank you to members of the community who brought this to the County's attention. In AB 427, the jurisdiction - county, city, etc. - would not be able to impose unreasonable restrictions on mining.

After lengthy negotiations and meetings, an Ordinance was passed in Storey County creating a balance between mining interests, the interests of the historic district, and existing land uses in the County. This Ordinance has not been challenged, allowing small and large scale mining, all occurring in a historic district, as well as other places, while creating that balance to protect the area.

Mr. Osborne submitted a letter to the Government Affairs Committee with copies to Senators Settemeyer and Wheeler requesting Bill AB 427, be killed. This was done the next day.

Mr. Whitten requested that the Board ask for public comment on Bills AB 417 and AB 427.

**Virginia Highlands Resident, Nicole Barde:** Thanked Mr. Whitten for the letter regarding AB 417.

Chair McBride said last year Washoe County had taken a neutral stance on AB 417 and requested Storey County not to vote it down but rather let it go to term, June 30, 2015. If no action taken by that date, the bill totally dies. Development in the area in question is not included in the Master Plan and Highlands residents are not in favor of it.

Ms. Barde asked about SB 81 and understands it relates to water and grants the Water Engineer broad powers. There is concern in the Highlands about wells. Is the County following this bill and what is the impact on the County, in particular the Highlands and Mark Twain.

Pat Whitten said SB 81 is on the list of bills being followed. One of the County's lobbyists, Steve Walker, is a preeminent water specialist.

Austin Osborne stated one of the elements of SB 81 would be to create an area of risk management in a place such as the Highlands or Mark Twain, or a water management area. A Water Engineer can do a lot of things to make sure water is there for people or ranching, farming uses in the area. The Engineer could require metering of wells and also reduce the 2 acre feet down. A moratorium could be put on the issuance of well permits until something is done to change the situation. In the Master Plan process, ideas are being discussed to mitigate future water problems in the Highlands and Mark Twain.

Mr. Whitten said the County would like to hear from the homeowner associations regarding these issues.

Comptroller Hugh Gallagher said there are four Bills regarding collective bargaining. One bill pertains to what the County would have to absorb when someone proceeds with collective bargaining. Other bills discuss timing and financial stability issues. Some changes will occur.

Mr. Gallagher said the Rangeland Fire Bill will allow ranchers to form an association to fight rangeland fires. The Secretary of State Portal Bill has been amended to the point where the County does not have to buy in to all of the requirements that had been in the bill initially. The Presumptive Eligibility Bill would determine whether or not the State would be required to pay bills arising from heart-lung issues affecting the fire and sheriff crews.

**14. DISCUSSION/POSSIBLE ACTION:** Review and possible approval of policy regarding refund of building permit fees.

Pat Whitten said the plan review and permitting fees, particularly in the Building Department are closely tied to the International Building Code. This is a "Dillon's Rule" State and the County must find ways to be able to provide refunds particularly when there are challenges. This policy would resolve challenges that may arise.

Mr. Whitten reviewed the proposed policy. The request would be reviewed and recommended by the Building (Community Development ) Department, the Comptroller's Office would review, and approved by the County Manager.

**Motion:** Approve the policy regarding refund of building of permit fees, **Action:** Approve  
**Moved by** Vice Chair Gilman **Seconded by** Commissioner McGuffey **Vote:** Motion carried by unanimous vote (summary: Yes=3)

**15. DISCUSSION/POSSIBLE ACTION:** Selection of David A. Pringle, CPA, LTD as Storey County auditor for the fiscal year ended June 30, 2015.

Hugh Gallagher stated Mr. Pringle, as current auditor, has done an excellent job for many years. Mr. Gallagher recommends David A. Pringle, CPA, LTD as Storey County auditor for the fiscal year ending June 30, 2015.

**Motion:** Approve selection of David A. Pringle, CPA, LTD as Storey County auditor for the fiscal year ended June 30, 2015, **Action:** Approve **Moved by** Vice Chair Gilman **Seconded** by Commissioner McGuffey **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

16. **DISCUSSION/POSSIBLE ACTION:** Approve first reading of Ordinance 15-263 adding section 3.50.200 to the Storey County Code providing for a pilot project for granting partial abatements of permitting fees to participants in a qualified project in Economic Diversification District No. 1 and providing for other properly related matters.

Special Counsel Robert Morris presented this item. Certain changes have been agreed to after discussions with Tesla. The changes are underlined in the staff report, the main difference being the annual fees. There was also concern on how to cover permitting fees if the construction lasted longer than expected. A section has been incorporated to cover this issue.

Mr. Morris said this is one of four agreements the County will have with Tesla.

Vice Chair Gilman said this fee structure addresses the first submittal of plans, however Tesla will re-submit more than one time. Does the fee structure allow for the process of additional fees as change orders arise?

Pat Whitten answered that additional fees were proposed, but the County has opted to take a different approach. This is a staff allocation and services will be available for a certain amount. If applicant slows the system down with re-submittals and changes, it will delay the process. The right to re-open is included in the Ordinance.

Mr. Morris indicated that when the Ordinance is presented for second reading, it will be a clean copy with all changes.

**TRI property owner, Gregg McKendle:** Asked if there is a completion date for Tesla. Has a traffic impact study been done exploring traffic issues after Tesla is open?

Mr. Whitten replied the contracts being negotiated generally end June 30, 2024, when the property tax abatements go off schedule. The County is working with NDOT and Tesla to address potential traffic issues.

Chair McBride indicated the completion date was in 2017.

**Virginia Highlands Resident, Nicole Barde:** Is it correct the annual fees indicated are what the County collects and keeps, after the abatement? Is the cost of manpower, processing, etc., included?

Mr. Whitten said through the permitting process we will know what amount will be abated. The County is required to report to the Legislature annually the amounts that are being abated. The annual fees indicated are what the County will receive. Costs for plan review and permitting are included. Staffing costs for Station 75, or for more deputies, or anything else are not included. These costs will be offset by the General Services Agreement.



**Motion** Approve first reading of Ordinance 15-263 adding section 3.50.200 to the Storey County Code providing for a pilot project for granting partial abatements of permitting fees to participants in a qualified project in Economic Diversification District No. 1 and providing for other properly related matters, **Action:** Approve **Moved by** Vice Chair Gilman **Seconded by** Commissioner McGuffey **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

17. **DISCUSSION/POSSIBLE ACTION:** Approval of TRI Infrastructure voucher in the amount of \$9,893.50 payable per the Developer Agreement.

Vice-Chairman Gilman recuses himself from discussion and vote on this item.

Hugh Gallagher presented this item. TRI Infrastructure costs are pre-approved by Community Development Department, and reviewed by the Comptroller and staff as part of the public-private Developer Agreement. \$9,893.50 are reimbursable costs for year ended 2012-13.

Mr. Whitten noted that, per the Chief Financial Officer at TRI, there are no reimbursable expenses for 2013-14.

**Motion:** Approve TRI Infrastructure voucher in the amount of \$9,893.50 payable per the Developer Agreement, **Action:** Approve **Moved by** Commissioner McGuffey **Seconded by** Chair McBride **Vote:** Motion carried by unanimous vote (**summary:** Yes=2)

Chair McBride called for recess at 11:12am.

Chair McBride reconvened the meeting at 11:23am

18. **DISCUSSION/POSSIBLE ACTION:** Tentative Budget Hearings for FY 2015/16

Hugh Gallagher reviewed the Tentative Budget for FY 2015/16. Mr. Gallagher said this is the first time there has been such a changing landscape in the County. There are a few things to be looked at prior to the final budget next month. There are many items that may or may not occur for which there is no information. Mr. Gallagher reviewed several situations that may affect the final budget, including outcomes from the Legislature, the County's withdrawal from Guaranteed Share, and receipt of the Department of Taxation's pro forma in May.

- **GENERAL FUND REVENUES:** Revenues from Ad Valorem taxes represent 70% of the General Fund revenue budget. 2016 budget is approximately \$1,500,000 higher than current year which represents anticipated increases in building permits relative to the Industrial Park which will include funds from the Tesla project.
- **CLERK/TREASURER:** Budget increased \$43,000 of which \$24,000 is attributed to staff reclassifications, longevity and health insurance reclassifications. Operating expenses increased by \$18,000 for the State of Nevada mandated record management requirements.
- **DISTRICT COURT:** District Court Expenses is \$54,000 higher than last year due to the anticipated upgrade of the JAVS courtroom system. There may be some reclassifications before final budget.
- **GENETIC MARKER:** Revenues derived from Justice Court and District Court Fees set by statute. Expenditures range from court room improvements to lab fees.

- **DRUG COURT:** Drug Court revenue is accumulated at the time of sentencing and passes through to the Carson City Alternative Sentencing per order of the District Court Judge.
- **RECORDER:** The Recorder budget increased \$32,000 over last year of which \$29,000 is attributed to an additional part time staff to cover additional workload requirements and staff step increases.
- **ASSESSOR:** Budget increased \$80,000 over last year due to the addition of one full time staff member for additional services in the industrial park. This department will have some salary decrease allocated to other departments.  
Pat Whitten commented that anticipated revenue from Tesla has not been included in this item as a final agreement has not been reached. However, expenses have been provided in the budget.
- **TECHNOLOGY FUND:** By statute, the Recorder, Clerk/Treasurer, and Assessor can charge additional document fees of which the expenditure must benefit Technology.
- **BUILDINGS AND GROUNDS:** These next six funds are under the capable direction of Mike Nevin. The budget is \$45,000 higher than last year's projection due to \$13,000 in benefit costs and \$18,000 due to increased utility fees at the McCarran Government Complex.
- **POOL AND PARKS:** Increased \$32,000 over last year mainly due to the assignment of funds for the maintenance of all parks within Storey County.
- **SERVICE:** Increase of \$7,000 mainly due to staff step increases and anticipated operating supplies. It should be noted that starting with the 2017 fiscal year, there will be a small service charge for all maintenance work performed to help defray salary and benefit costs.
- **ROADS:** Revenue decreased \$37,000 due to possible elimination of transfers from Equipment Acquisition fund for the payment of Capital Outlay. Expenditures increased \$663,000 over last year due to road improvements throughout the County. Approximately \$500,000 is still available for road repair this year.

#### **19. RECESS TO CONVENE AS STOREY COUNTY WATER AND SEWER BOARD**

Chairman McBride called for the recess of the Storey County Board of Commissioners and convened the Storey County Water and Sewer Board.

#### **20. DISCUSSION/POSSIBLE ACTION:** Tentative Budget Hearings for FYE 2015/16 for the Water and Sewer services in Virginia City, Gold Hill and Silver City.

Mr. Gallagher reviewed the budget for the Storey County Water and Sewer System.

- **WATER SYSTEM:** Water charges increased slightly over last year which indicates the last fee rate change under the five year plan. Expenditures are \$56,000 over last year in anticipation of water purchase increases attributed to the Marlette Lake Water System.
- **VIRGINIA DIVIDE SEWER:** Sewer fees are budged to a \$48,000 increase. There are no additional rate increases projected, however this is one Enterprise Fund where we need to pay close attention. Expenditures increased \$118,000 due to additional capital outlay of \$50,000 and USDA bond payments of \$118,000.

In regards to the Sewer budget, Mike Nevin said principal and interest documents from USDA were received after submitting the tentative budget. There will be a slight adjustment to the

USDA line item on the billing. The residential rate to cover the yearly USDA loan obligation requires that the rate be adjusted \$1.93 per month. For commercial, the increase would be \$3.17 per month. Mr. Nevin recommends transfer of funds from equipment acquisition to cover half-cost of the vacuum truck to be split between sewer and roads.

Commissioner McGuffey requested a description of a vacuum truck.

Mr. Nevin explained this is a machine utilized for jetting culverts, pushing all of the material to the side which can then be scooped out of the way. On the sewer side, it's a suction device. If there is a break in a line, the sewage can be sucked into the tank.

**TRI property owner, Gregg McKindle:** Asked whether or not out-sourcing the work would be less expensive than purchasing, operating and maintaining this equipment.

Chair McBride answered that the County has a service center to maintain the equipment. Contracting the work out would exceed the expense of purchase and maintenance. No additional personnel would be added to the current staff to operate this truck.

**Motion:** Approve the tentative budget for Storey County Water and Sewer Board,  
**Action:** Approve **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey,  
**Vote:** Motion carried by unanimous vote (summary: Yes=3).

## 21. ADJOURN TO RECONVENE AS THE STOREY COUNTY BOARD OF COMMISSIONERS

Chairman McBride adjourned the Storey County Water and Sewer Board and reconvened the Storey County Board of Commissioners.

## 22. DISCUSSION/POSSIBLE ACTION: Tentative Budget Hearings for FYE 2015/16

Hugh Gallagher continued with review of the tentative budget:

- **USDA:** The USDA special revenue fund originated last year for the purpose of the Wastewater Treatment Plant and purchase of structure engines and fire ambulances. The Plant will be completed by the end of this fiscal year. By agreement with the USDA, all payments resulting from loan proceeds for the plant plus payments for 474 Fire District equipment, must be paid out of this fund.
- **COMMUNITY DEVELOPMENT:** Expenses increased \$97,000 over last year due to increase in staffing for building inspectors and administrative assistant, plus reclassifications. Increases were deemed necessary due to the increased activity within Storey County. There were some additional adjustments due to Tesla reimbursements.
- **DISTRICT ATTORNEY:** Expenditures increased \$87,000 over last year due to increased, anticipated Professional Services related to current and future civil and criminal proceedings.
- **JUSTICE COURT:** Justice Court expenses are anticipated to be \$7,000, reflecting staff step increases.
- **COMMUNICATIONS:** Department expenses are anticipated to increase \$44,000 over last year. \$26,000 increase is due to a staffing remodel, expected to reduce overtime. Operational expenses increased \$11,000 for building maintenance for his office which is attached to the jail. Communications is a 24-hour job as is the Sheriff and Fire.

- IT DEPARTMENT: Budget increased \$97,000 mostly resulting in communication upgrades and necessary computer equipment purchases.
- COMPTROLLER: Increased \$88,000 over last year. \$80,000 will be for one additional full-time equivalent and staff reclassification. \$7,000 for anticipated, outside professional services.
- EMERGENCY MANAGEMENT: Budget is \$5,000 over last year. \$4,000 is slated for new computer equipment.
- EMERGENCY MITIGATION: This fund was created by Resolution to set aside funds to pay expenses incurred by the local government to mitigate the effects of an emergency.
- COMMUNITY SERVICE: The budget is \$114,000 above last year, with the following increases: Professional Services - \$5,000; Youth-Activity Community Chest - \$25,000; Library-Community Chest - \$10,000; St. Mary's Art Center - \$12,000; Nevada Ag Extension \$5,000; North Senior Center - \$4,000; 4<sup>th</sup> Ward School - \$34,000; Health Care Services-Community Chest - \$31,000; Mark Twain - \$15,000. Note the VC Senior Center was denied an additional \$30,000 requested. Last year's budget was increased by \$30,000 mostly for salaries. All maintenance is provided by the County - no reason is seen for an additional increase at this time. Mr. Gallagher will meet with staff at the Senior Center prior to the final budget to discuss what is going on.
- PARK FUND: This fund will have an infusion of funds from the General Fund as a result of audit performed on business licenses from 1980 to present. Current balances are: Virginia City Park - \$19,811; VC Highlands Park - \$73,387; Mark Twain Park - \$36,318; Lockwood Park - \$45,927.  
Note, these numbers include penalty interest that was calculated and will be adjusted for the third quarter financial statements.
- SHERIFF: Increased \$303,274 over last year. Sheriff wages increased \$144,525 and Jail wages increased \$10,790. Operational expenses increased \$18,600 in copier lease, training and lab fees. Note that the Sheriff requested three more vehicles which has been reduced to two. A decision on this request will be made prior to the final budget. There will be additional adjustments to include Tesla reimbursements.

## 23. ADJOURN TO CONVENE AS THE 474 FIRE PROTECTION DISTRICT BOARD

Chairman McBride called for the recess of the Storey County Board of Commissioners and convened the 474 Fire Protection District Board.

## 24. DISCUSSION/POSSIBLE ACTION: Tentative Budget Hearings for FYE 2015/16 for the NRS 474 Fire Protection District.

Hugh Gallagher said the Fire District is now a separate local government, operating still as a major component of Storey County.

- 474 Fire revenues increased by \$525,000 primarily due to increase in fees and permits and a Tesla reimbursement of \$350,000. Expenses increased by \$445,000 as a result of increased wages through step increases and staff reclassifications. \$17,000 in expenses in the opening of Station 75, increased in the TRI payback of \$40,000, and contingency of \$160,000. Note the expenses if staffing Station 75 have not been recorded pending an agreement with Tesla for reimbursement.

Pat Whitten stated reimbursement from Tesla for actual staffing of Station 75 has not been factored in as this is an item still being negotiated. It is hoped this will be included in the final budget.

Mr. Gallagher: In prior years, there were two special revenue funds - Fire Operations and Wildland Fire. These have been consolidated into the 474 Fire District.

- FIRE EMERGENCY FUND: Must be used for emergencies and may not be used for operating expenses. NRS 474.510 establishes a threshold of \$1 million dollars - anything over this amount must be credited to the Fire Operating Fund.
- MUTUAL AID: Special Fund within the 474 District was created to account for all deployments and billings outside the 474 Fire District. It is suggested that portions of the ending fund balance for future purchases of heavy equipment.

**Motion:** Approve the Tentative Budget for 474 Fire Protection District, **Action:** Approve  
**Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey **Vote:** Passed by unanimous vote, **(Summary: Yes=3)**

## 25. ADJOURN TO RECONVENE AS STOREY COUNTY BOARD OF COMMISSIONERS

Chairman McBride adjourned the 474 Fire Protection District Board and reconvened the Storey County Board of Commissioners.

## 26. DISCUSSION/POSSIBLE ACTION: Tentative Budget Hearings for FYE 2015/16

Hugh Gallagher continued with review of the Tentative Budget:

- COMMISSIONERS: Increased approximately \$17,000 over prior budget. Services and supplies increased \$10,000 for additional appropriations for travel and fuel. Capital Outlay for replacement of computer equipment is also budgeted.
- ADMINISTRATIVE: Decreased by \$2,113,000 over the last year due to the elimination of transfers to Capital Projects. All other expenses increased by \$93,000 as follows: Professional Services - \$57,000; NACO/NNDA - \$19,000; Computer Equipment - \$5,000; Insurance Premium - \$8,000.
- HEALTH & HUMAN SERVICES: Created within the General Fund to assist with indigent assistance programs, consumer health and rural child protection. This will be a mandate from the Legislature.
- PLANNING: Increase of \$120,000 of which \$70,000 will be used to increase staff to cover the tremendous workload increase throughout Storey County. Professional services increased \$45,000 in order to complete the 2015 County Master Plan.

Mr. Whitten indicated it is anticipated a sizable portion of the \$45,000 will not be expended.

- INDIGENT MEDICAL: Revenues received from the .010 tax rate on Ad Valorem and Centrally Assessed taxes.
- INDIGENT ACCIDENT: Follows the directive of NRS 244.160. "The boards of county commissioners shall have power and jurisdiction in their respective counties to take care

of and provided for the indigent sick of the county in such a manner only as is or may be provided by law".

- **CAPITAL PROJECTS:** A list of possible projects has been assembled. The list totaled approximately \$7 million dollars in potential projects. It has been suggested those items that would fall out of the infrastructure list, would be picked up by allocating General Revenue funds to Capital Projects. The Capital Project fund has been infused from the General Fund in the amount of \$2.5 million dollars.
- **INFRASTRUCTURE:** This Fund is provided funds from a 1/4 cent optional sales tax for which the expenditures are allowed under NRS 377. The plan was finalized this year and expenditures are expected to draw down the ending fund balance.
- **STABILIZATION:** This Special Revenue funds was created by Resolution. Revenues are derived from transfers from the General Fund, and expenditures follow NRS 354.6155 guidelines and the balance in the fund must not exceed 10 percent of the expenditures from the general fund for the previous fiscal year.
- **TRI PAYBACK:** This Special Revenue Fund was created so the County would not be "upside down" with its private partner due to expenditures in the Industrial Park and for the purpose of dedicating funds collected from the park to pay back our Public/Private Partnership. As of this date, the balance owed is \$46,850,563. Each dollar collected from TRI is put into a fund, an allocated expenditure - per agreement - is deducted from that and whatever the net is, Storey County is obligated to pay 35% per year.
- **VC RAILROAD PROJECT:** There has been much debate over the disposition of this fund. More information regarding disposition will be available prior to the final budget deadline. Documents have been requested to see what is owed back by the V & T Rail Commission. Payment was withheld from the V & T Rail Commission in November 2014. An audit will be completed.
- **FEDERAL/STATE GRANTS:** This is an in-and-out account.
- **CONTINGENCY:** Now stands at \$365,890, and will be adjusted with the Final Budget.

**Virginia Highlands Resident, Nicole Barde:** How confident are revenue projections other than on the Ad Valorem?

Mr. Gallagher expressed disappointment with the Department of Taxation Pro Forma received March 25<sup>th</sup>. Tom Gransbury has requested Taxation to provide explanation.

Pat Whitten: 80%. Note, the County still maintains a policy that no one can spend more than \$1,500 in non, re-occurring expenses without approval of the County Manager and Comptroller.

Ms. Barde: How many net new hires are anticipated.

Mr. Whitten: Four, excluding Station 75.

Ms. Barde: The capital and infrastructure budgets lack detail. Requests that the public be advised of what the budgeted amounts will be spent on by the next budget hearing.

Mr. Whitten: It is difficult in April 2015 to forecast what may be spent in June 2016. A list can be provided of where the County may focus in the next fiscal year, however all projects will come

before the Board for approval. There are projects that the County would like to get to in 2015-16, but this can change.

Ms. Barde: Regarding the rail project, what are the expenditures of \$700,000?

Mr. Whitten: Not sure what this will be spent on, maybe for purchase of the depot. Just because it's in the budget, does not mean it will be spent.

Ms. Barde: Will the park funds be updated?

Mr. Gallagher: Yes - and included in the next budget.

Ms. Barde: Under Administrative, what part covers the Tourism Director? Will the results of the salary survey previously requested be presented to the public prior to the final?

Mr. Whitten: Previously the Tourism Director was used for some Administrative duties. This has changed, but not in enough time to be reflected in the tentative budget. This will not be included in the final budget. The study is a work in progress and results will be need to be out prior to May 18 to be in the final.

Ms. Barde: It's a problem if expenses exceed the revenues.

Sheriff Antinoro: The budget presented (to the Board) is not what was prepared. There was discussion about the potential growth in TRI. We know this is the tentative budget with the final to come. It's concerning that we are not quite where we need to be and I'm told to cut certain items. Let me place the priorities on my budget. Tesla reimbursement to offset costs has been discussed. My position has been to add another deputy this year and one next year. The budget figures presented show the inclusion of two deputies this year. The budget does not reflect moving a part-time person into a full-time administrative position. I was told to take this out. I can do away with adding the deputies, but not the administrative position. The department heads and elected officials are in the position to determine what their needs are. Your focus should be giving folks what they need.

Chairman McBride replied the Sheriff is receiving a \$300,000, a nice increase.

Sheriff Antinoro said the addition of two deputies was included, by request, due to the development at the north end of the County. They are not necessarily needed. What is needed is an administrative person.

Vice Chair Gilman asked if the Sheriff would forego two deputies for administrative staff.

Sheriff Antinoro said yes. Ultimately staff will have to be added. Addition of the deputies can be bumped back. So can addition of the new cars. In the management of the Sheriff's office, there are certain priorities, and it is his position that the administrative staff is most important.

Vice Chair Gilman appreciates the Sheriff's approach.

County Manager Whitten said this is a "tentative" budget. The Sheriff and I have had a conversation regarding these matters. The Sheriff was not told that his requests would not be considered. Producing a budget to go out to the Board and the public, necessitates drawing a line. There will be, and are, changes to be made. Mr. Whitten feels everything the Sheriff has asked for can be accomplished. If there is an unfunded mandate regarding body cameras between now and May 18, we can adjust the final budget. The budget can be opened one more time after the final is approved to address any last minute, burdensome acts that the Legislature may apply to the County. In addition, there is a contingency. The issues with the Sheriff's Office will be addressed.

**Virginia Highlands Resident, Nicole Barde:** Highlands residents have the impression they pay the majority of taxes in Storey County, and complain nothing is received in return. Ms. Barde researched this issue and found:

- The Highlands does not pay the "lion's share of taxes".
- The Highlands are not receiving the investment by the County that other communities receive. The County provides funds to other communities with funds for Senior and Community Centers. It is understood that getting the "ones" and "tens" together is a problem.
- It is suggested that perhaps materials be given to the Highlands to even out the discrepancy in what is given to other communities versus the Highlands.

Chair McBride:

- The Highlands, along with the other communities, receives police, fire and school services, and pays their share for the operation of the County. There are limited County roads in the Highlands - all of the secondary roads are privately owned. The Community Center in Virginia City was purchased with a grant and donations - not County funds.

Ms. Barde: Just suggesting that the County could give the Highlands \$13,000 in materials to do the roads.

Chair McBride replied this request is not part of this agenda.

County Manager Whitten suggested looking at the budget to see the costs of staffing the Highlands fire station as an example of what the Highlands is receiving.

**TRI property owner, Gregg McKendle:** Understands an unfunded mandate. Body cams protect not just the police officers, but also the County. We need to protect the police force.

Commissioner McGuffey: Seeing a lot of little things in the Sheriff's budget that could be addressed. Mr. McGuffey has a list of small items for every department that could be looked at. Everyone that has a "red" number in their budget, should look at it closer.

Vice-Chairman Gilman: This is a tentative budget, looking at tentative numbers, towards a final in a couple of months. Mr. Gilman has reviewed every page of the proposed budget, including explanations from each department, and appreciates the comments received from the department heads, as well as residents, who chose to participate. A lot of individual and team



effort has gone into this budget. Mr. Gilman will be voting yes on the tentative budget, with reservations.

Mr. Gilman suggested that key personnel in County leadership take another shot at the budget and make some serious adjustments. He is not asking to start over, but to look at trimming the huge increase in projected expenditures.

Vice Chair Gilman said he has been made aware of a tendency on the part of local, state and federal governments to grow and grow, and to add overhead expenses, reducing actual value to the community. If growth is needed in a certain department because of growth demands in population or the commercial or industrial base, he believes that growth is very reasonable. If growth in a department is simply growth because there is more money available in tax revenues, that is not reasonable. More money available doesn't mean we have to spend it.

Storey County is on the verge of becoming one of the richest counties. Growth was achieved because we are a small government, being nimble and agile, avoiding all the bureaucracy which handicaps most other counties.

Mr. Gilman suggests this budget assumes a 13 percent in revenues which is very speculative. This is in light of many un-tested assumptions before us. It is troubling that every County department has increased its budget – some as high as 80%. Are we spending money that we don't yet have? He is reminded of 10 years ago when Storey had its first major revenue increase from growth in the industrial companies in the north part of the county. Budgets and payrolls were ramped up and then the recession hit. With fat budgets and very little set aside, revenues dropped and every department had to take drastic steps to avoid going heavily into the red. The County learned its lessons.

Mr. Gilman believes the County must stay "lean and mean" and has ideas that may or may not be palatable. The proposed budget shows a projected deficit in the General Fund of over \$600,000 in a year where our revenues are projected to be up 13 percent. Why are we not planning a surplus budget, or at the least, a minimum balanced budget, in a year which may, hopefully, be fat on tax and other revenues. It is suggested that every department hold their budget to a 5 percent growth. The County puts away 5 percent in a savings and/or contingency funds and lets the residents of the County share in the prosperity of the County by reducing property taxes somewhere between 1 and 3 percent. This is achievable. Overtime pay is an area that has been greatly abused in the past. This represents un-regulated increases with spending in pay and benefits, and is often unnecessary. Overtime should be specifically budgeted by department. This is an easy area to save several hundred thousand dollars without reducing services.

Mr. Gilman asked to keep the small, successful, limited, local government that we have now. This is a huge advantage in attracting investment in the County. Smaller, less regulated and taxing government is a major strength in a new, emerging economy. Mr. Gilman would like to re-look at the budget. Tesla, as well as Switch, are just starting. Switch has not yet signed a contract with the County. The projections are un-tested assumptions and he would like to see caution on the budget.

Chairman McBride said there is approximately six weeks between the tentative and the final budget hearing. If the Legislature does pass something that would affect this budget, it can be re-opened after that. There is time to review the issues. It is unknown what the Legislature will do. Any type of legislation that is passed now could have a financial effect on the County. The budget presented is a good start. There is an ending-fund balance that could be utilized if needed. Overages in some of the departments are unavoidable with step-increases and longevity that people are entitled to. It is more difficult to prepare a budget in a year when the legislature is in session.

Mr. McBride continued that it is the industrial park that is putting pressure on departments to hire additional personnel with the demand on their offices. Work can be done to trim the budget but he does not think it can be cut or balanced.

**Motion:** To approve the Tentative Budget for FY 2015-16, **Action:** Approve **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey **Vote:** Motion passed by unanimous vote **Summary:** (yes=3).

## COMMUNITY DEVELOPMENT AND PLANNING

27. **DISCUSSION/POSSIBLE ACTION:** Approve first reading of ordinance 15-264 an application No. 2014-020 (Continued from 12/02/14) by the Tahoe-Reno Industrial Center, LLC to amend the text of Storey County Code Title 17 (Zoning Ordinance) by adding Chapter 17.39 I-C Industrial-Commercial Zone. The intent of the proposed I-C Zone is to provide for certain mixed-use industrial and commercial uses where found appropriate by the board with recommendation by the planning commission. Additional information including, but not limited to, reports and the draft zone text may be obtained from the Planning Department at 775.847.1144 or [planning@storeycounty.org](mailto:planning@storeycounty.org). (Continue item until May 5, 2015 board meeting.)
28. **DISCUSSION/POSSIBLE ACTION:** Application No. 2014-021 (Continued from 12/02/14 meeting) by the Tahoe-Reno Industrial Center, LLC., and Storey County on behalf of The Nature Conservancy, LLC and the Union Pacific Railroad Company to amend the Official Storey County Zoning Map. The amendments will apply regulatory zones to approximately 600 acres of land located in McCarran, Nevada (river District near the Tahoe-Reno Industrial Center) which was in July of 2014 transferred from Washoe County to Storey County by mean of boundary line adjustment. Additional information including, but not limited to, reports and maps may be obtained from the Planning Department at 775.847.1144 or [planning@storeycounty.org](mailto:planning@storeycounty.org). (Continue item until May 5, 2015 board meeting.)
29. **FOR POSSIBLE ACTION, LICENSING BOARD SECOND READINGS:**
- a. CCATT, LLC - Contractor / 2000 Corporate Drive ~ Canonsburg, PA (telecommunications)
  - b. BLUESCOPE CONSTRUCTION, INC. - Contractor / 1540 Genessee Street ~ Kansas City, MO (contractor)
  - c. SMC CONSTRUCTION CO - Contractor / 290 Gentry Way #1 ~ Reno (contractor)
  - d. JAMES S. BRYANT, INC. - Contractor / 12360 Westridge Drive ~ Reno (contractor)
  - e. SKY SCENES MULTIMEDIA - HB / 1771 Harte Road ~ VCH (consultant)
  - f. JJK ENTERPRISES - HB / 222 Musket Road ~ VCH (consultant)
  - g. TMW TECHNOLOGIES, LLC - 200 South Virginia Street ~ Reno (operations management)

- h. S.W.O.R.D. DESIGN - General / 420 USA Parkway (manufacturing molded products) TRI
- i. MDB TRUCKING, LLC.. - Transportation / 905 East Mustang (trucking co.) MCC
- j. IONIX, LLC - General / 222 East Sydney (metal fabrication) TRI
- k. RICH DOSS, INC. - General / 201 Wild Horse Canyon Drive (transportation) MCC

**Motion:** To continue items j and k, **Action:** Approve **Moved by:** Commissioner McGuffey,  
**Seconded by:** Vice Chair Gilman **Vote:** Motion passed by unanimous vote, **Summary:** (Yes=3).

**Motion:** To approve a, b, c, d, e, f, g, h, and i, **Action:** Approve **Moved by:** Commissioner McGuffey,  
**Seconded by:** Vice Chair Gilman **Vote:** Motion passed by unanimous vote, **Summary:** (Yes=3).

### 30. PUBLIC COMMENT (No Action)

Hugh Gallagher congratulated and thanked Austin Osborne and Jessie Fain for excellent work and effort on the budget. All of the issues discussed will be re-visited before the final.

Chairman McBride noted the passing of Robert Miller, a fixture in Virginia City.

### 31. ADJOURNMENT

The Chair adjourned the meeting at 1:21 P.M.

Respectfully submitted,

By Vanessa Stephens  
Vanessa Stephens Clerk-Treasurer



## Storey County Board of County Commissioners

### Agenda Action Report

Meeting date: May 5, 2015

Estimate of time required: 0 min

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. For possible action approval of Payroll Checks date 04/24/15 for \$310,577.04 and accounts payable checks dated 04/17/15 for \$1,070,381.83 and \$4,916.17.

2. **Recommended motion:** Approval of claims as submitted.

3. Prepared by: Hugh Gallagher

Department: Comptroller

Telephone: 775 847-1006

4. Staff summary: Please find attached the claims

5. Supporting materials: Attached

6. Fiscal impact:

Funds Available: NA

Fund: NA

\_\_NA\_\_ Comptroller

7. Legal review required:

\_\_NA\_\_ District Attorney

8. Reviewed by:

☒ Department Head

Department Name: Comptroller

 County Manager

Other agency review: \_\_\_\_\_

9. Board action:

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No.

STOREY COUNTY PAYROLL SYSTEM  
Check Register

Rept: PR0510A  
Run: 04/22/15 10:43:10

Payroll Type: Regular  
Payroll Groups: 1 2 3 4 5 6 7 8  
Check Date: 04/24/15  
Period-end Date: 04/19/15

Check/ DD #	Emp #/ Ded #	Payee	Amount
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Total User Transfer for EFTPS:			46,028.46
Total Deductor Checks:			6,363.45
Total Employee Checks:			1,012.42
Total Employee Direct Deposit:			221,282.46
Total Employee Deds Xferd on Dir Dep File:			6,994.71
Total User Transfer to Deductor:			28,895.54
Total Disbursed:			310,577.04

Approved by the Storey County Board of Commissioners: \_\_\_\_\_

CHAIRMAN	COMMISSIONER	COMMISSIONER
COMPTROLLER		
TREASURER		

Report No: PB1315  
Run Date : 04/16/15

STOREY COUNTY  
CHECK REGISTER 4/17/15

Page 1

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
81908	A&K EARTH MOVERS INC	RES LINING		4/17/15	72520	5,985.00	5,985.00
81909	ABC FIRE & CYLINDER SERVI	HYDROSTATIC TEST		4/17/15	72535	76.25	76.25
81910	ACME TEXTURE SOURCE LLC	FLOOR PAINT		4/17/15	72550	8,736.00	8,736.00
81911	ADVANCED DATA SYSTEMS INC	SUPPORT STATE QTRLY		4/17/15 4/17/15	72560 72560	1,540.00 5,500.00	7,040.00
81912	AIRGAS NCN INC	EMS SUPPLIES		4/17/15	72637	23.56	
81913	CAPITAL 1 EQUIP FINANCE	EMS SUPPLIES		4/17/15	72637	66.30	89.86
81914	ALPINE LOCK INC	RAILWAY INTEREST		4/17/15	72573	29,440.00	29,440.00
81915	ALSCO INC	SWR PLANT KEYS		4/17/15	72531	12.00	12.00
81916	ARC HEALTH AND WELLNESS	ST 71 LAUNDRY		4/17/15	72638	13.84	
81917	ARTISTIC FENCE CO (CC)	ST 72 LAUNDRY		4/17/15	72638	8.77	
81918	ASSESSOR'S ASSOC OF NEV	ST 74 LAUNDRY		4/17/15	72638	10.52	
81919	AT&T TELECONFERENCE SERVI	SHOP		4/17/15	72521	45.69	
81920	BANK OF AMERICA #2704	SHOP CH		4/17/15 4/17/15	72521 72521	83.79 36.80	199.41
		GRAY		4/17/15	72593	81.48	
		NDOT PLATA		4/17/15	72587	32.98	114.46
		DIVIDE RES FENCE		4/17/15	72522	6,392.00	6,392.00
		INV#504-012013		4/17/15	72697	325.00	325.00
		HOTEL		4/17/15	72678	60.57	60.57
		TRAINING		4/17/15	72639	372.88	
		TRAVEL TO TRAINING		4/17/15	72639	525.00	
		BATTERIES FOR PAGER CACHE		4/17/15	72639	424.00	
		PLUG FOR EXT CORD		4/17/15	72639	164.67	
		POSTAGE		4/17/15	72639	10.97	
		OPERATING SUPPLIES		4/17/15	72639	17.90	
		TRAINING		4/17/15	72639	13.17	
		PARKING		4/17/15	72639	6.98	
		OPERATING SUPPLIES		4/17/15	72639	30.00	
		R71 EXHAUST ADDITIVE		4/17/15	72639	22.95	
		OIL		4/17/15	72639	19.98	
		HOTEL		4/17/15	72639	26.74	
		MEDICAL BILLING REF GUIDE		4/17/15	72639	144.48	
		PARKING		4/17/15	72639	49.00	
		POSTAGE		4/17/15	72639	37.00	
		POSTAGE		4/17/15	72639	6.49	
		DOZER CHASE BUILD		4/17/15	72639	49.00	
81921	BATES, AARON	REFUND		4/17/15	72610	657.61	2,578.82
81922	BENDER, DEBORAH			4/17/15	72610	22.95	22.95
81923	BERRY ENTERPRISES	MARCH 26-APRIL 8		4/17/15	72653	60.00	60.00

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
81924	BISBEE, PATTY	MTN TOP REPAIR OPHIR		4/17/15	72632	576.00	576.00
81925	HESSEMER, BRUCE	15CR00015		4/17/15	72680	248.79	248.79
81926	BURNET, MOLLY F	OVERPAYMENT OF TAXES		4/17/15	72584	36.00	36.00
81927	BURRELL, SCOTT LEWIS	ARRANGEMENT		4/17/15	72530	50.00	50.00
81928	CANYON GENERAL IMPROVEMEN	MARCH 26-APRIL 8, 2015		4/17/15	72654	88.00	88.00
81929	CAPITAL CITY AUTO PARTS	WATER/SEWER		4/17/15	72614	595.00	683.00
		SHOP-SILICONE		4/17/15	72523	46.50	46.50
		STOCK-FILTER		4/17/15	72523	45.98	
		STOCK-FILTERS		4/17/15	72523	8.99	
		CRACK SEALER-CONNECTOR		4/17/15	72523	36.44	
		FR65611-REDI SENSOR		4/17/15	72523	11.38	
		KW703-FIRE EXTING		4/17/15	72523	174.40	
		FR51844-BRACKET		4/17/15	72523	49.95	
		STOCK-FILTER		4/17/15	72523	11.98	
		FR51844-GL BLAC-DRY PRIM		4/17/15	72523	18.38	
		FR51844-BRK CONTOLL, CONN		4/17/15	72523	51.89	
		SHOP CREDIT		4/17/15	72523	104.48	
		SOS6306-REDI SENSOR		4/17/15	72523	1.40-	
		FR61974- AIR FILTER		4/17/15	72523	43.60	
		STOCK-OIL FILTER		4/17/15	72523	58.89	
		STOCK-FILTERS		4/17/15	72523	7.98	
		SO62214- SENSOR VALVE		4/17/15	72523	91.19	
		SR CTR VAN		4/17/15	72523	23.40	
		SR CTR VAN		4/17/15	72523	93.64	
		FR61974- PUMP		4/17/15	72523	39.48	
		STOCK FILTER		4/17/15	72523	36.99	
81930	CAPITAL FORD INC	SO58904-THROTTLE BODY		4/17/15	72588	32.18	939.82
81931	CAPITAL ONE PUBLIC FUND	INTEREST SERIES 2010 V&T		4/17/15	72572	321.73	321.73
81932	CARSON VALLEY OIL CO INC	PW-UNL & DIESEL		4/17/15	72549	17,925.00	17,925.00
		PW- UNL		4/17/15	72549	1,475.38	
		PW-UNL & DIESEL		4/17/15	72549	1,510.58	
		VCH-UNL & DIESEL		4/17/15	72549	1,392.90	
81933	CASELLE INC	MAY SUPPORT		4/17/15	72532	234.74	4,613.60
81934	CELLCO PARTNERSHIP	HUGH		4/17/15	72623	202.00	202.00
81935	CENTRAL SANITARY SUPPLY	TOILET PAPER FREIGHT DUE		4/17/15	72617	40.01	40.01
81936	CERTIFIED FOLDER DISPLAY	VISITOR GUIDE DISTRIBUTIO		4/17/15	72655	2.75	2.75
81937	EVANS, CHAD	OVERPAYMENT OF TAXES		4/17/15	72581	8,797.92	8,797.92
81938	CHARM-TEX	BLANKET & CUFF LOCKS		4/17/15	72628	16.91	16.91
		JAIL SUPPLIES MISC.		4/17/15	72628	112.90	
81939	CHARTER COMMUNICATIONS			4/17/15		198.40	311.30

Report No: PB1315  
Run Date : 04/16/15

STOREY COUNTY  
CHECK REGISTER 4/17/15

Page 3

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
81940	COMMUNITY CHEST INC	500 SAM CLEMENS MTCC		4/17/15	72603	122.54	122.54
81941	COMSTOCK CHRONICLE (VC)	1/1/2015-1/31/2015 ORD 14-261 FIGHTER INTERMITTENT INTERMITTENT POOL SUPERVISOR		4/17/15	72541	1,511.00	1,511.00
81942	COMSTOCK COMMUNITY TV INC	TELEVISION 372 S C STREET SO CABLE		4/17/15	72599	87.00	394.12
81943	COMSTOCK GOLD MILL LLC	MARCH 26-APRIL 8, 2015		4/17/15	72620	174.00	261.00
81944	CONST SEALANTS & SUPPLY	SPIKED SHOES,TAPE,BLADES		4/17/15	72656	400.00	400.00
81945	CONWAY COMMUNICATIONS	PHONE PROGRAM COMP OPC		4/17/15	72533	83.15	83.15
81946	CRAFCO INC	TYPE 2		4/17/15	72633	80.00	80.00
81947	CREATIVE CONCEPTS MEDIA +	GOOGLE- OYSTER FRY		4/17/15	72534	18,909.00	18,909.00
81948	CRESTA, OCTAVIO A	MARCH 26-APRIL 8, 2015		4/17/15	72657	344.00	344.00
81949	CROWN POINT INC	CH DRINK WATER		4/17/15	72658	156.00	356.00
81950	DAIOHS USA INC	MTCC WATER COOLER WATER MAINT		4/17/15	72658	200.00	750.00
81951	DIVERSIFIED VEHICLE REPAIR	AUTO REPAIR		4/17/15	72602	941.32	212.70
81952	EATON FAMILY PARTNERSHIP	OVERPAYMENT OF TAXES		4/17/15	72606	125.00	941.32
81953	ELLIOTT AUTO SUPPLY INC	SO58905-BRK PADS BLG50285-BALL JOINT FR61974-NA\CA24144 BX SO62214-BLADES FR62215-DEL31 SWPR- DEF2 BLD50285-BLADES WATER63742-BLADES FR51811-GW CLIP SO58905-BRAKE PADS SO58904-POTENTIOMETER BLD50285-CONTROL ARM FR65598-COOLANT		4/17/15	72544	31.96 58.45 50.96 7.98 220.08 12.99 7.98 7.98 2.70 20.10 65.62 190.00 184.02	125.00
81954	EVANS, LARRY	BETZ-CDL PHYSICAL		4/17/15	72629	90.00	860.82
81955	FARMER BROS CO	COFFEE- LCKWD CENTER CUPS- LCKWD CENTER		4/17/15	72600	102.90 35.75	90.00
81956	FARR WEST ENGINEERING	SYSTEM ENGINEERING FEES		4/17/15	72524	36,925.92	138.65



CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
81957	FAST GLASS INC	SIDEWALK/RETAINING WALL SIX MILE DRAINAGE PROJECT USACE MARCH 2015 FINAL PKG LOT & RETAINING WALL CAPE SEAL PROJ		4/17/15	72592	577.50	
				4/17/15	72605	11,698.58	
				4/17/15	72605	15,795.74	
				4/17/15	72524	2,847.50	
				4/17/15	72536	1,117.50	68,962.74
81958	FERRELIGAS LP	BLDG50285-W/S		4/17/15	72585	145.00	145.00
		ST 74 PROPANE		4/17/15	72640	144.77	
		MTCC 500 SAM CLEMENS		4/17/15	72608	112.50	
		LW SR CTR 800 PERI		4/17/15	72537	275.90	
		SHERIFFS OFFICE		4/17/15	72631	106.21	
		ST 172 PROPANE		4/17/15	72640	107.92	
		BUILDING DEPT PROPANE		4/17/15	72562	205.48	
		100 TOLL RD		4/17/15	72537	527.71	
		ST 71 PROPANE		4/17/15	72640	165.26	
81959	FLYERS ENERGY LLC	141 NORTH C IT TRAINING		4/17/15	72691	38.58	1,684.33
		LW-REG & DSL		4/17/15	72539	497.10	
		LW-REG		4/17/15	72539	536.23	
		LW-DSL & REG		4/17/15	72539	363.01	1,396.34
81960	FOX PERFORMANCE INC	VEHICLE CHANGE		4/17/15	72622	900.00	900.00
81961	GRAINGER	LWSC-TRASH BAG, EXIT SIGN		4/17/15	72543	172.10	172.10
81962	GRAN, NANCY J	GARNISHMENT DISBURSED		4/17/15	72616	282.78	282.78
81963	GRANSBERY, TOM	6.5 HRS		4/17/15	72625	292.50	292.50
81964	GTP INVESTMENTS LLC	POND PEAK		4/17/15	72689	540.80	
		POND PK RENT		4/17/15	72636	328.98	
		UTILITIES		4/17/15	72636	40.00	909.78
81965	HD SUPPLY FACIL MAINT LTD	SEWER PLANT-LAB EQUIP		4/17/15	72630	858.90	
		SEWER PLANT-LAB EQUIP		4/17/15	72630	67.45	926.35
81966	HELMER, JOHN	CHAIR CLEANING LOCKWOOD		4/17/15	72613	160.00	160.00
81967	HENRY SCHEIN	EMS SUPPLIES		4/17/15	72641	792.88	792.88
81968	HOME DEPOT CREDIT SERVICE	LWSC-WINDOWS		4/17/15	72542	328.06	
		170SPERU-BLINDS		4/17/15	72542	190.50	
		IT HARDWARE		4/17/15	72688	35.54	
		STREETLIGHT BULBS		4/17/15	72542	87.88	
		MTCC SINK		4/17/15	72542	99.00	
		MATERIALS FOR WTR PLNT		4/17/15	72542	81.15	
		LWSC-MATERIALS FOR WINDOW		4/17/15	72542	111.42	
		MTCC-SINK RETURN		4/17/15	72542	94.05-	
		IT HARDWARE		4/17/15	72688	35.74	875.24
81969	HOT SPOT BROADBAND INC	INTERNET SERVICES		4/17/15	72665	1,200.00	1,200.00
81970	IRON MOUNTAIN INFO MGT IN	NT 147 APRIL 2015		4/17/15	72683	286.08	
		SHRED BIN CONSOLE		4/17/15	72687	40.96	
		SHRED BIN CONSOLE		4/17/15	72687	204.80	

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
81971	IT1 SOURCE LLC	OFFICE 2013 MELISSA SPEAKER BAR		4/17/15	72685	370.57	531.84
81972	JBP LLC	SSD HD IT		4/17/15	72685	29.00	
				4/17/15	72685	665.24	1,064.81
81973	SEAY, JOHN	R71- CREDIT SP304477		4/17/15	72551	150.85-	
81974	LEYBA, JOSEPH & LINDA	R71-COUPPL,TUBING,CLAMP		4/17/15	72551	176.91	
81975	L A PERKS PLUMBING &	FR62238-STARTER		4/17/15	72551	198.99	225.05
81976	L N CURTIS & SONS	OVERPAYMENT OF TAXES		4/17/15	72583	39.75	39.75
81977	LANGUAGE LINE SERVICES IN	OVERPAYMENT TAXES		4/17/15	72582	24.00	24.00
81978	LESTER, LARRY & TAMMIE	FUEL PUMP REPAIR		4/17/15	72642	326.00	326.00
81979	LIQUID BLUE EVENTS LLC	PPE		4/17/15	72643	8,400.00	8,400.00
81980	LOWTHER, MARGARET	ARENA PANELS		4/17/15	72681	12.02	12.02
81981	MARKEN ENTERPRISES	DEVIL MADE ME SALOON CRAW		4/17/15	72674	9,700.00	9,700.00
81982	MERCEDES DE LA GARZA	2015		4/17/15	72660	2,408.39	2,408.39
81983	METRO OFFICE SOLUTIONS IN	PPE REPAIRS		4/17/15	72526	1,000.00	1,000.00
		WORK, BID DOCS,		4/17/15	72644	454.26	454.26
		RETURNED		4/17/15	72525	3,589.20	3,589.20
		DESK001		4/17/15	72525	235.00-	
		9054570		4/17/15	72692	266.27	
		CP WO 8719161		4/17/15	72692	515.17	
		SD CARDS, PENS		4/17/15	72604	3.99-	
		OFFICE SUPPLIES		4/17/15	72645	27.93	
		PENS		4/17/15	72545	50.20	
		CALCULATOR		4/17/15	72545	35.52	
		OFFICE SUPPLIES		4/17/15	72645	13.22	
		FOLDERS, TABS, INDEXES		4/17/15	72525	44.37	
		3 DRAWER PED		4/17/15	72525	120.27	
				4/17/15	72525	503.42	
				4/17/15	72525	71.07	
				4/17/15	72525	81.72	1,490.17
81984	MONARCH DIRECT LLC	PAYROLL ENVELOPES		4/17/15	72577	388.00	388.00
81985	MORGAN TIRE OF SACRAMENTO	SR CENTER EX69146		4/17/15	72552	467.76	
81986	MORRIS, ROBERT T	SR CENTER VAN		4/17/15	72552	607.52	1,075.28
81987	MOUNDHOUSE HARDWARE	SCDA		4/17/15	72540	2,850.00	
		SCDA		4/17/15	72540	2,100.00	4,950.00
81988	NAPA AUTO & TRUCK PARTS	FLOOR WAX		4/17/15	72646	22.99	
		1705PERU-SWITCH KEYS		4/17/15	72594	98.35	
		KEYS		4/17/15	72586	32.67	154.01
		DOZER CHASE BUILD		4/17/15	72647	80.98	

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
81989	NEV ADMIN BLDG & GROUNDS	DOZER CHASE BUILD		4/17/15	72647	33.71	114.69
		FEB WATER		4/17/15	72553	5,131.65	
81990	NEV COMPTROLLER	MARCH WATER		4/17/15	72553	4,457.79	9,589.44
				4/17/15	72693	2,395.00	
				4/17/15	72693	230.00	
				4/17/15	72693	100.00	
				4/17/15	72693	75.00	
				4/17/15	72693	135.00	
				4/17/15	72693	418.00	
				4/17/15	72516	834.07	
81991	NEV DEPT HUMAN RESOURCES	DISTRICT COURT ADMIN ASSE		4/17/15	72517	329,747.10	
		POPULATION FEES		4/17/15	72517	325,570.03	
				4/17/15	72566	6,361.40	6,361.40
81992	NEV DEPT OF PUBLIC SAFETY	FEB 2015 COUNTY MATCH		4/17/15	72576	594.34	594.34
81993	NEV DEPT PUBLIC SAFETY	PSI PRODUCTION		4/17/15	72589	1,185.75	1,185.75
81994	NEV DEPT TAXATION	FINGERPRINTS		4/17/15	72675	32.41	32.41
81995	NEV LEGISLATIVE COUNSEL	74731		4/17/15	72686	13.95	13.95
81996	NEV RURAL REGIONAL CENTER	FEB MEDICAID GAVENDA		4/17/15	72527	19.96	19.96
81997	NEV TREASURER			4/17/15	72694	30.00	30.00
81998	NEVADA BLUE LTD (RNO)	MONTHLY PORTAL FEE MARCH		4/17/15	72563	50.00	50.00
81999	NEVADA COALITION FOR	QUIRK, ANDRES, KERN, GAUNT		4/17/15	72591	100.00	100.00
82000	NEVADA LEGAL SERVICE INC	FEES COLLECTED		4/17/15	72519	185.93	185.93
82001	NEVADA RURAL COUNTY RSVP	FEBRUARY 2015 CDBG		4/17/15	72598	3,539.14	3,539.14
82002	NEXTEL OF CALIFORNIA INC	DA STOP GRANT		4/17/15	72555	51.15	
		PLANNING COMMISSION		4/17/15	72555	1,430.06	
		GALLAGHER/CHGR & BOX		4/17/15	72555	1.23	
		& EQUIP/BOWERS		4/17/15	72555	127.96	
				4/17/15	72555	163.97	1,771.91
82003	OFFSITE DATA DEPOT, LLC	CLERK OFFICE		4/17/15	72548	358.80	358.80
82004	ON THE SIDE GRAPHICS & SI	HYDRANT/SCBA #S		4/17/15	72648	160.08	160.08
82005	OUTFRONT MEDIA LLC	APRIL 6 - MAY 3, 2015		4/17/15	72661	586.00	586.00
82006	PEDLEY KNOWLES & COMPANY	4GAS SENSORS AND CAL GAS		4/17/15	72601	1,898.10	1,898.10
82007	PETRINI, ANGELO D	MARCH 26-APRIL 8, 2015		4/17/15	72662	166.00	166.00
82008	PROTECTION DEVICES INC	ANNUAL INPECT C HOUSE		4/17/15	72634	380.00	380.00
		MONITORING		4/17/15	72618	75.00	75.00
		QTRLY PANIC BUTTON FEE		4/17/15	72561	62.50	62.50
		APR-JULY MONITORING		4/17/15	72556	12.50	12.50

Report No: PB1315  
Run Date : 04/16/15

STOREY COUNTY  
CHECK REGISTER 4/17/15

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
82009	PUBLIC EMPLOY RETIREMENT	ST 75 MONITORING		4/17/15	72634	120.00	650.00
82010	QUAM, MARK	RUDNICK, R AFRICA, T		4/17/15 4/17/15	72546 72546	201.06 2,419.61	2,620.67
82011	RAD STRATEGIES INC	CAUSED BY WATER BREAK		4/17/15	72695	279.00	279.00
82012	CALDARA, RANDALL	APRIL 2015 PROGRAM APRIL 2015		4/17/15 4/17/15	72529 72529	1,500.00 1,800.00	3,300.00
82013	RAY MORGAN CO INC (CA)	OVERPAYMENT OF TAXES		4/17/15	72580	7.22	7.22
82014	REED, MELISSA	GIS PLOTTER CN2676-01 COPIER-COMM C STREET		4/17/15 4/17/15	72682 72682	143.32 453.00	596.32
82015	RELIANCE STANDARD LIFE IN	BOOTS		4/17/15	72590	118.48	118.48
82016	RENO GREEN LANDSCAPING IN	RETIREE DENTAL MADDOX COBRA		4/17/15 4/17/15	72528 72528	690.30 32.54	722.84
82017	RENO RE VENTURES LLC	1705 PERU MAINT.		4/17/15	72564	373.00	373.00
82018	RENO TAHOE SPECIALTY INC	REFUND		4/17/15	72611	13,823.45	13,823.45
82019	RUPPCO INC	CREDIT INV#358277		4/17/15	72663	667.50 156.66-	510.84
82020	SBC GLOBAL SERVICES IN LD	EMS SUPPLIES		4/17/15	72649	233.10	233.10
		CO MNGR TRI		4/17/15	72627	.16	
		CLERK		4/17/15	72627	2.83	
		RECORDER		4/17/15	72627	1.87	
		FIRE (VC)		4/17/15	72627	2.88	
		PUBLIC WORKS		4/17/15	72627	4.27	
		SHERIFF		4/17/15	72627	33.39	
		JP		4/17/15	72627	1.29	
		SHERIFF		4/17/15	72627	2.33	
		COMPTROLLER/ADMIN		4/17/15	72627	1.22	
		FIRE/LOCKWOOD		4/17/15	72627	1.66	
		FIRE (VC)		4/17/15	72627	5.55	
		COMMUNITY DEVELOPMENT		4/17/15	72627	2.34	
		ASSESSOR		4/17/15	72627	7.63	
		CENTRAL DISPATCH		4/17/15	72627	5.09	
		DA		4/17/15	72627	1.56	
		COMMISSIONER		4/17/15	72627	4.99	
		FIRE (VC)		4/17/15	72627	2.98	
		IT		4/17/15	72627	4.89	
		PLANNING		4/17/15	72627	.45	87.38
82021	SBC GLOBAL SERVICES INC	847-7500 VCTC		4/17/15	72696	85.01	
		252-6412-COMMUNICATIONS		4/17/15	72696	6,172.00	
82022	SHOAF, BRIAN ALLEN	847-0962 JOP		4/17/15	72696	60.90	6,317.91
82023	SIERRA NEVADA MEDIA GROUP	MARCH 26-APRIL 8, 2015		4/17/15	72664	99.00	99.00
		GOLD HILL DEFOT BIDS		4/17/15	72567	762.51	

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
82024	SIERRA PACIFIC POWER CO	100 TOLL RD UNIT PED-RES		4/17/15	72554	32.88	762.51
82025	SIERRA PEST CONTROL INC	BUGS		4/17/15	72615	100.00	32.88
82026	SLICK INDUSTRIES LLC DBA	TIMS CARDS		4/17/15	72690	32.00	100.00
		VC SENIOR CENTER SIGN		4/17/15	72609	700.00	
		FLASH BACK PRI CARDS		4/17/15	72666	290.00	
		5000 TRI FOLD COLOR		4/17/15	72666	620.00	
		BRD MEMBERS BUS CARDS		4/17/15	72666	105.00	1,747.00
82027	SPB UTILITY SERVICES INC	MARCH SUPPORT		4/17/15	72565	1,707.25	1,707.25
82028	SPRINT SPECTRUM LP	BOWERS		4/17/15	72619	34.87	34.87
82029	ST CO SCHOOL DISTRICT	PROPERTY TAX RECEIVED		4/17/15	72518	424,377.16	424,377.16
82030	ST CO SHERIFF	DILLON, HOOD		4/17/15	72557	248.25	248.25
82031	ST CO WATER SYSTEM	VISITOR CENTER		4/17/15	72568	124.96	
				4/17/15	72667	183.36	
				4/17/15	72568	124.96	
				4/17/15	72568	124.96	
				4/17/15	72568	124.96	
				4/17/15	72568	119.12	
				4/17/15	72568	129.09	
				4/17/15	72568	119.12	
				4/17/15	72568	119.12	
				4/17/15	72568	367.02	
				4/17/15	72568	119.12	
				4/17/15	72568	56.62	
				4/17/15	72568	415.52	
				4/17/15	72568	108.42	
				4/17/15	72568	183.36	
				4/17/15	72568	119.12	
				4/17/15	72568	60.32	
				4/17/15	72568	56.62	
				4/17/15	72667	56.62	2,712.39
82032	STARCAP MARKETING LLC	RENEWAL & MAINT		4/17/15	72698	340.00	340.00
82033	STEPHEN R KOPOLOW PC	GARNISHMENT DISBURSED		4/17/15	72612	335.40	335.40
82034	STRYKER MEDICAL	GURNERY UPGRADE KITS		4/17/15	72677	2,652.00	2,652.00
82035	SUN PEAK ENTERPRISES	MARCH 26-APRIL 8, 2015		4/17/15	72668	1,325.00	1,452.50
				4/17/15	72668	127.50	
82036	SYNERGY LOGISTICS, INC	FIRST AID SUPP		4/17/15	72596	143.16	143.16
82037	TALX UCXEXPRESS	SG4A00 CLAIM MANGEMENT		4/17/15	72547	187.50	187.50
82038	THE ANTOS AGENCY	CEM GIN BOTTLE DESIGN		4/17/15	72669	737.50	737.50
82039	THE REINALT-THOMAS CORPOR	BUILD65585-TIRES		4/17/15	72535	15.78	15.78
82040	TRI GENERAL IMPROVEMENT						

Report No: PB1315  
Run Date : 04/16/15  
CHECK  
NUMBER

STOREY COUNTY  
CHECK REGISTER 4/17/15

Page 9

VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
82041 UNITED STATES BOWLING CON	1705 PERU -W/S		4/17/15	72569	132.65	
82042 US POSTOFFICE (VC)	1705 PERU -IRR		4/17/15	72569	93.23	225.88
	PMT 1 OF 2 15/16 ADVERT		4/17/15	72671	505.00	505.00
82043 VIRGINIA CITY MOTORCYCLE	3/15 - 3/16		4/17/15	72578	220.00	
82044 VIRGINIA CITY TOURS INC	ANNUAL FEE FOR BOX		4/17/15	72621	60.00	280.00
	MARKETING SUPPORT		4/17/15	72672	2,500.00	2,500.00
	MARCH 26- APRIL 8, 2015		4/17/15	72673	1,216.00	
82045 VIRGINIA HIGHLANDS VFD			4/17/15	72673	150.00	1,366.00
82046 WALKER & ASSOCIATES	VOLUNTEER SUPPORT		4/17/15	72651	1,250.00	1,250.00
	LOBBYIST SERVICES		4/17/15	72676	1,666.00	
82047 WALKER, ROBERT B ESQ	MTG LUNCHESES		4/17/15	72676	145.00	1,811.00
	14CRO0020 1F		4/17/15	72684	570.00	
82048 WASHOE CO SHERIFFS OFFICE	PER ORDER		4/17/15	72575	1,330.00	1,900.00
82049 WESTERN ENVIRONMENTAL LAB	DRUG TEST		4/17/15	72597	250.00	250.00
	TOTAL COLIFORM		4/17/15	72571	20.00	
82050 WESTERN NEVADA SUPPLY CO	O2,PECAL,PH,NITRO,SOLIDS		4/17/15	72571	206.00	226.00
	CREDIT MEMO		4/17/15	72652	7.14-	
	OPERATING SUPPLIES		4/17/15	72652	12.96	
	3/4X 400 POLY PIPE		4/17/15	72570	176.00	181.82
	CHECKS TOTAL				1,070,381.83	

STOREY COUNTY  
PURCHASE CARD REGISTER

CARD  
TOTAL

NUMBER	VENDOR	FUND-DEPT	INVOICE #	DESCRIPTION	DATE	TRANS#	AMOUNT
50	WELLS ONE COMMERCIAL CARD						
				INTERNET- 372 S C STRE	4/17/15	436	60.00
				INTERNET- LCKWD CENTER	4/17/15	436	65.00
				POSTAGE STAMPS	4/17/15	436	120.39
				RM CANCELED	4/17/15	442	66.97
				DOCENT LUNCH FOR PARAD	4/17/15	437	35.00
				IPAD MOUNT	4/17/15	438	318.00
				WTP-MICROSCOPE	4/17/15	438	965.00
				ELKO SLUPAC MEETING 4/	4/17/15	1446	50.00
				BENEFITS FAIR REPS	4/17/15	1446	30.31
				FRS1843	4/17/15	1446	117.59
				TRI BRINE TRUCK	4/17/15	438	143.98
				MEETING W/TMC BYRON	4/17/15	442	244.58
				PALETTE/RESTORATION TO	4/17/15	441	9.26
				OFFICE SUPPLIES REC OF	4/17/15	441	76.05
				FUEL REC/LEG MEETING	4/17/15	441	139.67
				TOOLS/SUPPLIES RESTO R	4/17/15	441	27.42
				REC OFFICE POSTAGE	4/17/15	441	128.12
				IT STOCK	4/17/15	441	19.99
				BOWERS TRAINING	4/17/15	440	394.94
				UPS BATTERY NEW	4/17/15	439	343.10
				OFFICE SUPPLIES	4/17/15	440	64.99
				IT DSL	4/17/15	440	147.72
				SO DSL	4/17/15	440	75.00
				UPS BATTERY	4/17/15	440	70.17
				HELPEDESK REMORE ASSIST	4/17/15	440	35.00
				STOREYCOUNTYNV.ORG REG	4/17/15	440	1,128.00
				RMA SHIPPING	4/17/15	440	113.97
							59.89
							4,916.17

\*Card Total\*

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

DATE

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CONTROLLER  
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TREASURER  
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CHAIRMAN  
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COMMISSIONER  
-----  
COMMISSIONER



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 05/05/15

Estimate of time required: 10 min.

