



Board of Storey County Commissioners Agenda Action Report

Meeting date: 12/5/2023 10:00 AM -
BOCC Meeting

Estimate of Time Required: 1 min

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the agenda for the December 5, 2023, meeting.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Drema Smith

Department: **Contact Number:** 7758470968

- **Staff Summary:** See attached.
- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modification
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 12/5/2023 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the minutes from the September 19, 2023, meeting.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Jim Hindle

Department: **Contact Number:** 17758470969

- **Staff Summary:** See attached.
- **Supporting Materials:** See attached
- **Fiscal Impact:** none
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modification
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

9/19/2023 10:00 AM
26 SOUTH B STREET, VIRGINIA CITY, NV

MEETING MINUTES

JAY CARMONA
CHAIRMAN

CLAY MITCHELL
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

ANNE LANGER
DISTRICT ATTORNEY

JIM HINDLE
CLERK & TREASURER

Roll Call: ✓ Commission Chairman Jay Carmona, ✓ Commission Vice-Chair Clay Mitchell,
× Commissioner Lance Gilman, ✓ District Attorney Anne Langer, ✓ County Manager
Austin Osborne, ✓ Deputy District Attorney Keith Loomis

- | | |
|--|--|
| <input type="checkbox"/> Assessor Jana Seddon | ✓ Human Resources Director Brandie Lopez |
| <input type="checkbox"/> Justice of the Peace Eileen Herrington | ✓ IT Director James Deane |
| ✓ Recorder Dru McPherson | ✓ Planning Manager Kathy Canfield |
| ✓ Sheriff Mike Cullen | <input type="checkbox"/> Public Works Director Jason Wierzbicki |
| <input type="checkbox"/> Comptroller Jennifer McCain | <input type="checkbox"/> Operations and Project Manager Mike Northan |
| <input type="checkbox"/> Business Development Manager Lara Mather | ✓ Senior Center Director Stacy York |
| ✓ Community Development Director Pete Renaud | ✓ Tourism Director Todd Tuttle |
| <input type="checkbox"/> Community Relations Director Honey Coughlin | <input type="checkbox"/> Other: |
| ✓ Emergency Management Director Adam Wilson | |
| <input type="checkbox"/> Fire Chief Jeremy Loncar | |

Total Attendance: 42

In-Person: 26

Zoom: 16

1. CALL TO ORDER REGULAR MEETING AT 10:00 A.M.

Commission Chairman Jay Carmona called the meeting to order at 10:02 am. Commissioner Lance Gilman was absent.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT (No Action)

4. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the agenda for the September 19, 2023, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve today's Agenda as presented. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0.

5. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the minutes from the June 20, 2023, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the minutes from our June 20, 2023, meeting as presented. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0.

6. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the minutes from the July 18, 2023, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the minutes from our July 18, 2023, meeting as presented. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0.

7. CONSENT AGENDA FOR POSSIBLE ACTION:

I. For possible action, approval of business license first readings:

- A. A&P Painting – Contractor / 10120 W. Flamingo Rd. Ste 4-264 ~ Las Vegas, NV
- B. Big Iron Inc. – Contractor / 425 Western Rd. Ste # 108 ~ Reno, NV
- C. Floor Tech Inc. – Contractor / 8850 Terabyte Ct. # D ~ Reno, NV
- D. FW Carson Co. – Contractor / 1064 Tahoe Blvd ~ Incline Village, NV
- E. Ironclad Builders LLC – Contractor / 425 Western Rd. Ste. # 108 ~ Reno, NV
- F. Nicholson Roofing LLC – Contractor / 2100 Poole Way ~ Carson City, NV
- G. River City Plumbing – Contractor / 1070 Marietta Way ~ Sparks, NV
- H. TEDco Construction LLC – Contractor / 5514 Hurricane Ct. ~ Sun Valley, NV
- I. Walker Cellular Inc. – Contractor / 150 Flocchini Cir. ~ Lincoln, CA

II. Approval of claims in the amount of \$5,541,501.03.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve today's Consent Agenda as presented.
Seconded by: Jay Carmona. **Vote:** Motion passed 2-0.

8. DISCUSSION ONLY (No Action - No Public Comment): Committee/Staff Reports

Sheriff Mike Cullen

- Sheriff Mike Cullen praised Joining Forces, a regional law enforcement program, and explained its purpose and effectiveness. His office, as well as individual deputies were honored For Outstanding Service, Deputies Jacob Smiley and Dave Ranson, and Sgt. Chris Hamblin were noted for Increasing Pedestrian Safety: Deputy Eli Kerr was recognized for Reducing Impaired Drivers, Speed Enforcement, Deputies Mike Simons and Kody Halloway. For Increasing Pedestrian Safety, Sgt. Chris Hamblin and Deputies Ranson and Smiley were named Outstanding Officers. Deputy Ranson was honored for Outstanding Leadership and Coordination, Officer of the Year and Coordinator of the Year and the Traffic Safety Leadership Award. Comptroller Jennifer McCain was honored for Outstanding Grant Management.
- The Sheriff's Office received a \$10,000 equipment grant.

Community Development Director Pete Renaud

- The department has been working with business owners about Operation Boardwalk, an effort to improve the boardwalk on C Street, and said 70 percent of it was in poor shape.

Emergency Manager Adam Wilson

- The Fire District and Sheriff's Office will work with Emergency Management in the spring to hold an evacuation scenario for wildfire evacuations in the Virginia City Highlands.
- Oct. 11 there will be an Emergency Management Planning meeting that will be available over Zoom.

Tourism Director Todd Tuttle

- The Camel Races sold out for shows on Saturday and Sunday, and nearly sold out on Friday. He said the shuttle was very successful.
- Street Vibrations is Sept. 21-24, with parking on C Street limited to motorcycles only from Sutton Street to the Firehouse Barbecue.
- The Outhouse Races are Oct. 7-8. C Street will be closed intermittently during the races, then opened again.
- Oct. 1 is a mix and mingle at Piper's Opera house, featuring Sherry Davis speaking about grant opportunities.

Recorder Dru McPherson

- DOWL Engineering has taken existing mining data for the Recorder's Office, and created a map showing patented mining claims.

Senior Center Director Stacy York

- The Senior Center will host a Resource Fair at Pipers Opera House on October 4, from noon to 6 p.m., The event will include flu and covid boosters from noon to 4 p.m.
- Flu and Covid shots will be held in Mark Twain from 9 to 11 a.m. Oct. 11, 9-11 a.m. and from 4 to 6 p.m. Oct. 17.
- Flu and Covid shots will be held Oct. 19 from 9 to 11 a.m. in Lockwood.
- Flu and Covid shots will be held Oct. 18 from 4:30 to 6:30 p.m. at Fire Station #72 in the Highlands.
- Flu and Covid shots will be held at the senior center in Virginia City from 9 to 11 a.m. Sept. 29 and 9 to 11 a.m. Oct. 25.

County Manager Austin Osborne for Public Works Director Jason Wierzbicki

- 160 feet of culverts and a lot of shoulder work were done on Six Mile Canyon Road.
- The area along the canal in Painted Rock was mowed.
- At the Tahoe Reno Industrial Center, a storm washed out 2 feet of mud over Electric Avenue and USA Parkway.
- Sierra Nevada Construction will be rehabilitating Electric Avenue, which will take 90 days. Tesla is paying \$2.7 million for the work.
- Fire Station #72 work has commenced again and is moving forward.
- A ballfield concession stand will be repaired from storm damage.
- The new Sheriff's Station in Lockwood is being installed.
- The Lockwood Senior Center project is proceeding, as is the Virginia City Senior Center's breezeway project.
- The B Street barn is a new project that will clean-up and stabilize the building for display of historic vehicles. A glass garage door will be fitted so that tourists can see the historic vehicles. It will be managed by Liberty Engine Co. #1.

County Manager Austin Osborne

- The County Manager's office is working with the IT Department to improve the website.

Chairman Carmona for St. Mary's Art Center Director Arika Perry

- The Director was at an International Art Show and sold several pieces of art.
- The Godmonster movie, made in the 1970s, will be shown continuously on Oct. 14 at the art center. Admission is free.

9. BOARD COMMENT (No Action - No Public Comment)

Commissioner Mitchell praised the Godmonster movie, and asked that residents be prepared for a tough winter.

Commission Chairman Carmona noted the passing of former Storey County Recorder Maggie Lowther. He also said the Highlands Volunteer Fire Department's Spaghetti Feed was a big success.

10. DISCUSSION/FOR POSSIBLE ACTION: Discussion and consideration of approval of Resolution No. 23-706 recognizing and commending Storey County employees who have served 10 to 15 years of service to the county.

Human Resources Director Brandie Lopez said that John Miller and Mike Simons had reached the 10-year mark of service and were being honored for it. Photos were taken.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Resolution No. 23-706 recognizing and commending Storey County employees who have 10-15 years of service to the county.
Seconded by: Jay Carmona. **Vote:** Motion passed 2-0.

11. DISCUSSION/FOR POSSIBLE ACTION: Reconveyance (File no. 2023-036) of ownership of approximately 879 linear feet of undeveloped Electric Avenue right-of-way located north of Milan Drive on the west side of the Electric Avenue, adjacent to APN 005-111-71, and encompasses approximately 39,027 square feet in area. The property is located within the Tahoe Reno Industrial Center, McCarran, Storey County, Nevada. The request includes adopting Resolution No. 23-703, a Written Offer of Reconveyance and a Deed of Reconveyance.

Planning Manager Kathy Canfield said this is a section of the right-of-way that is 200 feet wide and is the widest spot. This area is comprised of the roadway shoulder, four traffic lanes separated by a center lane, and a significant roadside drainage ditch with a slope. Ms. Canfield said the applicant that owns the adjacent property requested county abandonment of the 200 feet, though Ms. Canfield said it would not be an abandonment, it would be a reconveyance. Everything has been surveyed. Staff decided that this was excess land that could not to be used for any public purpose. She added that the Resolution was needed before the land could be reconveyed.

Ms. Canfield said this would not happen often as a 200-foot right-of-way was unusual.

Applicant Katelyn Moore thanked the Board for their consideration.

Public Comment: None

Motion: In accordance with the recommendation by staff, I, Commissioner Mitchell, hereby move to approve the reconveyance of ownership of approximately 879 linear feet of undeveloped Electric Avenue right-of-way, located north of Milan Drive on the west side of the Electric Avenue, adjacent to APN 005-111-71 and encompasses approximately 39,027 square feet in area. The property is located within the Tahoe Reno Industrial Center,

McCarran, Storey County, Nevada. The request includes adopting Resolution No. 23-703, a Written Offer of Conveyance, and a Deed of Reconveyance. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0.

- 12. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval for the Clerk & Treasurer, on behalf of the First Judicial District Court of Storey County, to: 1) enter into an agreement with Tyler Technologies Inc. for their Enterprise Jury Manager SaaS module at a one-time installation and first year service fee of \$59,175. Annual use fees for the service will be \$21,358 in fiscal year 2024-25, and \$22,268 for the 2025-26 fiscal year; and 2) accept a grant award of \$29,406.82 under the Coronavirus Emergency Supplemental Funding (CESF) Program from the Department of Public Safety Office of Criminal Justice Administration to mitigate the current fiscal year budget impact of installation and service fees. Seconded by: Jay Carmona. Vote: Motion passed 2-0.

Clerk-Treasurer Jim Hindle and Max Cortez, Administrator for the First Judicial Court in Carson City (speaking on Zoom), said a better way to manage jury trials was needed. He said currently they are done by hand and spreadsheet, and the proposed system will allow us to install a cloud-based system so clerks in Carson City can assist. Mr. Hindle said the total cost was \$59,175 and it will be a 3-year contract, with costs projected for 2024/2025 and 2025/2026. This is the same system as used in Carson City so activity will be seamless whether the trial is in Virginia City or Carson City. He said this is two-part, an installation fee and use fee. He said the main benefit was having access to a grant of \$29,406.82 to offset the initial costs. It will be first implemented in the First Judicial District Court, and then in the Storey County Justice Court. The cost is not in the current budget, so it will be an augmentation.

Ms. Cortez said the judges are in support of the system.

Mr. Hindle said there are conversations about the grant, which would come through the Center Criminal Justice Administration of the state Department of Justice. There will be two motions today, first for the contract and then for the grant. He also said Deputy District Attorney Keith Loomis has added an indemnity clause to protect the county, as he has done with previous Tyler contracts.

Public Comment: None

Motion: I, Commissioner Mitchell, authorize the Clerk/Treasurer, on behalf of the First Judicial District Court of Storey County, to enter into a service agreement with Tyler Technologies Inc. for use of their Enterprise Jury Manager SaaS at a first-year cost of \$59,175 and subsequent annual fees for the term of the initial agreement increasing a maximum of 5% per annum. I also move to include a modification to the indemnity clause to bring it in line with the other agreements we have with Tyler Technologies. As laid out by the DA's Office. I also authorize the Clerk & Treasurer to accept, if awarded, a grant of

\$29,406.82 under the Coronavirus Emergency Supplemental Funding (CESF) Program from the Department of Public Safety Office of Criminal Justice Administration to mitigate the current fiscal year budget impact of installation and service fees. I make this motion contingent on working through all the stated issues with the DA's Office. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0.

- 13. DISCUSSION/FOR POSSIBLE ACTION:** Discussion and possible approval of Subdivision Participation and Release Form which will have the effect of releasing Walgreens, Co. (Walgreens) from all claims against Walgreens arising out of the opioid epidemic in Storey County. By signing the Subdivision Participation and Release Form, the County is joining in the Settlement Agreement and Release and is entitled to the benefits and is subject to the burdens of that Agreement. The purported amount of the settlement will be \$218,940,000.00 to be paid over 15 years of which Storey County allocation is \$202,224.12.

Deputy District Attorney Loomis said this is continuation of settlements from nationwide opioid epidemic. This and the next item are settlements. Funds are allocated to all counties throughout the state.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Subdivision Participation and Release Form with Walgreens and authorize the chairman to sign. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0.

- 14. DISCUSSION/FOR POSSIBLE ACTION:** Discussion and possible approval of Subdivision Participation and Release Form which will have the effect of releasing Teva, Ltd (Teva) from all claims against Teva arising out of the opioid epidemic in Storey County. By signing the Subdivision Participation and Release Form, the County is joining in the Settlement Agreement and Release and is entitled to the benefits and is subject to the burdens of that Agreement. The purported amount of the settlement will be \$145,960,024.00 to be paid over 15 years of which Storey Counties allocation is \$134,816.00.

Mr. Loomis this is the subsequent settlement.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Subdivision Participation and Release Form with Teva and authorize the chairman to sign. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0.

15. DISCUSSION/FOR POSSIBLE ACTION: For consideration and possible approval of business license second readings:

- A. Ace Rental and Sales. – Contractor / 5625 Manchester Ave. ~ St. Louis, MO
- B. Authentic Roofing LLC – Contractor / 1079 Spoonbill Dr. ~ Sparks, NV
- C. Copper Mountain Construction LLC – Contractor / 2449 Lawry Dr. Sparks, NV
- D. Crazy Calamities LLC – General / 355 N. F St. ~ Virginia City, NV
- E. New Mountain Excavating Inc. – Contractor / 7383 Windmill Dr. ~ Reno, NV
- F. Structures Inc. – Contractor / 5224 E Us Hwy 50 ~ Carson City, NV.
- G. Sun Source Energy LLC – Contractor / 5580 W. Flamingo Rd. #101 ~ Las Vegas, NV
- H. SX VC LLC (Temp Vendor/Retail) – General / 5 N. C St. ~ Virginia City, NV
- I. TDC Management LLC – Out of County / 241 Ridge St. Ste 410 ~ Reno, NV
- J. TowerCo 2013, LLC – Out of County / 5000Valleystone Dr. Ste. 200 ~ Cary, NC
- K. Victory Glass, LLC – Contractor / 425 Western Rd. Ste. 109 ~ Reno, NV

Public Comment: None


Motion: I, Commissioner Mitchell, move to approve 11 second readings of business licenses listed under Item #15 as A-K. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0.

16. PUBLIC COMMENT (No Action)

17. ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA

Commission Chairman Carmona adjourned the meeting at 10:57 a.m.

Respectfully submitted,



Jim Hindle
Clerk & Treasurer



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 12/5/2023 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 0-5

Agenda Item Type: Consent Agenda

- **Title:** For possible action, approval of business license first readings:
 - A. Cooper Steel – Contractor / 503 N. Hillcrest Dr. ~ Shelbyville, TN
 - B. New Earth Concepts LLC – Out of County / 801 Belfair Ave. ~ SW Orting, WA
 - C. Protective Industrial Products Inc. – General / 2625 USA Parkway Ste. 111 ~ Sparks, NV
- **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).
- **Prepared by:** Ashley Mead

Department:

Contact Number: 775-847-0966

- **Staff Summary:** First readings of submitted business license applications are normally approved on the consent agenda. The applications are then submitted at the next Commissioner's meeting for approval.
- **Supporting Materials:** See attached
- **Fiscal Impact:** None
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modification
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued

Storey County Community Development



110 Toll Road ~ Gold Hill Divide
P O Box 526 ~ Virginia City NV 89440

(775) 847-0966 ~ Fax (775) 847-0935
CommunityDevelopment@storeycounty.org

To: Jim Hindle, Clerk's office
Austin Osborne, County Manager

November 27, 2023
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **December 05, 2023**

COMMISSIONERS Consent Agenda:

FIRST READINGS:

- A. Cooper Steel** – Contractor / 503 N. Hillcrest Dr. ~ Shelbyville, TN
- B. New Earth Concepts LLC** – Out of County / 801 Belfair Ave. ~ SW Orting, WA
- C. Protective Industrial Products Inc.** – General / 2625 USA Parkway Ste. 111 ~ Sparks, NV

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office



Board of Storey County Commissioners Agenda Action Report

Meeting date: 12/5/2023 10:00 AM -
BOCC Meeting

Estimate of Time Required: 0 min

Agenda Item Type: Consent Agenda

- **Title:** Approval of claims in the amount of \$4,958,759.95.
- **Recommended motion:** Approval of claims as submitted.
- **Prepared by:** Cory Y Wood

Department: **Contact Number:** 7758471133

- **Staff Summary:** Please find attached claims.
- **Supporting Materials:** See attached
- **Fiscal Impact:** N/A
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modification
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued



STOREY COUNTY

Check Register

Packet: APPKT05928 - 2023-11-03 AP Payments cw

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
406510	SILVER STATE GOVERNMENT RELAT	11/03/2023	Regular	0.00	4,000.00	111985
406998	AETNA	11/03/2023	Regular	0.00	637.11	111986
406998	AETNA	11/03/2023	Regular	0.00	559.08	111987
403795	ALPINE LOCK INC	11/03/2023	Regular	0.00	12.00	111988
100135	ALSCO INC	11/03/2023	Regular	0.00	229.34	111989
406619	AMAZON BUSINESS	11/03/2023	Regular	0.00	13.45	111990
404394	GTP ACQUISITION PARTNERS II LLC	11/03/2023	Regular	0.00	1,264.96	111991
403651	ARC HEALTH AND WELLNESS	11/03/2023	Regular	0.00	334.00	111992
406683	SIERRA MEAT CO	11/03/2023	Regular	0.00	910.82	111993
100073	AUTO & TRUCK ELECTRIC,INC	11/03/2023	Regular	0.00	2,955.00	111994
403959	BENDER, DEBORAH	11/03/2023	Regular	0.00	105.00	111995
405077	MACKAY MANSION	11/03/2023	Regular	0.00	327.00	111996
406408	BRADY INDUSTRIES OF NEVADA LLC	11/03/2023	Regular	0.00	441.00	111997
403671	WASHOE CLUB MUSEUM	11/03/2023	Regular	0.00	673.50	111998
405759	C2M Media LLC	11/03/2023	Regular	0.00	1,950.00	111999
100475	CAPITAL CITY AUTO PARTS	11/03/2023	Regular	0.00	178.22	112000
100792	CAPITAL FORD INC	11/03/2023	Regular	0.00	270.35	112001
406028	FINDER'S KEEPERS	11/03/2023	Regular	0.00	604.23	112002
405134	CMC TIRE INC	11/03/2023	Regular	0.00	1,404.84	112003
99708	COLLINS CONSTRUCTION	11/03/2023	Regular	0.00	2,660.23	112004
403990	COMSTOCK CEMETERY FOUNDATIO	11/03/2023	Regular	0.00	798.00	112005
403887	COMSTOCK GOLD MILL LLC	11/03/2023	Regular	0.00	59.50	112006
406406	COMSTOCK PROPANE	11/03/2023	Regular	0.00	2,120.79	112007
103220	ON THE SIDE GRAPHICS & SIGNS	11/03/2023	Regular	0.00	2,711.00	112008
99652	COMSTOCK CHRONICLE	11/03/2023	Regular	0.00	147.00	112009
406924	FIREWISE CODE CONSULTING	11/03/2023	Regular	0.00	4,970.00	112010
406163	DIVIDE GRAPHICS	11/03/2023	Regular	0.00	145.00	112011
404124	DRIVELINE & GEAR SERVICE	11/03/2023	Regular	0.00	738.88	112012
405986	RESOURCE DEVELOPMENT COMPAN	11/03/2023	Regular	0.00	123,500.00	112013
404509	FASTENAL COMPANY	11/03/2023	Regular	0.00	39.24	112014
404757	FCC COMMUNICATIONS, LLC	11/03/2023	Regular	0.00	2,687.14	112015
101485	FERGUSON ENTERPRISES INC	11/03/2023	Regular	0.00	1,650.04	112016
405969	FLEETPRIDE, INC	11/03/2023	Regular	0.00	17.94	112017
100826	FOURTH WARD SCHOOL MUSEUM	11/03/2023	Regular	0.00	255.50	112018
404640	GLADDING, EDWARD A.	11/03/2023	Regular	0.00	1,147.50	112019
100856	GRANITE CONSTRUCTION COMPAN	11/03/2023	Regular	0.00	1,209.50	112020
103470	GREAT BASIN TERMITE & PEST CON	11/03/2023	Regular	0.00	150.00	112021
406103	MISBEHAVEN FARMS, LLC	11/03/2023	Regular	0.00	171.00	112022
406368	HANNUM, CHRIS	11/03/2023	Regular	0.00	25.00	112023
406931	HONEA, GERALDINE A	11/03/2023	Regular	0.00	1,062.48	112024
406603	HUSTLER HYDRAULICS LLC	11/03/2023	Regular	0.00	130.69	112025
406707	AT&T ILLINOIS, AT&T WHOLESALE	11/03/2023	Regular	0.00	160.89	112026
404328	INTERCEPT INC	11/03/2023	Regular	0.00	3,997.50	112027
100978	INTERSTATE OIL CO	11/03/2023	Regular	0.00	5,426.71	112028
403655	ISI SERVICES CORP	11/03/2023	Regular	0.00	175.06	112029
403834	IT1 SOURCE LLC	11/03/2023	Regular	0.00	27,671.96	112030
103317	SILVER STATE INTERNATIONAL TRU	11/03/2023	Regular	0.00	28.78	112031
406617	JOHN H BURROWS INC	11/03/2023	Regular	0.00	474.21	112032
404335	VIDEO VELOCITY	11/03/2023	Regular	0.00	150.00	112033
101040	L N CURTIS & SONS	11/03/2023	Regular	0.00	290.00	112034
406797	BATTLE BORN EMERGENCY TECH	11/03/2023	Regular	0.00	8,096.00	112035
101030	LIFE-ASSIST INC	11/03/2023	Regular	0.00	2,153.17	112036
405548	LUMOS & ASSOCIATES, INC	11/03/2023	Regular	0.00	657.50	112037
404363	MA LABS INC	11/03/2023	Regular	0.00	10,008.86	112038

Check Register

Packet: APPKT05928-2023-11-03 AP Payments cw

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
406961	MCCREARY, ROXANNE	11/03/2023	Regular	0.00	82.39	112039
406639	NV DISTRIBUTORS, LLC	11/03/2023	Regular	0.00	2,240.00	112040
103126	PRIORITY DISPATCH CORP	11/03/2023	Regular	0.00	93.00	112041
405609	MICHAEL'S RENO POWERSPORTS	11/03/2023	Regular	0.00	1,911.35	112042
405144	MOTOROLA SOLUTIONS INC	11/03/2023	Regular	0.00	6,496.84	112043
101265	NEV EMPLOYMENT SECURITY	11/03/2023	Regular	0.00	2,264.92	112044
101241	NEV PUBLIC AGENCY INSURANCE PC	11/03/2023	Regular	0.00	20,658.04	112045
404163	SILVER STATE BARRICADE & SIGN	11/03/2023	Regular	0.00	418.64	112046
407001	UNIVERSAL ENGINEERING SCIENCES	11/03/2023	Regular	0.00	3,995.87	112047
102782	OFFICE DEPOT	11/03/2023	Regular	0.00	34.04	112048
405127	O'REILLY AUTO PARTS	11/03/2023	Regular	0.00	1,005.36	112049
404746	OTIS ELEVATOR COMPANY	11/03/2023	Regular	0.00	2,209.25	112050
403398	OWEN EQUIPMENT SALES	11/03/2023	Regular	0.00	3,660.07	112051
406359	PACSTATES	11/03/2023	Regular	0.00	53,640.89	112052
403895	WAY IT WAS MUSEUM	11/03/2023	Regular	0.00	117.00	112053
406800	SUMMIT COLLECTION SERIVCES	11/03/2023	Regular	0.00	580.41	112054
405420	JOY ENGINEERING	11/03/2023	Regular	0.00	838.70	112055
406993	EIGHT8 STUDIOS	11/03/2023	Regular	0.00	4,000.00	112056
404863	REFUSE, INC	11/03/2023	Regular	0.00	1,289.02	112057
101520	RENO PAINT MART INC	11/03/2023	Regular	0.00	24.98	112058
103241	SBC GLOBAL SERVICES IN LD	11/03/2023	Regular	0.00	68.47	112059
406778	SILVER STATE ANALYTICAL LABORAT	11/03/2023	Regular	0.00	1,505.00	112060
406367	SHEPHERD SCOTT F.	11/03/2023	Regular	0.00	500.00	112061
405081	SHERMARK DISTRIBUTORS INC	11/03/2023	Regular	0.00	857.22	112062
102461	SIERRA CONTROLS LLC	11/03/2023	Regular	0.00	135.00	112063
101632	SIERRA PEST CONTROL INC	11/03/2023	Regular	0.00	55.00	112064
403384	SMITHS FOOD & DRUG CENTER	11/03/2023	Regular	0.00	5,510.77	112065
405989	TSA CUSTOM CAR AND TRUCK	11/03/2023	Regular	0.00	17,826.37	112066
405249	ST. CLAIR, DANIEL	11/03/2023	Regular	0.00	950.00	112067
405475	STAPLES BUSINESS ADVANTAGE	11/03/2023	Regular	0.00	98.93	112068
101335	STATE OF NEVADA, DEPT OF TAXAT	11/03/2023	Regular	0.00	217.77	112069
406932	LEHR	11/03/2023	Regular	0.00	9,876.25	112070
406494	ROY C STRALLA ATTORNEY AT LAW	11/03/2023	Regular	0.00	4,000.00	112071
403892	PONDEROSA MINE TOURS	11/03/2023	Regular	0.00	1,420.00	112072
406676	SWITCH	11/03/2023	Regular	0.00	2,921.31	112073
403971	SYN TECH SYSTEMS INC	11/03/2023	Regular	0.00	151.70	112074
406915	TECTONICS DESIGN GROUP	11/03/2023	Regular	0.00	2,425.00	112075
405124	CHOLLAR MINE 1859 LLC	11/03/2023	Regular	0.00	814.00	112076
405185	THATCHER COMPANY OF NEVADA, I	11/03/2023	Regular	0.00	3,747.50	112077
404615	THE ANTOS AGENCY	11/03/2023	Regular	0.00	1,759.20	112078
103063	THE PITNEY BOWES BANK INC	11/03/2023	Regular	0.00	300.00	112079
404030	TAHOE SIERRA DISTRIBUTING CO	11/03/2023	Regular	0.00	264.00	112080
405010	TIMELY TESTING LTD	11/03/2023	Regular	0.00	175.00	112081
403225	TRI GENERAL IMPROVEMENT	11/03/2023	Regular	0.00	1,606.98	112082
406999	TUEPKER, LINDA	11/03/2023	Regular	0.00	300.00	112083
406738	UBEO BUSINESS SERVICES	11/03/2023	Regular	0.00	97.58	112084
102962	UNIFORMITY	11/03/2023	Regular	0.00	22.00	112085
406623	US FOODS INC	11/03/2023	Regular	0.00	10,029.41	112086
101845	US POSTOFFICE (VC)	11/03/2023	Regular	0.00	300.00	112087
404486	USA CASH SERVICES MGT INC	11/03/2023	Regular	0.00	454.78	112088
404828	V & T ROCK, INC	11/03/2023	Regular	0.00	2,018.30	112089
403983	VCTC	11/03/2023	Regular	0.00	185.00	112090
403268	CELLCO PARTNERSHIP	11/03/2023	Regular	0.00	841.70	112091
403894	VIRGINIA & TRUCKEE RR CO, INC.	11/03/2023	Regular	0.00	2,014.00	112092
406997	QHIK INDUSTRIES LLC	11/03/2023	Regular	0.00	2,418.80	112093
405574	WASHOE COUNTY FORENSIC SCIENC	11/03/2023	Regular	0.00	450.00	112094
101809	WEDCO INC	11/03/2023	Regular	0.00	513.13	112095
407000	WELDON, TODD	11/03/2023	Regular	0.00	10.00	112096
101920	WESTERN NEVADA SUPPLY CO	11/03/2023	Regular	0.00	2,488.82	112097
405794	WHARTON CONCRETE FORMING SU	11/03/2023	Regular	0.00	124.76	112098
405184	UNIFORMS2YOU / RENO UNIFORMS	11/03/2023	Regular	0.00	886.87	112099

Check Register

Packet: APPKT05928-2023-11-03 AP Payments cw

Vendor Number
404295Vendor DBA Name
WELLS ONE COMMERCIAL CARDPayment Date
11/03/2023Payment Type
Bank Draft

Discount Amount	Payment Amount	Number
0.00	33,348.66	DFT0001601

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	234	115	0.00	408,458.36
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	32	1	0.00	33,348.66
EFT's	0	0	0.00	0.00
	266	116	0.00	441,807.02

County Commissioners approval is reported in the
Board of County Commissioners Meeting Minutes

Cary Y. Wood 11/2/2023
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

MP Co 11-2-23
Comptroller Date

Debbie G. Smith Deputy 11/6/23
Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	11/2023	441,807.02
			<u>441,807.02</u>



STOREY COUNTY

Vendor History Report
By Vendor Name

Posting Date Range 11/09/2023 - 11/09/2023
Payment Date Range 11/09/2023 - 11/09/2023

Payable Number	Description	Units	Price	Post Date	1099	Payment Number	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
Item Description					Account Number	Account Name		Dist Amount					
Vendor Set: 01 - Storey County Vendors													
404300 - INTERNAL REVENUE SERVICE													
INV0018203	Medicare		0.00	11/9/2023	001-29503-000	DFT00001603	11/9/2023	78,081.60	0.00	0.00	0.00	78,081.60	78,081.60
								5,628.62	0.00	0.00	0.00	5,628.62	5,628.62
								5,628.62					
INV0018204	Social Security		0.00	11/9/2023	001-29505-000	DFT00001604	11/9/2023	181.36	0.00	0.00	0.00	181.36	181.36
								181.36					
INV0018205	Federal Income Tax w/hold		0.00	11/9/2023	001-29501-000	DFT00001605	11/9/2023	23,996.43	0.00	0.00	0.00	23,996.43	23,996.43
								23,996.43					
INV0018231	Medicare		0.00	11/9/2023	001-29503-000	DFT00001608	11/9/2023	10,520.30	0.00	0.00	0.00	10,520.30	10,520.30
								10,520.30					
INV0018232	Social Security		0.00	11/9/2023	001-29505-000	DFT00001609	11/9/2023	1,866.70	0.00	0.00	0.00	1,866.70	1,866.70
								1,866.70					
INV0018233	Federal Income Tax w/hold		0.00	11/9/2023	001-29501-000	DFT00001610	11/9/2023	35,888.19	0.00	0.00	0.00	35,888.19	35,888.19
								35,888.19					
Federal Income Tax w/h		0.00	0.00										
Vendors: (1)								78,081.60	0.00	0.00	0.00	78,081.60	78,081.60
Total 01 - Storey County Vendors:								78,081.60	0.00	0.00	0.00	78,081.60	78,081.60
Vendors: (1)								78,081.60	0.00	0.00	0.00	78,081.60	78,081.60
Report Total:								78,081.60	0.00	0.00	0.00	78,081.60	78,081.60

County Commissioners approval is reported in the
Board of County Commissioners Meeting Minutes

Processed & Submitted to Treasurer by Comptroller Admin

Date

Approved By:

CMC

11-9-23

Comptroller

Date

Treasurer

Matthew Davis

Date



STOREY COUNTY

Vendor History Report
By Vendor Name

Posting Date Range 11/09/2023 - 11/09/2023
Payment Date Range 11/09/2023 - 11/09/2023

Payable Number	Description	Units	Price	Amount	Post Date	1099	Payment Number	Payment Date	Account Name	Amount	Shipping	Tax	Discount	Net	Payment
Vendor Set: 01 - Storey County Vendors															
405424 - OPTUM BANK, MEMBER FDIC															
INV0018192	HSA Contributions	0.00	0.00	2,825.00	11/9/2023		DFT0001602	11/9/2023	Fire-Ins	14,344.99	0.00	0.00	0.00	14,344.99	14,344.99
									Fire-Ins	2,825.00	0.00	0.00	0.00	2,825.00	2,825.00
									Fire-Ins	2,575.00	0.00				
										250.00					
INV0018216	HSA Contributions	0.00	0.00	11,359.99	11/9/2023		DFT0001606	11/9/2023	Insurances	11,359.99	0.00	0.00	0.00	11,359.99	11,359.99
									Rds-Ins	10,214.99					
										520.00					
									Wtr-Ins	187.52					
									SWr-Ins	137.48					
									VCTC-Ins	210.00					
									Pipers-Ins	90.00					
INV0018217	HSA Contributions	0.00	0.00	11/9/2023	11/9/2023		DFT0001607	11/9/2023	Insurances	160.00	0.00	0.00	0.00	160.00	160.00
										160.00					
Vendors: (1)										Total 01 - Storey County Vendors:	14,344.99	0.00	0.00	14,344.99	14,344.99
Vendors: (1)										Report Total:	14,344.99	0.00	0.00	14,344.99	14,344.99

County Commissioners approval is reported in the
Board of County Commissioners Meeting Minutes

Processed & Submitted to Treasurer by Comptroller Admin 20231108 Date

Approved By:

Comptroller 11-9-23 Date

Treasurer 11/15/23 Date



STOREY COUNTY

Check Register

Packet: APPKT05943 - 2023-11-09 PR Payment kc

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
405456	PUBLIC EMPLOYEES RETIREMENT B	11/09/2023	EFT	0.00	122,583.28	10469
404639	VOYA INSTITUTIONAL TRUST COMP.	11/09/2023	EFT	0.00	8,580.48	10470
300003	AFLAC	11/09/2023	Regular	0.00	1,205.06	112100
300008	AFSCME LOCAL4041	11/09/2023	Regular	0.00	608.37	112101
405610	CALIFORNIA STATE DISBURSEMENT	11/09/2023	Regular	0.00	395.50	112102
405519	CIGNA HEALTH & LIFE INSURANCE C	11/09/2023	Regular	0.00	191,521.41	112103
300001	COLONIAL LIFE & ACCIDENT INS CO	11/09/2023	Regular	0.00	103.38	112104
404704	DVM INSURANCE AGENCY	11/09/2023	Regular	0.00	95.64	112105
405264	FIDELITY SECURITY LIFE INSURANCE	11/09/2023	Regular	0.00	1,356.99	112106
405263	KANSAS CITY LIFE INS CO	11/09/2023	Regular	0.00	912.37	112107
406598	MICHIGAN STATE DISBURSEMENT L	11/09/2023	Regular	0.00	393.79	112108
300011	NEVADA STATE TREASURER	11/09/2023	Regular	0.00	4.00	112109
406600	NORTHWEST FIRE FIGHTER BENEFIT	11/09/2023	Regular	0.00	36,870.15	112110
103233	PUBLIC EMPLOY RETIREMENT SYSTEM	11/09/2023	Regular	0.00	378.97	112111
300010	STATE COLLECTION & DISBURSEMEI	11/09/2023	Regular	0.00	1,147.52	112112
300006	STOREY CO FIRE FIGHTERS ASSOC	11/09/2023	Regular	0.00	1,800.00	112113
300005	WASHINGTON NATIONAL INS	11/09/2023	Regular	0.00	1,490.05	112114
300002	WESTERN INSURANCE SPECIALTIES	11/09/2023	Regular	0.00	258.10	112115

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	32	16	0.00	238,541.30
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	7	2	0.00	131,163.76
	39	18	0.00	369,705.06

County Commissioners approval is reported in the
Board of County Commissioners Meeting Minutes

Kya C. 2023/11/09
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

AMC 11-9-23
Comptroller Date
Dan Jensen Deputy 11/9/23
Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	11/2023	369,705.06
			<u>369,705.06</u>



STOREY COUNTY

Payroll Check Register Report Summary

Pay Period: 10/23/2023-11/5/2023

Packet: PRPKT01887 - 2023-11-09 Payroll kc
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	2	1,762.77
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	165	310,949.73
Total	167	312,712.50

County Commissioners approval is reported in the
Board of County Commissioners Meeting Minutes

Kya O 2023/11/08
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By: [Signature] 11-9-23
Comptroller Date

[Signature] 11-9-23
Treasurer Date



STOREY COUNTY

Payroll Check Register Report Summary

Pay Period: 10/23/2023-11/5/2023

Packet: PRPKT01889 - 2023-11-09 Fire Payroll LS
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	48	159,310.93
Total	48	159,310.93

County Commissioners approval is reported in the
Board of County Commissioners Meeting Minutes

Kyal 20231108
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

JMC 11.9.23
Comptroller Date
Danley 11.9.23
Treasurer Date



STOREY COUNTY

Payroll Check Register

Checks

Pay Period: 10/23/2023-11/5/2023

Packet: PRPKT01889 - 2023-11-09 Fire Payroll LS

Payroll Set: Storey County - 01

Employee	Employee #	Check Type	Date	Amount	Number
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*** No Checks Created In This Packet ***



STOREY COUNTY

Check Register

Packet: APPKT05946 - 2023-11-9 PERS 715 kc

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
405456	PUBLIC EMPLOYEES RETIREMENT B	11/09/2023	EFT	0.00	72,528.68	10471

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	2	1	0.00	72,528.68
	2	1	0.00	72,528.68



County Commissioners approval is reported in the
Board of County Commissioners Meeting Minutes

Kya Ci 20231108
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

[Signature] 11-9-23
Comptroller Date

[Signature] 11-9-23
Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	11/2023	72,528.68
			<u>72,528.68</u>

Check Register

Packet: APPKT05973-2023-11-17 AP Payments cw

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
403983	VCTC	11/17/2023	Regular	0.00	50.00	112229
403894	VIRGINIA & TRUCKEE RR CO, INC.	11/17/2023	Regular	0.00	84.00	112230
101899	GRAINGER	11/17/2023	Regular	0.00	1,746.30	112231
406990	WALKER, DAVID	11/17/2023	Regular	0.00	300.00	112232
405574	WASHOE COUNTY FORENSIC SCIENC	11/17/2023	Regular	0.00	719.00	112233
101809	WEDCO INC	11/17/2023	Regular	0.00	259.00	112234
101920	WESTERN NEVADA SUPPLY CO	11/17/2023	Regular	0.00	175.52	112235
405794	WHARTON CONCRETE FORMING SU	11/17/2023	Regular	0.00	55.80	112236
404295	WELLS ONE COMMERCIAL CARD	11/17/2023	Bank Draft	0.00	39,652.51	DFT0001613

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	246	120	0.00	3,296,175.82
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	34	1	0.00	39,652.51
EFT's	9	2	0.00	173,940.84
	289	124	0.00	3,509,769.17

County Commissioners approval is reported in the
Board of County Commissioners Meeting Minutes

Cory H. Wood 11/16/2023
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

AMC 11-16-23
Comptroller Date

Deputy Treasurer 11/20/23
Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	11/2023	3,509,769.17
			<u>3,509,769.17</u>



STOREY COUNTY

Check Register

Packet: APPKT05973 - 2023-11-17 AP Payments cw

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
406777	DOWL LLC	11/15/2023	EFT	0.00	173,680.84	
404869	SCSO EMPLOYEES ASSOCIATIO	11/15/2023	EFT	0.00	260.00	
406785	SPARKS BLACK RIFLE	11/17/2023	Regular	0.00	1,380.99	112116
403795	ALPINE LOCK INC	11/17/2023	Regular	0.00	51.00	112117
100135	ALSCO INC	11/17/2023	Regular	0.00	383.30	112118
406619	AMAZON BUSINESS	11/17/2023	Regular	0.00	35.92	112119
403651	ARC HEALTH AND WELLNESS	11/17/2023	Regular	0.00	2,228.00	112120
406683	SIERRA MEAT CO	11/17/2023	Regular	0.00	557.04	112121
405786	ALL AMERICAN AUTO BODY	11/17/2023	Regular	0.00	10,000.00	112122
407004	BAILEY, KEVIN	11/17/2023	Regular	0.00	115.00	112123
405332	BATTLE BORN DIGIAL MEDIA AND IV	11/17/2023	Regular	0.00	215.40	112124
405077	MACKAY MANSION	11/17/2023	Regular	0.00	316.50	112125
407007	BONANZA REPORTING & VIDEOCON	11/17/2023	Regular	0.00	623.43	112126
100471	MOUNDHOUSE TRUE VALUE HARDV	11/17/2023	Regular	0.00	190.39	112127
403671	WASHOE CLUB MUSEUM	11/17/2023	Regular	0.00	608.50	112128
99763	CANYON GENERAL IMPROVEMENT I	11/17/2023	Regular	0.00	1,241.80	112129
404500	CARSON DODGE CHRYSLER INC	11/17/2023	Regular	0.00	875.55	112130
405831	CARSON NOW LLC	11/17/2023	Regular	0.00	200.00	112131
404216	CARSON VALLEY OIL CO	11/17/2023	Regular	0.00	2,948.39	112132
403775	CHARM-TEX	11/17/2023	Regular	0.00	137.80	112133
100505	CITY OF CARSON TREASURER	11/17/2023	Regular	0.00	20.00	112134
405134	CMC TIRE INC	11/17/2023	Regular	0.00	2,242.59	112135
406406	COMSTOCK PROPANE	11/17/2023	Regular	0.00	3,008.31	112136
404356	LANGUAGE LINK	11/17/2023	Regular	0.00	4.34	112137
406602	CORWIN BUICK GMC RENO	11/17/2023	Regular	0.00	62,163.25	112138
404466	FIRST CHOICE COFFEE SRV	11/17/2023	Regular	0.00	995.00	112139
406010	DEITZ MEDIA & MARKETING, LLC	11/17/2023	Regular	0.00	24,230.94	112140
100717	DELTA FIRE SYSTEMS INC	11/17/2023	Regular	0.00	150.00	112141
403825	VITAL SIGNS	11/17/2023	Regular	0.00	83.28	112142
405484	EVIDENT	11/17/2023	Regular	0.00	609.21	112143
407011	F. W. CARSON CO	11/17/2023	Regular	0.00	415,105.11	112144
404509	FASTENAL COMPANY	11/17/2023	Regular	0.00	1,465.05	112145
101485	FERGUSON ENTERPRISES INC	11/17/2023	Regular	0.00	690.62	112146
405969	FLEETPRIDE, INC	11/17/2023	Regular	0.00	4,845.46	112147
406817	FOLEY, HELEN A	11/17/2023	Regular	0.00	4,000.00	112148
100826	FOURTH WARD SCHOOL MUSEUM	11/17/2023	Regular	0.00	101.50	112149
407008	SAYLER LEGAL	11/17/2023	Regular	0.00	130.00	112150
406006	GRAHAM FIRE APPARATUS SALES AI	11/17/2023	Regular	0.00	447.45	112151
103470	GREAT BASIN TERMITE & PEST CON	11/17/2023	Regular	0.00	485.00	112152
405784	LAKOTA HRM, LLC	11/17/2023	Regular	0.00	1,950.00	112153
405293	HIGHLAND ELECTRIC AND LIGHTING	11/17/2023	Regular	0.00	470.93	112154
406989	HORACHEK, BRETT	11/17/2023	Regular	0.00	220.00	112155
405360	HUNTINGTON, ELIZABETH L.	11/17/2023	Regular	0.00	192.00	112156
406603	HUSTLER HYDRAULICS LLC	11/17/2023	Regular	0.00	8.73	112157
102564	HYDRAULIC INDUSTRIAL SERVICES II	11/17/2023	Regular	0.00	74.10	112158
406818	SALT LAKE WHOLESALE SPORTS	11/17/2023	Regular	0.00	2,425.52	112159
404300	INTERNAL REVENUE SERVICE	11/17/2023	Regular	0.00	11.26	112160
100978	INTERSTATE OIL CO	11/17/2023	Regular	0.00	5,836.72	112161
100885	IRON MOUNTAIN	11/17/2023	Regular	0.00	975.76	112162
405726	IT1 CONSULTING, LLC	11/17/2023	Regular	0.00	4,595.25	112163
403834	IT1 SOURCE LLC	11/17/2023	Regular	0.00	28,826.74	112164
103317	SILVER STATE INTERNATIONAL TRUC	11/17/2023	Regular	0.00	43.99	112165
403269	JET PLUMBING & DRAIN SERVICES	11/17/2023	Regular	0.00	3,071.17	112166
406428	J W WELDING SUPPLIES & TOOLS	11/17/2023	Regular	0.00	89.14	112167

Check Register

Packet: APPKT05973-2023-11-17 AP Payments cw

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
406617	JOHN H BURROWS INC	11/17/2023	Regular	0.00	380.49	112168
406868	J-U-B ENGINEERS, INC	11/17/2023	Regular	0.00	12,011.40	112169
101040	L N CURTIS & SONS	11/17/2023	Regular	0.00	8,064.38	112170
101040	L N CURTIS & SONS	11/17/2023	Regular	0.00	7,370.75	112171
407006	LARSON, BENJAMIN	11/17/2023	Regular	0.00	500.00	112172
406467	LEADSONLINE LLC	11/17/2023	Regular	0.00	2,399.00	112173
101030	LIFE-ASSIST INC	11/17/2023	Regular	0.00	2,120.37	112174
404363	MA LABS INC	11/17/2023	Regular	0.00	3,089.77	112175
407005	SPIKE MCGUIRE	11/17/2023	Regular	0.00	1,000.00	112176
403864	WASHOE METAL FABRICATING/MC	11/17/2023	Regular	0.00	16,611.93	112177
102857	MICHAEL HOHL MOTOR CO	11/17/2023	Regular	0.00	105.80	112178
101256	N-3 GRAZING BOARD SECRETARY	11/17/2023	Regular	0.00	17.19	112179
406888	NELSON, JAMES	11/17/2023	Regular	0.00	1,524.00	112180
101226	NEV COMPTROLLER	11/17/2023	Regular	0.00	4,637.00	112181
101226	NEV COMPTROLLER	11/17/2023	Regular	0.00	11,073.00	112182
405194	NEVADA AREA COUNCIL, BOY SCOU	11/17/2023	Regular	0.00	770.00	112183
101269	NEVADA LEGAL SERVICE INC	11/17/2023	Regular	0.00	586.86	112184
99806	CONCENTRA MED CNTR/ADV SPCLS	11/17/2023	Regular	0.00	88.00	112185
406628	OLIVER PACKAGING & EQUIPMENT	11/17/2023	Regular	0.00	4,577.12	112186
406417	OOSOSHARP, LLC	11/17/2023	Regular	0.00	1,294.06	112187
405127	O'REILLY AUTO PARTS	11/17/2023	Regular	0.00	503.35	112188
403104	OVERHEAD DOOR CO OF NV RENO I	11/17/2023	Regular	0.00	1,035.00	112189
103344	PDM STEEL SERVICE CENTERS INC	11/17/2023	Regular	0.00	1,789.80	112190
407010	PESTMASTER SERVICES	11/17/2023	Regular	0.00	170.00	112191
403895	WAY IT WAS MUSEUM	11/17/2023	Regular	0.00	163.50	112192
404837	PIPER'S OPERA HOUSE	11/17/2023	Regular	0.00	35.00	112193
101435	PITNEY BOWES GLOBAL FINANCIAL	11/17/2023	Regular	0.00	1,065.81	112194
403329	PROTECTION DEVICES INC	11/17/2023	Regular	0.00	909.85	112195
103221	PEBP	11/17/2023	Regular	0.00	2,312.12	112196
404398	RAD STRATEGIES INC	11/17/2023	Regular	0.00	7,600.00	112197
103241	SBC GLOBAL SERVICES IN LD	11/17/2023	Regular	0.00	68.43	112198
406778	SILVER STATE ANALYTICAL LABORA	11/17/2023	Regular	0.00	410.00	112199
406776	SHAKESPEARE UNLIMITED	11/17/2023	Regular	0.00	46,180.35	112200
406367	SHEPHERD SCOTT F.	11/17/2023	Regular	0.00	450.00	112201
405081	SHERMARK DISTRIBUTORS INC	11/17/2023	Regular	0.00	277.24	112202
404187	SAWDUST TRAILS	11/17/2023	Regular	0.00	17.00	112203
404750	SIERRA NEVADA CONTSTRUCTION II	11/17/2023	Regular	0.00	2,091,261.33	112204
101630	NV ENERGY	11/17/2023	Regular	0.00	18,617.04	112205
	Void	11/17/2023	Regular	0.00	0.00	112206
406945	SILVER STATE JANITORIAL SERVICES	11/17/2023	Regular	0.00	480.00	112207
101658	SPB UTILITY SERVICES INC	11/17/2023	Regular	0.00	7,630.00	112208
101717	ST CO SCHOOL DISTRICT	11/17/2023	Regular	0.00	67,561.74	112209
101745	ST CO WATER SYSTEM	11/17/2023	Regular	0.00	4,004.38	112210
101745	ST CO WATER SYSTEM	11/17/2023	Regular	0.00	586.79	112211
404487	STANARD & ASSOCIATES, INC.	11/17/2023	Regular	0.00	207.00	112212
405475	STAPLES BUSINESS ADVANTAGE	11/17/2023	Regular	0.00	42.45	112213
405764	STAPLES CONTRACT & COMMERCIA	11/17/2023	Regular	0.00	40.69	112214
405764	STAPLES CONTRACT & COMMERCIA	11/17/2023	Regular	0.00	54.50	112215
101229	STATE OF NEVADA	11/17/2023	Regular	0.00	334,838.58	112216
101229	STATE OF NEVADA	11/17/2023	Regular	0.00	2,800.00	112217
403892	PONDEROSA MINE TOURS	11/17/2023	Regular	0.00	1,657.00	112218
405124	CHOLLAR MINE 1859 LLC	11/17/2023	Regular	0.00	529.00	112219
404615	THE ANTOS AGENCY	11/17/2023	Regular	0.00	2,575.00	112220
103306	PURCHASE POWER	11/17/2023	Regular	0.00	1,956.89	112221
406738	UBEO BUSINESS SERVICES	11/17/2023	Regular	0.00	62.68	112222
405929	CALNEVA SIGNS	11/17/2023	Regular	0.00	4,744.88	112223
102962	UNIFORMITY	11/17/2023	Regular	0.00	285.00	112224
403728	UNITED SITE SERVICES OF NEVADA,	11/17/2023	Regular	0.00	180.00	112225
404522	UNIVERSITY OF CHICAGO PRESS	11/17/2023	Regular	0.00	448.28	112226
406623	US FOODS INC	11/17/2023	Regular	0.00	9,938.22	112227
405479	US IMAGING INC	11/17/2023	Regular	0.00	9,398.75	112228



STOREY COUNTY

Check Register

Packet: APPKT05983 - 2023-11-20 Spcl Ck Pipers Wedding
Deposit Refund cw

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
407014	COOK, SONJA OR MARTIN, WESS	11/20/2023	Regular	0.00	500.00	112238

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	500.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	1	0.00	500.00

County Commissioners approval is reported in the
Board of County Commissioners Meeting Minutes

Cory Woodward
Processed & Submitted to Treasurer by Comptroller Admin

11/20/2023
Date

Approved By:

J. Miller
Comptroller

11-20-23
Date

Debra O'Connell Deputy
Treasurer

11/20/23
Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	11/2023	500.00
			<u>500.00</u>



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 12/5/2023 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 15 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Resolution No. 23-715 recognizing and commending a Storey County employee who has served 15 - 20 years of service to the county.
- **Recommended motion:** I (commissioner) motion to approve Resolution No. 23-715 recognizing and commending a Storey County employee who has served 15 - 20 years of service to the county.
- **Prepared by:** Jeanne Greene

Department: **Contact Number:** 775-847-0968

- **Staff Summary:** The proposed resolution recognizes and commends a Storey County employee who has served 15 - 20 years of service to Storey County. We appreciate and thank this employee for her service to the citizens, businesses, and stakeholders of the county.
- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modification
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued

RESOLUTION NO. 23-715

**A RESOLUTION HONORING
15 OR MORE YEARS OF SERVICE
TO STOREY COUNTY**

WHEREAS, the aforementioned member of the Storey County team has provided 15 or more years of service to the community of Storey County.

WHEREAS, the aforementioned is dedicated to her job and duties to the community of Storey County; and

WHEREAS, the aforementioned is gracious and giving of her time and expertise.

THEREFOR LET IT BE KNOWN to all, that the Board of County Commissioners of Storey County do hereby commend and honor the aforementioned member of the Storey County team for dedication and service to the people of Storey County, Nevada this 5th day of December, 2023.

PASSED and ADOPTED the 5th day of December, 2023, by the following:

Jay Carmona
Chairman

Clay Mitchell
Vice-Chairman

Lance Gilman
Commissioner

Attested: _____
Jim Hindle, Clerk-Treasurer

THE FOLLOWING HAS SERVED 15 OR MORE YEARS OF SERVICE:

Jessie Fain



Board of Storey County Fire Commissioners Agenda Action Report

**Meeting date: 12/5/2023 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 15 Minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Presentation of commendation to Fire Captain Daniel St. Clair, Firefighter Derek Giurlani, Firefighter Michael Leland, and Firefighter Jonathon Petersen for their actions on August 13th, 2023.
- **Recommended motion:** No Motion Required
- **Prepared by:** Jeremy Loncar

Department:

Contact Number: 775-847-0954

- **Staff Summary:** In accordance with District policy, a commendation and award nomination was submitted and presented to a committee to review for either approval and recommendation of the appropriate level of commendation or to deny the nomination. This committee unanimously voted to approve the commendation of the Districts "Life Saving Medal" for their actions of rescuing a victim of a structure fire in Virginia City on August 13th, 2023. This recommendation was then forwarded to the Fire Chief for final approval.
- **Supporting Materials:** See attached
- **Fiscal Impact:** N/A
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modification
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued

Storey County Fire Protection District Commendation & Award Nomination

If a Storey County Fire Protection District employee has demonstrated exceptional performance that is worthy of an official Commendation, please complete and submit this form. Comments will be forwarded to the appropriate supervisor and in turn shared with the employee. There may be more than one employee involved in an incident/event, so any specific information that can be provided would be greatly appreciated. Once you have completed the form, please return it to:

Storey County Fire Protection District Station 71
145 N "C" Street
Virginia City NV, 89440

Please complete as much information as you can.

Incident Information

Date 8/13/23 Time 2120 hrs. Location of Incident _____
Street, Virginia City NV _____

Incident/Event Type Structure Fire

Employee Information

Last Name St. Clair First Name Daniel

Rank Captain

Last Name Giurlani First Name Derek

Rank Firefighter/PM

Last Name LeLand First Name Michael

Rank Firefighter/AEMT

Last Name Petersen First Name Jonathon

Rank ~~Captain~~ Firefighter PM

Statement of event:

On 8/13/2023 at approximately 2120 hrs. Fire Captain St. Clair and Firefighter Giurlani, rescued a male patient from a structure fire located at '_____. Upon removing the patient from the involved structure, they began medical treatment of the individual and were assisted by Firefighter LeLand and Firefighter Petersen. The patient was transported by CLCFPD R39 and

Captain St. Clair:

Storey County units paged out to the above address for a fully involved garage fire with a possible victim. E-71 AOS secondary to SCSO. E-71 arrived at a single-car garage with light to dark smoke coming out of the B/C corner. BC 70 made working fire notification prior to our arrival based off of the dispatch report. SCSO met E-71 at the driveway and informed us that he saw a victim in the structure at the back of the garage. SCSO stated the room in the back of the garage was on fire and that he was unable to reach the victim. E-71 crew had SCSO grab cross lay # 2 and stretch it to the door where he saw the victim as we prepared to make entry with 2 personnel. E-71 crew walked up to the man door on the B side of the garage, donned proper PPE, and went for a rescue. E-71 crew found the victim approximately 10' inside the structure under a desk and performed an emergency extraction. The victim was removed to outside of the structure and lifesaving techniques were performed. E-71 crew divided tasks with E-71 paramedic starting pt care and E-71 captain doing live fire operations. E-71 achieved knockdown and put care flight on a go. EMS report in another section of this report. E-72/E-74 and Chief 701 AOS. Chief 701 assumed IC and E-71 continued with overhaul. BC-70 AOS and was assigned safety officer. Central Lyon County Engine and ambulance AOS and assisted with manpower and mop up. Fire was overhauled and mopped up and the scene was transferred over to Storey County fire marshal for fire investigation. All suppression units were cleared and returned to quarters.

Battalion Chief Dixon:

I was toned to above-mentioned incident. I went en route and advised dispatch to contact Central Lyon County Fire and ask for an engine to respond. Hearing Captain St. Clair's initial report I advised dispatch to tone for E-74 and make working fire notifications. While en route dispatch advised me I would be the ground contact for Care Flight. 701 marked on scene. I contacted him and gave him the units I had responding. U/A I tied in with 701 WT-72 arrived on scene and we secured the water source to E-71.

Fire was extinguished and overhauled without incident.

Fire Chief Loncar:

On August 13, 2023, at approximately 2128 hours I was notified by dispatch of a structure fire at Street in Virginia City NV by phone and responded code 3 direct to the incident. Upon my arrival, I received a face-to-face brief with Street Command, Capt. St. Clair, and assumed command of the incident. 1 patient was receiving medical attention from E71 and E72 staff that had just previously been removed from the structure and was located approximately 20' from the involved building. I conducted a 360 of the structure and noted no LPG service to the garage and Capt. St. Clair controlled the electrical service by shutting off the main disconnect. Active fire was observed immediately through the open door on the B side of the building on the B-C corner approximately 3 feet to the right of the door. I engaged in fire suppression from the exterior of the structure with the previously established 1 ¾ cross lay from E71 and was able to knock down the visible fire. CLCFPD R39 arrived on the scene and assisted with patient care and transported the patient to the softball fields to meet with Careflight. Fire Marshal Scott Snelling was requested to respond to the incident for cause and origin investigation. CLCFPD E35 arrived on the scene and was directed to work with E71 and E72 personnel to complete the primary

**STOREY COUNTY FIRE PROTECTION DISTRICT
POLICIES AND PROCEDURES**

NUMBER: 063
EFFECTIVE DATE: 7/12/19
REVISED:
REVIEWED: 3/22/23
AUTHORITY: Fire Chief

SUBJECT: Commendations & Awards

SCOPE & PURPOSE: It is the intent of the Storey County Fire Protection District (SCFPD) to commend any person, whether a department member or group, other county department member, civilian, or citizen group that has performed service above and beyond what is normally expected as it relates to the mission of the SCFPD. The SCFPD has established the following guidelines to create a method of recognizing those involved in extraordinary events and services. The objectives are as follows:

- Establish a Commendation Review Committee responsible for reviewing commendations and recommending awards to members of the Storey County Fire Protection District, citizens, agencies, or groups performing acts or services commendatory in nature.
- Evaluate and justify the different awards to be presented for each degree of commendatory act or service.
- Provide a consistent process of commendation documentation.
- Establish a procedure for award distribution.

PROCEDURE: The SCFPD will evaluate recommendations for Accommodations by the following procedures

- Nominations for awards may be initiated by any employee, volunteer, or civilian whenever he/she has knowledge that an act or service has been performed which is deserving of such recognition. Employee awards may be presented to any Storey County Fire Protection District personnel – paid, volunteer, reserve, or seasonal. Civilian awards may be presented to any non-sworn District employee or individual outside the employ of the Fire District, including employees of Storey County.
- The nomination form shall be directed to the employee's immediate supervisor in a timely manner. The supervisor receiving the nomination shall review the nomination for completeness and accuracy. The supervisor will attach copies of all applicable reports to the nomination form and forward the package to the Battalion Chief on duty for assignment to a Commendation Review Board. The Review Board will forward their recommendation to the Fire Chief for final approval.
- The nomination may be made verbally by members of the public or in written form by members of the SCFPD. If a verbal nomination is made, it is the responsibility

Lifesaving Medal - The District's third-highest award

Criteria: To receive the Lifesaving Medal, the firefighter must be a member of the Department who is principally involved in saving the life of another person and whose personal actions were directly responsible for the lifesaving act.

Medal: Blackinton #A4131 (Rhodium)

Panel: Lifesaving

Ribbon: Drape RC-20 White

Center Insert: State Seal

Commendation Bar: White with Blue Stripe and Silver Cross



Unit Citation - The District's fourth-highest award

Criteria: This award will be given to any two (2) or more Fire District members who make up a company, section, or team, which has performed a credible or highly unusual act of distinction during an emergency operation.

Commendation Bar: Red and White with "Unit Citation"



Meritorious Conduct - The District's fifth-highest award

Criteria: To receive the Meritorious Conduct Medal the recipient must be a member of the District who performs a notable act of distinction in the performance of duty and reflects the integrity and devotion shown by the recipient.

Commendation Bar: White with thin red lines and black diamond



Comstock Award - The District's sixth-highest award

Criteria: To receive the Comstock Award the member must have completed/performed a highly credible accomplishment that is commendable in nature to the District or fire service, resulting from devotion to duty or service.

Commendation Bar: Gold with blue



Stork Award

Criteria: To receive the Stork Award the member must have assisted in the delivery of a newborn in the field.

Commendation Bar: Pink or Blue with Gold Stork



Summary: The Storey County Fire Protection District is committed to the recognition of its members and civilians whose acts display heroism and have substantially impacted a life or a great accomplishment within our community.



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 12/5/2023 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 20

Agenda Item Type: Discussion/Possible Action

- **Title:** Presentation, consideration and possible action to adopt the Area Drainage Master Plan for Virginia City and Six Mile Canyon. A presentation of the plan will be provided by Lumos and Associates, in conjunction with JE Fuller and the Carson Water Subconservancy District. To view complete copy of this plan/report including appendixes, please email planning@storeycounty.org or call 775-847-1144 or see storeycounty.org/Planning/Updates/Virginia City Area Drainage Master Plan.
- **Link is here.**
https://cms5.revize.com/revize/storeycounty/government/departments/planning/planning_updates.php#outer-1590 Complete report is too large to attach in this packet.
- **Recommended motion:** I (commissioner) move to adopt the Area Drainage Master Plan for Virginia City and Six Mile Canyon.
- **Prepared by:** Lyndi Renaud

Department:

Contact Number: 775-847-1144

- **Staff Summary:** Storey County has worked with the Carson Water Subconservancy District (CWSD) to develop an area master drainage plan for the portion of Virginia City where water runoff drains to Six Mile Canyon. CWSD received a grant from FEMA to develop this plan and has managed the grant through their office. Lumos and Associates along with JE Fuller were selected to develop this plan with input from County staff and CWSD staff. An initial public meeting was held in June 2022 to discuss the project with residents and get input on problem areas and a second public meeting for residents was held in October 2023 to present the results of the plan. To see complete copy of this plan including appendixes, please email planning@storeycounty.org or call 775-847-1144 or at storeycounty.org/Planning/Updates/Virginia City Area Drainage Master Plan. Complete report is too large to attach in this packet.
- **Supporting Materials:** See attached
- **Fiscal Impact:** None
- **Legal review required:** False

- **Reviewed by:**

_____ Department Head


Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modification
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued

	Board of Storey County Commissioners Agenda Action Report	
Meeting date: 12/5/2023 10:00 AM - BOCC Meeting	Estimate of Time Required: 5	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Public Hearing for the Second Reading of Bill 136, Ordinance 23-324, an ordinance amending provisions of Storey County Code Title 17 to allow for changeable copy or variable message signs to be installed on public zoning district land and providing for other matters properly related thereto.
- **Recommended motion:** I (commissioner) move to close the public hearing for the second reading of Bill 136 Ordinance 23-324 amending provisions of Storey County Code Title 17 to allow for changeable copy or variable message signs to be installed on public zoning district land and providing for other matters properly related thereto.
- **Prepared by:** Lyndi Renaud

Department: **Contact Number:** 7758471144

- **Staff Summary:** File No. 2023-040. This is the Second Reading of Bill 136, Ordinance 23-324. See Staff Report, mark up copy and clean copy of the revisions.
- **Supporting Materials:** See attached
- **Fiscal Impact:** None
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modification
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued

STOREY COUNTY PLANNING DEPARTMENT

Storey County Courthouse
26 South B Street, PO Box 176, Virginia City, NV 89440 Phone (775)
847-1144 – Fax (775) 847-0949
planning@storeycounty.org



To: Storey County Board of County Commissioners

From: Storey County Planning Department

Meeting Date: December 5, 2023

Meeting Location: Storey County Courthouse, 26 South B Street, Virginia City, Storey County, Nevada,

Staff Contact: Kathy Canfield

File: 2023-040

Request: Second Reading of Bill 136, Ordinance 23-324, an ordinance amending provisions of Storey County Code Title 17 to allow for changeable copy or variable message signs to be installed on Public zoning district land and providing for other matters properly related thereto.

Background & Analysis

During recent discussions involving the Storey County Master Plan update and Strategic Plan meetings with the various communities within Storey County, residents identified communication within Storey County as an issue that could be improved. Currently, Storey County utilizes public meetings, social media, postings at various community gathering areas and in some cases U.S. Mail, as ways to reach out to the community to keep them informed of community meetings and events. When informally polled at the meetings on how people best receive this type of information, there was no consensus on one type of communication that worked for everyone.

One idea that was raised was to have a community message sign (changeable copy or variable message sign) strategically placed to allow for people driving by to see a message. The concept was to include such a sign at such places like a community center or other public area so residents that may not be reached by the existing outreach efforts have the ability to be notified about upcoming activities that may be of interest.

The existing Storey County sign code does not allow for such signs to be located within 2,000 feet of residential areas and are not permissible at all within the Comstock Historic District. Staff have reviewed this code section and are proposing to allow for an exception to the 2,000 foot distance for such signs on Public zoned land, subject to a special use permit. The special use permit process would allow for the specifics of the sign to be reviewed by interested residents along with the Planning Commission and Board of County Commissioners to reach an agreement on what the size, lighting and design of the sign would be.

This proposed modification to the sign ordinance is only proposed for Public zoned land. Public zoned land is land owned by the County or another public entity (for example, the school district) as depicted on the Storey County zoning maps. This proposed sign modification may not work for every community within the County such as Virginia City and Gold Hill where the Comstock Historic District has standards that may not allow for such a sign. This sign ordinance modification provides the opportunity to allow for such a sign, and with the special use permit requirement, will be evaluated on a case by case basis.

Suggested Motions

For approval: In accordance with the recommendation by staff and the Planning Commission, I (*commissioner*) move to approve the Second Reading of Bill 136, Ordinance 23-324, an ordinance amending provisions of Storey County Code Title 17 to allow for changeable copy or variable message signs to be installed on Public zoning district land and providing for other matters properly related thereto.

For denial: Against the recommendation by staff and the Planning Commission, I (*commissioner*) move to deny Bill 136, Ordinance 23-324, an ordinance amending provisions of Storey County Code Title 17 to allow for changeable copy or variable message signs to be installed on Public zoning district land and providing for other matters properly related thereto.

Summary

An ordinance amending Title 17 of the Storey County Code to allow for changeable copy of variable message signs to be installed on land zoned as Public.

Title

An ordinance amending Section 17.84.080 and 17.84.110 of Title 17 of the Storey County Code to allow for changeable copy or variable message signs to be installed on land zoned as Public and providing other matters properly relating thereto.

(Additions to the code will be italicized light blue type)

(Deletions to the code will be underlined red type)

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

SECTION 1: Storey County Code Section 17.84.080(D) is hereby amended to provide as follows:

17.84.080 General Requirements.

All signs, whether temporary or permanent, located in any regulatory zone are regulated as follows:

- A. Maintenance.** All signs must be maintained so that they remain free of graffiti and cracking, separation, splitting, ripping, chipping, and fading of exposed surfaces including, but not limited to, faces, lettering, and all structural supports (See examples in Figure 8.1). Signs must be maintained so that they remain safe, fully upright and level, and firmly secured to their place of attachment. Guy wires, tie-downs, and lean-to support apparatuses are prohibited unless it can be demonstrated to the satisfaction of the director that the supports are crucial to the structural integrity of the advertising device and that design alternatives are impracticable.



Figure 8.1: The free standing signs retain their upright position with neat and professional designs. The tether at the bottom right sign prevents sign face swinging due to wind forces; this device exhibits an appropriate and attractive method of mitigating this effect. The signs are maintained appropriately in order to preserve their structural integrity and visual appearance.

- B. Historic design. Signs located within the Comstock Historic District must comply with applicable provisions under this chapter, section 17.12.049 and NRS 384.
- C. Lighted and illuminated signs. Signs and billboards which are lighted, illuminated, or otherwise employ the use of direct or indirect lighting, lights, or other forms of illumination, must comply with applicable regulations set forth by this chapter, chapter 8.02 Dark skies, and NRS 384, when applicable. Lighted or illuminated signs located in or within 2,000 feet of the Comstock Historic District or a CR, E, or R zone must be Compact Florescent Lighting (CFL), or Light Emitting Diode (LED) type lighting. CFL and LED light emitting devices which are made to look like incandescent light “bulbs” are permitted to be plainly visible. No neon (see Section 17.84.090 (C) or blinking, flashing, chasing, or motion lighting is permitted.
- D. Changeable copy or variable image signs. These types of signs (as defined in Chapter 17.10) are prohibited within 2,000 feet of CR, E, and R zones and the Comstock Historic District except when located on P – Public zoned land by a special use permit. A special use permit is required in other zones. A special use permit is not required for changeable copy or variable image signs displaying only the time and temperature when located beyond 2,000 feet of CR, E, and R zones and the Comstock Historic District.
- E. Murals. A special use permit is required for the application or placement of a mural. Murals proposed within the Comstock Historic District must also comply with NRS 384, this chapter, and section 17.12.049 and approval from the Comstock Historic District is required. The definition and intent of murals is provided for in Figure 8.2 below.