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. **Title:** Discussion/Possible Action. Update to Storey County Administrative Policies and Procedures including: Policies 502 Pay Periods and Time Reporting, 503 Overtime Compensation, 504 Rate of Pay, 507 Scheduled Salary Step Advancement, 601 Holidays, and 602 Annual Leave.

2. **Recommended motion:** Based on the recommendation by staff and in conformance with the Storey County Administrative Policies and Procedures, I (Commissioner) motion to approve the amendments to Storey County Administrative Policies 502 Pay Periods and Time Reporting, 503 Overtime Compensation, 504 Compensation, 507 Scheduled Salary Step Advancement, 601 Holidays, and 602 Annual Leave.

3. **Prepared by:** Austin Osborne

**Department:** Human Resources

**Telephone:** 847-0968

4. **Staff summary:** The purpose of the Storey County Administrative Policies and Procedures is to establish authority to implement the personnel program on a consistent basis. The Policies and Procedures require that review and necessary updates occur every five years.

5. **Supporting materials:** Enclosures: draft policy chapters 502, 503, 504, 507, 601, and 602

6. **Fiscal impact:** None on local government.

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_ District Attorney

8. **Reviewed by:**

 Department Head

Department Name:

 County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No.



Enclosures: Draft policies 502, 503, 504, 507, 601, and 602

**STOREY COUNTY ADMINISTRATIVE  
POLICIES AND PROCEDURES**

**NUMBER** 502  
**EFFECTIVE DATE:** 11-10-08  
**REVISED:** 05/05/15  
**AUTHORITY:** BOC  
**COUNTY MANAGER:** PAT

**SUBJECT: Pay Periods and Time Reporting**

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**1. PURPOSE**

~~Establishing Pay Period~~ Establishing a pay period with documentation of recorded of hours worked and/or leave time taken by employees is necessary to provide an accurate basis for preparing paychecks, to assure compliance with federal and state law, and to maintain an effective and efficient cost accounting system. (For payroll purposes, non-exempt employees covered by the Fair Labor Standards Act (FLSA) must report all time spent performing work.)

**2. POLICY**

**2.1 Pay Periods and Paydays**

Employees are paid bi-weekly on Friday. Paychecks are deposited into the employee's bank account via automated direct-deposit. The Comptroller's Office will provide each employee a paystub at the end of each pay period. The employee may choose to opt out of automated direct-deposit by submitting a letter to the Comptroller's Office requesting not to participate in direct-deposit service. The employee opting out of direct-deposit or otherwise receiving a physical paycheck may pick up his/her paycheck at the Clerk-Treasurer's Office after 12:00 p.m. If a payday falls on a holiday, employees are paid on the preceding work day.

**2.2 Hours Worked**

Non-exempt employees will be paid for all hours worked. Hours worked include, but are not limited to:

- a. Time worked before or after the normally assigned shift, or any other irregular hours, **even if the employee volunteers his/her time. GUIDELINE:** Periods of six minutes or less are not considered overtime unless they occur regularly. (This provision does not apply to employees who are performing volunteer work which is unrelated to their normal job functions.)
- b. Rest periods of 20 minutes or less.
- c. Travel time that occurs during an employee's normally scheduled work hours, including regular days off, holidays, etc.
- d. Hours spent at lectures and training activities, unless attendance is completely voluntary.
- e. Hours spent serving as volunteer ambulance, fire, or law enforcement personnel for an emergency response during normally scheduled work hours.

**2.3 Position Designations – Exempt or Non-Exempt**

All positions are designated as "exempt" or "non-exempt" according to federal and state laws and regulations. For cost accounting and billing purposes, Storey County requires exempt employees in certain positions, regardless of exempt or non-exempt status, to account for hours worked.

#### **2.4 Responsibility for Exempt or Non-Exempt Designation**

The Personnel Director/Administrative Officer will examine and evaluate position descriptions and duties performed for all positions to determine the designation of the position as exempt or non-exempt. Departments will notify the Personnel Director/Administrative Officer when the duties of a position have substantially changed in order to ensure an accurate designation.

#### **2.5 Responsibility for Exempt or Non-Exempt Designation**

Employees are responsible for accurately completing their own timesheets. Supervisors shall **not** alter or adjust the hours that an employee reports on his/her timesheet. If the supervisor believes the employee has completed his/her timesheet in error, the supervisor shall discuss the issue with the employee.

- a. All non-exempt employees will record **all hours worked** and **all leave time** taken, whether paid or unpaid, and the type of leave taken (e.g., sick leave, annual leave, compensatory time) on the timesheet.
- b. All exempt employees in positions which require an accounting of hours worked will enter their hours worked for each project. They shall record all leave taken in whole day increments on the timesheet.
- c. ~~Exempt employees in positions not required to account for hours worked will record only those hours off for sick leave or annual leave on the basis of actual time used to the nearest quarter (1/4) hour and submit on the annual leave slip form.~~ Exempt employees in positions not required to account for hours worked will record only those hours off for sick leave or annual leave in whole day increments. Except as permitted by the Family and Medical Leave Act FMLA (including intermittent FMLA leave), exempt employees may not be charged for absences of less than whole day increments.

**RESPONSIBILITY FOR REVIEW:** The County Personnel Director and/or Administrative Officer will review this policy every 5 years or sooner as necessary.

**STOREY COUNTY ADMINISTRATIVE  
POLICIES AND PROCEDURES**

**NUMBER** 503  
**EFFECTIVE DATE:** 11-10-08  
**REVISED:** 4-05-11/05/05/15  
**AUTHORITY:** BOC  
**COUNTY MANAGER:** PAT

**SUBJECT: Overtime Compensation**

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1. **PURPOSE:** Provide Guidelines for Eligible for Overtime
  2. **POLICY:**
    - 2.1 **Non-Exempt Employees**

- a. Except for employees whose hours are established by a collective bargaining agreement, employees in positions designated as "non-exempt" will be eligible for overtime compensation for hours worked in excess of ten hours in any one workday or hours worked over ~~forty (40) in one (1)~~ 40 in one workweek, if employee has requested and been approved for variable workday as provided in NRS 281.100.3.b.2.
- b. Per NRS ~~281.100~~ and the Fair Labor Standards Act (FLSA), employees working as firefighters, police officers, jailers/corrections officers, sheriff's deputies, or nurses, with a formalized policy or agreement with the employer, may work longer workweeks or workdays.
  1. ~~Hospitals~~ Employers of and nurses may agree in-writing to a 14-day work period and overtime is compensation earned after 80 hours during that work period.
  2. Employers of police officers, jailers/corrections officers, or sheriff's deputies may establish in-writing a work period of 171 hours within a 28-day period.
  3. Employers of firefighters may establish in-writing a work period of 212 hours within a 28-day period.
  4. For police officers, jailers/corrections officers, sheriff's deputies, and firefighters, these work periods must be established as regularly occurring and by an affirmative statement by the employer that such a work period is being established.
  5. If the work period for nurses is not agreed to, or if the work period for police officers, jailers/corrections officers, sheriff's deputies, or firefighters is not established, these employees are ~~then~~ subject to overtime compensation after ten hours in a workday or 40 hours in a workweek per NRS 281.100, ~~or 40 hours in a workweek per NRS 281.100~~ and the Fair Labor Standards Act (FLSA).
- c. All overtime hours must be specifically authorized in advance by the employee's Elected Official, Dept. Head or Supervisor. Overtime will be compensated at ~~one and one half (1.5)~~ 1.5 times the employee's regular rate of pay. An employee's regular rate includes all payments made by the employer to the employee. Examples of payments to be included are on-call pay, shift differential, hazard duty pay, and longevity pay.
- d. Time paid but not worked, such as sick leave, holidays, and annual leave, does not count toward hours worked for the purpose of computing overtime hours.
- e. Firefighters and law enforcement personnel are governed by different overtime requirements. Refer to departmental policy, applicable collective bargaining agreement, and the Fair Labor Standards Act (FLSA).

**CAUTION:** Paramedics serving in the dual capacity of paramedic/firefighter must meet certain requirements to be covered by the Fair Labor Standards Act (FLSA) 207(k) overtime exemption. To qualify, the paramedic/firefighter must:

- Be employed by an organized fire department or fire protection district;
- Be trained in fire suppression and protection;
- Have the legal authority and responsibility to engage in fire suppression, to include the prevention, control and extinguishing of fires, and;
- Perform activities which are required for the prevention, control or extinguishment of fires.

Absent these requirements, a paramedic must be paid overtime subject to the rules for non-exempt employees as outlined above.

## 2.2 Exempt Employees

Generally, exempt employees are hired with the understanding that they are responsible for accomplishing the duties required for their assigned position. It is ~~our~~ the employer's policy to comply with all aspects of the FLSA including its salary-basis requirements. Therefore, making any deductions from the salaries of exempt employees which are not allowed by law is by policy prohibited.

Consistent with the FLSA and NRS 281.400, employees in exempt positions are not required to be paid for overtime worked. Eligibility for overtime is based upon the duties and responsibilities of each individual employee. Subject to certain exceptions set forth in the regulations, an exempt employee will be paid the full salary for any work week in which the employee performs any work, regardless of the number of days or hours worked. Exempt employees will not need to be paid for any work week in which they perform no work, unless the employee is on approved paid leave.

- a. Deductions from pay will be made when an exempt employee does not have or use paid leave and is absent from work for one or more full days for personal reasons. The deduction will be made in accordance with Storey County's ~~vacation~~ annual leave and sick leave policies. Deductions in pay, including from sick or annual leave balances, shall not be made for partial day or hour-by-hour absences, except for eligible employees utilizing intermittent leave under the Family Medical Leave Act (FMLA). Deductions will also be made to offset amounts employees receive as jury or witness fees, or for military pay; or for unpaid disciplinary suspensions of one or more full days imposed in good faith for workplace conduct rule infractions. Storey County will pro rate an employee's salary based upon the days worked during the initial and terminal pay period of employment.
- b. Exempt employees are generally expected to be available to perform their job duties during normal business hours (~~usually~~ generally 8:00 a.m. to 5:00 p.m., Mondays through Fridays). It is expected that in order for exempt employees to complete their assigned work from time to time, it will be necessary that they work beyond the normal work days and business hours of the employer. If, however, an exempt employee is working well beyond a ~~forty (40)~~ 40 hour work week on a regular recurring basis, the Personnel Director/Administrative Officer may examine staffing levels and the employee's work habits and procedures.

### 2.3 "Safe Harbor"

The Personnel Director/Administrative Officer will classify employees as exempt or non-exempt, in accordance with the ~~provisions of the~~ Fair Labor Standards Act (FLSA) and ~~applicable state law~~ NRS. If an employee feels s/he is improperly classified, s/he should request a review of the position classification from Personnel Director and/or Administrative Officer. An investigation will be conducted on a timely basis and employer will act to correct any errors as soon as practicable. The employer will not make improper deductions of pay from any employee, regardless of exempt or non-exempt status. Improper deductions should be reported to the Comptroller and the Personnel Director/Administrative Officer. The complaint will be investigated and employer will act to reimburse the employee as required by the FLSA if an error is found. The employer will continuously make a good faith commitment to comply with all provisions of the FLSA and ~~state laws~~ NRS and intends this policy of correction to satisfy the "safe harbor" provisions of the FLSA regulations, as amended effective August 23, 2004.

If a non-exempt employee feels s/he has been improperly paid for overtime under the FLSA or state law, it is the responsibility of the employee to seek correction by reporting any error to the Elected Official, Dept. Head or Supervisor. An investigation will be conducted on a timely basis and employer will act to correct any errors as soon as practicable.

**RESPONSIBILITY FOR REVIEW:** The County Personnel Director and/or Administrative Officer will review this policy every 5 years or sooner as necessary.

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**STOREY COUNTY ADMINISTRATIVE  
POLICIES AND PROCEDURES**

**NUMBER** 504  
**EFFECTIVE DATE:** 11-10-08  
**REVISED:** 05/05/15  
**AUTHORITY:** BOC  
**COUNTY MANAGER:** PAT

**SUBJECT:** Rates of Pay

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1. **PURPOSE:** To establish a policy on rates of pay.

2. **POLICY:**

**2.1 Compensation Plan**

Each regular position will be assigned to a class and pay grade in the compensation plan. Assignment to a pay grade will be based on the relative level and complexity of the duties, responsibilities, and authority of the job. The Personnel Director and/or Administrative Officer shall determine the salary ranges based on these considerations:

- a. Rates paid by the employer for comparable work;
- b. Internal relationships of other job classes in the same or similar occupation;
- c. Rates paid by other employers for comparable work;
- d. Other financial commitments of the employer; and
- e. Funds available to the employer for salaries.

The Personnel Director and/or Administrative Officer may adjust the minimum and maximum for each salary range periodically as changes in any of the factors listed above occur or to recruit and retain qualified employees for each job.

**2.2 Hiring Rate of Pay**

The normal hiring rate is the first step of the pay range for the position's classification. The Personnel Director and/or Administrative Officer may authorize advanced step appointments in accordance with Section 2.3.

**2.3 Advanced Step Hire**

Fairness and equity in the administration of the compensation plan will be maintained when making advanced step hires. The Personnel Director and/or Administrative Officer may authorize advanced step appointments when all of the following circumstances exist:

- a. The applicant's qualifications indicate that s/he will perform at a level commensurate with the requested step;
- b. Based on the applicant's current or most recent salary, an advanced step hire is required for the applicant to accept the position (The employer will not consider salaries paid more than ~~twelve (12)~~ 12 months prior to the job offer.);
- c. Other applicants with similar qualifications not requiring an advanced level salary are unavailable; and
- d. Funds are available in the hiring department's budget to pay the higher rate.

## **2.4 Flat Rate Salaries**

Certain job classes may be assigned to flat rates of pay in the compensation plan. Employees in classes assigned to a flat rate of pay are not eligible for step increases.

## **2.5 Casual Worker Rate of Pay**

The employer will pay casual workers at the rate of pay established for the same work when performed by regular employees, or as appropriate for the type of work performed. Students receiving school credit for work may be paid at a rate established by the Personnel Director and/or Administrative Officer for student interns. The Personnel Director and/or Administrative Officer may adjust the ~~rates~~ rate of pay annually consistent with ~~general salary~~ the procedures for merit rate of pay increases ~~granted~~ for regular employees performing similar work.

## **2.6 Salary on Promotion, Transfer, Demotion, Reclassification, and Reallocation**

- a. Except as may otherwise be provided by a collective bargaining agreement, a regular employee who is promoted to a new classification will move to that step in the range for the new class which provides ~~at least an approximate~~ no less than five 5 percent (~~5%~~) pay increase, not to exceed the top step in the range for the new class. A promoted employee's salary shall not be less than the starting pay of the salary range for the new position. A promoted employee's adjusted pay shall be effective the first day that the employee accepts the new position in writing.
- b. Reclassification to a class with a higher salary range is a promotion.
- c. Reallocation of an existing class:
  1. to a higher salary range is NOT a promotion. An employee in a class that is reallocated to a higher salary range shall be placed at a step closest to his/her current salary that does not provide a decrease.
  2. to a lower salary range shall be placed at the step closest to the employee's current salary that does not provide a decrease. If the employee's salary exceeds the top salary of the lower pay range. (refer to Y-Rate in section 2.7)

## **2.7 Y-Rate**

The employer may pay an employee, who is reduced to a lower class as a result of reclassification or reorganization not associated with layoff or discipline and not the result of employee action or request, at his/her current rate of pay which is above the top step of the range or between steps of the range. Similarly, an employee in a class which has its salary adjusted to a lower rate may also be paid at a rate of pay above the top step of the range. This rate shall be known as a "Y-Rate." At the discretion of the employer, assignment to such a rate of pay is available to employees who are fully qualified to perform the work of the lower paid class.

An employee who is at a Y-rate above the top step of the range for the new (lower) class shall continue to receive the Y-rate while employed in the new class until a change in the rate of pay for the employee's new class causes the top step of the new class to be equal to or greater than the employee's Y-rate.

An employee who is at a Y-rate which is between the steps of the range for the new (lower) class shall continue to receive the Y-rate until a change in the rate of pay for the employee causes the rate for the step in the range to which the employee is entitled to exceed his/her current rate of pay.

**RESPONSIBILITY FOR REVIEW:** The County Personnel Director and/or Administrative Officer will review this policy every 5 years or sooner as necessary.

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**STOREY COUNTY ADMINISTRATIVE  
POLICIES AND PROCEDURES**

**NUMBER** 507  
**EFFECTIVE DATE:** 11-10-08  
**REVISED:** 08-02-11/05-05-15  
**AUTHORITY:** BOC  
**COUNTY MANAGER:** PAT

**SUBJECT:** Scheduled Salary Step Advancement

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**1. PURPOSE**

To establish a policy on scheduled salary step advancement ~~of~~ and the withholding of advancement.

**2. POLICY**

**2.1 Step Advancement Authorized**

- a. An employee who is currently not paid at the top step of the salary range for his/her class is normally eligible for step advancement on his/her anniversary date. Raises in salary resulting from step advancements are based on longevity and satisfactory performance, and are not automatic. Step advancements may be granted only upon a finding by the Elected Official, Dept. Head, Supervisor or County Manager that the employee meets all of the performance requirements of the position and complies with all of the employer's rules, regulations, and policies. An employee who is determined to be eligible for step advancements shall move to ~~a higher~~ the next highest step within the salary grade range.
- b. Salary step advancements are administered by the Elected Official, Dept. Head, Supervisor, or County Manager subject to the ~~confirmation~~ validation of the Personnel Director and/or Administrative Officer that there is adequate documentation that all requirements have been met. Peer evaluations shall not be considered in evaluating an employee's performance for purposes of this policy.
- c. The Board of County Commissioners has authority per NRS 245.045 and NRS 4.040 to establish the salaries of all ~~appointive~~ appointed county and elected officers and employees by the enactment of a resolution.
- d. If a Performance Evaluation is not done within 30 day of the of anniversary date it shall be considered a satisfactory performance evaluation and the Personnel Director/Administrative Office shall authorize a step advancement retroactive to the employee's anniversary date.

**2.2 Anniversary Date/Step Advancement**

- a. The date on which an employee becomes eligible for consideration for step advancement is known as the anniversary date. When approved in writing, step advancements will become effective at the beginning of the pay period in which the employee's anniversary date occurs.
- b. A promotion and reclassification to a class with a higher salary range shall establish a new anniversary date.
- c. A demotion or reclassification to a class with a lower salary range shall not establish a new anniversary date.

**2.3 Withholding of Step Advancement**

- a. **Job Performance.** When the Elected Official, Dept. Head, Supervisor or County Manager has determined that the job performance of an employee is less than satisfactory or below expectations, the step advancement shall be withheld. The employee's performance shall be documented, in writing, and state the reason(s) upon which the decision was based, and a prescribed remedy, such as that in a collective bargaining agreement, to improve the employee's performance and a copy of the documentation provided to the employee by the Elected Official, Dept. Head, Supervisor or County Manager.

The Personnel Director and/or Administrative Officer may approve step advancement at the beginning of any pay period upon finding that the employee now meets the qualifications for advancement, if within 90 days of the original anniversary date. The employee's anniversary date shall be adjusted to the date on which the step advancement is actually granted. If step advancement is not granted in the interim, the employee shall be considered for step advancement on the next anniversary date.

- b. **Unpaid Leave of Absence.** An employee's eligibility for consideration for step advancement shall be delayed by temporary layoffs or unpaid leaves of absence in excess of ~~fifteen (15)~~ 15 working days during the ~~twelve (12)~~ 12 month period following the employee's last step advancement. The employee's anniversary date shall be adjusted by the total number of days on unpaid leave.

#### **2.4 Flat Rate Salaries and Wages**

Certain job classes classifications may be assigned to flat rates of pay in the compensation plan. Employees in classes classifications assigned to a flat rate of pay are not eligible for step increases.

**RESPONSIBILITY FOR REVIEW:** The County Personnel Director and/or Administrative Officer will review this policy every 5 years or sooner as necessary.

**STOREY COUNTY ADMINISTRATIVE  
POLICIES AND PROCEDURES**

**NUMBER 601  
EFFECTIVE DATE: 11-18-08  
REVISED: 08/02/11-05/05/15  
AUTHORITY: BOC  
COUNTY MANAGER: PAT**

**SUBJECT: Holidays**

### **1. PURPOSE**

To designate recognized holidays and legibility for holiday pay.

### **2. POLICY**

The established annual leave year is the calendar year, January 1<sup>st</sup> through December 31st, each year.

#### **2.1 Recognized Holidays**

Recognized Holidays, in accordance with NRS 236, shall be as follows:

- New Year's Day (January 1st)
- Martin Luther King's Day (Third Monday in January)



- President's Day (Third Monday in February)
- Memorial Day (Last Monday in May)
- Independence Day (July 4th)
- Labor Day (First Monday in September)
- Nevada Day (Last Friday in October)
- Veteran's Day (November 11th)
- Thanksgiving Day (Fourth Thursday in November)
- Day after Thanksgiving (Friday following the Fourth Thursday in November)
- Christmas Day (December 25th)
- Any day that may be appointed by the President of the United States for public fast, Thanksgiving, or as a legal observed holiday, except Columbus Day.
- One floating holiday per calendar year to be pre-approved by the supervisor.
  - a. If a holiday falls on a Saturday, the preceding Friday becomes the observed holiday.
  - b. If a holiday falls on a Sunday, the following Monday becomes the observed holiday.

## 2.2 Holiday Compensation

Each regular full-time non-exempt employee shall receive holiday compensation. The holiday compensation shall be equivalent to the employee's regularly scheduled shift – 8, 10, or 12 hours. If the employee is scheduled for six twelve hour shifts, and one eight hour shift, the holiday compensation will be twelve hours.

- a. **Holidays worked.** Non-exempt employees required to work their regularly scheduled shift on a recognized holiday shall receive regular pay plus an additional payment of holiday compensation computed at time and one-half (1.5) the *straight-time* for the regularly scheduled shift.
- b. **Holidays worked - overtime.** Non-exempt employees required to work overtime on a recognized holiday shall receive overtime compensation computed at 1.5 of *regular rate of pay* for the overtime worked.
- c. **Holidays not worked.** Non-exempt employees who are not required to work on a recognized holiday shall receive holiday compensation equivalent to one regularly scheduled shift.
  - a. Except for employees in the communications series, if a non-exempt employee's regularly scheduled day off falls on a recognized holiday, the employee will be granted one shift off with pay during the workweek of the holiday. The day of that workweek to be taken off is subject to scheduling and upon mutual agreement of the employee and the supervisor.
  - b. If the regularly scheduled day off of a non-exempt communications series employee falls on a recognized holiday, the employee may elect to take one regularly scheduled shift off in the same workweek in lieu of holiday pay, as mutually agreed between the employee and supervisor.
- d. **Compensation for regular part-time employees.** Regular part-time non-exempt employees shall receive holiday compensation based on their regularly scheduled shift.
- e. **Pay status.** In order to receive holiday compensation, an employee must be in pay status immediately before and after the holiday.

### 2.3 Holiday Accrual

Holiday leave shall not be accrued except as may be provided by a collective bargaining agreement.

**RESPONSIBILITY FOR REVIEW:** The County Personnel Director and/or Administrative Officer will review this policy every 5 years or sooner as necessary.

**PURPOSE:** To designate recognized holidays and legibility for holiday pay.

**POLICY:** ~~\_\_\_\_\_~~ **A. Holidays Designated**

The following holidays are recognized by the **employer**:

New Year's Day—January 1

Martin Luther King, Jr.'s Birthday—Third Monday in January

President's Day—Third Monday in February

Memorial Day—Last Monday in May

Independence Day—July 4

Labor Day—First Monday in September

Nevada Day—Last Friday in October

Veterans Day—November 11

Thanksgiving Day—Fourth Thursday in November

Family Day—Friday following the fourth Thursday in November

Christmas Day—December 25

One floating holiday per calendar year to be pre-approved by the employee's supervisor.

Any day declared a legal holiday by the President of the United States and/or the Governor of the State of Nevada will be observed in accordance with the presidential or gubernatorial proclamation. Storey County may observe a holiday, which occurs on a Saturday or a Sunday, on the day before or after the holiday.

**B. Holiday Pay**

Recognized holidays are typically non-work days. Each regular, full-time, and part-time employee's who is on paid status on his/her regularly scheduled work day before or after a holiday will be paid. The holiday pay shall be equivalent to the employee's regularly scheduled shift hours of pay at his/her rate of pay for each recognized holiday. Each regular, part time, employee shall receive holiday pay based on their regularly scheduled shift.

**C. Weekend Holidays**

For employees regularly assigned to work Mondays and/or Fridays, if a holiday falls on a Saturday, the Friday preceding will be observed as the holiday. If a holiday falls on a Sunday, the Monday following will be observed as the holiday. When a holiday falls on Saturday or Sunday for an employee regularly scheduled to work on the Saturday or Sunday, the employee will observe the holiday on the Saturday or Sunday, unless an alternative is authorized by the **employer**. If the holiday falls on a regularly-scheduled day off, the employee will observe the holiday on the next regularly-scheduled work day, unless an alternative is authorized by the **employer**.

**D. No Accrual**

~~Holiday leave shall not be accrued except as may be otherwise provided by a collective bargaining agreement.~~

**E. ~~Work on Holidays~~**

~~Non-exempt employees who work on a designated holiday shall be paid for the holiday plus one and one half (1.5) times their regular rate of pay for any time worked on a holiday. Bargaining unit employees who work on a holiday shall be paid overtime as provided in the collective bargaining agreement.~~

**RESPONSIBILITY FOR REVIEW:** ~~The County Personnel Director and/or Administrative Officer will review this policy every 5 years or sooner as necessary.~~

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**STOREY COUNTY ADMINISTRATIVE  
POLICIES AND PROCEDURES**

**NUMBER** 602  
**EFFECTIVE DATE:** 11-18-08  
**REVISED:** 08/02/11-05/05/15  
**AUTHORITY:** BOC  
**COUNTY MANAGER:** PAT

**SUBJECT: Annual Leave**

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**1. PURPOSE**

To provide policy and procedures regarding annual leave eligibility and usage.

**2. POLICY**

The established annual leave year is the calendar year, January 1<sup>st</sup> through December 31<sup>st</sup> each year.

**2.1 Annual Leave Accrual**

~~All regular full-time employees will earn annual leave beginning from their initial date of hire as follows:~~

<del>From the Beginning of the Pay Period Following Completion of:</del>	<del>Through the Pay Period During Which the Employee Completes:</del>	<del>Hours Accrued for Each Regularly Scheduled Hour on Paid Status:</del>
<del>Six (6) months of eligible employment</del>	<del>Five (5) consecutive years of eligible employment</del>	<del>0.0577</del>
<del>Five (5) consecutive years of eligible employment</del>	<del>To Term of employment</del>	<del>0.0769</del>

- ~~1. Except as noted, all accrual rates are expressed in terms of fractions of an hour earned for each regularly scheduled hour worked or on paid leave. Annual leave is not accrued for any other hours.~~
- ~~2. Annual leave is accumulated to the employee on a biweekly basis coinciding with pay periods.~~

- a. Regular employees continually scheduled to work an average of 21 hours or more per week will accrue annual leave. Employees do not accrue annual leave for overtime hours worked.
- b. Regular part-time employees ~~who regularly work twenty (20) hours or more per week will earn~~ accrue annual leave on a pro-rate basis.
- c. Accrual of annual leave for eligible employees is as follows:
  - *Date of hire to 5 years* = 0.0577 per hour on paid status
  - *Following 5 years of employment* = 0.0769 per hour on paid status

Except as noted, all accrual rates are expressed in terms of fractions of an hour earned for every regularly scheduled hour worked on paid leave. Annual leave is not accrued for any other hours. Annual leave is accumulated to the employee on a biweekly basis coinciding with pay periods.

- d. Annual leave credits shall be accrued for each pay period the employee is in full pay status for a major portion of his/her regularly scheduled biweekly hours. Annual leave is not accrued during leave of absence without pay. Hours of annual leave shall be accumulated, provided that no employee may accumulate earned annual leave in excess of 240 hours in a calendar year.

## 2.2 Annual Leave Use and Payout

- a. Not more than 240 hours of annual leave hours may be taken within any calendar year, subject to staffing requirements. An employee shall be paid at his/her regular hourly rate for each hour of annual leave time taken. Annual leave taken during a biweekly period shall be charged before annual leave earned during that pay period is credited.
- b. Holidays as defined by Policy 601 occurring within the annual leave period will not be counted against annual leave hours. An employee becoming ill while on annual leave shall have leave charged to accrued sick leave upon request and upon presentation of proper documentation.
- c. Annual leave preferences shall be granted in order of seniority. For purposes of this section, seniority is determined by the provisions of Policy 801.
- d. Employees shall request annual leave by providing a minimum of 14 calendar days of notice to the supervisor or department head. An exception to this 14 day requirement may be granted by the supervisor or his/her designee after considering the circumstances that warrant such exception and the convenience and conventionality of the department.
- e. If an employee on or before October 15th requests annual leave in-writing and his/her request is denied for any reason at any time, the employee is entitled to payment for any annual leave in excess of 240 hours that s/he requested to take and which s/he would otherwise forfeit as the result of the denial of his/her request. The payment for the employee's unused annual leave is capped at 60 hours per calendar year and must be made to him/her no later than January 31st.

- f. An employee becoming ill while on annual leave shall have leave taken while ill charged to sick leave upon request and upon presentation of proper documentation.

## **2.3 Annual Leave Compensation at and After Termination**

- a. Employees voluntarily separated from employment shall lose all rights for computing prior service upon re-employment by the employer.
- b. Employees involuntarily terminated from employment shall be compensated at their regular hourly rate for the total number of annual leave hours accrued, subject to the employer's limitations.

### **~~B. Regular Part-time Employees~~**

~~Regular part-time employees who regularly work twenty (20) hours or more per week will earn annual leave on a pro-rata basis.~~

### **~~C. Eligibility Maximum Accrual~~**

- 3. ~~All-eligible full-time and part-time (working twenty (20) hours or more per week) employees will be credited with the equivalent of six (6) months of earned, accrued annual leave at the appropriate rate at the end of six (6) months of employment.~~
- 4. ~~Employees voluntarily separated from the Employer shall lose all rights for computing prior service upon reemployment by the Employer.~~
- 5. ~~The maximum amount of leave which an employee may carry over from one calendar year to the next is 240 hours (NRS 245.210, section 2a).~~
- 6. ~~The amount of annual leave accrual is based upon years of service adjusted, as specified, for leaves of absence without pay.~~
- 7. ~~Leave in excess of 240 hours which is not used by the end of any calendar year will be removed from the employee's leave accrual the employee will not be entitled to compensation for leave removed pursuant to this section.~~

### **~~D. Use of Annual Leave~~**

~~Annual leave is provided to employees for the purpose of rest and relaxation from their duties and for attending to personal business. Employees may not use annual leave before the end of the (pay period) in which the hours accrued.~~

~~Employees shall request vacation leave by providing a minimum of fourteen (14) calendar days notice, by submitted a written request on form 602F. An exception to this fourteen (14) calendar day requirement may be granted by the Elected Official, Dept. Head or Supervisor after considering the circumstances that warrant such exception and the convenience and conventionality of the department.~~

~~Vacation preferences shall be granted in order of seniority, unless approval has been given to an employee by the Elected Official, Dept. Head or Supervisor at least 90 days in advance of the requested vacation. For the purposes of this section, seniority shall be based on total of years/time in County Service.~~

~~Holidays as defined in Policy # 601 occurring within the vacation period will not be counted against vacation hours.~~

~~An employee becoming ill while on annual leave shall have leave charged to sick leave upon request and upon presentation of proper documentation.~~

**E. ~~Annual Leave Special Pay Request~~**

~~If an employee, on or before October 15<sup>th</sup>, requests annual leave and his/her request is denied for any reason, s/he is entitled to payment for any annual leave in excess of two hundred and forty (240) hours that s/he requested to take and which s/he would otherwise forfeit as the result of the denial of his/her request. The payment for the employee's unused annual leave is capped at sixty (60) hours per calendar year and must be made to him/her not later than January 31<sup>st</sup>.~~

**F. ~~Annual Leave Pay at Termination~~**

~~Upon termination, an employee with more than six (6) months of continuous employment will be paid for a maximum of 240 hours of accrued annual leave at the employee's last regular rate of pay. Leave in excess of 240 hours has no cash value and shall not be paid at termination.~~

**RESPONSIBILITY FOR REVIEW:** The County Personnel Director and/or Administrative Officer will review this policy every 5 years or sooner as necessary.



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 5/5/15

Estimate of time required: 0 - 5

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

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1. **Title:** Business License First Readings

2. **Recommended motion:** None required (if approved as part of the Consent Agenda)  
I move to approve all first readings (if removed from consent agenda by request)

3. **Prepared by:** Stacey Bucchianeri

**Department:** Community Development

**Telephone:** 847-0966

4. **Staff summary:** First readings of submitted business license applications are normally approved on the consent agenda. The applications are then submitted at the next Commissioners' meeting for approval.

5. **Supporting materials:** See attached Agenda Letter

6. **Fiscal impact:** None

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:** None

\_\_\_\_ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Community Development

☒ County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No.

# Storey County Community Development

## Business Licensing

P O Box 526 • Virginia City NV 89440 • (775) 847-0966 • Fax (775) 847-0935 • buslic@storeycounty.org

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To: Vanessa Stephens, Clerk's Office  
Pat Whitten, County Manager

April 27, 2015  
Via email

Fr: Stacey Bucchianeri

Please add the following item(s) to the **May 5, 2015**, COMMISSIONERS Consent Agenda:

### LICENSING BOARD FIRST READINGS:

- A. SOUTHWEST STEEL, LLC – Contractor / 280 Sunpac Ave ~ Henderson (steel erector)
- B. LEGACY SPECIALTIES, INC. – Contractor / 2567 Nowlin Road #104 ~ Minden (drywall contractor)
- C. ASPEN DEVELOPMENTS CORP – Contractor / 2340 East Fifth Street ~ Reno (excavation contractor)
- D. COMSTOCK CHRONICLE OF VIRGINIA CITY – HB / 2187 Main Street ~ Gold Hill (newspaper)
- E. NOTHING BUT SKULLS VIRGINIA CITY NV – General / 11 North C Street (Retail Sales) VC
- F. REDTALON ENTERPRISES, LLC – HB / 21540 Sazarac Rd (FFL Type 7, Firearms R&D) VCH
- G. ARNOLD MACHINERY COMPANY – Contractor / 2975 West 2100 South ~ Salt Lake City

**Inspection Required**

cc: Chris Hood, Building Dept.  
Austin Osborne, Planning Dept.  
Dean Haymore, Economic Dev.

Gary Hames, Fire Dept.  
Patty Blakely, Fire Dept.  
Fritz Klingler, Fire Dept.

Sheriff's Office  
Assessor's Office





## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** May 5, 2015

**Estimate of time required:** 10 min.

**Agenda:** Consent ☐ Regular agenda ☒ Public hearing required ☐

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1. **Title:** Discussion and possible action to approve a cooperative agreement with the State of Nevada Department of Taxation specifying the dates and procedure for distribution to Storey County of the Economic Diversification District No. 1 revenues pledged pursuant to Ordinance No. 14-260 and a Reimbursement Agreement with Tesla.

2. **Recommended motion:** I move to approve the agreement between Storey County and the State of Nevada Department of Taxation specifying the dates and procedure for distribution to Storey County of the Economic Diversification District No. 1 revenues pledged pursuant to Ordinance No. 14-260 and a Reimbursement Agreement with Tesla.

3. **Prepared by:** Bill Maddox and Robert Morris, outside counsel  
**Department:** District Attorney's Office **Tel:** 847-0964

4. **Staff summary:**

This cooperative agreement requires the Nevada Department of Taxation to administer and enforce all provisions of Storey County Code chapter 3.50 pertaining to the collection of all sales and use taxes pledged to Tesla pursuant to section 3.50.050 of the chapter. This matter was on the Board's on March 5, 2015, but was continued so it could be considered at the same time as the Governmental Services Agreement with Tesla.  
(Continued on next page.)

5. **Supporting materials:** The Cooperative Agreement between Storey County and Nevada Dept. of Taxation for Economic Diversification District No. 1 (TESLA)

6. **Fiscal impact:** None

7. **Legal review required:** Yes

\_\_\_\_ District Attorney

8. **Reviewed by:**

\_\_\_\_ Department Head

Department Name: Commissioner's Office

 County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No.

#### **4. Staff summary continued:**

The agreement further requires Storey County to notify the Nevada Department of Taxation of each participant that is located within and remits taxes generated within District No. 1 and is further required to notify the Department any time a Participant ceases doing business in District No. 1.

The agreement requires the Nevada Department of Taxation to distribute to Storey County, on a monthly basis, an amount equal to one hundred percent (100%) of the sales and use taxes pledged to Tesla pursuant to section 3.50.050 of the Ordinance as permitted by S.B. 1, 28<sup>th</sup> Special Sess. (Nev. 2014) (Economic Diversification Act). With each distribution, the Nevada Department of Taxation must provide the Storey County Comptroller with a monthly statement setting forth the amount collected. Distributions by the Nevada Department of Taxation to Storey County pursuant to this Agreement will cease on June 30, 2034.

In the agreement, Storey County agrees that the Nevada Department of Taxation has the power to make all necessary rules and regulations and prescribe all necessary forms or other requirements for the purpose of making the administration of the Ordinance effective. Further, Storey County agrees that the Nevada Department of Taxation has all the powers, duties, and responsibilities as provided by Storey County Code chapter 3.50 and all other State laws pertaining to the collection of sales and use taxes.

**COOPERATIVE AGREEMENT  
BETWEEN STOREY COUNTY AND NEVADA DEPARTMENT OF TAXATION FOR  
ECONOMIC DIVERSIFICATION DISTRICT NO. 1 (TESLA)**

This Cooperative Agreement (the "Agreement") is made and entered into as of this 5<sup>th</sup> day of May, 2015, to be retroactive to October 17, 2014 (the "Effective Date"), by and between Storey County, Nevada, a political subdivision of the State of Nevada and the State of Nevada Department of Taxation (the "Department"), collectively the "Parties."

**RECITALS**

Whereas, Storey County, through its Board of County Commissioners, and consistent with S.B. 1, 28<sup>th</sup> Special Sess. (Nev. 2014) known here as the Economic Diversification Act, has established the Storey County Economic Diversification District No. 1 (Tesla) ("District No. 1") by enacting Ordinance No. 14-260, adding chapter 3.50 to the Storey County Code (the "Ordinance") effective upon passage and execution of a Governmental Services Agreement pursuant to sec. 3.50.110 of the Ordinance; and

Whereas, the Economic Diversification Act further provides that after the adoption of the Ordinance creating District No. 1, Storey County must enter into an agreement with the Department specifying the dates and procedure for distribution to Storey County of the District No. 1 Revenues pledged pursuant to the Ordinance and the Reimbursement Agreement with Tesla.

Now therefore, in consideration of the premises set forth above and the mutual covenants and promises set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, Storey County and the Department agree as follows:

1. The Department shall administer and enforce all provisions of Storey County Code chapter 3.50 pertaining to the collection of all sales and use taxes pledged to Tesla pursuant to section 3.50.050 of the chapter.

2. Storey County will notify the Department, using a notice which is substantially in the form attached hereto as Exhibit A, of each Participant, as that term is defined in chapter 3.50, that is located within and remits sales/use taxes generated within District No. 1. These taxes must be administered in accordance with this Agreement. Storey County will further notify the Department any time the County receives information that a Participant ceases doing business in District No. 1, using a notice substantially in the form attached hereto as Exhibit B.

3. The Department shall distribute to Storey County, on a monthly basis, an amount equal to one hundred percent (100%) of the sales and use taxes pledged to Tesla pursuant to section 3.50.050 of the Ordinance as permitted by the Economic Diversification Act. With each distribution, the Department shall provide the Storey County Comptroller with a monthly statement setting forth the amount collected. Distributions by the Department to Storey County

pursuant to this Agreement shall cease on June 30, 2035.

4. Storey County agrees that the Department shall have the power to make all necessary rules and regulations and prescribe all necessary forms or other requirements for the purpose of making the administration of the Ordinance effective.

5. The Department has all the powers, duties, and responsibilities as provided by Storey County Code chapter 3.50 and all other State laws pertaining to the collection of sales and use taxes.

6. If any term or provision of this Agreement is deemed to be invalid or unenforceable to any extent, the remainder of this Agreement will not be affected, and each remaining term and provision of this Agreement will be valid and be enforced to the fullest extent permitted by law.

7. No waiver of any breach of any covenant or provision contained in this Agreement will be deemed a waiver of any preceding or succeeding breach thereof or of any other covenant or provision contained herein. No extension of time for performance of any obligation or act will be deemed an extension of the time for performance of any other obligation or act except those of the waiving Party, which will be extended by a period of time equal to the period of the delay.

8. Neither of the Parties may assign any of the rights or delegate any of the duties of this Agreement without the express written consent of the other Party and Tesla Motors, Inc. as the intended third-party beneficiary of this Agreement.

9. Except as otherwise expressly provided, this Agreement (including all Exhibits attached hereto) constitutes the entire contract between the Parties hereto and may not be modified except by an instrument in writing signed by the Parties.

10. The Parties expressly agree that this Agreement will be governed by, interpreted under, and construed and enforced in accordance with the laws of the State of Nevada. Any action to enforce this Agreement must be filed in the First Judicial District Court of the State of Nevada.

11. This Agreement may be executed on one or more counterparts, each of which shall be regarded as an original and all of which shall constitute the same Agreement.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, each of the Parties has caused this Agreement to be duly executed on its behalf by an authorized representative.

**STOREY COUNTY**

Dated this \_\_\_\_ day of May, 2015.

By: \_\_\_\_\_  
Marshall McBride, Chair  
Storey County Board of County Commissioners

APPROVED AS TO FORM:

By: \_\_\_\_\_  
County District Attorney

**DEPARTMENT OF TAXATION**

Dated this \_\_\_\_ day of May, 2015.

By: \_\_\_\_\_  
Deonne E. Contine  
Executive Director  
Nevada Department of Taxation

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Deputy Attorney General

EXHIBIT A

**NOTICE TO DEPARTMENT OF TAXATION**

Name of Business: \_\_\_\_\_ (the "Business")

Business Address: \_\_\_\_\_

Department of Taxation Identification Number for Business: \_\_\_\_\_

Storey County hereby notifies the Department of Taxation that the Business is located within the Storey County Economic Diversification District No. 1 (Tesla) ("District No. 1") and is a Participant in the Project. The Business remits sales and use tax revenues generated within the District, other than the amount for which the Business has received an abatement, and such revenues shall be administered in accordance with the Cooperative Agreement between Storey County and Nevada Department of Taxation for Economic Diversification District No. 1 (Tesla) dated as of May 5, 2015, retroactive to October 17, 2014.

STOREY COUNTY, NEVADA

By: \_\_\_\_\_

\_\_\_\_\_  
Printed Name and Title

\_\_\_\_\_  
Date

Exhibit B

**NOTICE TO DEPARTMENT OF TAXATION**

Name of business: \_\_\_\_\_ (the "Business")

Business address: \_\_\_\_\_

Department of Taxation Identification Number for business: \_\_\_\_\_

Storey County notifies the Department of Taxation that the Business is no longer a Participant in the Project in the Storey County Economic Diversification District No. 1 (Tesla).

STOREY COUNTY, NEVADA

By: \_\_\_\_\_

\_\_\_\_\_  
Printed name and title

\_\_\_\_\_  
Date



# Storey County Board of County Commissioners

## Agenda Action Report

**Meeting date:** May 5, 2015

**Estimate of time required:** 10 min.

**Agenda:** Consent ☐ Regular agenda ☒ Public hearing required ☐

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1. **Title:** Discussion and possible action to approve the Reimbursement Agreement for Storey County Economic Diversification District No. 1 between Storey County and Tesla.

2. **Recommended motion:** I move to approve the Reimbursement Agreement for Storey County Economic Diversification District No. 1 between Storey County and Tesla.

3. **Prepared by:** Robert Morris, outside counsel

**Department:** District Attorney's Office

**Tel:** 847-0964

4. **Staff summary:**

The Economic Diversification Act, S.B. 1, 28<sup>th</sup> Special Sess. (Nev. 2014) allows Storey County to create an economic diversification district to provide economic development incentives and pledge an amount equal to the proceeds of all the sales and use taxes as reimbursement payments for the costs incurred by the lead participant. The Board has passed Ordinance 14-260 creating the Storey County Economic Diversification District No. 1. Ordinance 14-260 is not effective until Storey County enters an agreement with one or more owners of property in the district to defray in whole or in part the cost of local government services.

(Continued on next page.)

5. **Supporting materials:** Reimbursement Agreement

6. **Fiscal impact:** None

7. **Legal review required:** Yes

\_\_\_\_ District Attorney

8. **Reviewed by:**

\_\_\_\_ Department Head

Department Name: Commissioner's Office

 County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No.



**4. Staff summary continued:**

The Economic Diversification Act, section 33 and Storey County Code section 3.50.090, authorize the governing body to enter into a reimbursement agreement with the lead participant in a qualified project to reimburse the costs of acquiring, improving or equipping the project from the sales and use tax collected in the District. These reimbursements are secured by a pledge of, and payable from, any money pledged by Story County Code section 3.50.050. The State of Nevada Department of Taxation pursuant to the Cooperative Agreement with Storey County will distribute 100% of the sales and use tax collected in the District to Storey County, which will in turn reimburse Tesla for audited claims submitted to the county.

**REIMBURSEMENT AGREEMENT**  
**for Storey County Economic Diversification District No. 1 (Tesla)**  
**between Storey County and Tesla**

This Reimbursement Agreement (the "Agreement"), is made and entered into as of this \_\_\_\_ day of May, 2015, to be retroactive to October 17, 2014 ("Effective Date") by and between **TESLA MOTORS, INC.**, a Delaware corporation, having offices at Electric Avenue, Sparks, Nevada 89434 ("Tesla" or "Lead Participant"), and **STOREY COUNTY, NEVADA**, a political subdivision of the State of Nevada. Tesla and Storey County are referred to collectively as the "Parties."

**RECITALS**

Whereas, pursuant to S.B. 1, 28<sup>th</sup> Special Sess. (Nev. 2014), (the "Economic Diversification Act"), Storey County has the power to create an economic diversification district for the development of property within the jurisdiction of Storey County for the purpose of acquiring, improving, equipping, and developing a qualified project; and

Whereas on November 12, 2014, the Board of County Commissioners of Storey County, Nevada (the "Board") first publicly read Ordinance No. 14-260, the Economic Diversification District Creation Ordinance (the "Ordinance"); and

Whereas on December 2, 2014, the Board adopted the Ordinance creating Storey County Economic Diversification District No. 1 (Tesla) in Storey County, Nevada ("District No. 1"), to be effective upon passage and execution of a Governmental Services Agreement pursuant to sec. 3.50.110 of the Ordinance. The Ordinance sets forth District No. 1's boundaries, as well as a general description of Tesla's battery manufacturing facility within District No. 1 (the "Project").

**NOW, THEREFORE**, in consideration of the premises set forth above and the mutual covenants and promises set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Parties agree as follows:

**1. Term.** This Agreement will remain in effect from the Effective Date set forth above until June 30, 2035, the statutory date for termination of District No. 1, unless sooner terminated under the provisions of this Agreement (the "Term").

**2. Project.**

(a) The Ordinance irrevocably pledges an amount equal to the proceeds of all sales and use taxes imposed on or owed by each participant, as that term is defined in the Economic Diversification Act (a "Participant"), in the Project with regard to tangible personal property purchased for use in District No. 1, or stored, used or otherwise consumed in District No. 1 by a Participant in a transaction occurring after October 17, 2014 which is subject to sales and/or use tax in Storey County, other than the amount of any local sales and use taxes for which a Participant has received an abatement pursuant to an Economic Diversification Act application approved by the Governor's Office of Economic Development ("District No. 1 Revenues"). Storey County shall use all District No. 1 Revenues as Monthly Reimbursement Payments (as defined in section 7 of this Agreement) to reimburse the Lead Participant for all costs incurred by, on behalf of, or for the benefit of the Lead Participant by a Participant in District No. 1 after

October 17, 2014 in connection with acquiring, improving, equipping, or developing or any combination thereof, the Project within District No. 1 as well as related reasonable interest and financing costs as permitted by the Economic Diversification Act (collectively, "Project Costs"). Specifically, Project Costs shall include, without limitation, any of the following costs of any Participant in District No. 1 (without mentioning minor details) incurred after October 17, 2014:

i. Any real property acquisition, site preparation, infrastructure and building construction, and real property improvements, together with any and all costs incurred in acquiring, operating or maintaining machinery, equipment, and other items of tangible personal property necessary, useful or desirable in connection with the Project;

ii. Costs of the Project including, but not limited to, expenses for architects, engineers, attorneys and other consultants and other costs of the Project; and

iii. Any other costs currently allowed under the Nevada statutes, including, but not limited to, any additional expenses qualified under the Economic Diversification Act.

(b) Project Costs include, without limitation, eligible costs incurred by any Participants added to the Project after the Effective Date of this Agreement.

(c) All contractors and subcontractors selected by Tesla to acquire, improve, equip, or develop the Project must be properly licensed in accordance with the laws of the State of Nevada, as applicable.

### **3. Pledge.**

(a) Reimbursement Payments Secured. Any and all Reimbursement Payments shall be secured by a pledge of, and shall be payable from, any and all money pledged and received by Storey County from the Nevada Department of Taxation pursuant to the Economic Diversification Act with respect to District No. 1.

(b) Pledge of District No. 1 Revenues. Storey County hereby irrevocably pledges the District No. 1 Revenues to the Lead Participant. Such pledge is intended to convey the District No. 1 Revenues to the Lead Participant absolutely.

(c) Additional Pledges Prohibited. Storey County covenants that it shall not make any pledge of District No. 1 Revenues to any party other than the Lead Participant.

**4. Indemnification.** To the extent permitted by law, Tesla agrees to protect, indemnify, defend and hold Storey County, its respective officers, employees, consultants and agents and each of them (the "Indemnitees") harmless from and against any and all claims, causes of action or liability (collectively, the "Losses", and each a "Loss") which any of the Indemnitees may suffer or which may be sought against or recovered or obtained from any of the Indemnitees as a result of or by reason of or arising out of breach of this Agreement. Notwithstanding anything to the contrary contained herein, Tesla's liability under this indemnity shall not apply to any Loss arising from the negligent or willful misconduct of an Indemnitee nor to any incidental, punitive, exemplary, indirect or consequential damages, or lost revenue. This covenant shall survive termination of this Agreement for whatever reason.

### **5. Cooperation; conflict.**

(a) Cooperation. Storey County staff will work cooperatively with Tesla to assist in coordinating the expeditious processing and consideration of all necessary permits, entitlements

and approvals for construction and operation of the Project. Tesla acknowledges that the execution of this Agreement by Storey County does not limit in any manner the discretion of Storey County in the approval process, and does not relieve Tesla from the obligation to obtain all necessary permits, entitlements and approvals for the construction and operation of the Project.

(b) Conflict. Any conflict between the provisions of this Agreement and any present or future lawful exercise of Storey County's police powers shall be resolved in favor of the latter. Subject to the right of Storey County's police powers, in the event of a conflict between this Agreement and any ordinance of general applicability (so long as the ordinance was not intentionally designed to avoid any obligations of Storey County under this Agreement) such conflict shall be resolved in favor of the ordinance.

#### **6. Computation of reimbursement amount.**

(a) Tesla shall only be entitled to be reimbursed for actual Project Costs incurred by, on behalf of, or for the benefit of the Lead Participant by a Participant in connection with the Project. The actual Project Costs of the Project shall be certified by Tesla monthly and must be submitted to Storey County for review and approval. Storey County must cause an independent auditor, mutually agreed to by the Parties, to review the submissions for accuracy and eligibility, the cost of review to be paid by the Lead Participant.

(b) Storey County's Comptroller shall calculate the Monthly Reimbursement Payment pursuant to section 7 for each month during the Term of this Agreement.

(c) The total of all Monthly Reimbursement Payments shall not exceed the actual Project Costs or the District No. 1 Revenues whichever is less.

#### **7. Monthly Reimbursement Payments.**

(a) During the Term, provided that no Event of Default, as defined in section 10 of this Agreement, has arisen that remains uncured beyond any applicable notice and cure periods, Storey County shall make monthly payments of the District No. 1 Revenues to Tesla for Project Costs in an amount equal to the lesser of the aggregate amount of Project Costs incurred but not yet reimbursed or the amount of District No. 1 Revenues received by Storey County but not yet disbursed for the Project (the "Monthly Reimbursement Payments").

(b) Notwithstanding anything herein to the contrary, with respect to the Monthly Reimbursement Payments, subject to Storey County's receipt of monthly distributions and quarterly reports from the Nevada Department of Taxation (the "Department"), the Storey County Comptroller shall cause all payments to be paid to Tesla on a monthly basis no later than fifteen (15) days after the date on which such distributions from the Department are received by Storey County. If any payment date falls on a Saturday, Sunday or state or federal holiday, such payment will be made on, or by, the first business day following the scheduled payment date.

(c) Tesla shall notify the Department and Storey County of all Participants in the Project and shall use reasonable efforts to cause all Participants within the Project to register with the Department and Storey County and comply with sales and use tax accounting practices and procedures for Participants within District No. 1. Tesla shall also notify the Department and Storey County in the event that a Participant loses its status as a Participant in the Project. Storey County shall not have any obligation to pay Tesla for any sales and use tax not reported, underreported or misreported to the Department by any Participant within District No. 1.

(d) In order to ensure that all District No. 1 Revenues generated during the construction phase of the Project are correctly remitted to the Department, Tesla shall use reasonable efforts to cause all contractors and subcontractors working on behalf of any Participant in the construction of the Project to file monthly sales and/or use tax returns with the Department which correctly report and remit District No. 1 Revenues.

(e) In order to ensure that all District No. 1 Revenues generated by the Project are correctly remitted to the Department, Tesla shall use reasonable efforts to cause all Participants in the Project to file monthly sales and/or use tax returns with the Department which correctly report and remit District No. 1 Revenues.

(f) Tesla acknowledges that this Agreement is not secured by or payable from the general fund of Storey County, the power of Storey County to levy ad valorem property taxes, or any source other than any money pledged pursuant to the Economic Diversification Act and the Ordinance and distributed to Storey County with respect to District No. 1, or any combination thereof. This Agreement shall never become a general obligation of Storey County or a charge against its general credit or taxing powers, or a debt of Storey County for purposes of any limitation on indebtedness.