Figure 8.2: Murals are non-commercial images such as paintings or enlarged photographs applied directly to walls, ceilings, or other exterior surfaces. They are typically large in size. Murals typically exhibit few or no words and are not intended to advertise or otherwise bring attention to any attraction. Non-commercial images, such as those illustrated above, are intended to enhance the beauty, highlight the social or historical character, or otherwise depict a message or theme that is common to the immediate community in which the mural is displayed. The themes depicted above, for example, are as follows: (top left) Ely, Nevada - diversity and unity of the ever-changing mining community; (bottom left) Carson City, Nevada - celebration of the history of the Virginia and Truckee Railroad; (right) Virginia City, Nevada – painted wall intended to continue the historic storefront façade to the side of a normally unattractive stucco and brick wall.

- F. Outdoor advertising adjacent to interstate/primary highways. As regulated pursuant to NRS 410.320, outdoor advertising may not be erected or maintained within 660 feet from the nearest edge of the right-of-way of the interstate and primary highway systems which is visible and placed with the purpose of having its message read from the main-traveled way of the interstate and primary highway systems, unless the exemptions outlined in the Nevada Revised Statutes can be made.
- G. Right-of-way visibility. Signs located near property lines and intersecting driveways and public right-of-ways are allowed outside of the vision clearance triangle as demonstrated in Figure 8.3. Any sign, with exception of traffic regulatory signs installed by a government agency, located within the vision clearance triangle must have a base that is higher than 8 feet above street/grade level or a total height not exceeding 3 feet above street/grade level. In instances where a safety or traffic hazard is identified with regard to these requirements, additional or more restrictive conditions may be imposed. Otherwise, setback requirements apply as follows:
 - 1. C, CR, E, and R zones – 7 foot clearance setback;
 - 2. All other zones – 25 foot clearance setback.

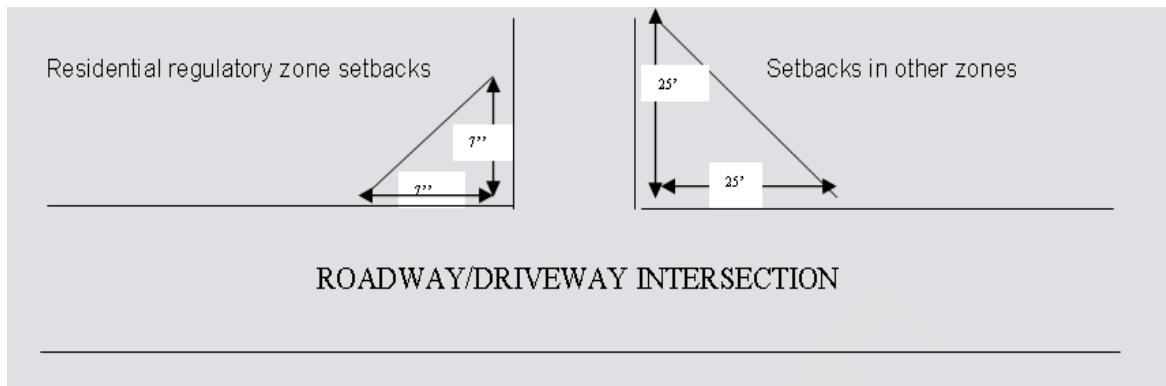


Figure 8.3: Setback requirements for devices installed within the Vision Clearance Triangle maintain clear visibility for vehicular and pedestrian traffic. In some instances more restrictive requirements may be necessary to maintain a safe travel environment. Regulations pertaining to the Vision Clearance Triangle are also found in section 17.12.050.

- H. Directional signs. Directional signs may only be placed at the location where the traveler must change direction from one public right-of-way to another in order to reach the destination. The sign must display a directional element, such as an arrow, pointing to the associated attraction. Directional signs located on private property shall be included in the calculation of the allowable sign area for the parcel on which the sign is located. Signs located in the right-of-way must be consistent with the requirements for signs in rights-of-way adopted by the entity which owns the right-of-way. Directional signs shall meet all other requirements outlined in this Chapter.
- I. Sign area shall be calculated by enclosing the extreme limits of all framing, emblem, logo, representation, writing or other display within a single continuous perimeter composed of squares, ovals or rectangles.

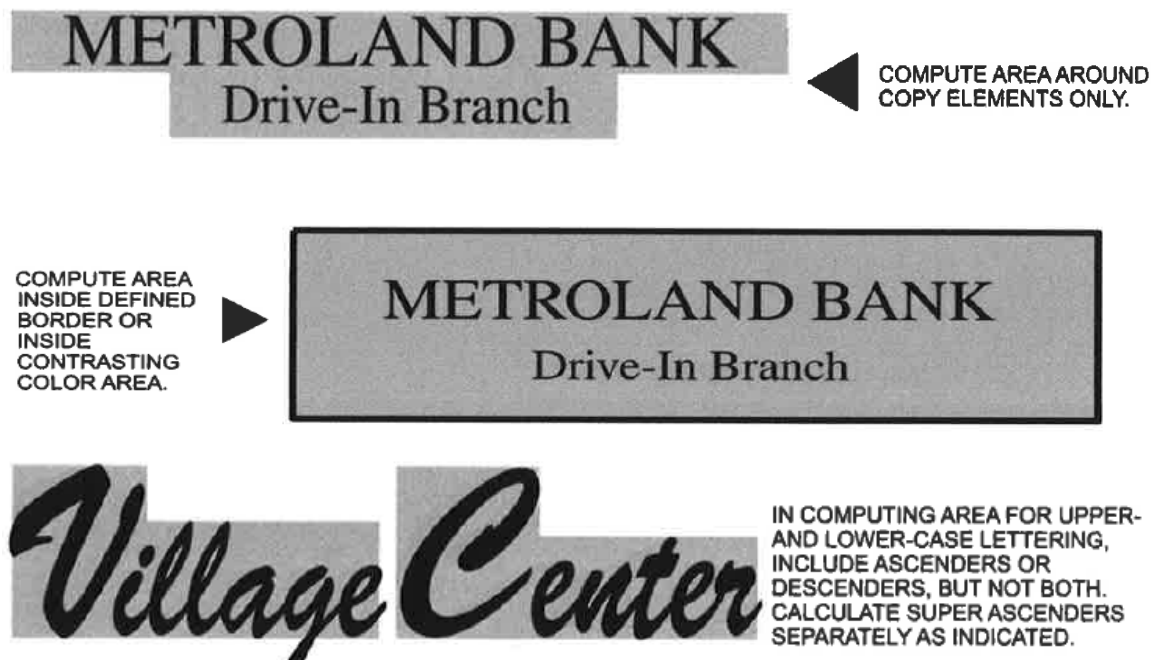




Figure 8.4. Source: 2015 International Zoning Code.

SECTION 2: Storey County Code Section 17.84.110 is amended to provide as follows:

Section 17.84.110 Exempt Signs.

The following signs and devices are exempt from the provision of this chapter. The regulations under chapter 17.12 General provisions apply to exempt signs. Exempt signs do not count toward the maximum allowed signs identified in section 17.84.100 of this chapter. All signs located within the Comstock Historic District must comply with the regulations under this chapter and NRS 384. The provisions set forth supersede this section in the event of a conflict. Any display or types of signs not listed in this section and not in conflict with the provisions of this chapter are subject to approval of the director.

- A. Signs that are displayed for public safety (e.g. fire extinguishers, exit, call 911, AED and signs necessary for safe and orderly traffic control) are considered exempt.
- B. Customary holiday decorations and signs in the nature of decorations which are seasonal, clearly incidental, and customarily associated with any national, local, or religious holiday and removed within 30 days of the official recognized date of the associated holiday. Such decorations/signs must be located so as not to impede pedestrian or vehicular access.
- C. Religious symbols located on a building or otherwise on-site which are used for organized religious worship and related services.
- D. Scoreboards related to and located within established athletic fields and arenas.
- E. Commercial and non-commercial advertisement and sponsor signs which are attached to the interior portion of fencing which surrounds a designated athletic field or arena. Signs must not be plainly visible from any public place outside of the premises.
- F. "Vacancy," "no vacancy," "open," "closed," "yes," "no," "full," "sorry," and similar type signs associated with commercial uses provided that the area of the sign does not exceed 2.5 square feet in area. Neon is not permitted in the Comstock Historic District. This sign area shall not be included in the overall sign calculations.
- G. Motor vehicle for-sale signs provided that:

1. The message of each sign is directly related to the sale of the motor vehicle on or in which it is located;
2. There are no more than 3 signs per vehicle, including posters, stickers, and other advertising devices allowed by this chapter;
3. The sign is attached to or located within the vehicle. Stickers may be placed directly onto the exterior surfaces of the vehicle or its windows;
4. The sign or combination thereof does not exceed 3 square-feet in total area;
5. The vehicle is located in either an approved sales lot or on private property with the owner's consent; and
6. The sale of the vehicle or vehicles and location and placement thereof is not in violation of any federal, state, or county regulations.



- H. Advertising on vending machines, such as that shown in the illustration to the right, which depicts the product contained therein.
 - I. Exempt flags shall be 18 square feet or less, be rectangular in shape and have a width to length ratio between approximately 1:1.5 to 1:2.
 - J. House and property addresses, familial name signs, and devices that are similar in nature and clearly do not facilitate the purpose of advertising a commercial or non-commercial business, service, or attraction.
 - K. Traffic and pedestrian control and information signs which are installed by a government agency.
 - L. Temporary or permanent signs erected to warn of danger or hazardous conditions so long as the hazards may exist, including signs indicating the presence of underground cables, gas lines, and other potentially dangerous conditions.
- M. Signs associated with the national, state or local election processes shall be consistent with the following:
1. Signs, posters and banners shall not be displayed prior to the first day allowed for the filing of candidacies for election.
 2. Signs, posters and banners may not be placed on private property without the private property owner's permission.
 3. Unsuccessful primary candidates must remove, or cause to be removed, their signs or posters no later than 30 days after the primary election.
 4. All signs, posters and banners associated with national, state or local elections shall be removed no later than 30 days after the general election.
 5. Signs, posters and banners may not be affixed or placed on the public domain. The public domain placement restriction does not apply to signs placed on the county-owned property located as shown in Appendix A. Signs located in these public areas shown in Appendix A shall be permissible up to 32 square feet.
 6. Sign, posters, and banners shall not exceed 32 square feet. Signs, posters and/or banners may have copy on both sides. Only one side is counted toward the overall allowable sign area.
 7. The sign owner is responsible for knowing the location of the abutting state and county right-of-way and for complying with state and federal regulations.
 8. The county is not responsible for state right-of-way non-compliance or penalties imposed against the sign owner for violation of those regulations.

9. There is no limit on the number of signs or posters that may be placed on a parcel.
 10. Lighting installed specifically for signs, posters and banners is not allowed.
 11. Signs, posters and banners located near property lines and intersecting driveways and public right-of-ways are allowed outside of the vision clearance triangle as demonstrated in section 17.84.080.G. Any sign located within the vision clearance triangle must have a base that is higher than 8 feet above street/grade level or a total height not exceeding 3 feet above street/grade level. In instances where a safety or traffic hazard is identified with regard to these requirements, additional or more restrictive conditions may be imposed. Otherwise, setback requirements apply as follows:
 - a. C, CR, E, and R zones - 7 foot clearance setback;
 - b. All other zones – 25 foot clearance setback.
- N. Real-Estate For-Sale and open-house signs not exceeding 6 square-feet in CR, E, R, and SPR zones and 32 square-feet in all other zones. Signs must be removed within 14 days following the sale of the property for which the sign represents. Commercial advertisement signs indicating the presence or existence of a real estate office, business, or service are not considered real estate for-sale signs and are not exempt signs pursuant to this section.
- O. Yard, rummage, and garage sale signs not exceeding 6 square-feet in area that are removed within 12 hours after the sale and not displayed in public view before 12 hours of the sale and are in public view for no more than 2 consecutive or non-consecutive days within a 12 month period.
- P. On-site temporary signs and banners displaying a non-commercial message related to household or familial celebrations (e.g., “birthday,” “newborn baby,” “anniversary,” “welcome back,” etc.).
- Q. “No trespassing,” “no hunting,” “no fishing,” “no loitering,” and like signs not exceeding 6 square-feet in C, CR, E, and R zones and 32 square-feet in all other zones.
- R. Signs such as building contractor signs not exceeding 6 square-feet in total area within C, CR, E, and R zones and 32 square-feet in total area in all other zones and which are placed upon the property at which the associated project is located. These signs must be removed within 14 days after the associated project has been completed.
- S. Commemorative or historical non-advertisement plaques and tablets installed by a government or non-profit entity.
- T. One on-site barber pole of traditional design (i.e., red, white, and/or blue rotating swirl absent of text), such as that illustrated to the right, not exceeding 12 inches in width and 48 inches in length and directly attached to the associated building in which the barber service is provided. The device may rotate during the hours that the associated barber is open for business. Lighting placed on or within the device is permitted when in accordance with the applicable provisions of this chapter and chapter 8.02 Dark skies.
- U. Displays of string lights outside of a seasonal and/or customary nature, local, or religious holiday, provided that:
1. They are not placed on the public domain;



2. They are decorative displays which only outline or highlight landscaping or architectural features of a building;
 3. They are steady burning, and do not blink, flash, or exhibit intermittent changes in intensity, animation, or rotating characteristics;
 4. They comply with the regulations of chapter 8.02 Dark skies;
 5. They are no greater in intensity than 5 watts for each bulb, or equivalent to the lumen intensity produced by a 5 watt incandescent bulb (approximately 73 lumens);
 6. They are not placed on or used to outline any type of sign, billboard, or advertising device or their support structures unless otherwise allowed by the provisions of this chapter and chapter 8.02 Dark skies;
 7. They are not assembled or arranged to convey messages, words, commercial advertisements, slogans, and/or logos;
 8. They are commercial grade UL Listed for long-term outdoor use and do not otherwise create a safety hazard with respect to placement and connection to power supply as determined by applicable codes and regulations. The power supply must be a dedicated weather-protected and GFCI protected receptacle. The use of extension cords shall not be permitted;
 9. They are maintained and repaired so that no individual light bulb is inoperative for more than a period of 30 consecutive days. In the event that the bulbs are not maintained or repaired for a period exceeding 30 days, the string lights must be removed.
 10. Lighting located within the Comstock Historic District shall be consistent with the Historic District requirements.
- V. Points of entry and public interest signs. In addition to the regulations of this chapter, non-commercial point of entry and public interest signs (See examples in Figure 8.7.) that are owned, leased, or otherwise managed by any federal, state, or county agency, or a political subdivision thereof (e.g., homeowner's association or general improvement district), are permitted provided that they comply with the regulations below and the provisions under sections 17.84.040, and 17.84.080. Changeable copy and variable image signs are prohibited *unless consistent with section 17.84.080(D)*. Point of entry signs installed at the entrance(s) of a planned unit development or subdivision; multi-family dwelling complex; industrial, shopping, or other commercial center; education facility or campus; or other building complex are permitted when they are managed and maintained by a federal, state, or county agency, or a political subdivision thereof, or the management of the property. All signs under this subsection are subject to approval of the director and comply with the following regulations:
1. The sign must conform to the purpose and intent of this chapter and NRS 384, where applicable;
 2. The owner or political subdivision is responsible for sign placement, maintenance, and compliance with all applicable regulations;
 3. Encroachment permits must be obtained, where applicable;
 4. The sign must have proper access and maintenance easements;
 5. No more than 1 sign may be erected at any given location, with exception of 1 similar sign that may be placed at both sides of a point of entry. The maximum sign face area, excluding supporting structures, may not exceed 32 square-feet;

6. The sign and all parts thereof must be non-commercial and relate directly to the point of entry or public interest.



Summary

An ordinance amending Title 17 of the Storey County Code to allow for changeable copy of variable message signs to be installed on land zoned as Public.

Title

An ordinance amending Section 17.84.080 and 17.84.110 of Title 17 of the Storey County Code to allow for changeable copy or variable message signs to be installed on land zoned as Public and providing other matters properly relating thereto.

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

SECTION 1: Storey County Code Section 17.84.080(D) is hereby amended to provide as follows:

17.84.080 General Requirements.

All signs, whether temporary or permanent, located in any regulatory zone are regulated as follows:

- A. **Maintenance.** All signs must be maintained so that they remain free of graffiti and cracking, separation, splitting, ripping, chipping, and fading of exposed surfaces including, but not limited to, faces, lettering, and all structural supports (See examples in Figure 8.1). Signs must be maintained so that they remain safe, fully upright and level, and firmly secured to their place of attachment. Guy wires, tie-downs, and lean-to support apparatuses are prohibited unless it can be demonstrated to the satisfaction of the director that the supports are crucial to the structural integrity of the advertising device and that design alternatives are impracticable.



Figure 8.1: The free standing signs retain their upright position with neat and professional designs. The tether at the bottom right sign prevents sign face swinging due to wind forces; this device exhibits an appropriate and attractive method of mitigating this effect. The signs are maintained appropriately in order to preserve their structural integrity and visual appearance.

- B. Historic design. Signs located within the Comstock Historic District must comply with applicable provisions under this chapter, section 17.12.049 and NRS 384.
- C. Lighted and illuminated signs. Signs and billboards which are lighted, illuminated, or otherwise employ the use of direct or indirect lighting, lights, or other forms of illumination, must comply with applicable regulations set forth by this chapter, chapter 8.02 Dark skies, and NRS 384, when applicable. Lighted or illuminated signs located in or within 2,000 feet of the Comstock Historic District or a CR, E, or R zone must be Compact Florescent Lighting (CFL), or Light Emitting Diode (LED) type lighting. CFL and LED light emitting devices which are made to look like incandescent light “bulbs” are permitted to be plainly visible. No neon (see Section 17.84.090 (C) or blinking, flashing, chasing, or motion lighting is permitted.
- D. Changeable copy or variable image signs. These types of signs (as defined in Chapter 17.10) are prohibited within 2,000 feet of CR, E, and R zones and the Comstock Historic District except when located on P – Public zoned land by a special use permit. A special use permit is required in other zones. A special use permit is not required for changeable copy or variable image signs displaying only the time and temperature when located beyond 2,000 feet of CR, E, and R zones and the Comstock Historic District.
- E. Murals. A special use permit is required for the application or placement of a mural. Murals proposed within the Comstock Historic District must also comply with NRS 384, this chapter, and section 17.12.049 and approval from the Comstock Historic District is required. The definition and intent of murals is provided for in Figure 8.2 below.



Figure 8.2: Murals are non-commercial images such as paintings or enlarged photographs applied directly to walls, ceilings, or other exterior surfaces. They are typically large in size. Murals typically exhibit few or no words and are not intended to advertise or otherwise bring attention to any attraction. Non-commercial images, such as those illustrated above, are intended to enhance the beauty, highlight the social or historical character, or otherwise depict a message or theme that is common to the immediate community in which the mural is displayed. The themes depicted above, for example, are as follows: (top left) Ely, Nevada - diversity and unity of the ever-changing mining community; (bottom left) Carson City, Nevada - celebration of the history of the Virginia and Truckee Railroad; (right) Virginia City, Nevada – painted wall intended to continue the historic storefront façade to the side of a normally unattractive stucco and brick wall.

- F. Outdoor advertising adjacent to interstate/primary highways. As regulated pursuant to NRS 410.320, outdoor advertising may not be erected or maintained within 660 feet from the nearest edge of the right-of-way of the interstate and primary highway systems which is visible and placed with the purpose of having its message read from the main-traveled way of the interstate and primary highway systems, unless the exemptions outlined in the Nevada Revised Statutes can be made.
- G. Right-of-way visibility. Signs located near property lines and intersecting driveways and public right-of-ways are allowed outside of the vision clearance triangle as demonstrated in Figure 8.3. Any sign, with exception of traffic regulatory signs installed by a government agency, located within the vision clearance triangle must have a base that is higher than 8 feet above street/grade level or a total height not exceeding 3 feet above street/grade level. In instances where a safety or traffic hazard is identified with regard to these requirements, additional or more restrictive conditions may be imposed. Otherwise, setback requirements apply as follows:
 - 1. C, CR, E, and R zones – 7 foot clearance setback;
 - 2. All other zones – 25 foot clearance setback.

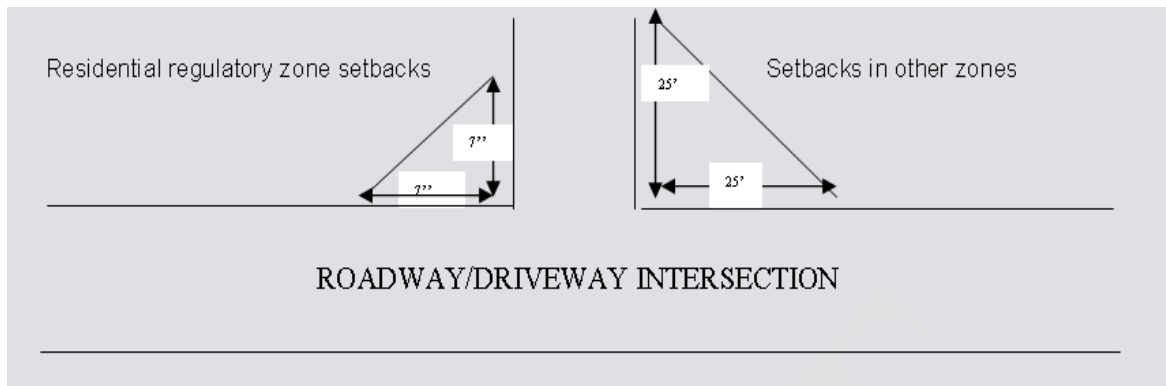


Figure 8.3: Setback requirements for devices installed within the Vision Clearance Triangle maintain clear visibility for vehicular and pedestrian traffic. In some instances more restrictive requirements may be necessary to maintain a safe travel environment. Regulations pertaining to the Vision Clearance Triangle are also found in section 17.12.050.

- H. Directional signs. Directional signs may only be placed at the location where the traveler must change direction from one public right-of-way to another in order to reach the destination. The sign must display a directional element, such as an arrow, pointing to the associated attraction. Directional signs located on private property shall be included in the calculation of the allowable sign area for the parcel on which the sign is located. Signs located in the right-of-way must be consistent with the requirements for signs in rights-of-way adopted by the entity which owns the right-of-way. Directional signs shall meet all other requirements outlined in this Chapter.
- I. Sign area shall be calculated by enclosing the extreme limits of all framing, emblem, logo, representation, writing or other display within a single continuous perimeter composed of squares, ovals or rectangles.

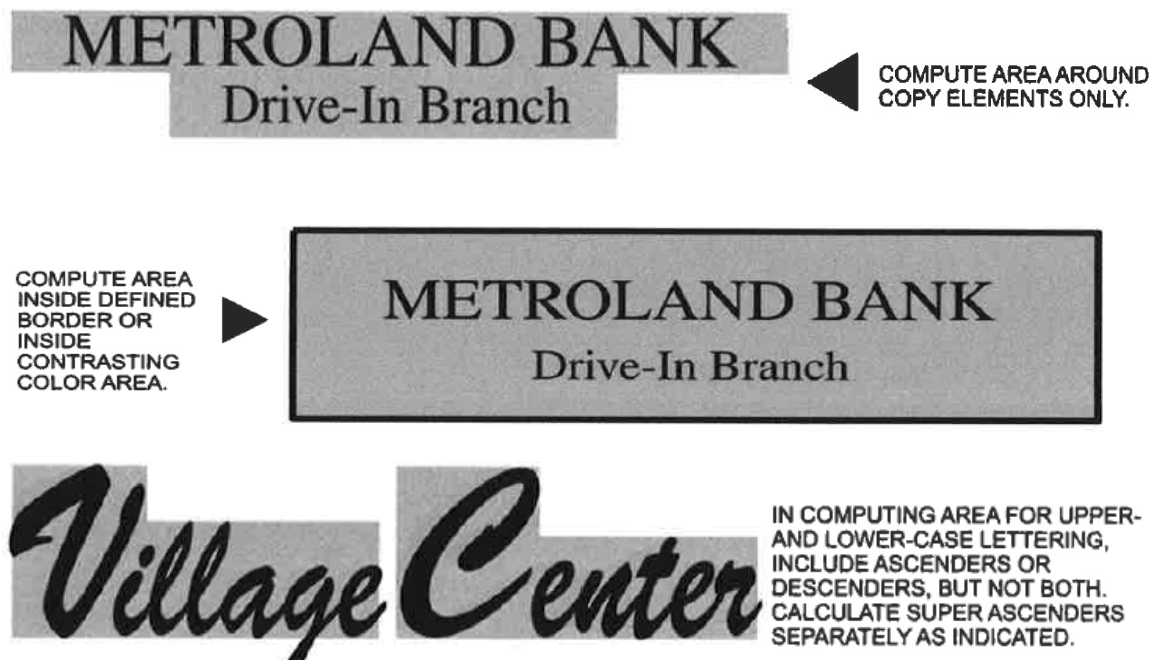




Figure 8.4. Source: 2015 International Zoning Code.

SECTION 2: Storey County Code Section 17.84.110 is amended to provide as follows:

Section 17.84.110 Exempt Signs.

The following signs and devices are exempt from the provision of this chapter. The regulations under chapter 17.12 General provisions apply to exempt signs. Exempt signs do not count toward the maximum allowed signs identified in section 17.84.100 of this chapter. All signs located within the Comstock Historic District must comply with the regulations under this chapter and NRS 384. The provisions set forth supersede this section in the event of a conflict. Any display or types of signs not listed in this section and not in conflict with the provisions of this chapter are subject to approval of the director.

- A. Signs that are displayed for public safety (e.g. fire extinguishers, exit, call 911, AED and signs necessary for safe and orderly traffic control) are considered exempt.
- B. Customary holiday decorations and signs in the nature of decorations which are seasonal, clearly incidental, and customarily associated with any national, local, or religious holiday and removed within 30 days of the official recognized date of the associated holiday. Such decorations/signs must be located so as not to impede pedestrian or vehicular access.
- C. Religious symbols located on a building or otherwise on-site which are used for organized religious worship and related services.
- D. Scoreboards related to and located within established athletic fields and arenas.
- E. Commercial and non-commercial advertisement and sponsor signs which are attached to the interior portion of fencing which surrounds a designated athletic field or arena. Signs must not be plainly visible from any public place outside of the premises.
- F. "Vacancy," "no vacancy," "open," "closed," "yes," "no," "full," "sorry," and similar type signs associated with commercial uses provided that the area of the sign does not exceed 2.5 square feet in area. Neon is not permitted in the Comstock Historic District. This sign area shall not be included in the overall sign calculations.
- G. Motor vehicle for-sale signs provided that:

1. The message of each sign is directly related to the sale of the motor vehicle on or in which it is located;
2. There are no more than 3 signs per vehicle, including posters, stickers, and other advertising devices allowed by this chapter;
3. The sign is attached to or located within the vehicle. Stickers may be placed directly onto the exterior surfaces of the vehicle or its windows;
4. The sign or combination thereof does not exceed 3 square-feet in total area;
5. The vehicle is located in either an approved sales lot or on private property with the owner's consent; and
6. The sale of the vehicle or vehicles and location and placement thereof is not in violation of any federal, state, or county regulations.



- H. Advertising on vending machines, such as that shown in the illustration to the right, which depicts the product contained therein.
 - I. Exempt flags shall be 18 square feet or less, be rectangular in shape and have a width to length ratio between approximately 1:1.5 to 1:2.
 - J. House and property addresses, familial name signs, and devices that are similar in nature and clearly do not facilitate the purpose of advertising a commercial or non-commercial business, service, or attraction.
 - K. Traffic and pedestrian control and information signs which are installed by a government agency.
 - L. Temporary or permanent signs erected to warn of danger or hazardous conditions so long as the hazards may exist, including signs indicating the presence of underground cables, gas lines, and other potentially dangerous conditions.
- M. Signs associated with the national, state or local election processes shall be consistent with the following:
1. Signs, posters and banners shall not be displayed prior to the first day allowed for the filing of candidacies for election.
 2. Signs, posters and banners may not be placed on private property without the private property owner's permission.
 3. Unsuccessful primary candidates must remove, or cause to be removed, their signs or posters no later than 30 days after the primary election.
 4. All signs, posters and banners associated with national, state or local elections shall be removed no later than 30 days after the general election.
 5. Signs, posters and banners may not be affixed or placed on the public domain. The public domain placement restriction does not apply to signs placed on the county-owned property located as shown in Appendix A. Signs located in these public areas shown in Appendix A shall be permissible up to 32 square feet.
 6. Sign, posters, and banners shall not exceed 32 square feet. Signs, posters and/or banners may have copy on both sides. Only one side is counted toward the overall allowable sign area.
 7. The sign owner is responsible for knowing the location of the abutting state and county right-of-way and for complying with state and federal regulations.
 8. The county is not responsible for state right-of-way non-compliance or penalties imposed against the sign owner for violation of those regulations.

9. There is no limit on the number of signs or posters that may be placed on a parcel.
10. Lighting installed specifically for signs, posters and banners is not allowed.
11. Signs, posters and banners located near property lines and intersecting driveways and public right-of-ways are allowed outside of the vision clearance triangle as demonstrated in section 17.84.080.G. Any sign located within the vision clearance triangle must have a base that is higher than 8 feet above street/grade level or a total height not exceeding 3 feet above street/grade level. In instances where a safety or traffic hazard is identified with regard to these requirements, additional or more restrictive conditions may be imposed. Otherwise, setback requirements apply as follows:

- a. C, CR, E, and R zones - 7 foot clearance setback;
- b. All other zones – 25 foot clearance setback.

- N. Real-Estate For-Sale and open-house signs not exceeding 6 square-feet in CR, E, R, and SPR zones and 32 square-feet in all other zones. Signs must be removed within 14 days following the sale of the property for which the sign represents. Commercial advertisement signs indicating the presence or existence of a real estate office, business, or service are not considered real estate for-sale signs and are not exempt signs pursuant to this section.
- O. Yard, rummage, and garage sale signs not exceeding 6 square-feet in area that are removed within 12 hours after the sale and not displayed in public view before 12 hours of the sale and are in public view for no more than 2 consecutive or non-consecutive days within a 12 month period.
- P. On-site temporary signs and banners displaying a non-commercial message related to household or familial celebrations (e.g., “birthday,” “newborn baby,” “anniversary,” “welcome back,” etc.).
- Q. “No trespassing,” “no hunting,” “no fishing,” “no loitering,” and like signs not exceeding 6 square-feet in C, CR, E, and R zones and 32 square-feet in all other zones.
- R. Signs such as building contractor signs not exceeding 6 square-feet in total area within C, CR, E, and R zones and 32 square-feet in total area in all other zones and which are placed upon the property at which the associated project is located. These signs must be removed within 14 days after the associated project has been completed.
- S. Commemorative or historical non-advertisement plaques and tablets installed by a government or non-profit entity.
- T. One on-site barber pole of traditional design (i.e., red, white, and/or blue rotating swirl absent of text), such as that illustrated to the right, not exceeding 12 inches in width and 48 inches in length and directly attached to the associated building in which the barber service is provided. The device may rotate during the hours that the associated barber is open for business. Lighting placed on or within the device is permitted when in accordance with the applicable provisions of this chapter and chapter 8.02 Dark skies.
- U. Displays of string lights outside of a seasonal and/or customary nature, local, or religious holiday, provided that:
 1. They are not placed on the public domain;



2. They are decorative displays which only outline or highlight landscaping or architectural features of a building;
 3. They are steady burning, and do not blink, flash, or exhibit intermittent changes in intensity, animation, or rotating characteristics;
 4. They comply with the regulations of chapter 8.02 Dark skies;
 5. They are no greater in intensity than 5 watts for each bulb, or equivalent to the lumen intensity produced by a 5 watt incandescent bulb (approximately 73 lumens);
 6. They are not placed on or used to outline any type of sign, billboard, or advertising device or their support structures unless otherwise allowed by the provisions of this chapter and chapter 8.02 Dark skies;
 7. They are not assembled or arranged to convey messages, words, commercial advertisements, slogans, and/or logos;
 8. They are commercial grade UL Listed for long-term outdoor use and do not otherwise create a safety hazard with respect to placement and connection to power supply as determined by applicable codes and regulations. The power supply must be a dedicated weather-protected and GFCI protected receptacle. The use of extension cords shall not be permitted;
 9. They are maintained and repaired so that no individual light bulb is inoperative for more than a period of 30 consecutive days. In the event that the bulbs are not maintained or repaired for a period exceeding 30 days, the string lights must be removed.
 10. Lighting located within the Comstock Historic District shall be consistent with the Historic District requirements.
- V. Points of entry and public interest signs. In addition to the regulations of this chapter, non-commercial point of entry and public interest signs (See examples in Figure 8.7.) that are owned, leased, or otherwise managed by any federal, state, or county agency, or a political subdivision thereof (e.g., homeowner's association or general improvement district), are permitted provided that they comply with the regulations below and the provisions under sections 17.84.040, and 17.84.080. Changeable copy and variable image signs are prohibited unless consistent with section 17.84.080(D). Point of entry signs installed at the entrance(s) of a planned unit development or subdivision; multi-family dwelling complex; industrial, shopping, or other commercial center; education facility or campus; or other building complex are permitted when they are managed and maintained by a federal, state, or county agency, or a political subdivision thereof, or the management of the property. All signs under this subsection are subject to approval of the director and comply with the following regulations:
1. The sign must conform to the purpose and intent of this chapter and NRS 384, where applicable;
 2. The owner or political subdivision is responsible for sign placement, maintenance, and compliance with all applicable regulations;
 3. Encroachment permits must be obtained, where applicable;
 4. The sign must have proper access and maintenance easements;
 5. No more than 1 sign may be erected at any given location, with exception of 1 similar sign that may be placed at both sides of a point of entry. The maximum sign face area, excluding supporting structures, may not exceed 32 square-feet;

6. The sign and all parts thereof must be non-commercial and relate directly to the point of entry or public interest.





Board of Storey County Commissioners Agenda Action Report

**Meeting date: 12/5/2023 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 5

Agenda Item Type: Discussion/Possible Action

- **Title:** Second Reading of Bill 136, Ordinance 23-324, an ordinance amending provisions of Storey County Code Title 17 to allow for changeable copy or variable message signs to be installed on public zoning district land and providing for other matters properly related thereto.
- **Recommended motion:** In accordance with the recommendation by staff and the Planning Commission, I (commissioner) move to approve the second reading of Ordinance 23-324 amending provisions of Storey County Code Title 17 to allow for changeable copy or variable message signs to be installed on public zoning district land and providing for other matters properly related thereto.
- **Prepared by:** Lyndi Renaud

Department: **Contact Number:** 7758471144

- **Staff Summary:** File No. 2023-040. This is the Second Reading of Bill 136, Ordinance 23-324. See Staff Report, mark up copy and clean copy of the revisions.
- **Supporting Materials:** See attached
- **Fiscal Impact:** None
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modification
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued

STOREY COUNTY PLANNING DEPARTMENT

Storey County Courthouse
26 South B Street, PO Box 176, Virginia City, NV 89440 Phone (775)
847-1144 – Fax (775) 847-0949
planning@storeycounty.org



To: Storey County Board of County Commissioners

From: Storey County Planning Department

Meeting Date: December 5, 2023

Meeting Location: Storey County Courthouse, 26 South B Street, Virginia City, Storey County, Nevada,

Staff Contact: Kathy Canfield

File: 2023-040

Request: Second Reading of Bill 136, Ordinance 23-324, an ordinance amending provisions of Storey County Code Title 17 to allow for changeable copy or variable message signs to be installed on Public zoning district land and providing for other matters properly related thereto.

Background & Analysis

During recent discussions involving the Storey County Master Plan update and Strategic Plan meetings with the various communities within Storey County, residents identified communication within Storey County as an issue that could be improved. Currently, Storey County utilizes public meetings, social media, postings at various community gathering areas and in some cases U.S. Mail, as ways to reach out to the community to keep them informed of community meetings and events. When informally polled at the meetings on how people best receive this type of information, there was no consensus on one type of communication that worked for everyone.

One idea that was raised was to have a community message sign (changeable copy or variable message sign) strategically placed to allow for people driving by to see a message. The concept was to include such a sign at such places like a community center or other public area so residents that may not be reached by the existing outreach efforts have the ability to be notified about upcoming activities that may be of interest.

The existing Storey County sign code does not allow for such signs to be located within 2,000 feet of residential areas and are not permissible at all within the Comstock Historic District. Staff have reviewed this code section and are proposing to allow for an exception to the 2,000 foot distance for such signs on Public zoned land, subject to a special use permit. The special use permit process would allow for the specifics of the sign to be reviewed by interested residents along with the Planning Commission and Board of County Commissioners to reach an agreement on what the size, lighting and design of the sign would be.

This proposed modification to the sign ordinance is only proposed for Public zoned land. Public zoned land is land owned by the County or another public entity (for example, the school district) as depicted on the Storey County zoning maps. This proposed sign modification may not work for every community within the County such as Virginia City and Gold Hill where the Comstock Historic District has standards that may not allow for such a sign. This sign ordinance modification provides the opportunity to allow for such a sign, and with the special use permit requirement, will be evaluated on a case by case basis.

Suggested Motions

For approval: In accordance with the recommendation by staff and the Planning Commission, I (*commissioner*) move to approve the Second Reading of Bill 136, Ordinance 23-324, an ordinance amending provisions of Storey County Code Title 17 to allow for changeable copy or variable message signs to be installed on Public zoning district land and providing for other matters properly related thereto.

For denial: Against the recommendation by staff and the Planning Commission, I (*commissioner*) move to deny Bill 136, Ordinance 23-324, an ordinance amending provisions of Storey County Code Title 17 to allow for changeable copy or variable message signs to be installed on Public zoning district land and providing for other matters properly related thereto.

Summary

An ordinance amending Title 17 of the Storey County Code to allow for changeable copy of variable message signs to be installed on land zoned as Public.

Title

An ordinance amending Section 17.84.080 and 17.84.110 of Title 17 of the Storey County Code to allow for changeable copy or variable message signs to be installed on land zoned as Public and providing other matters properly relating thereto.

(Additions to the code will be italicized light blue type)

(Deletions to the code will be underlined red type)

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

SECTION 1: Storey County Code Section 17.84.080(D) is hereby amended to provide as follows:

17.84.080 General Requirements.

All signs, whether temporary or permanent, located in any regulatory zone are regulated as follows:

- A. Maintenance.** All signs must be maintained so that they remain free of graffiti and cracking, separation, splitting, ripping, chipping, and fading of exposed surfaces including, but not limited to, faces, lettering, and all structural supports (See examples in Figure 8.1). Signs must be maintained so that they remain safe, fully upright and level, and firmly secured to their place of attachment. Guy wires, tie-downs, and lean-to support apparatuses are prohibited unless it can be demonstrated to the satisfaction of the director that the supports are crucial to the structural integrity of the advertising device and that design alternatives are impracticable.



Figure 8.1: The free standing signs retain their upright position with neat and professional designs. The tether at the bottom right sign prevents sign face swinging due to wind forces; this device exhibits an appropriate and attractive method of mitigating this effect. The signs are maintained appropriately in order to preserve their structural integrity and visual appearance.

- B. Historic design. Signs located within the Comstock Historic District must comply with applicable provisions under this chapter, section 17.12.049 and NRS 384.
- C. Lighted and illuminated signs. Signs and billboards which are lighted, illuminated, or otherwise employ the use of direct or indirect lighting, lights, or other forms of illumination, must comply with applicable regulations set forth by this chapter, chapter 8.02 Dark skies, and NRS 384, when applicable. Lighted or illuminated signs located in or within 2,000 feet of the Comstock Historic District or a CR, E, or R zone must be Compact Florescent Lighting (CFL), or Light Emitting Diode (LED) type lighting. CFL and LED light emitting devices which are made to look like incandescent light “bulbs” are permitted to be plainly visible. No neon (see Section 17.84.090 (C) or blinking, flashing, chasing, or motion lighting is permitted.
- D. Changeable copy or variable image signs. These types of signs (as defined in Chapter 17.10) are prohibited within 2,000 feet of CR, E, and R zones and the Comstock Historic District except when located on P – Public zoned land by a special use permit. A special use permit is required in other zones. A special use permit is not required for changeable copy or variable image signs displaying only the time and temperature when located beyond 2,000 feet of CR, E, and R zones and the Comstock Historic District.
- E. Murals. A special use permit is required for the application or placement of a mural. Murals proposed within the Comstock Historic District must also comply with NRS 384, this chapter, and section 17.12.049 and approval from the Comstock Historic District is required. The definition and intent of murals is provided for in Figure 8.2 below.



Figure 8.2: Murals are non-commercial images such as paintings or enlarged photographs applied directly to walls, ceilings, or other exterior surfaces. They are typically large in size. Murals typically exhibit few or no words and are not intended to advertise or otherwise bring attention to any attraction. Non-commercial images, such as those illustrated above, are intended to enhance the beauty, highlight the social or historical character, or otherwise depict a message or theme that is common to the immediate community in which the mural is displayed. The themes depicted above, for example, are as follows: (top left) Ely, Nevada - diversity and unity of the ever-changing mining community; (bottom left) Carson City, Nevada - celebration of the history of the Virginia and Truckee Railroad; (right) Virginia City, Nevada – painted wall intended to continue the historic storefront façade to the side of a normally unattractive stucco and brick wall.

- F. Outdoor advertising adjacent to interstate/primary highways. As regulated pursuant to NRS 410.320, outdoor advertising may not be erected or maintained within 660 feet from the nearest edge of the right-of-way of the interstate and primary highway systems which is visible and placed with the purpose of having its message read from the main-traveled way of the interstate and primary highway systems, unless the exemptions outlined in the Nevada Revised Statutes can be made.
- G. Right-of-way visibility. Signs located near property lines and intersecting driveways and public right-of-ways are allowed outside of the vision clearance triangle as demonstrated in Figure 8.3. Any sign, with exception of traffic regulatory signs installed by a government agency, located within the vision clearance triangle must have a base that is higher than 8 feet above street/grade level or a total height not exceeding 3 feet above street/grade level. In instances where a safety or traffic hazard is identified with regard to these requirements, additional or more restrictive conditions may be imposed. Otherwise, setback requirements apply as follows:
 - 1. C, CR, E, and R zones – 7 foot clearance setback;
 - 2. All other zones – 25 foot clearance setback.

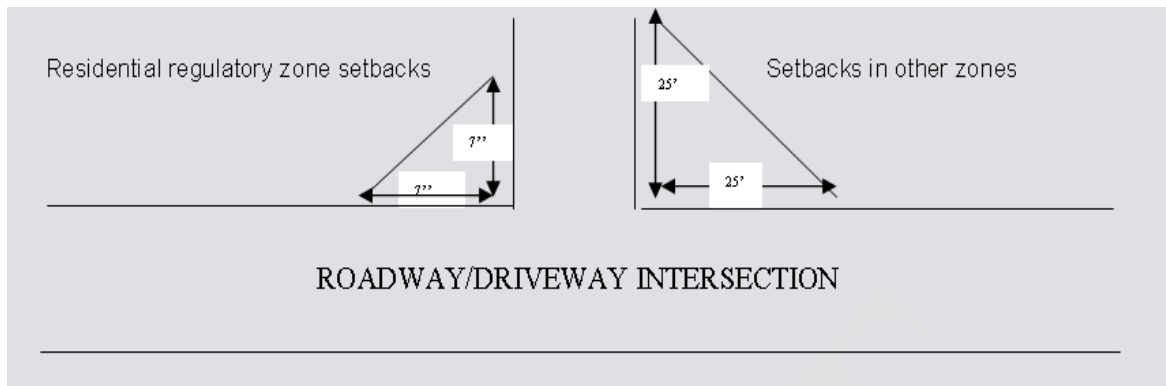


Figure 8.3: Setback requirements for devices installed within the Vision Clearance Triangle maintain clear visibility for vehicular and pedestrian traffic. In some instances more restrictive requirements may be necessary to maintain a safe travel environment. Regulations pertaining to the Vision Clearance Triangle are also found in section 17.12.050.

- H. Directional signs. Directional signs may only be placed at the location where the traveler must change direction from one public right-of-way to another in order to reach the destination. The sign must display a directional element, such as an arrow, pointing to the associated attraction. Directional signs located on private property shall be included in the calculation of the allowable sign area for the parcel on which the sign is located. Signs located in the right-of-way must be consistent with the requirements for signs in rights-of-way adopted by the entity which owns the right-of-way. Directional signs shall meet all other requirements outlined in this Chapter.
- I. Sign area shall be calculated by enclosing the extreme limits of all framing, emblem, logo, representation, writing or other display within a single continuous perimeter composed of squares, ovals or rectangles.

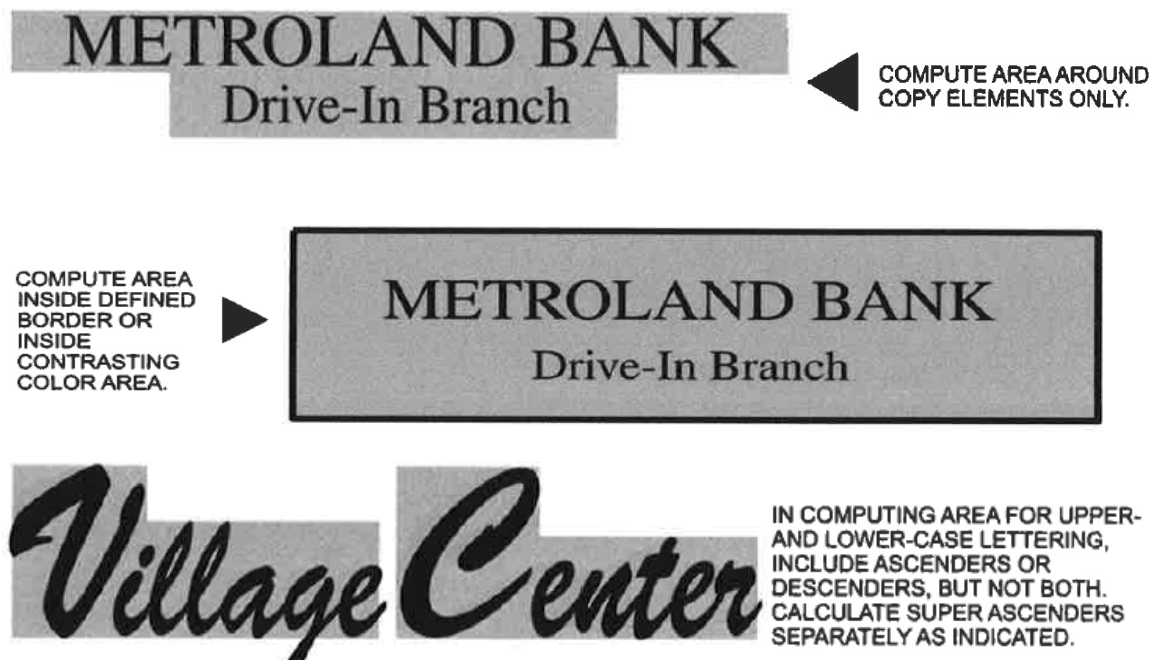




Figure 8.4. Source: 2015 International Zoning Code.

SECTION 2: Storey County Code Section 17.84.110 is amended to provide as follows:

Section 17.84.110 Exempt Signs.

The following signs and devices are exempt from the provision of this chapter. The regulations under chapter 17.12 General provisions apply to exempt signs. Exempt signs do not count toward the maximum allowed signs identified in section 17.84.100 of this chapter. All signs located within the Comstock Historic District must comply with the regulations under this chapter and NRS 384. The provisions set forth supersede this section in the event of a conflict. Any display or types of signs not listed in this section and not in conflict with the provisions of this chapter are subject to approval of the director.

- A. Signs that are displayed for public safety (e.g. fire extinguishers, exit, call 911, AED and signs necessary for safe and orderly traffic control) are considered exempt.
- B. Customary holiday decorations and signs in the nature of decorations which are seasonal, clearly incidental, and customarily associated with any national, local, or religious holiday and removed within 30 days of the official recognized date of the associated holiday. Such decorations/signs must be located so as not to impede pedestrian or vehicular access.
- C. Religious symbols located on a building or otherwise on-site which are used for organized religious worship and related services.
- D. Scoreboards related to and located within established athletic fields and arenas.
- E. Commercial and non-commercial advertisement and sponsor signs which are attached to the interior portion of fencing which surrounds a designated athletic field or arena. Signs must not be plainly visible from any public place outside of the premises.
- F. "Vacancy," "no vacancy," "open," "closed," "yes," "no," "full," "sorry," and similar type signs associated with commercial uses provided that the area of the sign does not exceed 2.5 square feet in area. Neon is not permitted in the Comstock Historic District. This sign area shall not be included in the overall sign calculations.
- G. Motor vehicle for-sale signs provided that:

1. The message of each sign is directly related to the sale of the motor vehicle on or in which it is located;
2. There are no more than 3 signs per vehicle, including posters, stickers, and other advertising devices allowed by this chapter;
3. The sign is attached to or located within the vehicle. Stickers may be placed directly onto the exterior surfaces of the vehicle or its windows;
4. The sign or combination thereof does not exceed 3 square-feet in total area;
5. The vehicle is located in either an approved sales lot or on private property with the owner's consent; and
6. The sale of the vehicle or vehicles and location and placement thereof is not in violation of any federal, state, or county regulations.



- H. Advertising on vending machines, such as that shown in the illustration to the right, which depicts the product contained therein.
 - I. Exempt flags shall be 18 square feet or less, be rectangular in shape and have a width to length ratio between approximately 1:1.5 to 1:2.
 - J. House and property addresses, familial name signs, and devices that are similar in nature and clearly do not facilitate the purpose of advertising a commercial or non-commercial business, service, or attraction.
 - K. Traffic and pedestrian control and information signs which are installed by a government agency.
 - L. Temporary or permanent signs erected to warn of danger or hazardous conditions so long as the hazards may exist, including signs indicating the presence of underground cables, gas lines, and other potentially dangerous conditions.
- M. Signs associated with the national, state or local election processes shall be consistent with the following:
1. Signs, posters and banners shall not be displayed prior to the first day allowed for the filing of candidacies for election.
 2. Signs, posters and banners may not be placed on private property without the private property owner's permission.
 3. Unsuccessful primary candidates must remove, or cause to be removed, their signs or posters no later than 30 days after the primary election.
 4. All signs, posters and banners associated with national, state or local elections shall be removed no later than 30 days after the general election.
 5. Signs, posters and banners may not be affixed or placed on the public domain. The public domain placement restriction does not apply to signs placed on the county-owned property located as shown in Appendix A. Signs located in these public areas shown in Appendix A shall be permissible up to 32 square feet.
 6. Sign, posters, and banners shall not exceed 32 square feet. Signs, posters and/or banners may have copy on both sides. Only one side is counted toward the overall allowable sign area.
 7. The sign owner is responsible for knowing the location of the abutting state and county right-of-way and for complying with state and federal regulations.
 8. The county is not responsible for state right-of-way non-compliance or penalties imposed against the sign owner for violation of those regulations.

9. There is no limit on the number of signs or posters that may be placed on a parcel.
 10. Lighting installed specifically for signs, posters and banners is not allowed.
 11. Signs, posters and banners located near property lines and intersecting driveways and public right-of-ways are allowed outside of the vision clearance triangle as demonstrated in section 17.84.080.G. Any sign located within the vision clearance triangle must have a base that is higher than 8 feet above street/grade level or a total height not exceeding 3 feet above street/grade level. In instances where a safety or traffic hazard is identified with regard to these requirements, additional or more restrictive conditions may be imposed. Otherwise, setback requirements apply as follows:
 - a. C, CR, E, and R zones - 7 foot clearance setback;
 - b. All other zones – 25 foot clearance setback.
- N. Real-Estate For-Sale and open-house signs not exceeding 6 square-feet in CR, E, R, and SPR zones and 32 square-feet in all other zones. Signs must be removed within 14 days following the sale of the property for which the sign represents. Commercial advertisement signs indicating the presence or existence of a real estate office, business, or service are not considered real estate for-sale signs and are not exempt signs pursuant to this section.
- O. Yard, rummage, and garage sale signs not exceeding 6 square-feet in area that are removed within 12 hours after the sale and not displayed in public view before 12 hours of the sale and are in public view for no more than 2 consecutive or non-consecutive days within a 12 month period.
- P. On-site temporary signs and banners displaying a non-commercial message related to household or familial celebrations (e.g., “birthday,” “newborn baby,” “anniversary,” “welcome back,” etc.).
- Q. “No trespassing,” “no hunting,” “no fishing,” “no loitering,” and like signs not exceeding 6 square-feet in C, CR, E, and R zones and 32 square-feet in all other zones.
- R. Signs such as building contractor signs not exceeding 6 square-feet in total area within C, CR, E, and R zones and 32 square-feet in total area in all other zones and which are placed upon the property at which the associated project is located. These signs must be removed within 14 days after the associated project has been completed.
- S. Commemorative or historical non-advertisement plaques and tablets installed by a government or non-profit entity.
- T. One on-site barber pole of traditional design (i.e., red, white, and/or blue rotating swirl absent of text), such as that illustrated to the right, not exceeding 12 inches in width and 48 inches in length and directly attached to the associated building in which the barber service is provided. The device may rotate during the hours that the associated barber is open for business. Lighting placed on or within the device is permitted when in accordance with the applicable provisions of this chapter and chapter 8.02 Dark skies.
- U. Displays of string lights outside of a seasonal and/or customary nature, local, or religious holiday, provided that:
1. They are not placed on the public domain;



2. They are decorative displays which only outline or highlight landscaping or architectural features of a building;
 3. They are steady burning, and do not blink, flash, or exhibit intermittent changes in intensity, animation, or rotating characteristics;
 4. They comply with the regulations of chapter 8.02 Dark skies;
 5. They are no greater in intensity than 5 watts for each bulb, or equivalent to the lumen intensity produced by a 5 watt incandescent bulb (approximately 73 lumens);
 6. They are not placed on or used to outline any type of sign, billboard, or advertising device or their support structures unless otherwise allowed by the provisions of this chapter and chapter 8.02 Dark skies;
 7. They are not assembled or arranged to convey messages, words, commercial advertisements, slogans, and/or logos;
 8. They are commercial grade UL Listed for long-term outdoor use and do not otherwise create a safety hazard with respect to placement and connection to power supply as determined by applicable codes and regulations. The power supply must be a dedicated weather-protected and GFCI protected receptacle. The use of extension cords shall not be permitted;
 9. They are maintained and repaired so that no individual light bulb is inoperative for more than a period of 30 consecutive days. In the event that the bulbs are not maintained or repaired for a period exceeding 30 days, the string lights must be removed.
 10. Lighting located within the Comstock Historic District shall be consistent with the Historic District requirements.
- V. Points of entry and public interest signs. In addition to the regulations of this chapter, non-commercial point of entry and public interest signs (See examples in Figure 8.7.) that are owned, leased, or otherwise managed by any federal, state, or county agency, or a political subdivision thereof (e.g., homeowner's association or general improvement district), are permitted provided that they comply with the regulations below and the provisions under sections 17.84.040, and 17.84.080. Changeable copy and variable image signs are prohibited *unless consistent with section 17.84.080(D)*. Point of entry signs installed at the entrance(s) of a planned unit development or subdivision; multi-family dwelling complex; industrial, shopping, or other commercial center; education facility or campus; or other building complex are permitted when they are managed and maintained by a federal, state, or county agency, or a political subdivision thereof, or the management of the property. All signs under this subsection are subject to approval of the director and comply with the following regulations:
1. The sign must conform to the purpose and intent of this chapter and NRS 384, where applicable;
 2. The owner or political subdivision is responsible for sign placement, maintenance, and compliance with all applicable regulations;
 3. Encroachment permits must be obtained, where applicable;
 4. The sign must have proper access and maintenance easements;
 5. No more than 1 sign may be erected at any given location, with exception of 1 similar sign that may be placed at both sides of a point of entry. The maximum sign face area, excluding supporting structures, may not exceed 32 square-feet;

6. The sign and all parts thereof must be non-commercial and relate directly to the point of entry or public interest.



Summary

An ordinance amending Title 17 of the Storey County Code to allow for changeable copy of variable message signs to be installed on land zoned as Public.

Title

An ordinance amending Section 17.84.080 and 17.84.110 of Title 17 of the Storey County Code to allow for changeable copy or variable message signs to be installed on land zoned as Public and providing other matters properly relating thereto.

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

SECTION 1: Storey County Code Section 17.84.080(D) is hereby amended to provide as follows:

17.84.080 General Requirements.

All signs, whether temporary or permanent, located in any regulatory zone are regulated as follows:

- A. **Maintenance.** All signs must be maintained so that they remain free of graffiti and cracking, separation, splitting, ripping, chipping, and fading of exposed surfaces including, but not limited to, faces, lettering, and all structural supports (See examples in Figure 8.1). Signs must be maintained so that they remain safe, fully upright and level, and firmly secured to their place of attachment. Guy wires, tie-downs, and lean-to support apparatuses are prohibited unless it can be demonstrated to the satisfaction of the director that the supports are crucial to the structural integrity of the advertising device and that design alternatives are impracticable.



Figure 8.1: The free standing signs retain their upright position with neat and professional designs. The tether at the bottom right sign prevents sign face swinging due to wind forces; this device exhibits an appropriate and attractive method of mitigating this effect. The signs are maintained appropriately in order to preserve their structural integrity and visual appearance.

- B. Historic design. Signs located within the Comstock Historic District must comply with applicable provisions under this chapter, section 17.12.049 and NRS 384.
- C. Lighted and illuminated signs. Signs and billboards which are lighted, illuminated, or otherwise employ the use of direct or indirect lighting, lights, or other forms of illumination, must comply with applicable regulations set forth by this chapter, chapter 8.02 Dark skies, and NRS 384, when applicable. Lighted or illuminated signs located in or within 2,000 feet of the Comstock Historic District or a CR, E, or R zone must be Compact Florescent Lighting (CFL), or Light Emitting Diode (LED) type lighting. CFL and LED light emitting devices which are made to look like incandescent light “bulbs” are permitted to be plainly visible. No neon (see Section 17.84.090 (C) or blinking, flashing, chasing, or motion lighting is permitted.
- D. Changeable copy or variable image signs. These types of signs (as defined in Chapter 17.10) are prohibited within 2,000 feet of CR, E, and R zones and the Comstock Historic District except when located on P – Public zoned land by a special use permit. A special use permit is required in other zones. A special use permit is not required for changeable copy or variable image signs displaying only the time and temperature when located beyond 2,000 feet of CR, E, and R zones and the Comstock Historic District.
- E. Murals. A special use permit is required for the application or placement of a mural. Murals proposed within the Comstock Historic District must also comply with NRS 384, this chapter, and section 17.12.049 and approval from the Comstock Historic District is required. The definition and intent of murals is provided for in Figure 8.2 below.



Figure 8.2: Murals are non-commercial images such as paintings or enlarged photographs applied directly to walls, ceilings, or other exterior surfaces. They are typically large in size. Murals typically exhibit few or no words and are not intended to advertise or otherwise bring attention to any attraction. Non-commercial images, such as those illustrated above, are intended to enhance the beauty, highlight the social or historical character, or otherwise depict a message or theme that is common to the immediate community in which the mural is displayed. The themes depicted above, for example, are as follows: (top left) Ely, Nevada - diversity and unity of the ever-changing mining community; (bottom left) Carson City, Nevada - celebration of the history of the Virginia and Truckee Railroad; (right) Virginia City, Nevada – painted wall intended to continue the historic storefront façade to the side of a normally unattractive stucco and brick wall.

- F. Outdoor advertising adjacent to interstate/primary highways. As regulated pursuant to NRS 410.320, outdoor advertising may not be erected or maintained within 660 feet from the nearest edge of the right-of-way of the interstate and primary highway systems which is visible and placed with the purpose of having its message read from the main-traveled way of the interstate and primary highway systems, unless the exemptions outlined in the Nevada Revised Statutes can be made.
- G. Right-of-way visibility. Signs located near property lines and intersecting driveways and public right-of-ways are allowed outside of the vision clearance triangle as demonstrated in Figure 8.3. Any sign, with exception of traffic regulatory signs installed by a government agency, located within the vision clearance triangle must have a base that is higher than 8 feet above street/grade level or a total height not exceeding 3 feet above street/grade level. In instances where a safety or traffic hazard is identified with regard to these requirements, additional or more restrictive conditions may be imposed. Otherwise, setback requirements apply as follows:
 - 1. C, CR, E, and R zones – 7 foot clearance setback;
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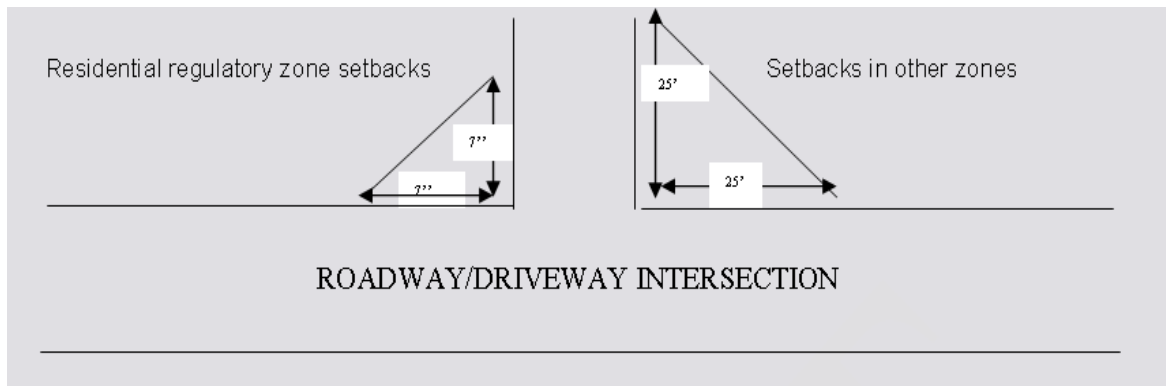


Figure 8.3: Setback requirements for devices installed within the Vision Clearance Triangle maintain clear visibility for vehicular and pedestrian traffic. In some instances more restrictive requirements may be necessary to maintain a safe travel environment. Regulations pertaining to the Vision Clearance Triangle are also found in section 17.12.050.

- H. Directional signs. Directional signs may only be placed at the location where the traveler must change direction from one public right-of-way to another in order to reach the destination. The sign must display a directional element, such as an arrow, pointing to the associated attraction. Directional signs located on private property shall be included in the calculation of the allowable sign area for the parcel on which the sign is located. Signs located in the right-of-way must be consistent with the requirements for signs in rights-of-way adopted by the entity which owns the right-of-way. Directional signs shall meet all other requirements outlined in this Chapter.
- I. Sign area shall be calculated by enclosing the extreme limits of all framing, emblem, logo, representation, writing or other display within a single continuous perimeter composed of squares, ovals or rectangles.

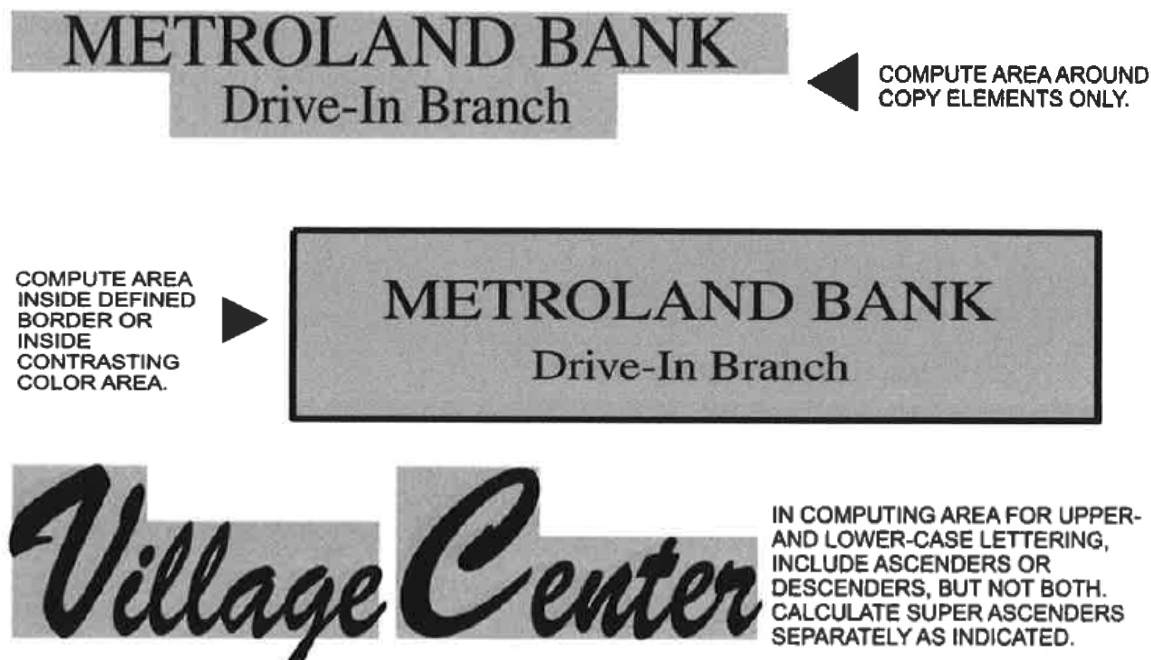




Figure 8.4. Source: 2015 International Zoning Code.

SECTION 2: Storey County Code Section 17.84.110 is amended to provide as follows:

Section 17.84.110 Exempt Signs.

The following signs and devices are exempt from the provision of this chapter. The regulations under chapter 17.12 General provisions apply to exempt signs. Exempt signs do not count toward the maximum allowed signs identified in section 17.84.100 of this chapter. All signs located within the Comstock Historic District must comply with the regulations under this chapter and NRS 384. The provisions set forth supersede this section in the event of a conflict. Any display or types of signs not listed in this section and not in conflict with the provisions of this chapter are subject to approval of the director.

- A. Signs that are displayed for public safety (e.g. fire extinguishers, exit, call 911, AED and signs necessary for safe and orderly traffic control) are considered exempt.
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- C. Religious symbols located on a building or otherwise on-site which are used for organized religious worship and related services.
- D. Scoreboards related to and located within established athletic fields and arenas.
- E. Commercial and non-commercial advertisement and sponsor signs which are attached to the interior portion of fencing which surrounds a designated athletic field or arena. Signs must not be plainly visible from any public place outside of the premises.
- F. "Vacancy," "no vacancy," "open," "closed," "yes," "no," "full," "sorry," and similar type signs associated with commercial uses provided that the area of the sign does not exceed 2.5 square feet in area. Neon is not permitted in the Comstock Historic District. This sign area shall not be included in the overall sign calculations.
- G. Motor vehicle for-sale signs provided that:

1. The message of each sign is directly related to the sale of the motor vehicle on or in which it is located;
2. There are no more than 3 signs per vehicle, including posters, stickers, and other advertising devices allowed by this chapter;
3. The sign is attached to or located within the vehicle. Stickers may be placed directly onto the exterior surfaces of the vehicle or its windows;
4. The sign or combination thereof does not exceed 3 square-feet in total area;
5. The vehicle is located in either an approved sales lot or on private property with the owner's consent; and
6. The sale of the vehicle or vehicles and location and placement thereof is not in violation of any federal, state, or county regulations.



- H. Advertising on vending machines, such as that shown in the illustration to the right, which depicts the product contained therein.
 - I. Exempt flags shall be 18 square feet or less, be rectangular in shape and have a width to length ratio between approximately 1:1.5 to 1:2.
 - J. House and property addresses, familial name signs, and devices that are similar in nature and clearly do not facilitate the purpose of advertising a commercial or non-commercial business, service, or attraction.
 - K. Traffic and pedestrian control and information signs which are installed by a government agency.
 - L. Temporary or permanent signs erected to warn of danger or hazardous conditions so long as the hazards may exist, including signs indicating the presence of underground cables, gas lines, and other potentially dangerous conditions.
- M. Signs associated with the national, state or local election processes shall be consistent with the following:
1. Signs, posters and banners shall not be displayed prior to the first day allowed for the filing of candidacies for election.
 2. Signs, posters and banners may not be placed on private property without the private property owner's permission.
 3. Unsuccessful primary candidates must remove, or cause to be removed, their signs or posters no later than 30 days after the primary election.
 4. All signs, posters and banners associated with national, state or local elections shall be removed no later than 30 days after the general election.
 5. Signs, posters and banners may not be affixed or placed on the public domain. The public domain placement restriction does not apply to signs placed on the county-owned property located as shown in Appendix A. Signs located in these public areas shown in Appendix A shall be permissible up to 32 square feet.
 6. Sign, posters, and banners shall not exceed 32 square feet. Signs, posters and/or banners may have copy on both sides. Only one side is counted toward the overall allowable sign area.
 7. The sign owner is responsible for knowing the location of the abutting state and county right-of-way and for complying with state and federal regulations.
 8. The county is not responsible for state right-of-way non-compliance or penalties imposed against the sign owner for violation of those regulations.