(g) Notwithstanding anything herein to the contrary, Storey County shall not make any Monthly Reimbursement Payments if Storey County obtains an opinion from independent bond counsel stating that its applicability would impair an existing contract for the sale of bonds that were issued before September 11, 2014, the effective date of the Economic Diversification Act.

(h) Tesla shall provide to the Board a copy of the annual report and audit prepared pursuant to the Economic Diversification Act at the same time the annual report and audit is submitted to the State of Nevada.

**8. Conditions precedent to payment.** Storey County's obligation to pay Monthly Reimbursement Payments and any other amount accrued pursuant to this Agreement is subject to satisfaction of all of the following conditions:

(a) Annual Report. Tesla has filed the report required by section 7(h) of this Agreement.

(b) Default. No Event of Default has arisen and remained uncured beyond any applicable notice and cure period under this Agreement.

(c) Storey County shall have received District No. 1 Revenues from the Department in an amount which is sufficient to make the Monthly Reimbursement Payment.

(d) All predicate reports have been received by Storey County and the Department.

**9. Maintenance of, access to, and audit of records.**

(a) Records. Tesla's books, documents, papers and records specifically relating to the Project and this Agreement must be open to inspection and subject to audit, examination, excerpts and transactions, during working hours by Storey County or its duly authorized representatives. Upon reasonable written notice and request, Tesla shall make these records and documents available for audit and inspection to Storey County, at Storey County's office, at all reasonable times, without charge, and must allow Storey County to make copies of the documents (at no expense to Tesla).

(b) Retention of records. Tesla shall maintain all records and documents relating to the Project (including copies of all original documents delivered to Storey County) for five years after the expiration or earlier termination of this Agreement. Records to be retained include all

books and other evidence bearing on Project Costs under this Agreement. If approved by Storey County, photographs, microphotographs or other authentic reproductions may be maintained instead of original records and documents.

(c) Public records law. Tesla acknowledges and agrees that, subject to the limitations and protections of the Economic Diversification Act, all records, documents, drawings, plans, specifications and other materials in Storey County's possession, including materials submitted by Tesla, are subject to the provisions of the Nevada Public Records Law (NRS 239.005 *et seq.*). Tesla shall be solely responsible for all determinations made by it under such law, and for clearly and prominently marking each and every page or sheet of materials with "Trade Secret", "Proprietary" or "Confidential" as it determines to be appropriate. Tesla is advised to contact legal counsel and the Storey County District Attorney concerning such law and its application to Tesla.

(d) Reports. Upon request, Tesla shall provide to Storey County such information as may be reasonably required by Storey County to fulfill its annual public reporting obligations as required pursuant to the Ordinance.

**10. Defaults and remedies.** The following shall constitute an Event of Default by Tesla under this Agreement:

(a) Any representation, covenant or warranty contained in this Agreement or in any financial statement, certificate or report submitted to Storey County in connection with this Agreement which proves to have been incorrect in any material and adverse respect when made and continues to be materially adverse to Storey County after expiration of the cure period set forth below; or

(b) A court having jurisdiction has made or entered any decree or order (1) adjudging Tesla to be bankrupt or insolvent, (2) approving as properly filed a petition seeking reorganization of Tesla or seeking any arrangement for Tesla under the bankruptcy law or any other applicable debtor's relief law or statute of the United States or any state or other jurisdiction, (3) appointing a receiver, trustee, liquidator, or assignee of Tesla in bankruptcy or insolvency or for any of its properties, or (4) directing the winding up or liquidation of Tesla; or

(c) Tesla shall have assigned its assets for the benefit of its creditors (other than pursuant to a security instrument) or suffered a sequestration or attachment of or execution on any substantial part of its property, unless the property so assigned, sequestered, attached or executed upon shall have been returned or released within sixty (60) days after such event; or

(d) Any material violation of a material provision of this Agreement, which remains uncured within the time set forth below; or

(e) Tesla, as lead participant in the Project, is determined to be in default of that certain Agreement for Tax Abatements and Incentives, effective October 17, 2014, between it and the State of Nevada, acting through the Governor's Office of Economic Development, and all appeals have been exhausted or the time period for such appeals has lapsed.

Upon the occurrence of an Event of Default hereunder, Storey County shall first notify Tesla in writing of its purported breach or failure, giving Tesla sixty (60) days from receipt of such notice to cure or, if cure cannot be accomplished within sixty (60) days, to commence to cure such breach, failure or act. In the event Tesla does not then so cure, or commence to cure, within sixty (60) days, Storey County shall have the right to terminate this Agreement and pursue all rights and remedies available in law and in equity.

**11. Remedies Cumulative.** The rights and remedies of the Parties under this Agreement are cumulative, and the exercise or failure to exercise one or more of these rights or remedies by either Party will not preclude the exercise by it, at the same time or different times, of any right or remedy for the same default or any other default.

**12. Prohibition on Assignment or Transfer.** Except as provided below, Tesla shall not directly or indirectly, voluntarily, involuntarily or by operation of law make or attempt any total or partial sale, transfer, conveyance, assignment or hypothecation (collectively "Transfer") of the whole or any part of this Agreement without the prior written approval of Storey County, which will not be unreasonably withheld or delayed. Any such attempt to Transfer this Agreement without Storey County's consent will be null and void and will confer no rights or privileges upon the purported assignee and will constitute an Event of Default. Notwithstanding the foregoing, Tesla's rights hereunder with respect to the Project may be transferred to (i) any affiliate of Tesla; or (ii) any person or entity to whom Tesla's rights with respect to the Project are transferred in compliance with the transfer/assignment provisions of any applicable agreement between Tesla and Storey County.

**13. Survival.** The provisions of sections 4 and 9 of this Agreement shall survive the termination or expiration of this Agreement for whatever reason.

**14. No Third-party Rights.** The Parties expressly disclaim the creation of any right in any third party whatsoever under this Agreement. There are no third-party beneficiaries.

**15. Notices.** All notices and other communications to be given by either Party may be given in writing, depositing the same in the United States mail, postage prepaid and addressed to the appropriate Party as follows:

To Tesla: Tesla Motors, Inc.  
Electric Avenue  
Sparks, Nevada 89434  
Attn: \_\_\_\_\_  
Phone: \_\_\_\_\_

With Copy to: Alex B. Leath  
Bradley Arant Boult Cummings LLP  
1819 Fifth Avenue North  
Birmingham, Alabama 35203  
Phone: (205) 521-8899

To Storey County: Attn: County Manager  
Storey County  
P.O. Box 176

Virginia City, NV 89440

Phone: (775) 847-0968

Fax: (775) 847-0949

Any Party may change its address for notice by written notice to the other Party at any time.

**16. Counterparts.** This Agreement may be executed on one or more counterparts, each of which shall be regarded as an original and all of which shall constitute the same Agreement.

**17. Severability.** If any section, subsection, clause, phrase, or word of this Agreement is for any reason held invalid, unenforceable or unconstitutional by any court of competent jurisdiction, such section, subsection, clause, phrase, or word shall be deemed a separate, distinct and independent provision and such holding shall not negatively affect the validity of the remaining portions of this Agreement.

**18. Applicable law.** This Agreement shall be interpreted and enforced under the laws of the State of Nevada. Jurisdiction for all matters triable before a state court shall be in the First Judicial District Court of the State of Nevada.

**19. Amendment.** Tesla and Storey County agree to mutually consider reasonable requests for amendments to this Agreement that may be made by any of the Parties hereto, provided the requests are consistent with this Agreement and would not substantially alter the basic business terms included herein. Only the Board is authorized to execute any amendments to this Agreement on behalf of Storey County. Any alteration, change or modification of or to this Agreement, in order to become effective, will be made in writing and in each instance signed on behalf of each Party. No purported oral amendment to this Agreement shall be valid.

**20. Miscellaneous.** Paragraph headings are for convenience only and do not effect, limit or modify the content of the provisions of this Agreement. Use of the masculine, feminine, or neuter shall not limit the application of any provision of this Agreement, but each such gender is deemed to include all other gender cases, just as the singular includes the plural, and the plural the singular.

**21. Entire agreement.** This Agreement is the entire Agreement of the Parties and supersedes all prior negotiations whether written or oral.

In witness whereof, the parties have executed this Agreement the day and year first written above.

SIGNATURE PAGE FOLLOWS



**TESLA:**

TESLA MOTORS, INC.

By: \_\_\_\_\_

Name:

**STOREY COUNTY:**

STOREY COUNTY, NEVADA

By: \_\_\_\_\_

Marshall McBride, Chair

ATTEST:

By: \_\_\_\_\_

Storey County Clerk

APPROVED AS TO FORM

By: \_\_\_\_\_

District Attorney's Office



# Storey County Board of County Commissioners

## Agenda Action Report

**Meeting date:** May 5, 2015

**Estimate of time required:** 30 min.

**Agenda:** Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Discussion and possible action to approve the Governmental Services Agreement for Storey County Economic Diversification District No. 1 between Storey County, Storey County Fire Protection District and Tesla.

2. **Recommended motion:** Being Developed

3. **Prepared by:** Robert Morris, outside counsel

Pat Whitten, County Manager

**Department:** District Attorney's & Commissioner's Office

**Tel:** 847-0964/847-0968

4. **Staff summary:**

This Governmental Services Agreement was under negotiation at the time of the agenda being closed. There may be alternatives presented or additional changes to the document that will be discussed at the meeting. Staff and counsel will endeavor to provide the Commission and the Public with as much advance knowledge and opportunity to review may be practicable.

5. **Supporting materials:** Governmental Services Agreement

6. **Fiscal impact:** The agreement will provide additional revenue for governmental services.

7. **Legal review required:** Yes

\_\_\_\_ District Attorney

8. **Reviewed by:**

\_\_\_\_ Department Head

Department Name: Commissioner's Office

 County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No.

## **GOVERNMENTAL SERVICES AGREEMENT**

**for Storey County Economic Diversification District No. 1 (Tesla)**

**between Storey County, Storey County Fire Protection District, and Tesla**

This Governmental Services Agreement (the "Agreement") is made and entered into as of this \_\_\_\_ day of May, 2015, to be retroactive to October 17, 2014 (the "Effective Date") by and among **TESLA MOTORS, INC.**, a Delaware corporation, having offices at Electric Avenue, Sparks, Nevada 89434 ("Tesla" or "Lead Participant"), **STOREY COUNTY, NEVADA** a political subdivision of the State of Nevada (the "County") and the **STOREY COUNTY FIRE PROTECTION DISTRICT**, a political subdivision of the State of Nevada (the "Fire District"). Tesla and the County and the Fire District are referred to as the "Parties."

### **RECITALS**

Whereas, pursuant to S.B. 1, 28th (2014) Special Session of the Nevada Legislature, (the "Economic Diversification Act"), the County has the power to create an economic diversification district for the development of property within the jurisdiction of the County for the purpose of acquiring, improving, equipping, and developing a qualified project; and

Whereas, pursuant to the Economic Diversification Act, section 35, the County may enter into an agreement with an owner of any interest in property located within an economic diversification district, pursuant to which that owner would agree to make payments to the County or other local government that provides services within the economic diversification district, to defray in whole or in part the cost of providing governmental services within the district; and

Whereas, pursuant to the Economic Diversification Act, section 31, the Board of County Commissioners of Storey County, Nevada (the "Board") has adopted Ordinance No. 14-260, the Economic Diversification District Creation Ordinance (the "Ordinance") creating Storey County Economic Diversification District No. 1 (Tesla) in Storey County, Nevada (the "District") which becomes effective on approval and execution of this Agreement; and

Whereas the County and the Fire District will provide governmental services within the District including, but not limited to, fire protection, sheriff, assessor and emergency medical; and

Whereas, the Parties all acknowledge that, as a result of the abatement of sales and use tax and property tax that the County would normally receive to pay for governmental services within the district, there is a resulting budgetary difficulty facing the County and the Fire District in providing governmental services within the District; and

Whereas, Tesla, as the Lead Participant in the District, desires to assist the County by making payments to the County intended to enable the County and the Fire District to provide governmental services in the District during this period of budgetary difficulty; and

Whereas, in an effort to address the situation just described and to fulfill the Economic Diversification Act, Section 35, Tesla, together with the County and the Fire District,

all desire to set forth the terms pursuant which Tesla will make payments to the County to defray in whole or in part the cost of providing the governmental services within the District during the term of this Agreement.

**Now, therefore,** in consideration of the premises set forth above and the mutual covenants set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Parties agree as follows:

**1. Term.** This Agreement will remain in effect (the “Term”) from the Effective Date until June 30<sup>th</sup> 2024, unless sooner terminated under the provisions of this Agreement.

**2. Governmental services to be provided.** The County and Fire District, including, as applicable, such divisions of the County as the sheriff’s office, the assessor’s office, emergency management and fire protection and emergency medical services units, shall provide the following “Governmental Services” to the standard and in the quantities described in this Agreement, and in any event, at a service level not less than provided by the County to other commercial enterprises located within the County (the “Base Level of Services”).

Governmental Services means the following services, as more particularly described on Exhibit A to this Agreement, which will be provided by the County and Fire District, as applicable, within and throughout the District for the benefit of all Participants in the District:

- Sheriff services,
- Fire protection and emergency medical services,
- Assessor and tax appraisal services,
- Road maintenance and clearing services on County-owned roads with public access, and
- Administrative assistance within the recording office, community development office, Sheriff’s office, District Attorney’s office, and emergency management office.

### **3. Compliance with Base Levels of Services.**

(a) In the absence of extenuating circumstances and subject to the factors described elsewhere in this Section 3, the County and Fire District agree to provide the Base Level of Services for each of the Governmental Services throughout the Term of this Agreement.

(b) The Base Level of Services assumes an average level of demand and activity, and the Parties recognize that Governmental Services provided on any particular day or period may vary based upon special circumstances. However, the expectation is that the County and Fire District will perform each of the Governmental Services at no less than the Base Level of Service, except as otherwise provided herein.

(c) The Base Level of Services may be adjusted to reflect new methodologies and policies, provided that the basic intent of this Agreement is maintained in any adjustment.

(d) In the event of extreme emergency, as declared by the Chairman of Board of County Commissioners or the Governor of the State of Nevada, Governmental Services may be temporarily suspended in all or part of the District, to the extent required by such emergency. The Parties acknowledge that such circumstances are likely to be highly unusual and temporary in nature.

**4. Computation of Governmental Services Amount.** Each year during the term of this Agreement, Tesla, as an owner of a property interest within the District, agrees to pay the amount determined pursuant to Section 5 below to defray, in whole or in part, the costs of the Governmental Services provided by the County and Fire District in the District. The Parties agree the amounts to be paid by Tesla will be used primarily by the County and Fire District to provide Governmental Services in the District.

**5. Payment for Governmental Services.** Tesla agrees to pay the following annual amounts, based upon a June 30<sup>th</sup> fiscal year, to the County to defray, in whole or in part, the cost of the Governmental Services provided in the District by the County and Fire District during the term of this Agreement:

	<u><b>Annual Fee</b></u>
2016	\$ 881,203
2017	\$ 947,390
2018	\$ 964,004
	<u><b>Projected Annual Fee</b></u>
2019	\$ 385,463
2020	\$ 418,061
2021	\$ 424,773
2022	\$ 515,324
2023	\$ 523,661
2024	\$ 532,164

The costs of necessary equipment, including the principal and interest costs the Fire District incurs by purchasing and equipping a quintuple combination pumper fire service apparatus ("Quint") valued at approximately \$750,000 upon acquisition, will be included by the Fire District each year in its budget for providing Governmental Services in the District. Anticipated terms for the Quint are annual payments in the amount of \$96,166 based on an annual percentage rate of 2.99% amortized over a 9-year term. The actual amount included for the Quint by the Fire District each year in its budget will be determined based on final acquisition price and loan terms.

On or about April 1, 2018 and again on or about April 1, 2021, the Parties agree to meet to re-determine Tesla's annual fee payments to the County to defray, in whole or in part, the cost

of the Governmental Services provided in the District by the County and the Fire District during the next succeeding three years of the term of this Agreement (County Fiscal Years ending in 2019-2021 and 2022-2024).

The amount of Tesla payments under this Section 5 shall be initially re-determined using the average of two equally weighted factors measured as of February 28, 2018 and again as of February 28, 2021.

(1) The District's proportionate share of the total occupancy, measured through full-time equivalent ("FTE") headcount, of the Tahoe Reno Industrial Center.

(2) The District's proportionate share of the total assessed value of all real and personal property located in the Tahoe Reno Industrial Center.

Factor (1) above shall be determined using FTE employment data obtained by the County from County business license filings.

Factor (2) above shall be determined using the assessed value found on the County property tax rolls.

The Parties will then adjust the amount of the payments determined using the preceding calculation by taking into account such other factors as they consider relevant in determining the Participant's fair share of the costs of providing Governmental Services in the District.

Other factors which the Parties must consider in this re-determination include, without limitation: (i) the Fire District and the County's current budgetary condition and their resulting ability to provide Governmental Services in the District without financial assistance from Tesla; (ii) the incremental development that has occurred in the Tahoe Reno Industrial Center since the Effective Date of this Agreement; (iii) the resulting impact this incremental development has had on County and Fire District revenues; (iv) any increase in the level of Governmental Services provided in the District that is agreed upon by the Parties; (v) Tesla's historical usage of Governmental Services in the District; (vi) Tesla's proportionate share of the total square footage under roof in the Tahoe Reno Industrial Center; and (vii) an assessment of the financial impact of the District on the provision of local governmental services, including, without limitation, services for police protection and fire protection in the County. Tesla understands that if budgetary conditions within the District continue in years beyond 2018, Tesla will be asked to continue making payments at levels above the actual factored amount. The County understands that Tesla is under no obligation to make payments above the factored amount.

Exhibit B to this agreement contains the methodology and calculations for the projected annual fees in this Section 5 and an example illustrating the application of the methodology.

Tesla shall pay in advance each annual amount provided for in this Section 5. Such payments shall be made to the County on behalf of the Fire District and the County is responsible for the disbursement of funds to the Fire District as appropriate. Such payments shall be made in four equal installments on a quarterly basis (July 1, October 1, January 1, and April 1).

## **6. Cooperation, non-exclusivity, conflict.**

(a) The County and Fire District agree to cooperate and work together to provide Tesla with the Governmental Services in the District. The Governmental Services provided by the County and Fire District are for health, safety and welfare of the residents and businesses of the

County and payments under this agreement do not give Tesla any exclusive rights to the Governmental Services provided.

(b) Conflict. Any conflict between the provisions of this Agreement and any present or future lawful exercise of the County's police powers shall be resolved in favor of the latter.

**7. Public Records Law.** Tesla acknowledges and agrees that, subject to the limitations and protections of the Economic Diversification Act, all records, documents, drawings, plans, specifications and other materials in the County's possession, including materials submitted by Tesla, are subject to the provisions of the Nevada Public Records Law (NRS 239.005 *et seq.*). Tesla shall be solely responsible for all determinations made by it under such law, and for clearly and prominently marking each and every page or sheet of materials with "Trade Secret", "Proprietary" or "Confidential" as it determines to be appropriate.

#### **8. Defaults and remedies.**

The following shall constitute an Event of Default by Tesla under this Agreement:

(a) Any representation, covenant or warranty contained in this Agreement which proves to have been incorrect in any material and adverse respect when made and continues to be materially adverse to the County after expiration of the cure period set forth below; or

(b) A court having jurisdiction has made or entered any decree or order (1) adjudging Tesla to be bankrupt or insolvent, (2) approving as properly filed a petition seeking reorganization of Tesla or seeking any arrangement for Tesla under the bankruptcy law or any other applicable debtor's relief law or statute of the United States or any state or other jurisdiction, (3) appointing a receiver, trustee, liquidator, or assignee of the Tesla in bankruptcy or insolvency or for any of its properties, or (4) directing the winding up or liquidation of Tesla; or

(c) Tesla shall have assigned its assets for the benefit of its creditors (other than pursuant to a security instrument) or suffered a sequestration or attachment of or execution on any substantial part of its property, unless the property so assigned, sequestered, attached or executed upon shall have been returned or released within sixty (60) days after such event; or

(d) Any violation of a material provision of this Agreement, which remains uncured within the time set forth below.

Upon the occurrence of an Event of Default hereunder, the County shall first notify Tesla in writing of its purported breach or failure, giving Tesla sixty (60) days from receipt of such notice to cure or, if cure cannot be accomplished within sixty (60) days, to commence to cure such breach, failure or act. In the event Tesla does not then so cure, or commence to cure, within sixty (60) days, the County shall have the right to terminate this Agreement and pursue all rights and remedies available in law and in equity.

**9. Remedies Cumulative.** The rights and remedies of the Parties under this Agreement are cumulative, and the exercise or failure to exercise one or more of these rights or remedies by either Party will not preclude the exercise by it, at the same time or different times, of any right or remedy for the same default or any other default.

**10. No Waiver.** No failure or delay by either Party in asserting any of its rights or remedies hereunder shall operate as a waiver of any default or of any such right or remedy, nor deprive such Party of its right to institute and maintain any action or proceeding which it may deem necessary to protect, assert or enforce any such rights or remedies. Without limiting the

generality of the foregoing, the failure or delay by either Party in providing a notice of default shall not constitute a waiver of any default.

**11. Prohibition on Assignment or Transfer.** Except as provided below, Tesla shall not directly or indirectly, voluntarily, involuntarily or by operation of law make or attempt any total or partial sale, transfer, conveyance, assignment or hypothecation (collectively "Transfer") of the whole or any part of this Agreement without the prior written approval of the County, which will not be unreasonably withheld or delayed. Any such attempt to Transfer this Agreement without the County's consent will be null and void and will confer no rights or privileges upon the purported assignee and will constitute an Event of Default. Notwithstanding the foregoing, Tesla's rights hereunder with respect to the Governmental Services may be transferred to (i) any affiliate of Tesla; or (ii) any person or entity to whom the Tesla's rights with respect to the Gigafactory Project are transferred in compliance with the transfer/assignment provisions of any applicable agreement between Tesla and the County.

**12. No Third-party Rights.** The Parties expressly disclaim the creation of any right in any third party whatsoever under this Agreement, except those third parties that are also Participants in the District. There are no third-party beneficiaries other than the Participants in the District. Each participant in the District is deemed to be a third party beneficiary of this Agreement.

**13. Notices.** All notices and other communications to be given by either Party may be given in writing, depositing the same in the United States mail, postage prepaid and addressed to the appropriate Party as follows:

To Tesla: Tesla Motors, Inc.  
Electric Avenue  
Sparks, Nevada 89434  
Attn: \_\_\_\_\_  
Phone: \_\_\_\_\_

With Copy to: Alex B. Leath  
Bradley Arant Boult Cummings LLP  
1819 Fifth Avenue North  
Birmingham, Alabama 35203  
Phone: (205) 521-8899

To the County: Attn: County Manager  
Storey County  
P.O. Box 176  
Virginia City, NV 89440  
Phone: (775) 847-0968

Any Party may change its address for notice by written notice to the other Party at any time.

**14. Counterparts.** This Agreement may be executed on one or more counterparts, each of which shall be regarded as an original and all of which shall constitute the same Agreement.



**15. Severability.** If any section, subsection, clause, phrase, or word of this Agreement is for any reason held invalid, unenforceable or unconstitutional by any court of competent jurisdiction, such section, subsection, clause, phrase, or word shall be deemed a separate, distinct and independent provision and such holding shall not negatively affect the validity of the remaining portions of this Agreement.

**16. Applicable law.** This Agreement shall be interpreted and enforced under the laws of the State of Nevada. Jurisdiction for all matters triable before a state court shall be in the First Judicial District Court of the State of Nevada.

**17. Amendment.** Tesla, the County and the Fire District agree to mutually consider reasonable requests for amendments to this Agreement (including any of the Exhibits hereto) that may be made by any of the Parties hereto, provided the requests are consistent with this Agreement and would not substantially alter the basic business terms included herein. Only the Board is authorized to execute any amendments to this Agreement on behalf of the County. Any alteration, change or modification of or to this Agreement, in order to become effective, will be made in writing and in each instance signed on behalf of each Party. No purported oral amendment to this Agreement shall be valid.

**18. Miscellaneous.** Paragraph headings are for convenience only and do not effect, limit or modify the content of the provisions of this Agreement. Use of the masculine, feminine, or neuter shall not limit the application of any provision of this Agreement, but each such gender is deemed to include all other gender cases, just as the singular includes the plural, and the plural the singular.

**19. Challenge to District.** The County and Fire District hereby covenant not to provide any challenge to the existence, organization or validity of the District, and further agree not to amend the Ordinance without the prior written consent of Tesla, and hereby agree to provide reasonable assistance to Tesla in defense of any such challenge by a third party.

**20. Dispute Resolution.** In the event that any dispute arises between the Parties for any reason under or arising out of this Agreement, the Parties shall promptly meet to discuss the dispute and work in good faith through fair dealing to seek a resolution. In the event that the dispute is not resolved within the earlier of (i) thirty days from the date of such meeting or (ii) sixty (60) days from the date of a Party's request for such meeting to discuss the dispute, the Parties will attempt to mediate the dispute using a professional mediator agreeable to both Parties with business representatives present for at least one session. In the event the dispute is not resolved through mediation, either Party may request to have the matter submitted to arbitration by giving written notice to the other Party to such effect. Immediately upon the giving of such notice, the Parties will attempt to select an arbitrator agreeable to both Parties. If the Parties agree upon an arbitrator, the dispute shall be arbitrated and the proceedings shall be governed by the rules and regulations established by the arbitrator. The location of the arbitration shall be in the County unless otherwise agreed by the Parties, and shall be governed by the laws of the State of Nevada. All decisions by the arbitrator(s) so chosen shall be final and binding upon both Parties and may be enforced by either Party in a court of competent jurisdiction. To the extent possible, the Party found to be at fault shall pay the cost of any such mediation or arbitration. If the Parties cannot agree upon an arbitrator, the dispute shall be submitted to the First District Court of the State of Nevada. The procedures specified herein shall be the sole and exclusive procedures for the resolution of disputes between the Parties arising out of or relating to this Agreement; however, either Party may at any time seek a preliminary injunction or other

preliminary judicial relief from the appropriate court or other jurisdictions as the circumstances require to prevent irreparable or immediate damage. Nothing contained herein, shall restrict either Party's right to seek monetary damages in addition to or independent of injunctive relief. Despite such action, the Parties will continue to participate in good faith in the procedures specified herein, which shall survive any termination of this Agreement.

**21. Entire agreement.** This Agreement is the entire Agreement of the Parties and supersedes all prior negotiations whether written or oral.

In witness whereof, the Parties have executed this Agreement the day and year first above written.

**TESLA:**

**THE COUNTY AND FIRE DISTRICT**

TESLA MOTORS, INC.

STOREY COUNTY, NEVADA

By: \_\_\_\_\_

Name:

By: \_\_\_\_\_

Marshall McBride, Chair  
Board of County Commissioners  
Board of Fire Commissioners

ATTEST:

By: \_\_\_\_\_

County Clerk

APPROVED AS TO FORM

By: \_\_\_\_\_

District Attorney's Office

## **EXHIBIT A**

### **Governmental Services**

In consideration of the annual payment by Tesla for governmental services set out in this Agreement the County and the Fire District will provide the following services:

1. The Fire District will staff and operate a fire department at Storey County Fire Station No. 75 during the term of this Agreement to the following minimum standards:
  - a. Provide 6 full-time firefighter/paramedic (minimum) staffing level, with 2 personnel working 48 hours on duty followed by 96 hours off duty;
  - b. Maintain a minimum of 3 of the 6 personnel at a paramedic level certification, which equates to at least 1 paramedic working for 48 hours on duty followed by 96 hours off duty;
  - c. Fire District will maintain this level of staffing unless an emergency exists as declared by the Board of Fire Commissioners;
  - d. Fire District is responsible for providing adequate and appropriate training for all fire fighter, EMS and paramedic personnel at their own expense;
  - e. Fire District will maintain one ALS equipped ambulance;
  - f. Fire District will maintain a Type I and/or Type II engine at this fire station;
  - g. Fire District will be responsible to purchase and maintain all customary and usual EMS gear as is provided in comparable fire departments/districts; and,
  - h. Fire District will strive to maintain at all times an ISO Public Protection Classification Rating of 3 or less for fire suppression services.
2. Storey County will provide sheriff services for the District.
3. Storey County will provide emergency management services on an as-needed basis for the District.
4. Storey County will provide the following administrative functions for the District:
  - a. Recording, assessor and appraiser services for real and personal property.

## EXHIBIT B

### Re-determination of Annual Fee Payments

The Projected Annual Payments in Section 5 were determined utilizing the following assumptions and methodologies. Assume the following facts all as of February 28, 2018: The total occupancy in the District is 1,500 people. The total occupancy in the Tahoe Reno Industrial Center is 7,000 people. The total assessed value of all real and personal property located in the District is \$350 Million. The total assessed value of all real and personal property located in the Tahoe Reno Industrial Center is \$639.8 Million. Assume the following facts all as of February 28, 2021: The total occupancy in the District is 2,500 people. The total occupancy in the Tahoe Reno Industrial Center is 10,000 people. The total assessed value of all real and personal property located in the District is \$700 Million. The total assessed value of all real and personal property located in the Tahoe Reno Industrial Center is \$1.062 Billion.

The projected budgets for providing Governmental Services in the District by the County and the Fire District are:

Fiscal Year ending in 2019:	\$1,012,603
Fiscal Year ending in 2020:	\$1,098,237
Fiscal Year ending in 2021:	\$1,115,868
Fiscal Year ending in 2022:	\$1,133,852
Fiscal Year ending in 2023:	\$1,152,196
Fiscal Year ending in 2024:	\$1,170,906

Factor calculations are as follows:

#### 2018

Occupancy factor	–	21.43% (1,500/7,000)
Property factor	–	54.70% (\$350 Million/\$639.8 Million)
Payment factor	–	38.07% (76.13/2)

#### 2021

Occupancy factor	–	25% (2,500/10,000)
Property factor	–	65.9% (\$700 Million/\$1.062 Billion)
Payment factor	–	45.45% (90.9/2)

The initial calculation of Tesla's payments to the County under this Section 5 would be as follows:

For the Fiscal Year ending in 2019:	\$385,463 (38.07% of \$1,012,603)
For the Fiscal Year ending in 2020:	\$418,061 (38.07% of \$1,098,237)
For the Fiscal Year ending in 2021:	\$424,773 (38.07% of \$1,115,868)
For the Fiscal Year ending in 2022:	\$515,324 (45.45% of \$1,133,852)
For the Fiscal Year ending in 2023:	\$523,661 (45.45% of \$1,152,196)
For the Fiscal Year ending in 2024:	\$532,164 (45.45% of \$1,170,906)

The initial amounts above will then be adjusted by the Parties by taking into account other factors in determining the Participant's fair share of the costs of providing Governmental Services in the District.

For example, suppose that subsequent development in the Tahoe Reno Industrial Center has generated significant additional revenue to the County by Fiscal year 2019. Suppose further that this additional revenue has improved the County's financial position to the point that the County can fund \$750,000 of the \$1,012,603 budget for Fiscal Year 2019. Assuming no other factors suggest otherwise, Tesla's payment to the County for Fiscal Year 2019 would be reduced from \$385,463 to \$262,603.



# Storey County Board of County Commissioners

## Agenda Action Report

**Meeting date:** May 5, 2015

**Estimate of time required:** 10 min.

**Agenda:** Consent ☐ Regular agenda ☐ Public hearing required ☒

1. **Title:** Discussion and possible action to approve second reading of Ordinance 15-263 adding section 3.50.200 to the Storey County Code providing for a pilot project for granting partial abatements of permitting fees to participants in a qualified project in Economic Diversification District No. 1 and providing for other properly related matters.

2. **Recommended motion:** I move to approve Ordinance 15-263.

3. **Prepared by:** Robert Morris, outside counsel

**Department:** District Attorney's Office

**Tel:** 847-0964

4. **Staff summary:**

S.B. 1, 28<sup>th</sup> Special Sess. (Nev. 2014) allows Storey County to create an economic diversification district and pledge an amount equal to the proceeds of all the sales and use taxes as reimbursement payments for the costs incurred by the lead participant. The Board has passed Ordinance 14-260 creating the Storey County Economic Diversification District No. 1. Ordinance 14-260 is not effective until Storey County enters an agreement with one or more owners of property in the district to defray in whole or in part the cost of local government services.

Ongoing discussions on this ordinance resulted in changes so that staff asked that the board reintroduce the amended ordinance on its April 7<sup>th</sup> meeting. The ordinance is now ready for approval.

(Continued on next page.)

5. **Supporting materials:** Ordinance 15-263

6. **Fiscal impact:** None

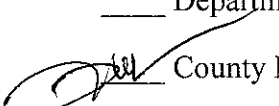
7. **Legal review required:** Yes

\_\_\_\_\_ District Attorney

8. **Reviewed by:**

\_\_\_\_\_ Department Head

Department Name: Commissioner's Office

 \_\_\_\_\_ County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No.

**4. Staff summary continued:**

The Economic Diversification Act or S. B. 1, section 18, authorizes the governing body of a county to grant to one or more of the participants in a qualified project an abatement of all or any percentage of the amount of certain permitting fees and licensing fees imposed by the county if the board provides by ordinance for a pilot project for the abatement of the fees.

The board may grant this abatement of certain fees for the purpose of encouraging local economic development. After discussions, Tesla and county staff have agreed that the partial abatements contained in Ordinance No. 15-263 will encourage local development. This partial abatement is for ten years and covers the building official and fire district permitting, plan reviews, and inspections for the Tesla factory project.

## **Ordinance No. 15-263**

### **Summary**

An ordinance providing for a pilot project for granting partial abatements of permitting or licensing fees that the county is authorized to impose or charge pursuant to chapter 244 of NRS to participants in a qualified project in an Economic Diversification District.

### **Title**

**An ordinance adding section 3.50.200 to the Storey County Code providing for a pilot project for granting partial abatements of permitting or licensing fees to participants in a qualified project in an Economic Diversification District and providing for other properly related matters.**

The Board of County Commissioners of the County of Storey, State of Nevada, does ordain:

### **SECTION I:**

#### **3.50.200 Title.**

This ordinance is known as the "Permitting Fee Abatement Ordinance".

#### **3.50.210 Determinations of the board.**

The board has determined that it intends to encourage local economic development by granting to any participant in a qualified project in an Economic Diversification District an abatement of all or any percentage of the amount of any permitting fee or licensing fee which the county is authorized to impose or charge pursuant to chapter 244 of NRS.

#### **3.50.220 Definitions.**

The definitions contained in the Economic Diversification Act and the Economic Diversification District are incorporated into and are adopted for use in this chapter.

#### **3.50.230 Creation of the pilot project.**

The board, for the purposes of encouraging local economic development, creates this pilot project for granting partial abatements of permits, plan reviews, and inspection fees. The board may determine, to the best of its ability, the amount of the abatement based on the anticipated local economic development that the qualified project would bring to the county.

#### **3.50.240 Abatement of fees.**

A. The board finds that Tesla Motors, Inc. ("Tesla") is a participant in a qualified project within the county's Economic Diversification District No. 1. The board has determined to grant an abatement of permitting fees it is authorized to impose pursuant to chapter 244 of NRS for a ten year period for building official and fire district permitting, plan reviews, and inspections for



the factory project by fixing the following annual fees for each of the following fiscal years ending June 30th:

Fiscal Year Ending June 30 <sup>th</sup>	Annual Fee
2015	\$556,268
2016	\$587,419
2017	\$620,315
2018	\$655,053
2019	\$230,579
2020	\$243,491
2021	\$257,126
2022	\$271,525
2023	\$286,731
2024	\$302,788

B. These fees are to be assessed on a fiscal year beginning on July 1, 2014.

C. The fees must be paid in advance on a quarterly basis (July 1, October 1, January 1, and April 1.

D. These fee payments do not include payments by Tesla for additional plan reviews and inspections that are performed by outside contractors.

E. During any year of the term of this abatement, the county may increase the annual fee charged to Tesla during such year, with Tesla's prior consent and approval, upon a showing by the county to Tesla that the permitting, plan review and inspection activities required by Tesla during such year have placed an extraordinary burden on county personnel.

F. Any abatement of fees by the County does not limit in any manner the discretion of the County in the permitting approval process, and does not relieve the participant from the obligation to obtain all necessary permits, entitlements and approvals for the construction of any Project.

### **3.50.250 Annual report.**

The board, if it grants an abatement pursuant to this chapter, must submit an annual report to the governor and to the director of the Legislative Counsel Bureau for transmittal to the legislature that includes for the immediately preceding fiscal year:

A. The number of qualified projects located within the jurisdiction of the board for which a certificate of eligibility for transferable tax credits was approved.

B. The number and dollar amounts of the abatements granted by the board.

C. The number of persons within the jurisdiction of the board that were employed by each participant in a qualified project and the amount of wages paid those persons.

Proposed on \_\_\_\_\_, 2015.

by Commissioner \_\_\_\_\_

Passed on \_\_\_\_\_, 2015.

Vote: Ayes    Commissioners \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Nays    Commissioners \_\_\_\_\_  
\_\_\_\_\_

Absent    Commissioners \_\_\_\_\_

\_\_\_\_\_  
Marshall McBride, Chair  
Storey County Board of County Commissioners

Attest:

\_\_\_\_\_  
Vanessa Stephens  
Clerk & Treasurer, Storey County

This ordinance will become effective on \_\_\_\_\_



# Storey County Board of County Commissioners

## Agenda Action Report

**Meeting date:** May 5, 2015

**Estimate of time required:** 15 min.

**Agenda:** Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** For Possible Action to approve the "INTERLOCAL CONTRACT FOR TEMPORARY HOUSING OF JUVENILES AT MURPHY BERNARDINI JUVENILE DETENTION CENTER," which would increase the detention fees at such facility from \$125 to \$350 per day per juvenile.

2. **Recommended motion:** I move to approve the Interlocal Contract for Temporary Housing of Juveniles at the Murphy Bernardini Juvenile Detention Center, which increases the detention fees at such facility from \$125 to \$350 per day per juvenile.

3. **Prepared by:** Ben Bianchi

**Department:** Carson City Juvenile Detention Services

**Tel:**

4. **Staff summary:**

Detention services at Carson City's Murphy Bernardini Regional Juvenile Justice Center (Center) include housing, feeding, and supervising detained youth, while providing schooling, and intervention programs. Detained youth there also participate in recreational programming. The Center extends its detention facility and services to juveniles from other local counties and government agencies. The Center's operating costs are extensive.

(Continued on next page.)

5. **Supporting materials:** Interlocal Contract  
Juvenile Probation Bed Counts by Jurisdiction

6. **Fiscal impact:** None

7. **Legal review required:** Yes

\_\_\_\_ District Attorney

8. **Reviewed by:**

\_\_\_\_ Department Head

Department Name: Commissioner's Office

 County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No.

**4. Staff summary continued:**

The last increase for detention services provided by the Center, operated by Carson City Juvenile Detention Services, was in September 2011, when the fee was raised from \$110 per day to \$125 per day – per juvenile. The daily population of this co-ed juvenile detention Center fluctuates daily and is unpredictable. The daily cost, if the Center was at capacity (16 beds) 365 days per year, would be \$230.00 per day per juvenile. The actual daily cost per bed day at the Center is much higher, because the average daily population is well below 16. At this time the Carson City Juvenile Detention Services proposes to raise the rate from \$125 per day per juvenile to \$350 per day per juvenile, which would facilitate the provision of reasonable compensation to Carson City in light of the Center's operating costs.

**INTERLOCAL CONTRACT FOR TEMPORARY HOUSING OF JUVENILES  
AT MURPHY BERNARDINI JUVENILE DETENTION CENTER**

This Interlocal Contract for Temporary Housing of Juveniles at Murphy Bernardini Juvenile Detention Center (hereinafter "Contract"), made and entered into this \_ day of \_\_\_\_\_, 20\_\_\_\_, by and between Carson City, a consolidated municipality and political subdivision of the State of Nevada (hereinafter "Carson City") and \_\_Storey County\_\_\_\_\_, a political subdivision of the State of Nevada, hereinafter referred to as "Agency". The term "Parties" shall be a reference to both Carson City and Agency.

**WITNESSETH**

WHEREAS, pursuant to Chapter 277.180 of the Nevada Revised Statutes, Carson City may enter into interlocal contracts with other governmental entities to provide services; and

WHEREAS, Carson City owns and operates the Murphy Bernardini Juvenile Justice Center (hereinafter "Center" or "Facility"), a juvenile holding facility for the First Judicial District Court located in Carson City, Nevada, equipped for housing juvenile detainees; and

WHEREAS, it is often necessary for Agency to temporarily house juveniles under the jurisdiction and care of Agency in Carson City; and

WHEREAS, Carson City is willing to allow juveniles under the jurisdiction and care of Agency to be temporarily detained and housed at the Center under the terms and conditions herein stated;

NOW THEREFORE, the Parties hereby agree as follows:

1. Carson City, will allow male and female juveniles under the jurisdiction, care or control of Agency (hereinafter "Agency juvenile(s)") to be temporarily detained and housed in the Center and will provide such juveniles with meals and services as provided for other juveniles of Carson City and will treat all such juveniles in the same manner as other juveniles housed in said Facility, in accordance with the rules and regulations of the Center.

2. Carson City reserves the right to refuse admittance of any Agency juvenile.
3. Carson City reserves the right to require Agency to promptly remove any Agency juvenile and the Agency agrees to remove such juvenile immediately upon the request of Carson City.
4. Neither Carson City nor Agency shall discriminate as to children placed in the care of the Center because of race, color, creed or national origin.
5. Agency is responsible for commitment costs incurred by or because of an Agency juvenile which include, but are not limited to, medical/psychological evaluations, transportation, medical care and expenses, physical examinations, prescription medications and any other costs associated therewith.
6. Agency shall inform the Center's Juvenile Services Program Coordinator and/or the Chief Juvenile Probation Officer of any known or suspected special problem or problems of an Agency's juvenile prior to delivering such juvenile to the Facility. Staff at the Center may refuse to accept any Agency juvenile.
7. Agency acknowledges that it is responsible for any damages to the Center or Facility caused by an Agency juvenile. Agency understands that any Agency juvenile placed in the Center must follow the rules of the Center. Furthermore, Agency's staff must comply with all policies of the Center including, but not limited to, safety, security, transportation, and restraints.
8. Agency agrees, at no cost to Carson City, to indemnify, hold harmless and defend, not excluding Carson City's right to participate, from and against all liability, claims, actions, damages, losses, and expenses, including, without limitations, reasonable attorney fees and costs, arising out of any negligent, willful or unlawful act or omission of the Agency, its officers, agents or employees, or any Agency juvenile.
9. Nothing contained in this Contract shall be construed to create a partnership, joint venture, employer-employee or principal agent relationship, or any other relationship whatsoever between the Parties, other than the fact that they are Parties hereto. Moreover, nothing contained herein or resulting from this Contract shall create any liability for Carson City whatsoever with respect to any indebtedness, liability or

obligation of Agency or any purported third party.

10. The Agency, including the Agency juveniles and any employee, agent, or representative of the Agency, shall not be considered an employee, agent or representative of Carson City.
11. Agency agrees to pay Carson City \$350 per day for each of the Agency's juveniles housed or detained in the Center. A day is defined as three (3) hours or more in detention within a twenty-four hour period of time beginning at 12:00 a.m. and ending at 12:00 a.m. on the following day. Agency agrees to reimburse Carson City for the cost of care of each Agency juvenile and for the payment of all bills and costs incurred by or because of such juvenile while he or she is housed in the Center. Agency agrees to pay medical expenses incurred by or because of an Agency juvenile while housed in the Center.
12. Unless otherwise expressly agreed, Carson City will have no responsibility to pick up or deliver any Agency juvenile to any person.
13. Carson City agrees to bill Agency on a monthly basis for the costs associated with detention, housing and care of each Agency juvenile. Agency agrees to pay each bill within thirty (30) days of the statement date.
14. Agency agrees to employ a twenty-four (24) hour "on-call" agent or court officer in the event assistance is needed with an Agency juvenile housed in the Center.
15. Either Party may terminate this Contract by giving the other Party (30) days written notice. The notice period begins from the date of mailing. Notice shall be addressed to: Chief Juvenile Probation Officer, Carson City Juvenile Probation Department, 740 South Saliman Road, Carson City, Nevada, 89701.
16. Any waiver of breach of any term or condition of this Contract shall not be considered as a future waiver of any Contract term or condition.
17. If any provision contained in this Contract is held to be unenforceable by a court of law or equity, this Contract shall be construed as if such provision did not exist and the unenforceability of such provision shall not be held to render any of the remaining provisions of this Contract unenforceable.

18. The Parties hereto represent and warrant that the person executing this Contract on behalf of each Party has full power and authority to enter into this Contract.
19. This Contract and the rights and obligations of the Parties hereto shall be governed by, and construed according to, the laws of the State of Nevada.
20. This Contract is intended as a complete and exclusive statement of the promises, representations, negotiations, discussions, and other contracts that may have been made in connection with the subject matter hereof.
21. Unless otherwise expressly authorized by the terms of this Contract, no modification or amendment to this Contract shall be binding upon the Parties unless the same is in writing and signed by the respective Parties hereto.
22. The Contract is effective on the day and year first above, written and shall be effective for a period of one year and will automatically be extended for additional one periods unless terminated by either Party.
23. It is acknowledged that the cost of maintaining the Center is expected to increase and that the monetary sums specified herein may be subject to increases proportionate to such actual increase in expenses. Carson City may increase its fees addressed herein upon notice to Agency and such increase shall become effective upon the providing of such notice.
24. In witness whereof, the Parties hereto have caused this Contract to be signed and intend to be legally bound hereby.



CARSON CITY  
A consolidated municipality

By: \_\_\_\_\_  
Robert Crowell, Mayor

ATTEST:

\_\_\_\_\_  
Susan Merriwether, CLERK/RECORDER

\_Storey County\_\_\_\_\_

By: \_\_\_\_\_  
Marshall McBride, Chairman

ATTEST:

\_\_\_\_\_  
Vanessa Stephens, Clerk/Treasurer

# CONTRACTS

Name	Advise Ltr. Sent	Date Sent	Date Recvd.	Sent to Mayor/Clerk	Approved
Lyon County					
Mineral County					
Esmeralda/Nye County					
Churchill County					
Storey County					
DCFS					
Youth Parole					

# Carson City/Storey County Juvenile Probation Detention Beds

Fiscal Year	Budget	Carson City Bed Days	Storey County	Other Jurisdictions	Total Beds	\$125	\$350.00
2014/2015 (as of 04/13/2015)	\$1,481,116.00	2412	123	175	2710	\$15,375.00	\$43,050.00
2013/2014	\$1,342,223.00	1832	165	537	2534	\$20,625.00	\$57,750.00
2012/2013	\$1,322,135.00	2367	1	133	2501	\$125.00	\$350.00
2011/2012	\$1,298,483.00	2351	12	451	2814	\$1,500.00	\$4,200.00

\* 2014/2015 YTD Expended \$1,005,349



## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** May 5, 2015

**Estimate of time required:** 10-15 minutes

**Agenda:** Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** DISCUSSION/POSSIBLE ACTION: Approval of Resolution #15-421 declaring May 2015 as Wildfire Awareness Month in Storey County.

2. **Recommended motion:** I move to approve Resolution #15-421 declaring May 2015 as Wildfire Awareness Month in Storey County.

3. **Prepared by:** Patty Blakely/Cherie Nevin

**Department:** Fire & Community Services

**Telephone:** 847-0986

4. **Staff summary:** Public safety and community organizations join together to celebrate Nevada Wildfire Awareness Month all throughout May, 2015. With the message of *"Improve Your Odds-Prepare for Wildfire!"* we want to stress that with advance preparation, homes can greatly improve their ability to survive a wildfire and families can evacuate safely ahead of damaging and deadly fires.

Working together to create Fire Adapted Communities in both urban and rural areas, your local, state and federal fire service professionals can provide suggestions, guidance and tips to prepare yourselves before the hot, dry days of summer arrive. Storey County has support Nevada Wildfire Awareness Month and encourages you to issue this resolution and encourage residents to take steps to improve your odds of surviving a wildland fire.

5. **Supporting materials:** Resolution #15-421

6. **Fiscal impact:** NONE

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_ District Attorney

8. **Reviewed by:**

gdh Department Head

Department Name: Fire Department

Rull County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continue

Agenda Item No.

**RESOLUTION #15-421**

**STOREY COUNTY RESOLUTION IN SUPPORT OF  
NEVADA WILDFIRE AWARENESS MONTH - MAY 2015**

Whereas, wildfire significantly impacts Nevada's environmental, economic and social well-being; and

Whereas, residents of Nevada's fire-prone communities need to accept responsibility for living in high fire-hazard areas; and

Whereas, residents must be encouraged to move from the expectation of being protected from wildfire to the understanding that they must be prepared to survive wildfire; and

Whereas, to do so, they will need to acquire the knowledge and skills to prepare their homes to survive wildfire and take to action before the wildfire occurs; and

Whereas, residents that implement appropriate pre-fire activities improve the survivability of their homes during wildfire;

Therefore be it resolved, that the Storey County Board of County Commissioners supports the month of May, 2015 as Nevada Wildfire Awareness Month and this year's theme "Improve Your Odds – Prepare for Wildfire" as a means for education and a call for residents of Storey County to take action to reduce the wildfire threat to their homes and help their community move toward becoming a Fire Adapted Community.

Passed, Approved and Adopted this 5<sup>th</sup> day of May, 2015, by the Storey County Board of County Commissioners.

Attest:

\_\_\_\_\_  
Vanessa Stephens  
Storey County Clerk-Treasurer

\_\_\_\_\_  
Marshall McBride  
Storey County Commissioner Chairman



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: May 5, 2015

Estimate of time required: 10 minutes

Agenda: Consent [ ] Regular agenda [X] Public hearing required [ ]

1. **Title:** DISCUSSION/POSSIBLE ACTION: Resolution 15-419 adoption of the Storey County Hazard Mitigation Plan.

2. **Recommended motion:** I move to approve Resolution 15-419 adopting the Storey County Hazard Mitigation Plan as presented.

3. **Prepared by:** Joe Curtis

**Department:** Emergency Management

**Telephone:** 775-847-0986

4. **Staff summary:** With four Federal declarations in the last ten years, Storey County recognizes the consequences of disasters and the need to reduce the impacts of natural and human-caused hazards. County officials also know that with careful selection, mitigation actions in the form of projects and programs can become long-term, cost effective means for reducing the impact of natural and human-caused hazards. Applying this knowledge, the Storey County Hazard Mitigation Planning Task Force prepared the *Storey County, Nevada, Hazard Mitigation Plan*. With the support of various County officials, the State of Nevada, and the United State Department of Homeland Security/Federal Emergency Management Agency (FEMA), this plan is the result of 12 months' worth of work through the Local Emergency Planning Committee to create a hazard mitigation plan that will guide the County toward greater disaster resistance in full harmony with the character and needs of the community and region. The *Storey County, Nevada Hazard Mitigation Plan* has been updated in compliance with Section 322 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act. Since the first plan was adopted in 2006, many mitigation actions have been completed and the status of actions from the 2010 plan is contained in Appendix F. This updated plan identifies on-going and new hazard mitigation actions intended to eliminate or reduce the effects of future disasters throughout the County.

5. **Supporting materials:** Storey County Hazard Mitigation Plan  
FEMA Approval Letter  
Resolution

6. **Fiscal impact:** NONE

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

AML District Attorney

8. **Reviewed by:**

[Signature] Department Head  
[Signature] County Manager

Department Name: Emergency Management

Other agency review: \_\_\_\_\_

9. **Board action:**

[ ] Approved  
[ ] Denied

[ ] Approved with Modifications  
[ ] Continued

Agenda Item No.

## Resolution #15-419

WHEREAS STOREY COUNTY has historically experienced severe damage from natural and human-caused hazards such as flooding, wildfire, drought, thunderstorms/high winds, and hazardous materials incidents on many occasions in the past century, resulting in loss of property and life, economic hardship, and threats to public health and safety;

WHEREAS the STOREY COUNTY Hazard Mitigation Plan (the Plan) has been developed after more than one year of research and work by Storey County Office of Emergency Management in association and cooperation with the Storey County Planning Team for the reduction of hazard risk to the community;

WHEREAS the Plan specifically addresses hazard mitigation strategies and plan maintenance procedures for STOREY COUNTY;

WHEREAS the Plan recommends several hazard mitigation actions/projects that will provide mitigation for specific natural and human caused hazards that impact STOREY COUNTY with the effect of protecting people and property from loss associated with those hazards;

WHEREAS a public meeting was held to present the Plan for comment and review as required by law;

NOW THEREFORE BE IT RESOLVED

by the STOREY COUNTY BOARD OF COUNTY COMMISSIONERS, that:

1. The Plan is hereby Adopted as an official plan of STOREY COUNTY
2. The respective officials identified in the mitigation strategy of the Plan are hereby directed to pursue implementation of the recommended actions assigned to them.
3. Future revisions and Plan maintenance required by the Disaster Mitigation Act of 2000 and FEMA, are hereby adopted as a part of this resolution for a period of five (5) years from the date of this resolution.
4. An annual report on the progress of the implementation elements of the Plan shall be presented to the, Local Emergency Planning Commission by October 31<sup>st</sup> of each calendar year.

PASSED by the Storey County Board of County Commissioners this 5th day of May 2015.

\_\_\_\_\_  
Commission Chair, Marshall McBride

\_\_\_\_\_  
Date

\_\_\_\_\_  
Commissioner, Lance Gilman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Commissioner, Jack McGuffey

\_\_\_\_\_  
Date



**FEMA**

December 10, 2014

Joe Curtis  
Storey County Emergency Manager  
Storey County, NV  
PO Box 603  
Virginia City, NV 89440

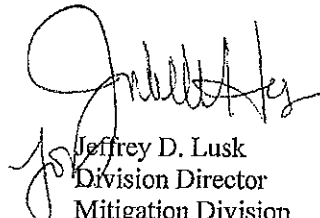
Dear Mr. Curtis:

We have completed our review of the *Storey County Hazard Mitigation Plan*, and have determined that this plan is eligible for final approval pending its adoption by Storey County.

Formal adoption documentation must be submitted to the Regional office by the Jurisdictions within one calendar year of the date of this letter, or the entire plan must be updated and resubmitted for review. We will approve the plan upon receipt of the documentation of formal adoption.

If you have any questions regarding the planning or review processes, please contact Phillip Wang, Hazard Mitigation Planning Specialist at (510) 627-7753, or by email at [phillip.wang@fema.dhs.gov](mailto:phillip.wang@fema.dhs.gov).

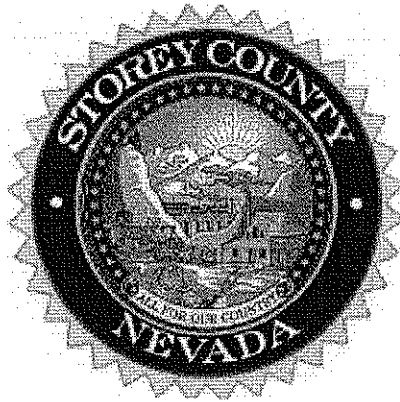
Sincerely,

  
Jeffrey D. Lusk  
Division Director  
Mitigation Division  
FEMA Region IX

cc:

Debbie M. Tanaka, State Hazard Mitigation Officer  
Karen I. Johnson, Nevada Division of Emergency Management





# **Hazard Mitigation Plan**

**Storey County  
2015**

# TABLE OF CONTENTS

---

<b>Executive Summary .....</b>	<b>ES-1</b>
<b>Section 1      Official Record of Adoption.....</b>	<b>1-1</b>
1.1      Disaster Mitigation Act of 2000 .....	1-1
1.2      Adoption by the Local Governing Body and Supporting Document .....	1-1
<b>Section 2      Background.....</b>	<b>2-1</b>
2.1      Plan Purpose and Authority .....	2-1
2.2      Stafford Act Grant Programs .....	2-1
2.3      Plan Organization.....	2-2
<b>Section 3      Community Description.....</b>	<b>3-1</b>
3.1      History, Location, and Geography.....	3-1
3.2      Government.....	3-2
3.3      Demographics .....	3-3
3.4      Land Use and Development Trends.....	3-4
<b>Section 4      Planning Process .....</b>	<b>4-1</b>
4.1      Overview of Planning Process .....	4-1
4.2      Hazard Mitigation Planning Committee .....	4-3
4.2.1      Formation of the Planning Committee.....	4-3
4.2.2      Planning Committee Meetings & Monthly Progress .....	4-4
4.2.3      Plans, Studies, Reports and Technical Information .....	4-6
4.3      Public Involvement .....	4-6
4.4      Incorporation of Existing Plans and Other Relevant Information .....	4-7
<b>Section 5      Risk Assessment .....</b>	<b>5-1</b>
5.1      Hazard identification and screening.....	5-1
5.2      Hazard profile .....	5-5
5.2.1      Avalanche .....	5-6
5.2.2      Caving Ground (Mine Collapse).....	5-8
5.2.3      Drought .....	5-9
5.2.4      Earthquake .....	5-12
5.2.5      Epidemic .....	5-16
5.2.6      Flood .....	5-21
5.2.7      Hazardous Materials Events .....	5-25
5.2.8      Severe Weather .....	5-28
5.2.9      Terrorism.....	5-32
5.2.10      Wildland Fire .....	5-38
<b>Section 6      Asset Inventory .....</b>	<b>6-1</b>

# TABLE OF CONTENTS

---

6.1	Asset inventory .....	6-1
6.1.1	Population and Building Stock .....	6-1
6.1.2	Critical Facilities and Infrastructure .....	6-2
6.2	methodology .....	6-3
6.3	Data Limitations & Future Development .....	6-3
6.3.1	Future Development.....	6-4
6.4	Exposure Analysis .....	6-4
6.4.1	Earthquake .....	6-10
6.4.2	Flash Flood.....	6-10
6.4.3	Riverine Flood .....	6-11
6.4.4	Severe Winter Storm.....	6-11
6.4.5	Wildfire .....	6-11
6.5	Repetitive Loss Properties .....	6-12
<b>Section 7</b>	<b>Capability Assessment.....</b>	<b>7-1</b>
7.1	Legal and Regulatory Capabilities.....	7-1
7.2	Administrative and Technical Capabilities.....	7-2
7.3	Financial Capabilities.....	7-3
7.4	Current Mitigation Capabilities .....	7-4
<b>Section 8</b>	<b>Mitigation Strategy.....</b>	<b>8-1</b>
8.1	Mitigation Goals and Objectives .....	8-1
8.2	identifying Mitigation Actions.....	8-2
8.3	Evaluating and prioritizing mitigation Action .....	8-6
8.4	implementing a mitigation action plan .....	8-7
<b>Section 9</b>	<b>Plan Maintenance.....</b>	<b>9-1</b>
9.1	Monitoring, Evaluating, and Updating the HMP.....	9-1
9.2	Implementation through Existing Planning Mechanisms .....	9-2
9.3	Continued Public Involvement .....	9-3
<b>Section 10</b>	<b>References.....</b>	<b>10-1</b>

## **List of Tables, Figures and Appendices**

---

### **Tables**

Table 3-1	County Employers
Table 4-1	Plan Outline & Update Efforts
Table 4-2	Hazard Mitigation Planning Committee
Table 5-1	Identification and Screening of Hazards
Table 5-2	Vulnerability Ratings Rubric
Table 5-3	Hazard Extent Classification
Table 5-4	Hazards Rating
Table 5-5	Droughts in Nevada
Table 5-6	Probability of Earthquakes
Table 5-7	Historic Occurrences of Epidemics Registered in Nevada
Table 5-8	Historical Floods
Table 5-9	Hazardous Material Release
Table 5-10	Hazardous Chemical Agents Potentially Used in Terrorist Attack
Table 5-11	Identified Hate Groups and Patriot Groups, Nevada
Table 5-12	Wildfire Assessment Summary
Table 6-1	Estimated Population and Building Inventory
Table 6-2	Critical Facilities and Infrastructure
Table 6-3	Potential Hazard Vulnerability Assessment – Population and Buildings
Table 6-4	Potential Hazard Vulnerability Assessment – Critical Facilities
Table 6-5	Potential Hazard Vulnerability Assessment – Infrastructure
Table 7-1	Legal and Regulatory Resources Available for Hazard Mitigation
Table 7-2	Administrative and Technical Resources for Hazard Mitigation
Table 7-3	County Fiscal Capability for Hazard Mitigation
Table 7-4	Local Mitigation Capability Assessment
Table 8-1	Mitigation Goals
Table 8-2	Mitigation Goals and Potential Actions
Table 8-3	STAPLE+E Evaluation Criteria for Mitigation Actions
Table 8-4	Action Plan Matrix

### **Figures**

Figure 5-1	Drought Monitor
Figure 5-2	Historic Earthquakes
Figure 5-3	Major Faults in County

## **List of Tables, Figures and Appendices**

---

- Figure 5-4 Comstock Fault  
Figure 5-5 Percentage of Visits for Influenza-like Illness  
Figure 5-6 State Where Person Infected w/E.coli 2009  
Figure 5-7 Fire History Map

### **Appendices**

- Appendix A Adoption Resolution  
Appendix B Figures  
    Figure B-1 ..... Location & Populated Areas  
    Figure B-2 ..... Zoning/Land Ownership  
    Figure B-3 ..... Flood Map  
    Figure B-4 ..... Dry Lighting/Wildland Fire Risk  
    Figure B-5 ..... Wildfire Fuel Map  
    Figure B-6 ..... Wildfire History Map  
  
Appendix C Public Information  
Appendix D Meetings Agenda & Handouts  
Appendix E Plan Maintenance Documents  
Appendix F Mitigation Goals & Actions from Previous Plan

## List of Acronyms

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BLM	United States Bureau of Land Management
PW	Public Works
CIA	Central Intelligence Agency
CDC	Center for Disease Control
cfs	cubic feet per second
CFR	Code of Federal Regulations
County	Storey County
DHS	Department of Homeland Security
DMA 2000	Disaster Mitigation Act of 2000
DOJ	Department of Justice
DOT	United States Department of Transportation
EHS	Extremely Hazardous Substance
EMPG	Emergency Management Planning Grant
EOC	Emergency Operation Center
EPA	United States Environmental Protection Agency
EPCRA	Emergency Planning and Community Right to Know Act
FEMA	Federal Emergency Management Agency
FBI	Federal Bureau of Investigation
GIS	Geographic Information System
HAZUS-MH	(abbreviation for <b>HAZ</b> ards United States) is a geographic information system-based natural hazard loss estimation software package developed and freely distributed by the Federal Emergency Management Agency
HMGP	Hazard Mitigation Grant Program
HMP	Hazard Mitigation Plan
InSAR	Interferometric Synthetic Aperture Radar
JAVMA	Journal of the Federal Coordinator for Meteorology
LEPC	Local Emergency Planning Committee
M	Magnitude
MMI	Modified Mercalli Intensity
mph	miles per hour
NDEM	Nevada Division of Emergency Management
NDEP	Nevada Division of Environmental Protection
NDF	Nevada Division of Forestry
NDOT	Nevada Department of Transportation
NERMP	Nevada Earthquake Risk Mitigation Plan
NFIP	National Flood Insurance Program

## List of Acronyms

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NBMG	Nevada Bureau of Mines & Geology
NPS	National Park Service
NRC	National Response Center
NWS	National Weather Service
OFCM	Office of the Federal Coordinator for Meteorology
PDM	Pre-Disaster Mitigation
POC	Point of Contact
SERC	State Emergency Response Commission
SFHA	Special Flood Hazard Area
SHMO	State Hazard Mitigation Officer
SPWB	State Public Works Board
Stafford Act	Robert T. Stafford Disaster Relief and Emergency Assistance Act
State	State of Nevada
SR	State Route
UBC	Uniform Building Code
UNR	University of Nevada Reno
URM	Unreinforced Masonry Buildings
URS	URS Corporation
USC	United States Code
USDA	US Department of Agriculture
USEPA	United States Environmental Protection Agency
USFS	United States Forest Service
USGS	United States Geological Survey
WMD	Weapons of Mass Destruction

Across the United States, natural and human-caused disasters have led to increasing levels of death, injury, property damage, and interruption of business and government services. The toll on families and individuals can be immense and damaged businesses cannot contribute to the economy. The time, money and effort to respond to and recover from these emergencies or disasters divert public resources and attention from other important programs and problems. With four Federal declarations in the last ten years, Storey County, Nevada, recognizes the consequences of disasters and the need to reduce the impacts of natural and human-caused hazards.