9. There is no limit on the number of signs or posters that may be placed on a parcel.
 10. Lighting installed specifically for signs, posters and banners is not allowed.
 11. Signs, posters and banners located near property lines and intersecting driveways and public right-of-ways are allowed outside of the vision clearance triangle as demonstrated in section 17.84.080.G. Any sign located within the vision clearance triangle must have a base that is higher than 8 feet above street/grade level or a total height not exceeding 3 feet above street/grade level. In instances where a safety or traffic hazard is identified with regard to these requirements, additional or more restrictive conditions may be imposed. Otherwise, setback requirements apply as follows:
 - a. C, CR, E, and R zones - 7 foot clearance setback;
 - b. All other zones – 25 foot clearance setback.
- N. Real-Estate For-Sale and open-house signs not exceeding 6 square-feet in CR, E, R, and SPR zones and 32 square-feet in all other zones. Signs must be removed within 14 days following the sale of the property for which the sign represents. Commercial advertisement signs indicating the presence or existence of a real estate office, business, or service are not considered real estate for-sale signs and are not exempt signs pursuant to this section.
- O. Yard, rummage, and garage sale signs not exceeding 6 square-feet in area that are removed within 12 hours after the sale and not displayed in public view before 12 hours of the sale and are in public view for no more than 2 consecutive or non-consecutive days within a 12 month period.
- P. On-site temporary signs and banners displaying a non-commercial message related to household or familial celebrations (e.g., “birthday,” “newborn baby,” “anniversary,” “welcome back,” etc.).
- Q. “No trespassing,” “no hunting,” “no fishing,” “no loitering,” and like signs not exceeding 6 square-feet in C, CR, E, and R zones and 32 square-feet in all other zones.
- R. Signs such as building contractor signs not exceeding 6 square-feet in total area within C, CR, E, and R zones and 32 square-feet in total area in all other zones and which are placed upon the property at which the associated project is located. These signs must be removed within 14 days after the associated project has been completed.
- S. Commemorative or historical non-advertisement plaques and tablets installed by a government or non-profit entity.
- T. One on-site barber pole of traditional design (i.e., red, white, and/or blue rotating swirl absent of text), such as that illustrated to the right, not exceeding 12 inches in width and 48 inches in length and directly attached to the associated building in which the barber service is provided. The device may rotate during the hours that the associated barber is open for business. Lighting placed on or within the device is permitted when in accordance with the applicable provisions of this chapter and chapter 8.02 Dark skies.
- U. Displays of string lights outside of a seasonal and/or customary nature, local, or religious holiday, provided that:
1. They are not placed on the public domain;



2. They are decorative displays which only outline or highlight landscaping or architectural features of a building;
 3. They are steady burning, and do not blink, flash, or exhibit intermittent changes in intensity, animation, or rotating characteristics;
 4. They comply with the regulations of chapter 8.02 Dark skies;
 5. They are no greater in intensity than 5 watts for each bulb, or equivalent to the lumen intensity produced by a 5 watt incandescent bulb (approximately 73 lumens);
 6. They are not placed on or used to outline any type of sign, billboard, or advertising device or their support structures unless otherwise allowed by the provisions of this chapter and chapter 8.02 Dark skies;
 7. They are not assembled or arranged to convey messages, words, commercial advertisements, slogans, and/or logos;
 8. They are commercial grade UL Listed for long-term outdoor use and do not otherwise create a safety hazard with respect to placement and connection to power supply as determined by applicable codes and regulations. The power supply must be a dedicated weather-protected and GFCI protected receptacle. The use of extension cords shall not be permitted;
 9. They are maintained and repaired so that no individual light bulb is inoperative for more than a period of 30 consecutive days. In the event that the bulbs are not maintained or repaired for a period exceeding 30 days, the string lights must be removed.
 10. Lighting located within the Comstock Historic District shall be consistent with the Historic District requirements.
- V. Points of entry and public interest signs. In addition to the regulations of this chapter, non-commercial point of entry and public interest signs (See examples in Figure 8.7.) that are owned, leased, or otherwise managed by any federal, state, or county agency, or a political subdivision thereof (e.g., homeowner's association or general improvement district), are permitted provided that they comply with the regulations below and the provisions under sections 17.84.040, and 17.84.080. Changeable copy and variable image signs are prohibited unless consistent with section 17.84.080(D). Point of entry signs installed at the entrance(s) of a planned unit development or subdivision; multi-family dwelling complex; industrial, shopping, or other commercial center; education facility or campus; or other building complex are permitted when they are managed and maintained by a federal, state, or county agency, or a political subdivision thereof, or the management of the property. All signs under this subsection are subject to approval of the director and comply with the following regulations:
1. The sign must conform to the purpose and intent of this chapter and NRS 384, where applicable;
 2. The owner or political subdivision is responsible for sign placement, maintenance, and compliance with all applicable regulations;
 3. Encroachment permits must be obtained, where applicable;
 4. The sign must have proper access and maintenance easements;
 5. No more than 1 sign may be erected at any given location, with exception of 1 similar sign that may be placed at both sides of a point of entry. The maximum sign face area, excluding supporting structures, may not exceed 32 square-feet;

6. The sign and all parts thereof must be non-commercial and relate directly to the point of entry or public interest.





Storey County Board of Highway Commissioners Agenda Action Report

**Meeting date: 12/5/2023 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 10

Agenda Item Type: Discussion/Possible Action

- **Title:** Public Hearing on proposed Resolutions 23-707, and 23-708 and 23-709 as described: RESOLUTION 23-707, which proposes identification of Old Stagecoach; Storey County Road Number 920390 (2 segments; commonly known as Old Stagecoach; road segment length 5,793 feet (1.1 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet; and Old Stagecoach (Segment 2) road segment length 500 feet (0.09 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet. It is proposed that the road be identified as a minor county road. RESOLUTION 23-708 which proposes the identification of Storey County Road Number 910405, commonly known as Unnamed, road segment length 9,668 feet (1.83 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet. It is proposed that the road be identified as a minor county road. RESOLUTION 23-709 which proposes the identification of Storey County Road Number 910395, commonly known as Unnamed, road segment length 1,541 feet (0.29 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet. It is proposed that the road be identified as a minor county road.
- The effect of identifying a road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.
- **Recommended motion:** I (commissioner) move to close the public hearing on the proposed Resolutions 23-707, 23-708 and 23-709.
- **Prepared by:** Lyndi Renaud

Department:

Contact Number: 7758471144

- **Staff Summary:** A public hearing is required to consider public input on proposed Resolutions 23-707 and Resolution 23-708 and 23-709 to consider establishing minor county roads identified as County Road Numbers 920390 and 910405 and 910395, as minor county roads per Nevada Revised Statutes 403.170 and 405.191.
- **Supporting Materials:** See attached
- **Fiscal Impact:** None

- **Legal review required:** False

- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modification
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued

STOREY COUNTY PLANNING DEPARTMENT

Storey County Courthouse
26 South B Street, PO Box 176, Virginia City, NV 89440 Phone (775)
847-1144 – Fax (775) 847-0949
planning@storeycounty.org



To: Storey County Board of Highway Commissioners

From: Storey County Planning Department

Meeting Date: December 5, 2023

Meeting Location: Storey County Courthouse, 26 S. B Street, Virginia City, Storey County, Nevada, and via Zoom

Staff Contact: Kathy Canfield

Request: RESOLUTION 23-707 establishing a minor county public road identified as Old Stagecoach, County Road Number 920390 (2 segments), pursuant to Nevada Revised Statutes 403.170 and 405.191.

Location: The road segments are located in the vicinity of the Geiger Grade summit, south of Highway 341 and east of the Storey County/Washoe County line in Storey County on Assessor's Parcel Numbers (APN) 004-261-01 and 004-261-02. The roadway segments are 1.1 miles and 500-feet in length on land managed by the Bureau of Land Management. A small portion of the roadway crosses APN 003-412-13 which is privately owned and is not subject to this Resolution.

Background & Analysis

Storey County has commenced the process of identifying existing public access roadways located on public land. Nevada Revised Statutes Section 405.191 identifies what is considered a public road. Storey County is following this definition to designate roadways that meet the following:

Any way which exists upon a right-of-way granted by Congress over public lands of the United States not reserved for public uses in chapter 262, section 8, 14 Statutes 253 (former 43 U.S.C. § 932, commonly referred to as R.S. 2477), and accepted by general public use and enjoyment before, on or after July 1, 1979. Except as otherwise provided in this subsection, each board of county commissioners may locate and determine the width of such rights-of-way and locate, open for public use and establish thereon county roads or highways, but public use alone has been and is sufficient to evidence an acceptance of the grant of a public user right-of-way pursuant to former 43 U.S.C. § 932. In a county in which a board of county highway commissioners has exclusive control of all matters relating to the construction, repairing and maintaining of public highways, roads and bridges within the county pursuant to NRS 403.090, the board of county highway commissioners

may locate and determine the width of those rights-of-way and open those rights-of-way for public use for the purpose of designating county roads pursuant to NRS 403.170 or taking any other action concerning those rights-of-way pursuant to chapter 403 of NRS.

Storey County entered into a contract with Mr. Jerry Elkins to do the research on various roadway sections located within Storey County that had not previously been researched by Storey County or identified as a county-recognized road. Utilizing this research, Storey County is recognizing each roadway segment that meets the NRS Section 405.191 definition on public property. The research, map, legal description and photographs are included for each roadway segment and a Resolution recognizing the roadway segment by the Storey County Board of Highway Commissioners is generated for each segment.

Upon recordation of the Resolution, each segment of roadway will be added to the overall Storey County map of county roads and designated as a minor county road. The map will then be presented to the State of Nevada Department of Transportation as identified in NRS Section 403.190.

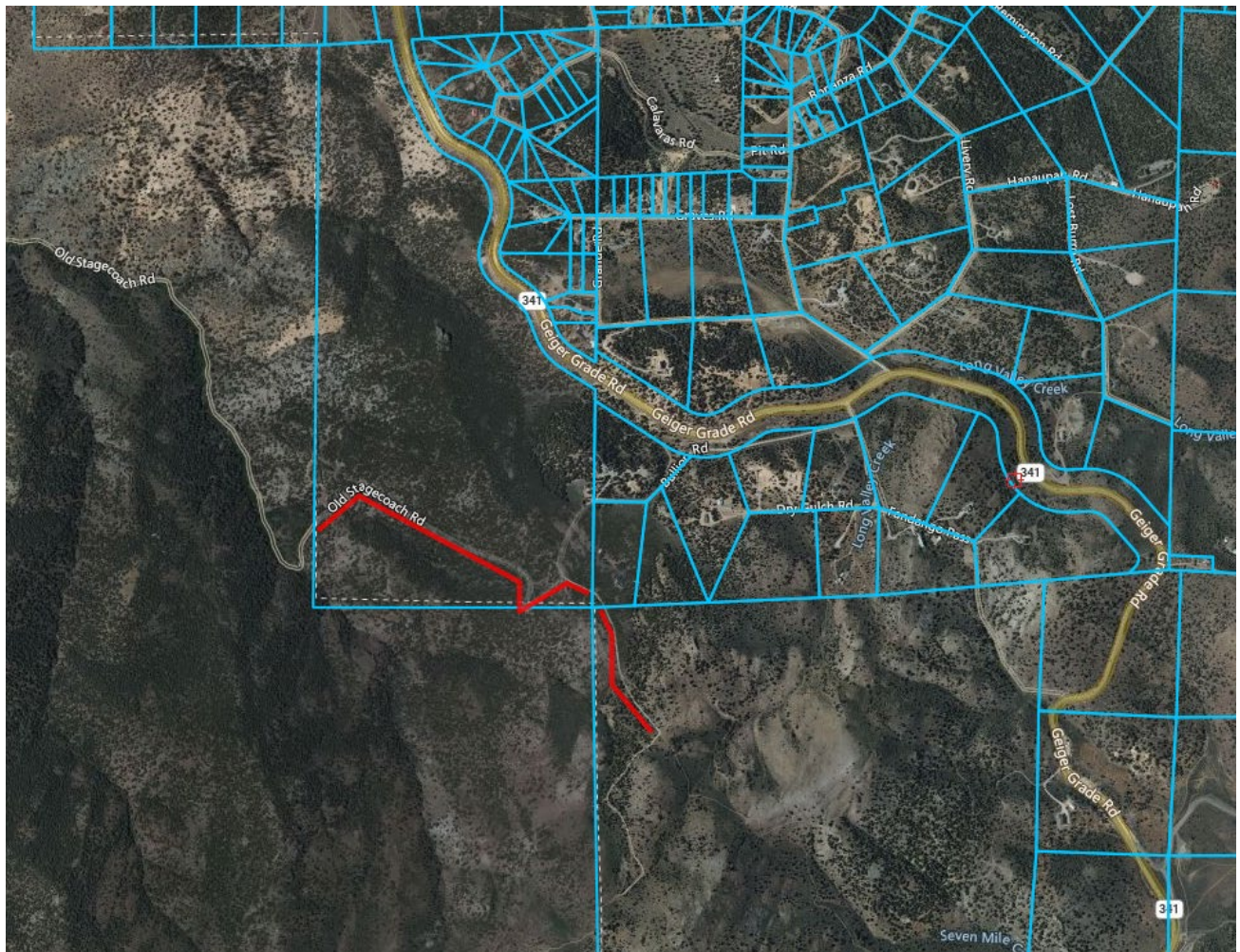
It should be noted that NRS 403.170(1)(c) states that county roads designated as minor county roads do not have to be maintained and it further provides that the state and county are immune from liability for damages suffered by anyone using a minor county road. The statute also does not require signage to create the immunity from liability.

County staff are proceeding with recognizing the roadways that are located on publicly owned land only. Some of the research does include other roadway areas, including areas privately owned. If the need arises in the future, this research is anticipated to be utilized in the legal process of identifying public access across private property.

Old Stagecoach County Road Number 920390 (2 segments)

The roadway begins at the Storey County/Washoe County line, south of the Geiger Grade summit. The segment located on APN 004-261-01 is approximately 1.1 mile in length and the second segment is approximately 500-feet in length. Both segments are located on land managed by the Bureau of Land Management. There is one small segment of land that crosses onto private property and that segment is not a part of this resolution. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but that it is not maintained by Storey County. It must be used by motorists at their own risk.

Attached to this staff report is a legal description of Old Stagecoach, County Road Number 920390, which includes maps and photographs of the roadway. A Resolution establishing the roadway on public land as a minor public road is also attached for consideration for adoption. Staff is recommending approval of the proposed Resolution.



Red line indicates approximate location of the roadway segments

Suggested Motion

In accordance with the recommendation by staff, I (*commissioner*) hereby move to adopt RESOLUTION 23-707 establishing a minor county public road identified as Old Stagecoach, County Road Number 920390, pursuant to Nevada Revised Statutes 403.170 and 405.191.

Beginning and Ending Points and Legal Description

The road is the monument.

Common Name: OLD STAGECOACH

County: Storey

County Road Number: 920390

Segment 1

Beginning Latitude/Longitude: 39.342684 N, -119.656633 W

Beginning Legal Description: Township 17 N, Range 21 East, Within Section 17

Ending Latitude/Longitude: 39.350061 N, -119.668115 W

Ending Legal Description: Township 17 N, Range 21 East, Within Section 7

Total Road Segment Length (in Horizontal Distance):5,793' (1.1

Miles) Overall Average Disturbed Width: Approximately
fourteen (14) feet.

All Projections are NAD 1983 StatePlane Nevada West FIPS 2702 Feet in Decimal Degrees

The collected centerline report for this road is in a database maintained by the Storey County GIS
Outsource Contractor.

This road provides access to other roads, private property, water rights, and mining claims or to hunting, fishing, firewood, wildlife viewing, camping, hiking, motor vehicle recreation, mineral exploration or other general outdoor recreation areas, or any combination thereof.

"The RS 2477 assertion is to the segments of the road that traverse land reserved and managed by the Bureau of Land Management and US Forest Service, United States Department of the Interior and segments of the road that traverse land owned by any other person or entity."

Beginning and Ending Points and Legal Description

The road is the monument.

Common Name: OLD STAGECOACH

County: Storey

County Road Number: 920390

Segment 2

Beginning Latitude/Longitude: 39.349169 N, -119.668128 W

Beginning Legal Description: Township 17 N, Range 21 East, Within Section 7

Ending Latitude/Longitude: 39.348183 N, -119.668144 W

Ending Legal Description: Township 17 N, Range 21 East, Within Section 7

Total Road Segment Length (in Horizontal Distance): 500' (0.09
Miles) Overall Average Disturbed Width: Approximately
fourteen (14) feet.

All Projections are NAD 1983 StatePlane Nevada West FIPS 2702 Feet in Decimal Degrees

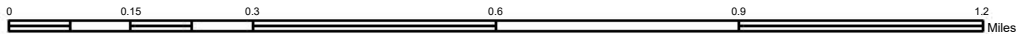
The collected centerline report for this road is in a database maintained by the Storey County GIS
Outsource Contractor.

This road provides access to other roads, private property, water rights, and mining claims or to hunting, fishing, firewood, wildlife viewing, camping, hiking, motor vehicle recreation, mineral exploration or other general outdoor recreation areas, or any combination thereof.

"The RS 2477 assertion is to the segments of the road that traverse land reserved and managed by the Bureau of Land Management and US Forest Service, United States Department of the Interior and segments of the road that traverse land owned by any other person or entity."

Locator Map

Excerpt from current USGS Topographical maps,



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source: Central Nevada GIS and
Cartography Services, LLC. (CNGIS)
Jerry Elkins 775-761-7777

Data Source: Base Map – USGS Topographical maps,
State and Local County Roads – supplied by Storey
County's contracted 3rd party GIS provider.
RS2477 Roads – Digitally collected by CNGIS

Date: 9/17/2020



Legend

- Subject Road
- RS2477 Roads
- Road in Process
- State and County Roads
- SIX MILE CANYON RD
- SR 341
- SR 342
- SR 439
- USGS Quadrangle Grid

920390 (1)



920390 (2)



920390 (3)



920390 (4)



920390 (5)

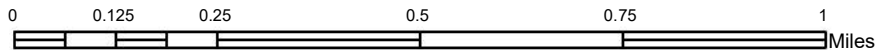


920390 (6)



Proof Map

Excerpt from historic maps: USGS Topographical maps,
GLO Survey maps, BLM Surface Management maps,
various State and NDOT transportation maps



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source: Central Nevada GIS and
Cartography Services, LLC. (CNGIS)
Jerry Elkins 775-761-7777

Data Source: Base Map – USGS Topographical maps,
GLO Survey maps, BLM Surface Management maps,
various historic State and NDOT Transportation
maps.

State and Local County Roads – supplied by Storey
County's contracted 3rd party GIS provider.
RS2477 Roads – Digitally collected by CNGIS

Date: 9/16/2020

Legend

Subject Road

RS2477 Roads Project

Roads in Process

Township/Range Label

Date of Transfer from Public

Land Ownership Status

Bureau of Indian Affairs

Bureau of Land Management

Bureau of Reclamation

Private Ownership

RESOLUTION 23-707

STOREY COUNTY BOARD OF HIGHWAY COMMISSIONERS
STOREY COUNTY, NEVADA

A RESOLUTION ESTABLISHING A MINOR COUNTY PUBLIC ROAD IDENTIFIED AS OLD STAGECOACH, COUNTY ROAD NUMBER 920390 (2 SEGMENTS), PURSUANT TO NEVADA REVISED STATUTES 403.170 and 405.191.

WHEREAS, in response to the urging of the Nevada Legislature in Senate Concurrent Resolution No. 6, in the 75th Legislative Session of 2009, the Storey County Board of Commissioners (Board) on February 18, 2020, approved of a project to inventory and map all roads or rights-of-way that qualify to be classified as minor county roads under Nevada law and which were granted for public use under what was formerly codified as section 2477 of the Revised Statutes of the United States, 43 U.S.C. § 932 (R.S. 2477), and which were expressly recognized and preserved when R.S. 2477 was repealed under the enactment of the Federal Land Policy and Management Act of 1976, (See § 701(a)); and

WHEREAS, the Board pursuant to NRS 405.191 is empowered to locate and determine the width of those rights-of-way and open those rights-of-way for public use for the purpose of designating county roads pursuant to NRS 403.170; and

WHEREAS, the Board pursuant to NRS 403.170 is tasked with laying out and designating roads which are neither main nor general county roads but have been established by usage, or were constructed for use by the public, and shall designate these roads as minor county roads; and

WHEREAS, the Board has examined the documents attached as Exhibit 1 and concludes that the roads or rights-of-way depicted therein qualify to be designated as minor county roads and open to the public; and

WHEREAS, pursuant to NRS 403.170 a public hearing was held on December 5, 2023;

NOW THEREFORE BE IT RESOLVED, that the Storey County Board of Highway Commissioners does hereby locate, open for public use, layout and designate the public county road right-of-way Storey County Road Number 920390 (2 Segments), commonly known as Old Stagecoach (Segment 1), road segment length 5,793 feet (1.1 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet; and Old Stagecoach (Segment 2) road segment length 500 feet (0.09 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet as a minor county road; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby determine and declare that the minor Storey County Road Number 920390 (2 Segments), commonly known as Old Stagecoach (Segment 1), road segment length 5,793 feet (1.1 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet; and Old Stagecoach (Segment 2) road segment length 500 feet (0.09 Miles) Overall Average Disturbed

Width: Approximately fourteen (14) feet as more fully described in the attached Exhibit 1, has been: (a) established by usage or (b) was constructed for use by the public and prior to the October 21, 1976 repeal of R.S. 2477; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby acknowledge and determine that Storey County Road Number 920390 (2 Segments), commonly known as Old Stagecoach (Segment 1), road segment length 5,793 feet (1.1 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet; and Old Stagecoach (Segment 2) road segment length 500 feet (0.09 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet as a minor county road as more fully described in the attached Exhibit 1, applies only to the segments of the road that traverse land managed by the Bureau of Land Management, United States Department of the Interior, and does not apply to segments of the road that traverse land owned by any other person or entity; and

BE IT FURTHER RESOLVED, and hereby ordered that the minor county road Storey County Road Number 920390 (2 Segments), commonly known as Old Stagecoach (Segment 1), road segment length 5,793 feet (1.1 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet; and Old Stagecoach (Segment 2) road segment length 500 feet (0.09 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet more fully described in the attached Exhibit 1, shall be represented on the Storey County Road Inventory as a minor road; and

BE IT FURTHER RESOLVED, and hereby ordered that the Exhibit 1, designating county minor road, Storey County Road Number 920390 (2 Segments), commonly known as Old Stagecoach (Segment 1), road segment length 5,793 feet (1.1 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet; and Old Stagecoach (Segment 2) road segment length 500 feet (0.09 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet more fully described in the attached Exhibit 1, shall be filed with the Clerk of the Storey County Board of Highway Commissioners, the Nevada Department of Transportation, and the County Recorder; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners pursuant to Nevada Revised Statutes 403.190, does hereby declare the filing of Exhibit 1 is evidence of the existence and location of the county minor road, Storey County Road Number 920390 (2 Segments) commonly known as Old Stagecoach (Segment 1), road segment length 5,793 feet (1.1 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet; and Old Stagecoach (Segment 2) road segment length 500 feet (0.09 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet more as fully described in the attached Exhibit 1, as a minor county road and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners pursuant to Nevada Revised Statutes 403.170 does hereby determine that no maintenance is required on minor county roads and there will be no change in the maintenance schedule by the Storey County Public Works Department until and at such time it is determined to be

necessary; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby determine that signs indicating the road number, lack of maintenance, common name or any other informational message deemed appropriate by the Storey County Public Works Department may be placed on the county minor road, Storey County Road Number 920390 (2 Segments) commonly known as Old Stagecoach (Segment 1), road segment length 5,793 feet (1.1 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet; and Old Stagecoach (Segment 2) road segment length 500 feet (0.09 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet more; commonly known as Old Stagecoach; as more fully described in the attached Exhibit 1.

This resolution shall be effective upon its adoption.

PROPOSED AND ADOPTED this ____ day of _____, 2023.

THOSE VOTING AYE: _____

THOSE VOTING NAY: _____

STOREY COUNTY BOARD OF
HIGHWAY COMMISSIONERS

By: Chairman

ATTEST:

Clerk of the Board

STOREY COUNTY PLANNING DEPARTMENT

Storey County Courthouse
26 South B Street, PO Box 176, Virginia City, NV 89440 Phone (775)
847-1144 – Fax (775) 847-0949
planning@storeycounty.org



To: Storey County Board of Highway Commissioners

From: Storey County Planning Department

Meeting Date: December 5, 2023

Meeting Location: Storey County Courthouse, 26 S. B Street, Virginia City, Storey County, Nevada, and via Zoom

Staff Contact: Kathy Canfield

Request: RESOLUTION 23-708 establishing a minor county public road identified as Unnamed County Road Number 910405, pursuant to Nevada Revised Statutes 403.170 and 405.191.

Location: The road is located south of Dry Gulch Road and Fandango Pass Road and west of Geiger Grade Road, all within Assessor's Parcel Number 004-261-02. The roadway segment is approximately 1.83 miles and is entirely on land managed by the Bureau of Land Management. The Highland Ranches subdivision (10 acres) is to the north and the Virginia Ranches subdivision (40 acres) is to the east.

Background & Analysis

Storey County has commenced the process of identifying existing public access roadways located on public land. Nevada Revised Statutes Section 405.191 identifies what is considered a public road. Storey County is following this definition to designate roadways that meet the following:

Any way which exists upon a right-of-way granted by Congress over public lands of the United States not reserved for public uses in chapter 262, section 8, 14 Statutes 253 (former 43 U.S.C. § 932, commonly referred to as R.S. 2477), and accepted by general public use and enjoyment before, on or after July 1, 1979. Except as otherwise provided in this subsection, each board of county commissioners may locate and determine the width of such rights-of-way and locate, open for public use and establish thereon county roads or highways, but public use alone has been and is sufficient to evidence an acceptance of the grant of a public user right-of-way pursuant to former 43 U.S.C. § 932. In a county in which a board of county highway commissioners has exclusive control of all matters relating to the construction, repairing and maintaining of public highways, roads and bridges within the county pursuant to NRS 403.090, the board of county highway commissioners may locate and determine the width of those rights-of-way and open those rights-of-way for public

use for the purpose of designating county roads pursuant to NRS 403.170 or taking any other action concerning those rights-of-way pursuant to chapter 403 of NRS.

Storey County entered into a contract with Mr. Jerry Elkins to do the research on various roadway sections located within Storey County that had not previously been researched by Storey County or identified as a county-recognized road. Utilizing this research, Storey County is recognizing each roadway segment that meets the NRS Section 405.191 definition on public property. The research, map, legal description and photographs are included for each roadway segment and a Resolution recognizing the roadway segment by the Storey County Board of Highway Commissioners is generated for each segment.

Upon recordation of the Resolution, each segment of roadway will be added to the overall Storey County map of county roads and designated as a minor county road. The map will then be presented to the State of Nevada Department of Transportation as identified in NRS Section 403.190.

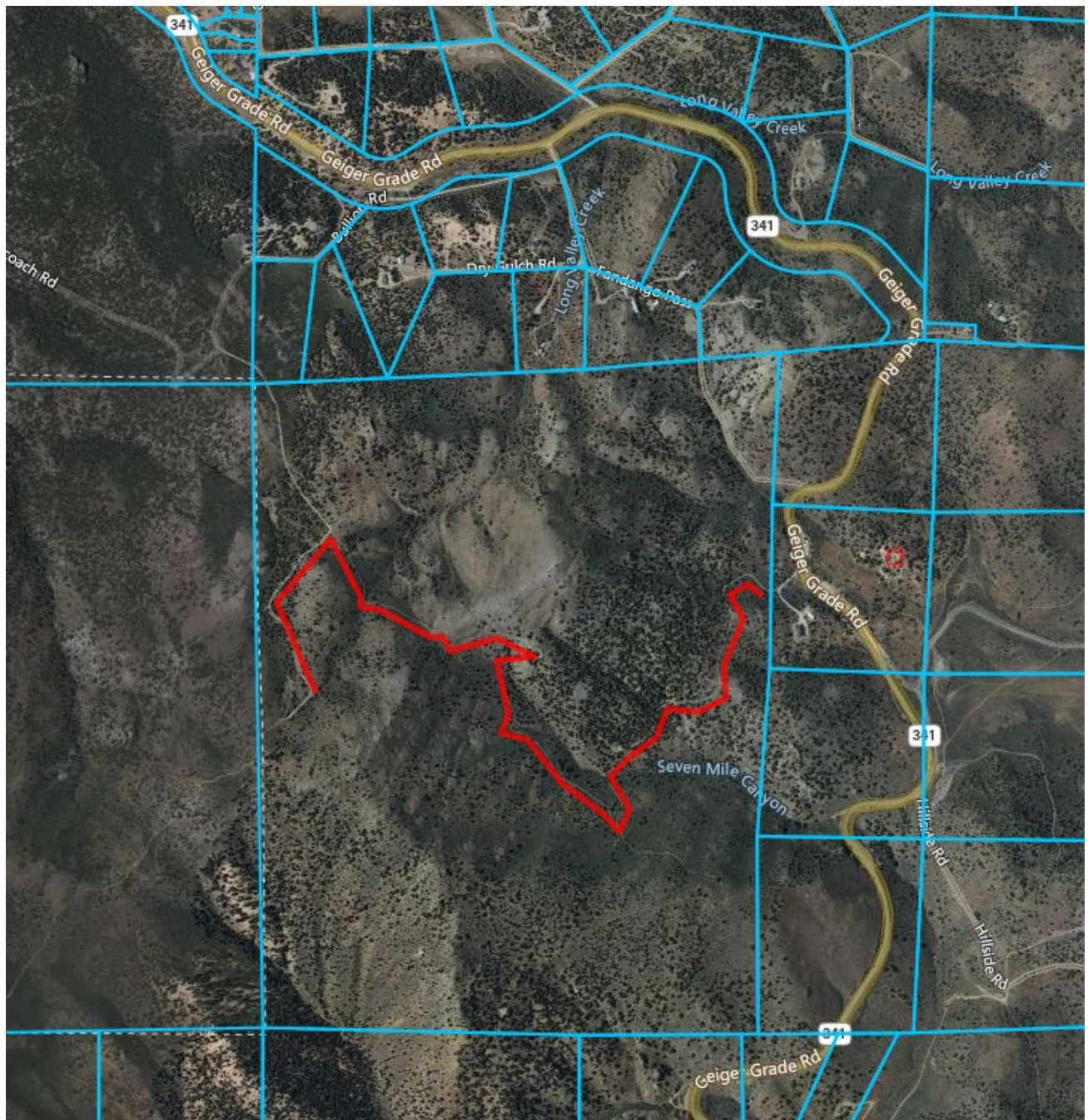
It should be noted that NRS 403.170(1)(c) states that county roads designated as minor county roads do not have to be maintained and it further provides that the state and county are immune from liability for damages suffered by anyone using a minor county road. The statute also does not require signage to create the immunity from liability.

County staff are proceeding with recognizing the roadways that are located on publicly owned land only. Some of the research does include other roadway areas, including areas privately owned. If the need arises in the future, this research is anticipated to be utilized in the legal process of identifying public access across private property.

Unnamed County Road Number 910405

The roadway begins near the Storey County/Washoe County line, south of Dry Gulch Road and Fandango Pass Road and west of Geiger Grade Road. The segment is located on APN 004-261-02 is approximately 1.83 miles, located on land managed by the Bureau of Land Management. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but that it is not maintained by Storey County. It must be used by motorists at their own risk.

Attached to this staff report is a legal description of the Unnamed County Road Number 910405, which includes maps and photographs of the roadway. A Resolution establishing the roadway on public land as a minor public road is also attached for consideration for adoption. Staff is recommending approval of the proposed Resolution.



Red line indicates approximate location of the roadway

Suggested Motion

In accordance with the recommendation by staff, I (*commissioner*) hereby move to adopt RESOLUTION 23-708 establishing a minor county public road identified as Unnamed, County Road Number 910405, pursuant to Nevada Revised Statutes 403.170 and 405.191.

Beginning and Ending Points and Legal Description

The road is the monument.

Common Name: Unnamed Road

County: Storey

County Road Number: 910405

Beginning Latitude/Longitude: 39.341387 N, -119.644103 W

Beginning Legal Description: Township 17 N, Range 21 East, Within Section 17

Ending Latitude/Longitude: 39.337515 N, -119.656406 W

Ending Legal Description: Township 17 N, Range 21 East, Within Section 17

Total Road Segment Length (in Horizontal Distance): 9,668' (1.83 Miles)

Overall Average Disturbed Width: Approximately
fourteen (14) feet.

All Projections are NAD 1983 StatePlane Nevada West FIPS 2702 Feet in Decimal Degrees

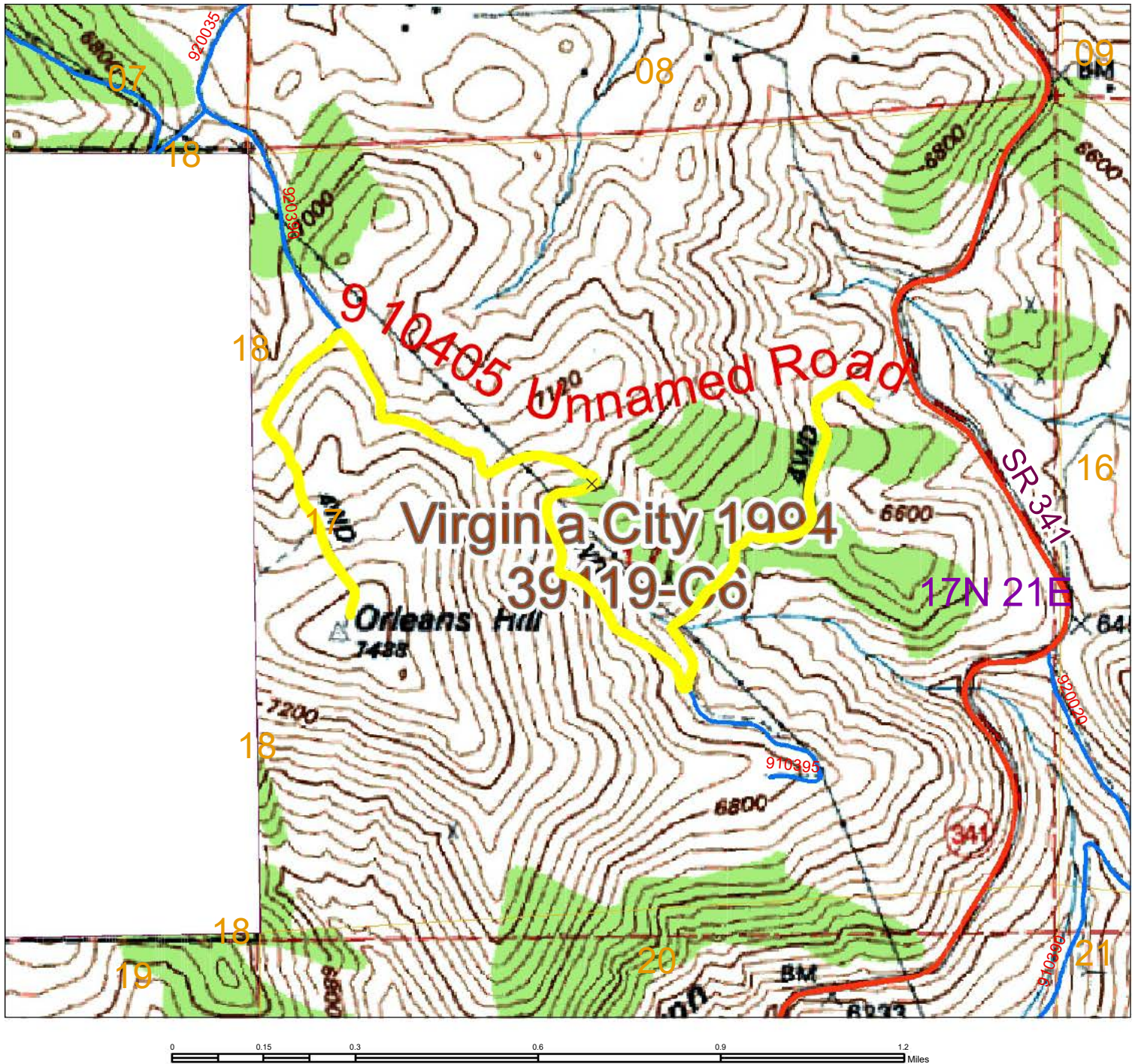
The collected centerline report for this road is in a database maintained by the Storey County GIS
Outsource Contractor.

This road provides access to other roads, private property, water rights, and mining claims or to hunting, fishing, firewood, wildlife viewing, camping, hiking, motor vehicle recreation, mineral exploration or other general outdoor recreation areas, or any combination thereof.

"The RS 2477 assertion is to the segments of the road that traverse land reserved and managed by the Bureau of Land Management and US Forest Service, United States Department of the Interior and segments of the road that traverse land owned by any other person or entity."

Locator Map

Excerpt from current USGS Topographical maps,



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source: Central Nevada GIS and
Cartography Services, LLC. (CNGIS)
Jerry Elkins 775-761-7777

Data Source: Base Map – USGS Topographical maps,
State and Local County Roads – supplied by Storey
County's contracted 3rd party GIS provider.
RS2477 Roads – Digitally collected by CNGIS

Date: 9/17/2020

Legend

- Subject Road
- RS2477 Roads
- Road in Process
- State and County Roads
- SIX MILE CANYON RD
- SR 341
- SR 342
- SR 439
- USGS Quadrangle Grid

910405 (1)



910405 (2)



910405 (3)

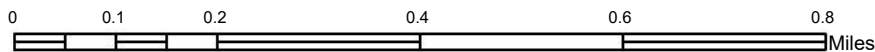


910405 (4)



Proof Map

Excerpt from historic maps: USGS Topographical maps,
GLO Survey maps, BLM Surface Management maps,
various State and NDOT transportation maps



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source: Central Nevada GIS and
Cartography Services, LLC. (CNGIS)
Jerry Elkins 775-761-7777

Data Source: Base Map – USGS Topographical maps,
GLO Survey maps, BLM Surface Management maps,
various historic State and NDOT Transportation
maps.

State and Local County Roads – supplied by Storey
County's contracted 3rd party GIS provider.
RS2477 Roads – Digitally collected by CNGIS

Date: 9/16/2020

Legend

Subject Road

RS2477 Roads Project

Roads in Process

Township/Range Label

Date of Transfer from Public

Land Ownership Status

Bureau of Indian Affairs

Bureau of Land Management

Bureau of Reclamation

Private Ownership



RESOLUTION 23-708

STOREY COUNTY BOARD OF HIGHWAY COMMISSIONERS
STOREY COUNTY, NEVADA

A RESOLUTION ESTABLISHING A MINOR COUNTY PUBLIC ROAD IDENTIFIED AS UNNAMED, COUNTY ROAD NUMBER 910405, PURSUANT TO NEVADA REVISED STATUTES 403.170 and 405.191.