The elected and appointed officials of the County also know that with careful selection, mitigation actions in the form of projects and programs can become long-term, cost effective means for reducing the impact of natural and human-caused hazards. Applying this knowledge, the Storey County Hazard Mitigation Planning Task Force prepared the *Storey County, Nevada, Hazard Mitigation Plan*. With the support of various County officials, the State of Nevada, and the United State Department of Homeland Security/Federal Emergency Management Agency (FEMA), this plan is the result of several months worth of work to create a hazard mitigation plan that will guide the County toward greater disaster resistance in full harmony with the character and needs of the community and region.

People and property in the County are at risk from a variety of hazards that have the potential for causing widespread loss of life and damage to property, infrastructure, and the environment. The purpose of hazard mitigation is to implement actions that eliminate the risk from hazards, or reduce the severity of the effects of hazards on people and property. Mitigation is any sustained action taken to reduce or eliminate long-term risk to life and property from a hazard event. Mitigation encourages long-term reduction of hazard vulnerability. The goal of mitigation is to save lives and reduce property damage. Mitigation can reduce the enormous cost of disasters to property owners and all levels of government. In addition, mitigation can protect critical community facilities, reduce exposure to liability and minimize community disruption. Preparedness, response, and recovery measures support the concept of mitigation and may directly support identified mitigation actions.

The *Storey County, Nevada Hazard Mitigation Plan* has been updated in compliance with Section 322 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act or the Act), 42 U.S.C. 5165, enacted under Sec. 104 the Disaster Mitigation Act of 2000 (DMA 2000), Public Law 106-390 of October 30, 2000. Since the first plan was adopted in 2006, many mitigation actions have been completed and the status of actions from the 2010 plan are contained in Appendix F. This updated plan identifies on-going and new hazard mitigation actions intended to eliminate or reduce the effects of future disasters throughout the County.

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This section provides an overview of the Disaster Mitigation Act of 2000 (DMA 2000; Public Law 106-390), the adoption of the updated *Storey County, Nevada, Hazard Mitigation Plan* (HMP) by the local governing body, and supporting documentation for the adoption.

## **1.1 DISASTER MITIGATION ACT OF 2000**

The DMA 2000 was passed by Congress to emphasize the need for mitigation planning to reduce vulnerability to natural and human-caused hazards. The DMA 2000 amended the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act; 42 United States Code [USC] 5121-5206 [2008]) by repealing the act's previous Mitigation Planning section (409) and replacing it with a new Mitigation Planning section (322). In addition, Section 322 provides the legal basis for the Federal Emergency Management Agency's (FEMA's) mitigation plan requirements for mitigation grant assistance.

To implement the DMA 2000 planning requirements, the Federal Emergency Management Agency (FEMA) published an Interim Final Rule in the *Federal Register* on February 26, 2002. This rule (44 Code of Federal Regulations [CFR] Part 201) established the mitigation planning requirements for states, tribes, and local communities. The planning requirements are described in detail in Section 2 and identified in their appropriate sections throughout this Plan. In addition, a crosswalk documenting compliance with 44 CFR is included as Appendix E.

## **1.2 ADOPTION BY THE LOCAL GOVERNING BODY AND SUPPORTING DOCUMENT**

The requirements for the adoption of an HMP by the local governing body, as stipulated in the DMA 2000 and its implementing regulations, are described below.

### **DMA 2000 REQUIREMENTS: PREREQUISITES**

#### **Adoption by the Local Governing Body**

Requirement §201.6(c)(5): [The local hazard mitigation plan shall include] documentation that the plan has been formally adopted by the governing body of the jurisdiction requesting approval of the plan (e.g., City Council, County Commissioner, Tribal Council).

#### **Element**

Has the local governing body adopted the plan?

Is supporting documentation, such as a resolution, included?

Source: FEMA, March 2008.

Storey County, to be referred to as Storey County or the County throughout this plan, is the sole jurisdiction represented in this HMP. There are no other political subdivisions within Storey County. This HMP meets the requirements of Section 409 of the Stafford Act and Section 322 of the DMA 2000.

The local governing body of Storey County (Storey County Commissioners) has adopted this HMP. The signed resolution is provided in Appendix A.

This section provides an overview of the County's HMP. This includes a review of the purpose and authority of the HMP and a description of the document.

## **2.1 PLAN PURPOSE AND AUTHORITY**

The DMA 2000, also referred to as the 2000 Stafford Act amendments, was approved by Congress on October 10, 2000. On October 30, 2000, the President signed the bill into law, creating Public Law 106-390. The purposes of the DMA 2000 are to amend the Stafford Act, establish a national program for pre-disaster mitigation, and streamline administration of disaster relief.

The HMP meets the requirements of the DMA 2000, which calls for all communities to prepare hazard mitigation plans. By preparing this HMP, the County is eligible to receive Federal mitigation funding after disasters and to apply for mitigation grants before disasters strike. This HMP starts an ongoing process to evaluate the risks different types of hazards pose to the County, and to engage the County and the community in dialogue to identify the steps that are most important in reducing these risks. This constant focus on planning for disasters will make the County, including its residents, property, infrastructure, and the environment, much safer.

The local hazard mitigation planning requirements encourage agencies at all levels, local residents, businesses, and the non-profit sector to participate in the mitigation planning and implementation process. This broad public participation enables the development of mitigation actions that are supported by these various stakeholders and reflect the needs of the entire community.

States are required to coordinate with local governments in the formation of hazard mitigation strategies, and the local strategies combined with initiatives at the state level form the basis for the State Mitigation Plan. The information contained in HMPs helps states to identify technical assistance needs and prioritize project funding. Furthermore, as communities prepare their plans, states can continually improve the level of detail and comprehensiveness of statewide risk assessments.

For FEMA's Pre-Disaster Mitigation (PDM) grant program and Hazard Mitigation Grant Program (HMGP), a local jurisdiction must have an approved HMP to be eligible for PDM and HMGP funding for a Presidentially declared disaster after November 1, 2004. Plans approved any time after November 1, 2004, will allow communities to be eligible to receive PDM and HMGP project grants.

Adoption by the local governing body demonstrates the jurisdiction's commitment to fulfilling the mitigation goals and objectives outlined in the HMP. Adoption legitimizes the updated HMP and authorizes responsible agencies to execute their responsibilities. The resolution adopting this HMP is included in Appendix A.

## **2.2 STAFFORD ACT GRANT PROGRAMS**

The following grant programs require a State, tribe, or local entity to have a FEMA-approved State or Local Mitigation Plan.

**Hazard Mitigation Grant Program (HMGP):** HMGP provides grants to State, tribes, and local entities to implement long-term hazard mitigation measures after a major disaster declaration. The purpose of the HMGP is to reduce the loss of life and property as a result of natural disasters and to enable mitigation measures to be implemented during the immediate recovery from disaster. Projects must provide a long-term solution to a problem: for example, elevation of a home to reduce the risk of flood damages as opposed to buying sandbags and pumps to fight the flood. In addition, a project's potential savings must be more than the cost of implementing the project. Funds may be used to protect either public or private property or to purchase property that has been subjected to, or is in danger of, repetitive damage. The amount of funding available for the HMGP under a particular disaster declaration is limited. The program may provide a State or tribe with up to 20 percent of the total disaster grants awarded by FEMA. The cost-share for this grant is 75/25 percent (Federal/non-Federal).

**Pre-Disaster Mitigation (PDM) Program:** PDM provides funds to State, tribes, and local entities, including universities, for hazard-mitigation planning and the implementation of mitigation projects before a disaster event. PDM grants are awarded on a nationally competitive basis. Like HMGP funding, a PDM project's potential savings must be more than the cost of implementing the project. In addition, funds may be used to protect either public or private property or to purchase property that has been subjected to, or is in danger of, repetitive damage. Congress appropriates the total amount of PDM funding available on an annual basis. The cost-share for this grant is 75/25 percent (Federal/non-Federal).

**Flood Mitigation Assistance (FMA):** The FMA program provides funds on an annual basis so that measures can be taken to reduce or eliminate risk of flood damage to buildings insured under the National Flood Insurance Program (NFIP). FMA provides up to 75% Federal funding for a mitigation activity grant and/or up to 90% Federal funding for a mitigation activity grant containing a repetitive loss strategy.

**Repetitive Flood Claims (RFC):** The RFC program provides funds on an annual basis to reduce the risk of flood damage to individual properties insured under the NFIP that have had one or more claim payments for flood damages. RFC provides up to 100% Federal funding for eligible projects in communities that qualify for the program.

**Severe Repetitive Loss (SRL):** The SRL program provides funds on an annual basis to reduce the risk of flood damage to residential structures insured under the NFIP that have had one or more claim payments for flood damages. SRL provides up to 75% Federal funding for eligible projects in communities that qualify for the program.

## **2.3 PLAN ORGANIZATION**

The remainder of this HMP consists of the following sections.

- **Section 3 - Community Description**

Section 3 provides a general history and background of the County and historical trends for population, demographic and economic conditions that have shaped the area. Trends in land use and development are also discussed.

- ***Section 4 - Planning Process***

Section 4 describes the planning process, identifies Planning Committee members, and the key stakeholders within the community and surrounding region. In addition, this section documents public outreach activities and the review and incorporation of relevant plans, reports, and other appropriate information.

- ***Section 5 - Risk Assessment***

Section 5 describes the process through which the Planning Committee identified and compiled relevant data on all potential natural hazards that threaten the County and the immediately surrounding area. Information collected includes historical data on natural hazard events that have occurred in and around the County and how these events impacted residents and their property.

The descriptions of natural hazards that could affect the County are based on historical occurrences and best available data from agencies such as FEMA, the U.S. Geological Survey (USGS), and the National Weather Service (NWS). Detailed hazard profiles include information on the frequency, magnitude, location, and impact of each hazard as well as probabilities for future hazard events.

- ***Section 6 – Vulnerability Analysis***

Section 6 identifies potentially vulnerable assets such as people, housing units, critical facilities, infrastructure and lifelines, hazardous materials facilities, and commercial facilities. These data were compiled by assessing the potential impacts from each hazard using GIS and FEMA's natural hazards loss estimation model, HAZUS-MH. The resulting information identifies the full range of hazards that the County could face and potential social impacts, damages, and economic losses.

- ***Section 7 - Capability Assessment***

Although not required by the DMA 2000, Section 7 provides an overview of the County's resources in the following areas for addressing hazard mitigation activities:

- Legal and regulatory resources
- Administrative and technical: The staff, personnel, and department resources available to expedite the actions identified in the mitigation strategy
- Fiscal: The financial resources to implement the mitigation strategy

- ***Section 8- Goals, Objectives & Actions - Mitigation Strategy***

As Section 8 describes, the Planning Committee developed a list of mitigation goals, objectives, and actions based upon the findings of the risk assessment and the capability assessment. Based upon these goals and objectives, the Planning Committee reviewed and prioritized a comprehensive range of appropriate mitigation actions to address the risks facing the community. Such measures include preventive actions, property protection techniques, natural resource protection strategies, structural projects, emergency services, and public information and awareness activities.

- ***Section 9 - Plan Maintenance Process***

Section 9 describes the Planning Committee's formal plan maintenance process to ensure that the HMP remains an active and applicable document. The process includes monitoring, evaluating, and updating the HMP; implementation through existing planning mechanisms; and continued public involvement.

- ***Section 10 - References***

Section 10 lists the reference materials used to prepare this HMP.

- ***Appendices***

The appendices include the Adoption Resolution, Maps, Planning Committee Meetings, and Public Involvement process.

This section describes the history, location, and geography of the County as well as its government, demographic information, and current land use and development trends. The demographics and land use development trends sections were updated.

### **3.1 HISTORY, LOCATION, AND GEOGRAPHY**

As shown in Figure C-1 (Appendix C), Storey County is in northwestern Nevada, approximately 14 miles east of Reno, 237 miles east of San Francisco, and 441 miles northwest of Las Vegas. The County is bordered on the west and north by Washoe County, Nevada, and on the east and south by Lyon County, Nevada. The Truckee River Basin and Carson River Basin along with associated streams are the primary drainage systems within Storey County. The major transportation route to Virginia City, Storey County seat, is State Route 341, intersecting U.S. 395 near Reno via Geiger Grade and U.S. 50, southwest in Carson City. Interstate 80 (I-80) is 23 miles to the northwest in Reno. With 264 square miles of total land area, Storey County accounts for less than one-quarter of 1 percent of the State's total land area. This makes Storey County the second-smallest county in Nevada. Storey County was created in 1861 and named for Captain Edward Farris Storey, who was killed in 1860 in the Pyramid Lake Indian War. Although it is among the smallest counties in the State, it was the most populous county in Nevada when it was established in 1861.

The attraction to Storey County started in 1859 when miners discovered the largest deposit ever found of gold and silver in Virginia City, called the Comstock Lode. Between 1859 and 1878 the Comstock Lode yielded about \$400 million in silver and gold. Mining has continued since then to the present but certainly nowhere near the yields of its heyday in the late 1800's. In the fall of 1859, Virginia City had a population of between 200 to 300 people. After the Comstock Lode discovery in early 1860, approximately 10,000 people moved to the area. The peak population for the Virginia City/Gold Hill area was in 1875 topping at around 25,000 people. The political ramifications of this significant economic and population escalation resulted in the creation of the Nevada Territory, carved from the Utah Territory, by President Buchanan on March 2, 1861. Between 2000 and 2010, the county grew 18 percent from 3,399 to 4,010 residents. The 2010 Census indicates that Virginia City has a population of 1,049, Gold Hill 222, Virginia City Highlands 1,233 Lockwood/River District 1,289 and Mark Twain 750.

Beginning with the Comstock Lode, many historic events have occurred in this area, one of which was the arrival in late 1861 of Samuel Clemens, who worked as a reporter for the *Territorial Enterprise* for 21 months, and left as Mark Twain. Occurring in 1862 in the Virginia City area was the organization of the San Francisco Stock Exchange Board, the first mining exchange in the United States. The old Geiger Grade Toll Road, which was constructed to link Virginia City with immigrant trails and supply routes crossing the Truckee River, created the site that would become Reno in 1868. Long after the gold and silver rush became a memory, Storey County continues to attract more than 1.6 million tourists annually. Complementing its mining history and established tourism draw, Storey County's growing industrial sector has begun to play an equally important role in strengthening its future economic outlook.

Storey County, the second smallest Nevada county, has built a reputation on always doing things big—one of the biggest gold and silver discoveries in history and now, as of 2008 home of the United State's largest industrial park, the Tahoe-Reno Industrial Center (TRI). This 107,000-acre

center, located east of Sparks off of Interstate 80, has an 80-million-square-foot industrial-space capacity. Numerous and varied commercial companies have already located there and more are choosing the locale. Also located in the TRI area are three sophisticated power plants: NV Energy, Barrick Mines, and Naniwa (a power plant that provides additional power support during peak hours). Applications have been submitted to the County to develop an oil refinery on site as well as several bio fuels facilities to include solid waste, medical waste, and others. With completion of development in 2017, the TRI Center will bring an estimated additional 16,000 people into Storey County each day. See Section 3.4 for development trends.

As could be expected with the extent of mining in the area, the major geophysical feature of the County is its mountainous topography. At an elevation of 6,200 feet, Virginia City, the County seat, is located on the steep eastern slope of Mt. Davidson which has an elevation from 7,838 to 4,000. The majority of the land developed over the past 40 years has been on the perimeter of the County, primarily in the level areas adjacent to Lyon County and along the riparian zone of the Truckee River. The Tahoe Reno Industrial Center (TRIC) is a massive 107,000 acre park that encompasses a developable 30,000 acre industrial complex with pre-approved industrial and manufacturing uses. The build out of phase 2 of 3 is nearly complete. Although a considerable amount of developable land exists in the interior of the County, the mountainous terrain and lack of adequate road networks have combined to restrict development. As such, the development trend of the past 40 years is being encouraged to continue.

### **3.2 GOVERNMENT**

The Storey County Board of Commissioners consists of three elected members. Each Commissioner is required to reside in one of three districts, which are equally divided among the County's population based on the census. Storey County does not have any incorporated jurisdictions. Population districts, such as the one described above regarding the members of the Board of Commissioners, serve a variety of means. For example, the County Master Plan identifies four population districts for their planning purposes and the Nevada Division of Water Resources identifies five. As the County continues to grow and the infrastructure expands the population districts will expand and develop as well and at some point will require an official delineation of the population districts within Storey County. Currently each Commissioner is elected by all residents of the County to serve a 4-year term and to discuss and determine all issues on a countywide basis. The Board of Commissioners meets each first and third Tuesday of the month and holds additional meetings when necessary. As the County's governing board, the Commission has vast responsibilities spanning from budgeting to policy enactment and enforcement. Below are some of the many services the Storey County Commissioners provide to the residents and businesses of the County:

- Approve all County department budgets and monitor their performance
- Set the tax rate countywide, as well as water and sewer rates in Virginia City and Gold Hill
- Establish and monitor the policies and ordinances that run the County government

**Key Officials**

Commissioner 1	Administrative Officer	District Attorney
Commissioner 2	Assessor	Emergency Mgr.
Commissioner 3	Clerk/Treasurer	Fire Chief
	Communications Director	IT Director
	Community Services Officer	Justice of the Peace
	Community Development Director	Public Works
	Comptroller	Recorder
	County Manager	Sheriff

**County Departments/Divisions**

Assessor	Emergency Management	Sheriff's Department
Clerk/Treasurer	Fire Protection District	
Commissioners/Human Resources	Information Technology	
Communications	Justice Court	
Community Services	Planning	
Comptroller	Public Works	
District Attorney	Recorder	

**3.3 DEMOGRAPHICS**

According to the Nevada State Demographer, the County's population is estimated at 4,123 in 2011. This was near the 2006 population estimate of 4,132 and a 21 percent increase from the 2000 US Census population of 3,399. The Nevada State Demographer estimates the county will grow at a rate of 4.0% annually over the next 20 years. This is well below the state average however due to the economic decline in Nevada since 2008 population is expected to be flat for the next few years. In addition to those living in Virginia City an estimated 1,000,000 people for visit for tourism each year.

Approximately 20 percent of the total population was under 18 years, 60 percent was between 18 and 54 years, and 20 percent was 55+ years and over. The County's nonfarm employment was 2,879 persons in 2011 (NV Department of Employment, [http://www.nevadaworkforce.com/admin/uploadedPublications/3069\\_2011\\_E&P\\_Final.pdf](http://www.nevadaworkforce.com/admin/uploadedPublications/3069_2011_E&P_Final.pdf))



with an average annual wage of \$43,403. The economic base of the County primarily consists of Trade, Transportation and Utilities and manufacturing due to the large industrial complex near I80 in the northern part of the county. See below for the largest employers in the County. The median household income is \$59,386 and the median value of owner-occupied housing unit is \$215,200 according to the US Census Bureau.

Storey County's Largest Employers are as follows:

**Table 3-1: County Employers**

Employer	Town	Industry	Number of Employees
Intellisource LLC	McCarran	General Warehousing	800-900
Wal-Mart Stores Inc.	McCarran	General Warehousing	600-700
Zulily, Inc.	McCarran	General Warehousing	300-400
Petsmart Inc.	McCarran	General Warehousing	200-299
Chewy.com	McCarran	General Warehousing	100-200
Ebay Commerce	McCarran	General Warehousing	150-200
James Hardie Building Products	McCarran	General Warehousing	150-200
First National Collection Bureau	McCarran	General Warehousing	175-200
Quidsi, Inc. (Diapers.com)	McCarran	General Warehousing	100-200
Storey County	Virginia City	Government	50-100

### **3.4 LAND USE AND DEVELOPMENT TRENDS**

The majority of the land developed in Storey County during the past 40 years has been on the perimeter of the County, primarily in the level areas adjacent to Lyon County and along the riparian zone of the Truckee River. Storey County's Master Plan examines the development of four primary population areas:

- **Virginia City/Gold Hill:** This area is located in the mountainous southwest section of the County. The development of this area can be directly attributed to the discovery of the Comstock Lode and is a major tourist attraction; specifically, this is the location of the largest historic district within the State of Nevada and one of the largest historic districts in the nation. Small scale mining has begun in the last 2 years in this area.
- **Virginia Highlands:** Located 5 miles north of Virginia City, this is a mountainous residential subdivision of one-, ten-, and forty-acre parcels, with primarily upscale housing. There is currently no commercial development in this area.
- **Mark Twain:** Located 6 miles due east of Virginia City, this is a residential subdivision consisting primarily of manufactured homes. The terrain is relatively level.
- **The River District:** This district stretches about 25 miles along the south bank of the Truckee River and makes up the northern boundary of the County. It has a mixed land use of

residential, agricultural, recreational, industrial, and commercial development and is divided into 3 areas:

1. McCarran - Reno-Tahoe-Industrial Park - Industrial Center has a total of 30,000 developable acres. Businesses in this area currently employ approximately 8 to 10 thousand. There are currently two petroleum plants for refining and cracking or cleaning old product. A jet fuel producer is currently under construction of their refinery for processing solid waste. TESLA is under construction with a 5 year plan for a 6 million square feet battery manufacturing facility which will add six thousand workers. Current predictions are for 20 thousand workers at TRI by 2020.
2. Lockwood – Primarily a residential community with 1033 residents according to the 2010 census. There is a hay processing plant located in the area.
3. Painted Rock – A residential community with approximately 20 residential structures on more than one acre each.

All of the districts are within 1 or 2 miles of the County boundary; none are in the interior. With few exceptions, all of the population of the County is located in these four districts.

Unlike most of Nevada, where 87 percent is managed by Federal agencies, more than 90 percent of Storey County is privately owned.

State Route 439 known as USA Parkway, which will connect Interstate 80 to US Highway 50 in 2017, will provide access from McCarran, where the TRI Development area is located, proceeds south to the County line with Lyon County in the area of the Ramsey/Weeks cutoff in Silver Springs. This new road will have multiple benefits—the most important benefit being direct access for emergency workers to traverse their response area north/south or to quickly reach wildfires occurring within the interior of the County. The secondary benefit will eliminate the current commute route through Reno for many of the workers in the TRI Development making the development only 15 minutes away from the residential communities along the Highway 50.

This section provides an overview of the planning process; identifies Planning Committee members, and key stakeholders; documents public outreach efforts; and summarizes the review and incorporation of existing plans, studies, and reports used in the development of this HMP. Additional information regarding the Planning Committee and public outreach efforts is provided in Appendices C and D.

The requirements for the planning process, as stipulated in the DMA 2000 and its implementing regulations, are described below.

#### **DMA 2000 Requirements: Planning Process**

##### **Documentation of the Planning Process**

**Requirement §201.6(b):** In order to develop a more comprehensive approach to reducing the effects of natural disasters, the planning process shall include:

1. An opportunity for the public to comment on the plan during the drafting stage and prior to plan approval;
2. An opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, and agencies that have the authority to regulate development, as well as businesses, academia and other private and nonprofit interests to be involved in the planning process; and
3. Review and incorporation, if appropriate, of existing plans, studies, reports, and technical information.

**Requirement §201.6(c)(1):** [The plan shall document] the planning process used to develop the plan, including how it was prepared, who was involved in the process, and how the public was involved.

##### **Element**

- Does the new or updated plan provide a narrative description of the process followed to prepare the plan?
- Does the new or updated plan indicate who was involved in the planning process? (For example, who led the development at the staff level and were there any external contributors such as contractors? Who participated on the plan Committee, provided information, reviewed drafts, etc.?)
- Does the new or updated plan indicate how the public was involved? (Was the public provided an opportunity to comment on the plan during the drafting stage and prior to the plan approval?)
- Does the new or updated plan indicate that an opportunity was given for neighboring communities, agencies, businesses, academia, nonprofits, and other interested parties to be involved in the planning process?
- Does the updated plan document how the planning team reviewed and analyzed each section of the plan?
- Does the planning process describe the review and incorporation, if appropriate, of existing plans, studies, reports, and technical information?
- Does the updated plan indicate for each section whether or not it was revised as part of the update process?

Source: FEMA, March 2008.

## **4.1 OVERVIEW OF PLANNING PROCESS**

The first step in the planning update process was to establish a Planning Committee composed of existing County agencies. Joe Curtis, Emergency Manager and Cherie Nevin, served as the primary Points of Contact (POC) for the County and the public. Karen Johnson functioned as project leader for the update process.

The County assisted by the State of Nevada, Hazard Mitigation Officer updated this HMP. Each section of the previous HMP plan was reviewed for content and the committee revised every section of the plan. The plan was re-drafted into a new outline to better assist the State Hazard Mitigation Officer in the review process. All NV state plans are requested to be in this new outline.

During the 5 years since the previous plan was adopted, plan maintenance performed during the 4<sup>th</sup> year through the Storey County Local Emergency Planning Committee. All information on

mitigation action accomplishments and new public input was derived during the planning process. With this new plan, the plan maintenance section has been revised to include forms and the SHMO has developed an exercise for local plan maintenance which will correct omissions.

The following table provides the new section format and provides details on the update.

**Table 4-1. Plan Outline and Update Effort**

Plan Section	Update Effort	What Changed
Section 1 – Official Record of Adoption	Minor Revision	The process for plan adoption remains the same but the update provides a discussion of this process. Section 1 and 2 of the 2008 plan were switched.
Section 2 - Background	Minor Revision	The plan organization sections were modified to reflect current plan.
Section 3 – Community Description	Minor Revisions	This section was updated to include new land use map and expanded to include land use and development trends to address new requirements.
Section 4 – Planning Process	Major Revisions	This section details the current plan's planning process. Public and stakeholders outreach efforts
Section 5 – Hazard Analysis	Moderate Revisions	. The individual hazard sections were reformatted to the new outline and then provided to the committee member with expertise to update history and revise as needed. New Hazus information was used for the earthquake hazard and new FIRM maps were used for flood hazard.
Section 6 – Vulnerability Analysis	Moderate Revisions	New analysis of residential, non residential and critical facilities based on mapping efforts tied to hazards was included. Identified URM's included. Future development was included. The team used this section to prioritize projects.
Section 7 – Capability Assessment	Minor Revisions	A local mitigation capability assessment was included and a section on NFIP was included to address requirements.
Section 8 – Mitigation Strategy	Major Revisions	The goals and actions were reviewed and progress was included, actions deleted, and actions added. The prioritization process was expanded to include the STAPLE+E process to better evaluate and prioritize actions.
Section 9 – Plan Maintenance	Minor Revision	SHMO maintenance exercise included.
Section 10 – Reference	New	This section was added for future plan update reference.

Once the Planning Committee was formed, the following five-step planning process took place during the 12-month period from January 2014 to October 2014.

- **Organize resources:** The Planning Committee identified resources, including County staff, agencies, and local community members, which could provide technical expertise and historical information needed in the development of the HMP.
- **Assess risks:** The Planning Committee identified the hazards specific to the County, and developed the risk assessment for the thirteen identified hazards. The Planning Committee reviewed the risk assessment, including the vulnerability analysis, prior to and during the development of the mitigation strategy.
- **Assess capabilities:** The Planning Committee reviewed current administrative and technical, legal and regulatory, and fiscal capabilities to determine whether existing provisions and requirements adequately address relevant hazards.
- **Develop a mitigation strategy:** After reviewing the risks posed by each hazard, the Planning Committee worked to develop a comprehensive range of potential mitigation goals,

objectives, and actions. Subsequently, the Planning Committee identified and prioritized the actions to be implemented.

- **Monitor progress:** The Planning Committee developed an implementation process to ensure the success of an ongoing program to minimize hazard impacts to the County.

## **4.2 HAZARD MITIGATION PLANNING COMMITTEE**

### **4.2.1 Formation of the Planning Committee**

As previously noted, the planning process began in January 2013. Cherie Nevin with the County's Emergency Management department, utilized the Local Emergency Planning Committee (LEPC) as the advisory body, known as the Planning Committee, which included staff from relevant County agencies and community organizations. The Planning Committee members are listed in Table 4-2. The Planning Committee meetings are described in section 4.2.2. Meeting minutes are provided in Appendix C.

**Table 4-2. Storey County Hazard Mitigation Planning Committee**

<b>Name</b>	<b>Department</b>	<b>Participation</b>
Chair: Joe Curtis	Emergency Management	Co-Chair of the Committee, chaired meetings, provided evaluation and information on the following sections, risk assessment, vulnerability analysis, mitigation strategies, plan maintenance, provided public outreach Attended meetings, reviewed drafts and provided input

Cherie Nevin	Community Services	Co-Chair of the Committee, chaired meetings, provided update, evaluation and information on the following sections, planning, hazard profiles, vulnerability analysis, risk assessment, mitigation strategies, plan maintenance Attended meetings, reviewed drafts and provided input
Gary Hames	Fire Chief	Provided evaluation and information on the following sections, wildfire, vulnerability analysis, risk assessment, mitigation strategies, plan maintenance Attended meetings, reviewed drafts and provided input
Pat Whitten	County Manager	Provided evaluation and information on the following sections, flood, vulnerability analysis, risk assessment, mitigation strategies, plan maintenance Attended meetings, reviewed drafts and provided input
Jenna Damon	NV Division of Water Resources, Flood Plain Management	Provided evaluation and information on the following sections, flood, vulnerability analysis, risk assessment, mitigation strategies Attended meetings, reviewed drafts and provided input
Gary Johnson	UNR, NBMG	Provided evaluation and information on the following sections, earthquake, vulnerability analysis, risk assessment, mitigation strategies, plan maintenance Attended meetings, reviewed drafts and provided input
Karen Johnson	NV Division of Emergency Management	Provided information on tools, guidance, plan outline, state hazards, mitigation strategies, plan maintenance Attended meetings, reviewed drafts and provided input
Eric Schmidt	Douglas County GIS	Provided information on GIS including flood mapping. Attended meetings, reviewed drafts and provided input
Dean Haymore	Director of Community Development/Building/Floodplain Manager	Provided information on flood & community Attended meetings, reviewed drafts and provided input
John Haskins	Comstock Mining	Provided public input Attended meetings, reviewed drafts and provided input
Rick Vasquez	Walmart	Provided public input Attended meetings, reviewed drafts and provided input
Joe Fording	NDF	Provided information on fire and mitigation strategy Attended meetings, reviewed drafts and provided input
Bill Moline	NDF	Provided information on fire and mitigation strategy Attended meetings, reviewed drafts and provided input
Mike Nevin	County Public Works	Provided information on county roads, utilities and buildings, vulnerability analysis, mitigation strategy Attended meetings, reviewed drafts and provided input

**4.2.2 Planning Committee Meetings & Monthly Progress**

- January 2013**

During the kick-off meeting, at the Walmart Distribution Center, the Committee discussed the objectives of the DMA 2000, the hazard mitigation planning process, the public outreach

process, and the steps involved in updating the HMP and achieving the County's goals. The planning process was discussed including the purpose of the plan and the plan tasks, goals and actions. The Committee completed the Incorporation of Existing Plans/Study Table to identify all the plans/studies available (as shown in section 4.4). Members received a copy of the 2008 HMP. A review of the County and State identified hazards was used as a starting point to complete a hazard identification table. The exercise identified the specific hazards that the Planning Committee wanted to address in the HMP. The Planning Committee used the hazards identified and completed a Hazard Profiling Worksheet. The exercise used group averaging to prioritize the hazards into high, medium and low categories. The Committee reviewed the 2008 HMP's actions and provided input as to status. See Appendix D for agenda, handouts and minutes.

- ***April 2013***

The Committee met in Virginia City and discussed the results of the hazard rating exercise and determined hazard ratings for the plan. Leads for the hazards were determined. The Committee reviewed the Hazard Mitigation Questionnaire for public input (see Appendix C). See Appendix D for agenda, handouts and sign in sheet.

- ***July 2013***

The Committee met in Lockwood and discussed the update to the Earthquake hazard profile including historical earthquakes and mitigation action status and new actions. See Appendix D for agenda, handouts and sign in sheet.

- ***January 2014***

The Committee met in Lockwood and discussed the Community section and the Hazardous Materials & Severe Weather profiles. Critical facilities were discussed. Chris Smallcomb of NOAA gave a briefing on drought. Mitigation actions for these sections were also discussed.

- ***April 2014***

The Committee met in Virginia City and Jenna Damon gave a presentation on Flood profile and mitigation actions and Karen Johnson provided the Wildfire profile and mitigation actions. Maps were provided to committee for review.

- ***July 2014***

Presented the Committee with the initial analysis of the vulnerability assessment, describing which assets were analyzed and how values were estimated. The Planning Committee reviewed goals and actions and drafted new actions. Planning Committee used STAPLE+E form to prioritize actions. See Appendix D for meeting handouts. With the information from the prioritization process the Planning Committee selected the top actions they felt were feasible and realistic to be completed during this iteration of the HMP. With this information they completed the Mitigation Action matrix.

- **September 2014**

The Committee reviewed the maintenance section. The completed plan was distributed to the Planning Committee for their review.

- **October 2014**

The plan was provided to the NV State Hazard Mitigation Officer for review and submission to FEMA.

#### **4.2.3 Plans, Studies, Reports and Technical Information**

The Committee felt that the information available was of high quality. The Division of Water Resources, the Truckee River Flood Project and the NV Division of Forestry provided mapping of flood and wildfire risk. The URM structures were mapped and included in this update.

### **4.3 PUBLIC INVOLVEMENT**

The public was invited to participate in the planning committee meetings and meeting agenda were posted. Additionally, a questionnaire was distributed at community events to residents, a press release was issued and letters to stakeholders for their participation. From this outreach a large amount of input and review was provided.

#### **Questionnaire**

The County distributed the hazard mitigation questionnaires during the National Night Out event on August 6, 2013, to the public. This provided very few responses and the next update should review ways to improve public involvement. The questionnaire can be found in Appendix D.

#### **Public Awareness**

All committee planning meeting agendas were posted as required by the Nevada Open Meeting Law and the public was welcome and invited to attend.

#### **Letters to Stakeholders and Neighboring Communities**

The County emailed notification regarding the update of the HMP to the following entities:

- FEMA – Did not attend but will review the plan.
- State NDEM, NDOT, NDWR, NDF, UNR NBMG – Participated in the planning effort.
- State Assembly & Senate Representative – Did not participate.
- Counties of Carson City, Churchill, Lyon, Pershing and Washoe-- Did not participate but their HM plans were reviewed for hazard information.
- National Weather Service – Attended, provided input and review.

All but FEMA, State Assembly and Senate Representative, and neighboring counties participated. FEMA will be sent the plan for review. Mapping was provided by the Douglas County GIS group through a county agreement for mapping services. The neighboring counties



were aware of the planning effort and offered to provide answers to specific questions. No questions were requested of them during the planning effort.

#### **4.4 INCORPORATION OF EXISTING PLANS AND OTHER RELEVANT INFORMATION**

During the planning process, the Planning Committee reviewed and incorporated information from existing plans, studies, reports, and technical reports into the HMP. A synopsis of the sources used follows.

- ***Storey County Master Plan, 1999:*** The Land-Use Element provides information on existing land use and future development trends.
- ***Storey County Zoning Plan 2012:*** Land-Use Element provides information on future land use and provides flood plain zoning.
- ***Storey County Historical Structure Study 2011:*** This plan provides information on historically significant structures including the Courthouse.
- ***Storey County Building Code IBC 2003:*** Storey plans to adopt the 2009 IBC in July of 2013.
- ***Storey County Comprehensive Flood Control Plan 2011.*** This plan provides information on flooding locations and specific mitigation recommendations.
- ***State of Nevada Hazard Mitigation Plan, October 2010:*** This plan, prepared by the State of Nevada, was used to ensure that the County's LHMP was consistent with the State's plan.
- ***Flood Insurance Study, Storey County, Nevada, Unincorporated Areas, Revised 2010, FEMA Community Number – 320033:*** This study provides historical and detailed information regarding flood hazards throughout Storey County and was useful when developing the flood-hazard profile and flood-mitigation strategy.
- ***Nevada Community Wildfire Risk/Hazard Assessment Project, Storey County, January 2005:*** This report was prepared specifically for the communities within Storey County, Nevada, identified in the 2001 *Federal Register* list of communities that are located in the vicinity of Federal lands most vulnerable to the threat of wildfire.
- ***Hazardous Materials Emergency Response Plan 2012:***

The following FEMA guides were also consulted for general information on the HMP process:

- ***How-To Guide #1: Getting Started: Building Support For Mitigation Planning*** (FEMA 2002c)
- ***How-To Guide #2: Understanding Your Risks – Identifying Hazards and Estimating Loss Potential*** (FEMA 2001)
- ***How-To Guide #3: Developing the Mitigation Plan: Identifying Mitigation Actions and Implementing Strategies*** (FEMA 2003a)
- ***How-To Guide #4: Bringing the Plan to Life: Implementing the Hazard Mitigation Plan*** (FEMA 2003b)

A complete list of the sources consulted is provided in Section 10, Reference

A hazard analysis includes the identification and screening of each hazard and subsequent profiling of each hazard. Hazard identification is the process of recognizing the natural and human-caused events that threaten an area. Natural hazards result from unexpected or uncontrollable natural events of sufficient magnitude. Human-caused hazards result from human activity and include technological hazards and terrorism. Technological hazards are generally accidental or result from events with unintended consequences, for example, an accidental hazardous materials release. Terrorism is defined as the calculated use of violence or threat of violence to attain goals that are political, religious, or ideological in nature.

Even though a particular hazard may not have occurred in recent history in the study area, all hazards that may potentially affect the study area are included in the screening process. The hazards that are unlikely to occur or for which the risk of damage is accepted as being very low, are eliminated from consideration.

All identified hazards will be profiled by describing hazards in terms of their nature, history, magnitude, frequency, location, and probability. Hazards are identified through the collection of historical and anecdotal information, review of existing plans and studies, and preparation of hazard maps of the study area. Hazard maps are used to determine the geographic extent of the hazards and define the approximate boundaries of the areas at risk.

## 5.1 HAZARD IDENTIFICATION AND SCREENING

The requirements for hazard identification, as stipulated in DMA 2000 and its implementing regulations, are described below.

DMA 2000 Requirements: Risk Assessment – Overall	
<b>Identifying Hazards</b>	
§201.6(c)(2)(i): [The risk assessment shall include a] description of the type of all natural hazards that can affect the jurisdiction.	
Element	<ul style="list-style-type: none"> <li>Does the new or updated plan include a description of all the types of all natural hazards that affect the jurisdiction?</li> </ul>
Source:	FEMA, March 2008.

The first step of the hazard analysis is the identification and screening of hazards, as shown in Table 5-1. During the first HMP meeting, the Planning Committee reviewed the current HMP and the State's identified hazards from the State of Nevada Hazard Mitigation Plan and identified 16 possible hazards (14 natural hazards and 2 human-caused hazards).

**Table 5-1. Identification and Screening of Hazards**

Hazard Type	Should It Be Profiled?	If Yes is this New?	Explanation
Avalanche	Yes	No	No historical record of this hazard in the County however except on roads.
Drought	Yes	No	Statewide drought declarations were issued in 2002 and 2004.
Earthquake	Yes	No	Several active fault zones pass through the County.
Epidemic	Yes	No	This hazard was addressed in the State Multi-Hazard Mitigation Plan.
Expansive Soils	No		No historical record of this hazard in the County
Extreme Heat	No		No historical record of this hazard in the County
Flood (Including Dam/Levee Failure)	Yes		Flash floods and other flood events occur regularly during thunderstorms.
Hazardous Material Event	Yes	No	The County has an industrial park and Highway 80 that pass through the county however Committee determined to only profile hazard. No vulnerability analysis was included. As the industrial park is located miles from any residential area.
Infestations	No		No recorded damages
Land Subsidence & Ground Failure	Yes	No	This was previously titled Caving Ground and the mines under Virginia City have a possibility of collapse.
Severe Weather Snow/Ice//Windstorm/Hail	Yes	No	Storey is susceptible to severe weather. Previous events have caused damage to property. Windstorm and Hail where included in this section for this update.
Seiche	No		No recent historic events have occurred.
Tornado	No		No historic events have occurred.
Volcano	No		No significant historic events have occurred in the County. The Planning Committee determined not to include this hazard.
WMD / Terrorism	Yes	No	This hazard was included but Committee only profiled hazard. No vulnerability analysis was included.
Wildland Fire	Yes	No	The terrain, vegetation, and weather conditions in the region are favorable for the ignition and rapid spread of wildland fires.

## *Assigning Vulnerability Ratings*

During a Committee meeting the members were tasked to prioritize the hazards by their total impact in the community. An exercise requiring the committee to complete a form which tabulated their ratings of each hazard was accomplished. The exercise formula took into account the historical occurrence of each respective hazard, the potential area of impact when the disaster does occur, and the magnitude. Please see Table 5-2 below for scoring criteria.

## SECTION FIVE

## Hazard Analysis

It is important to note that hazards of the same magnitude and the same frequency can occur in similar sized areas; however, the overall impact to the areas would be different because of population densities and property values in the areas impacted.

**Table 5-2. Vulnerability Ratings Rubric**

		Magnitude	Duration	Economic	Area Affected
Lowest	1	Insured Loss	1-3 Days	Community	Community
	2	Local	4-7 Days	City/Town	City / Town
	3	State	8-14 Days	County	County
	4	Federal Emergency	15-20 Days	State	State
Highest	5	Federal Disaster	20 + Days	Federal	Federal

		Frequency	Degree of Vulnerability	State & Community Priorities
Lowest	1	10+ years	1-5% damaged	Advisory
	2	6-9 years	6-10%	Considered further Plan
	3	1-5 years	11-25%	Prompt Action
	4	2-12 months	26-35%	Immediate Action
Highest	5	0-30 days	36-50%	Utmost immediacy

The Committee referenced the NV DEM historical records, RCI plans and HAZUS runs from Nevada Bureau of Mines and Geology (NBMG) for scientific data that was used for magnitude, economic and frequency scores based on historical frequencies and / or projected probabilities of the hazards identified.

Upon obtaining total scores for each hazard, the team utilized the scores to analyze and prioritize the hazards to focus upon during the profiling, vulnerability assessment and mitigation planning. Table 5-3 is a summary of the hazards scoring results of the members present at the meeting.

Hail & thunderstorm, severe winter storm, and severe windstorm were combined for profiling purposes.

The Planning Committee determined that eleven hazards pose a threat to the County: drought, earthquakes, epidemic, floods, hazardous materials events, land subsidence, severe weather, terrorism/WMD, volcano, wildland fires. The Planning Committee decided to include the frequency and magnitude ranking in the table below in addition to the total score from the exercise to better demonstrate the hazards impact on the county.

**Table 5-3: Hazard Extent Classification**

Hazard Type			Countywide
Natural	Frequency	Magnitude	Average Score
Avalanche	Low	Low	Very Low (11)
Caving (Mine) & ground failure	Moderate	Low	Moderate (17)
Drought	Low	Low	Low (14)

**Table 5-3: Hazard Extent Classification**

Hazard Type			Countywide
Natural	Frequency	Magnitude	Average Score
Earthquakes	Low	High	Moderate (19)
Epidemic	Low	Low	Low (14)
Flood (Includes dam failure, canal/ditch failure)	High	High	High (26)
Severe Weather Hail & thunderstorm Winter storm Windstorm	High	Low	Overall – Moderate (20) 12 - Low 22 – Moderate 21 – Moderate
Wildfire	High	High	High (31)
Human Caused			
Hazmat	Moderate	Low	Low (21)
Terrorism	Low	High	Low (22)

Although Hazmat and Terrorism scored a medium overall the Planning Committee determined through discussion that the magnitude from an incident is historically so low they rated this hazard as low. The remaining hazards excluded through the screening process were considered to pose no threat to life and property in the County due to the low likelihood of occurrence or the low probability that life and property would be significantly affected. Should the risk from these hazards increase in the future, the HMP can be updated to incorporate a vulnerability analyses for these hazards.

The Planning Committee determined through discussion that Avalanche, Epidemic, Hazmat, Mine caving and Terrorism will have a Hazard Profile developed but will not be carried through to the Risk Assessment or Mitigation Strategy, as currently and historically they occurred in unpopulated areas or has little to no impact, measureable magnitude, or feasible mitigation actions. Terrorism would not be carried through to the Risk Assessment or Mitigation Strategy since there are other planning mechanisms that better deal with planning for Terrorism.

The County's Hazard Rating results generally correspond with ratings determined in the State of Nevada Standard Hazard Mitigation Plan.

Table 5-4: Hazard Ranking

High Risk	Moderate Risk	Low Risk	Very Low Risk
<p>Earthquake</p> <p>Flood</p> <p>Wildfire</p>	<p>Mine Caving/ Land subsidence</p> <p>Severe Weather</p> <p>Terrorism</p>	<p>Drought</p> <p>Epidemic</p> <p>Hazardous - Materials</p>	<p>Avalanche</p>

## 5.2 HAZARD PROFILE

The requirements for hazard profile, as stipulated in the DMA 2000 and its implementing regulations, are described below.

### DMA 2000 Requirements: Risk Assessment – Profiling Hazards

#### Profiling Hazards

Requirement §201.6(c)(2)(i): [The risk assessment **shall** include a] description of the location and extent of all natural hazards that can affect the jurisdiction. The plan **shall** include information on previous occurrences of hazard events and on the probability of future hazard events.

#### Element

- Does the risk assessment identify the **location** (i.e., geographic area affected) of each natural hazard addressed in the plan?
- Does the risk assessment identify the **extent** (i.e., magnitude or severity) of each hazard addressed in the plan?
- Does the plan provide information on **previous occurrences** of each hazard addressed in the plan?
- Does the plan include the **probability of future events** (i.e., chance of occurrence) for each hazard addressed in the plan?

Source: FEMA, March 2008.

The specific hazards selected by the Planning Committee for profiling have been examined in a methodical manner based on the following factors:

- Nature
- History
- Location of future events
- Extent of future events
- Probability of future events

The hazards profiled for the County are presented in Section 5.2 hazards in alphabetical order. The order of presentation does not signify the level of importance or risk. Low hazards were not profiled.

**5.2.1 Avalanche**

Planning Significance – Very Low
----------------------------------

**5.2.1.1 Nature**

An avalanche is a mass of snow sliding down a mountainside. An avalanche occurs when gravitational pull exceeds the bonding strength of the snow cover. There are four factors that contribute to an avalanche; a steep slope, a snow cover, a weak layer in the snow cover, and a trigger. About 90 percent of all avalanches start on slopes of the 30-45 degrees; about 98 percent of all avalanches occur on slopes of 25-50 degrees. Avalanches release most often on slopes above timberline, such as gullies, roads cuts, and small openings in the trees. Avalanches can also occur on small slopes well below timberline, such as gullies, road cuts, and small openings in the trees. Very dense trees can anchor the snow to steep slopes and prevent avalanches from starting; however, avalanches can release and travel through a moderately dense forest.

The vast majority of avalanches occur during and shortly after winter storms, during the winter and spring months between January and April. The most avalanche-prone months are in order, February, March, and January. The avalanche danger increases with major snowstorms and periods of thaw. Duration of avalanche impacts is generally one to three days or less.

**5.2.1.2 History**

There are oral accounts of two avalanche events in the Geiger Grade area occurring approximately 50 to 100 years ago and of one in Virginia City within the past 5 years. The avalanche in Virginia City was described as moving a multi-thousand gallon water tank about 300 feet vertically down the hill to a nearby residence landing atop a privately owned garage. There were no injuries or fatalities reported in any of the three events. No additional events could be found in local or national data bases.

**5.2.1.3 Location, Extent, and Probability of Future Events**

There are several factors that influence avalanche conditions and locations, with the main ones being slope angle, slope aspect, and terrain. Other factors include slope shape, vegetation cover, elevation, and path history. Avalanches usually occur on slopes 35 to 60 degrees; Virginia City is located on the eastern slope of Mt. Davidson, where the slope is at approximately 30 to 35 degrees. The sides of the Geiger Grade slope between Reno and Virginia City are approximately 45 or more degrees. An avalanche can occur on slopes of 25 to 35 degrees. At slope angles above 70 degrees, the snow tends to slough off and does not have the opportunity to accumulate. Avalanches can occur outside the optimum slope angle range, but are not as common.

Slope aspect, also termed orientation, describes the direction a slope faces with respect to the wind and sun. Leeward slopes (slopes facing away from wind and snow) loaded by wind-transported snow are problematic because the wind-deposited snow increases the stress and enhances slab formation. Intense direct sunlight can weaken and lubricate the bonds between the snow grains, weakening the snowpack. Shaded slopes are also potentially unstable because the weak layers may be held for a longer time in an unstable state. Where Virginia City is located on



the eastern portion of Mt. Davidson is not considered a leeward slope but faces the east catching the daily rising sunlight.

The local terrain features determine an avalanche's path. The path has three parts: the starting zone, the track, and the run-out zone. The starting zone is where the snow breaks loose and starts sliding. It is generally near the top of a canyon, bowl, ridge, etc., with steep slopes between 25 and 50 degrees. Snowfall is usually significant in this area.

Most avalanches in a given path are relatively small and frequent, affecting only a small portion of the potential path area. Occasionally, much larger avalanches release which extend nearly to the observed limits of the path. These larger events are usually referred to as "10-year" events but in reality, reflect an order of magnitude return period between 3 years and 30 years. On rare occasions, exceptionally large avalanches occur that extend well beyond the established boundaries of the paths. These avalanches often referred to as "100-year" avalanches, are likely to affect all or most of the potential path area.

Avalanches usually occur on slopes 35 to 60 degrees and can occur on slopes of 25 to 35 degrees. The slope of Virginia City (30 to 35 degrees) indicates it is possible for an avalanche to occur there. The Geiger Grade slope (approximately 5 degrees) is significantly less likely to occur with any regularity. A design avalanche is defined as an avalanche occurring within an order of magnitude range between 30 years and 300 years. Statistically, design avalanches have a 1 percent probability of occurring during any given year, but could occur in consecutive years or many years apart.

**5.2.2 Caving Ground (Mine Collapse)**

Planning Significance - Moderate
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**5.2.2.1 Nature**

The area around abandoned mine openings and open pits can be weak and cave-in without warning. Cave-ins are obviously dangerous. Areas that are likely to cave-in are often hard to detect. A minor disturbance, such as vibrations caused by walking or speaking, may cause a cave-in.

The top of a mine shaft is especially dangerous. The rock at the surface is often decomposed and timbers may be decayed or missing; therefore walking anywhere near a shaft opening should be avoided. The whole area is often ready and waiting to slide into the shaft, which can be hundreds of feet deep.

**5.2.2.2 History**

Through oral history there is community knowledge of two significant events where mine shafts that were filled during the 1920s significantly caved leaving large holes in the ground at two separate school locations the first in 1991 at Gallagher Elementary School and then around 1994-95 at the Virginia City High School. Additional caving events occurred along highways requiring the roads to be closed for repairs to be completed. The first occurred around 2000 and the second in 2006 with additional damage in 2015 along Highway 342 in lower Gold Hill about ¼ mile north of the county line; all events were as a result of flood waters or heavy rains collapsing previously covered mine shafts.

The Nevada Division of Minerals advises they manage and collect data regarding abandoned mine hazards throughout the State. However, due to budgetary restraints their data base is maintained using an antiquated system and remains in a constant state of flux. They acknowledge their data base is sorely out-dated and that they have not been able to inventory all abandoned mine hazards in Storey County partly because they do not have access to events occurring on private property. Additionally, they do not specifically inventory events regarding subsidence or collapse of abandoned mine shafts such as the events described above.

**5.2.2.3 Location, Extent, and Probability of Future Events**

The Comstock Lode was the largest gold and silver deposit ever discovered in the State of Nevada and is located beneath Virginia City as well as extending below the interior of the County. By the late 1800s the Comstock Lode had ebbed. Then in the 1920s, with an abundance of abandoned mines and cars, it became common practice to fill the shafts of inactive mines with wrecked vehicles and other large discarded items. Over the last century filled shafts have settled or support timbers have collapsed causing a multitude of hazards to include sink holes. 1994 saw another gold boom with Nevada producing approximately 64% of the U.S. production and 10% of the total world gold production (Nevada Division of Minerals, 1994; Price and others, 1995). Abandoned mines are located not only throughout the State of Nevada but there is a high concentration in and surrounding the Virginia City and Gold Hill areas. The deepest shafts of these mines measure 3,300 feet below the shaft's collar. The Nevada Division

of Minerals has inventoried 175 abandoned mine hazard locations between 1989 and June 10, 2009 in Storey County. Each of the 175 sites are provided with an individual identification number and includes the geo-address, rank for each hazard to include degree and type, as well as providing details of the mine visibility. All sites include a detailed description of the status of the hazard at the time of the inspection. There are approximately an additional 30 more category descriptions for each hazard site. Although the data collected on each hazard site is extensive, the Nevada Division of Minerals states they have only a portion of the estimated sites inventoried. With the mining history past and present so densely concentrated in the Virginia City and Gold Hill areas abandoned mines are acknowledged to be a current hazard and one that will persist well into the future. Without an in-depth study not only in Storey County but throughout the State of Nevada the extent of the risk to life and property has not yet been fully defined but can only be speculated upon considering the deepest of the known shafts are measured at 3,300 feet.

### 5.2.3 Drought

Planning Significance - Low

#### 5.2.3.1 Nature

Drought is a temporary but recurrent feature of climate that occurs virtually everywhere, including in regions that normally receive little rainfall. Characteristics of drought can vary significantly from one region to another and, partly due to differences in impact, there are scores of definitions. Drought is often described simply as a period of deficient precipitation, usually lasting a season or more, resulting in extensive damage to agricultural crops with consequential economic losses. Water shortages can result for some activities, groups, or environmental sectors.

The onset and end of a drought are difficult to determine, and in contrast with quick and intense natural hazards such as tornadoes, the impact of drought is more of a slower “creeping hazard” and may be spread over a larger geographic area. The impact of a particular drought depends on numerous factors including duration, intensity, and geographic extent as well as regional water supply demands by humans and vegetation.

The negative effects of drought increase with duration. Lower than normal reservoir or river levels can impact recreational opportunities, fire suppression activities, and animal habitat. Patterns of human consumption can also be altered. Non-irrigated croplands are most susceptible to precipitation shortage. Rangeland and irrigated agricultural crops may not respond to moisture shortage as rapidly, however yield during periods of drought can be substantially lower. During periods of severe drought, lower moisture in plant and forest fuels create an increased potential for devastating wildfires. An increase in insect infestation can be a particularly damaging impact from severe drought conditions.

The U.S. Drought Monitor product utilizes several indices along with data retrieved from various organizations and personnel directly involved in the field to create a graphical assessment of drought conditions. The five drought intensities or classifications offered by the authors of this product are: D0 Abnormally Dry, D1 Moderate Drought, D2 Severe Drought, D3 Extreme

Drought and D4 Exceptional Drought. The National Weather Service in Reno will issue Drought Information Statements and brief water resource partners during periods of drought.

### **5.2.3.2 History**

Increased wildfire risk, water shortages and an anomalous insect infestation have all been attributed to recent droughts. Storey County has experienced 6 drought periods of Drought Monitor classification D1 or higher since 2000, including the current drought. Maximum intensity of these droughts ranged from severe (D2) to extreme (D3) and averaged 16 months in duration. The longest drought in the period of record was from January 2007 to October 2010 – 45 months. The last two droughts have been the longest and most extreme since 2000. There is no regular pattern to drought occurrences in the county, though there have been long periods without drought, most notably the wet years of 2005-2006. It should be noted the ongoing drought starting in 2012 has resulted in a USDA Drought Disaster Area Declaration for much of Nevada. Storey County is considered a “Contiguous County” in this declaration.

Following is a list of recent drought periods extracted from data supplied by the U.S. Drought Monitor.

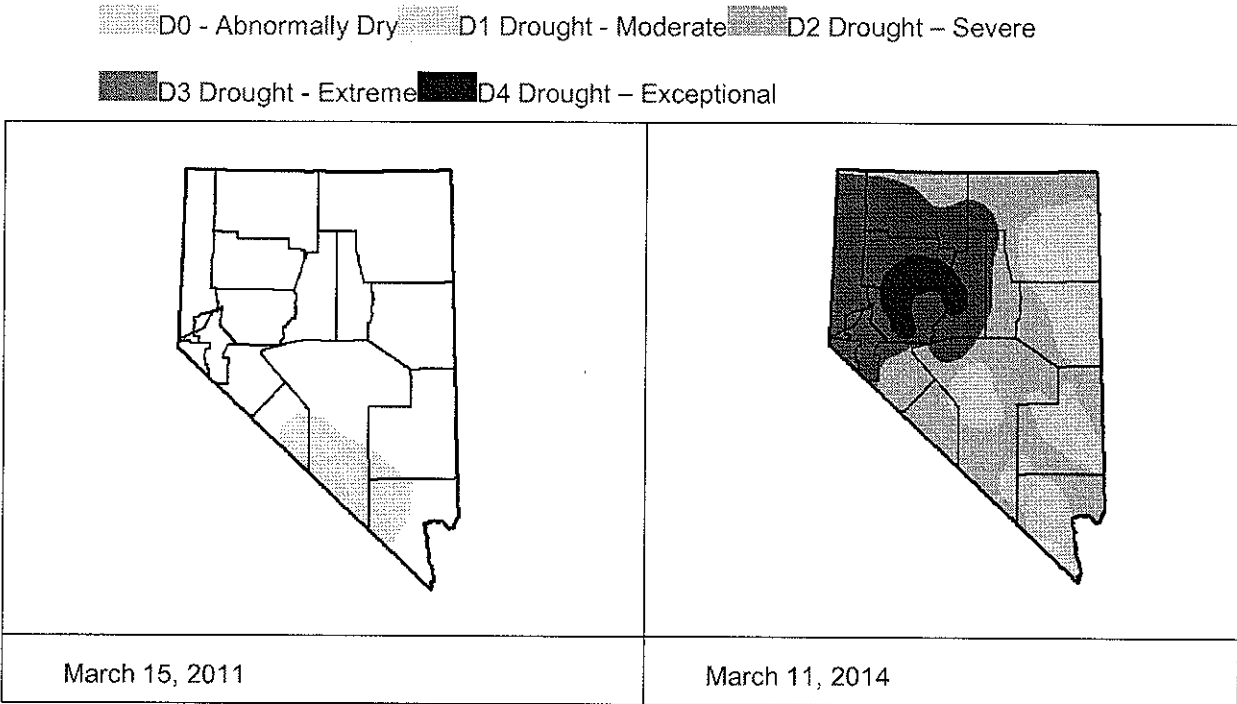
**Table 5-5: Droughts in Nevada**

<b>Drought Period</b>	<b>Duration of Drought</b>	<b>Maximum Intensity</b>
3 April 2001 – 19 Mar 2002	11 months	Extreme (D3)
28 May 2002 – 24 Dec 2002	7 months	Severe (D2)
11 Feb 2003 – 30 Dec 2003	10 months	Severe (D2)
13 Apr 2004 – 18 Jan 2005	9 months	Extreme (D3)
23 Jan 2007 – 12 Oct 2010	45 months	Extreme (D3)
3 Jan 2012 – ongoing	16 months	Extreme (D3)

### **5.2.3.3 Location, Extent, and Probability of Future Events**

Droughts are a naturally-occurring cyclical part of the climate and Storey County is highly susceptible to periods of dry conditions and drought. Based on recent cycles, Storey County can expect highly varying degrees and durations of drought to occur. The recently released Southwest Climate Assessment report indicated that drought severity has increased across the Southwest U.S., including Nevada, and that the trend is likely to continue.

**Figure 5-1 Nevada Drought Severity**



Statistics type: <input checked="" type="radio"/> Traditional (D0-D4, D1-D4, etc.) <input type="radio"/> Categorical (D0, D1, etc.)						
Week	Nothing	D0-D4	D1-D4	D2-D4	D3-D4	D4
3/15/2011	89.83	10.17	0	0	0	0
3/11/2014	0	100	99.32	72.95	33.46	5.37

<http://droughtmonitor.unl.edu/MapsAndData/WeeklyComparison.aspx>

**5.2.4 Earthquake**

Planning Significance – High
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**5.2.4.1 Nature**

An earthquake is a sudden motion or trembling caused by a release of strain accumulated within or along the edge of the earth's tectonic plates. The effects of an earthquake can be felt far beyond the site of its occurrence. Earthquakes usually occur without warning and, after just a few seconds, can cause massive damage and extensive casualties. The most common effect of earthquakes is ground motion, or the vibration or shaking of the ground during an earthquake.

The severity of ground motion generally increases with the amount of energy released and decreases with distance from the fault or epicenter of the earthquake. Ground motion causes waves in the earth's interior, also known as seismic waves, and along the earth's surface, known as surface waves. There are two kinds of seismic waves. P (primary) waves are longitudinal or compressional waves similar in character to sound waves that cause back-and-forth oscillation along the direction of travel (vertical motion). S (secondary) waves, also known as shear waves, are slower than P waves and cause structures to vibrate from side to side (horizontal motion). There are also two kinds of surface waves: Raleigh waves and Love waves. These waves travel more slowly and typically are significantly less damaging than seismic waves.

In addition to ground motion, several secondary hazards can occur from earthquakes, such as surface faulting. Surface faulting is the differential movement of two sides of a fault at the earth's surface. Displacement along faults, both in terms of length and width, varies but can be significant (e.g., up to 20 feet), as can the length of the surface rupture (e.g., up to 200 miles). Surface faulting can cause severe damage to linear structures including railways, highways, pipelines, and tunnels.

Earthquake-related ground failure due to liquefaction is another secondary hazard. Liquefaction occurs when seismic waves pass through saturated granular soil, distorting its granular structure and causing some of the empty spaces between granules to collapse. Porewater pressure may also increase sufficiently to cause the soil to behave like a fluid for a brief period and cause deformations. Liquefaction causes lateral spreads (horizontal movements of commonly 10 to 15 feet, but up to 100 feet), flow failures (massive flows of soil, typically hundreds of feet, but up to 12 miles), and loss of bearing strength (soil deformations causing structures to settle or tip). Liquefaction can cause severe damage to property.

The effects of earthquake waves at the surface can be measured using the Modified Mercalli Intensity (MMI) Scale, which consists of arbitrary rankings based on observed effects, or the Richter Magnitude Scale, a mathematical basis that expresses the effects of an event in magnitude (M).

**5.2.4.2 History**

Nevada is ranked third in the states having the highest number of large earthquakes. The Sierra Nevada-Great Basin seismic belt includes earthquakes along the eastern side of the Sierra Nevada and appears to be a northern continuation of the Eastern California seismic belt. The

Central Nevada seismic belt, shown on the map below, which trends north-south in the west-central part of the state, includes the largest historic earthquakes in Nevada in the 20<sup>th</sup> century. the County sits within both belts.

The figure below provides the historical earthquakes in the County.

**Figure 5-2**

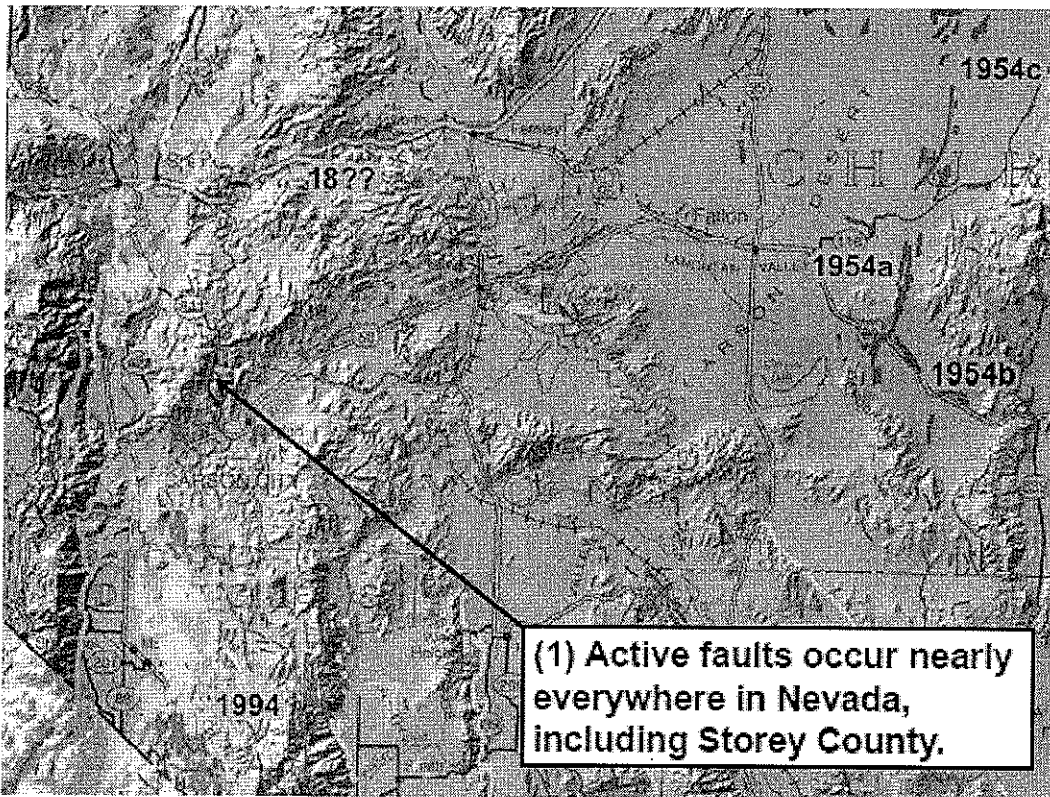
Large Historic Earthquakes in Storey County		
Date	Magnitude	Near
March 15, 1860	7.0	Olinghouse fault
May 29, 1868	6.0	Virginia City.
December 26, 1869	6.7	Virginia City & Washoe Co.
December 27, 1869	6.1	After shock
April 24, 1914	6.4	Fernley or Wadsworth
June 25m 1933	6.0	Near Wabuska
February 1953	7.2	Stillwater (outside of County)

Source: NBMG 2010

#### **5.2.4.3 Location, Extent, and Probability of Future Events**

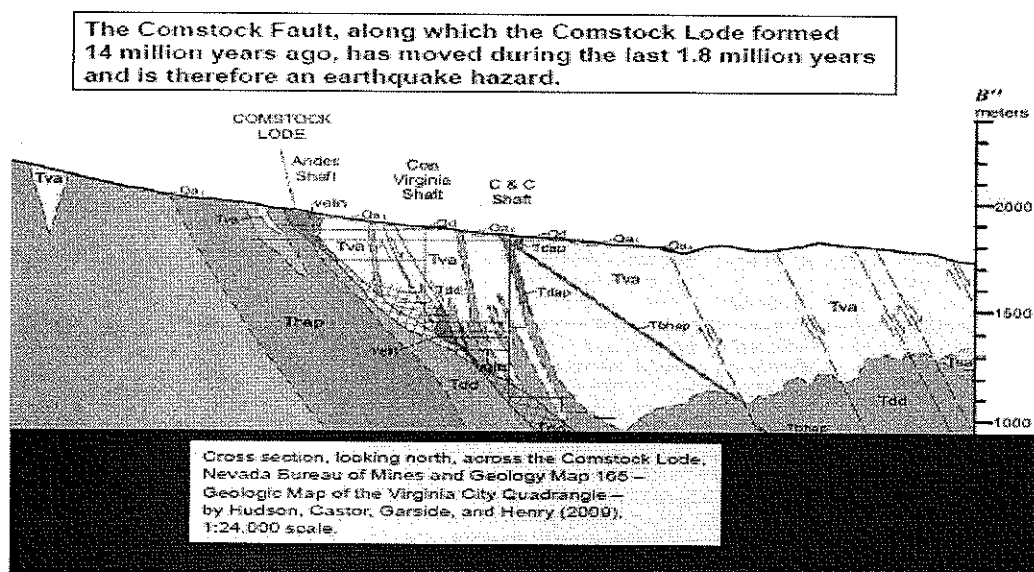
The location of damage from an earthquake would have the greatest impact in Virginia City with the highest population density and historical structures many of which are unreinforced masonry. The figure below provides a map of the major faults in the County. The map in Appendix B, Figure B-6 shows greater detail of the fault lines in the County.

**Figure 5-3: Major Faults Storey County**



Source: NBMG 2010 <http://www.nbmng.unr.edu/Pubs/m/m167/m167.pdf>

### Figure 5-4 Comstock Fault





## SECTION FIVE

## Hazard Analysis

The Nevada Earthquake Safety Council, in part through the services of the Nevada Bureau of Mines and Geology (NBMG) and the Nevada Seismological laboratory, provides assistance of Earthquake risk assessment and earthquake mitigation activities for the State of Nevada. The Hazard Mitigation Steering Committee will utilize the Nevada Earthquake Risk Mitigation Plan (NERMP) for consideration in identifying Storey County Policy and mitigation Strategies.

The Executive Summary of the NERMP states that Nevada is earthquake country, ranking third in the nation in the number of major earthquakes. Since the 1850s, 62 earthquakes have occurred in Nevada that have had potentially destructive magnitudes of 5.5 (Richter Scale) or greater. Nevada is a national leader in population growth, and the risk of harm and loss from earthquakes increases proportionally with population and development. We can expect earthquakes to continue to occur in Nevada and some of these will strike our growing urban centers and communities.

“The occurrence rates of major historical earthquakes in western Nevada produced 1 ½ to 7 times higher probabilities of having a major earthquake than estimates based on instrumental seismicity and geological data sets.” NBMG Open-File Report 03-3, Nevada Bureau of Mines and Geology, 2009. The extent & probability for the entire County is shown in the figure below was provided by the Nevada Bureau of Mines & Geology and is the probability of earthquakes of various magnitudes occurring within 50 years within 50 kilometers.

**Table 5-6: Earthquake Probability**

County	% of Probability of magnitude greater than					Rank by Probability
	5.0	5.5	6.0	6.5	7.0	
Virginia City	>90	~80	70	50	12-15	3rd highest in the state of NV

Source: Bureau of Mines & Geology, UNR, *Estimated Losses from Earthquakes Near NV Communities*, 2009

**5.2.5 Epidemic**

Planning Significance - Low

**5.2.5.1 Nature**

A disease is a pathological (unhealthy or ill) condition of a living organism or part of the organism that is characterized by an identifiable group of symptoms or signs. Disease can affect any living organism, including people, animals, and plants. Disease can both directly (via infection) and indirectly (via secondary impacts) harm these living things. Some infections can cause disease in both people and animals. The major concern here is an epidemic, a disease that affects an unexpected number of people or sentinel animals at one time. (Note: an epidemic can result from even one case of illness if that illness is unheard of in the affected population, i.e., smallpox)

Of great concern for human health are infectious diseases caused by the entry and growth of microorganisms in man. Most, but not all, infectious diseases are communicable. They can be spread by coming into direct contact with someone infected with the disease, someone in a carrier state who is not sick at the time, or another living organism that carries the pathogen. Disease-producing organisms can also be spread by indirect contact with something a contagious person or other carrier has touched and contaminated, like a tissue or doorknob, or another medium (e.g., water, air, food).

According to the Centers for Disease Control and Prevention (CDC), during the first half of the twentieth century, optimism grew as steady progress was made against infectious diseases in humans via improved water quality and sanitation, antibiotics, and inoculations (October 1998). The incidences and severity of infectious diseases such as tuberculosis, typhoid fever, smallpox, polio, whooping cough, and diphtheria were all significantly reduced during this period. This optimism proved premature, however, for a variety of reasons, including the following: antibiotics began to lose their effectiveness against infectious disease (e.g., *Staphylococcus aureus*); new strains of influenza emerged in China and spread rapidly around the globe; sexually transmitted diseases resurged; new diseases were identified in the U.S. and elsewhere (e.g., Legionnaires's disease, Lyme disease, toxic shock syndrome, and Ebola hemorrhagic fever); acquired immunodeficiency syndrome (AIDS) appeared; and tuberculosis (including multidrug-resistant strains) reemerged (CDC, October 1998).

In a 1992 report titled *Emerging Infections: Microbial Threats to Health in the United States*, the Institute of Medicine (IOM) identified the growing links between U.S. and international health, and concluded that emerging infections are a major and growing threat to U.S. health. An emerging infectious disease is one that has newly appeared in a population or that has been known for some time, but is rapidly increasing in incidence or geographical range. Emerging infectious diseases are a product of modern demographic and environmental conditions, such as global travel, globalization and centralized processing of the food supply, population growth and increased urbanization.

In response to the threat of emerging infectious diseases, the CDC launched a national effort to protect the US public in a plan titled *Addressing Emerging Infectious Disease Threats*. Based on the CDC's plan, major improvements to the US health system have been implemented, including

improvements in surveillance, applied research, public health infrastructure, and prevention of emerging infectious diseases (CDC, October 1998).

Despite these improvements, infectious diseases are the leading cause of death in humans worldwide and the third leading cause of death in humans in the U.S. (American Society for Microbiology, June 21, 1999). A recent follow-up report from the Institute of Medicine, titled *Microbial Threats to Health: Emergence, Detection, and Response*, notes that the impact of infectious diseases on the U.S. has only grown in the last ten years and that public health and medical communities remain inadequately prepared. Further improvements are necessary to prevent, detect, and control emerging, as well as resurging, microbial threats to health. The dangers posed by infectious diseases are compounded by other important trends: the continuing increase in antimicrobial resistance; the diminished capacity of the U.S. to recognize and respond to microbial threats; and the intentional use of biological agents to do harm (Institute of Medicine, 2003).

The CDC has established a national list of over 50 nationally reportable diseases. A reportable disease is one that, by law, must be reported by health providers to report to federal, state or local public health officials. Reportable diseases are those of public interest by reason of their communicability, severity, or frequency. The long list includes such diseases as the following: AIDS; anthrax; botulism; cholera; diphtheria; encephalitis; gonorrhea; Hantavirus pulmonary syndrome; hepatitis (A, B, C); HIV (pediatric); Legionellosis; Lyme disease; malaria; measles; mumps; plague; polio (paralytic); rabies (animal and human); Rocky Mountain spotted fever; rubella (also congenital); Salmonellosis; SARS; Streptococcal disease (Group A); Streptococcal toxic-shock syndrome; *Streptococcus pneumoniae* (drug resistant); syphilis (also congenital); tetanus; Toxic-shock syndrome; Trichinosis, tuberculosis, Typhoid fever; and Yellow fever (Centers for Disease Control and Prevention, May 2, 2003).

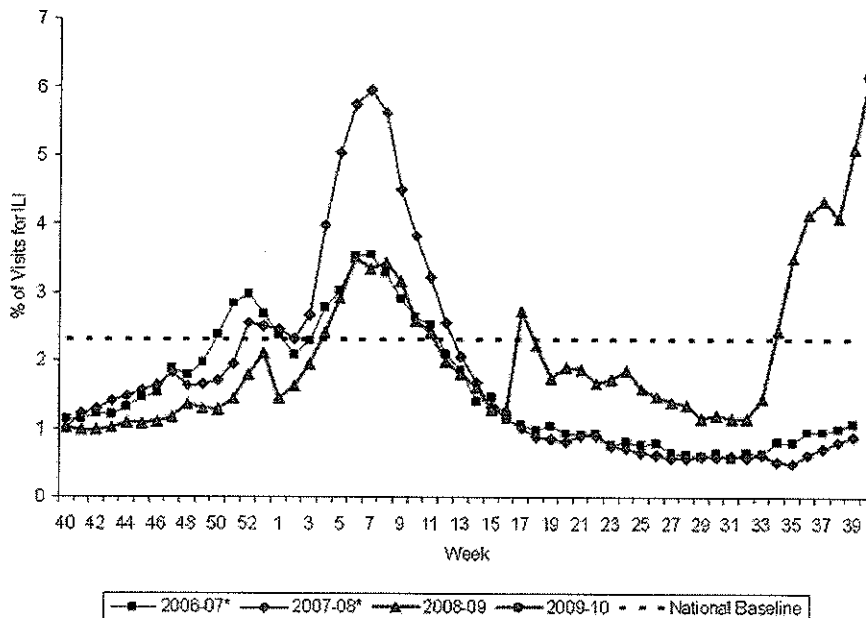
Many other hazards, such as floods, earthquakes or droughts, may create conditions that significantly increase the frequency and severity of diseases. These hazards can affect basic services (e.g., water supply and quality, wastewater disposal, electricity), the availability and quality of food, and the public and agricultural health system capacities. As a result, concentrated areas of diseases may result and, if not mitigated right away, increase, potentially leading to large losses of life and damage to the economic value of the area's goods and services.

### **5.2.5.2 History**

The influenza pandemic of 1918 and 1919, known as the Spanish Flu, had the highest mortality rate in recent history for an infectious disease. More than 20 million persons were killed worldwide, some 500,000 of which were in the U.S. alone (Centers for Disease Control and Prevention, October 1998). More recent incidences of major infectious diseases affecting people in the U.S. include the following:

- **H1N1**, an influenza strain that was first recognized in Mexico and entered the US in Southern California in April 2009. H1N1 was recognized as a world wide pandemic by the World Health Organization in May 2009. The CDC graph below illustrates the number of office visits due to the flu and demonstrates how easily the US medical system can be overwhelmed by a pandemic.

Figure 5-5: Percentage of Visits for Influenza-like Illness (ILI)



\*There was no week 53 during the 2006-07 or 2007-08 influenza seasons, therefore the week 53 data point for those seasons is an average of weeks 52 and 1.

Source: U.S. Outpatient Influenza-like Illness Surveillance Network (ILINet), National Summary 2008-2009 and Previous Two Seasons (Posted October 16, 2009, 7:30 PM ET, for Week Ending October 10, 2009)

H1N1 varies from other influenzas in that it doesn't seem to affect populations born after 1950 due to that group's immunity to a similar strain. The CDC has taken an aggressive approach to this highly contagious strain and is in the process of inoculating the US public through vaccinations. Although H1N1 has a less than 1% mortality rate due to the high contagion rate this could lead to a significantly higher than normal number of deaths for the 2009-2010 flu season. (Centers for Disease Control and Prevention, October 2009)

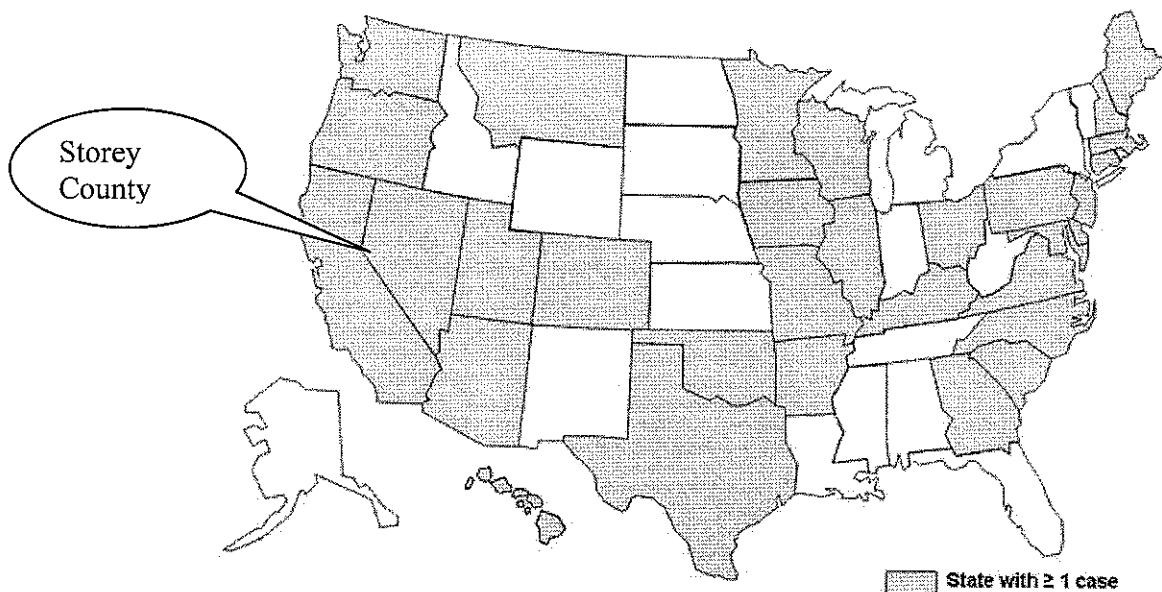
- **West Nile Virus (WNV)**, a seasonal infection transmitted by mosquitoes, caused an epidemic which grew from an initial U.S. outbreak of 62 disease cases in 1999 to 4,156 reported cases, including 284 deaths, in 2002. However due to communities' aggressive approach to mosquito control the number of cases dropped to 1356 with 44 deaths in 2008 (Centers for Disease Control and Prevention, October 2009).
- **Severe acute respiratory syndrome (SARS)**, which is estimated to have killed 774 and infected 8,098 worldwide. In the U.S., there were 175 suspect cases and 8 confirmed cases all who traveled to other parts of the world, although no reported deaths (Centers for Disease Control and Prevention, October 2009).
- **Norovirus** - CDC estimates that 23 million cases of acute gastroenteritis are due to norovirus infection, and it is now thought that at least 50% of all food borne outbreaks of gastroenteritis can be attributed to noroviruses (Centers for Disease Control and Prevention, October 2009).

## SECTION FIVE

## Hazard Analysis

- **Escherichia coli (abbreviated as *E. coli*)** are a large and diverse group of bacteria. Although most strains of *E. coli* are harmless, others can make you sick. Some kinds of *E. coli* can cause diarrhea, while others cause urinary tract infections, respiratory illness and pneumonia, and other illnesses. Experts think that there may be about 70,000 infections with *E. coli* O157 each year in the United States. (Centers for Disease Control and Prevention, October 2009).

**Figure 5-6: States Where Persons Infected with the Outbreak Strain of *E. coli* O157:H7, Live United States, by State March 1, 2009 to June 22, 2009**



Centers for Disease Control; <http://www.cdc.gov/ecoli/>

**Table 5-7: Historic Occurrences of Epidemics Registered in Nevada**

Date	Details
February 1992	Cholera outbreak confirmed. At least 26 passengers from Aerolineas Argentinas Flight 386 that brought a cholera outbreak to Los Angeles traveled on to Las Vegas, where 10 showed symptoms of the disease. Cholera or cholera-like symptoms developed in 67 passengers of Flight 386.
Spring 2000	Five cases of the measles confirmed. Outbreak identified and confirmed, Clark County Health District (CCHD) Office of Epidemiology (OOE) worked with the Immunization Clinic and the media to alert the community about the prevention of the spread of the disease.
October 2004	Norovirus confirmed at a major public accommodation facility on the Strip. Details regarding the spread of this disease and the exact number affected are still under investigation and pending at time of print of this plan.
April 2009	H1N1 virus confirmed by the WHO as a worldwide epidemic. The CDC conducted a vaccination program to contain this virus.

**5.2.5.3 Extent and Probability of Future Events**

The probability and magnitude of disease occurrence, particularly an epidemic, is difficult to evaluate due to the wide variation in disease characteristics, such as rate of spread, morbidity and mortality, detection and response time, and the availability of vaccines and other forms of prevention. A review of the historical record (see above) indicates that disease related disasters do occur in humans with some regularity and varying degrees of severity. There is growing concern, however, about emerging infectious diseases as well as the possibility of a bioterrorism attack.

Epidemics constitute a significant risk to the population of Nevada, particularly as it relates to the frequency in which the Storey County population interacts with visitors to Virginia City and the proximity of Las Vegas and Reno's tourist population. Of highest concern is in the Reno area, in various entertainment venues, and Reno/Tahoe International Airport. The transient nature of the Washoe County population, coupled with dense population gatherings increase the potential for an epidemic as well as for its spread into neighboring counties such as Storey. However the planning committee considers the probability to be low considering the counties small population and remote location.

**5.2.5.4 Location**

An epidemic in the County would affect a regional response requiring coordination among Walker River Tribal Health Clinic, Hawthorne Army Depot, neighboring counties, state and federal agencies. Segments of the population at highest risk for contracting an illness from a foreign pathogen are the very young, the elderly, or individuals who currently experience respiratory or immune deficiencies. These segments of the population are present within the County.

**5.2.5.5 Warning Time**

Due to the wide variation in disease characteristics, the warning time for a disease disaster can vary from no time to months, depending upon the nature of the disease. No warning time may be available due to an extremely contagious disease with a short incubation period, particularly if combined with a terrorist attack in a crowded environment. However, there are agencies in place that have capabilities to prevent, detect, and respond to these types of diseases, such as the Centers for Disease Control (CDC), and the Nevada State Health Division (NSHD). This provides a positive, balancing influence to the overall outcome of a disease disaster event.

**5.2.6 Flood**

Planning Significance – Moderate
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**5.2.6.1 Nature**

Flooding as defined by the National Flood Insurance Program is “A general and temporary condition of partial or complete inundation of two or more acres of normally dry land area or of two or more properties from:

- Overflow of inland or tidal waters;
- Unusual and rapid accumulation or runoff of surface waters from any source;
- Mudflow, (a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water, or
- Collapse or subsidence of land along the shore of a lake or similar body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels that result in a flood as defined above.

Floodplains are lowlands adjacent to water bodies that are subject to recurring floods. Floods are natural events that are considered hazards only when people and property are affected.

Nationwide, floods result in more deaths than any other natural hazard. Physical damage from floods includes the following:

- Inundation of structures, causing water damage to structural elements and contents.
- Erosion or scouring of stream banks, roadway embankments, foundations, footings for bridge piers, and other features.
- Impact damage to structures, roads, bridges, culverts, and other features from high-velocity flow and from debris carried by floodwaters. Such debris may also accumulate on bridge piers and in culverts, increasing loads on these features or causing overtopping or backwater effects.
- Destruction of crops, erosion of topsoil, and deposition of debris and sediment on croplands.
- Release of sewage and hazardous or toxic materials as wastewater treatment plants are inundated, storage tanks are damaged, and pipelines are severed.

Floods also cause economic losses through closure of businesses and government facilities; disrupt communications; disrupt the provision of utilities such as water and sewer service; result in excessive expenditures for emergency response; and generally disrupt the normal function of a community.

In Storey, flooding is most commonly associated with unusually heavy rainfall in the State of Nevada and can be influenced by both frontal systems out of the Northern Pacific Ocean and tropical storms coming from the South. Due to the aridity of the County, the area is dry except during and shortly after these storms. When a major storm develops, water collects rapidly in a short period of time. As a consequence, flows are of the flash-flood type. Flash floods are

generally understood to involve a rapid rise in water level, high velocity, and large amounts of debris, which can lead to significant damage that includes the uprooting of trees, undermining of buildings and bridges, and scouring of new channels. The intensity of flash flooding is a function of the intensity and duration of rainfall, steepness of the watershed, stream gradients, watershed vegetation, natural and artificial flood storage areas, and configuration of the streambed and floodplain.

In areas where alluvial fans are present, the flow paths of flash floods lack definition. Flow depths with alluvial fan flooding are generally shallow with damage resulting from inundation, variable flow paths, localized scour, and the deposition of debris.

#### **Canal and Dam Failures**

Dam or canal failures involve unintended releases or surges of impounded water resulting in downstream flooding. The high-velocity, debris-laden wall of water released from dam failures results in the potential for human casualties, economic loss, lifeline disruption, and environmental damage. Failures may involve either the total collapse of a dam, or other hazardous situations such as damaged spillways, overtopping from prolonged rainfall, or unintended consequences from normal operations. Severe storms with unusually high amounts of rainfall within a drainage basin, earthquakes, or landslides may cause or increase the severity of the failure.

Factors causing failure may include natural or human-caused events, or a combination of both. Dam failures usually occur when the spillway capacity is inadequate and water overtops the dam. Piping, when internal erosion through the dam foundation occurs, is another factor in a dam failure. Structural deficiencies from poor initial design or construction, lack of maintenance or repair, or gradual weakening from aging are factors that contribute to this hazard.

#### **5.2.6.2 History**

Flooding has occurred from November through March as a result of rain on frozen ground or on snow. According to the 1993 FEMA Flood Insurance Study, severe flooding along the Truckee River occurred during the following years: January 1874; January 1875; January 1886; April-May 1890; February 1904; and February 1963. Most recently, the County received a Presidential Declaration for severe storms and flooding along the Truckee River for the incident period of December 31, 2005 to January 4, 2006.

Historical flash flooding are shown below.

**Table 5-8: Historical Flash Floods**

<b>Date</b>	<b>Location</b>	<b>Description</b>
3/10/1995	Rainbow Bend subdivision and Six Mile Canyon	A flash flood down Long Valley Creek in Storey County flooded the Rainbow Bend subdivision and washed out three bridges over the creek. The water main to the subdivision was also washed out. The subdivision was evacuated. Also, Six Mile Canyon, between Virginia City and US Highway 50 was closed due to flash flooding.
2/3/1996	Lockwood area	Lockwood in northern Storey County hardest hit; two bridges were washed out, stranding several people in their homes.
6/29/2000	Geiger Grade	Storey County Sheriff reported boulders washed onto Geiger



		Grade (State Route 341) and lots of hail.
8/2/2002	Virginia City Highlands	Heavy downpours caused flash flooding in the Virginia City Highlands. In 20 minutes, 1.23 inches of rain fell, washing out roads and delaying the transport of fire equipment.
8/14/2004	Patrick area	Heavy rainfall left 6 inches of water covering part of I-80 3 miles east-northeast of Patrick. The Tracy Clark exit was impassable.
7/19/2006	Between Lockwood and Patrick	Heavy rainfall caused flash flooding along I-80 between Lockwood and Patrick. Minor mudslides left 4 to 5 inches of debris on roads in the area.

## Dam & Canal Failure

There have been no Federal declarations for Storey County as a result of dam, ditch, or retention basin failure. However, there have been Federal declarations in adjacent Washoe County due to flooding events associated with the Truckee River Irrigation Ditch which flows approximately 25 miles through Storey County.

### 5.2.6.3 Location, Extent, and Probability of Future Events

Floods are described in terms of their extent (including the horizontal area affected and the vertical depth of floodwaters) and the related probability of occurrence. Flood studies often use historical records, such as stream flow gages, to determine the probability of occurrence for floods of different magnitudes. The probability of occurrence is expressed as a percentage for the chance of a flood of a specific extent occurring in any given year.

Factors contributing to the frequency and severity of flooding include the following:

- Rainfall intensity and duration
- Antecedent moisture conditions
- Watershed conditions, including steepness of terrain, soil types, amount and type of vegetation, and density of development
- The existence of attenuating features in the watershed, including natural features such as swamps and lakes and human-built features such as dams
- The existence of flood control features, such as levees and flood control channels
- Velocity of flow
- Availability of sediment for transport, and the erodibility of the bed and banks of the watercourse

These factors are evaluated using (1) a hydrologic analysis to determine the probability that a discharge of a certain size will occur, and (2) a hydraulic analysis to determine the characteristics and depth of the flood that results from that discharge.

The magnitude of flood used as the standard for floodplain management in the United States is a flood having a 1 percent probability of occurrence in any given year. This flood is also known as the 100-year flood or base flood. The most readily available source of information regarding the 100-year flood is the system of Flood Insurance Rate Maps (FIRMs) prepared by FEMA. These

maps are used to support the National Flood Insurance Program (NFIP). The FIRMs show 100-year floodplain boundaries for identified flood hazards. These areas are also referred to as Special Flood Hazard Areas (SFHAs) and are the basis for flood insurance and floodplain management requirements. The FIRMs also show floodplain boundaries for the 500-year flood, which is the flood having a 0.2 percent chance of occurrence in any given year. FEMA has prepared a FIRM for Storey County, dated 2009. The 100-year floodplain was used the flood map, see Appendix B and which uses the 100-year flood as a basis and provides the areas susceptible to flood.

As shown in Appendix B, the principal source of flooding in Storey County is the Truckee River. The Truckee River is located along the northern border between Storey and Washoe Counties. Although the Truckee River generates a damaging flood roughly every ten years, the damage is usually in Washoe County. However, on those occasions when the damage flows into Storey County, residential and business structures near Lockwood are affected. The River runs through Storey County approximately 25 miles. The Largomarasino Canyon Creek is also a source of flooding during heavy rain fall. The FIS recommends that development in this area should be regulated. In 1997 and 2005 Storey County has had a Federal declaration for flooding occurring in this area. In the southern portion of the County flooding is mapped in the Six Mile Canyon area.

### **Flash Flood**

Flash floods have generally occurred along the Truckee River, affecting the communities of Lockwood and Patrick, causing minor mudslides and leaving 4 to 5 inches of debris on roads in the area as well as washing out several bridges over the years. In the southern portion of the County, flash floods have occurred down Long Valley Creek affecting the Rainbow Bend subdivision/Six-Mile Canyon area, washing out bridges and the water main for the subdivision, which required that the subdivision be evacuated. Flash floods have occurred in the Geiger Grade (the main road into Virginia City) where boulders were washed onto the road, and in the Virginia City Highlands area where in 20 minutes, 1.23 inches of rain fell, washing out roads and delaying the transport of fire equipment. Based on previous occurrences, Storey County can expect to experience a damaging flash flood every two years.

### **Dam Failure**

The Nevada Division of Water Resources lists 5 dams in Storey County. Of these dams, 1 is considered "high hazard," 1 is considered "significant hazard," and 3 are considered "low hazard." A high-hazard designation is assigned to a dam if there is reasonable potential for loss of life and/or excessive economic loss. A significant designation is given when there is no reasonable potential for loss of life, but there is potential for appreciable economic loss. Lastly, a low-hazard designation is assigned when there is no reasonable potential for loss of life and the economic loss is minor. The ratings provided by the Nevada Division of Water Resources do not reflect the safety or condition of the dam; the ratings are determined at the time the dam design plans are reviewed. The hazard rating may be altered when downstream conditions change.

The high-hazard dam is privately owned and not considered to pose a significant threat to life or property and is owned by the Tahoe Reno Industrial Center located approximately 7 miles east of the Reno-Sparks area on 1-80.

## **5.2.7 Hazardous Materials Events**

Planning Significance - Low
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### **5.2.7.1 Nature**

Hazardous materials may include hundreds of substances that pose a significant risk to humans. These substances may be highly toxic, reactive, corrosive, flammable, radioactive, or infectious. Hazard materials are regulated by numerous Federal, State, and local agencies including the U.S. Environmental Protection Agency (EPA), U.S. Department of Transportation (DOT), National Fire Protection Association, FEMA, U.S. Army, and International Maritime Organization.

Hazardous material releases may occur from any of the following:

- Fixed site facilities (such as refineries, chemical plants, storage facilities, manufacturing, warehouses, wastewater treatment plants, swimming pools, dry cleaners, automotive sales/repair, and gas stations)
- Highway and rail transportation (such as tanker trucks, chemical trucks, and railroad tankers)
- Air transportation (such as cargo packages)
- Pipeline transportation (liquid petroleum, natural gas, and other chemicals)

Unless exempted, facilities that use, manufacture, or store hazardous materials in the United States fall under the regulatory requirements of the Emergency Planning and Community Right to Know Act (EPCRA) of 1986, enacted as Title III of the Federal Superfund Amendments and Reauthorization Act (42 USC 11001–11050; 1988). Under EPCRA regulations, hazardous materials that pose the greatest risk for causing catastrophic emergencies are identified as Extremely Hazardous Substances (EHSs). These chemicals are identified by the EPA in the *List of Lists – Consolidated List of Chemicals Subject to the Emergency Planning and Community Right-to-Know Act (EPCRA) and Section 112 of the Clean Air Act*. Releases of EHSs can occur during transport to and from fixed site facilities. Transportation-related releases are generally more troublesome because they may occur anywhere, including close to human populations, critical facilities, or sensitive environmental areas. Transportation-related EHS releases are also more difficult to mitigate due to the variability of locations and distance from response resources.

In addition to accidental human-caused hazardous material events, natural hazards may cause the release of hazardous materials and complicate response activities. The impact of earthquakes on fixed facilities may be particularly serious due to the impairment or failure of the physical integrity of containment facilities. The threat of any hazardous material event may be magnified due to restricted access, reduced fire suppression and spill containment, and even complete cut-off of response personnel and equipment. In addition, the risk of terrorism involving hazardous materials is considered a major threat due to the location of hazardous material facilities and transport routes throughout communities and the frequently limited antiterrorism security at these facilities.

On behalf of several Federal agencies including the EPA and the DOT, the National Response Center (NRC) serves as the point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment within the United States.

### **5.2.7.2 History**

During the past 10 years (July 1999 to July 2009), the following events in Storey County have been reported to the National Response Center.

- Two storage tank spills
- Two fixed facilities
- Two mobile releases
- Two pipeline releases
- Three railroad non-releases

The Nevada Division of Environmental Protection report-shows the following large oil and chemical spills have occurred within Storey County from July 2009 to December 2013.

**Table 5-9: Hazardous Material Release in County**

Location	Date	Substance	Description
TRI	6/22/2011	Hydrochloric Acid	100 Gallons from chemical hose with leak.
TRI	1/23/2013	Pre-Treatment Water	30,000 gallons was released from a building products manufacturer to storm drains and soil from break in pipe fitting.
Virginia City	8/1/2013	Cyanide Solution	29 cubic yards released to soil of combination of ore and process solution from the heap leach pad due to oversaturation. Mining
Virginia city	10/21/2013	Cyanide Solution	8 cubic yards leached into soil from overtopping. Mining
TRI	8/31/14	Muriatic Acid	200 gallon spill at plant.

Source: NV Division of Environmental Protection

### **5.2.7.3 Location, Extent, and Probability of Future Events**

In Storey County, a hazardous materials event is most likely to occur along the major transportation corridors, including State Route 341, the Geiger Grade, I-80, and railroad tracks. Trucks and rail cars that use these transportation corridors and railroad tracks commonly carry a variety of hazardous materials, including gasoline and other petroleum products, along with other chemicals known to cause human health problems. A growing concern for the possibility of hazardous material releases is from any number of businesses located at the Tahoe-Reno Industrial Development (TRI) in McCarran just south of I-80. In the early stages of construction a fire station was built and is currently operational at the TRI complex. The Virginia City area has seen a rebirth in mining activity which makes the area at risk to mining hazardous materials releases.

## **SECTION FIVE**

### **Hazard Analysis**

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Comprehensive information on the probability and magnitude of a hazardous material event along the transportation corridors is not available. Wide variations among the characteristics of hazardous material sources and among the materials themselves make such an evaluation difficult. Only one of the two mobile releases and three railroad releases over the past 10 years involved a hazardous material. As such, based on previous experience, Storey County is susceptible to a mobile hazardous material event every 10 years.

**5.2.8 Severe Weather**

Planning Significance - Moderate

**5.2.8.1 Nature**

While a considerable percentage of days in the region are characterized by tranquil weather – a number of high-impact severe weather types can occur. Low-frequency weather hazards can be particularly problematic from a preparedness standpoint due to complacency and people’s lack of experience with the phenomenon.

The following starts with impacts from summer thunderstorms, transitioning into snow and wind from winter storms. Storey County faces additional weather hazards (e.g. dust storms, rare weak tornadoes) but the following are the most prominent with the highest economic and societal tolls.

***Thunderstorms - Hail***

Nature: Hail forms on condensation nuclei such as dust or ice crystals, when supercooled water freezes on contact. In clouds containing large numbers of supercooled water droplets, these ice nuclei grow quickly at the expense of the liquid droplets. The hail grows increasingly larger. Once a hailstone becomes too heavy to be supported by the storm’s updraft it falls out of the cloud. Hail is most common in mid-latitudes during spring and early summer where surface temperatures are warm enough to promote the instability associated with strong thunderstorms, but the upper atmosphere is still cool enough to support ice. Hailstones are usually from the size of a pea to the size of a golf ball. The National Weather Service in Reno issues Severe Thunderstorm Warnings for thunderstorms capable of producing high winds (above 58 mph) and/or large hail (above 1 inch diameter).

History: Large hail is relatively rare in Nevada. The NOAA National Climatic Data Center (NCDC) has records of 1 large hail event in Storey County since 2000. This one event recorded “slushy” hail up to baseball size, 2.75 inch diameter, in June of 2005. There have not been any deaths or injuries associated with this recorded hail event or any reportable damages. It should be noted that often thunderstorms are the most common over high terrain and other remote areas of Nevada - leading to minimal actual reports of severe weather.

Location, Extent, and Probability of Future Events: Storey County is susceptible to hail events although it is infrequent. The single report noted above is an extreme event, and Storey County is more likely to see hail size on the order of ½ to 1 inch in diameter which typically results in minimal damage. Based on previous occurrences in nearby counties, Storey County can expect a large hail event to occur on the order of every 2 to 4 years.

***Thunderstorms - High Winds & Lightning***

Nature: Thunderstorms are formed from a combination of moisture, rapidly rising warm air, and a force capable of lifting air, such as warm and cold fronts or a mountain. Thunderstorms may occur alone, in clusters, or in lines. As a result, it is possible for several thunderstorms to affect one location in the course of a few hours. A thunderstorm can produce lightning, thunder, and torrential rainfall and may also lead to the formation of tornados, hail, downbursts, and

microbursts of wind. Focusing on the wind threat from thunderstorms - downbursts are strong, straight-line winds created by falling rain and sinking rain that may reach speeds of 125 mph. Microbursts are more concentrated than downbursts, with speeds reaching up to 150 mph. Both downbursts and microbursts typically last 5 to 7 minutes. The National Weather Service in Reno issues Severe Thunderstorm Warnings for thunderstorms capable of producing high winds (above 58 mph) and/or large hail (above 1 inch diameter).

History: Strong winds from thunderstorms are fairly common in Nevada, producing wind gusts above 40 mph, with gusts above 60 mph possible. With that being said there are no thunderstorm high wind or lightning damage reports in Storey County since 2000 in the NCDC database. Lightning is a common factor in new wildfire starts in Nevada, though no specific information is available for Storey County. As noted before, often thunderstorms are the most common over high terrain and other remote areas of Nevada - leading to minimal actual reports of severe weather and lightning.

Location, Extent, and Probability of Future Events: Thunderstorms in Storey County tend to favor the high terrain, including the Virginia Range. Thunderstorm activity which would produce high winds and/or significant lightning generally occurs from June through August. During this timeframe it is not unusual to experience thunderstorm activity on a daily basis for up to a week at a time. In an average year 2-4 severe thunderstorm warnings for high winds are issued for portions of Storey County. Severe thunderstorm warnings are not issued solely for significant amounts of lightning, though the National Weather Service will issue Red Flag Warnings for fire partners when widespread dry thunderstorms are expected. A map is attached showing areas of lightning activity within the County in Appendix B.

### ***Thunderstorms – Flash Floods***

Nature: Floods are rare but extremely high impact in the Sierra Nevada and Great Basin regions. Localized flash floods can occur in the summer, the result of intense thunderstorms producing copious rainfall in short periods of time. Moisture from the Southwest U.S. Monsoon can enhance the risk of flash flooding. These floods normally last on the order of an hour or two but can still result in major impacts and damage. The National Weather Service in Reno issues Flash Flood Warnings when flash flooding is likely based on radar estimates of rainfall or has been reported from law enforcement or a spotter.

History: Fortunately flash flooding events in Storey County are rare, but when they do happen they create a high impact. Since 2000 there have been 5 instances of flash flooding in the summer. Most have taken place in August. The most recent event occurred in August 2010 where thunderstorms producing heavy rainfall resulted in a mudslide that derailed the V&T train near Gold Hill.

Location, Extent, and Probability of Future Events: Based on past frequencies, flash flooding from thunderstorms in the summer can occur about every 1-2 years. Narrow canyons and low lying areas along roads are the most prone to flash flooding. Recently burned areas are especially prone to flash flooding and debris flows – which can result in significant damage to property.

### ***Winter Storms – Heavy Snow***

It is important to note that county-level storm data are not available for this phenomenon, therefore this analysis uses NWS forecast zone data. Forecast zones are geographic areas of

similar weather features NWS groups together to produce forecasts. Storey County is within the zone that covers the immediate lee of the Sierra or "Sierra Front". For reference, a map of that zone is provided at the end of the severe weather section.

Nature: Winter snow storms are often large areas of low pressure originating from the Gulf of Alaska and then moving into the western United States. As the moist air masses push across the Sierra Nevada and other Great Basin mountains, the air masses cool and the water condenses as snow. Wind in combination with the snow can cause reduced visibilities and deep snowdrifts. In addition, heavy snow can cause avalanches in areas along steep terrain. In some instances, freezing rain occurs, when very cold inland arctic air becomes trapped under warm moist air. The National Weather Service in Reno issues winter storm watches/warnings/advisories for heavy snow, and provides briefings to Emergency Managers when winter storms are forecast.

History: Since 2000 there have been 33 days where heavy snow has impacted the Sierra Front zone, which includes Storey County. On these days, snow amounts of greater than 6-12 inches occurred, along with other winter storm hazards such as high winds, low visibility, and cold temperatures. Localized lake effect snows downwind of Pyramid Lake can produce heavy snow in eastern parts of Storey County including Interstate 80 roughly every 1 to 2 years. FEMA Federal Disaster Declarations have been issued in the wake of several widespread winter storm events impacting Storey County, including February 2005 and January 2008.

Location, Extent, and Probability of Future Events: It is not uncommon for Storey County to experience snow with accumulations of 1-3 inches per winter storm, which can cause travel inconveniences but little in the way of long lasting impacts. Storms like this normally happen 3-6 times each winter season, especially above 6000 feet elevation. Larger storms, producing 6 inches or more, happen on average 2-3 times each winter season above 6000 feet; less frequently below that elevation. Snowfall of this magnitude can impact critical transportation corridors including Interstate 80 near the Tahoe-Reno Industrial Park and State Highway 341 leading to Virginia City. Every few years, particularly strong storms can produce high winds along with heavy snow creating life threatening blizzard conditions. Virginia City has an elevation of 6,200 feet; Gold Hill has an elevation of 5,843 feet; and Virginia City Highlands has an elevation of 5,990 feet. Probability is 1% per day or 3 days each year.

### ***Winter Storms – High Winds***

It is important to note that county-level storm data are not available for this phenomenon, therefore this analysis uses NWS forecast zone data. Forecast zones are geographic areas of similar weather features NWS groups together to produce forecasts. Storey County is within the zone that covers the immediate lee of the Sierra or "Sierra Front". For reference, a map of that zone is provided at the end of the severe weather section.

Nature: The same winter storms described previously also produce periods of widespread high winds in the Sierra Nevada and Great Basin. These winds of 40-60 mph typically precede the snow portion of a winter storm by a day or so – and are the most common from late fall through spring. Strong winds are the direct result of large differences in atmospheric pressure from the storm itself and the surrounding environment. Winds can be further enhanced in localized areas in the immediate lee of mountain ranges in what is called a downslope wind storm. Virginia City is located in such a place. Wind gusts in these situations can exceed 80 mph, reaching nearly 100 mph in the most extreme "once-in-a-decade" events. The National Weather Service in Reno



issues high wind watches/warnings/advisories, and provides briefings to Emergency Managers when high winds threaten.

History: Since 2000 there have been 59 days where high winds have impacted the Sierra Front zone, which includes Storey County. 15 of these days had winds above 70 mph. These wind events have been associated with damage to buildings, knocking over trees and power lines, and overturning large vehicles.

Location, Extent, and Probability of Future Events: High wind events with gusts above 60 mph are not uncommon in Storey County, especially along ridge tops above 6000 feet and in the vicinity of Virginia City. In the strongest storms winds are likely to gust above 80 mph, which can produce wind damage to structures and power infrastructure. Strong winds can also channel through the Truckee River drainage and impact eastern regions of the county around the Tahoe-Reno Industrial Park. Probability of a high wind day is 2% per day in each given year or 4 wind days per year on average.

**5.2.9 Terrorism****Planning Significance –Low****5.2.9.1 Nature**

The Department of Justice (DOJ) Federal Bureau of Investigation (FBI) defines terrorism as the unlawful use of force or violence against persons or property to intimidate or coerce a government and/or the civilian population in furtherance of political or social objectives. Weapons of Mass Destruction (WMD) associated with terrorism are defined as nuclear, biological and chemical in origin. Technological terrorism is defined as the intentional disruption in the nation's data control systems. Attacks on financial, business, and governmental computer networks are being considered as technological terrorist-related acts.

The FBI is the primary investigatory agency for domestic terrorism. The Central Intelligence Agency (CIA) monitors potential security threats from foreign sources. The DOJ through the FBI will coordinate the domestic preparedness programs and activities of this nation to address the threat posed by terrorists and the use of weapons of mass destruction.

Acts of terrorism may originate from a single person, special interest groups, or acts sponsored by a foreign government. Terrorist acts include the use of arson, hostile takeovers, shootings, biological agents (such as anthrax, plague, botulism and others), chemical agents (such as hydrogen cyanide, sulfur mustard, sarin and chlorine), and hostage taking. The most popular method used in recent events in the United States has been terrorism by bombing.

**Conventional Explosive Devices**

The easiest to obtain and use of all weapons is still a conventional explosive device, or improvised bomb, which may be used to cause massive local destruction or to disperse chemical, biological, or radiological agents. The components are readily available, as are detailed instructions to construct such a device. Improvised explosive devices are categorized as being explosive or incendiary, employing high or low filler explosive materials to explode and/or cause fires.

Bombs and firebombs are cheap and easily constructed, involve low technology, and are the terrorist weapon most likely to be encountered. Large, powerful devices can be outfitted with timed or remotely triggered detonators and can be designed to be activated by light, pressure, movement, or radio transmission. The potential exists for single or multiple bombing incidents in single or multiple municipalities. Historically, less than five percent of actual or attempted bombings were preceded by a threat. Explosive materials can be employed covertly with little signature, and are not readily detectable. Secondary devices may be targeted against responders.

**Nuclear Weapon/Radiological Agent Use**

The difficulty of responding to a nuclear or radiological incident is compounded by the nature of radiation itself. In an explosion, the fact that radioactive material was involved may or may not be obvious, depending upon the nature of the explosive device used. Unless confirmed by radiological detection equipment, the presence of a radiation hazard is difficult to ascertain. Although many detection devices exist, most are designed to detect specific types and levels of radiation and may not

be appropriate for measuring or ruling out the presence of radiological hazards. The table below lists some indicators of a radiological release.

General indicators of possible nuclear weapon/radiological agent use are as follows.

<ul style="list-style-type: none"><li>• A stated threat to deploy a nuclear or radiological device</li></ul>
<ul style="list-style-type: none"><li>• The presence of nuclear or radiological equipment (e.g., spent fuel canisters or nuclear transport vehicles)</li></ul>
<ul style="list-style-type: none"><li>• Nuclear placards or warning materials along with otherwise unexplained casualties</li></ul>

The scenarios constituting an intentional nuclear/radiological emergency include the following:

1. Use of an **Improvised Nuclear Device (IND)** includes any explosive device designed to cause a nuclear yield. Depending on the type of trigger device used, either uranium or plutonium isotopes can fuel these devices. While "weapons-grade" material increases the efficiency of a given device, materials of less than weapons grade can still be used.
2. Use of a **Radiological Dispersal Device (RDD)** includes any explosive device utilized to spread radioactive material upon detonation. Any improvised explosive device could be used by placing it in close proximity to radioactive material.
3. Use of a **Simple RDD** that spreads radiological material without the use of an explosive. Any nuclear material (including medical isotopes or waste) can be used in this manner.

### Biological Agents

An identified terrorist tactic or weapon is the use of toxic biological agents in an attempt to harm or intimidate the public. Anthrax, Yersinia pestis, and small pox are examples of this type of threat. Anthrax is found naturally in the soil in some of the old ranch areas in Nevada. UNR and the Nevada State Agriculture Labs maintain a vigilant watch of these threats.

According to information from the Nevada State Health Division, most biological agents are naturally occurring in various parts of the world. They can be weaponized to enhance their virulence in humans and make them resistant to vaccines and antibiotics. Weaponization of biological agents usually involves using selective reproduction pressure or recombinant engineering to mutate or modify the genetic composition of the agent. Terrorist may choose to use biological weapons to achieve their goals because a very small amount can harm many people. It is reported that many of these agents would be relatively easy to prepare and easy to hide. The actual or threatened use of bio-weapons can have tremendous psychological impact on the population.

The CIA currently lists 15 animal pathogens as having potential Biological Weapons application that could potentially be used in a terrorist act:

- African swine fever
- Avian influenza
- Bluetongue
- Foot and Mouth Disease
- Goat Pox
- Monkey Pox
- Pseudo-rabies
- Hog cholera
- Lyssa virus
- Newcastle disease
- Pest des petits
- Swine vesicular disease
- Rinderpest
- Sheep pox
- Porcine enteroviral encephalomyelitis
- Vesicular stomatitis

*Yersinia pestis* is used an aerosol attack can cause cases a pneumonic form of plague. One to six days after becoming infected with the bacteria, people would develop pneumonic plague. Once people have the disease, the bacteria can spread to others who have close contact with them. Because of the delay between being exposed to the bacteria and becoming sick, people could travel over a large area before becoming contagious and possibly infecting others. Controlling the disease would then be more difficult. A biological weapon carrying *Y. pestis* is possible because the bacterium occurs in nature and could be isolated and grown in quantity in a laboratory. Even so, manufacturing an effective weapon using *Y. pestis* would require advanced knowledge and technology.

Smallpox is caused by the variola virus that emerged in human populations thousands of years ago. Except for laboratory stockpiles, the variola virus has been eliminated. However, in the aftermath of the events of September and October, 2001, there is heightened concern that the variola virus might be used as an agent of bioterrorism. For this reason, the US government is taking precautions for dealing with a small pox outbreak.

Unless the agent is disseminated in an airborne or other mass contaminate methodology, the exposures will be limited in nature. Mass distributed biologic agents could require mass contamination and isolation. Medical responders and facilities would be stressed. Infrastructure such as drinking water could be affected. Some critical buildings could be closed and sealed pending decontamination if possible. Economic losses could be incurred due to lack of tourism or if major gaming establishments were affected.

According to USDA-ARS Arthropod-Borne Animal Diseases Research Laboratory (ABADRL) att the present time, the most economically important arthropod-borne disease of US livestock is Bluetongue Disease (BLU). As articulated in the Journal of American Veterinary Medical Association article, *Biological Terrorism and Veterinary Medicine in the United States*,

## SECTION FIVE

## Hazard Analysis

“Although recent reports have emphasized the need for improving the ability to detect a biological terrorist attack on human populations, the use of veterinary services in this effort and the potential for the targeting of livestock (e.g., horses, cattle, sheep, goats, swine, and poultry) have been addressed only briefly. Improving surveillance for biological terrorist attacks that target livestock and improving detection and reporting of livestock, pet, and wild animal morbidity and mortality are important components of preparedness for a covert biological terrorist attack.”