WHEREAS, in response to the urging of the Nevada Legislature in Senate Concurrent Resolution No. 6, in the 75th Legislative Session of 2009, the Storey County Board of Commissioners (Board) on February 18, 2020, approved of a project to inventory and map all roads or rights-of-way that qualify to be classified as minor county roads under Nevada law and which were granted for public use under what was formerly codified as section 2477 of the Revised Statutes of the United States, 43 U.S.C. § 932 (R.S. 2477), and which were expressly recognized and preserved when R.S. 2477 was repealed under the enactment of the Federal Land Policy and Management Act of 1976, (See § 701(a)); and

WHEREAS, the Board pursuant to NRS 405.191 is empowered to locate and determine the width of those rights-of-way and open those rights-of-way for public use for the purpose of designating county roads pursuant to NRS 403.170; and

WHEREAS, the Board pursuant to NRS 403.170 is tasked with laying out and designating roads which are neither main nor general county roads but have been established by usage, or were constructed for use by the public, and shall designate these roads as minor county roads; and

WHEREAS, the Board has examined the documents attached as Exhibit 1 and concludes that the roads or rights-of-way depicted therein qualify to be designated as minor county roads and open to the public; and

WHEREAS, pursuant to NRS 403.170 a public hearing was held on December 5, 2023;

NOW THEREFORE BE IT RESOLVED, that the Storey County Board of Highway Commissioners does hereby locate, open for public use, layout and designate the public county road right-of-way Storey County Road Number 910405, commonly known as UNNAMED, road segment length 9,668 feet (1.83 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet, as a minor county road; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby determine and declare that the minor Storey County Road Number 910405, commonly known as UNNAMED, road segment length 9,668 feet (1.83 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet, as more fully described in the attached Exhibit 1, has been: (a) established by usage or (b) was constructed for use by the public and prior to the October 21, 1976 repeal of R.S. 2477; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby acknowledge and determine that Storey County Road Number 910405, commonly known as UNNAMED, road segment length 9,668 feet (1.83 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet, as more fully described in the attached Exhibit 1, applies only to the segments of the road that traverse land managed by the Bureau of Land Management, United States Department of the Interior, and does not apply to segments of the road that traverse land owned by any other person or entity; and

BE IT FURTHER RESOLVED, and hereby ordered that minor county road, Storey County Road Number 910405, commonly known as UNNAMED, road segment length 9,668 feet (1.83 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet more fully described in the attached Exhibit 1, shall be represented on the Storey County Road Inventory as a minor road; and

BE IT FURTHER RESOLVED, and hereby ordered that the Exhibit 1, designating minor county road, Storey County Road Number 910405, commonly known as UNNAMED, road segment length 9,668 feet (1.83 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet as more fully described in the attached Exhibit 1, shall be filed with the Clerk of the Storey County Board of Highway Commissioners, the Nevada Department of Transportation, and the County Recorder; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners pursuant to Nevada Revised Statutes 403.190, does hereby declare the filing of Exhibit 1 is evidence of the existence and location of the minor road, Storey County Road Number 910405, commonly known as UNNAMED, road segment length 9,668 feet (1.83 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet as more fully described in the attached Exhibit 1, as a minor county road and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners pursuant to Nevada Revised Statutes 403.170 does hereby determine that no maintenance is required on minor county roads and there will be no change in the maintenance schedule by the Storey County Public Works Department until and at such time it is determined to be necessary; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby determine that signs indicating the road number, lack of maintenance, common name or any other informational message deemed appropriate by the Storey County Public Works Department may be placed on the minor road, Storey County Road Number 910405, commonly known as UNNAMED, road segment length 9,668 feet (1.83 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet; as more fully described in the attached Exhibit 1.

This resolution shall be effective upon its adoption.

PROPOSED AND ADOPTED this ____ day of _____, 2023.

THOSE VOTING AYE: _____

THOSE VOTING NAY: _____

STOREY COUNTY BOARD OF
HIGHWAY COMMISSIONERS

By: Chairman

ATTEST:

Clerk of the Board

STOREY COUNTY PLANNING DEPARTMENT

Storey County Courthouse
26 South B Street, PO Box 176, Virginia City, NV 89440 Phone (775)
847-1144 – Fax (775) 847-0949
planning@storeycounty.org



To: Storey County Board of Highway Commissioners

From: Storey County Planning Department

Meeting Date: December 5, 2023

Meeting Location: Storey County Courthouse, 26 S. B Street, Virginia City, Storey County, Nevada, and via Zoom

Staff Contact: Kathy Canfield

Request: RESOLUTION 23-709 establishing a minor county public road identified as Unnamed County Road Number 910395, pursuant to Nevada Revised Statutes 403.170 and 405.191.

Location: The road is located south of Seven Mile Canyon and west of Geiger Grade Road, all within Assessor's Parcel Number 004-261-02. The roadway segment is approximately 1,541 linear feet (0.29 miles) and is entirely on land managed by the Bureau of Land Management.

Background & Analysis

Storey County has commenced the process of identifying existing public access roadways located on public land. Nevada Revised Statutes Section 405.191 identifies what is considered a public road. Storey County is following this definition to designate roadways that meet the following:

Any way which exists upon a right-of-way granted by Congress over public lands of the United States not reserved for public uses in chapter 262, section 8, 14 Statutes 253 (former 43 U.S.C. § 932, commonly referred to as R.S. 2477), and accepted by general public use and enjoyment before, on or after July 1, 1979. Except as otherwise provided in this subsection, each board of county commissioners may locate and determine the width of such rights-of-way and locate, open for public use and establish thereon county roads or highways, but public use alone has been and is sufficient to evidence an acceptance of the grant of a public user right-of-way pursuant to former 43 U.S.C. § 932. In a county in which a board of county highway commissioners has exclusive control of all matters relating to the construction, repairing and maintaining of public highways, roads and bridges within the county pursuant to NRS 403.090, the board of county highway commissioners may locate and determine the width of those rights-of-way and open those rights-of-way for public use for the purpose of designating county roads pursuant to NRS 403.170 or taking any other action concerning those rights-of-way pursuant to chapter 403 of NRS.

Storey County entered into a contract with Mr. Jerry Elkins to do the research on various roadway sections located within Storey County that had not previously been researched by Storey County or identified as a county-recognized road. Utilizing this research, Storey County is recognizing each roadway segment that meets the NRS Section 405.191 definition on public property. The research, map, legal description and photographs are included for each roadway segment and a Resolution recognizing the roadway segment by the Storey County Board of Highway Commissioners is generated for each segment.

Upon recordation of the Resolution, each segment of roadway will be added to the overall Storey County map of county roads and designated as a minor county road. The map will then be presented to the State of Nevada Department of Transportation as identified in NRS Section 403.190.

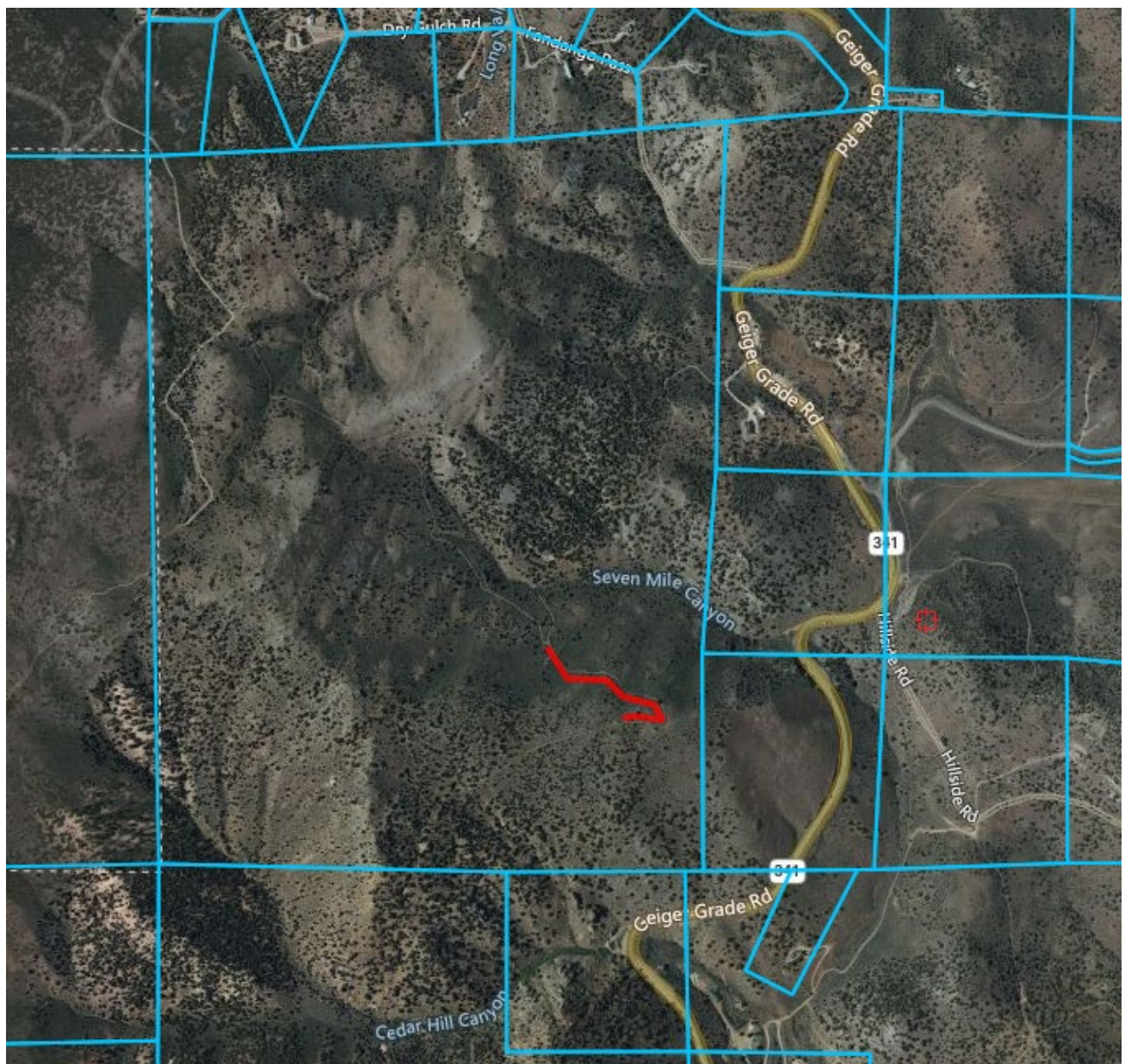
It should be noted that NRS 403.170(1)(c) states that county roads designated as minor county roads do not have to be maintained and it further provides that the state and county are immune from liability for damages suffered by anyone using a minor county road. The statute also does not require signage to create the immunity from liability.

County staff are proceeding with recognizing the roadways that are located on publicly owned land only. Some of the research does include other roadway areas, including areas privately owned. If the need arises in the future, this research is anticipated to be utilized in the legal process of identifying public access across private property.

Unnamed County Road Number 910395

The roadway intersects with Unnamed Roadway 910395, south of Seven Mile Canyon and west of Geiger Grade Road. It is located entirely on APN 004-261-02 and is approximately 1,541 linear feet (0.29 miles), located on land managed by the Bureau of Land Management. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but that it is not maintained by Storey County. It must be used by motorists at their own risk.

Attached to this staff report is a legal description of Unnamed County Road Number 910395, which includes maps and photographs of the roadway. A Resolution establishing the roadway on public land as a minor public road is also attached for consideration for adoption. Staff is recommending approval of the proposed Resolution.



Red line indicates approximate location of the roadway

Suggested Motion

In accordance with the recommendation by staff, I (*commissioner*) hereby move to adopt RESOLUTION 23-709 establishing a minor county public road identified as Unnamed, County Road Number 910395, pursuant to Nevada Revised Statutes 403.170 and 405.191.

Beginning and Ending Points and Legal Description

The road is the monument.

Common Name: Unnamed Road

County: Storey

County Road Number: 910395

Beginning Latitude/Longitude: 39.336167 N, -119.648472 W

Beginning Legal Description: Township 17 N, Range 21 East, Within Section 17

Ending Latitude/Longitude: 39.334554 N, -119.646484 W

Ending Legal Description: Township 17 N, Range 21 East, Within Section 17

Total Road Segment Length (in Horizontal Distance): 1,541' (0.29
Miles) Overall Average Disturbed Width: Approximately
fourteen (14) feet.

All Projections are NAD 1983 StatePlane Nevada West FIPS 2702 Feet in Decimal Degrees

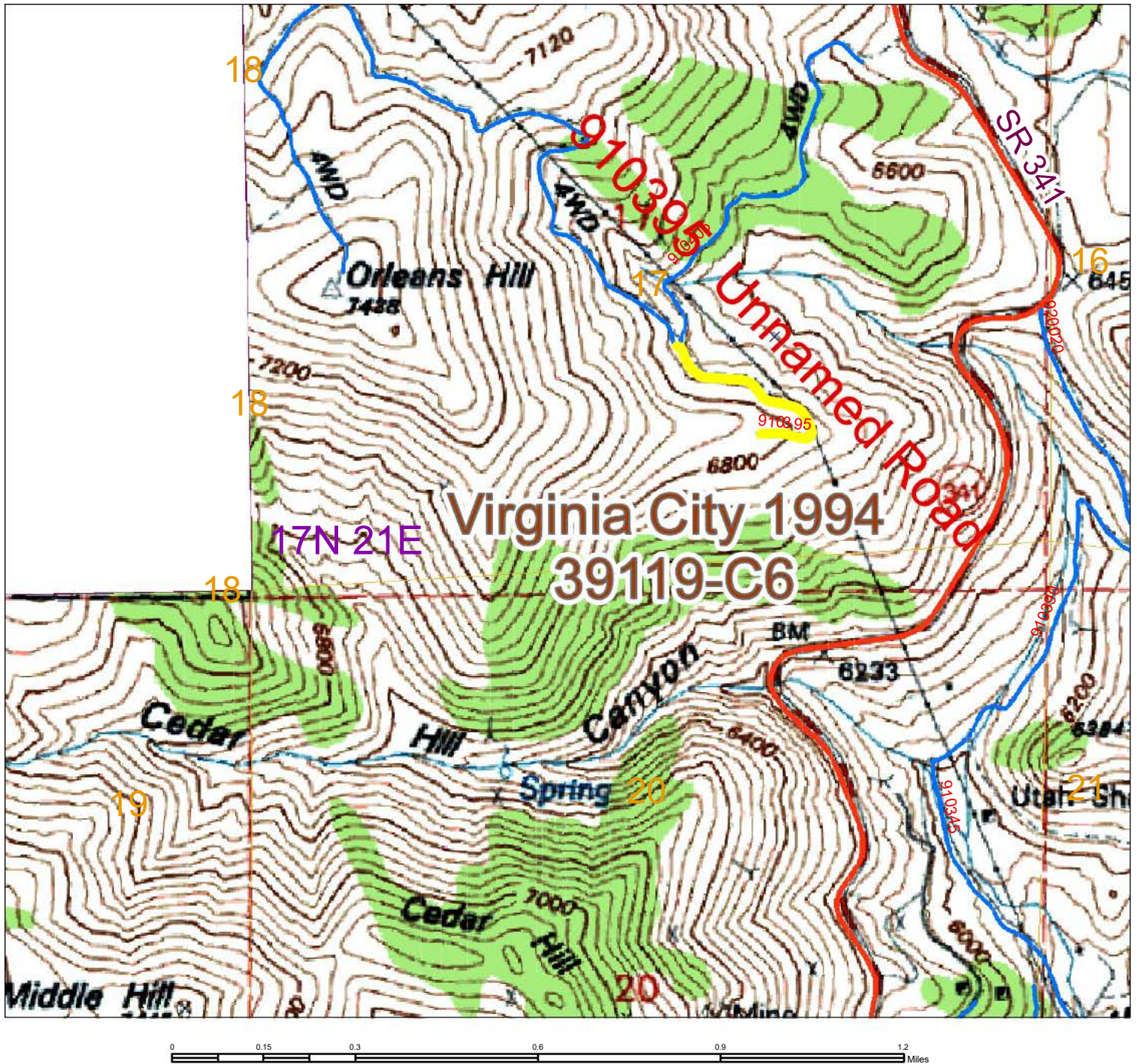
The collected centerline report for this road is in a database maintained by the Storey County GIS
Outsource Contractor.

This road provides access to other roads, private property, water rights, and mining claims or to hunting, fishing, firewood, wildlife viewing, camping, hiking, motor vehicle recreation, mineral exploration or other general outdoor recreation areas, or any combination thereof.

"The RS 2477 assertion is to the segments of the road that traverse land reserved and managed by the Bureau of Land Management and US Forest Service, United States Department of the Interior and segments of the road that traverse land owned by any other person or entity."

Locator Map

Excerpt from current USGS Topographical maps,



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source: Central Nevada GIS and
Cartography Services, LLC. (CNGIS)
Jerry Elkins 775-761-7777

Data Source: Base Map – USGS Topographical maps,
State and Local County Roads – supplied by Storey
County's contracted 3rd party GIS provider.
RS2477 Roads – Digitally collected by CNGIS

Date: 9/17/2020

Legend

- Subject Road
- RS2477 Roads
- Road in Process
- State and County Roads
- SIX MILE CANYON RD
- SR 341
- SR 342
- SR 439
- USGS Quadrangle Grid

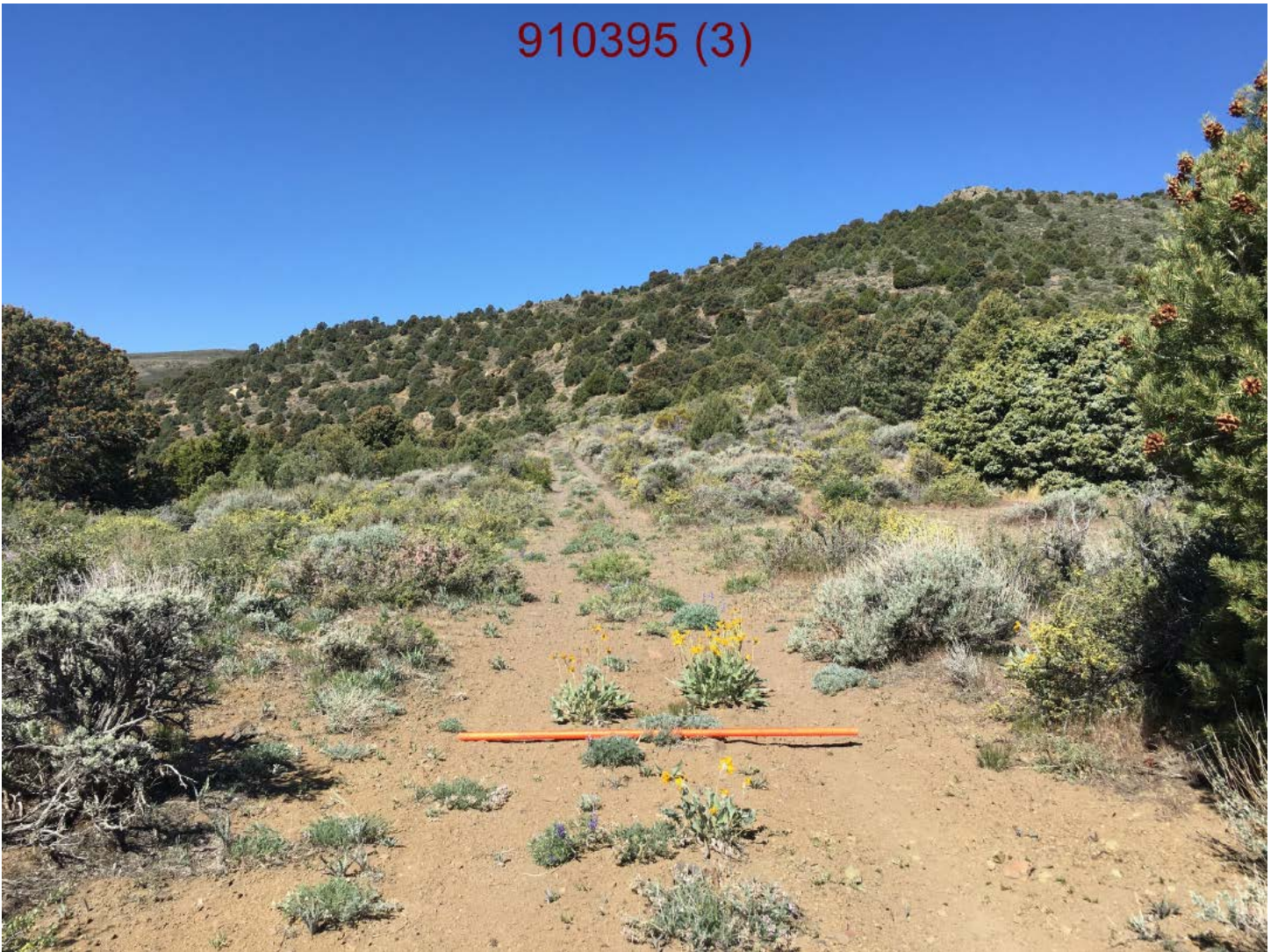
910395 (1)



910395 (2)

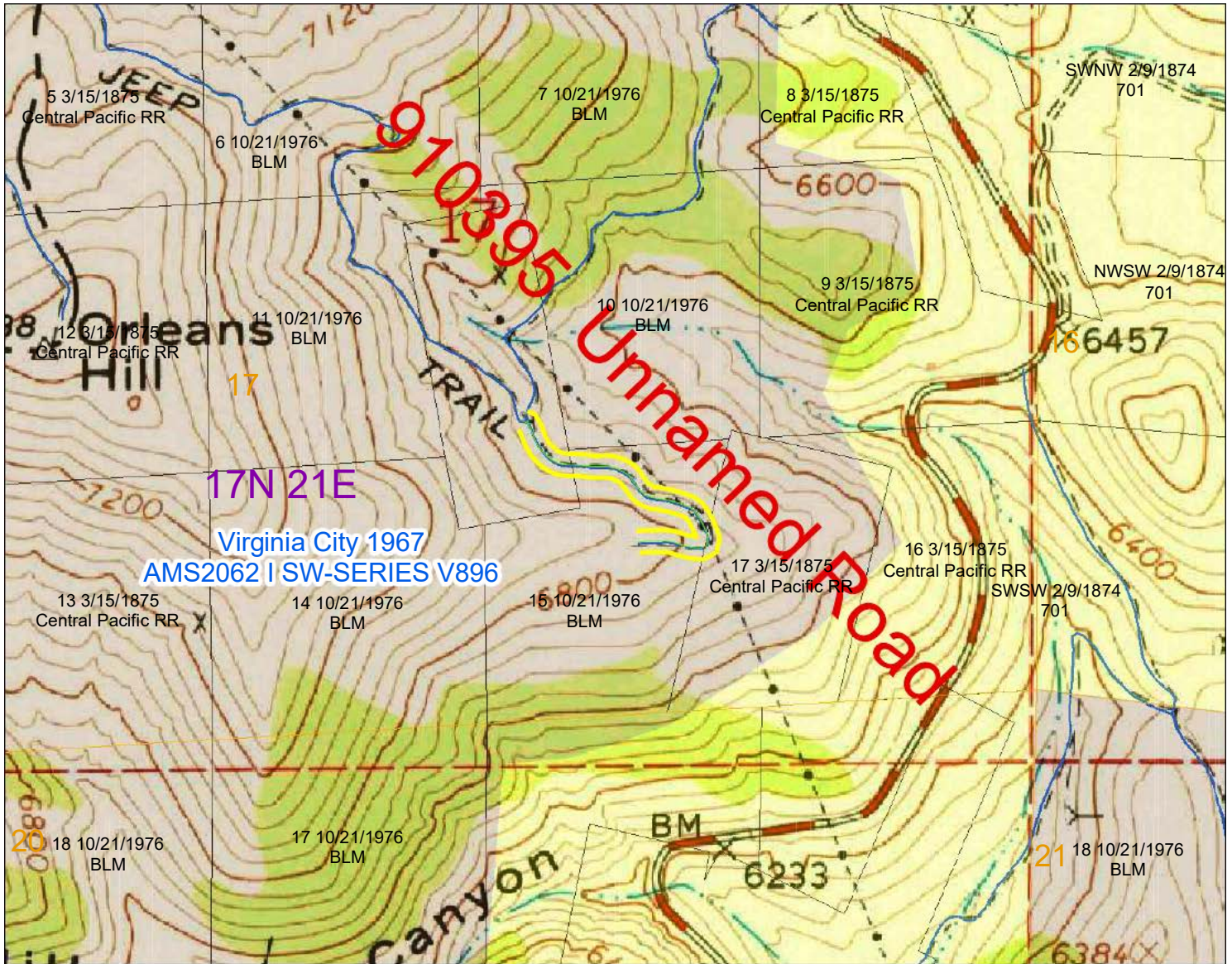


910395 (3)



Proof Map

Excerpt from historic maps: USGS Topographical maps,
GLO Survey maps, BLM Surface Management maps,
various State and NDOT transportation maps



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source: Central Nevada GIS and
Cartography Services, LLC. (CNGIS)
Jerry Elkins 775-761-7777

Data Source: Base Map – USGS Topographical maps,
GLO Survey maps, BLM Surface Management maps,
various historic State and NDOT Transportation
maps.

State and Local County Roads – supplied by Storey
County's contracted 3rd party GIS provider.
RS2477 Roads – Digitally collected by CNGIS

Legend

Subject Road

RS2477 Roads Project

Roads in Process

Township/Range Label

Date of Transfer from Public

Land Ownership Status

Bureau of Indian Affairs

Bureau of Land Management

Bureau of Reclamation

Private Ownership

Date: 9/16/2020

RESOLUTION 23-709

STOREY COUNTY BOARD OF HIGHWAY COMMISSIONERS
STOREY COUNTY, NEVADA

A RESOLUTION ESTABLISHING A MINOR COUNTY PUBLIC ROAD IDENTIFIED AS UNNAMED, COUNTY ROAD NUMBER 910395, PURSUANT TO NEVADA REVISED STATUTES 403.170 and 405.191.

WHEREAS, in response to the urging of the Nevada Legislature in Senate Concurrent Resolution No. 6, in the 75th Legislative Session of 2009, the Storey County Board of Commissioners (Board) on February 18, 2020, approved of a project to inventory and map all roads or rights-of-way that qualify to be classified as minor county roads under Nevada law and which were granted for public use under what was formerly codified as section 2477 of the Revised Statutes of the United States, 43 U.S.C. § 932 (R.S. 2477), and which were expressly recognized and preserved when R.S. 2477 was repealed under the enactment of the Federal Land Policy and Management Act of 1976, (See § 701(a)); and

WHEREAS, the Board pursuant to NRS 405.191 is empowered to locate and determine the width of those rights-of-way and open those rights-of-way for public use for the purpose of designating county roads pursuant to NRS 403.170; and

WHEREAS, the Board pursuant to NRS 403.170 is tasked with laying out and designating roads which are neither main nor general county roads but have been established by usage, or were constructed for use by the public, and shall designate these roads as minor county roads; and

WHEREAS, the Board has examined the documents attached as Exhibit 1 and concludes that the roads or rights-of-way depicted therein qualify to be designated as minor county roads and open to the public; and

WHEREAS, pursuant to NRS 403.170 a public hearing was held on December 5, 2023;

NOW THEREFORE BE IT RESOLVED, that the Storey County Board of Highway Commissioners does hereby locate, open for public use, layout and designate the public county road right-of-way Storey County Road Number 910395, commonly known as UNNAMED, road segment length 1,541 feet (0.29 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet, as a minor county road; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby determine and declare that the minor Storey County Road Number 910395, commonly known as UNNAMED, road segment length 1,541 feet (0.29 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet, as more fully described in the attached Exhibit 1, has been: (a) established by usage or (b) was constructed for use by the public and prior to the October 21, 1976 repeal of R.S. 2477; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby acknowledge and determine that Storey County Road Number 910395, commonly known as UNNAMED, road segment length 1,541 feet (0.29 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet, as more fully described in the attached Exhibit 1, applies only to the segments of the road that traverse land managed by the Bureau of Land Management, United States Department of the Interior, and does not apply to segments of the road that traverse land owned by any other person or entity; and

BE IT FURTHER RESOLVED, and hereby ordered that minor county road, Storey County Road Number 910395, commonly known as UNNAMED, road segment length 1,541 feet (0.29 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet, as more fully described in the attached Exhibit 1, shall be represented on the Storey County Road Inventory as a minor road; and

BE IT FURTHER RESOLVED, and hereby ordered that the Exhibit 1, designating minor county road, Storey County Road Number 910395, commonly known as UNNAMED, road segment length 1,541 feet (0.29 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet as more fully described in the attached Exhibit 1, shall be filed with the Clerk of the Storey County Board of Highway Commissioners, the Nevada Department of Transportation, and the County Recorder; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners pursuant to Nevada Revised Statutes 403.190, does hereby declare the filing of Exhibit 1 is evidence of the existence and location of the minor road, Storey County Road Number 910395, commonly known as UNNAMED, road segment length 1,541 feet (0.29 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet, as more fully described in the attached Exhibit 1, as a minor county road and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners pursuant to Nevada Revised Statutes 403.170 does hereby determine that no maintenance is required on minor county roads and there will be no change in the maintenance schedule by the Storey County Public Works Department until and at such time it is determined to be necessary; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby determine that signs indicating the road number, lack of maintenance, common name or any other informational message deemed appropriate by the Storey County Public Works Department may be placed on the minor road, Storey County Road Number 910395, commonly known as UNNAMED, road segment length 1,541 feet (0.29 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet, as more fully described in the attached Exhibit 1.

This resolution shall be effective upon its adoption.

PROPOSED AND ADOPTED this ____ day of _____, 2023.

THOSE VOTING AYE: _____

THOSE VOTING NAY: _____

STOREY COUNTY BOARD OF
HIGHWAY COMMISSIONERS

By: Chairman

ATTEST:

Clerk of the Board



Storey County Board of Highway Commissioners Agenda Action Report

**Meeting date: 12/5/2023 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 5

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible adoption of Resolution 23-707, which proposes identification of Storey County Road Number 920390 (2 Segments), commonly known as Old Stagecoach (Segment 1), road segment length 5,793 feet (1.1 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet; and Old Stagecoach (Segment 2) road segment length 500 feet (0.09 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet as a minor county road as more fully described in the attached Exhibit 1, this applies only to the segments of the road that traverse land managed by the Bureau of Land Management. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.
- **Recommended motion:** I (commissioner) move to adopt Resolution 23-707, which proposes identification of Storey County Road Number 920390 (2 Segments), commonly known as Old Stagecoach (Segment 1), road segment length 5,793 feet (1.1 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet; and Old Stagecoach (Segment 2) road segment length 500 feet (0.09 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet as a minor county road as more fully described in the attached Exhibit 1, this applies only to the segments of the road that traverse land managed by the Bureau of Land Management. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.
- **Prepared by:** Lyndi Renaud

Department:

Contact Number: 7758471144

- **Staff Summary:** Following a public hearing on proposed Resolution 23-707, this request is to adopt Resolution 23-707 as a minor county public road per Nevada Revised Statutes 403.170 and 405.191.
- **Supporting Materials:** See attached
- **Fiscal Impact:** None

- **Legal review required:** False

- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modification
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued

STOREY COUNTY PLANNING DEPARTMENT

Storey County Courthouse
26 South B Street, PO Box 176, Virginia City, NV 89440 Phone (775)
847-1144 – Fax (775) 847-0949
planning@storeycounty.org



To: Storey County Board of Highway Commissioners

From: Storey County Planning Department

Meeting Date: December 5, 2023

Meeting Location: Storey County Courthouse, 26 S. B Street, Virginia City, Storey County, Nevada, and via Zoom

Staff Contact: Kathy Canfield

Request: RESOLUTION 23-707 establishing a minor county public road identified as Old Stagecoach, County Road Number 920390 (2 segments), pursuant to Nevada Revised Statutes 403.170 and 405.191.

Location: The road segments are located in the vicinity of the Geiger Grade summit, south of Highway 341 and east of the Storey County/Washoe County line in Storey County on Assessor's Parcel Numbers (APN) 004-261-01 and 004-261-02. The roadway segments are 1.1 miles and 500-feet in length on land managed by the Bureau of Land Management. A small portion of the roadway crosses APN 003-412-13 which is privately owned and is not subject to this Resolution.

Background & Analysis

Storey County has commenced the process of identifying existing public access roadways located on public land. Nevada Revised Statutes Section 405.191 identifies what is considered a public road. Storey County is following this definition to designate roadways that meet the following:

Any way which exists upon a right-of-way granted by Congress over public lands of the United States not reserved for public uses in chapter 262, section 8, 14 Statutes 253 (former 43 U.S.C. § 932, commonly referred to as R.S. 2477), and accepted by general public use and enjoyment before, on or after July 1, 1979. Except as otherwise provided in this subsection, each board of county commissioners may locate and determine the width of such rights-of-way and locate, open for public use and establish thereon county roads or highways, but public use alone has been and is sufficient to evidence an acceptance of the grant of a public user right-of-way pursuant to former 43 U.S.C. § 932. In a county in which a board of county highway commissioners has exclusive control of all matters relating to the construction, repairing and maintaining of public highways, roads and bridges within the county pursuant to NRS 403.090, the board of county highway commissioners

may locate and determine the width of those rights-of-way and open those rights-of-way for public use for the purpose of designating county roads pursuant to NRS 403.170 or taking any other action concerning those rights-of-way pursuant to chapter 403 of NRS.

Storey County entered into a contract with Mr. Jerry Elkins to do the research on various roadway sections located within Storey County that had not previously been researched by Storey County or identified as a county-recognized road. Utilizing this research, Storey County is recognizing each roadway segment that meets the NRS Section 405.191 definition on public property. The research, map, legal description and photographs are included for each roadway segment and a Resolution recognizing the roadway segment by the Storey County Board of Highway Commissioners is generated for each segment.

Upon recordation of the Resolution, each segment of roadway will be added to the overall Storey County map of county roads and designated as a minor county road. The map will then be presented to the State of Nevada Department of Transportation as identified in NRS Section 403.190.

It should be noted that NRS 403.170(1)(c) states that county roads designated as minor county roads do not have to be maintained and it further provides that the state and county are immune from liability for damages suffered by anyone using a minor county road. The statute also does not require signage to create the immunity from liability.

County staff are proceeding with recognizing the roadways that are located on publicly owned land only. Some of the research does include other roadway areas, including areas privately owned. If the need arises in the future, this research is anticipated to be utilized in the legal process of identifying public access across private property.

Old Stagecoach County Road Number 920390 (2 segments)

The roadway begins at the Storey County/Washoe County line, south of the Geiger Grade summit. The segment located on APN 004-261-01 is approximately 1.1 mile in length and the second segment is approximately 500-feet in length. Both segments are located on land managed by the Bureau of Land Management. There is one small segment of land that crosses onto private property and that segment is not a part of this resolution. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but that it is not maintained by Storey County. It must be used by motorists at their own risk.

Attached to this staff report is a legal description of Old Stagecoach, County Road Number 920390, which includes maps and photographs of the roadway. A Resolution establishing the roadway on public land as a minor public road is also attached for consideration for adoption. Staff is recommending approval of the proposed Resolution.

Beginning and Ending Points and Legal Description

The road is the monument.