### Chemical Agents

The table below lists those chemical agents that might be used in a terrorist attack and categorizes them by effect.

**Table. 5-10. Hazardous Chemical Agents Potentially Used in Terrorist Act**

Effects	Chemical Agent
Blood (Blister/Vesicants)	Arsine (SA)
	Cyanogen Chloride (CK)
	Hydrogen Chloride
	Hydrogen Cyanide (AC)
Choking/Lung/Pulmonary Damaging	Chlorine (CL)
	Diphosgene (DP)
	Cyanide
	Nitrogen Oxide (NO)
	Perfluoroisobutylene (PHIB)
	Phosgene (CG)
	Red Phosphorous (RP)
	Sulfur Trioxide-Chlorosulfonic Acid (FS)
	Teflon and Perfluoroisobutylene (PHIB)
	Titanium Tetrachloride (FM)
	Zinc Oxide (HC)
Incapacitating (Nerve, Riot Control/Tear Gas)	Bromobenzylcyanide (CA)
	Chloroacetophenone (CN)
	Chloropicrin (PS)
	CNB – (CN in Benzene and Carbon Tetrachloride)
	CNS – (CN and Chloropicrin in Chloroform)
	CR
Vomiting	CS
	Adamsite (DM)
	Diphenylchloroarsine(DA)
	Diphenylcyanoarsine (DC)

The State of Nevada is comprised of diverse populations that include members of nation-wide militia organizations. The Federal government has continually released terrorism warnings since 1998 that state most communities in the United States are vulnerable to terrorist attack. The State of Nevada Enhanced Multi-Hazard Mitigation Plan 2010, currently lists nine domestic terrorism groups with representatives and offices in Nevada. Those groups are included in this

plan to give local governments information of their existence and their geographical location. See the table below.

**Table 5-11: Identified Hate Groups and Patriot Groups, Nevada**

Type	Group	Location
<b>Domestic Terrorism Groups</b>		
	World Church of the Creator	Carson City
	Hammerskin Nation	Las Vegas
	Nation of Islam	Las Vegas
	National Alliance	Las Vegas
	National Socialist Movement	Las Vegas
	Aryan Nations/Aryan National Alliance	Reno
	National Alliance	Reno
	Aryan Nations/Aryan National Alliance	Wellington
<b>Patriot Groups</b>		
	Center for Action	Sandy Valley

## 5.2.9.2 History

There have been no incidents of terrorism in Storey County. According to the FBI, sporting events, political conventions, and other special events are attractive targets for domestic and foreign terrorists because they are highly visible and attract celebrities and political leaders. Other targets of opportunity for terrorism include large public works facilities, utilities, transportation facilities such as airports, train stations, subways, bridges and ferries, military bases, schools, medical facilities and other state and federal facilities. Examples of terrorism include the World Trade Center bombing in New York City, the Murray Federal Building bombing in Oklahoma City, the Olympic Centennial Park bombing in Atlanta, and the Pan American Flight bombing over Lockerbie, Scotland.

Acts of terrorism may originate from a single person, special interest groups, or acts sponsored by a foreign government. The most popular method used in recent events in the United States has been terrorism by bombing. Terrorist acts include the use of arson, hostile takeovers, shootings, biological agents (such as anthrax, plague, botulism and others); chemical agents (such as hydrogen cyanide, sulfur mustard, sarin and chlorine), and hostage taking.

## 5.2.9.3 Location, Extent, Probability of Future Events

In determining the risk areas within a jurisdiction, the vulnerabilities of potential targets should be identified, and the targets themselves should be prepared to respond to a WMD incident. In-depth vulnerability assessments are needed for determining a response to such an incident.

Standard models are available for estimating the effects of a nuclear, chemical, or biological release, including the area affected and consequences to population, resources, and infrastructure. Some of these models include databases on infrastructure that can be useful in preparing the TIA. A good source of information on available Federal government models is the *Directory of Atmospheric Transport and Diffusion Consequence Assessment Models*, published by the Office of the Federal Coordinator for Meteorology (OFCM).

The overall magnitude, potential severity and frequency of impacts of terrorism and weapons of mass destruction is considered low in the County. Assessment of probability of future terrorism events in the County is gauged primarily on speculation, as no terrorism or events involving weapons of mass destruction have previously occurred in the planning area. The consensus of the Planning Committee

## **SECTION FIVE**

### **Hazard Analysis**

is that probability of future events is low within Storey County. Based on the Homeland Security Threatened Level System, it is anticipated that terrorism will remain a high threat into the foreseeable future. Because terrorism events typically are focused on a single high payoff area or facility, estimated damage is less than one percent damage to facilities in the County.

**5.2.10 Wildland Fire**

Planning Significance - High

**5.2.10.1 Nature**

A wildland fire is a type of fire that spreads through consumption of vegetation. It often begins unnoticed, spreads quickly, and is usually signaled by dense smoke that may be visible from miles around. Wildland fires can be caused by human activities (such as arson or campfires) or by natural events such as lightning. Wildland fires often occur in forests or other areas with ample vegetation. In addition to wildland fires, wildfires can be classified as urban fires, interface or intermix fires, and prescribed fires.

The following three factors contribute significantly to wildland fire behavior and can be used to identify wildland fire hazard areas.

- **Topography:** As slope increases, the rate of wildland fire spread increases. South-facing slopes are also subject to more solar radiation, making them drier and thereby intensifying wildland fire behavior. However, ridge tops can cause fire to spread more slowly or may even be unable to spread downhill. Narrow canyons, chutes and saddles can funnel and accelerate winds, causing fire to spread faster.
- **Fuel:** The type and condition of vegetation plays a significant role in the occurrence and spread of wildland fires. Certain types of plants are more susceptible to burning or will burn with greater intensity. Dense or overgrown vegetation increases the amount of combustible material available to fuel the fire (referred to as the “fuel load”). The ratio of living to dead plant matter is also important. The risk of fire is increased significantly during periods of prolonged drought, as the moisture content of both living and dead plant matter decreases. The fuel’s continuity, both horizontally and vertically, is also an important factor.
- **Weather:** The most variable factor affecting wildland fire behavior is weather. Temperature, humidity, wind, and lightning can affect chances for ignition and spread of fire. Extreme weather, such as high temperatures, low humidity and high winds, can lead to extreme wildland fire activity. By contrast, cooling and higher humidity often signals reduced wildland fire occurrence and easier containment.

The frequency and severity of wildland fires also depends upon other hazards, such as lightning, drought, and infestations. If not promptly controlled, wildland fires may grow into an emergency or disaster. Even small fires can threaten lives and resources and destroy improved properties. In addition to affecting people, wildland fires may severely affect livestock and pets. Such events may require emergency watering/feeding, evacuation, and shelter.

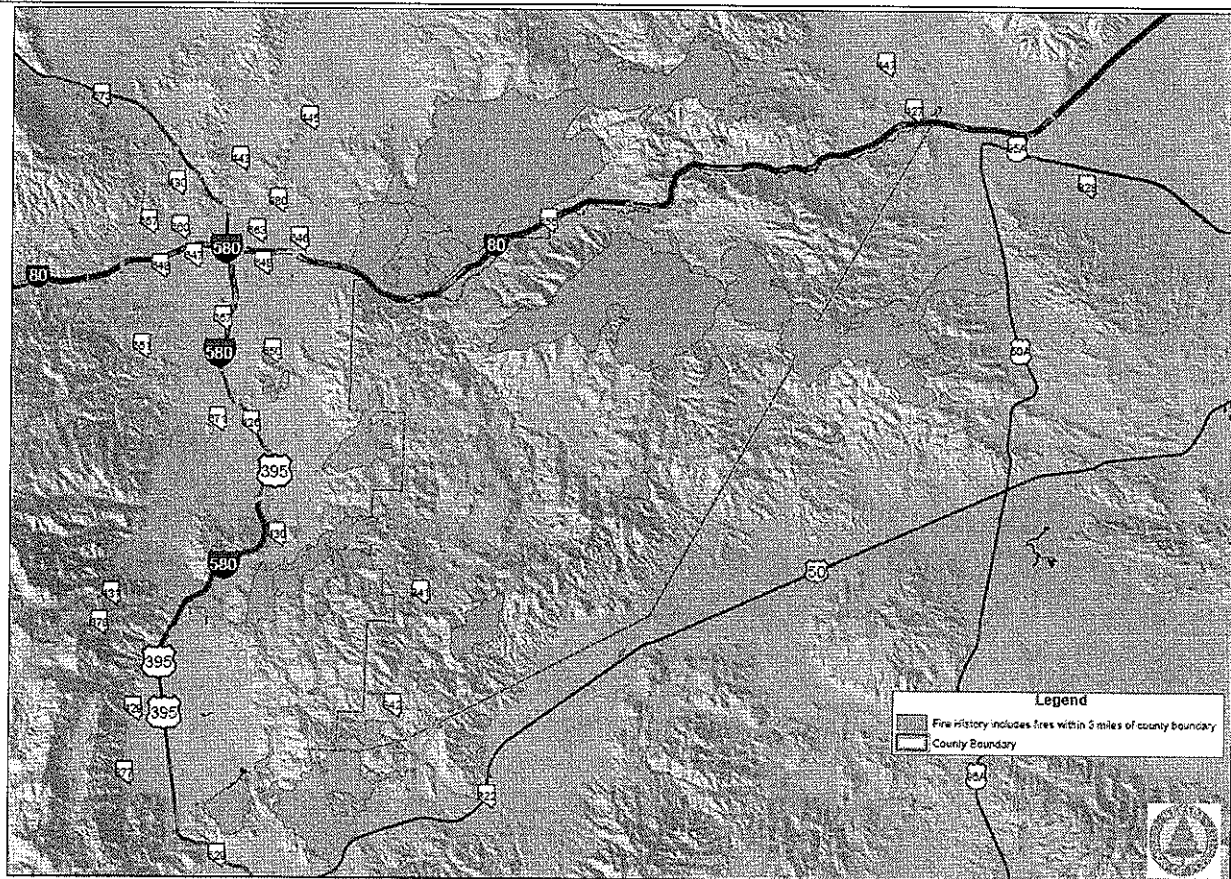
The indirect effects of wildland fires can be catastrophic. In addition to stripping the land of vegetation and destroying forest resources, large, intense fires can harm the soil, waterways, and the land itself. Soil exposed to intense heat may lose its capability to absorb moisture and support life. Exposed soils erode quickly and enhance siltation of rivers and streams, thereby increasing flood potential, harming aquatic life, and degrading water quality. Lands stripped of vegetation are also subject to increased debris flow hazards, as described above.



## 5.2.10.2 History

Storey County had 82 wildland fires which burned 8295 acres, of which 38 were less than one acre, from 2003 to the beginning of 2013 according to NDF. Approximately 95 percent of these fires were due to lightning, while humans and unknown causes make up the remaining 5 percent of ignition sources. The figure below, provides a map of the historic fire locations in Storey County.

**Figure 5-7: Storey County Fire History**



Source: NV Division of Forestry

In 2013, Storey County Fire Protection District assumed responsibility for wildfire response. According to the Storey County Fire Protection District (SCFPD), SCFPD responded to 50 reported wildland fires in 2013 all of which never exceeded an acre in size and most were single tree fires which are extinguished before they spread or false alarms. While large fires are low frequency, they have a high potential for impacting natural resources, communities and critical infrastructure.

## 5.2.10.3 Location, Extent, Probability of Future Events

Communities in Storey County have a varying degree of risk from Wildfire. This risk is varied, largely due to past fire activity and the type of moisture received during the winter months. Lengthy rainy seasons tend to increase the production of grasses which can create fast moving

## SECTION FIVE

## Hazard Analysis

fires in the brush and grass areas of the County. Drought seasons tend to decrease the fuel moisture in the large fuels (trees and large brush) and create high output BTU fires that are difficult to control and can extend for days.

Depending upon the type and amount of moisture received the risk to a given community in Storey County can change from season to season. Storey County has developed a Community Wildfire Protection Plan to help guide the community and its residents on where and how to focus fuel reduction efforts. The Community Wildfire Protection Plan (CWPP) generally speaks to protecting the built environment from the threats of wildland fire. The Virginia Highlands area has extreme rating due to interface fuel hazard and ignition risk. Appendix B, Figures B-11 through B-16, provide maps of each community and the wildland urban interface (WUI) area as provided in the RCI County Wide Assessment. RCI is currently updating the CWPP.

**Table 5- 12: Wildfire Assessment Summary by Community**

Community	Hazard Rating
Gold Hill	High
Lockwood	Moderate
Six Mile	Moderate
Virginia City	High
Virginia Highlands	Extreme
Source: RCI County Wide Assessment Results, <a href="http://www.rci-nv.com/reports/storey/section04.html">http://www.rci-nv.com/reports/storey/section04.html</a>	

Based on historical records, Storey County can anticipate nearly 1.5 wildland fire starts per year, which will burn more than one acre however a very small percentage of these (less than 1%) will exceed 100 acres.

A vulnerability analysis predicts the extent of exposure that may result from a hazard event of a given intensity in a given area. The analysis provides quantitative data that may be used to identify and prioritize potential mitigation measures by allowing communities to focus attention on areas with the greatest risk of damage. A vulnerability analysis consists of the following six steps: assets inventory, methodology, data limitations, exposure analysis, and summary of impacts. The asset inventory and exposure analysis were updated including Tables 6.1 through 6.5. Land Use and Development Trends is located in Section 3.

## **6.1 ASSET INVENTORY**

Asset inventory is the first step of a vulnerability analysis. Assets within each community that may be affected by hazard events include population, residential and non residential buildings, and critical facilities and infrastructure. Assets and insured values throughout the County are identified and discussed in detail below.

### **6.1.1 Population and Building Stock**

Population data for the County was obtained from the NV State Demographer and verified from the 2010 U.S. Census and shown in Table 6-1. The Nevada State Demographer's Office maintains annual population estimates by county. Estimated numbers and replacement values for residential and nonresidential buildings, as shown in Table 6-1, were obtained from FEMA Hazus-MH 2009 run by the Nevada Bureau of Mines and Geology and verified by the County Assessor's office .

The residential buildings considered in this analysis include single-family dwellings, mobile homes, multi-family dwellings, temporary lodgings, institutional dormitory facilities, and nursing homes. Nonresidential buildings were also analyzed including commercial, industrial, agricultural, government, educational, and religious centers.

The HAZUS-MH 2009 run for earthquake by the Bureau of Mines & Geology, UNR, was reviewed. The HAZUS-MH software presents a data limitation by which this software identifies nonresidential buildings by square footage resulting in some nonresidential buildings not being counted. The building count was verified by parcel data from the Assessor's Office. The buildings' values were calculated by multiplying the number by the US Census median value for buildings. Un-reinforced masonry (URM) building information was obtained from Wayne Carlson and Advanced Data Systems, Inc.

Although the building count or value may not be precise, whether residential or nonresidential, this analysis will meet the intention of DMA 2000 by providing County residents with an accurate visual representation of their community's risk by hazard. This data is the most complete dataset available at the time and will be updated in future version of the HMP.

**Table 6-1. Estimated Population and Building Inventory**

Population		Residential Buildings		Nonresidential Buildings	
2000 Census Population Count	US Census 2010 2013 Estimate Population	Total Building Count	Total Value of Buildings (in millions)	Total Building Count	Total Value of Buildings (in millions)
3,399	3,942	1932	\$384,150	109	\$24,857

Source: U.S. Census population data, <http://quickfacts.census.gov/qfd/states/32000.html>, State of Nevada Demographer, FEMA HAZUS-MH <http://www.nbmj.unr.edu/dox/of098/Scenarios/OpenFileReport09-8.pdf>, Storey County

## 6.1.2 Critical Facilities and Infrastructure

A critical facility is defined as a public or private facility that provides essential products and services to the general public, such as preserving the quality of life in the County and fulfilling important public safety, emergency response, and disaster recovery functions. Similar to critical facilities, critical infrastructure is defined as infrastructure that is essential to preserve the quality of life and safety in the County.

The County's critical facilities are listed in Table 6-2 and shown and were not shown in map form for security.

**Table 6-2. Critical Facilities and Infrastructure**

Category	Type	Number	Estimated Value Per Structure/Mile (millions of \$)
Critical Facilities	Sheriff Stations, Public Safety, & Juvenile Detention Center	3	3.5
	Fire Stations	5	9
	EOC	1	.5
	Public Primary and Secondary Schools	4	28
	Shelters - Senior Centers	2	1.5
	Hospital w/Emergency Room (in Washoe)	1	11.2
	Urgent Care Facilities (in Washoe)	2	1
	Ambulance Facilities	1	Included in Fire Station
	Communication Facilities	1	5
Critical Infrastructure	State and Federal Highways (miles)	396 km	1,730.7
	Airport Facilities (Washoe)	1	79.6
	Bridges (County only)	6	Included in Highway
	Utilities (Water, Waste Water, Gas, Electrical)	n/a	245.8

Source: FEMA HAZUS-MH <http://www.nbmj.unr.edu/dox/of098/Scenarios/OpenFileReport09-8.pdf>, Storey County Emergency Management, NV Division of Emergency Management, NV Dept. of Transportation

The Sheriff station includes the Lockwood sub- station. The Shelters include the Senior Center in Virginia City and Lockwood.

In addition, the hospital, urgent care facilities and airport in Washoe County, since Storey County relies on these facilities are listed above but not included in the exposure analysis.

**6.2 METHODOLOGY**

A conservative exposure-level analysis was conducted to assess the risks of the identified hazards. Hazard areas were determined using information provided by the U.S. Seasonal Drought Monitor, EPA, HAZUS, Nevada Bureau of Mines and Geology, and NWS. This analysis is a simplified assessment of the potential effects of the hazard on values at risk without consideration of probability or level of damage.

Using GIS, the building footprints of critical facilities were compared to locations where hazards are likely to occur. If any portion of the critical facility fell within a hazard area, it was counted as impacted. Using census block level information, a spatial proportion was used to determine the percentage of the population and residential and nonresidential structures located where hazards are likely to occur. Census blocks that are completely within the boundary of the hazard area were determined to be vulnerable and were totaled by count. A spatial proportion was also used to determine the amount of linear assets, such as highways and pipelines, within a hazard area. The exposure analysis for linear assets was measured in miles. For drought, population was the only asset analyzed, as drought mainly affects people and agricultural lands (which were not considered in this version of the HMP).

Replacement values or insurance coverage were developed for physical assets. These values were obtained from the County's Assessor's Office, Building Department, Nevada Department of Transportation and HAZUS-MH 2009 run. For facilities that did not have specific values per building in a multi-building scenario (e.g., schools), the buildings were grouped together and assigned one value. For each physical asset located within a hazard area, exposure was calculated by assuming the worst-case scenario (that is, the asset would be completely destroyed and would have to be replaced). Finally, the aggregate exposure, in terms of replacement value or insurance coverage, for each category of structure or facility was calculated. A similar analysis was used to evaluate the proportion of the population at risk. However, the analysis simply represents the number of people at risk; no estimate of the number of potential injuries or deaths was prepared.

**6.3 DATA LIMITATIONS & FUTURE DEVELOPMENT**

The vulnerability estimates provided herein use the best data currently available, and the methodologies applied result in an approximation of risk. These estimates may be used to understand relative risk from hazards and potential losses. However, uncertainties are inherent in any loss estimation methodology, arising in part from incomplete scientific knowledge concerning hazards and their effects on the built environment, as well as approximations and simplifications that are necessary for a comprehensive analysis.

The resulting analysis was compiled to the highest degree possible with the hardware, software and data availability limitations discovered during plan preparation. HAZUS was able to determine the population and critical facilities within a given hazard area and from there a limited assessment was derived. In the situation of Drought & Epidemic, where structures would not usually be affected the term N/A (not applicable) is used.

It is also important to note that the quantitative vulnerability assessment results are limited to the exposure of people, buildings, and critical facilities and infrastructure to a hazard. It was beyond the scope of this HMP to develop a more detailed or comprehensive assessment of risk (including annualized losses, people injured or killed, shelter requirements, loss of facility/system function, and economic losses) except for earthquake hazard (HAZUS-MH). Such impacts may be addressed with future updates of the HMP.

**6.3.1 Future Development**

Storey County has historically low growth with an average of less than 1% per year for population. During 2012-2017 the State Demographer estimated an increase in population growth of 15% from 4,103 in 2012 to 4,772 in 2017. As discussed at the end of Section 3 - Community Description there is additional land slated for 320 homes for residential use in the proposed Sunset Acres near the Highlands area (south east of Reno). The County is working on an update to the County Master Plan to include these homes. This area is at risk to wildland fire.

Additionally, the Reno-Tahoe Industrial park continues to grow which may have significant daily commuters to Storey County from Reno and Fernley. SR 439 from Highway 80 to Highway 50 at Silver Springs is slated for completion by 2017. Any additional building growth will incorporate the 2006 International Building Code which was adopted in 2010 and is not seen to pose additional risk.

For the purposes of this plan moderate growth over the next five years is expected, growth from 2016 to 2030 is expected at less than 45%. The numbers and values of the Figures in the Table 6-3 and 6-4 below are viewed as accurate. During the plan maintenance activities this should be reviewed and during the next plan update process growth can be revisited with the revised Master Plan detailing where the growth will occur.

<http://nvdemography.org/wp-content/uploads/2012/10/2012-Oct-1-Population-Projections.pdf>

**6.4 EXPOSURE ANALYSIS**

The requirements for a risk assessment, as stipulated in the DMA 2000 and its implementing regulations, are described below.

**DMA 2000 Requirements: Assessing Vulnerability, Overview****Assessing Vulnerability: Overview**

Requirement §201.6(c)(2)(ii): [The risk assessment shall include a] description of the jurisdiction's vulnerability to the hazards described in paragraph (c)(2)(i) of this section. This description shall include an overall summary of each hazard and its impact on the community.

**Element**

- Does the new or updated plan include an overall summary description of the jurisdiction's vulnerability to each hazard?
- Does the new or updated plan address the impact of each hazard on the jurisdiction?

Source: FEMA 2008.

**DMA 2000 Recommendations: Assessing Vulnerability, Identifying Structures****Assessing Vulnerability: Identifying Structures**

Requirement §201.6(c)(2)(ii)(A): The plan should describe vulnerability in terms of the types and numbers of existing and future buildings, infrastructure, and critical facilities located in the identified hazard area.

**Element**

- Does the new or updated plan describe vulnerability in terms of the types and numbers of existing buildings, infrastructure, and critical facilities located in the identified hazard areas?
- Does the new or updated plan describe vulnerability in terms of the types and numbers of future buildings, infrastructure, and critical facilities located in the identified hazard areas?

Source: FEMA 2008.

**DMA 2000 Recommendations: Assessing Vulnerability, Estimating Potential Losses****Assessing Vulnerability: Estimating Potential Losses**

Requirement §201.6(c)(2)(ii)(B): [The plan should describe vulnerability in terms of an] estimate of the potential dollar losses to vulnerable structures identified in paragraph (c)(2)(i)(A) of this section and a description of the methodology used to prepare the estimate.

**Element**

- Does the new or updated plan estimate potential dollar losses to vulnerable structures?
- Does the new or updated plan reflect changes in development in loss estimates?
- Does the new or updated plan describe the methodology used to prepare the estimate?

Source: FEMA 2008.

The results of the exposure analysis are summarized in Tables 6-3 and 6-4 and in the discussion below. The results in this exposure analysis were greatly affected by the hardware, software and data availability limitations described above. The significant hazards designated as high are included in the exposure analysis below.



# SECTION SIX

## Vulnerability Assessment

Table 6-3: Storey County Estimated Population and Building Inventory at Risk

Hazard	Degree	Population	Number Residential Buildings	Value * Residential Buildings	Number Nonresidential Buildings	Value * Nonresidential Buildings
Earthquake	Very Strong	1,598	684	\$39,840	2	\$5,470
	Severe	1,801	747	\$52,484	8	\$20,580
Riverine Flood	100-year	548	271	\$14,219	5	\$2,000
	500-year	0	0	0	0	0
Severe Winter Storm (Snow)	5000 to 7000 feet	1,973	804	\$56,304	10	\$24,522
	> 7000 feet	17	7	\$500	0	0
Wildfire	Low	1,233	573	\$34,381	7	\$16,354
	Moderate	1,882	739	\$509,789	2	\$8,717
	High	256	94	\$6,875	>1	\$964
	Extreme	2	>1	\$65	0	\$9

Value \* = x1,000

Source: FEMA HAZUS-MH <http://www.nbmrg.unr.edu/dox/of098/Scenarios/OpenFileReport09-8.pdf>, Storey County Emergency Management



# SECTION SIX

## Vulnerability Assessment

Table 6-4: Storey County Estimated Critical Facilities As Risk

	Earthquake		Flood		Severe Winter Storm (Snow)		Wildfire		
	Very Strong	Severe	100-yr	500-yr	Warning/ Advisory 5,000-7,000 ft	Warning/ Advisory >7,000 ft	Low	Moderate	High
Fire/EOC/Sheriff-#	5	12					4	2	2
Fire/EOC/Sheriff Value *	\$2,803	\$2,885					\$4,500	\$2,000	\$4,000
EOC	\$500	\$500					\$500		
Fire station #71							\$2,000		
Fire station #72									\$1,000
Fire station #73								\$500	
Fire station #74			\$1,500				\$1,500		
Fire station #75									\$3,000
Sheriff Station								\$1,500	
Sheriff Sub LW			\$500		\$500		\$500		
Government-#		6				1	3	1	
Government Value *		\$7,866				\$1,000	\$7,000	\$2,300	
SC Courthouse						\$1,000	\$5,000		
SC Barn (PW)							\$1,500		
SC Jail & Comms								\$1,500	
SC Maintenance Shop							\$500		
SC Bldg. Dept.								\$800	
School-#	1	4	1				3	1	

# SECTION SIX

## Vulnerability Assessment

School Value *	\$1,988	\$26,849	\$4,000			\$18,000	\$10,000		
High School		\$10,000					\$10,000		
Middle School		\$8,000				\$8,000			
Elementary VC		\$6,000				\$6,000			
Elementary LW		\$4,000	\$4,000			\$4,000			
Senior Center#	1	2	1			2			
Senior Center Value *	\$700	\$1,500	\$700			\$1,500			
Community Center #	1	1							
Community Center Value *	\$1,000	\$1,000							

Value \* = x1,000

Source: FEMA HAZUS-MH <http://www.nbmng.unr.edu/dox/of098/Scenarios/OpenFileReport09-8.pdf>, Storey County Emergency Management

# SECTION SIX

## Vulnerability Assessment

Table 6-5: Storey County Infrastructure

	Earthquake		Riverine Flood		Severe Winter Storm (Snow)		Wildfire		
	Very Strong	Severe	100-yr	500-yr	Warning/Advisory 5000-7000 ft	Warning/Advisory > 7000 ft	Low	Moderate	High
Bridge/Rail Road Crossing-#	6		6				3	3	
Bridge/Rail Road Crossing Value *	\$5,648		\$2,600				\$455	\$5,194	
Communication-#	1	1				1	1	1	
Communication Value *	\$19	\$19				\$19	\$19	\$19	
Petroleum Storage-#	0	6	2	0	4	0	0	2	4
Petroleum Storage Value *	0	\$78	\$26	0	\$51	0	0	\$26	51
Power Generating Stations/Substations-#	2		1					2	
Power Generating Station Substations Value *	\$18,000		\$9,000					\$18,000	
Water Storage-#	6	4						1	5
Water Storage Value*	\$11,148	\$1,320						\$1,975	\$9,000
Water/Waste Water Treatment Facility-#	5	2				2	2		1
Water/Waste Water Treatment Facility Value	\$3,500	\$2,325				\$2,500	\$15,000		\$2,000
Wells-#	1	1					1		
Wells Value *	46	46					46		

Value \* = x1,000

Source: FEMA HAZUS-MH <http://www.nbmng.unr.edu/dox/cf098/Scenarios/OpenFileReport09-8.pdf>, Storey County Emergency Management

**6.4.1 Earthquake**

Displayed within the Appendices on Figure C-3 Earthquake Hazard Area, there are two identified hazard areas, they are: severe shaking and very strong shaking. Within the perceived severe shaking area the population at risk is 1,801 people with 747 residential buildings valued at \$52.5 million; and 8 nonresidential buildings valued at \$20.6 million. Numerous critical facilities are at risk to perceived severe shaking; they include: 12 first-responder buildings (Fire/EOC/Sheriff) valued at \$2.8 million; 4 gas storage structures valued at \$51,000; 9 government buildings valued at \$7.8 million; 4 critical facilities within historic district buildings valued at \$700,000; 4 schools valued at \$27 million; 2 special-population buildings valued at \$4.1 million; and 1 transportation structure valued at \$602,000. Additionally, there are multiple County infrastructure components located within the perceived severe shaking area; they include: 1 communication structure valued at \$19,000; 4 water storage sites valued at \$1.3 million; 2 water/waste water treatment facilities valued at \$2.3 million; and 1 County-owned wells valued at \$46,000.

More than one-quarter of the County is located within the perceived very strong shaking area. These regions are distant from known, active faults and will experience lower levels of shaking less frequently. In most earthquakes, only weaker masonry buildings would be damaged. However, very infrequent earthquakes could still cause strong shaking here. This area is populated along the north and south County boundaries and is moving towards the interior which is not developed. Within this perceived very strong shaking area, the population at risk is 1,598 people with 684 residential buildings valued at \$40 million and 2 non-residential buildings valued at \$5.5 million. Numerous critical facilities are at risk to perceived severe shaking; they include: 5 first-responder buildings (Fire/EOC/Sheriff) valued at \$2.8 million; 1 school valued at \$2 million; and 1 Senior Center building valued at \$700,000. Additionally, there are multiple County infrastructure components located within the perceived very strong shaking area; they include: 6 bridge/rail road crossings valued at \$5.7 million; 1 communication structure valued at \$19,000; 2 power generating stations/substations valued at \$18 million; 6 water storage sites valued at \$11.1 million; 5 water/waste water treatment facilities valued at \$3.5 million; and 1 County-owned wells valued at \$46,000.

Storey County has 310 unreinforced masonry buildings. Many of these are of an historic nature and make up the bulk of the tourist business district. The VC fire station and courthouse are critical facilities and are URM.

**6.4.2 Flash Flood**

As the flash-flood hazard does not occur within an identified floodplain, there currently is no way to map this hazard to determine the population and buildings at risk. Therefore, mitigation projects rely upon historical occurrences to determine the appropriate location for mitigation actions.

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**6.4.3 Riverine Flood**

Displayed within the Appendices on Figure C-4 FEMA Special Flood Hazard Areas, there are two identified hazard areas, they are: the 100-year floodplain and the 500-year flood plain. Within the 100-year floodplain area, the population at risk is 549 people, with 271 residential buildings valued at \$14.2 million. There are numerous critical facilities at risk within the 100-year floodplain; they include: 1 Lockwood Elementary school valued at \$4 million; 1 Sherriff Sub-station valued at \$500 thousand; 1 Lockwood Senior Center valued at \$700 thousand and 1 Fire Station #74 valued at \$1.5 million. Additionally, there are multiple County infrastructure components located within the 100-year floodplain; they include: 6 bridge/rail road crossings valued at \$2.6 million; 2 Gas Storage tanks valued at \$26 thousand; and 1 power station valued at \$9 million. There are no repetitive loss properties within the 100-year floodplain.

Within the 500-year floodplain there are no residential structures. There are no critical facilities or infrastructure components located within the 500-year floodplain. There are no repetitive loss properties within the 500-year floodplain.

**6.4.4 Severe Winter Storm**

As described in the hazard profile in Section 5.2.12 Severe Winter Storm, there are two identified elevation ranges of concern, they are: elevations between 5,000-7,000 feet and those elevations greater than 7,000 feet. Within the 5,000–7,000-foot-elevation area, the population at risk is 1,973 people, of which 1,771 people reside within the historic district, with 804 residential buildings valued at \$56.3 million, and 10 nonresidential buildings valued at \$24.5 million. There are numerous critical facilities at risk within the 5,000–7,000-foot-elevation range; they include: 12 first-responder buildings (Fire/EOC/Sheriff) valued at \$2.8 million; 4 gas storage structures valued at \$51,000; 9 government buildings valued at \$7.8 million; 4 additional critical facilities within historic district buildings valued at \$700,000; 4 schools valued at \$27 million; 2 special-population buildings valued at \$4.1 million; and 1 transportation structure valued at \$602,000. Additionally, there are two County infrastructure components located within the 5,000–7,000-foot-elevation area; they include: 4 water storage sites valued at \$1.3 million and 2 water/waste water treatment facilities valued at \$2.3 million. Although these facilities may be affected by a severe storm only the Sheriff's Sub-station in Lockwood valued at \$500 thousand is at risk to building collapse.

There are significantly fewer people living and working in elevations greater than 7,000 feet. Within elevations greater than 7,000 feet, the population at risk is 17 people with 7 residential buildings valued at \$500,000 with an additional 12 people residing within the historic district. The critical facilities at risk are the Storey County Courthouse valued at \$5 million; and the Emergency Operation Center valued at \$500 thousand due to the age and construction of the buildings.

**6.4.5 Wildfire**

Displayed within the Appendices on Figure C-5 Wildfire Hazard Area, there are four identified hazard areas, they are: low, moderate, high, and severe. The population at risk to the wildfire hazard in the low category is approximately 36 percent of the population or 1,233 people with 573 residential buildings valued at \$34.4 million, 7 nonresidential buildings valued at \$16.4

million, and 375 people residing within the historic district. There are numerous critical facilities at risk within the low wildfire category; they include: 4 first-responder buildings (Fire/EOC/Sheriff) valued at \$4.5 million; 3 government buildings valued at \$7 million; 3 schools valued at \$18 million; 2 Senior Centers valued at \$1.5 million. Additionally, there are multiple County infrastructure components located within the low wildfire category; they include: 3 bridge/rail road crossings valued at \$455,000; 1 communication tower valued at \$19 thousand; 2 water/waste water treatment facilities valued at \$15 million; and 1 County-owned well valued at \$46,000.

More than 55 percent of the County is located within the moderate-risk category of the wildfire hazard, which is 1,882 people with 739 residential buildings valued at \$510 million, 2 nonresidential buildings valued at \$8.7 million, and 1,248 people residing within the historic district. There are numerous critical facilities within the moderate wildfire risk area; they include: 2 first-responder buildings (Fire/EOC/Sheriff) valued at \$2 million; 1 jail & communication facility valued at \$1.5 million; 1 schools valued at \$10 million. Additionally, there are multiple County infrastructure components located within the moderate-risk category of the wildfire hazard; they include: 3 bridge/rail road crossings valued at \$5.2 million; 1 communication structures valued at \$19,000; 2 gas storage tanks valued at \$26,000; 2 power stations valued at \$18 million; 1 water storage sites valued at \$2 million.

There are 256 people, or 7.5 percent of the County population, who are located within the high-risk category for wildfire hazard; this area includes 94 residential buildings valued at \$6.9 million, 1 nonresidential building valued at \$964,000 and 153 people residing within the historic district. There are no critical facilities or infrastructure located in the high-risk category.

The severe-risk category contains a distinct data limitation wherein the GIS model created does not correspond to the 2005 Nevada Community Wildfire Risk/Hazard Assessment Project study. This study identifies the community of Virginia City Highlands as at an extreme risk which the Storey County Fire Department and the Nevada Division of Forestry concur. The population of this community is approximately 1,500 however the GIS model states the County population located within the extreme-risk category of the wildfire hazard is .06 percent or 2 people with 1 residential building valued at \$65,000 with a minimal amount of nonresidential property containing no buildings valued at \$9,000 and 1 person residing in the historic district. The critical facilities located in the severe wildfire risk area are 2 first responder facilities valued at \$4 million. County infrastructure includes 4 gas storage tanks valued at \$51,000; 5 water storage tanks valued at \$9 million; and 1 water/waste water treatment facility valued at \$2 million. The mitigation goal and actions developed for this hazard reflect the known wildfire extreme-risk ranking and include mitigation actions to reduce the risk to all residential structures.

## 6.5 REPETITIVE LOSS PROPERTIES

The requirements for a risk assessment, as stipulated in the DMA 2000 and its implementing regulations, are described below.

### DMA 2000 Requirements: Assessing Vulnerability, Addressing Repetitive-Loss Properties

#### Assessing Vulnerability: Addressing Repetitive Loss Properties

Requirement §201.6(c)(2)(ii): [The risk assessment **must** also address National Flood Insurance Program (NFIP) insured structures that have been repetitively damaged by floods.

**DMA 2000 Requirements: Assessing Vulnerability, Addressing Repetitive-Loss Properties****Element**

- Does the updated plan document how the planning team reviewed and analyzed this section of the plan and whether this section was revised as part of the update process?
- Does the new or updated plan describe vulnerability in terms of the types and numbers of repetitive loss properties located in the identified hazard areas?

Source: FEMA 2008

Storey County has no repetitive loss properties. The current status of repetitive loss properties should be discussed during the annual review of this plan with the County's Flood Plain Manager.

**Repetitive Loss & Severe Repetitive Loss**

The state is working with a variety of stakeholders to reduce the number of properties considered to be repetitive loss properties and to prevent severe repetitive loss properties from developing.

FEMA's Severe Repetitive Loss (SRL) Program was designed in 2004 to provide funding to reduce or eliminate the long-term risk of flood damage to SRL structures insured under the National Flood Insurance Program (NFIP).

An SRL property is defined as a **residential property** that is covered under an NFIP flood insurance policy and:

- (a) That has at least four NFIP claim payments (including building and contents) over \$5,000 each, and the cumulative amount of such claims payments exceeds \$20,000; or
- (b) For which at least two separate claims payments (building payments only) have been made with the cumulative amount of the building portion of such claims exceeding the market value of the building.

For both (a) and (b) above, at least two of the referenced claims must have occurred within any ten-year period, and must be greater than 10 days apart. FEMA's Repetitive Flood Claims (RFC) grant program was authorized to assist States and communities in reducing flood damages to insured properties that have had one or more claims to the National Flood Insurance Program (NFIP). Nevada has no severe repetitive loss properties and Storey County has no repetitive loss properties.

While not required by the DMA 2000, an important component of a hazard mitigation plan is a review of the County's resources to identify, evaluate, and enhance the capacity of those resources to mitigate the effects of hazards. This section evaluates the County's resources in three areas—legal and regulatory, administrative and technical, and financial—and assesses capabilities to implement current and future hazard mitigation actions.

### 7.1 LEGAL AND REGULATORY CAPABILITIES

Legal and regulatory capabilities, as shown in Table 7-1, include applicable Building Codes, Zoning Ordinance, Subdivision Regulations, Capital Improvement Plan, and other regulatory development guides that provide specified support to hazard mitigation activities. Other less prescriptive documents describe the County's hazard mitigation capabilities to include various Master Plan elements, an Economic Development Strategy, an Emergency Response Plan, and Post-Disaster Recovery Plans, among others. This section lists these various tools, recognizes the local authority of the specific activity, and identifies the interaction of the specific tools with State and higher level authorities.

In addition to policies and regulations, the County participates in several hazard mitigation programs including the NFIP and Fire Safe and Living With Fire programs.

**Table 7-1: Storey County Legal and Regulatory Capability**

Regulatory Tools (Ordinances, Codes, Plans)	Local Authority (Y/N)	Does State Prohibit? (Y/N)	Higher Level Jurisdiction Authority (Y/N)	Comments
A. Building code	Y	N	Y	Building & Planning Dept., (2) State Fire Marshal for Schools.
B. Zoning ordinance	Y	N	N	Building & Planning Dept.
C. Subdivision ordinance or regulations	Y	N	N	Building & Planning Dept.
D. Special purpose ordinances (floodplain management, storm-water management, hillside or steep slope ordinances, wildfire ordinances, hazard setback requirements)	Y	N	Y	Building & Planning Dept.
E. Growth management ordinances (also called "smart growth" or anti-sprawl programs)	Y	N	N	Building & Planning Dept.
F. Site plan review requirements	Y	N	N	Building & Planning Dept.,



**Table 7-1: Storey County Legal and Regulatory Capability**

<b>Regulatory Tools (Ordinances, Codes, Plans)</b>	<b>Local Authority (Y/N)</b>	<b>Does State Prohibit? (Y/N)</b>	<b>Higher Level Jurisdiction Authority (Y/N)</b>	<b>Comments</b>
				Fire Dept.
G. General or comprehensive plan	Y	N	N	Master Plan adopted April 21, 1994
H. A capital improvements plan	Y	N	N	None
I. An economic development plan	Y	N	N	Under development
J. An emergency response plan	Y	N	N	Yes, updated annually in January
K. A post-disaster recovery plan	Y	N	N	Under development
L. A post-disaster recovery ordinance	Y	N	N	None currently
M. Real estate disclosure requirements	Y	N	N	Under development by County Assessor

## **7.2 ADMINISTRATIVE AND TECHNICAL CAPABILITIES**

The administrative and technical capability, as shown in Table 7-2, of the County provides an identification of the staff, personnel, and department resources available to expedite the actions identified in the Mitigation Strategy. Specific resources reviewed include those involving technical personnel that can apply GIS and other services needed to facilitate hazard mitigation actions throughout Storey County.

**Table 7-2: Storey County Administrative and Technical Capacity**

<b>Staff/Personnel Resources</b>	<b>Y/N</b>	<b>Department/Agency and Position</b>
A. Planner(s) or engineer(s) with knowledge of land development and land management practices	Y	Building & Planning Dept., 1 position, Director
B. Engineer(s) or professional(s) trained in construction practices related to buildings and/or infrastructure	Y	Building & Planning Dept.; contract engineer as needed. No full time employee.
C. Planners or Engineer(s) with an understanding of natural and/or human-caused hazards	Y	Building & Planning Dept. 1 position, Director
D. Floodplain manager	Y	Building and Planning Department 1 position, Director
E. Surveyors	N	Contract as needed, no full time position
F. Staff with education or expertise to assess the community's vulnerability to hazards	Y	Building & Planning Dept., 1 position, Director
G. Personnel skilled in GIS and/or HAZUS	Y	GIS Services contracted
H. Scientists familiar with the hazards of the community	N	Contract as needed, no full time employee
I. Emergency manager	Y	Emergency Management Department: part-time
J. Grant writers	Y	Varied department locations, Fire Dept., Emergency Mgmt, Building & Planning Dept.

GIS = Geographic Information System

HAZUS = Hazards U.S.

### **7.3 FINANCIAL CAPABILITIES**

Specific financial and budgetary tools, as shown in Table 7-3, available to the County for hazard mitigation include Federal entitlements, general fund monies, secondary sales and property taxes, user fees for infrastructure, impact fees applied to new development, and various unique debt service techniques including bonding indebtedness.

**Table 7-3: Storey County Fiscal Capability**

Financial Resources	Accessible or Eligible to Use (Yes/No/Don't Know)
A. Community Development Block Grants (CDBG)	Yes
B. Capital improvements project funding	Yes
C. Authority to levy taxes for specific purposes	Only by vote of public
D. Fees for water, sewer, gas, or electric service	Yes
E. Impact fees for homebuyers or developers for new developments/homes	No. Could be established by Commissioners
F. Incur debt through general obligation bonds	Yes. Established by Commissioners
G. Incur debt through special tax and revenue bonds	Yes. Established by Commissioners
H. Incur debt through private activity bonds	Yes. Established by Commissioners
I. Withhold spending in hazard-prone areas	Yes. Established by Commissioners
J. Other: Fire Department, Plan Review fees	Yes
K. Other: Ambulance fees	Yes
L. Other: Business license and events fees	Yes

## 7.4 CURRENT MITIGATION CAPABILITIES

Storey County's current mitigation programs, projects, and plans, as shown in Table 7-4, are listed as follows.

**Table 7-4: Storey County Local Mitigation Capability Assessment**

Agency Name (Mission/ Function)	Programs, Plans, Policies, Regulations, Funding, or Practices	Point of Contact Name and Phone, E-mail	Effect on Loss Reduction			Comments
			Support	Facilitate	Hinder	
Building & Planning Dept.	Flood plain mgmt, economic development, code enforcement, public health nurse	Dean Haymore 775-847-0966	✓	✓		Engineering and planning support
Public Works	Roads, water, sewer, capital projects, building maintenance, County shop	Mike Nevin 775-847-0958	✓	✓		Detailed knowledge of infrastructure - source for skilled

**Table 7-4: Storey County Local Mitigation Capability Assessment**

Agency Name (Mission/ Function)	Programs, Plans, Policies, Regulations, Funding, or Practices	Point of Contact Name and Phone, E-mail	Effect on Loss Reduction			Comments
			Support	Facilitate	Hinder	
	(vehicle repairs), parks, pools					manpower
Fire Department	Public education, plan review, code enforcement	Gary Hames 775-847-0954	✓	✓		Coordinates regularly with other fire agencies; familiar with grants
Emergency Management	Mitigation grants, develop and maintain mitigation plan	Joe Curtis 775-847-0986	✓	✓		Works well with all area agencies; conduit to local and Federal grants
School District	Identify and implement mitigation actions for school property	Rob Slaby 775-847-0983	✓	✓		Intricately familiar with school district infrastructure and hazard risks

Storey County is a close-knit community where many of those responsible for managing the various departments have multi-generational ties to the community or are long-time residents. This mutual bond creates a cohesiveness that is visualized on Table 7-4. Each agency's mission, mitigation programs, plans, policies, funding, and practices complement one another while working together to develop and effectively protect Storey County residents, visitors, and property.

The programs, plan, policies and regulations listed above provide a basic framework for mitigation projects. These programs cover the County's infrastructure and program needs and are effective. However, the funding for mitigation projects may not always be available.

The County being small in population has individuals wearing multiple hats and therefore doesn't have strong legal, administrative and financial capabilities in relation to larger counties within Nevada. However, the County is able to enforce the International Building Code & International Fire Code, Building Code Title 12.09 and 15.05 which restrict building within a floodway, and is a member of the NFIP, in addition to programs for public safety, health and human services, public works and the school district. These programs are run by trained County staff, who are provided the resources to implement and promote the programs. Future implementation may be constrained by budget reduction in the next few years due to the recession.

#### **7.4.1 National Flood Insurance Program**

##### **DMA 2000 Requirements: Mitigation Strategy – National Flood Insurance Program**

###### **National Flood Insurance Program (NFIP) Compliance**

Requirement: §201.6(c)(3)(iii): [The mitigation strategy] must also address the jurisdiction's participation in the National Flood Insurance Program (NFIP), and continued compliance with NFIP requirements, as appropriate.

###### **Element**

- Does the updated plan document how the planning team reviewed and analyzed this section of the plan and whether this section was revised as part of the update process?
- Does the new or updated plan describe the jurisdiction(s) participation in the NFIP?
- Does the mitigation strategy identify, analyze and prioritize actions related to continued compliance with the NFIP?

Source: FEMA, March 2008.

The County has identified special flood-hazard areas. They entered the NFIP in 1994. The County participates in the Community Rating System (CRS) and is currently rated as an 8. The CRS is a voluntary program for the NFIP-participating communities. The goals of the CRS are to reduce flood losses, to facilitate accurate insurance rating, and to promote the awareness of flood insurance. The County outlined mitigation actions listed under goals 5 and 6 detailed below in Table 8-2, Mitigation Goals and Potential Actions. There are no repetitive loss or severe repetitive loss properties (as defined by the NFIP) within the County. County Building Code restricts future building within a floodway.

The following provides an overview of the four-step process for preparing a mitigation strategy: developing mitigation goals and objectives, identifying and analyzing potential actions, prioritizing mitigation actions, and implementing an action plan.

## 8.1 MITIGATION GOALS AND OBJECTIVES

The requirements for the local hazard mitigation goals, as stipulated in the DMA 2000 and its implementing regulations, are described below.

DMA 2000 Requirements: Mitigation Strategy – Local Hazard Mitigation Goals	
<b>Local Hazard Mitigation Goals</b>	
Requirement §201.6(c)(3)(i): [The hazard mitigation strategy shall include a] description of mitigation goals to reduce or avoid long-term vulnerabilities to the identified hazards.	
<b>Element</b>	
<ul style="list-style-type: none"> <li>Does the new or updated plan include a description of mitigation goals to reduce or avoid long-term vulnerabilities to the identified hazards?</li> </ul>	
Source: FEMA, March 2008	

The Planning Committee reviewed the hazard profiles in Section 5 as a basis for developing mitigation goals. Mitigation goals are defined as general guidelines that explain what a community wants to achieve in terms of hazard and loss prevention. Goal statements are typically long-range, policy-oriented statements representing community-wide visions. The Planning Team developed 7 goals to reduce or avoid long-term vulnerabilities to the identified hazards (Table 8-1). Avalanche, Drought, Epidemic, Mine Caving, and Terrorism hazards all rated as low or moderate hazards are addressed in Goals One and Two.

**Table 8-1: Mitigation Goals**

Goal Number	Goal Description
1	Promote increased and ongoing County involvement in hazard-mitigation planning and projects.
2	Build and support local capacity to enable the public to prepare for, respond to, and recover from disasters
3	Reduce the possibility of damage and losses due to earthquakes
4	Reduce the possibility of damage and losses due to floods
5	Reduce the possibility of damage and losses due to severe weather
6	Reduce the possibility of damage and losses due to wildland fires
7	Reduce the possibility of damage and losses due to hazardous material releases

## 8.2 IDENTIFYING MITIGATION ACTIONS

The requirements for the identification and analysis of mitigation actions, as stipulated in the DMA 2000 and its implementing regulations, are described below.

DMA 2000 Requirements: Mitigation Strategy	
<b>Identification and Analysis of Mitigation Actions</b>	
Requirement §201.6(c)(3)(ii): [The mitigation strategy shall include a] section that identifies and analyzes a comprehensive range of specific mitigation actions and projects being considered to reduce the effects of each hazard, with particular emphasis on new and existing buildings and infrastructure.	
<b>Element</b>	
■ Does the plan identify and analyze a comprehensive range of specific mitigation actions and projects for each hazard?	
■ Do the identified actions and projects address reducing the effects of hazards on new buildings and infrastructure?	
■ Do the identified actions and projects address reducing the effects of hazards on existing buildings and infrastructure?	
■ Does the mitigation strategy identify actions related to the participation in and continued compliance with the NFIP?	
Source: FEMA, March 2008.	

Mitigation actions are usually grouped into six broad categories: prevention, property protection, public education and awareness, natural resource protection, emergency services, and structural projects. As such, Table 8-3 lists the goals and potential actions selected for this HMP by the Planning Committee. The Planning Committee determined that Actions listed under Goals One and Two address the low rated Avalanche, Infestation, Landslide and Volcano hazards.

**Table 8-2 – Mitigation Goals and Actions**

Goals	Action	New or Existing Bldgs.	Description
<b>Goal 1:</b>  <i>Promote increased and ongoing involvement in hazard-mitigation planning and projects</i>	1.A	N	Update the Master Plan to be consistent with the hazard area maps and implementation strategies developed in the HMP every 10 years. Review & update ordinances & code every 3 years.
	1.B	N/E	Continue GIS data sharing agreements with Douglas County.
<b>Goal 2:</b>  <i>Build and support local capacity to enable the public to prepare for, respond to, and recover from disasters</i>	2.A	N/E	Continue and expand Risk Watch outreach program that coordinates with the school district to teach children about the hazards in their community and what they can do to mitigate, prevent, and prepare for these hazard events. Additionally, the safety tips will be posted on the County Web site.
	2.B	E	Develop and sustain a public outreach programs that encourages consistent hazard mitigation content including all hazards addressed in this mitigation plan.
	2.C	N/E	Develop outreach program that will teach adults how to anchor parapets, signs, glass, machinery, shelving, fixtures, and other nonstructural elements or architectural detailing that might cause injury if items were to fall or break during an earthquake.
	2.D	N/E	Use seasonal firefighters to conduct an outreach program to inform homeowners about the threat of wildfires; to explain how homeowners can reduce the wildfire hazards around their homes; to encourage homeowners to take the necessary action to improve the chance of their home surviving a wildfire; encourage homeowners to become involved with the Living With Fire program; and encourage attendance of existing Fire Safe Chapter members to the annual Wildfire Urban Interface Fire Summit.
	2.E	N/E	Expand Highlands Fire Safe Council to include additional communities to inform Fire Safe councils, homeowner associations, and property owners about best management practices for Piñon-Juniper woodlands.
	2.F	N/E	Initiate an outreach program to inform and instruct building contractors, County and State road maintenance agencies, and Storey County schools in best management practices for vegetation management in developments, around existing and new construction, and along road right-of-ways.
	2.G	N/E	Within and immediately surrounding the area of the Virginia Highlands, the local chapter of the Nevada Fire Safe Council continue outreach efforts to emphasize the importance of internal fuel breaks to property owners in the community as a necessary prerequisite to enhancing fire protection.
<b>Goal 3:</b>	3.A	N	Develop a voluntary building inspection program in which homes, businesses, schools, and critical facilities and infrastructure are inspected by a building official for



**Table 8-2 – Mitigation Goals and Actions**

Goals	Action	New or Existing Bldgs.	Description
<b>Reduce the possibility of damage and losses due to earthquakes</b>			nonstructural elements that might break during an earthquake. In conjunction with this action, develop a nonstructural retrofitting program to correct identified problems.
	3.B	E	Recommend retrofit for private business, homes, and government, with higher priority to critical facilities, infrastructure, and government agencies located within identified historical buildings.
	3.C	E	Initiate program to provide funding for structural engineers to inspect County-owned critical facilities and infrastructure within identified high-shaking areas and historical buildings.
	3.D	E	Retrofit all critical assets within strong shaking areas that do not meet the most current IBC requirements for safety; with higher priority given to critical facilities, infrastructure, and government agencies located within identified historical buildings.
	3.E	N/E	Work with utility companies to evaluate the seismic risk to their transmission pipelines and implement mitigation measures, such as automatic shut-off valves.
	3.F	N/E	Install on all private and public buildings propane earthquake disconnect valves.
	3.G	E	Continue seismic retrofit on facades on B & C Streets.
<b>Goal 4:</b> <b>Reduce the possibility of damage and losses due to flood and flash flood</b>	4.A	N/E	Review and update flood plans that would include coordination with adjacent counties, cities, and special districts supporting a regional approach to flood control
	4.B	E	Install new flood facilities including upgrade of the existing storm drain system to current standards including culverts and channel improvements throughout Storey Co.
	4.C	E	Protect and enhance existing water conveyance structures, storage, and treatment facilities to reduce impact from flood (i.e. Lockwood, VC)
<b>Goal 5:</b> <b>Reduce the possibility of damage and losses due to Severe Weather</b>	5.A	E	In areas at risk to severe weather, retrofit public buildings to withstand snow loads and sever winds to prevent roof collapse/damage (Sheriff Sub-station, EOC, Courthouse)
<b>Goal 6:</b> <b>Reduce the possibility of damage and losses due to wildland fires</b>	6.A	E	Develop partnerships for a community based vegetation management program including chipping programs

**Table 8-2 – Mitigation Goals and Actions**

Goals	Action	New or Existing Bldgs.	Description
	6.B	E	Within the VH create manageable, shaded fuel breaks thru entire subdivision including VC Highlands and Highland Ranches
	6.C	N/E	Continue program using seasonal firefighters and community service groups to provide veg. mgmt. services to elderly, disable, or low-income persons to remove flammable veg. around homes
	6.D	N/E	Create a veg. mgmt. program to replace cheat grass w/perennial grasses around communities to slow wildfire spread
	6.E	E	Perform study to determine appropriate method to retrofit buildings located VC urban fire hazard zone. (i.e. critical facilities, commercial business district, historic district and infrastructure)
	6.F	N/E	Implement fuels-reduction treatment along all boundaries of Six Mile Canyon to protect residences and community infrastructure
<b>Goal 7:</b> <b>Reduce the possibility of damage and losses due to hazardous materials release</b>	7.A	N/E	Enforce zoning ordinances to reduce public health risks from hazardous materials releases

## 8.3 EVALUATING AND PRIORITIZING MITIGATION ACTION

The requirements for the evaluation and implementation of mitigation actions, as stipulated in DMA 2000 and its implementing regulations, are described below.

DMA 2000 Requirements: Mitigation Strategy - Implementation of Mitigation Actions	
<b>Implementation of Mitigation Actions</b>	
Requirement: §201.6(c)(3)(iii): [The mitigation strategy section shall include] an action plan describing how the actions identified in section (c)(3)(ii) will be prioritized, implemented, and administered by the local jurisdiction. Prioritization shall include a special emphasis on the extent to which benefits are maximized according to a cost-benefit review of the proposed projects and their associated costs.	
<b>Element</b>	
<ul style="list-style-type: none"> <li>■ Does the mitigation strategy include how the actions are prioritized? (For example, is there a discussion of the process and criteria used?)</li> <li>■ Does the mitigation strategy address how the actions will be implemented and administered? (For example, does it identify the responsible department, existing and potential resources, and timeframe?)</li> <li>■ Does the prioritization process include an emphasis on the use of a cost-benefit review (see page 3-36 of <i>Multi-Hazard Mitigation Planning Guidance</i>) to maximize benefits?</li> </ul>	
Source: FEMA, March 2008	

The mitigation actions were finalized during the Planning Committee meeting on October 13, 2011. At this time the Planning Committee evaluated and prioritized each of the actions. To complete this task, the Planning Committee completed the STAPLE+E evaluation criteria using rankings of one for lowest and three for highest priority, acceptance, feasibility etc. The rankings for each action were totaled and the actions with the highest number of points were evaluated by the committee. See Table 8-4 for the evaluation criteria.

**Table 8-3: STAPLE+E Evaluation Criteria for Mitigation Actions**

Evaluation Category	Discussion "It is important to consider..."	Considerations
Social	The public Support for the overall mitigation strategy and specific mitigation actions	Community acceptance; adversely affects population
Technical	If the mitigation action is technically feasible and if it is the whole or partial solution	Technical feasibility; Long-term solutions; Secondary impacts
Administrative	If the community has the personnel and administrative capabilities necessary to implement the action or whether outside help will be necessary	Staffing; Funding allocation; Maintenance/operations
Political	What the community and its members feel about issues related to the environment, economic development, safety, and emergency management	Political support; Local champion; Public support
Legal	Whether the community has the legal authority to implement the action, or whether the community must pass new regulations	Local, State, and Federal authority; Potential legal challenge

Economic	If the action can be funded with current or future internal and external sources, if the costs seem reasonable for the size of the project, and if enough information is available to complete a FEMA Benefit Cost Analysis	Benefit/cost of action; Contributes to other economic goals; Outside funding required; FEMA Benefit Cost Analysis
Environmental	The impact on the environment because of public desire for a sustainable and environmentally healthy community	Effect on local flora and fauna; Consistent with community environmental goals; Consistent with local, State and Federal laws

Upon review by the Planning Committee, mitigation actions were selected for the County that best fulfill the goals of the HMP and were appropriate and feasible to implement during the 5-year lifespan of this version of the HMP. In reviewing the actions the Planning Committee considered the following:

- Actions that strengthen, elevate, relocate, or otherwise improve buildings, infrastructure, or other facilities to enhance their ability to withstand the damaging impacts of future disasters
- Actions in which the benefits (which are the reduction in expected future damages and losses) are greater than the costs considered as necessary to implement the specific action
- Actions that either address multi-hazard scenarios or address a hazard that present the greatest risk to the jurisdiction

The high priority actions are shown in Table 8-5.

#### **8.4 IMPLEMENTING A MITIGATION ACTION PLAN**

A Mitigation Action Plan Matrix was prepared for the County detailing the mitigation actions and their priority level, how the overall benefit-cost were taken into consideration, and how each mitigation action will be implemented and administered. This matrix is Table 8-4.

Table 8-4: Action Plan Matrix

Action Number	Action Item	Department / Division	Potential Funding Source	Implementation Timeline	Economic Justification	Priority Level
1A.	Update the Master Plan to be consistent with the hazard area maps and implementation strategies developed in the HMP every 10 years. Update Ordinances every 3 years.	County Planning	Local Gen. Fund, HUD	24-36 months	Protection of lives due to pre-planning.	Low
1.B	Continue GIS and mapping capability to assess the risks in the County GIS data sharing agreements w/ Douglas Co.	County Planning	Local Gen. Fund	Ongoing	Protection of lives and property due to pre-planning	Medium
2.A	Continue and expand Risk Watch outreach program that coordinates with the school district to teach children about the hazards in their community and what they can do to mitigate, prevent, and prepare for these hazard events. Additionally, the safety tips will be posted on the County Web site.	Emergency Mgmt., Fire Dept., Sherriff, School District, Health Dept.	Local Gen Fund	Ongoing	Protection of homes, businesses, infrastructure, and critical facilities.	High
2.B	Develop and sustain public outreach programs which encourage consistent hazard mitigation content including all hazards addressed in this mitigation plan.	Emergency Mgr. Fire Dept.	EMPG, SERC, USEPA, NDEP, NDCNR, Local Gen Fund	Ongoing	Protection of lives and property due to pre-planning.	Low
2.C	Develop outreach program that will teach adults how to anchor parapets, signs, glass, machinery, shelving, fixtures, and other nonstructural elements or architectural detailing that might cause injury if items were to fall or break during an earthquake.	Public Works – Flood Plan Mgr. Fire Dept.	EMPG, SERC, USEPA, NDEP, NDCNR, Utility Service Charge	18-24 months	Protection of lives due to pre-planning.	Low
2.D	Use seasonal firefighters to conduct an outreach program to inform homeowners about the threat of	Emergency Mgr. Fire Dept.	HMGP, PDM, FMAG, NDF, Fire Dept., Local Gen. Fund	Ongoing	Protection of homes, businesses, infrastructure, and critical facilities.	High

Table 8-4: Action Plan Matrix

Action Number	Action Item	Department / Division	Potential Funding Source	Implementation Timeline	Economic Justification	Priority Level
	wildfires; to explain how homeowners can reduce the wildfire hazards around their homes; to encourage homeowners to take the necessary action to improve the chance of their home surviving a wildfire; encourage homeowners to become involved with the Living With Fire program; and encourage attendance of existing Fire Safe Chapter members to the annual Wildfire Urban Interface Fire Summit.					
2.E	Expand Highlands Fire Safe Council to include additional communities to inform Fire Safe councils, homeowner associations, and property owners about best management practices for Piñon-Juniper woodlands.	Emergency Mgmt., Fire Dept.	NDF, Local Gen. Fund	Ongoing	Protection of homes, businesses, infrastructure, and critical facilities.	Low
2.F	Initiate an outreach program to inform and instruct building contractors, County and State road maintenance agencies, and Storey County schools in best management practices for vegetation management in developments, around existing and new construction, and along road right-of-ways.	Emergency Mgmt., Bldg. Dept.	Local Gen. Fund, FEMA, HUD	Ongoing	Protection of homes, businesses, infrastructure, and critical facilities.	Low
2.G	Within and immediately surrounding the area of the Virginia Highlands, the local chapter of the Nevada Fire Safe Council continue outreach efforts to emphasize the importance of internal fuel breaks to property owners in the community as a	Fire Dept., Emergency Management	NDF, Local Gen. Fund	Ongoing	Protection of homes, businesses, infrastructure, and critical facilities.	High

Table 8-4: Action Plan Matrix

Action Number	Action Item	Department / Division	Potential Funding Source	Implementation Timeline	Economic Justification	Priority Level
3.A	necessary prerequisite to enhancing fire protection. Develop a voluntary building inspection program in which homes, businesses, schools, and critical facilities and infrastructure are inspected by a building official for nonstructural elements that might break during an earthquake. In conjunction with this action, develop a nonstructural retrofit program to correct identified problems.	Bldg. Dept., Emergency Management	Local Gen. Fund, FEMA HMGP, PDM	Ongoing	Protection of homes, businesses, infrastructure, and critical facilities.	Low

Table 8-4: Action Plan Matrix

Action Number	Action Item	Department / Division	Potential Funding Source	Implementation Timeline	Economic Justification	Priority Level
3.B	Outreach & recommend retrofit for private business, homes, and government, with higher priority to critical facilities, infrastructure, and government agencies located within identified historical buildings.	Bldg. Dept., Emergency Management	HMGP, PDM, US HUD, Local Gen. Fund	24-48 months	Protection of lives, homes, businesses, infrastructure, and critical facilities	Low
3.C	Initiate program to provide funding for structural engineers to inspect County-owned critical facilities and infrastructure within identified high-shaking areas and historical buildings.	Bldg. Dept., Public Works, Emergency Management	HMGP, PDM, US HUD, Local Gen. Fund	24-48 months	Protection of lives, homes, businesses, infrastructure, and critical facilities	Medium
3.D	Retrofit all critical assets within strong shaking areas that do not meet the most current IBC requirements for safety; with higher priority given to critical facilities, infrastructure, and government agencies located within identified historical buildings.	Bldg. Dept., Public Works, Emergency Management	HMGP, PDM, US HUD, Local Gen. Fund	24-48 months	Protection of lives, homes, businesses, infrastructure, and critical facilities	High
3.E	Work with utility companies to evaluate the seismic risk to their transmission pipelines and implement mitigation measures, such as automatic shut-off valves.	Bldg. Dept., Public Works, Emergency Management	HMGP, PDM, US HUD, Local Gen. Fund	24-48 months	Protection of lives, homes, businesses, infrastructure, and critical facilities	Medium
3.F	Install on all private and public buildings propane earthquake disconnect valves.	Bldg. Dept., Emergency Management	HMGP, PDM, US HUD, Local Gen. Fund	24-48 months	Protection of lives, homes, businesses, infrastructure, and critical facilities	Medium
3.G	Continue seismic retrofit on facades on B & C Streets.	County Building, Planning & Public Works	HMGP, PDM, US HUD, Local Gen. Fund	24-48 months	Protection of lives, homes, businesses, infrastructure, and critical facilities	High
4.A	Review and update flood plans that would include coordination with	Public Works	PDM, HMGP, FMA, RFC, USDA, NDEP,	24-48 months	Protection of lives, homes, businesses, infrastructure, and critical facilities	Medium



Table 8-4: Action Plan Matrix

Action Number	Action Item	Department / Division	Potential Funding Source	Implementation Timeline	Economic Justification	Priority Level
	adjacent counties, cities, and special districts supporting a regional approach to flood control		USEPA, NDRCS, Local, PW			
4.B	Install new flood facilities including upgrade of the existing storm drain system to current standards including culverts and channel improvements throughout Storey Co.	Public Works	PDM, HMGP, FMA, RFC, USDA, NDEP, USEPA, NDRCS, Local, PW	24-48 months	Protection of lives, homes, businesses, infrastructure, and critical facilities	Medium
4.C	Protect and enhance existing water conveyance structures, storage, and treatment facilities to reduce impact from flood (i.e. Lockwood, VC)	Public Works	PDM, HMGP, FMA, RFC, USDA, NDEP, USEPA, NDRCS, Local, PW	24-48 months	Protection of lives, homes, businesses, infrastructure, and critical facilities	Medium
5.A	In areas at risk to severe weather, retrofit public buildings to withstand snow loads and sever winds to prevent roof collapse/damage (Sheriff Sub-station, EOC, Courthouse)	Public Works	PDM, HMGP, FMA, RFC, USDA, NDEP, USEPA, NDRCS, Local, PW	24-48 months	Protection of lives, homes, businesses, infrastructure, and critical facilities	High

Table 8-4: Action Plan Matrix

Action Number	Action Item	Department / Division	Potential Funding Source	Implementation Timeline	Economic Justification	Priority Level
6.A	Develop partnerships for a community based vegetation management program including chipping programs	Fire Dept.	PDM, HMGP, RFC, USDA, NDEP, USEPA, NDRCS, BLM, Local, PW	24-36 months	Protection of homes, businesses, infrastructure, and critical facilities	High
6.B	Within the VH create manageable, shaded fuel breaks thru entire subdivision including VC Highlands and Highland Ranches	Fire Dept.	PDM, HMGP, RFC, USDA, NDEP, USEPA, NDRCS, BLM, Local, PW	24-36 months	Protection of homes, businesses, infrastructure, and critical facilities	High
6.C	Continue program using seasonal firefighters and community service groups to provide veg. mgmt. services to elderly, disabled, or low-income persons to remove flammable veg. around homes	Fire Dept.	PDM, HMGP, RFC, USDA, NDEP, USEPA, NDRCS, BLM, Local, PW	24-36 months	Protection of homes, businesses, infrastructure, and critical facilities	High
6.D	Create a veg. mgmt. program to replace cheat grass w/perennial grasses around communities to slow wildfire spread	Fire Dept.	PDM, HMGP, RFC, USDA, NDEP, USEPA, NDRCS, BLM, Local, PW	24-36 months	Protection of homes, businesses, infrastructure, and critical facilities while strengthening regional coordination.	Low
6.E	Perform study to determine appropriate method to retrofit buildings located VC urban fire hazard zone. (i.e. critical facilities, commercial business district, historic district and infrastructure)	Fire Dept.	PDM, HMGP, RFC, USDA, NDEP, USEPA, NDRCS, Local, PW	24-36 months	Protection of homes, businesses, infrastructure, and critical facilities.	Medium
6.F	Implement fuels-reduction treatment along all boundaries of Six Mile Canyon to protect residences and community infrastructure	Fire Dept.	PDM, HMGP, RFC, USDA, NDEP, USEPA, NRCS, FEMA, 319(h) grants (Clean Water Act), Local, PW	24-36 months	Protection of homes, businesses, infrastructure, and critical facilities.	High
7.A	Enforce zoning ordinances to reduce public health risks from hazardous materials releases prevent roof	Building Dept.	PDM, HMGP, Local Gen. Fund	12-14 months	Protection of infrastructure, and critical facilities.	Low

Table 8-4: Action Plan Matrix

Action Number	Action Item collapse/damage	Department / Division	Potential Funding Source	Implementation Timeline	Economic Justification	Priority Level
BLM= Bureau of Land Management PW = Public Works DHS= Dept. of Homeland Security EMPG = Emergency Management Performance Grant FMA=Flood Management Assistance		HMGP = Hazard Mitigation Grant Program HUD=Housing & Urban Development NDEP = Nevada Division of Environmental Protection NDF = Nevada Department of Forestry NDRCS=Nevada Dept. Resource Conservation Services PDM = Pre-Disaster Mitigation			RFC=Resource Finance Corporation SERC = State Emergency Response Commission USDA = U.S. Department of Agriculture USEPA = U.S. Environmental Protection Agency USFS = U.S. Fire Service USGS = US Geological Survey	

This section describes a formal plan maintenance process to ensure that the HMP remains an active and applicable document. It includes an explanation of how the County and the Planning Committee intend to organize its efforts to ensure that improvements and revisions to the HMP occur in a well-managed, efficient, and coordinated manner.

The following three process steps are addressed in detail below:

- Monitoring, evaluating, and updating the HMP
- Implementation through existing planning mechanisms
- Continued public involvement

### **9.1 MONITORING, EVALUATING, AND UPDATING THE HMP**

The requirements for monitoring, evaluating, and updating the HMP, as stipulated in the DMA 2000 and its implementing regulations, are described below.

#### **DMA 2000 Requirements: Plan Maintenance Process - Monitoring, Evaluating, and Updating the Plan**

##### **Monitoring, Evaluating and Updating the Plan**

Requirement §201.6(c)(4)(i): [The plan maintenance process shall include a] section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan within a five-year cycle.

##### **Element**

- Does the new or updated plan describe the method and schedule for monitoring the plan? (For example, does it identify the party responsible for monitoring and include a schedule for reports, site visits, phone calls, and meetings?)
- Does the new or updated plan describe the method and schedule for evaluating the plan? (For example, does it identify the party responsible for evaluating the plan and include the criteria used to evaluate the plan?)
- Does the new or updated plan describe the method and schedule for updating the plan within the five-year cycle?

Source: FEMA 2008

The County Emergency Manager recognizes the need for plan maintenance and wanted to include tools into the plan for maintenance. The HMP was prepared as a collaborative effort between the County Emergency Management, and the Local Emergency Management Committee (LEPC) and the Nevada Division of Emergency Management. To maintain momentum and build upon this hazard mitigation planning effort, the LEPC will monitor, evaluate, and update the HMP. The LEPC will be responsible for implementing the Mitigation Action Plan. The County Emergency Manager will serve as the primary points of contact and will coordinate all local efforts to monitor, evaluate, and revise the HMP.

The LEPC will conduct an annual review of the progress in implementing the HMP, particularly the Mitigation Action Plan. As shown in Appendix E, the Annual Review Questionnaire and Mitigation Action Progress Report will provide the basis for possible changes in the overall Mitigation Action Plan by refocusing on new or more threatening hazards, adjusting to changes to or increases in resource allocations, and engaging additional support for the HMP implementation. The County Emergency Manager will initiate the annual review one month prior to the date of adoption. The findings from this review will be presented annually to the County Manager. The review will include an evaluation of the following:

- Participation of County agencies and others in the HMP implementation.
- Notable changes in the County's risk of natural or human-caused hazards.
- Impacts of land development activities and related programs on hazard mitigation.
- Progress made implementing the Mitigation Action Plan (identify problems and suggest improvements as necessary).
- The adequacy of resources for implementation of the HMP.

The process of reviewing the progress on achieving the mitigation goals and implementing the Mitigation Action Plan activities and projects will also be accomplished during the annual review process. During each annual review, a Mitigation Action Progress Report will be submitted to the Planning Committee and provide a brief overview of mitigation projects completed or in progress since the last review. As shown in Appendix E, the report will include the current status of the mitigation project, including any changes made to the project, the identification of implementation problems and appropriate strategies to overcome them, and whether or not the project has helped achieve the appropriate goals identified in the plan.

In addition to the annual review, the LEPC will update the HMP every five years. To ensure that this occurs, in the third year following adoption of the HMP, the LEPC will undertake the following activities:

- Thoroughly analyze and update the County's risk of natural and man-made hazards.
- Provide a new annual review (as noted above), plus a review of the three previous annual reports.
- Provide a detailed review and revision of the mitigation strategy.
- Prepare a new action plan with prioritized actions, responsible parties, and resources.
- Prepare a new draft HMP and submit it to the County for adoption.
- Submit an updated HMP to the Nevada State Hazard Mitigation Officer and FEMA for approval.

## **9.2 IMPLEMENTATION THROUGH EXISTING PLANNING MECHANISMS**

The requirements for implementation through existing planning mechanisms, as stipulated in the DMA 2000 and its implementing regulations, are described below.

### **DMA 2000 Requirements: Plan Maintenance Process - Incorporation into Existing Planning Mechanisms**

#### **Incorporation into Existing Planning Mechanisms**

Requirement §201.6(c)(4)(ii): [The plan shall include a] process by which local governments incorporate the requirements of the mitigation plan into other planning mechanisms such as comprehensive or capital improvement plans, when appropriate.

#### **Element**

- Does the new or updated plan identify other local planning mechanisms available for incorporating the requirements of the mitigation plan?
- Does the new or updated plan include a process by which the local government will incorporate the requirements in other plans, when appropriate?

## DMA 2000 Requirements: Plan Maintenance Process - Incorporation into Existing Planning Mechanisms

Source: FEMA 2008.

After the adoption of the HMP, the LEPC will continue to ensure that the HMP, in particular the Mitigation Action Plan, is incorporated into existing planning mechanisms. Each member of the LEPC will achieve this incorporation by undertaking the following activities.

- Conduct a review of the community-specific regulatory tools to assess the integration of the mitigation strategy. These regulatory tools are identified in Table 7-1.
- Work with pertinent divisions and departments to increase awareness of the HMP and provide assistance in integrating the mitigation strategy (including the action plan) into relevant planning mechanisms. Implementation of these requirements may require updating or amending specific planning mechanisms.

Since the first Storey County HMP 2010 was adopted Storey County has developed a Storey County Comprehensive Flood Control Plan 2011 which includes mitigation actions to reduce flood and Storey County Flood Zone Plan 2012 which provides restricted building in mapped flood zones.

## 9.3 CONTINUED PUBLIC INVOLVEMENT

The requirements for continued public involvement, as stipulated in the DMA 2000 and its implementing regulations, are described below.

### DMA 2000 Requirements: Plan Maintenance Process - Continued Public Involvement

#### Continued Public Involvement

Requirement §201.6(c)(4)(iii): [The plan maintenance process shall include a] discussion on how the community will continue public participation in the plan maintenance process.

#### Element

- Does the new or updated plan explain how **continued public participation** will be obtained? (For example, will there be public notices, an ongoing mitigation plan committee, or annual review meetings with stakeholders?)

Source: FEMA 2008.

The County is dedicated to involving the public directly in the continual reshaping and updating of the HMP. Hard copies of the HMP will be provided to each department. In addition, a downloadable copy of the plan and any proposed changes will be posted on the County's Web site. This site will also contain an e-mail address and phone number to which interested parties may direct their comments or concerns.

The LEPC will also identify opportunities to raise community awareness about the HMP and the County's hazards. This could include attendance and provision of materials at sponsored events. Any public comments received regarding the HMP will be collected by the County Emergency Manager, included in the annual report to the County Manager, and considered during future HMP updates. A press release and public notice by the County will be issued each year before the annual maintenance meeting inviting the public to participate.

The following websites or documents were accessed between October 2010 and March 2011.

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<http://www.nbmng.unr.edu/dox/of099.pdf>.

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FEMA. 2009. *Flood Insurance Study: Storey County, Nevada*.

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FEMA. 2002b. *State and Local Plan Interim Criteria Under the Disaster Mitigation Act of 2000 – Final Draft*. U.S. Department of Homeland Security, Federal Emergency Management Agency. [http://www.fema.gov/fima/planning\\_toc4.shtm](http://www.fema.gov/fima/planning_toc4.shtm).

FEMA. 2002c. *How-To Guide #1: Getting Started: Building Support For Mitigation Planning*. U.S. Department of Homeland Security, Federal Emergency Management Agency. FEMA 386-1. [http://www.fema.gov/fima/planning\\_toc5.shtm](http://www.fema.gov/fima/planning_toc5.shtm). September.

FEMA. 2002d. *How-To Guide #7: Integrating Human-Caused Hazards Into Mitigation Planning*. U.S. Department of Homeland Security, Federal Emergency Management Agency. FEMA 386-7.

FEMA. 2002e. 44 CFR Parts 201 and 206, RIN 3067-AD22, Hazard Mitigation Planning and Hazard Mitigation Grant Program, Interim Final Rule. In *Federal Register* 67, no. 190. U.S. Department of Homeland Security, Federal Emergency Management Agency. [http://www.fema.gov/pdf/fima/fr02\\_24998.pdf](http://www.fema.gov/pdf/fima/fr02_24998.pdf).

FEMA. 2003a. *How-To Guide #3: Developing The Mitigation Plan; Identifying Mitigation Actions And Implementing Strategies*. U.S. Department of Homeland Security, Federal Emergency Management Agency. FEMA 386-3.

FEMA. 2003b. *How-To Guide #4: Bringing the Plan to Life: Implementing the Hazard Mitigation Plan*. U.S. Department of Homeland Security, Federal Emergency Management Agency. FEMA 386-4.

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Nevada Bureau of Mines and Geology. 2009. *Estimated Losses from Earthquakes near Nevada Communities*. [http://www.nbmng.unr.edu/dox/of098/Scenarios/County\\_Scenarios/](http://www.nbmng.unr.edu/dox/of098/Scenarios/County_Scenarios/)

- Nevada Bureau of Mines and Geology. Map. Earthquakes in Nevada 1852-2008  
[www.nbmng.unr.edu/dox/m119.pdf](http://www.nbmng.unr.edu/dox/m119.pdf)
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**Appendix A**  
**Adoption Resolution**

Sample

**Appendix B**  
**Adoption Resolution**  
**Resolution #09-294**

WHEREAS *Storey County* has historically experienced severe damage from natural and human-caused hazards such as flooding, wildfire, drought, thunderstorms/high winds, and hazardous materials incidents on many occasions in the past century, resulting in loss of property and life, economic hardship, and threats to public health and safety;

WHEREAS the *Storey County* Hazard Mitigation Plan (the Plan) has been developed after more than one year of research and work by the *County's* Office of Emergency Management in association and cooperation with the County Planning Team for the reduction of hazard risk to the community;

WHEREAS the Plan specifically addresses hazard mitigation strategies and plan maintenance procedures for *Storey County*;

WHEREAS the Plan recommends several hazard mitigation actions/projects that will provide mitigation for specific natural and human caused hazards that impact *Storey County* with the effect of protecting people and property from loss associated with those hazards;

WHEREAS a public notice was posted for the Plan for comment and review as required by law;

**NOW THEREFORE BE IT RESOLVED**

by the *County Commission*, that:

1. The Plan is hereby Adopted as an official plan of *Storey County*
  2. The respective officials identified in the mitigation strategy of the Plan are hereby directed to pursue implementation of the recommended actions assigned to them.
  3. Future revisions and Plan maintenance required by the Disaster Mitigation Act of 2000 and FEMA, are hereby adopted as a part of this resolution for a period of five (5) years from the date of this resolution.
  4. An annual report on the progress of the implementation elements of the Plan shall be presented to the, *County Commission* by October 31<sup>st</sup> of each calendar year.
-

**Appendix A**  
**Adoption Resolution**

---

*Proposed on the 15<sup>th</sup> day of December, 2009 by the Storey County Commission.*

*Passed on the 15<sup>th</sup> day of December, 2009.*

VOTE:

Ayes: Kershaw, Flanagan

Nays: none

Absent: Hess

*This ordinance shall be in full force and effect from and after the 15<sup>th</sup> day of December 2009.*

- Absent -

Greg Hess, Chairman

Storey County Commission

ATTEST:

Vanessa Dixon

Vanessa Dixon

Storey County Clerk

- Absent -

Commission Chair, Greg Hess

12-15-09

Date

Bob Kershaw

Commissioner, Bob Kershaw

12-15-9

Date

John Flanagan

Commissioner, John Flanagan

12-15-09

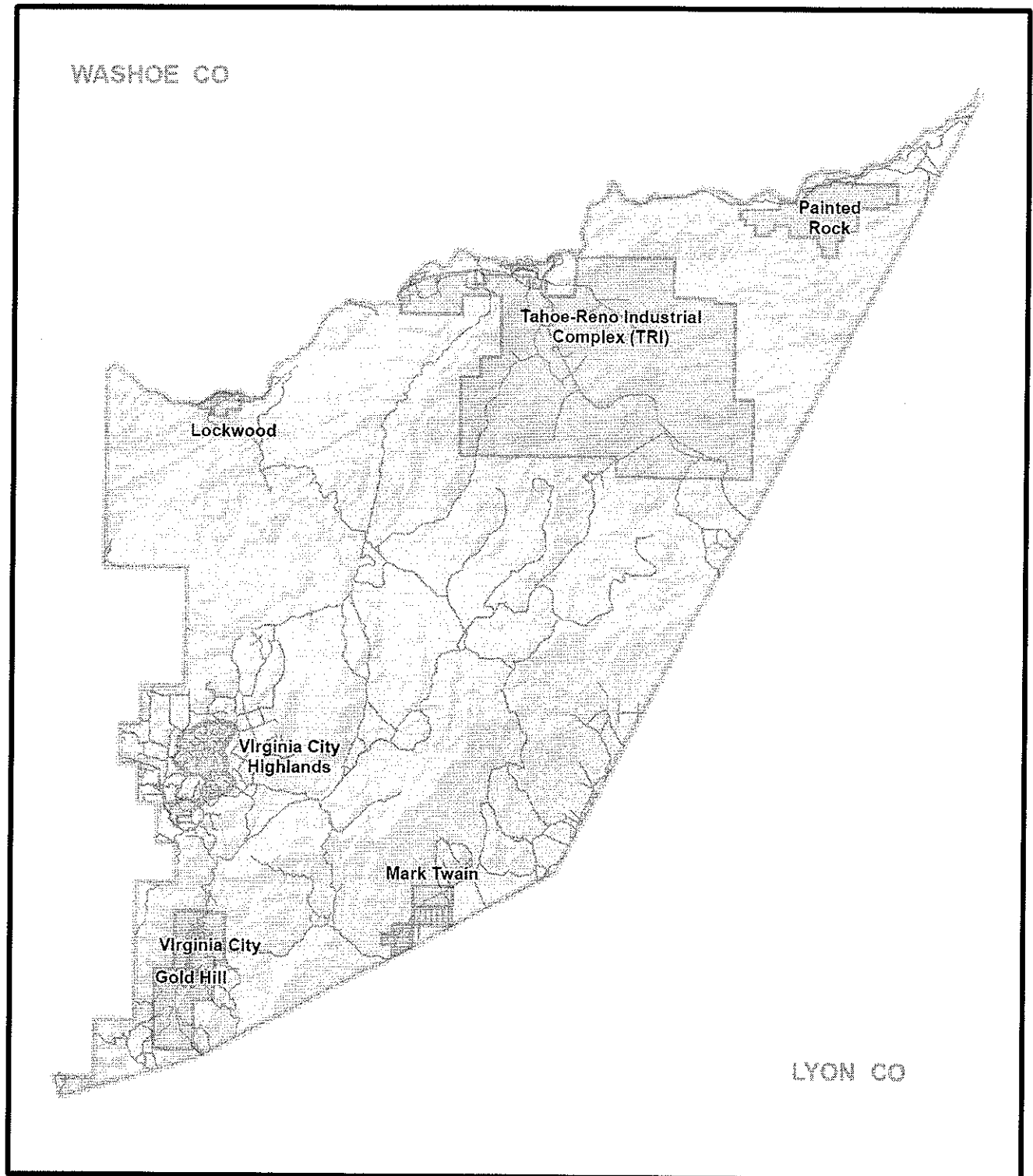
Date

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
## **Appendix B**

### **Figures**

# Appendix B Figures



**Map Elements**

-  Populated Areas
-  Local Roads
-  County Boundary



## Storey County, NV

- Populated Areas -

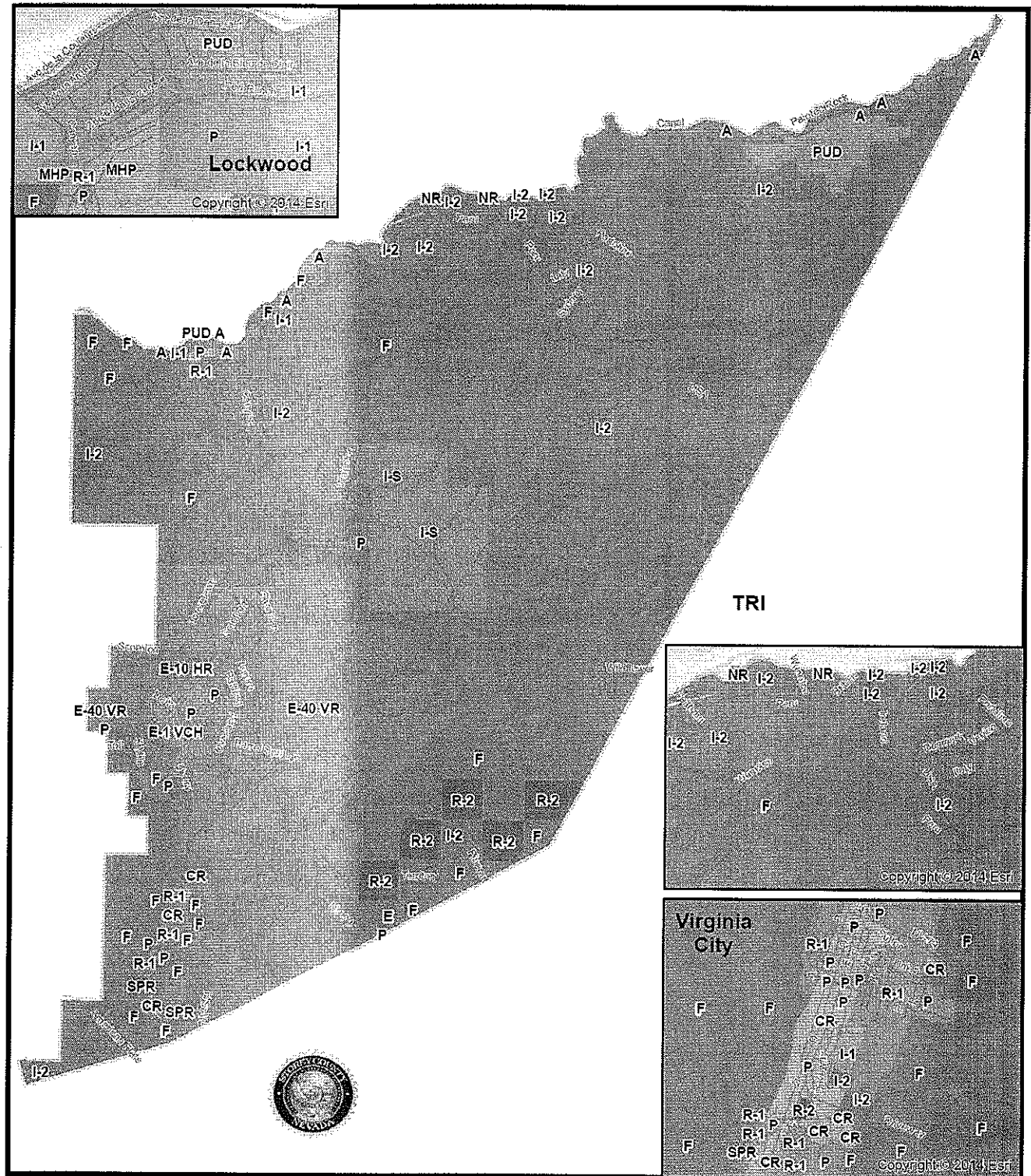
0 1.75 3.5 7 Miles



The data contained herein has been housed and/or compiled in a geographic information system (GIS) by Douglas County for the use of Storey County. The data does not represent survey delineation and should not be construed as a replacement for the authoritative source, plat maps, deeds, resurveys, etc. No liability is assumed by Storey County or Douglas County as to the sufficiency or accuracy of the data.

7-2-A-01-Hazard Mitigation Plan Storey Nevada District.mxd

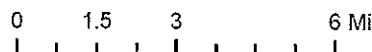
# Appendix B Figures



- Zoning**
- 1 Ac Estates, VC Highlands
  - 10 Ac Estates, VC Highlands
  - 40 Ac Estates, VC Highlands
  - Agriculture
  - Commercial/Residential
  - Forestry
  - Heavy Industrial
  - Light Industrial
  - Mark Twain Estates (1, 2%, 5 & 10-Acs)
  - Mobile Home Park
  - Multiple Residential
  - Natural Resources
  - Planned Unit Development
  - Public
  - Residential
  - Special Industrial
  - Special Planning Review

## Storey County, NV

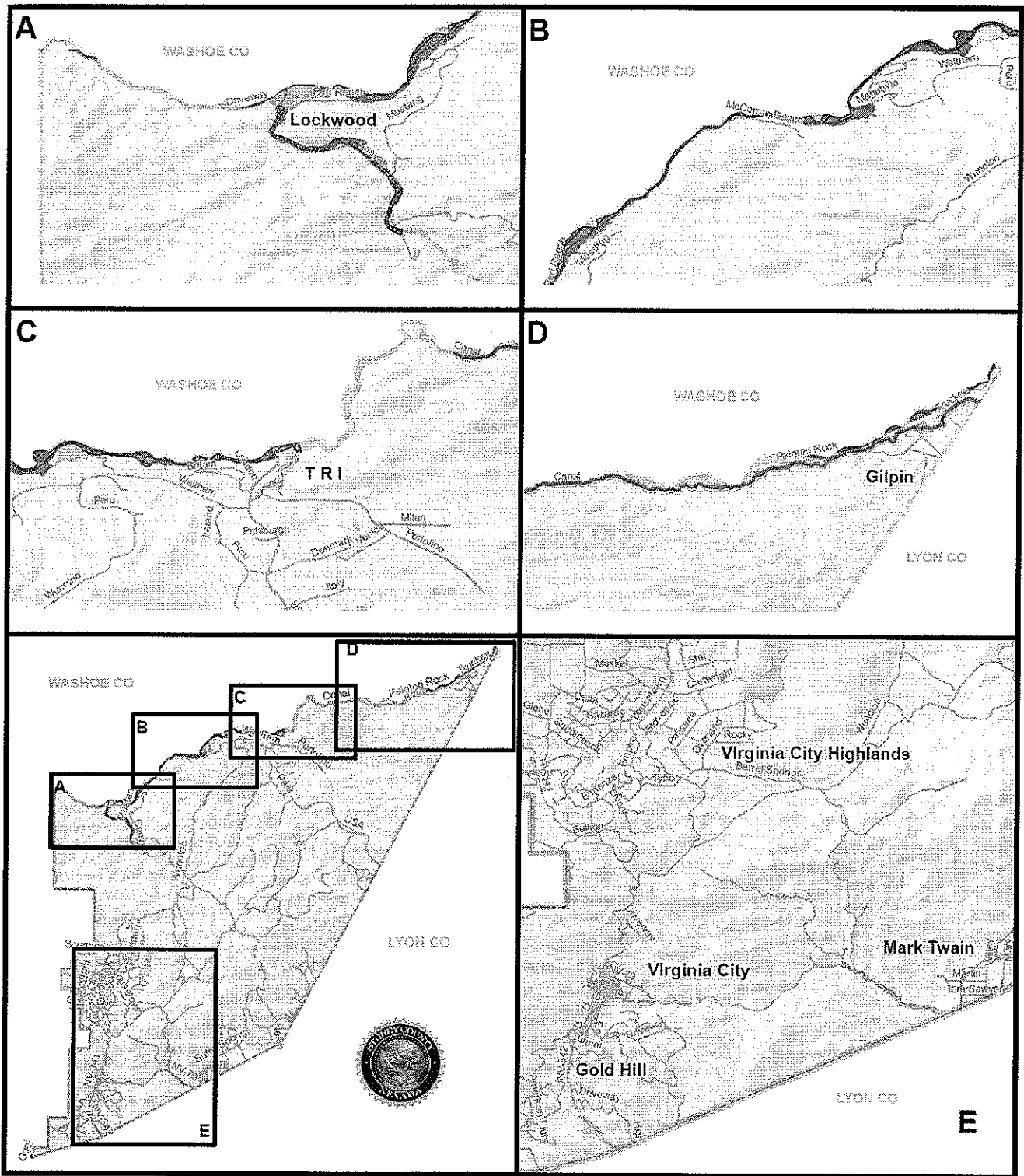
- Zoning/Land Use -



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T:\GIS\HazardMitigationPlan\StoreyCriticalInfrastructure.mxd

## Appendix B Figures




## Map Elements

## Flood Hazards

**AZ**


 AE AE Floodway Zone AO Zone

 X Zone Shaded

[illegible]

----- Hydrology Features

## Local Roads

 County Boundary

## World Shaded Relief

## Storey County, NV

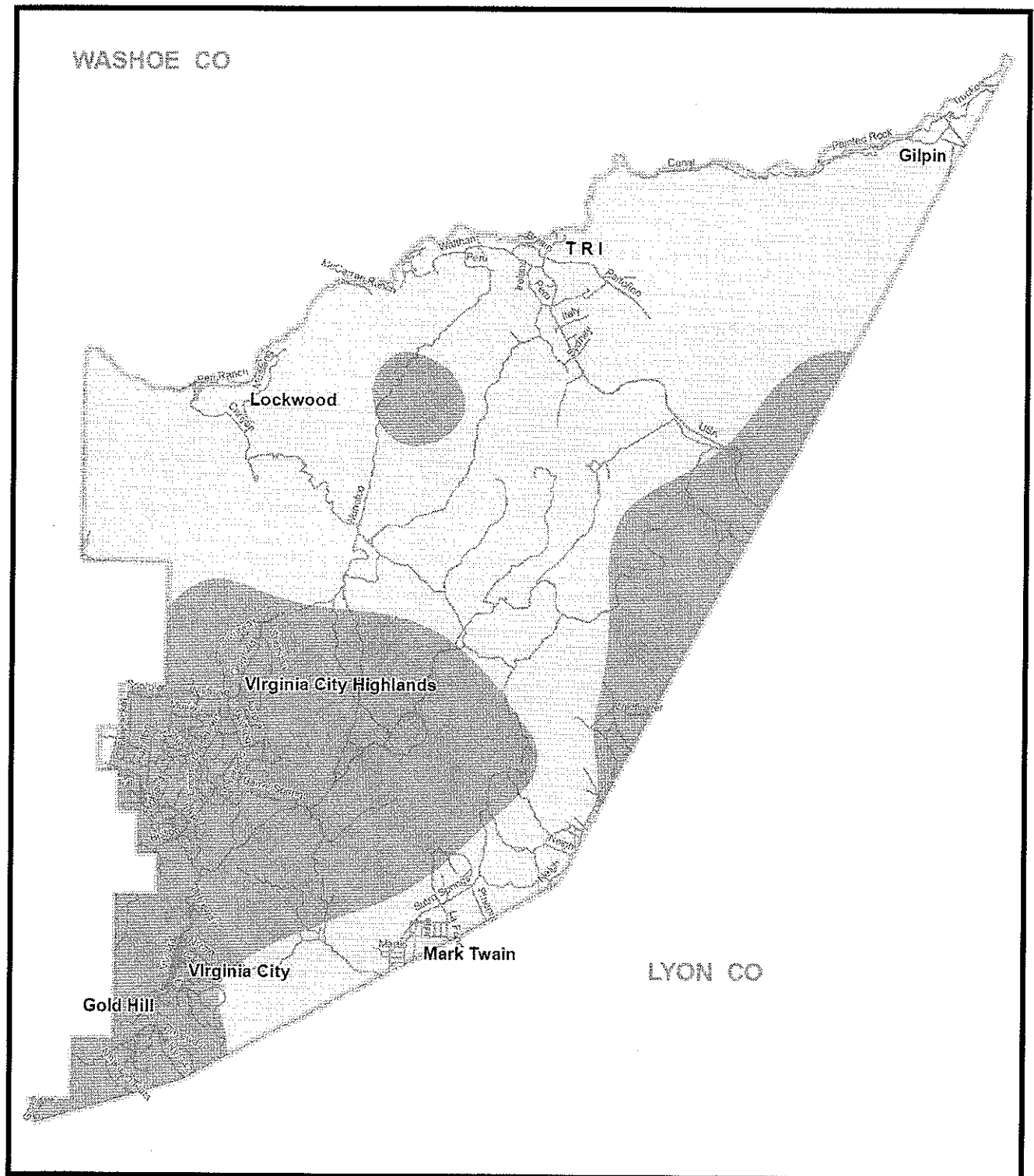
- FEMA Flood Zones -

0 3 6 12 Miles



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# Appendix B Figures



**Map Elements**

**Lighting Risk**

Higher Risk

Lower Risk

Local Roads

County Boundary



## Storey County, NV

- Dry Lightning/Wildland Fire Risk -

0 1.5 3 6 Miles

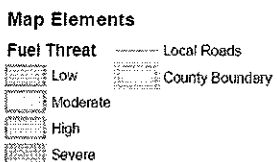
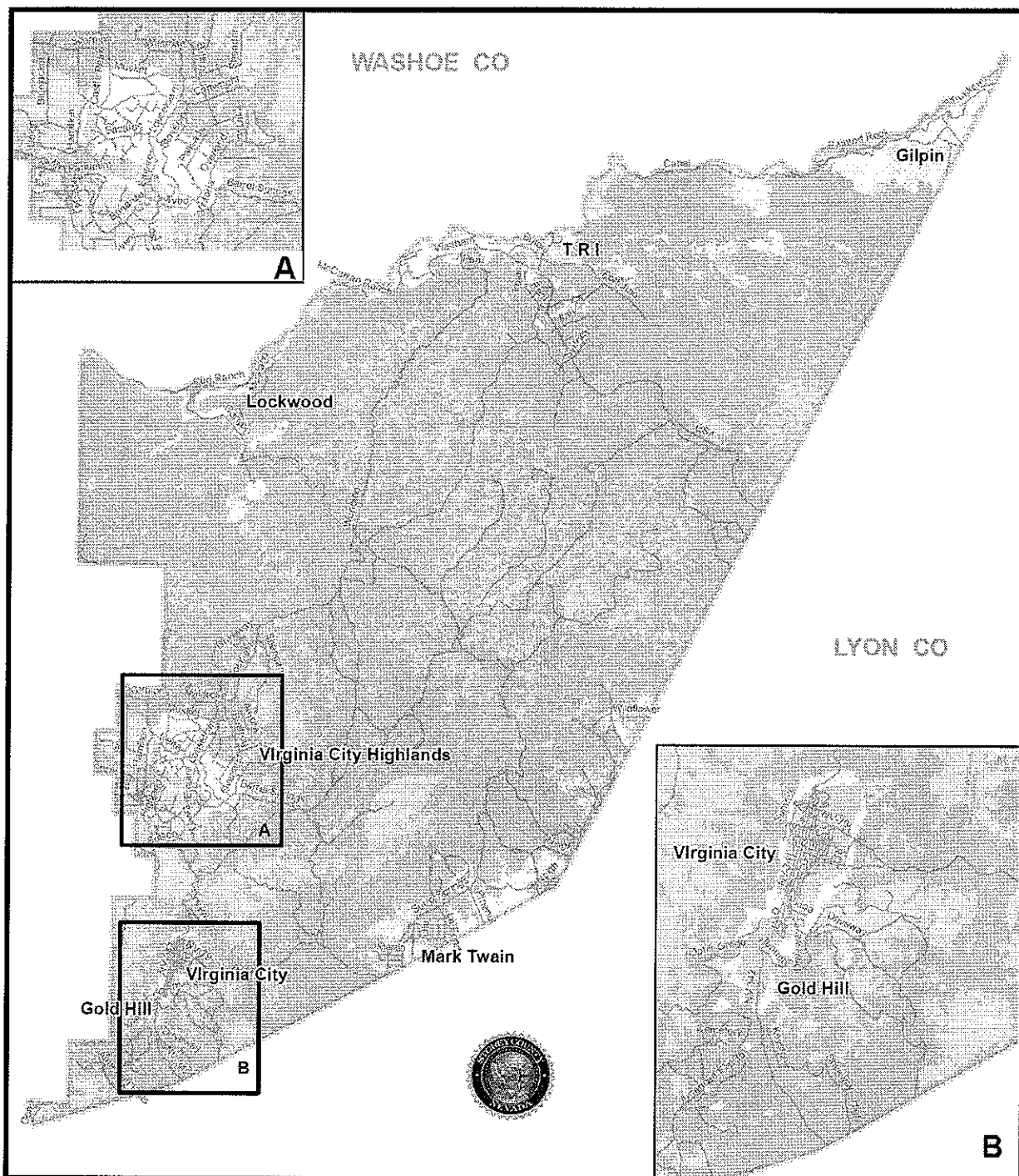


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T:\GIS\Basis\Map\Storey\WildlandFireRisk.mxd

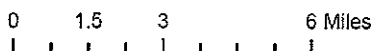


# Appendix B Figures



## Storey County, NV

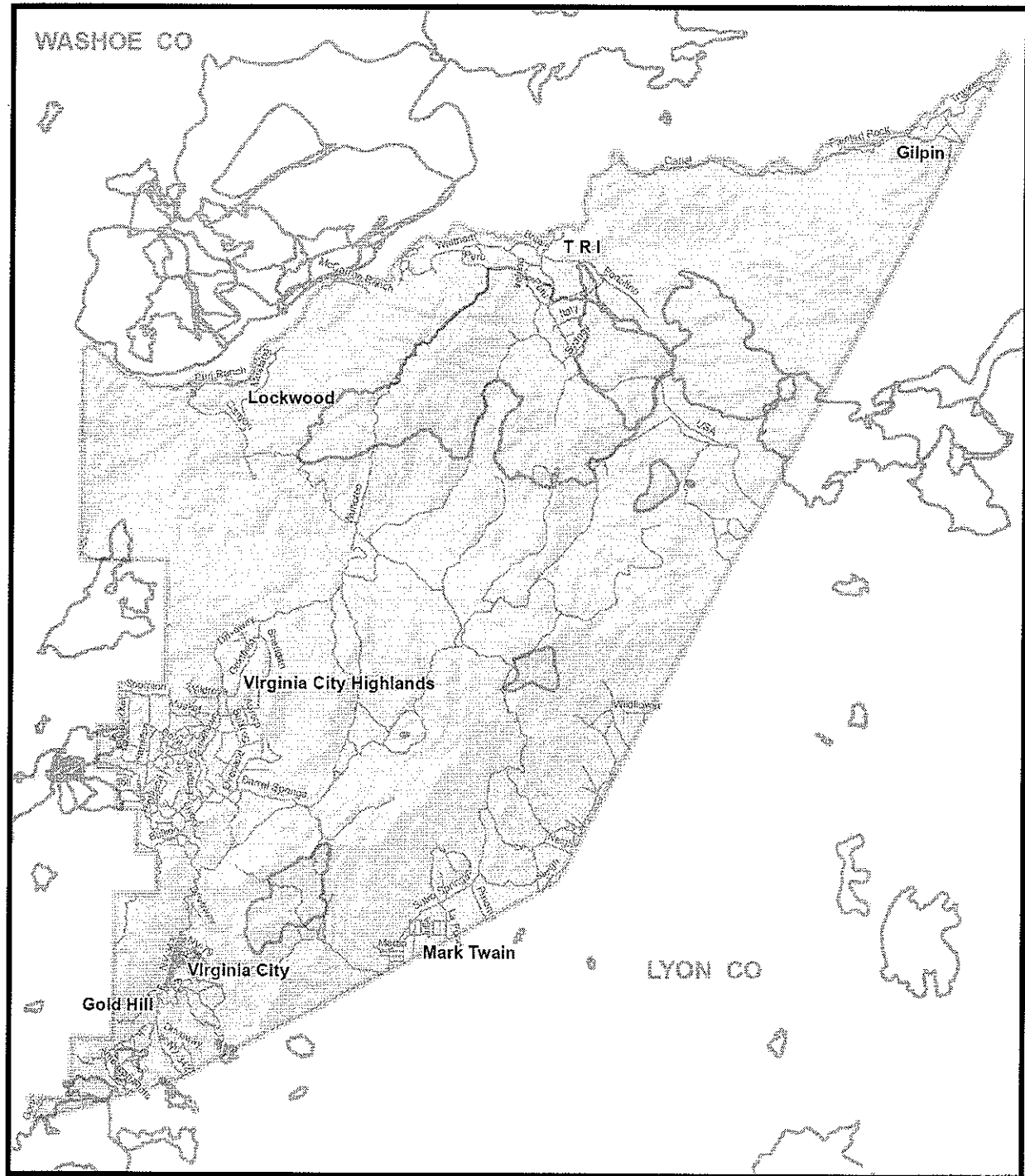
- Wildland Fuel Risk -



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T:\GIS\HazardMitigationPlan\StoreyFuelRisk.mxd

# Appendix B Figures



## Storey County, NV - Wildland Fire History -

**Map Elements**

- Historic Fire Scars
- Local Roads
- County Boundary



0 1.5 3 6 Mi



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**Appendix C**  
**Public Information**

**Press Release**

**STOREY COUNTY  
EMERGENCY MANAGEMENT PRESS RELEASE**

January 2013

In recent years nature has been restless in Nevada; there has been a swarm of earthquakes rattling the western portion of the State immediately adjacent to Storey County as well as the levee breach in Fernley not to mention the ravishing wildland fires surrounding the Reno area as well as throughout the State. All of these emergency events have demonstrated to us all that Storey County can be vulnerable to disasters, including earthquakes, floods, and wildland fires. The risks posed by these hazards will continue to increase as the County's population continues to grow.

Storey County and Nevada have launched a planning effort, known as the *Hazard Mitigation Plan*, to assess risks posed by natural disasters and identify ways to reduce those risks. This plan is required under the Federal Disaster Mitigation Act of 2000 as a pre-requisite for receiving certain forms of Federal disaster assistance.

Storey County began this planning process in January 2013 and is making a questionnaire available for public input. The County anticipates submittal of the draft plan to the Board of County Commissioners for adoption during 2015.

Public comments and participation is welcomed. For additional information, request to participate, or to submit comments, please contact Cheri Nevin, Storey County at (775) 847-0986, [cnevin@storeycounty.org](mailto:cnevin@storeycounty.org).

**Questionnaire**

STOREY COUNTY HAZARD MITIGATION QUESTIONNAIRE					
<p>This questionnaire is designed to help the County Hazard Mitigation Planning Committee identify the community's concerns about natural and human-caused hazards. The questionnaire should be completed by an adult, preferably the homeowner or the head of the household and returned to the address at the bottom of the page. All individual responses are strictly confidential and for research purposes only. <b>Questions call (775)847-0986.</b></p>					
GENERAL HOUSEHOLD INFORMATION					
<p>1. RESIDENT (Y/N)? _____ # YEARS IN County? 0-1 _____ 2-5 _____ 6-10 _____ 11 or more _____</p>					
<p>2. Have you experienced any of the natural hazards listed below?</p>					
Natural				Human Caused	
	Floods		Avalanche		Hazardous Material
	Wild Fire		Health Alert/Mass Disease		
	Earthquake		Severe Windstorm		
	Severe Weather		Expansive Soils		
	Drought		Landsubsidence/Ground Failure		
<p>3. What is the most effective way for you to receive information about how to make your home safer from natural disasters? <b>(Check all that apply)</b></p> <p> <input type="checkbox"/> Newspaper      <input type="checkbox"/> Internet      <input type="checkbox"/> Radio      <input type="checkbox"/> Public Meetings  <input type="checkbox"/> Television      <input type="checkbox"/> Utility Bill      <input type="checkbox"/> Mail      <input type="checkbox"/> Billboard         </p>					
<p>4. In the following list, please check those activities that apply.</p>					
Have you or someone in your household:					Check all that apply
Attended meetings or received written information on natural disasters or emergency preparedness?					
Talked with family members about what to do in case of a disaster or emergency?					
Developed a "Household/Family Emergency Plan" in order to decide what everyone would do in the event of a disaster?					
Prepared a "Disaster Supply Kit" (extra food, water, medications, batteries, first aid items and other emergency supplies)?					
In the last year, has anyone in your household been trained in First Aid or Cardio-					

## Appendix C Public Information

Pulmonary Resuscitation (CPR)?		
5. Is your property located in or near a FEMA designated floodplain? ____ Do you carry flood insurance? ____		
6. What modifications for earthquakes and/or floods have you made to your home? ( <i>Check all that apply</i> )		
<b>Nonstructural</b>	<b>Structural</b>	
<input type="checkbox"/> Anchor bookcases, cabinets to wall	<input type="checkbox"/> Secure home to foundation	
<input type="checkbox"/> Secure water heater to wall	<input type="checkbox"/> Brace inside of cripple wall with sheathing	
<input type="checkbox"/> Install latches on drawers/cabinets	<input type="checkbox"/> Brace unreinforced chimney	
<input type="checkbox"/> Fit gas appliances with flexible connections	<input type="checkbox"/> Brace unreinforced masonry & concrete walls and foundations	
<input type="checkbox"/> Flood proof	<input type="checkbox"/> Elevate home	
<input type="checkbox"/> Other _____		

STOREY COUNTY HAZARD MITIGATION QUESTIONNAIRE (Cont'd)	
7. Do you support policies to restrict or prohibit development in designated hazard zones?	
<b>Communitywide Strategies</b>	<b>Check one</b>
Development should be prohibited in these zones	<input type="checkbox"/>
Development should be restricted in these zones.	<input type="checkbox"/>
Development should be restricted only where "severe risk" exists	<input type="checkbox"/>
Development should NOT be restricted in hazard zones	<input type="checkbox"/>
I don't know.	<input type="checkbox"/>
8. Please rank how prepared you feel you and your household are for the probable impacts of natural hazard events. Rank on a scale of <b>1 to 5</b> with 5 being the most prepared. _____	
9. Other Comments:	

**Appendix D**  
**Meeting Agendas & Handouts**



## Meeting 1 Agenda

**AGENDA**  
**Storey County Mitigation Planning Subcommittee**  
Wednesday, January 9, 2013- 1:00 p.m.  
Wal-Mart Distribution Center #7048  
2155 USA Pkwy  
McCarran, Nevada 89434

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1. **PUBLIC COMMENT (NO ACTION)** No action may be taken on a matter raised under this item on the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken. Time limits on Public Comment will be at the direction of the Chairman of the Committee.
  2. **DISCUSSION (NO ACTION): WELCOME & INTRODUCTIONS**  
Karen Johnson & Elizabeth Ashby, Division of Emergency Management
  3. **DISCUSSION/POSSIBLE ACTION: PLANNING PROCESS OVERVIEW**  
Karen Johnson
    - a. General Information – Purpose of the plan
    - b. Storey Co. Planning/LEPC's Role
    - c. Douglas County GIS Group Role – Erik Schmidt, Douglas County
    - d. My Plan- Gary Johnson, UNR
    - e. State Floodplain Management – Luke Opperman, Division of Water Resources'
    - f. Public Participation
    - g. Contact by email and phone
  4. **DISCUSSION/POSSIBLE ACTION: INCORPORATION OF EXISTING PLANS**  
Karen Johnson
  5. **DISCUSSION/POSSIBLE ACTION: TABLE 8-2 & 8-3 MITIGATION GOALS AND ACTIONS REVIEW** – Karen Johnson
  6. **DISCUSSION/POSSIBLE ACTION: HAZARD IDENTIFICATION TABLE & HAZARD RANKING** – Karen Johnson
  7. **DISCUSSION/POSSIBLE ACTION: ANNOUNCEMENT OF FUTURE MEETINGS**
  8. **ADJOURNMENT**
- 

**NOTICE:**

- Anyone interested may request personal notice of the meetings.
  - Agenda items must be received in writing by 12:00 noon on the Tuesday of the week preceding the regular meeting. For information call (775) 847-0986.
  - Items may not necessarily be heard in the order that they appear.
  - Public Comment will be allowed at the beginning of each meeting (this comment should be limited to matters not on the agenda). Public Comment will also be allowed after each item on the agenda (this comment should be limited to the item on the agenda). Time limits on Public Comment will be at the discretion of the Chairman. Please limit your comments to three minutes.
  - Storey County recognizes the needs and civil rights of all persons regardless of race, color, religion, gender, disability, family status, or nation origin.
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# Appendix D Meeting Agendas & Handouts

## Meeting No. 1 - Sign In Sheet

Storey County Hazard Mitigation Planning Committee				
Name	Agency	Key Input	Phone	e-mail
Gale Johnson	NORTH BAYVIEW OF HUNTER + GARDNER		775-283-8756	galejohnson@comcast.net
Joe F. Burdette	NDF	Wildland Fire	775-720-2130	JBurdette@state.nv.gov
Bill Molise	NDF	Wildland Fire	775-355-0902	bill.molise@state.nv.gov
Jason Fries	NDF	Wild Land Fire	775-434-5244	jfries@state.nv.gov
Mike Stronberg	State of NV		775-945-7818	Mike.Stronberg@state.nv.gov
John Hanks	Construction Planning		775-233-4331	hanks@clarkcountynv.com
Mike Nelson	State of NV			Mike.Nelson@state.nv.gov
Pat Winters	State of NV		775-247-0500	Pat.Winters@state.nv.gov
Eric Sander	State of NV	GIS	775-772-2939	esander@state.nv.gov
Rick Vasek	State of NV			RVasek@state.nv.gov

Storey County Hazard Mitigation Planning Committee				
Name	Agency	Key Input	Phone	e-mail
David G. Johnson	State of NV			David.G.Johnson@state.nv.gov
Debra Johnson	State of NV			
Paula Johnson	State of NV		775-772-2939	Paula.Johnson@state.nv.gov
Joe Curtis	State of NV		775-772-2939	Joe.Curtis@state.nv.gov
Karen Johnson	State of NV		775-772-2939	Karen.Johnson@state.nv.gov
E. Hanks	State of NV		775-772-2939	

**Meeting # 1 - Handouts**

<b>Incorporation of Existing Plans/Study Table</b>	
<b>Plan / Study</b>	<b>Findings / Incorporation</b>
<i>Storey County Master Plan (20 )</i>	
<i>Building Code</i>	IBC _____
<i>FEMA Flood Insurance Study, Storey Co. Nevada (FEMA 20 ):</i>	This study addresses all flood plain issues
<i>State of Nevada Multi-Hazard Mitigation Plan</i>	The state MHMP is updated every three years by the SHMO and includes all hazards to be addressed in this.HMP.
<i>_____ Regional Floodplain Management Plan</i>	To develop strategies for floodplain management that can be applied regionally as well as locally.
<i>Hazardous Materials Emergency Response Plan 20</i>	
<i>Community Wildfire Protection Plan, RCI (January 2005)</i>	This document includes findings and recommendations for mitigating the threat to property from wildland fires.
<i>Emergency Operations Plan ( )</i>	This document is the main reference source for managing disasters and large scale emergencies in Storey County.
Storey County Fire Code ????	
Mass Illness Plan ?????	

**State of NV Categorization of Hazards**

• Very High Risk	• High Risk	• Medium Risk	• Low Risk	• Very Low Risk
• Earthquake	• Flood	• Epidemic	• Drought	• Avalanche
• Terrorism/WMD	• Wildfire	• Severe winter storm	• Hazardous materials event	• Expansive soils
•	•	•	• Severe windstorm	• Extreme heat
•	•	•	• Tsunami/seiche	• Land subsidence and ground failure
•	•	•	•	• Hail and thunderstorm
•	•	•	•	• Infestation
•	•	•	•	• Tornado
•	•	•	•	• Volcano

# Appendix D

## Meeting Agendas & Handouts

Hazard Profiling Worksheet

Legend: 1 = lowest; 5 = highest

Hazard Type	Magnitude	Duration	Economic	Area Affected	Frequency	Degree of Vulnerability	State & Community Priorities	Total
<b>Natural</b>								
Avalanche								
Caving Ground (Mine Shaft Collapse)								
Drought								
Earthquakes								
Epidemic								
Expansive Soils								
Extreme heat								
Flood (Includes dam failure, flash flood, canal/ditches and mudslides)								
Hail & thunderstorm								
Infestations								
Land subsidence & ground failure								
Severe Winter Storm								
Severe Windstorm								
Tornado								
Tsunami/seiche								
Volcano								
Wildfire								
<b>Human-caused</b>								
Hazmat								
Terrorism/WMD								

These criteria will be used to categorize the identified hazards into high, medium and low risk hazards.

***Criterion One: Magnitude***

Magnitude refers to the physical and economic impact of the event. Magnitude factors are represented by:

1. Size of event
2. Life threatening nature of the event
3. Economic impact of the event
4. Threat to property
  - a. Public Sector
  - b. Private Sector
  - c. Business and Manufacturing
  - d. Tourism
  - e. Agriculture

Value:

- |              |                            |
|--------------|----------------------------|
| 1. Very Low  | Handled by community       |
| 2. Low       | Handled at city/town level |
| 3. Medium    | Handled at county level    |
| 4. High      | State must be involved     |
| 5. Very High | Federal declaration needed |

***Criterion Two: Duration***

Duration refers to the length of time the disaster affects the State and its citizens. Some disaster incidents have far-reaching impact beyond the actual event occurrence such as the September 11, 2001 event.