Common Name: OLD STAGECOACH

County: Storey

County Road Number: 920390

Segment 1

Beginning Latitude/Longitude: 39.342684 N, -119.656633 W

Beginning Legal Description: Township 17 N, Range 21 East, Within Section 17

Ending Latitude/Longitude: 39.350061 N, -119.668115 W

Ending Legal Description: Township 17 N, Range 21 East, Within Section 7

Total Road Segment Length (in Horizontal Distance): 5,793' (1.1

Miles) Overall Average Disturbed Width: Approximately
fourteen (14) feet.

All Projections are NAD 1983 StatePlane Nevada West FIPS 2702 Feet in Decimal Degrees

The collected centerline report for this road is in a database maintained by the Storey County GIS
Outsource Contractor.

This road provides access to other roads, private property, water rights, and mining claims or to hunting, fishing, firewood, wildlife viewing, camping, hiking, motor vehicle recreation, mineral exploration or other general outdoor recreation areas, or any combination thereof.

"The RS 2477 assertion is to the segments of the road that traverse land reserved and managed by the Bureau of Land Management and US Forest Service, United States Department of the Interior and segments of the road that traverse land owned by any other person or entity."

Beginning and Ending Points and Legal Description

The road is the monument.

Common Name: OLD STAGECOACH

County: Storey

County Road Number: 920390

Segment 2

Beginning Latitude/Longitude: 39.349169 N, -119.668128 W

Beginning Legal Description: Township 17 N, Range 21 East, Within Section 7

Ending Latitude/Longitude: 39.348183 N, -119.668144 W

Ending Legal Description: Township 17 N, Range 21 East, Within Section 7

Total Road Segment Length (in Horizontal Distance): 500' (0.09
Miles) Overall Average Disturbed Width: Approximately
fourteen (14) feet.

All Projections are NAD 1983 StatePlane Nevada West FIPS 2702 Feet in Decimal Degrees

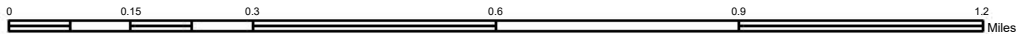
The collected centerline report for this road is in a database maintained by the Storey County GIS
Outsource Contractor.

This road provides access to other roads, private property, water rights, and mining claims or to hunting, fishing, firewood, wildlife viewing, camping, hiking, motor vehicle recreation, mineral exploration or other general outdoor recreation areas, or any combination thereof.

"The RS 2477 assertion is to the segments of the road that traverse land reserved and managed by the Bureau of Land Management and US Forest Service, United States Department of the Interior and segments of the road that traverse land owned by any other person or entity."

Locator Map

Excerpt from current USGS Topographical maps,



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source: Central Nevada GIS and
Cartography Services, LLC. (CNGIS)
Jerry Elkins 775-761-7777

Data Source: Base Map – USGS Topographical maps,
State and Local County Roads – supplied by Storey
County's contracted 3rd party GIS provider.
RS2477 Roads – Digitally collected by CNGIS

Date: 9/17/2020

Legend

- Subject Road
- RS2477 Roads
- Road in Process
- State and County Roads
- SIX MILE CANYON RD
- SR 341
- SR 342
- SR 439
- USGS Quadrangle Grid

920390 (1)



920390 (2)



920390 (3)



920390 (4)



920390 (5)

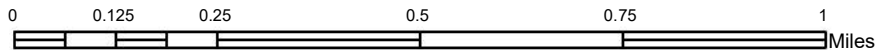


920390 (6)



Proof Map

Excerpt from historic maps: USGS Topographical maps,
GLO Survey maps, BLM Surface Management maps,
various State and NDOT transportation maps



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source: Central Nevada GIS and
Cartography Services, LLC. (CNGIS)
Jerry Elkins 775-761-7777

Data Source: Base Map – USGS Topographical maps,
GLO Survey maps, BLM Surface Management maps,
various historic State and NDOT Transportation
maps.

State and Local County Roads – supplied by Storey
County's contracted 3rd party GIS provider.
RS2477 Roads – Digitally collected by CNGIS

Date: 9/16/2020

Legend

Subject Road

RS2477 Roads Project

Roads in Process

Township/Range Label

Date of Transfer from Public

Land Ownership Status

Bureau of Indian Affairs

Bureau of Land Management

Bureau of Reclamation

Private Ownership

RESOLUTION 23-707

STOREY COUNTY BOARD OF HIGHWAY COMMISSIONERS
STOREY COUNTY, NEVADA

A RESOLUTION ESTABLISHING A MINOR COUNTY PUBLIC ROAD IDENTIFIED AS OLD STAGECOACH, COUNTY ROAD NUMBER 920390 (2 SEGMENTS), PURSUANT TO NEVADA REVISED STATUTES 403.170 and 405.191.

WHEREAS, in response to the urging of the Nevada Legislature in Senate Concurrent Resolution No. 6, in the 75th Legislative Session of 2009, the Storey County Board of Commissioners (Board) on February 18, 2020, approved of a project to inventory and map all roads or rights-of-way that qualify to be classified as minor county roads under Nevada law and which were granted for public use under what was formerly codified as section 2477 of the Revised Statutes of the United States, 43 U.S.C. § 932 (R.S. 2477), and which were expressly recognized and preserved when R.S. 2477 was repealed under the enactment of the Federal Land Policy and Management Act of 1976, (See § 701(a)); and

WHEREAS, the Board pursuant to NRS 405.191 is empowered to locate and determine the width of those rights-of-way and open those rights-of-way for public use for the purpose of designating county roads pursuant to NRS 403.170; and

WHEREAS, the Board pursuant to NRS 403.170 is tasked with laying out and designating roads which are neither main nor general county roads but have been established by usage, or were constructed for use by the public, and shall designate these roads as minor county roads; and

WHEREAS, the Board has examined the documents attached as Exhibit 1 and concludes that the roads or rights-of-way depicted therein qualify to be designated as minor county roads and open to the public; and

WHEREAS, pursuant to NRS 403.170 a public hearing was held on December 5, 2023;

NOW THEREFORE BE IT RESOLVED, that the Storey County Board of Highway Commissioners does hereby locate, open for public use, layout and designate the public county road right-of-way Storey County Road Number 920390 (2 Segments), commonly known as Old Stagecoach (Segment 1), road segment length 5,793 feet (1.1 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet; and Old Stagecoach (Segment 2) road segment length 500 feet (0.09 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet as a minor county road; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby determine and declare that the minor Storey County Road Number 920390 (2 Segments), commonly known as Old Stagecoach (Segment 1), road segment length 5,793 feet (1.1 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet; and Old Stagecoach (Segment 2) road segment length 500 feet (0.09 Miles) Overall Average Disturbed

Width: Approximately fourteen (14) feet as more fully described in the attached Exhibit 1, has been: (a) established by usage or (b) was constructed for use by the public and prior to the October 21, 1976 repeal of R.S. 2477; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby acknowledge and determine that Storey County Road Number 920390 (2 Segments), commonly known as Old Stagecoach (Segment 1), road segment length 5,793 feet (1.1 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet; and Old Stagecoach (Segment 2) road segment length 500 feet (0.09 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet as a minor county road as more fully described in the attached Exhibit 1, applies only to the segments of the road that traverse land managed by the Bureau of Land Management, United States Department of the Interior, and does not apply to segments of the road that traverse land owned by any other person or entity; and

BE IT FURTHER RESOLVED, and hereby ordered that the minor county road Storey County Road Number 920390 (2 Segments), commonly known as Old Stagecoach (Segment 1), road segment length 5,793 feet (1.1 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet; and Old Stagecoach (Segment 2) road segment length 500 feet (0.09 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet more fully described in the attached Exhibit 1, shall be represented on the Storey County Road Inventory as a minor road; and

BE IT FURTHER RESOLVED, and hereby ordered that the Exhibit 1, designating county minor road, Storey County Road Number 920390 (2 Segments), commonly known as Old Stagecoach (Segment 1), road segment length 5,793 feet (1.1 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet; and Old Stagecoach (Segment 2) road segment length 500 feet (0.09 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet more fully described in the attached Exhibit 1, shall be filed with the Clerk of the Storey County Board of Highway Commissioners, the Nevada Department of Transportation, and the County Recorder; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners pursuant to Nevada Revised Statutes 403.190, does hereby declare the filing of Exhibit 1 is evidence of the existence and location of the county minor road, Storey County Road Number 920390 (2 Segments) commonly known as Old Stagecoach (Segment 1), road segment length 5,793 feet (1.1 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet; and Old Stagecoach (Segment 2) road segment length 500 feet (0.09 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet more as fully described in the attached Exhibit 1, as a minor county road and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners pursuant to Nevada Revised Statutes 403.170 does hereby determine that no maintenance is required on minor county roads and there will be no change in the maintenance schedule by the Storey County Public Works Department until and at such time it is determined to be

necessary; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby determine that signs indicating the road number, lack of maintenance, common name or any other informational message deemed appropriate by the Storey County Public Works Department may be placed on the county minor road, Storey County Road Number 920390 (2 Segments) commonly known as Old Stagecoach (Segment 1), road segment length 5,793 feet (1.1 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet; and Old Stagecoach (Segment 2) road segment length 500 feet (0.09 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet more; commonly known as Old Stagecoach; as more fully described in the attached Exhibit 1.

This resolution shall be effective upon its adoption.

PROPOSED AND ADOPTED this ____ day of _____, 2023.

THOSE VOTING AYE: _____

THOSE VOTING NAY: _____

STOREY COUNTY BOARD OF
HIGHWAY COMMISSIONERS

By: Chairman

ATTEST:

Clerk of the Board



Storey County Board of Highway Commissioners Agenda Action Report

**Meeting date: 12/5/2023 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 5

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible adoption of Resolution 23-708 which proposes the identification of Storey County Road Number 910405, commonly known as Unnamed, road segment length 9,668 feet (1.83 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet. It is proposed that the road be identified as a minor county road.
- The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.
- **Recommended motion:** I (commissioner) move to adopt Resolution 23-708 which proposes the identification of Storey County Road Number 910405, commonly known as Unnamed, road segment length 9,668 feet (1.83 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet. It is proposed that the road be identified as a minor county road.
- The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.
- **Prepared by:** Lyndi Renaud

Department:

Contact Number: 7758471144

- **Staff Summary:** Following a public hearing on proposed Resolution 23-708, this request is to adopt Resolution 23-708 as a minor county public road per Nevada Revised Statutes 403.170 and 405.191.
- **Supporting Materials:** See attached
- **Fiscal Impact:** None
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modification
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued

STOREY COUNTY PLANNING DEPARTMENT

Storey County Courthouse
26 South B Street, PO Box 176, Virginia City, NV 89440 Phone (775)
847-1144 – Fax (775) 847-0949
planning@storeycounty.org



To: Storey County Board of Highway Commissioners

From: Storey County Planning Department

Meeting Date: December 5, 2023

Meeting Location: Storey County Courthouse, 26 S. B Street, Virginia City, Storey County, Nevada, and via Zoom

Staff Contact: Kathy Canfield

Request: RESOLUTION 23-708 establishing a minor county public road identified as Unnamed County Road Number 910405, pursuant to Nevada Revised Statutes 403.170 and 405.191.

Location: The road is located south of Dry Gulch Road and Fandango Pass Road and west of Geiger Grade Road, all within Assessor's Parcel Number 004-261-02. The roadway segment is approximately 1.83 miles and is entirely on land managed by the Bureau of Land Management. The Highland Ranches subdivision (10 acres) is to the north and the Virginia Ranches subdivision (40 acres) is to the east.

Background & Analysis

Storey County has commenced the process of identifying existing public access roadways located on public land. Nevada Revised Statutes Section 405.191 identifies what is considered a public road. Storey County is following this definition to designate roadways that meet the following:

Any way which exists upon a right-of-way granted by Congress over public lands of the United States not reserved for public uses in chapter 262, section 8, 14 Statutes 253 (former 43 U.S.C. § 932, commonly referred to as R.S. 2477), and accepted by general public use and enjoyment before, on or after July 1, 1979. Except as otherwise provided in this subsection, each board of county commissioners may locate and determine the width of such rights-of-way and locate, open for public use and establish thereon county roads or highways, but public use alone has been and is sufficient to evidence an acceptance of the grant of a public user right-of-way pursuant to former 43 U.S.C. § 932. In a county in which a board of county highway commissioners has exclusive control of all matters relating to the construction, repairing and maintaining of public highways, roads and bridges within the county pursuant to NRS 403.090, the board of county highway commissioners may locate and determine the width of those rights-of-way and open those rights-of-way for public

use for the purpose of designating county roads pursuant to NRS 403.170 or taking any other action concerning those rights-of-way pursuant to chapter 403 of NRS.

Storey County entered into a contract with Mr. Jerry Elkins to do the research on various roadway sections located within Storey County that had not previously been researched by Storey County or identified as a county-recognized road. Utilizing this research, Storey County is recognizing each roadway segment that meets the NRS Section 405.191 definition on public property. The research, map, legal description and photographs are included for each roadway segment and a Resolution recognizing the roadway segment by the Storey County Board of Highway Commissioners is generated for each segment.

Upon recordation of the Resolution, each segment of roadway will be added to the overall Storey County map of county roads and designated as a minor county road. The map will then be presented to the State of Nevada Department of Transportation as identified in NRS Section 403.190.

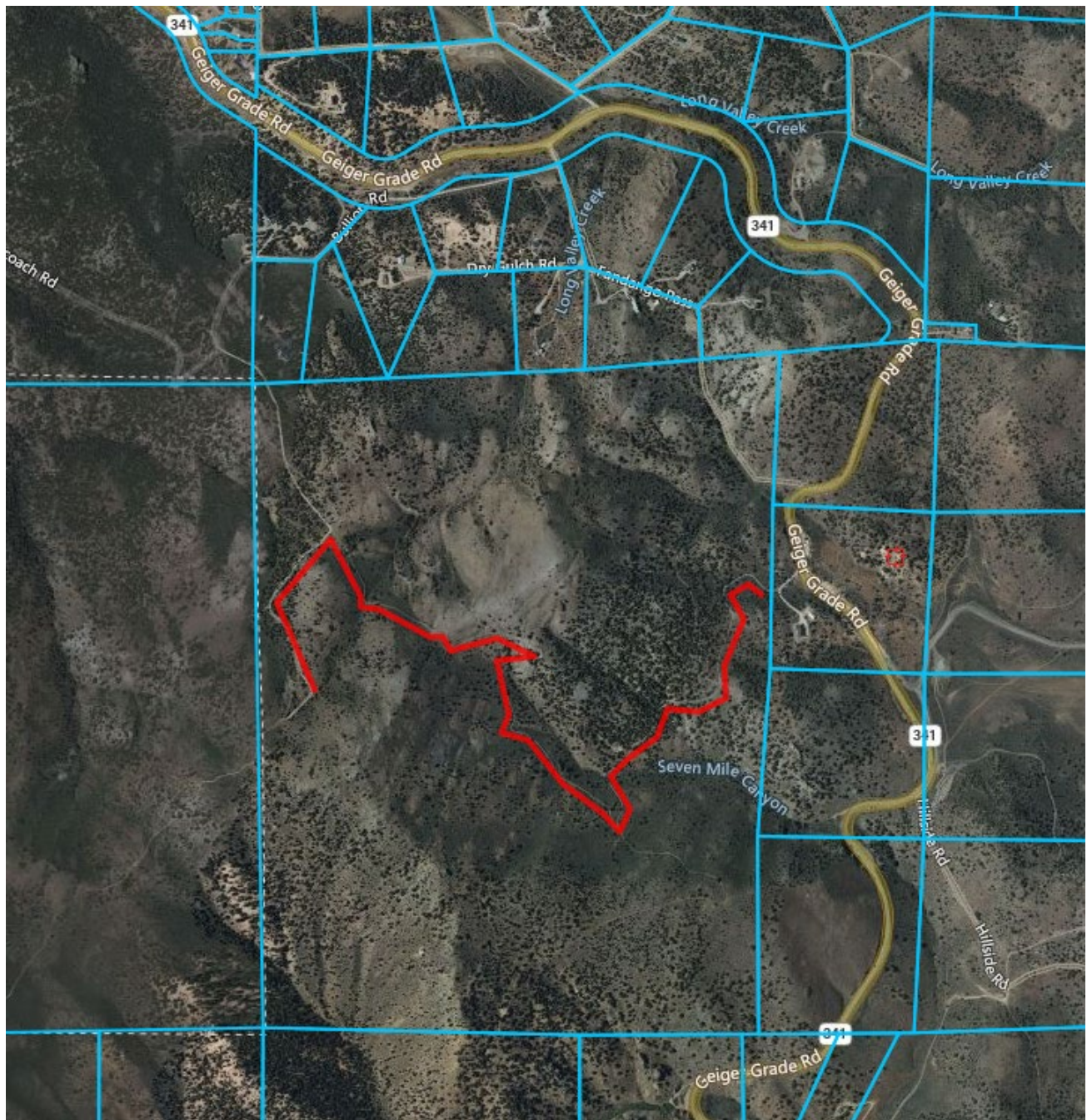
It should be noted that NRS 403.170(1)(c) states that county roads designated as minor county roads do not have to be maintained and it further provides that the state and county are immune from liability for damages suffered by anyone using a minor county road. The statute also does not require signage to create the immunity from liability.

County staff are proceeding with recognizing the roadways that are located on publicly owned land only. Some of the research does include other roadway areas, including areas privately owned. If the need arises in the future, this research is anticipated to be utilized in the legal process of identifying public access across private property.

Unnamed County Road Number 910405

The roadway begins near the Storey County/Washoe County line, south of Dry Gulch Road and Fandango Pass Road and west of Geiger Grade Road. The segment is located on APN 004-261-02 is approximately 1.83 miles, located on land managed by the Bureau of Land Management. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but that it is not maintained by Storey County. It must be used by motorists at their own risk.

Attached to this staff report is a legal description of the Unnamed County Road Number 910405, which includes maps and photographs of the roadway. A Resolution establishing the roadway on public land as a minor public road is also attached for consideration for adoption. Staff is recommending approval of the proposed Resolution.



Red line indicates approximate location of the roadway

Suggested Motion

In accordance with the recommendation by staff, I (*commissioner*) hereby move to adopt RESOLUTION 23-708 establishing a minor county public road identified as Unnamed, County Road Number 910405, pursuant to Nevada Revised Statutes 403.170 and 405.191.

Beginning and Ending Points and Legal Description

The road is the monument.

Common Name: Unnamed Road

County: Storey

County Road Number: 910405

Beginning Latitude/Longitude: 39.341387 N, -119.644103 W

Beginning Legal Description: Township 17 N, Range 21 East, Within Section 17

Ending Latitude/Longitude: 39.337515 N, -119.656406 W

Ending Legal Description: Township 17 N, Range 21 East, Within Section 17

Total Road Segment Length (in Horizontal Distance): 9,668' (1.83 Miles)

Overall Average Disturbed Width: Approximately
fourteen (14) feet.

All Projections are NAD 1983 StatePlane Nevada West FIPS 2702 Feet in Decimal Degrees

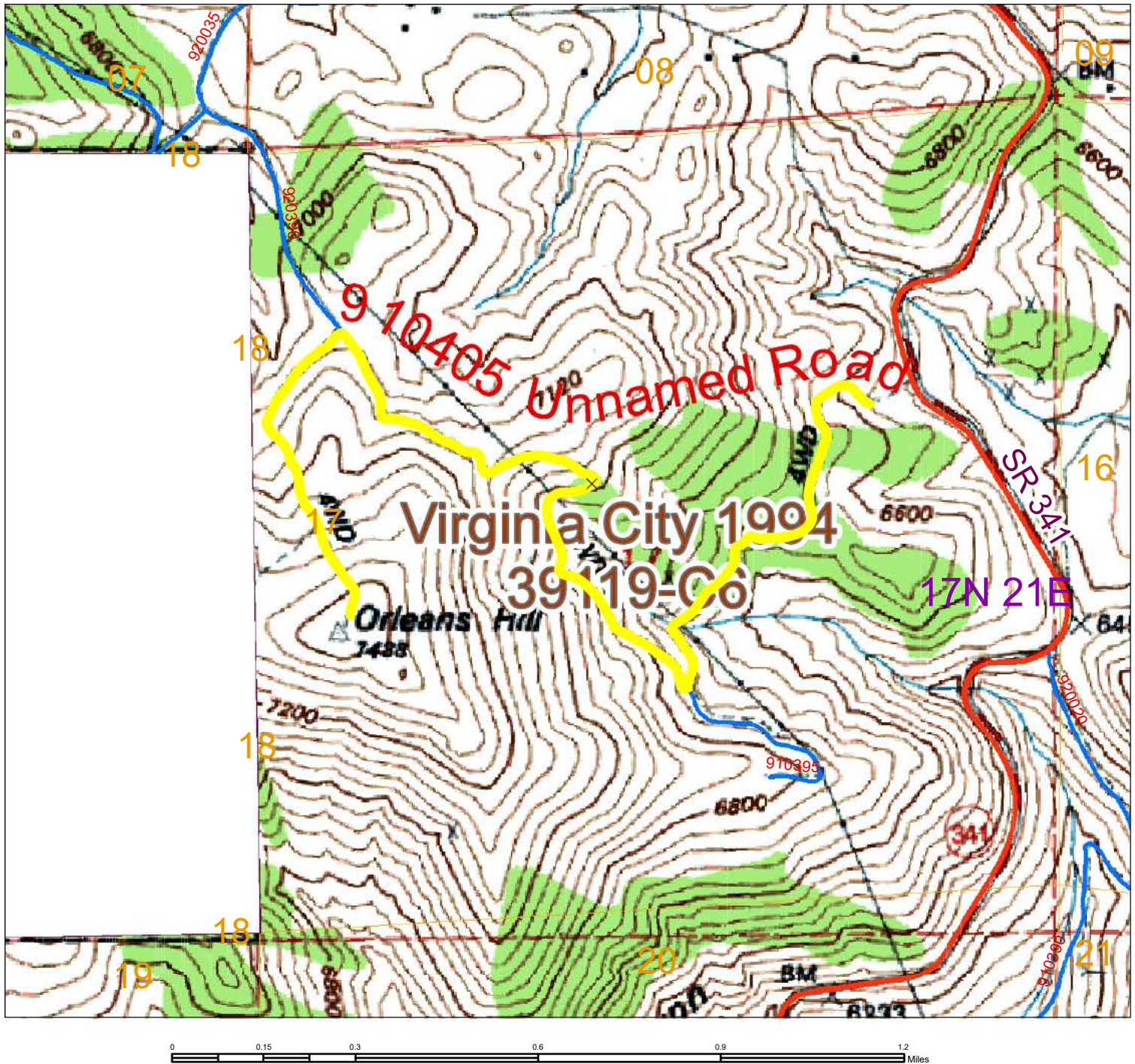
The collected centerline report for this road is in a database maintained by the Storey County GIS
Outsource Contractor.

This road provides access to other roads, private property, water rights, and mining claims or to hunting, fishing, firewood, wildlife viewing, camping, hiking, motor vehicle recreation, mineral exploration or other general outdoor recreation areas, or any combination thereof.

"The RS 2477 assertion is to the segments of the road that traverse land reserved and managed by the Bureau of Land Management and US Forest Service, United States Department of the Interior and segments of the road that traverse land owned by any other person or entity."

Locator Map

Excerpt from current USGS Topographical maps,



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source: Central Nevada GIS and
Cartography Services, LLC. (CNGIS)
Jerry Elkins 775-761-7777

Data Source: Base Map – USGS Topographical maps,
State and Local County Roads – supplied by Storey
County's contracted 3rd party GIS provider.
RS2477 Roads – Digitally collected by CNGIS

Date: 9/17/2020

Legend

- Subject Road
- RS2477 Roads
- Road in Process
- State and County Roads
- SIX MILE CANYON RD
- SR 341
- SR 342
- SR 439
- USGS Quadrangle Grid

910405 (1)



910405 (2)



910405 (3)

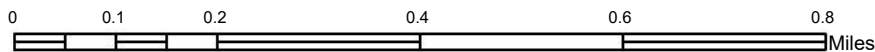


910405 (4)



Proof Map

Excerpt from historic maps: USGS Topographical maps,
GLO Survey maps, BLM Surface Management maps,
various State and NDOT transportation maps



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source: Central Nevada GIS and
Cartography Services, LLC. (CNGIS)
Jerry Elkins 775-761-7777

Data Source: Base Map – USGS Topographical maps,
GLO Survey maps, BLM Surface Management maps,
various historic State and NDOT Transportation
maps.

State and Local County Roads – supplied by Storey
County's contracted 3rd party GIS provider.
RS2477 Roads – Digitally collected by CNGIS

Date: 9/16/2020

Legend

Subject Road

RS2477 Roads Project

Roads in Process

Township/Range Label

Date of Transfer from Public

Land Ownership Status

Bureau of Indian Affairs

Bureau of Land Management

Bureau of Reclamation

Private Ownership



RESOLUTION 23-708

STOREY COUNTY BOARD OF HIGHWAY COMMISSIONERS
STOREY COUNTY, NEVADA

A RESOLUTION ESTABLISHING A MINOR COUNTY PUBLIC ROAD IDENTIFIED AS UNNAMED, COUNTY ROAD NUMBER 910405, PURSUANT TO NEVADA REVISED STATUTES 403.170 and 405.191.

WHEREAS, in response to the urging of the Nevada Legislature in Senate Concurrent Resolution No. 6, in the 75th Legislative Session of 2009, the Storey County Board of Commissioners (Board) on February 18, 2020, approved of a project to inventory and map all roads or rights-of-way that qualify to be classified as minor county roads under Nevada law and which were granted for public use under what was formerly codified as section 2477 of the Revised Statutes of the United States, 43 U.S.C. § 932 (R.S. 2477), and which were expressly recognized and preserved when R.S. 2477 was repealed under the enactment of the Federal Land Policy and Management Act of 1976, (See § 701(a)); and

WHEREAS, the Board pursuant to NRS 405.191 is empowered to locate and determine the width of those rights-of-way and open those rights-of-way for public use for the purpose of designating county roads pursuant to NRS 403.170; and

WHEREAS, the Board pursuant to NRS 403.170 is tasked with laying out and designating roads which are neither main nor general county roads but have been established by usage, or were constructed for use by the public, and shall designate these roads as minor county roads; and

WHEREAS, the Board has examined the documents attached as Exhibit 1 and concludes that the roads or rights-of-way depicted therein qualify to be designated as minor county roads and open to the public; and

WHEREAS, pursuant to NRS 403.170 a public hearing was held on December 5, 2023;

NOW THEREFORE BE IT RESOLVED, that the Storey County Board of Highway Commissioners does hereby locate, open for public use, layout and designate the public county road right-of-way Storey County Road Number 910405, commonly known as UNNAMED, road segment length 9,668 feet (1.83 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet, as a minor county road; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby determine and declare that the minor Storey County Road Number 910405, commonly known as UNNAMED, road segment length 9,668 feet (1.83 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet, as more fully described in the attached Exhibit 1, has been: (a) established by usage or (b) was constructed for use by the public and prior to the October 21, 1976 repeal of R.S. 2477; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby acknowledge and determine that Storey County Road Number 910405, commonly known as UNNAMED, road segment length 9,668 feet (1.83 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet, as more fully described in the attached Exhibit 1, applies only to the segments of the road that traverse land managed by the Bureau of Land Management, United States Department of the Interior, and does not apply to segments of the road that traverse land owned by any other person or entity; and

BE IT FURTHER RESOLVED, and hereby ordered that minor county road, Storey County Road Number 910405, commonly known as UNNAMED, road segment length 9,668 feet (1.83 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet more fully described in the attached Exhibit 1, shall be represented on the Storey County Road Inventory as a minor road; and

BE IT FURTHER RESOLVED, and hereby ordered that the Exhibit 1, designating minor county road, Storey County Road Number 910405, commonly known as UNNAMED, road segment length 9,668 feet (1.83 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet as more fully described in the attached Exhibit 1, shall be filed with the Clerk of the Storey County Board of Highway Commissioners, the Nevada Department of Transportation, and the County Recorder; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners pursuant to Nevada Revised Statutes 403.190, does hereby declare the filing of Exhibit 1 is evidence of the existence and location of the minor road, Storey County Road Number 910405, commonly known as UNNAMED, road segment length 9,668 feet (1.83 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet as more fully described in the attached Exhibit 1, as a minor county road and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners pursuant to Nevada Revised Statutes 403.170 does hereby determine that no maintenance is required on minor county roads and there will be no change in the maintenance schedule by the Storey County Public Works Department until and at such time it is determined to be necessary; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby determine that signs indicating the road number, lack of maintenance, common name or any other informational message deemed appropriate by the Storey County Public Works Department may be placed on the minor road, Storey County Road Number 910405, commonly known as UNNAMED, road segment length 9,668 feet (1.83 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet; as more fully described in the attached Exhibit 1.

This resolution shall be effective upon its adoption.

PROPOSED AND ADOPTED this ____ day of _____, 2023.

THOSE VOTING AYE: _____

THOSE VOTING NAY: _____

STOREY COUNTY BOARD OF
HIGHWAY COMMISSIONERS

By: Chairman

ATTEST:

Clerk of the Board

EXHIBIT 1

Beginning and Ending Points and Legal Description

The road is the monument.

Common Name: Unnamed Road

County: Storey

County Road Number: 910405

Beginning Latitude/Longitude: 39.341387 N, -119.644103 W

Beginning Legal Description: Township 17 N, Range 21 East, Within Section 17

Ending Latitude/Longitude: 39.337515 N, -119.656406 W

Ending Legal Description: Township 17 N, Range 21 East, Within Section 17

Total Road Segment Length (in Horizontal Distance): 9,668' (1.83 Miles)

Overall Average Disturbed Width: Approximately
fourteen (14) feet.

All Projections are NAD 1983 StatePlane Nevada West FIPS 2702 Feet in Decimal Degrees

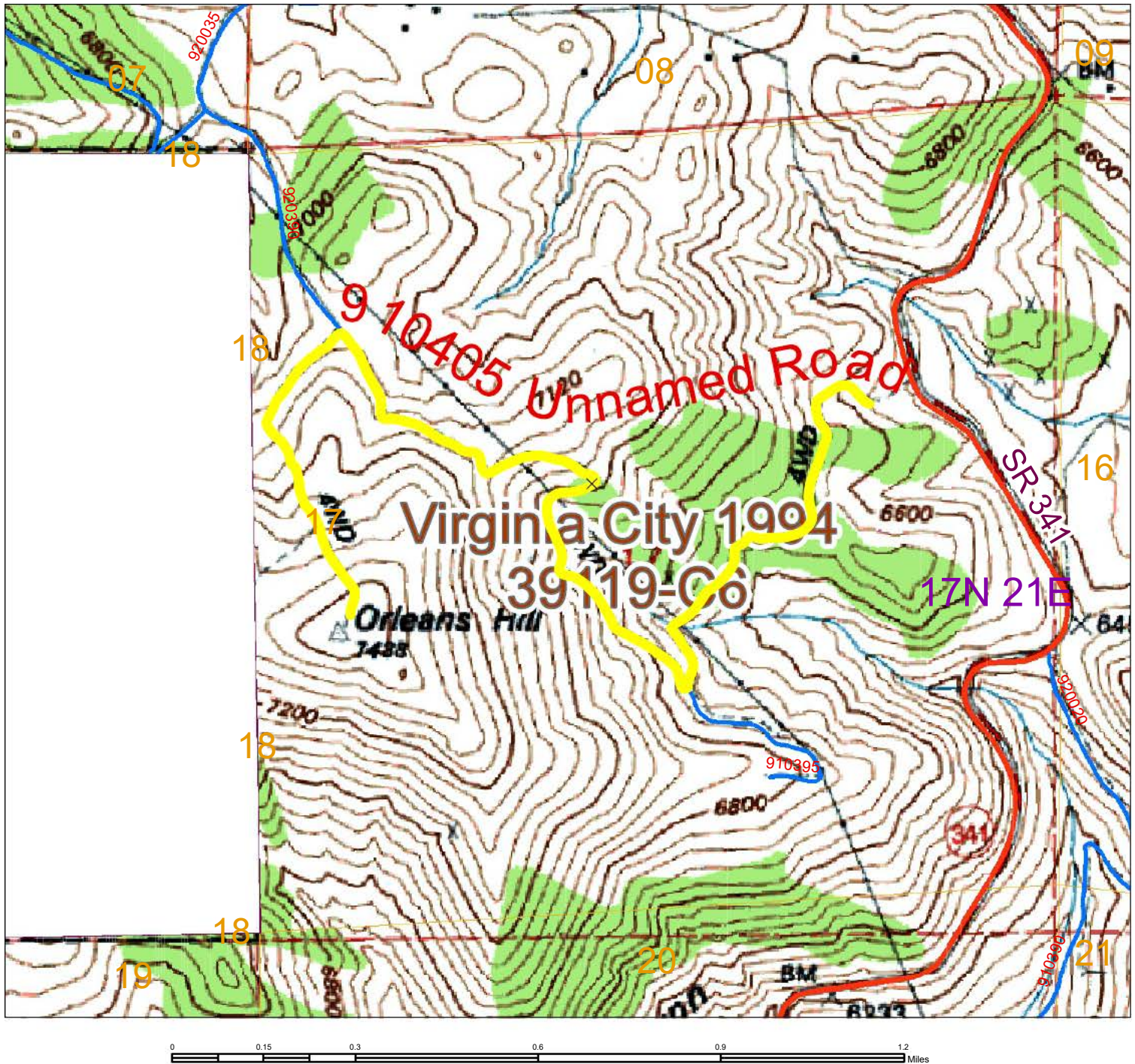
The collected centerline report for this road is in a database maintained by the Storey County GIS
Outsource Contractor.

This road provides access to other roads, private property, water rights, and mining claims or to hunting, fishing, firewood, wildlife viewing, camping, hiking, motor vehicle recreation, mineral exploration or other general outdoor recreation areas, or any combination thereof.

"The RS 2477 assertion is to the segments of the road that traverse land reserved and managed by the Bureau of Land Management and US Forest Service, United States Department of the Interior and segments of the road that traverse land owned by any other person or entity."

Locator Map

Excerpt from current USGS Topographical maps,



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source: Central Nevada GIS and
Cartography Services, LLC. (CNGIS)
Jerry Elkins 775-761-7777

Data Source: Base Map – USGS Topographical maps,
State and Local County Roads – supplied by Storey
County's contracted 3rd party GIS provider.
RS2477 Roads – Digitally collected by CNGIS

Date: 9/17/2020

Legend

- Subject Road
- RS2477 Roads
- Road in Process
- State and County Roads
- SIX MILE CANYON RD
- SR 341
- SR 342
- SR 439
- USGS Quadrangle Grid

910405 (1)



910405 (2)



910405 (3)

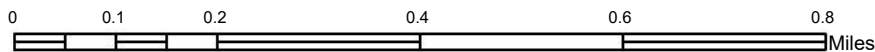


910405 (4)



Proof Map

Excerpt from historic maps: USGS Topographical maps,
GLO Survey maps, BLM Surface Management maps,
various State and NDOT transportation maps



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source: Central Nevada GIS and
Cartography Services, LLC. (CNGIS)
Jerry Elkins 775-761-7777

Data Source: Base Map – USGS Topographical maps,
GLO Survey maps, BLM Surface Management maps,
various historic State and NDOT Transportation
maps.