Duration factors include the following:

1. Length of physical duration during emergency phase
2. Length of threat to life and property
3. Length of physical duration during recovery phase
4. Length of time affecting individual citizens and community recovery
5. Length of time affecting economic recovery, tax base, business and manufacturing recovery, tourism, threat to tax base and threat to employment

Value:

- |             |  |
|-------------|--|
| 1 Very Low  | Critical facilities and/or services lost for 1 to 3 days       |
| 2 Low       | Critical facilities and/or services lost for 4 to 7 days       |
| 3 Medium    | Critical facilities and/or services lost for 8 to 14 days      |
| 4 High      | Critical facilities and/or services lost for 15 to 20 days     |
| 5 Very High | Critical facilities and/or services lost for more than 20 days |

***Criterion Three: Economic Impact***

Distribution of the event refers to the depth of the effects among all sectors of the community and State, including both the geographic area affected as well as distribution of damage and recovery of the economy, health and welfare, and the State/community infrastructure. Distribution factors include the following:

1. How widespread across the state are the effects of the disaster?

2. Are all sectors of the community affected equally or disproportionately?
3. How will the distribution of the effects prolong recovery from the disaster event?

**Value:**

- |   |           |   |
|---|-----------|---|
| 1 | Very Low  | Community – Only the immediate community or part of a town/city is affected |
| 2 | Low       | City/Town – entire town/city is affected                                    |
| 3 | Medium    | County – effects are felt at the county level                               |
| 4 | High      | State – the entire state will be affected by the event                      |
| 5 | Very High | Federal effects are felt nationwide (e.g. Hurricane Katrina-sized)          |

***Criterion Four: Area Affected***

Area affected refers to how much area is physically threatened and potentially impaired by a disaster risk. Area affected factors include the following:

1. Geographic area affected by primary event
2. Geographic, physical, and economic areas affected by primary risk and potential secondary effects.

**Value:**

- |   |           |           |
|---|-----------|-----------|
| 1 | Very Low  | Community |
| 2 | Low       | City/Town |
| 3 | Medium    | County    |
| 4 | High      | State     |
| 5 | Very High | Federal   |

***Criterion Five: Frequency***

The frequency of the risk refers to the historic and predicted rate of recurrence of a hazardous event (generally expressed in years, such as the 100 year flood).

**Value:**

- |   |           |   |
|---|-----------|---|
| 1 | Very Low  | Occurs less than once in 1,000 years                |
| 2 | Low       | Occurs less than once in 100 to once in 1,000 years |
| 3 | Medium    | Occurs less than once in 10 to once in 100 years    |
| 4 | High      | Occurs less than once in 5 to once in 10 years      |
| 5 | Very High | Occurs more frequently than once in 5 years         |

***Criterion Six: Degree of Vulnerability***

The degree of vulnerability refers to how susceptible the population, community infrastructure and state resources are to the effects of the risk. Vulnerability factors include the following:

1. History of the impact of similar events
2. Mitigation steps taken to lessen impact
3. Community and State preparedness to respond to and recover from the event

**Value:**

- |   |          |   |
|---|----------|---|
| 1 | Very Low | 1 to 5% of property in affected area severely damaged   |
| 2 | Low      | 6 to 10% of property in affected area severely damaged  |
| 3 | Medium   | 11 to 25% of property in affected area severely damaged |
| 4 | High     | 26 to 35% of property in affected area severely damaged |

- 5    Very High            36 to 50% of property in affected area severely damaged

***Criterion Seven: State and Community Priorities***

State and community priorities refer to the importance placed on a particular risk by the citizens and their elected officials. Priorities factors consist of the following:

1. Long term economic impact on portions of the State or community
2. Willingness of the State or community to prepare for and respond to a particular risk
3. More widespread concerns over one particular risk than other risks
4. Cultural significance of the threat associated with a risk.
5. Potential for long term community or cultural disruption presented by the hazard
6. Matrix Prioritization of Hazards Results

Value:

- |   |           |   |
|---|-----------|---|
| 1 | Very Low  | Advisory                                      |
| 2 | Low       | Considered for further planning in the future |
| 3 | Medium    | Prompt action necessary                       |
| 4 | High      | Immediate action necessary                    |
| 5 | Very High | Utmost immediacy                              |

**Vulnerability Ratings**

- **High Risk Hazard:** Event has most likely occurred in the past and/or is likely to occur in the future. Of substantial magnitude, with loss and financial impact to the State considered beyond the State's available resources and ability to respond.
- **Moderate Risk Hazard:** Event has most likely occurred in the past and/or is likely to occur in the future. Of moderate magnitude, may be considered beyond the State's available resources and ability to respond.
- **Low Risk Hazard:** Event has a very low occurrence rating and not likely to cause major damage to property or loss of lives in the future. Not likely to exceed the State's available resources or ability to respond.
- **No Substantial Risk Category:** Event would be considered a State/local emergency incident within the jurisdiction's response capability and needing no additional resources to respond.

**Special Risk Category:** A hazard with an identified mitigation plan or lead agency that provides the expertise to provide mitigation strategies.



Mitigation Project	PDM	FMA	RFC	SRL
<b>PROPERTY ACQUISITION AND DEMOLITION OR RELOCATION ACTIVITIES</b>				
Property Acquisition and Demolition or Relocation	✓	✓	✓	✓
<b>CONSTRUCTION ACTIVITIES</b>				
Property Elevation	✓	✓	✓	✓
Mitigation Reconstruction	✓	✓	✓	✓
Specialized Minor Flood Reduction Projects	✓	✓	✓	✓
Dry Floodproofing of Residential Properties	✓	✓	✓	✓
Dry Floodproofing of Non-Residential Structures	✓	✓	✓	✓
Stormwater Management	✓	✓	✓	✓
Infrastructure Protection Measures	✓	✓	✓	✓
Vegetative Management/Soil Stabilization	✓	✓	✓	✓
Recreating Existing Buildings and Facilities	✓	✓	✓	✓
State Flood Construction	✓	✓	✓	✓
<b>NON-CONSTRUCTION ACTIVITIES</b>				
All Hazard/Flood Mitigation Planning	✓	✓	✓	✓

1. The SRL program allows mitigation reconstruction projects located OUTSIDE the regulatory boundary as identified on the effective Flood Insurance Rate Map (FIRM). Mitigation reconstruction is only permitted if additional elevation cannot be implemented.
2. The residential structure must meet the definition of "Historic Structure" in 44 CFR § 75.1.

\* Critical facilities only.

## Hazard Mitigation Assistance (HMA)

HMA under FEMA's Mitigation Directorate unifies the pre-disaster grant programs to better support the overall goal of reducing the loss of life and property due to natural hazards.



The HMA programs: Pre-Disaster Mitigation (PDM), Flood Mitigation Assistance (FMA), Repetitive Flood Claims (RFC), and Severe Repetitive Loss (SRL) provide mitigation grants annually on an allocation and competitive basis to State, Territory, Tribal, and local entities. The new unified process achieves economies of scale and portfolio management for Federal, State, and local officials by aligning program requirements in a unified HMA guidance document. The intent of this alignment is to enhance the quality and efficiency of grant awards.

In addition, under the unified process, eligible sub-applications submitted but not funded under a specific grant program may also be considered for another mitigation grant program(s).

### State Contacts

HMGP & PDM  
Elizabeth Ashby  
(775) 687-0314  
eashby@state.dps.nv.us

FMA, RFC, & SRL  
Kim Greenwald  
(775) 434-2884  
kgreenwald@water.nv.gov

### Deadlines

- June 24, 2009 Notice of Interest due to Division of Emergency Management/Division of Water Resources
- August 12, 2009 Scope of Work due to Division of Emergency Management/Division of Water Resources
- August 26, 2009 NHEMPC's Quarterly Meeting
- October 7, 2009 Benefit Cost Analysis and backup documentation due to Division of Emergency Management/Division of Water Resources
- October 21, 2009 Full Application Package due to Division of Emergency Management/Division of Water Resources

November 4-5, 2009  
NHEMPC Prioritization meeting  
(4 Southern Nevada; 5 Northern Nevada)



## Unified Hazard Mitigation Assistance Program in Nevada



### Post-Disaster Hazard Mitigation Grant Program (HMGP)

The Hazard Mitigation Grant Program (HMGP) provides grants to States and local governments to implement long-term hazard mitigation measures after a major disaster declaration. Authorized under Section 404 of the Stafford Act and administered by FEMA, HMGP was created to reduce the loss of life and property due to natural disasters. The program enables mitigation measures to be implemented during the immediate recovery from a disaster.

<http://www.fema.gov/government/grant/hmgrp/>

### Pre-Disaster Mitigation (PDM) Program

The PDM program provides funds to States, Territories, Federally recognized Indian Tribal governments, and communities for hazard mitigation planning and the implementation of mitigation projects prior to a disaster event. The goal of the PDM Program is to reduce overall risks to the population and structures, while also reducing reliance on funding from actual disaster declarations.

[www.fema.gov/government/grant/pdm/index.shtml](http://www.fema.gov/government/grant/pdm/index.shtml)

### Flood Mitigation Assistance (FMA) Program

The FMA grant program provides funding to States, Federally recognized Indian Tribal governments, and communities so that cost-effective measures can be taken to reduce or eliminate the long-term risk of flood damage to buildings, manufactured homes, and other structures insured under the National Flood Insurance Program (NFIP). The long-term goal of FMA is to reduce or eliminate claims under the NFIP through mitigation activities.

[www.fema.gov/government/grant/fma/index.shtml](http://www.fema.gov/government/grant/fma/index.shtml)

### Repetitive Flood Claims (RFC) Program

The RFC grant program was created with the goal of reducing flood damages to individual properties for which one or more claim payments for losses have been made under flood insurance coverage and that will result in the greatest savings to the NFIP (National Flood Insurance Fund) in the shortest period of time.

The RFC program is subject to the availability of appropriation funding. RFC grants will be awarded on a national basis without reference to State allocations, quotas, or other formula-based allocations of funds. The funding source for the RFC grant program is the NFIP.

[www.fema.gov/government/grant/rfc/index.shtml](http://www.fema.gov/government/grant/rfc/index.shtml)

### Severe Repetitive Loss (SRL) Program

The SRL program provides funding to reduce or eliminate the long-term risk of flood damage to severe repetitive residential structures insured under the NFIP. The definition of severe repetitive loss as applied to this program is a residential property that is covered under an NFIP flood insurance policy, and:

- (a) That has at least four NFIP claim payments (including building and contents) over \$5,000 each, and the cumulative amount of such claims payments exceeds \$20,000; or
- (b) For which at least two separate claims payments (building payments only) have been made with the cumulative amount of the building portion of such claims exceeding the market value of the building.

For both (a) and (b) above, at least two of the referenced claims must have occurred within any 1-year period, and must be greater than 30 days apart. The long-term goal of the SRL program is to reduce or eliminate claims under the NFIP through project activities that will result in the greatest savings to the NFIP in the shortest period of time.

[www.fema.gov/government/grant/srl/index.shtml](http://www.fema.gov/government/grant/srl/index.shtml)

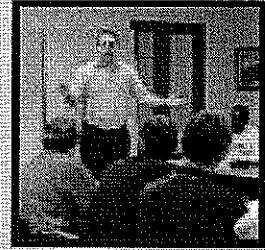
## the hazard mitigation planning process

Hazard mitigation planning is the process of determining how to reduce or eliminate the loss of life and property damage resulting from natural and human-caused hazards. Four basic phases are described for the hazard mitigation planning process as shown in this diagram.

For illustration purposes, this diagram portrays a process that appears to proceed sequentially. However, the mitigation planning process is rarely a linear process. It is not unusual that ideas developed while assessing risks should need revision and additional information while developing the mitigation plan, or that implementing the plan may result in new goals or additional risk assessment.

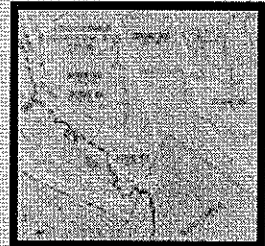
### organize resources

From the start, communities should focus on the resources needed for a successful mitigation planning process. Essential steps include identifying and organizing interested members of the community as well as the technical expertise required during the planning process.



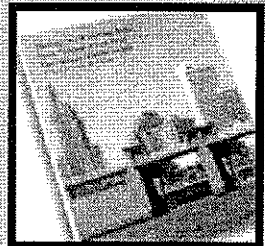
### assess risks

Next, communities need to identify the characteristics and potential consequences of hazards. It is important to understand how much of the community can be affected by specific hazards and what the impacts would be on important community assets.



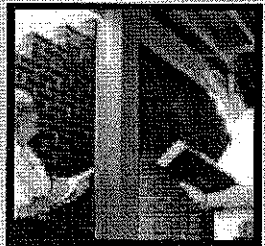
### develop a mitigation plan

Armed with an understanding of the risks posed by hazards, communities need to determine what their priorities should be and then look at possible ways to avoid or minimize the undesired effects. The result is a hazard mitigation plan and strategy for implementation.



### implement the plan and monitor progress

Communities can bring the plan to life in a variety of ways ranging from implementing specific mitigation projects to changes in the day-to-day operation of the local government. To ensure the success of an on-going program, it is critical that the plan remains relevant. Thus, it is important to conduct periodic evaluations and make revisions as needed.



## Meeting No. 2 - Agenda

### AGENDA Storey County Local Emergency Planning Committee (LEPC)

Wednesday, April 10, 2013- 10:00 a.m.  
Storey County Emergency Operations Center  
141 North C Street  
Virginia City, Nevada 89440

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*All items include discussion and possible action to approve, modify, deny, or continue unless marked otherwise.*

1. CALL TO ORDER
2. PUBLIC COMMENT (NO ACTION) No action may be taken on a matter raised under this item on the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken. Time limits on Public Comment will be at the direction of the Chairman of the Committee.
3. DISCUSSION/POSSIBLE ACTION: Approval of Minutes from January 9, 2013
4. DISCUSSION/POSSIBLE ACTION: Approval of Minutes from March 7, 2013
5. DISCUSSION/POSSIBLE ACTION: Approval of Fiscal Year 2014 State of Nevada Emergency Response Commission (SERC) United We Stand Grant Application for submittal to the State of Nevada Emergency Response Commission  
This item will seek approval of the Storey County LEPC FY2014 United We Stand Grant.  
*(Cherie Nevin, Grants & Emergency Management Coordinator)*
6. DISCUSSION (NO ACTION): Review of Grants Received by Storey County Local Emergency Planning Committee  
This item will provide an overview of open grants received by the Storey County LEPC.  
*(Cherie Nevin, Grants & Emergency Management Coordinator)*
7. DISCUSSION (NO ACTION): Emergency Management Directors Report  
This item is a general discussion of activities related to the Storey County Office of Emergency Management related to emergency preparedness, planning and response.  
*(Joe Curtis- Director of Emergency Management)*
8. DISCUSSION (NO ACTION): Cooperating Local Emergency Planning Committee Members Report on Activities This item is general discussion of activities of our private industry and county LEPC Members.
9. DISCUSSION (NO ACTION): Review any Hazardous Materials Incidents that have occurred since the Last Meeting of this Committee- This item is a review of any Hazmat related incidents that have occurred since our last LEPC Meeting in January 2013. *(Joe Curtis- Director of Emergency Management)*

#### 10. ADJOURNMENT

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##### NOTICE:

- Anyone interested may request personal notice of the meetings.
- Agenda items must be received in writing by 12:00 noon on the Tuesday of the week preceding the regular meeting. For information call (775) 847-0988.
- Items may not necessarily be heard in the order that they appear.
- Public Comment will be allowed at the beginning of each meeting (this comment should be limited to matters not on the agenda). Public Comment will also be allowed after each item on the agenda (this comment should be limited to the item on the agenda). Time limits on Public Comment will be at the discretion of the Chairman. Please limit your comments to three minutes.
- Storey County recognizes the needs and civil rights of all persons regardless of race, color, religion, gender, disability, family status, or nation origin.

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 Storey County Office of Emergency Management in writing at PO Box 7, Virginia City, Nevada 89440.

In accordance with Federal law and U.S. Department of agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, religion, age, disability (Not all prohibited bases apply to all programs.) To file a complaint of discrimination

## Meeting No. 2 - Sign In Sheet

### STOREY COUNTY LOCAL EMERGENCY PLANNING COMMITTEE REGULAR MEETING

APRIL 10, 2013 10:00 A.M.

Storey County Emergency Operations Center  
141 North C Street- Virginia City, Nevada

NAME (PLEASE PRINT)	AGENCY	EMAIL	SIGNATURE
Cherlene Bain	Storey County	cherlene@storeycountynv.gov	Cherlene Bain
Tamara Prater	American Red Cross	prater@redcross.org	Tamara Prater
DAVE BAIDAR	Storey County Sheriff	dbaidar@storeycountynv.gov	DBaidar
Mike Nelson	SC PMU	Mike.Nelson@scpmu.org	Mike Nelson
Angela Bergeson	Carson City Health	bergeson@carsoncitynv.gov	Angela Bergeson
Deanna Frazier	SCCO	dfrazier@scconv.gov	Deanna Frazier
Chris Smith	NMFS	chris.smith@nwfis.gov	Chris Smith
Denny Tolson	STOREY	DTolson@storeycountynv.gov	Denny Tolson
Michael Storti	SCCO	mstorti@scconv.gov	Michael Storti
Christina Capron	Red Cross	capron@redcross.org	Christina Capron
JR CURTIS	SCEM	jcurtis@storeycountynv.gov	JR Curtis

### STOREY COUNTY LOCAL EMERGENCY PLANNING COMMITTEE REGULAR MEETING

APRIL 10, 2013 10:00 A.M.

Storey County Emergency Operations Center  
141 North C Street- Virginia City, Nevada

NAME (PLEASE PRINT)	AGENCY	EMAIL	SIGNATURE
Dean Haymore	Storey County Comm Development	dhaymore@storeycountynv.gov	Dean Haymore

## Meeting # 2 - Handouts

Results Storey County

### Hazard Profiling Worksheet

Hazard Type	Total	Divided by Respondents
<b>Natural</b>		
Wildfire	247	31
Flood (Includes dam failure, canal failure, and mudslides)	179	26
Severe Winter Storm	133	22
Severe Windstorm	123	21
Earthquakes	97	19
Land subsidence & ground failure	69	17
Drought	83	14
Epidemic	81	14
Hail & thunderstorm	70	12
Avalanche	66	11
		0
<b>Human-caused</b>		
Hazmat	83	21
Terrorism/WMD	89	22

## Meeting #3 - Agenda

### AGENDA Storey County Local Emergency Planning Committee (LEPC)

Wednesday, July 10, 2013- 10:00 a.m.  
Food Bank of Northern Nevada  
550 Italy Drive  
McCarran, Nevada 89434

*All items include discussion and possible action to approve, modify, deny, or continue unless marked otherwise.*

1. **CALL TO ORDER**
2. **PUBLIC COMMENT (NO ACTION)** No action may be taken on a matter raised under this item on the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken. Time limits on Public Comment will be at the direction of the Chairman of the Committee.
3. **DISCUSSION/POSSIBLE ACTION: Approval of Minutes from April 10, 2013**
4. **DISCUSSION/POSSIBLE ACTION: Approval of Minutes from June 3, 2013**
5. **DISCUSSION (NO ACTION): Hazard Mitigation Plan Update**  
This item will provide an overview of the updates to the Storey County Hazard Mitigation Plan.  
(Karen Johnson, Nevada Division of Emergency Management)
6. **DISCUSSION/POSSIBLE ACTION Approval of Fiscal Year 2013 State of Nevada Emergency Response Commission Hazardous Materials Emergency Planning Grant Application for submittal to the State of Nevada Emergency Response Commission**  
This item will seek approval of the Storey County LEPC FY2013 HMEP Grant for FireShows Reno attendance.  
(Cherie Nevin, Grants Coordinator)
7. **DISCUSSION/POSSIBLE ACTION Approval of Fiscal Year 2014 State of Nevada Emergency Response Commission Hazardous Materials Emergency Planning Grant Application for submittal to the State of Nevada Emergency Response Commission**  
This item will seek approval of the Storey County LEPC FY2014 HMEP Grant.  
(Cherie Nevin, Grants Coordinator)
8. **DISCUSSION (NO ACTION): Review of Grants Received by Storey County Local Emergency Planning Committee**  
This item will provide an overview of open grants received by the Storey County LEPC.  
(Cherie Nevin, Assistant Director of Emergency Management)
9. **DISCUSSION/POSSIBLE ACTION: Tier II Information Requests**  
This item will seek the LEPC's position and input regarding whether or not Tier II facility reports should be confidential under Nevada homeland security laws.  
(Joe Curtis- Director of Emergency Management)
10. **DISCUSSION (NO ACTION): Emergency Management Directors Report**  
This item is a general discussion of activities related to the Storey County Office of Emergency Management related to emergency preparedness, planning and response.  
(Joe Curtis- Director of Emergency Management)
11. **DISCUSSION (NO ACTION): Cooperating Local Emergency Planning Committee Members Report on Activities**  
This item is general discussion of activities of our private industry and county LEPC Members.

### Meeting # 3 - Sign In Sheet -

#### STOREY COUNTY LOCAL EMERGENCY PLANNING COMMITTEE SPECIAL MEETING

JULY 10, 2013 10:00 A.M.  
Food Bank of Northern Nevada  
550 Italy Drive- McCarran, Nevada

NAME (PLEASE PRINT)	AGENCY	EMAIL	SIGNATURE
Cherie newin	Storey County	cherie@storeycounty.org	Cherie M. Newin
Rick Vasquez	Wal-Mart DC	rvasquez@wal-mart.com	Rick Vasquez
Francis Longshanks	Wal-Mart DC	flongshanks@wal-mart.com	Francis Longshanks
Leslie Lopez	Wal-Mart DC	leslie.lopez@wal-mart.com	Leslie Lopez
Mark Callaghan	Storey County	markcallaghan@storeycounty.org	Mark Callaghan
Mike Newin	Storey Co		Mike Newin
Karen Allen	GNWS	KallenE.Darson-ug	Karen Allen
Paul Mitchell	FDUN	cmitch@fdun.org	Paul Mitchell
Clyde Taniguchi	FBNN	ctakahashi@fbn.org	Clyde Taniguchi
Elizabeth Ashby	NDEM	ashbyed@state.nv.us	Elizabeth Ashby
Karen Johnson	NDEM	kjohnson@state.nv.us	Karen Johnson

DEAN HAYMORE Storey County  
JOE CURTIS Storey Co.

### Meeting # 3 - Handouts

Hazard Profiles and Earthquake

## Meeting #4 – Agenda

### AGENDA Storey County Local Emergency Planning Committee (LEPC)

Wednesday, April 9, 2014- 10:00 a.m.  
Comstock History Center  
20 North E Street  
Virginia City, Nevada 89440

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*All items include discussion and possible action to approve, modify, deny, or continue unless marked otherwise.*

1. **CALL TO ORDER**
2. **PUBLIC COMMENT (NO ACTION)** No action may be taken on a matter raised under this item on the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken. Time limits on Public Comment will be at the direction of the Chairman of the Committee.
3. **DISCUSSION/POSSIBLE ACTION:** Approval of Minutes from January 8, 2014
4. **DISCUSSION/POSSIBLE ACTION:** Approval of Minutes from March 4, 2014
5. **DISCUSSION (NO ACTION): Hazard Mitigation Plan Update**  
This item will provide an overview of the updates to the Storey County Hazard Mitigation Plan.  
(Karen Johnson)
6. **DISCUSSION (NO ACTION): Future of Interoperable Communications in the State of Nevada**  
This item will provide an overview of the future of interoperable communications in the state of Nevada and will be presented by the Statewide Interoperability Coordinator George Molnar.
7. **DISCUSSION/POSSIBLE ACTION: Fiscal Year 2015 State of Nevada Emergency Response Commission United We Stand Grant Requests from LEPC Members**  
This item will provide a time for LEPC Members to provide input on items that they would like to see submitted under the FY2015 SERC UWS Grant
8. **DISCUSSION (NO ACTION): Review of Grants Received by Storey County Local Emergency Planning Committee**  
This item will provide an overview of open grants received by the Storey County LEPC.  
(Cherie Nevin)
9. **DISCUSSION (NO ACTION): Emergency Management Directors Report**  
This item is a general discussion of activities related to the Storey County Office of Emergency Management related to emergency preparedness, planning and response.  
(Joe Curtis- Director of Emergency Management)
10. **DISCUSSION (NO ACTION): Cooperating Local Emergency Planning Committee Members Report on Activities**  
This item is general discussion of activities of our private industry and county LEPC Members.
11. **DISCUSSION (NO ACTION): Review any Hazardous Materials Incidents that have Occurred Since the Last Meeting of this Committee-** This item is a review of any Hazmat related incidents that have occurred since our last LEPC Meeting in January 2014. (Joe Curtis- Director of Emergency Management)
12. **ADJOURNMENT**



### Meeting #4 – Sign In Sheet

#### STOREY COUNTY LOCAL EMERGENCY PLANNING COMMITTEE REGULAR MEETING

APRIL 9, 2014 10:00 A.M.  
Comstock History Center  
20 North E Street Virginia City, Nevada

NAME (PLEASE PRINT)	AGENCY	EMAIL	SIGNATURE
Cherie nevin	Storey County	chervin@storeycountynevada.gov	Cherie M. nevin
Bill Sjovangen	Storey Co	bsjovangen@storeycountynevada.gov	[Signature]
George J. Molnar	NDEM	gmolnar@dps.state.nv.us	[Signature]
Janele Woodward	NDEM	jwoodward@dps.state.nv.us	Janele Woodward
Chris Smalls	NWS NOAA	chris.smalls@noaa.gov	[Signature]
Patrick Macan	American Red Cross	patrick.macan@redcross.org	[Signature]
Rick Vasquez	Wal-Mart	rvasquez@wal-mart.com	[Signature]
George Lopes	Wal-Mart	george.lopes@wal-mart.com	[Signature]
Travis Longobardi	Wal-Mart	travis.longobardi@wal-mart.com	[Signature]
Angela Marin	COMSTOCK CHRONICLES	ANGELAMARIN@AOL.COM	[Signature]
Eric Schmidt	Douglas Co GIS	eschmidt@co.douglas.nv.us	[Signature]

### Meeting # 4 – Handouts

Wildland Fire profile and Fire History map, Flood profile

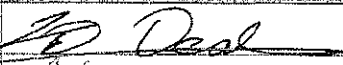
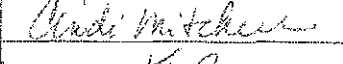
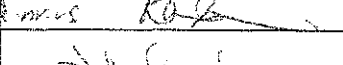
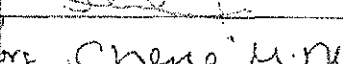
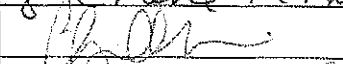
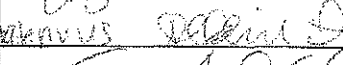
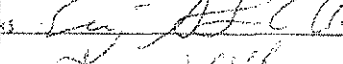
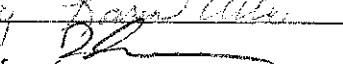
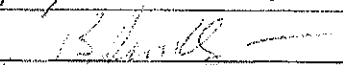
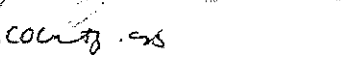

### Meeting #5 – Agenda

### Meeting #5 – Sign In Sheet

#### STOREY COUNTY LOCAL EMERGENCY PLANNING COMMITTEE REGULAR MEETING

JULY 9, 2014 10:00 A.M.

Northern Nevada Food Bank  
550 Italy Drive McCarran, Nevada

NAME (PLEASE PRINT)	AGENCY	EMAIL	SIGNATURE
LO DEATON	WAL-MART	ldeaton@wal-mart.com	
Cindi Mitchell	FBNN	cmitchell@fbnn.org	
Karen Johnson	NDEM	kjohnson@cps.state.nv.us	
Joe Curtis	Storey Co. EM	jcurtis@storeycounty.org	
Cherie Nevin	Storey County	chervine@storeycounty.org	
Clyde Takahashi	FBNN	ctakahashi@fbnn.org	
Debbie Tanaka	NDEM	debbie.tanaka@ps.state.nv.us	
Eric Schmidt	Douglas Co GIS	eschmidt@co.douglas.nv.us	
Karen Allen	NANNS	kallen@carson.org	
Patrick Macan	American Red Cross	Patrick.Macan@redcross.org	
JIM RAGAN	NV FIRE	JRagan@nvfire.org	
Joe Curtis	Storey County EM	jcurtis@storeycounty.org	

### Meeting #5 – Handouts

All maps, Staple E and Mitigation Actions List

### Meeting #6 – Sign In Sheet

### Meeting #6 – Handouts



## **Appendix E**

### **Plan Maintenance Documents**

Sample Press Release for  
Annual Maintenance Meeting

Storey County, Nevada is meeting to review and maintain its Hazard Mitigation Plan to assess risks posed by natural and manmade disasters and identify ways to reduce those risks. This plan is required under the Federal Disaster Mitigation Act of 2000 as a prerequisite for receiving certain forms of Federal disaster assistance. The plan can be found on the County's website at [www.storeycounty.org](http://www.storeycounty.org) .

Public comments and participation are welcomed. For additional information or to request to participate, or to submit comments, please contact Joe Curtis, Storey County Emergency Management, at (775) 691-5333 or [jcurtis@storeycounty.org](mailto:jcurtis@storeycounty.org) .

## Annual Review Questionnaire

PLAN SECTION	QUESTIONS	YES	NO	COMMENTS
PLANNING PROCESS	Are there internal or external organizations and agencies that have been invaluable to the planning process or to mitigation action?			
	Are there procedures (e.g., meeting announcement, plan updates) that can be done more efficiently?			
	Has the Steering committee undertaken any public outreach activities regarding the HMP or implementation of mitigation actions?			
HAZARD PROFILES	Has a natural and/or human-caused disaster occurred in this reporting period?			
	Are there natural and/or human-caused hazards that have not been addressed in this HMP and should be?			
	Are additional maps or new hazards studies available? If so, what have they revealed?			
VULNERABILITY ANALYSIS	Do any new critical facilities or infrastructure need to be added to the asset lists?			
	Have there been changes in development patterns that could influence the effects of hazards or create additional risks?			
MITIGATION STRATEGY	Are there different or additional resources (financial, technical, and human) that are now available for mitigation planning?			
	Are the goals still applicable?			
	Should new mitigation actions be added to a community's Mitigation Action Plan?			
	Do existing mitigation actions listed in a community's Mitigation Action Plan need to be reprioritized?			
	Are the mitigation actions listed in a community's Mitigation Action Plan appropriate for available resources?			

## Mitigation Action Progress Report

Page 1 of 3

Progress Report Period: \_\_\_\_\_ to \_\_\_\_\_  
(date) (date)

Project Title: \_\_\_\_\_ Project ID# \_\_\_\_\_

Responsible Agency:

Address: \_\_\_\_\_

City: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Phone # (s): \_\_\_\_\_ email address: \_\_\_\_\_

List Supporting Agencies and Contacts:

Total Project Cost: \_\_\_\_\_

Anticipated Cost Overrun/Underrun: \_\_\_\_\_

Date of Project Approval: \_\_\_\_\_ Start date of the project: \_\_\_\_\_

Anticipated completion date: \_\_\_\_\_

Description of the Project (include a description of each phase, if applicable, and the time frame for completing each phase):

[illegible]

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Plan Goal(s) Address

Goal: \_\_\_\_\_

Indicator of Success: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Project Status

☐ Project on schedule

☐ Project completed

☐ Project delayed\*

\*explain \_\_\_\_\_

\_\_\_\_\_

☐ Project Cancelled

Project Cost Status

☐ Cost unchanged

☐ Cost overrun\*

\*explain \_\_\_\_\_

\_\_\_\_\_

☐ Cost underrun\*

\*explain \_\_\_\_\_

\_\_\_\_\_

Summary of progress on project for this report:

A. what was accomplished during this reporting period?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

B. What obstacles, problems, or delays did you encounter, if any?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

C. How was each problem resolved?

\_\_\_\_\_



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*Page 3 of 3*

Next Steps: What are the next step(s) to be accomplished over the next reporting period?

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Other Comments:

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## Appendix F

### Status of Previous Actions

**Table 8-2: Mitigation Goals and Potential Actions from 2008 HMP**

	Action	Description	Status of Action
<b>Goal 1: Promote increased and ongoing County involvement in hazard mitigation planning and projects</b>	1.A	Storey County Hazard Mitigation Plan Steering Committee will remain active and will conduct and complete an annual review of the LHMP along with re-establishing priority actions to be accomplished.	Performed on 4 <sup>th</sup> year. Update action 1.A
	1.B	Regional mitigation projects will be sought with State mutual aid NEMAC Region 1 jurisdictions (Carson City, Douglas, Lyon, Washoe, Churchill, Pershing, and Mineral Counties).	Completed with Truckee River Flood Plan. Action vague not included in update.
	1.C	Develop GIS data-sharing agreements with appropriate State agencies and State/regional governmental and private agencies that allow for the sharing/utilizing of existing and new GIS hazard and asset information to include applicable hardware, software, training, education, and data acquisition (i.e., maps, imagery).	Completed. Partnered with Douglas, Carson & Lyon for a GIS group.
<b>Goal 2: Build and support local capacity to enable the public to mitigate and prepare for disasters</b>	2.A	Continue and expand Risk Watch outreach program that coordinates with the school district to teach children about the hazards in their community and what they can do to mitigate, prevent, and prepare for these hazard events. Additionally, the safety tips will be posted on the County Web site.	Completed and Ongoing School District Does Risk Watch Sheriff's Office does a business and neighborhood watch program Fire dept. continues with coordination of UNR and Wildfire Awareness Outreach.
	2.B	Develop and sustain public outreach program that encourages consistent hazard mitigation content.	Ongoing, 2.B, 2.D & 2.E combined for Update Action 2.B.
	2.C	Develop outreach program that will teach adults how to anchor parapets, signs, glass, machinery, shelving, fixtures, and other nonstructural elements or architectural detailing that might cause injury if items were to fall or break during an earthquake.	Ongoing, Living with Fire information made available to public.
	2.D	Develop a public outreach campaign that informs the public on how to protect their homes from severe (wind, hail, thunder, and snow) storms.	Ongoing, combined with 2.B
	2.E	Establish community program to educate residents and visitors about measures they can take during winter weather alerts to minimize potentially life-threatening conditions.	Ongoing, combined with 2.B
	2.F	Use seasonal firefighters to conduct an outreach program to inform homeowners about the threat of wildfires; to explain how homeowners can reduce the wildfire hazards around their homes; to encourage homeowners to take the necessary action to improve the chance of their home surviving a wildfire; encourage homeowners to become involved with the Living With Fire program; and encourage attendance	Ongoing Fire Dept. with NDF and UNR (Living with Fire)

## Appendix F

### Status of Previous Actions

**Table 8-2: Mitigation Goals and Potential Actions from 2008 HMP**

		of existing Fire Safe Chapter members to the annual Wildfire Urban Interface Fire Summit.	
Goal 2 (cont'd.): Build and support local capacity to enable the public to mitigate and prepare for disasters	2.G	Expand Highlands Fire Safe Council to include additional communities to inform Fire Safe councils, homeowner associations, and property owners about best management practices for Piñon-Juniper woodlands.	Completed Mark Twain area included and fuels reductions projects ongoing.
	2.H	Initiate an outreach program to inform and instruct building contractors, County and State road maintenance agencies, and Storey County schools in best management practices for vegetation management in developments, around existing and new construction, and along road right-of-ways.	Ongoing, included in update.
	2.I	Within and immediately surrounding the area of the Virginia Highlands, the local chapter of the Nevada Fire Safe Council must continue outreach efforts to emphasize the importance of internal fuel breaks to property owners in the community as a necessary prerequisite to enhancing fire protection.	Ongoing Living with Fire continues media campaigns. Modified for Included in update.
	2.J	County emergency response agencies will continue regional preparedness efforts to include development and maintenance of response-and-recovery plans, entering into agreements with other public and private entities, and continued EOC training.	Ongoing - Response and Recovery. Not included in update. Not mitigation.
Goal 3: Reduce the possibility of damage and losses on new and existing buildings and infrastructure due to earthquake	3.A	Develop a voluntary building inspection program in which homes, businesses, schools, and critical facilities and infrastructure are inspected by a building official for nonstructural elements that might break during an earthquake. In conjunction with this action, develop a nonstructural retrofitting program to correct identified problems.	Completed on Grammar and Middle Schools and the Catholic Church. Ongoing. Included in update.
	3.B	Identify and obtain funding sources for private business, homes, and government to retrofit structures, with higher priority to critical facilities, infrastructure, and government agencies located within identified historical buildings.	Storey Historic Structure Study completed. Building Dept. works w/residents to redo foundations or tie down structure. County assists w/costs.
	3.C	Initiate program to provide funding for structural engineers to inspect County-owned critical facilities and infrastructure within identified high-shaking areas and historical buildings.	Completed. Safety Report performed in 2010. Court House inspected.
	3.D	Retrofit all critical assets within strong shaking areas that do not meet the most current IBC requirements for safety; with higher priority given to critical facilities, infrastructure, and government agencies located within identified historical buildings.	Included in update.

## Appendix F

### Status of Previous Actions

**Table 8-2: Mitigation Goals and Potential Actions from 2008 HMP**

	3.E	Work with utility companies to evaluate the seismic risk to their transmission pipelines and implement mitigation measures, such as automatic shut-off valves.	Completed in industrial park & power plants. Continue propane outreach program. Modified for schools. Included in update.
	3.F	Conduct hydrogeological study to identify impact of a severe earthquake on the well systems to determine emergency-planning direction.	No wells in County. Not included in update.
	3.G	Conduct geological study to identify impact of a severe earthquake on the underground mine workings in the Virginia City area.	Completed 2010.
<b>Goal 4: Reduce the possibility of damage and losses to new and existing buildings and infrastructure and natural resources due to flood and flash flood</b>	4.A	Initiate hydrology analysis, to include a full risk assessment, to identify areas most prone to flash flooding and mass movement of water and debris throughout Storey County. Analysis will include mitigation recommendations for each impacted area.	Completed in 2010. Flood Study by FarWest.
	4.B	Pursue flood-management projects—both regional and local—that would reduce damage due to flash flooding (e.g., stabilizing stream banks, replacing existing culverts and bridges, creating debris or flood/storm water retention basins in small watersheds, flow-diversion structures, erosion control, and utilize best management practices, protect vulnerable sewer and reclaimed water lines, and prevent flood and storm run-off waters from entering wastewater treatment plants.)	Included in update.
	4.C	Require the maximum use of natural drainage ways and prohibit the disruption of natural flowage patterns.	Not a specific action. Not in update.
	4.D	Limit uses in floodways to those tolerant of occasional flooding, including but not limited to, agriculture, outdoor recreation, and natural resource areas.	Completed with new Zoning Ordinance 2010.
<b>Goal 5: Reduce the possibility of damage and losses on new and existing buildings and infrastructure due to severe winter storms (snow)</b>	5.A	Determine the structural stability of critical-facility roofs, carports, and garages to withstand ice and snow loads and wind.	New snow shed for snow removal equipment and retrofit on Courthouse in 2012.  No plans for more assessment.

# Appendix F

## Status of Previous Actions

**Table 8-2: Mitigation Goals and Potential Actions from 2008 HMP**

<p><b>Goal 6:</b> Reduce the threat to life, new and existing property and infrastructure, and natural resources due to catastrophic wildfires</p>	6.A	Implement fuels-reduction treatment in the Gold Hill area to protect residences and community infrastructure along the western township boundary.	Complete. Noxious weed control completed in 2011. BLM conducted fuels-reduction in 2010.
	6.B	In the Virginia City area implement fuels-reduction treatment along the western township boundary.	In update Action 6.A ongoing
	6.C	In the Virginia City area create fuel break by extending the vegetation removal treatment along the west and east boundaries to create manageable areas by splitting the north and south boundaries.	Completed. Need to maintain
	6.D	Within the Virginia Highlands create manageable, shaded fuel breaks through entire subdivision to include Virginia City Highlands and Highland Ranches.	In progress. Continued.
	6.E	Create a program, using seasonal firefighters and community service groups, to provide vegetation management services to elderly, disabled, or low-income persons who lack the resources to remove flammable vegetation around their homes.	In progress. Continued
	6.F	Create a vegetation management program to replace cheat grass with perennial grasses around communities to create fuel breaks that would help to slow a wildfire before it reaches structures.	No funds available. Continued.
	6.G	Conduct surveys to ascertain the dependable availability of wood/slash/chips and the desirability of obtaining grants that will provide a local biomass utilization program for power and/or heat generation in the Virginia City/Gold Hill area of Storey County.	Biomass plant project dead. Not in update.
	6.H	Perform study to determine appropriate method to retrofit buildings located within the Virginia City urban fire hazard zone. Initial focus will be critical facilities, commercial business district, and infrastructure located within 19 <sup>th</sup> -century buildings within the identified historic district.	No funds available. Continued.
	6.I	Implement fuels-reduction treatment in the Mark Twain area to protect residences and community infrastructure along all boundaries, which will include regional coordination with Lyon County, Nevada Division of Forestry, Storey County Fire District, Central Lyon County Fire District, and Dayton Water Utility.	Ongoing – Continued.
	6.J	Implement fuels-reduction treatment along all boundaries of the Six-Mile Canyon area to protect residences and community infrastructure.	Noxious weed abatement and road shoulder expansion reduced risk. Continued.

GIS = Geographic Information System

IBC = International Building Code

LHMP = Local Hazard Mitigation Plan

NEMAC = Nevada Emergency Management Assistance Compact

**Appendix F**  
**Status of Previous Actions**

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## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 5/5/15

Estimate of time required:

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Robert & Nicole Wilkinson, Three GGG Inc., Liquor/General License, Gold Hill Hotel
2. **Recommended motion:** Approve application of Liquor/General License.
3. **Prepared by:** Brandy Gavenda, Admin. Asst.

**Department:** SCSO

**Telephone:** 775-847-0959

4. **Staff summary:** Background complete. There are no disqualifiers found.

5. **Supporting materials:**

6. **Fiscal impact:** None

Funds Available:

Fund:

\_\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_\_ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Sheriff, Gerald Antinoro

 County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No.



## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** 5/5/15

**Estimate of time required:**

**Agenda:** Consent ☐ Regular agenda ☒ Public hearing required ☐

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1. **Title:** Vincent Malfitano, Liquor/General/Gaming License, Bonanza

2. **Recommended motion:** Approve application of Liquor/General/Gaming License.

3. **Prepared by:** Brandy Gavenda, Admin. Asst.

**Department:** SCSO

**Telephone:** 775-847-0959

4. **Staff summary:** Background complete. There are no disqualifiers found.

5. **Supporting materials:**

6. **Fiscal impact:** None

Funds Available:

Fund:

\_\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_\_ District Attorney

8. **Reviewed by:**

  X   Department Head

Department Name: Sheriff, Gerald Antinoro

 County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No.





## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** 5/5/15

**Estimate of time required:**

**Agenda:** Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Vincent Malfitano, Liquor/General/Gaming License, Delta
2. **Recommended motion:** Approve application of Liquor/General/Gaming License.
3. **Prepared by:** Brandy Gavenda, Admin. Asst.

**Department:** SCSO

**Telephone:** 775-847-0959

4. **Staff summary:** Background complete. There are no disqualifiers found.

5. **Supporting materials:**

6. **Fiscal impact:** None

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Sheriff, Gerald Antinoro

\_\_\_\_\_  
*Gerald Antinoro*

*[Signature]* County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No.



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 5/5/15

Estimate of time required:

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Virginia City Brewery & Taphouse, Business/Liquor License

2. **Recommended motion:** Approve application of Liquor/General License. Please also sign their request for Application of Manufacturer's License.

3. **Prepared by:** Brandy Gavenda, Admin. Asst.

**Department:** SCSO

**Telephone:** 775-847-0959

4. **Staff summary:** Background complete. There are no disqualifiers found.

5. **Supporting materials:** Application for Manufacturer's License.

6. **Fiscal impact:** None

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Sheriff, Gerald Antinoro

A handwritten signature in black ink, appearing to read "Gerald Antinoro", is written over a horizontal line.

A handwritten signature in black ink, appearing to read "Brandy Gavenda", is written over a horizontal line.

County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No.

## APPLICATION FOR MANUFACTURER'S LICENSE

April 15, 2015

Honorable Board of County Commissioners:

Storey County, Virginia City Nevada  
(City or Town)

In accordance with the provisions of NRS, Chapter 369, as amended, the undersigned hereby applies for a license for

Brewpub

(Type of license(s) - see page 2)

In the State of Nevada, for the fiscal year ending June 30, 2015 a remittance covering the license fees from the 1<sup>st</sup> day of June, 2015 to the 30<sup>th</sup> day of June, 2016 is enclosed (not less than one quarter of a year).

The following information is also set forth:

Federal EIN: 47-2118535

(1) Name of firm Virginia City Brewery & Taphouse LLC

(2) Doing business as Virginia City Brewery & Taphouse

Located at 62 North C Street, Virginia City, NV 89440  
(Physical Address)

Phone (775) 847-7064

Mailing address P.O. Box 1176, Virginia City, NV 89440

E-mail address sycbandth@gmail.com

(3) The applicant is:

(a) A corporation? Yes ☐ No ☒ Organized under the laws of what state? When? 20

Qualified to do business in Nevada? Yes ☒ No ☐ When? 20

Names and addresses of following officers (attach list if additional space required):

President: Kurt Holt 51 Jeanette, Carson City, NV 89706

Vice President: Jason Hawkins 1845  
Bougainvillea Dr., Miden, NV 89423

Secretary: N/A

Treasurer: N/A

Manager(s) Kurt Holt 51 Jeanette, Carson City, NV 89706

Jason Hawkins 1845 Bougainvillea Dr., Miden, NV 89423

Resident Agent: Linda De Carlo P.O. Box 808, Virginia City, NV 89440

(b) A partnership? Yes ☒ No ☐ Is agreement recorded? Yes ☒ No ☐

Where? State of Nevada

Names and addresses and official position, if any, of partners (attach list if additional space is required):

(c) Operating under a fictitious firm name? Yes ☐ No ☐ Is statement recorded? Yes ☐ No ☐

Where?

Names, addresses and official positions, if any, of all persons interested in the business:

(attach list if additional space is required)

Kurt Holt 51 Jeanette, Carson City, NV 89706 Owner

Jason Hawkins 1845 Bougainvillea Dr., Miden, NV 89423 Owner

(d) An individual? Yes ☐ No ☒

(e) Has any individual who is interested, financially or otherwise, in the applicant's business, ever been convicted of a violation of Federal or any state liquor laws? Yes ☐ No ☒

If so, furnish (attach list if additional space is required):

Name	Address Where convicted	When
		20
		20
		20

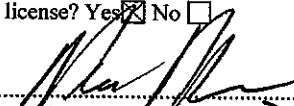
(f) Is any person listed on this manufacturer's application engaged in the business of importing, wholesaling or retailing alcoholic beverages? (See attached copy of NRS 597.210) Yes ☐ No ☒

If so, what percent, name and location of business %

(3) References:

Name	Address
Joe Bingham	310 Sunshine Lane, Reno, NV 89502
John Smagala	870 E. Greg St. Reno, NV 89431
Jace Cook	1420 Holcomb Ave., Reno, NV 89502

(4) Has applicant a county license? Yes ☒ No ☐ A city or town license? Yes ☒ No ☐

Signed   
Title MANAGING PARTNER / OWNER

Remarks and recommendations by the County Commissioners:

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

The application of.....  
is hereby (approved) (disapproved) this.....day of.....20.....

Board of County Commissioners:

Chairman .....  
Member .....  
Member .....  
Member .....  
Member .....

ATTEST:

....., County Clerk

Type of Licenses  
SCHEDULE OF LICENSE FEES

Brewpub	\$75.00
Winemaker	75.00
Brewer	75.00
Instructional Wine Making Facility	75.00
Craft Distillery	75.00
Rectifier	550.00

NRS 369.310 License fees: Due dates; payment of proportionate part.  
1. All license fees are due and payable on July 1 of each year. If not paid by July 15 of each year the license shall be canceled.

2. If any license is issued at any time during the year other than by July 15, the fee shall be for that proportionate part of the year that the licenser will be in effect, which in any event shall be for not less than one quarter of a year.
3. No license shall be dated other than on the first day of the month in which it is granted.

## Vanessa Stephens

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**From:** Pat Whitten  
**Sent:** Thursday, April 30, 2015 5:05 PM  
**To:** Vanessa Stephens  
**Subject:** Fwd: Work Card Appeal  
**Attachments:** image001.gif

Please add this to the packet. I told Donny it was too late to remove it since we had published but I will ask for no action on Tuesday. Thanks...

Sent from my iPhone

Begin forwarded message:

**From:** Katie <[katie@worldfamousbrothel.com](mailto:katie@worldfamousbrothel.com)>  
**Date:** April 30, 2015 at 4:28:29 PM PDT  
**To:** <[pwhitten@storeycounty.org](mailto:pwhitten@storeycounty.org)>  
**Cc:** 'Donald Gilman' <[dgilmannv@gmail.com](mailto:dgilmannv@gmail.com)>, 'Lance Gilman' <[lance@lancegilman.com](mailto:lance@lancegilman.com)>, 'Kris Thompson' <[kpthompson2011@yahoo.com](mailto:kpthompson2011@yahoo.com)>  
**Subject:** Work Card Appeal

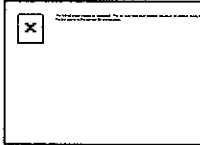
Mr. Whitten,

We would like to remove our request to include Katrina Tyson's work card appeal on next Tuesday's County Commissioner/Licensing Board agenda as the matter has resolved itself. Please take no action on this matter.

Thanks.

Katie

**Katie Van Lier**  
Mustang Ranch Resort  
(775) 219-4322  
[katie@worldfamousbrothel.com](mailto:katie@worldfamousbrothel.com)



## Vanessa Stephens

---

**From:** Pat Whitten  
**Sent:** Wednesday, April 29, 2015 2:51 PM  
**To:** Vanessa Stephens  
**Cc:** katie@worldfamousbrothel.com; Donny Gilman; Gerald Antinoro  
**Subject:** Fwd: Work Card Appeal  
**Attachments:** image001.gif

V-

Since we held the agenda posting while we finalized other matters, I'm good with adding this to the agenda in order to expedite a decision. Please place the following on the May 5th Commission agenda:

DISCUSSION/POSSIBLE ACTION: Appeal of brothel work card denial of Katrina Tyson by the Storey County Sheriff's Office, pursuant to Storey County Code 5.16.220 (G)

Please place a copy of this email in the agenda packet. Thank you...

Pat

Sent from my iPad

Begin forwarded message:

**From:** Katie <katie@worldfamousbrothel.com>  
**Date:** April 29, 2015 at 2:32:11 PM PDT  
**To:** <pwhitten@storeycounty.org>  
**Cc:** 'Donald Gilman' <dgilmannv@gmail.com>, 'Lance Gilman' <lance@lancegilman.com>, <cforster@gundersonlaw.com>  
**Subject:** Work Card Appeal

Mr. Whitten,

Don Gilman asked me to forward an urgent request to include the following appeal on next Tuesday's County Commissioner/Licensing Board agenda:

Appeal of Katrina Tyson of a work card denial by Sheriff Antinoro.

We are contacting Courtney Forster of the Gunderson Law Firm to notify her of this hearing date on this appeal.

Thanks.

Katie

**Katie Van Lier**  
Mustang Ranch Resort  
(775) 219-4322  
[katie@worldfamousbrothel.com](mailto:katie@worldfamousbrothel.com)



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: <sup>05/05/15</sup> ~~06/01/15~~

Estimate of time required: 5 min.

Agenda: Consent [ ] Regular agenda [x] Public hearing required [x]

1. **Title:** (Continued from 04/07/15 meeting) Discussion/Possible Action: Application No. 2014-020 by the Tahoe-Reno Industrial Center, LLC to amend the text of Storey County Code Title 17 (Zoning Ordinance) by adding Chapter 17.39 I-C Industrial-Commercial Zone. The intent of the proposed I-C Zone is to provide for certain mixed-use industrial and commercial uses where found appropriate by the board with recommendation by the planning commission. Additional information including, but not limited to, reports and the draft zone text may be obtained from the Planning Department at 775.847.1144 or [planning@storeycounty.org](mailto:planning@storeycounty.org).

2. **Recommended motion:** (Continue item until June 1, 2015, board meeting.) Based on findings of fact shown in Subsection 4.1 and the conditions of approval shown in Section 5 of this report, and conformance with federal, state, and county regulations, and the master plan, and the recommendation for approval by staff and the planning commission, I (Commissioner) motion to approve Storey County Zone Text Amendment Application No. 2014-020 to include "Chapter 17.39 I-C Industrial Commercial Zone" to Storey County Code, Title 17 Storey County Zoning Ordinance.

3. **Prepared by:** Austin Osborne

**Department:** Planning

**Telephone:** 847-1144

4. **Staff summary:** Text amendment of Storey County Code Title 17 (Zoning Ordinance) as explained and recommended in Staff Report No. 2014-020.

5. **Supporting materials:** Staff Report No. 2014-020 and exhibits provided at the 12/02/14 board meeting and packet are available at the Planning Department at 775.847.1144.

6. **Fiscal impact:** None on local government.

Funds Available:

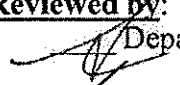
Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_ District Attorney

8. **Reviewed by:**

 Department Head

Department Name:

 County Manager

Other agency review: \_\_\_\_\_

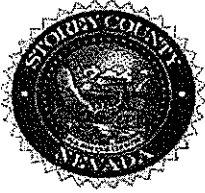
9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No.





## Storey County Board of County Commissioners Agenda Action Report

Meeting date: ~~06/01/15~~ <sup>05/05/15</sup>

Estimate of time required: 5 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title:** (Continued from 04/07/15 meeting) (Agenda Language included in Enclosure A)
2. **Recommended motion:** (Continue item until June 1, 2015 board meeting). Based on findings of fact shown in Subsection 4.1 and the conditions of approval shown in Section 5 of this report, and conformance with federal, state, and county regulations, and the recommendation for approval by staff and the planning commission, I (Commissioner) motion to approve Storey County Zone Map Amendment Application No. 2014-021 modifying the official zoning map of Storey County to include the Forestry, Natural Resources, Public, and Industrial-Commercial zones as presented by staff in this report.
3. **Prepared by:** Austin Osborne

**Department:** Planning

**Telephone:** 847-1144

4. **Staff summary:** Amendment of the Official Storey County Zoning Map as explained and recommended in Staff Report No. 2014-021.
5. **Supporting materials:** Staff Report No. 2014-021 and exhibits provided at the 12/02/14 board meeting and packet are available at the Planning Department at 775.847.1144.
6. **Fiscal impact:** None on local government.

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_ District Attorney

8. **Reviewed by:**

 Department Head

Department Name:

 County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved

☐

Approved with Modifications

☐ Denied

☐

Continued

Agenda Item No.

**Enclosure A: Agenda Language for Application No. 2014-021**

**(Continued from 03/03/15 board meeting) Discussion/Possible Action:** Application No. 2014-021 by the Tahoe-Reno Industrial Center, LLC., and Storey County on behalf of The Nature Conservancy, LLC and the Union Pacific Railroad Company to amend the Official Storey County Zoning Map. The amendments will apply regulatory zones to approximately 600 acres of land located in McCarran, Nevada (River District near the Tahoe-Reno Industrial Center) which was in July of 2014 transferred from Washoe County to Storey County by means of boundary line adjustment. The subject area is described approximately as portions of: Section 31 and 32, Township 20 North, Range 22 East; Section 6, Township 19 North, Range 22 East; Section 36, Township 20 North, Range 21 East; Sections 2 and 11, Township 19 North, Range 21 East; and Section 1, Township 19 North, Range 21 East, all in the Mount Diablo Baseline and Meridian (MDB&M). The specific zones and subject properties will be as follows: (a) F Forestry zoning will be applied to land located at Assessor's Parcel Numbers (APN) 004.161.98, 004.161.99, 004.162.01, and 004.162.02; (b) N-R Natural-Resources zoning will be applied to land located at APNs 004.161.85, 004.161.86, 004.161.88, and 004.161.96; (c) I-C Industrial-Commercial zoning will be applied to land located at APNs 005.121.01, 005.121.02, 005.121.03, 005.121.04, and 005.121.05; and (d) P Public will be applied to land located at 004.161.87, 004.161.89, 004.161.90, 004.161.91, 004.161.92, 004.161.93, 004.161.94, 004.161.95, and 004.161.97, all within the approximate subject area described above. The purpose of the zone map amendment is to apply zoning to newly acquired land in Storey County that is consistent with surrounding uses and the Storey County Master Plan. Prior to their transfer into Storey County, the properties were zoned in Washoe County as Agriculture, Medium Density Rural, Industrial, and Public Infrastructure. Additional information including, but not limited to, reports and maps may be obtained from the Planning Department at 775.847.1144 or [planning@storeycounty.org](mailto:planning@storeycounty.org).



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 5/5/15

Estimate of time required: 0 - 5

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Business License Second Readings -- Approval

2. **Recommended motion:** Approval

3. **Prepared by:** Stacey Bucchianeri

**Department:** Community Development

**Telephone:** 847-0966

4. **Staff summary:** Second readings of submitted business license applications are normally approved unless, for various reasons, requested to be continued to the next meeting. A follow-up letter noting those to be continued or approved will be submitted prior to Commission Meeting. The business licenses are then printed and mailed to the new business license holder.

5. **Supporting materials:** See attached Agenda Letter

6. **Fiscal impact:** None

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:** None

\_\_\_\_ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Community Development

☒ County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No.

# Storey County Community Development

## Business Licensing



P O Box 526 • Virginia City NV 89440 • (775) 847-0966 • Fax (775) 847-0935 • buslic@storeycounty.org

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To: Vanessa Stephens, Clerk's Office  
Pat Whitten, County Manager

**April 27, 2015**  
Via email

Please add the following item(s) to the **May 5, 2015**, COMMISSIONERS Agenda:

Storey County Building Department has inspected and found that the following businesses meet code requirements necessary to operate in the county:

### LICENSING BOARD SECOND READINGS

- A. **SIGNS ON SIGNS** – Contractor / 960 Matley #22 ~ Reno (sign installation)
- B. **KONE, INC.** – Contractor / 3727 Bradview Drive #200 ~ Sacramento (elevator contractor)
- C. **SHORE MANAGEMENT & DEV NV, INC.** – General / 222 East Sydney Ste. B (const. mgmt.) **TRI**
- D. **ELECTRO SPECTRA, INC.** – Contractor / 5490 Wildwood Drive ~ Reno (low voltage contractor)
- E. **GREAT WEST ASPHALT PAVING** – Contractor / 133 East Warm Springs ~ Las Vegas (paving cont.)
- F. **HARRIS & HART, INC.** – Contractor / 1759 West 1200 South ~ Ogden, UT (hvac contractor)
- G. **ALLIED SANITATION SERVICES** – Contractor / 830 West Bridge St. ~ Yerington (vacuum truck)
- H. **IONIX, LLC** – General / 3033 Waltham Way, Unit 5 (metal fabrication) location change **TRI**
- I. **RICH DOSS, INC.** – General / 201 Wild Horse Canyon Drive (transportation) **MCC**

**Inspection Required**

cc: Chris Hood, Building Dept.  
Austin Osborne, Planning Dept.  
Dean Haymore, Economic Dev.

Gary Hames, Fire Dept.  
Patty Blakely, Fire Dept.  
Assessor's Office

Sheriff's Office