State and Local County Roads – supplied by Storey
County's contracted 3rd party GIS provider.
RS2477 Roads – Digitally collected by CNGIS

Date: 9/16/2020

Legend

Subject Road

RS2477 Roads Project

Roads in Process

Township/Range Label

Date of Transfer from Public

Land Ownership Status

Bureau of Indian Affairs

Bureau of Land Management

Bureau of Reclamation

Private Ownership





Storey County Board of Highway Commissioners Agenda Action Report

**Meeting date: 12/5/2023 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 5

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible adoption of Resolution 23-709 which proposes the identification of Storey County Road Number 910395, commonly known as Unnamed, road segment length 1,541 feet (0.29 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.
- **Recommended motion:** I (commissioner) move to adopt Resolution 23-709 which proposes the identification of Storey County Road Number 910395, commonly known as Unnamed, road segment length 1,541 feet (0.29 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

- **Prepared by:** Lyndi Renaud

Department: **Contact Number:** 7758471144

- **Staff Summary:** Following a public hearing on proposed Resolution 23-709, this request is to adopt Resolution 23-709 as a minor county public road per Nevada Revised Statutes 403.170 and 405.191.
- **Supporting Materials:** See attached
- **Fiscal Impact:** None
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modification
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued

STOREY COUNTY PLANNING DEPARTMENT

Storey County Courthouse
26 South B Street, PO Box 176, Virginia City, NV 89440 Phone (775)
847-1144 – Fax (775) 847-0949
planning@storeycounty.org



To: Storey County Board of Highway Commissioners

From: Storey County Planning Department

Meeting Date: December 5, 2023

Meeting Location: Storey County Courthouse, 26 S. B Street, Virginia City, Storey County, Nevada, and via Zoom

Staff Contact: Kathy Canfield

Request: RESOLUTION 23-709 establishing a minor county public road identified as Unnamed County Road Number 910395, pursuant to Nevada Revised Statutes 403.170 and 405.191.

Location: The road is located south of Seven Mile Canyon and west of Geiger Grade Road, all within Assessor's Parcel Number 004-261-02. The roadway segment is approximately 1,541 linear feet (0.29 miles) and is entirely on land managed by the Bureau of Land Management.

Background & Analysis

Storey County has commenced the process of identifying existing public access roadways located on public land. Nevada Revised Statutes Section 405.191 identifies what is considered a public road. Storey County is following this definition to designate roadways that meet the following:

Any way which exists upon a right-of-way granted by Congress over public lands of the United States not reserved for public uses in chapter 262, section 8, 14 Statutes 253 (former 43 U.S.C. § 932, commonly referred to as R.S. 2477), and accepted by general public use and enjoyment before, on or after July 1, 1979. Except as otherwise provided in this subsection, each board of county commissioners may locate and determine the width of such rights-of-way and locate, open for public use and establish thereon county roads or highways, but public use alone has been and is sufficient to evidence an acceptance of the grant of a public user right-of-way pursuant to former 43 U.S.C. § 932. In a county in which a board of county highway commissioners has exclusive control of all matters relating to the construction, repairing and maintaining of public highways, roads and bridges within the county pursuant to NRS 403.090, the board of county highway commissioners may locate and determine the width of those rights-of-way and open those rights-of-way for public use for the purpose of designating county roads pursuant to NRS 403.170 or taking any other action concerning those rights-of-way pursuant to chapter 403 of NRS.

Storey County entered into a contract with Mr. Jerry Elkins to do the research on various roadway sections located within Storey County that had not previously been researched by Storey County or identified as a county-recognized road. Utilizing this research, Storey County is recognizing each roadway segment that meets the NRS Section 405.191 definition on public property. The research, map, legal description and photographs are included for each roadway segment and a Resolution recognizing the roadway segment by the Storey County Board of Highway Commissioners is generated for each segment.

Upon recordation of the Resolution, each segment of roadway will be added to the overall Storey County map of county roads and designated as a minor county road. The map will then be presented to the State of Nevada Department of Transportation as identified in NRS Section 403.190.

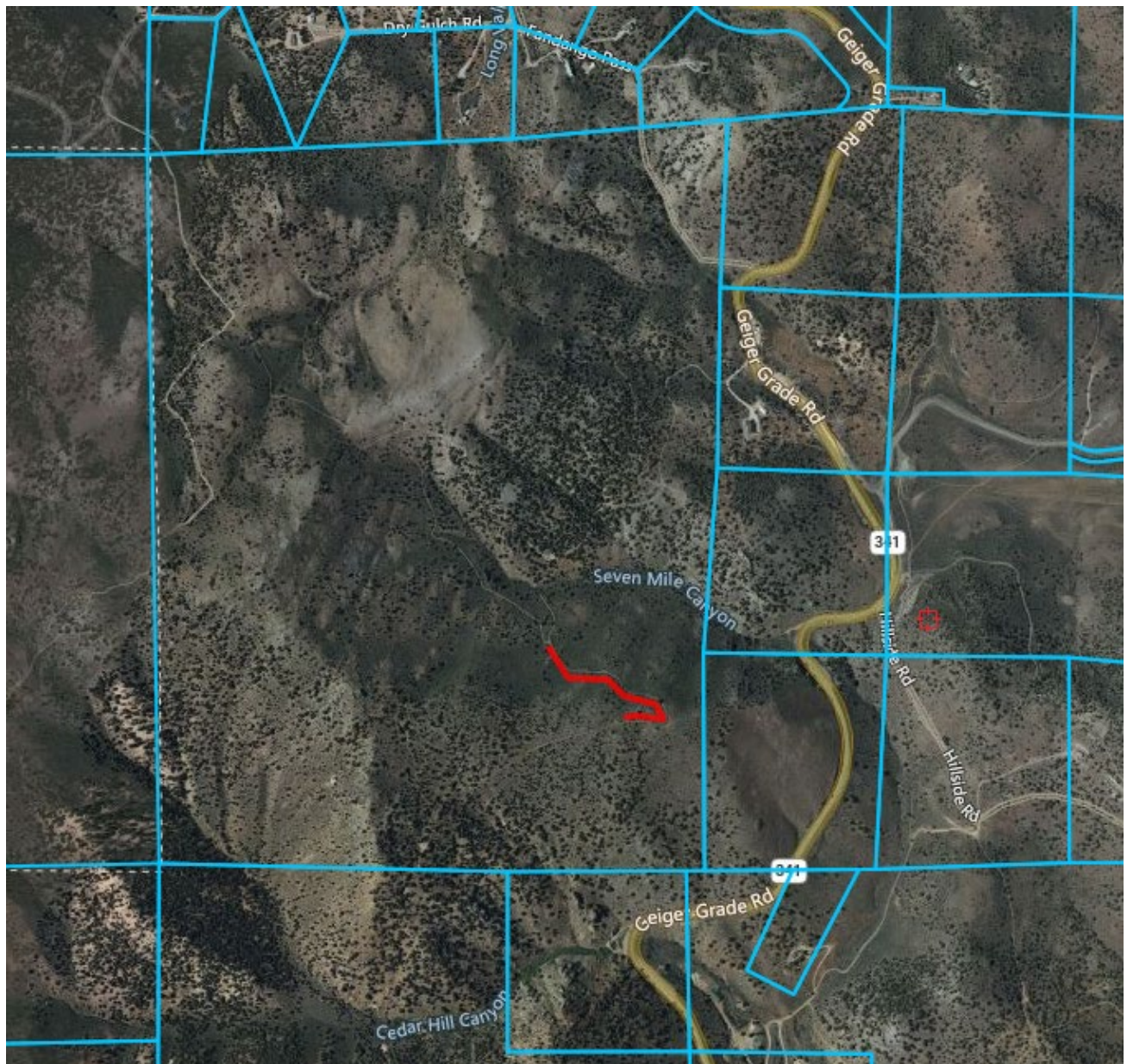
It should be noted that NRS 403.170(1)(c) states that county roads designated as minor county roads do not have to be maintained and it further provides that the state and county are immune from liability for damages suffered by anyone using a minor county road. The statute also does not require signage to create the immunity from liability.

County staff are proceeding with recognizing the roadways that are located on publicly owned land only. Some of the research does include other roadway areas, including areas privately owned. If the need arises in the future, this research is anticipated to be utilized in the legal process of identifying public access across private property.

Unnamed County Road Number 910395

The roadway intersects with Unnamed Roadway 910395, south of Seven Mile Canyon and west of Geiger Grade Road. It is located entirely on APN 004-261-02 and is approximately 1,541 linear feet (0.29 miles), located on land managed by the Bureau of Land Management. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but that it is not maintained by Storey County. It must be used by motorists at their own risk.

Attached to this staff report is a legal description of Unnamed County Road Number 910395, which includes maps and photographs of the roadway. A Resolution establishing the roadway on public land as a minor public road is also attached for consideration for adoption. Staff is recommending approval of the proposed Resolution.



Red line indicates approximate location of the roadway

Suggested Motion

In accordance with the recommendation by staff, I (*commissioner*) hereby move to adopt RESOLUTION 23-709 establishing a minor county public road identified as Unnamed, County Road Number 910395, pursuant to Nevada Revised Statutes 403.170 and 405.191.

Beginning and Ending Points and Legal Description

The road is the monument.

Common Name: Unnamed Road

County: Storey

County Road Number: 910395

Beginning Latitude/Longitude: 39.336167 N, -119.648472 W

Beginning Legal Description: Township 17 N, Range 21 East, Within Section 17

Ending Latitude/Longitude: 39.334554 N, -119.646484 W

Ending Legal Description: Township 17 N, Range 21 East, Within Section 17

Total Road Segment Length (in Horizontal Distance): 1,541' (0.29
Miles) Overall Average Disturbed Width: Approximately
fourteen (14) feet.

All Projections are NAD 1983 StatePlane Nevada West FIPS 2702 Feet in Decimal Degrees

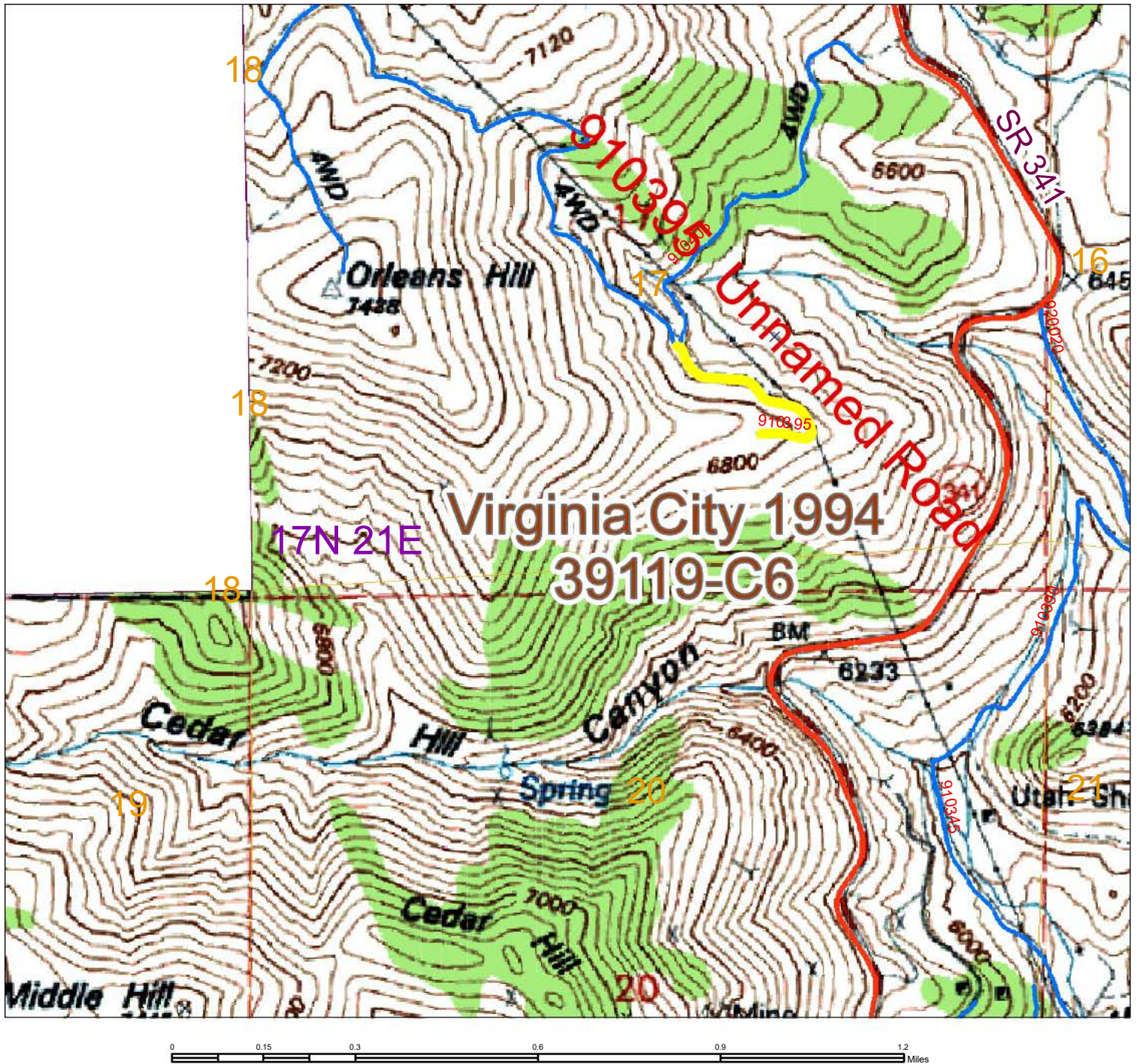
The collected centerline report for this road is in a database maintained by the Storey County GIS
Outsource Contractor.

This road provides access to other roads, private property, water rights, and mining claims or to hunting,
fishing, firewood, wildlife viewing, camping, hiking, motor vehicle recreation, mineral exploration or
other general outdoor recreation areas, or any combination thereof.

"The RS 2477 assertion is to the segments of the road that traverse land reserved and managed by the
Bureau of Land Management and US Forest Service, United States Department of the Interior and
segments of the road that traverse land owned by any other person or entity."

Locator Map

Excerpt from current USGS Topographical maps,



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source: Central Nevada GIS and
Cartography Services, LLC. (CNGIS)
Jerry Elkins 775-761-7777

Data Source: Base Map – USGS Topographical maps,
State and Local County Roads – supplied by Storey
County's contracted 3rd party GIS provider.
RS2477 Roads – Digitally collected by CNGIS

Date: 9/17/2020

Legend

- Subject Road
- RS2477 Roads
- Road in Process
- State and County Roads
- SIX MILE CANYON RD
- SR 341
- SR 342
- SR 439
- USGS Quadrangle Grid

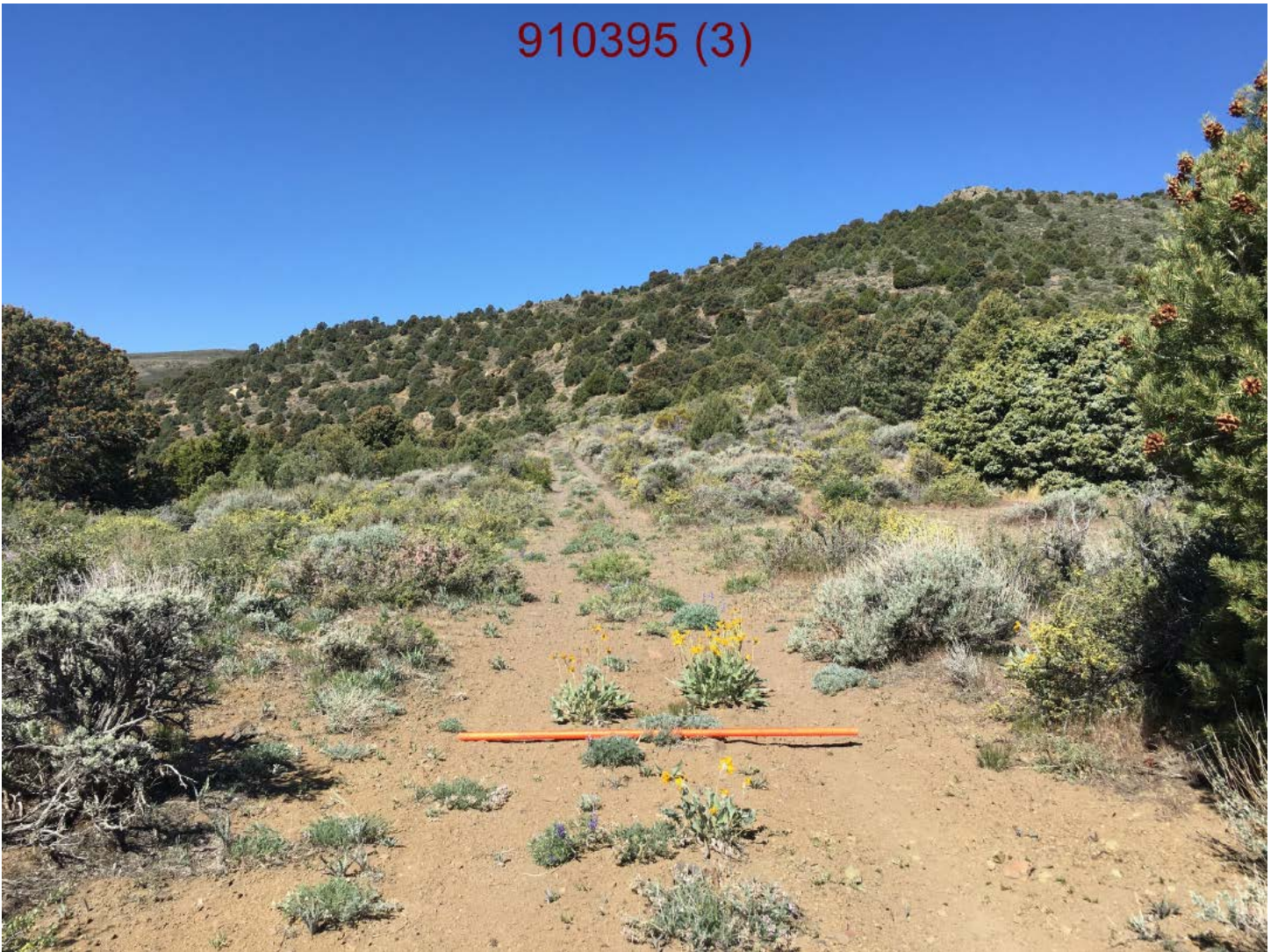
910395 (1)



910395 (2)

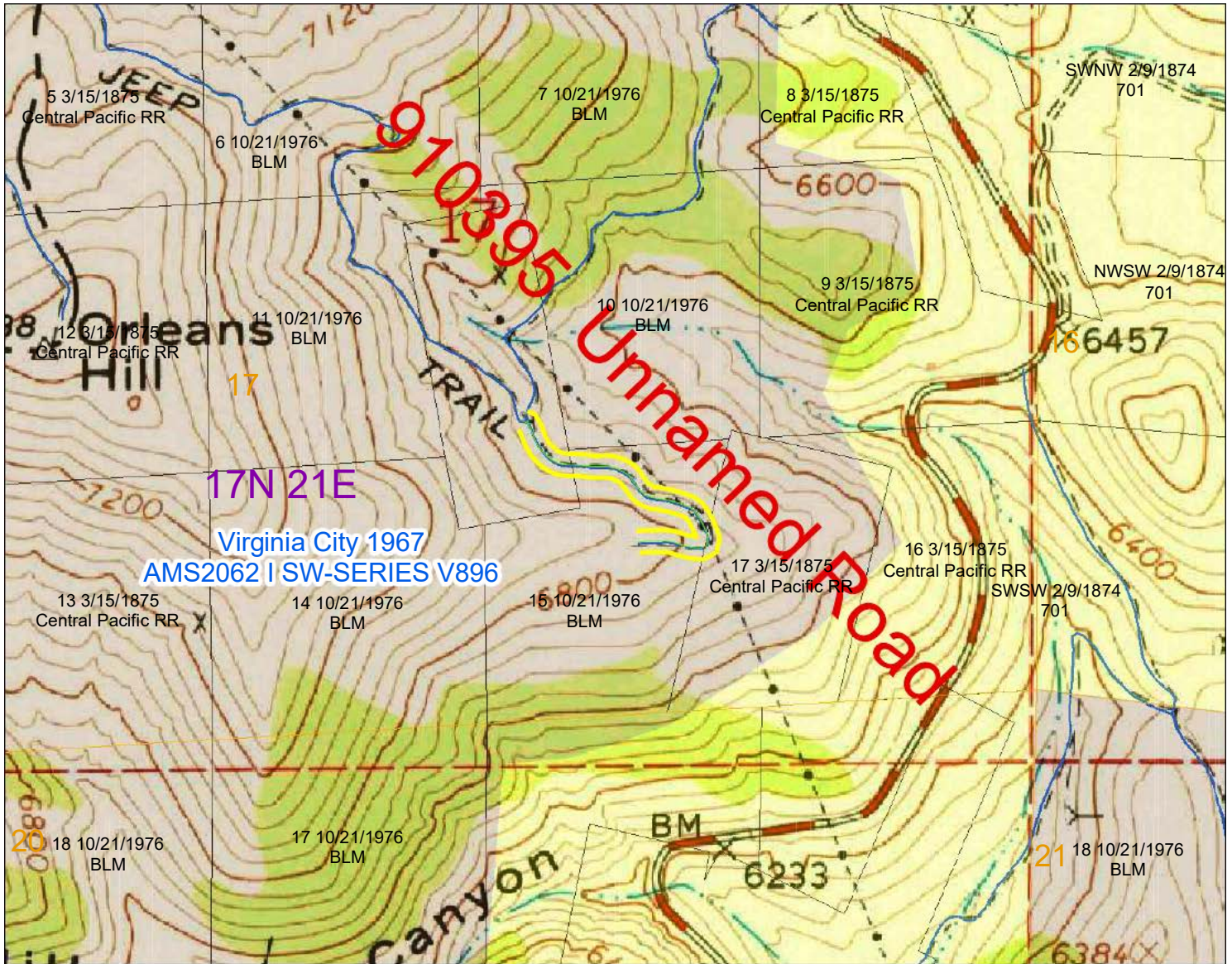


910395 (3)



Proof Map

Excerpt from historic maps: USGS Topographical maps,
GLO Survey maps, BLM Surface Management maps,
various State and NDOT transportation maps



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source: Central Nevada GIS and
Cartography Services, LLC. (CNGIS)
Jerry Elkins 775-761-7777

Data Source: Base Map – USGS Topographical maps,
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various historic State and NDOT Transportation
maps.

State and Local County Roads – supplied by Storey
County's contracted 3rd party GIS provider.
RS2477 Roads – Digitally collected by CNGIS

Legend

Subject Road

RS2477 Roads Project

Roads in Process

Township/Range Label

Date of Transfer from Public

Land Ownership Status

Bureau of Indian Affairs

Bureau of Land Management

Bureau of Reclamation

Private Ownership

Date: 9/16/2020

RESOLUTION 23-709

STOREY COUNTY BOARD OF HIGHWAY COMMISSIONERS
STOREY COUNTY, NEVADA

A RESOLUTION ESTABLISHING A MINOR COUNTY PUBLIC ROAD IDENTIFIED AS UNNAMED, COUNTY ROAD NUMBER 910395, PURSUANT TO NEVADA REVISED STATUTES 403.170 and 405.191.

WHEREAS, in response to the urging of the Nevada Legislature in Senate Concurrent Resolution No. 6, in the 75th Legislative Session of 2009, the Storey County Board of Commissioners (Board) on February 18, 2020, approved of a project to inventory and map all roads or rights-of-way that qualify to be classified as minor county roads under Nevada law and which were granted for public use under what was formerly codified as section 2477 of the Revised Statutes of the United States, 43 U.S.C. § 932 (R.S. 2477), and which were expressly recognized and preserved when R.S. 2477 was repealed under the enactment of the Federal Land Policy and Management Act of 1976, (See § 701(a)); and

WHEREAS, the Board pursuant to NRS 405.191 is empowered to locate and determine the width of those rights-of-way and open those rights-of-way for public use for the purpose of designating county roads pursuant to NRS 403.170; and

WHEREAS, the Board pursuant to NRS 403.170 is tasked with laying out and designating roads which are neither main nor general county roads but have been established by usage, or were constructed for use by the public, and shall designate these roads as minor county roads; and

WHEREAS, the Board has examined the documents attached as Exhibit 1 and concludes that the roads or rights-of-way depicted therein qualify to be designated as minor county roads and open to the public; and

WHEREAS, pursuant to NRS 403.170 a public hearing was held on December 5, 2023;

NOW THEREFORE BE IT RESOLVED, that the Storey County Board of Highway Commissioners does hereby locate, open for public use, layout and designate the public county road right-of-way Storey County Road Number 910395, commonly known as UNNAMED, road segment length 1,541 feet (0.29 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet, as a minor county road; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby determine and declare that the minor Storey County Road Number 910395, commonly known as UNNAMED, road segment length 1,541 feet (0.29 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet, as more fully described in the attached Exhibit 1, has been: (a) established by usage or (b) was constructed for use by the public and prior to the October 21, 1976 repeal of R.S. 2477; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby acknowledge and determine that Storey County Road Number 910395, commonly known as UNNAMED, road segment length 1,541 feet (0.29 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet, as more fully described in the attached Exhibit 1, applies only to the segments of the road that traverse land managed by the Bureau of Land Management, United States Department of the Interior, and does not apply to segments of the road that traverse land owned by any other person or entity; and

BE IT FURTHER RESOLVED, and hereby ordered that minor county road, Storey County Road Number 910395, commonly known as UNNAMED, road segment length 1,541 feet (0.29 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet, as more fully described in the attached Exhibit 1, shall be represented on the Storey County Road Inventory as a minor road; and

BE IT FURTHER RESOLVED, and hereby ordered that the Exhibit 1, designating minor county road, Storey County Road Number 910395, commonly known as UNNAMED, road segment length 1,541 feet (0.29 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet as more fully described in the attached Exhibit 1, shall be filed with the Clerk of the Storey County Board of Highway Commissioners, the Nevada Department of Transportation, and the County Recorder; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners pursuant to Nevada Revised Statutes 403.190, does hereby declare the filing of Exhibit 1 is evidence of the existence and location of the minor road, Storey County Road Number 910395, commonly known as UNNAMED, road segment length 1,541 feet (0.29 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet, as more fully described in the attached Exhibit 1, as a minor county road and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners pursuant to Nevada Revised Statutes 403.170 does hereby determine that no maintenance is required on minor county roads and there will be no change in the maintenance schedule by the Storey County Public Works Department until and at such time it is determined to be necessary; and

BE IT FURTHER RESOLVED, that the Storey County Board of Highway Commissioners does hereby determine that signs indicating the road number, lack of maintenance, common name or any other informational message deemed appropriate by the Storey County Public Works Department may be placed on the minor road, Storey County Road Number 910395, commonly known as UNNAMED, road segment length 1,541 feet (0.29 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet, as more fully described in the attached Exhibit 1.

This resolution shall be effective upon its adoption.

PROPOSED AND ADOPTED this ____ day of _____, 2023.

THOSE VOTING AYE: _____

THOSE VOTING NAY: _____

STOREY COUNTY BOARD OF
HIGHWAY COMMISSIONERS

By: Chairman

ATTEST:

Clerk of the Board

Beginning and Ending Points and Legal Description

The road is the monument.

Common Name: Unnamed Road

County: Storey

County Road Number: 910395

Beginning Latitude/Longitude: 39.336167 N, -119.648472 W

Beginning Legal Description: Township 17 N, Range 21 East, Within Section 17

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Ending Legal Description: Township 17 N, Range 21 East, Within Section 17

Total Road Segment Length (in Horizontal Distance):1,541' (0.29
Miles) Overall Average Disturbed Width: Approximately
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All Projections are NAD 1983 StatePlane Nevada West FIPS 2702 Feet in Decimal Degrees

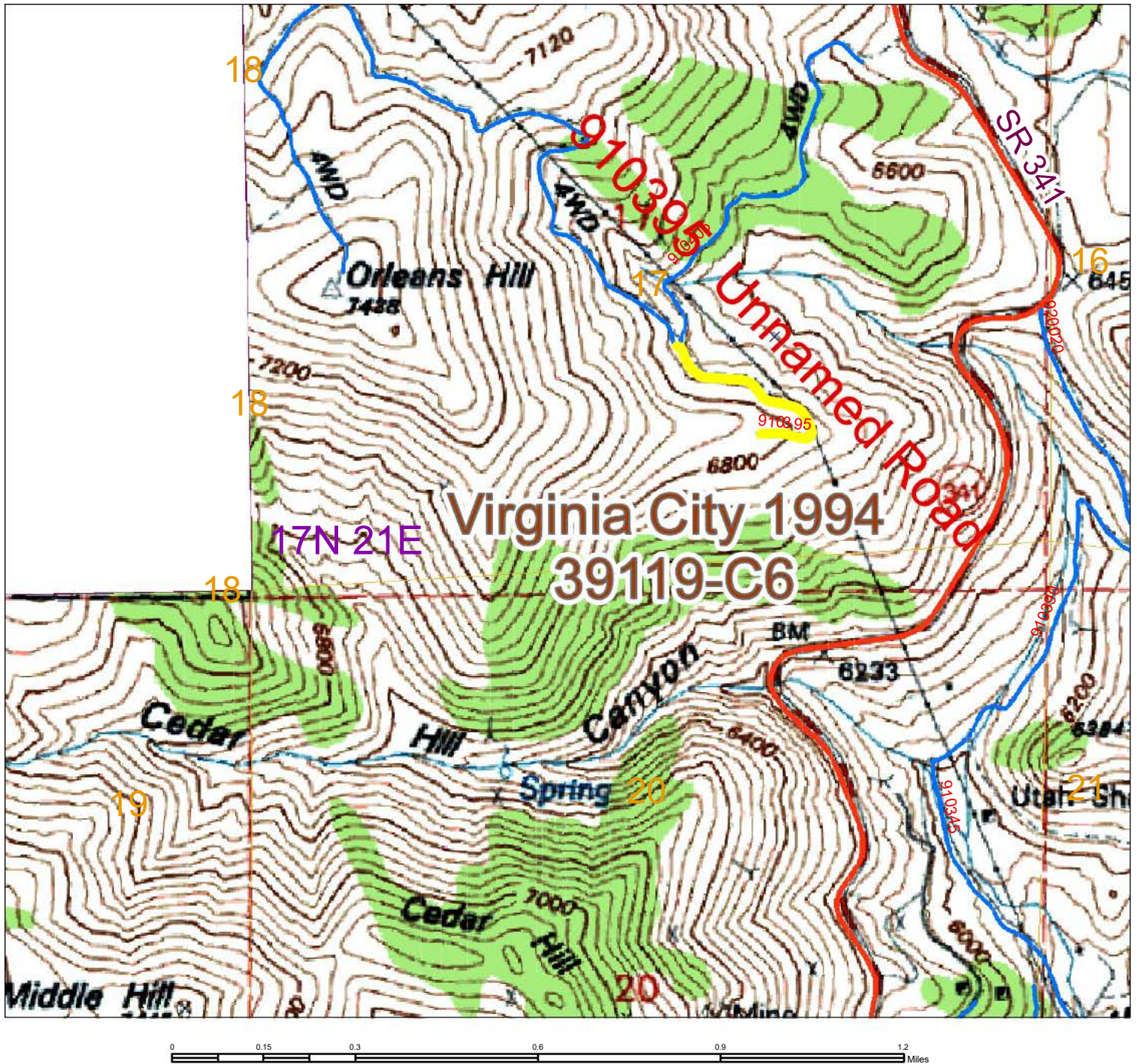
The collected centerline report for this road is in a database maintained by the Storey County GIS
Outsource Contractor.

This road provides access to other roads, private property, water rights, and mining claims or to hunting,
fishing, firewood, wildlife viewing, camping, hiking, motor vehicle recreation, mineral exploration or
other general outdoor recreation areas, or any combination thereof.

“The RS 2477 assertion is to the segments of the road that traverse land reserved and managed by the
Bureau of Land Management and US Forest Service, United States Department of the Interior and
segments of the road that traverse land owned by any other person or entity.”

Locator Map

Excerpt from current USGS Topographical maps,



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source: Central Nevada GIS and
Cartography Services, LLC. (CNGIS)
Jerry Elkins 775-761-7777

Data Source: Base Map – USGS Topographical maps,
State and Local County Roads – supplied by Storey
County's contracted 3rd party GIS provider.
RS2477 Roads – Digitally collected by CNGIS

Date: 9/17/2020

Legend

- Subject Road
- RS2477 Roads
- Road in Process
- State and County Roads
- SIX MILE CANYON RD
- SR 341
- SR 342
- SR 439
- USGS Quadrangle Grid

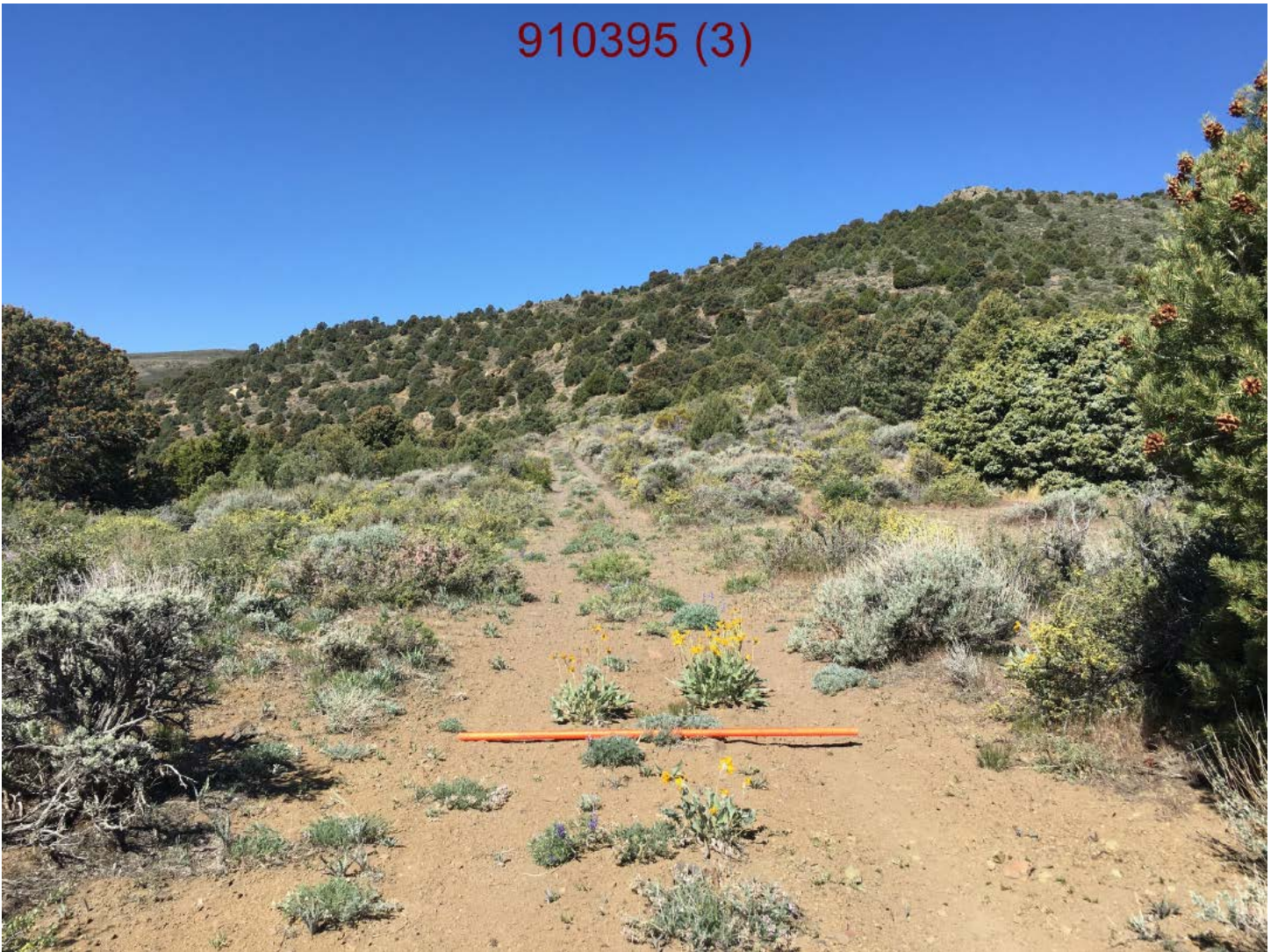
910395 (1)



910395 (2)

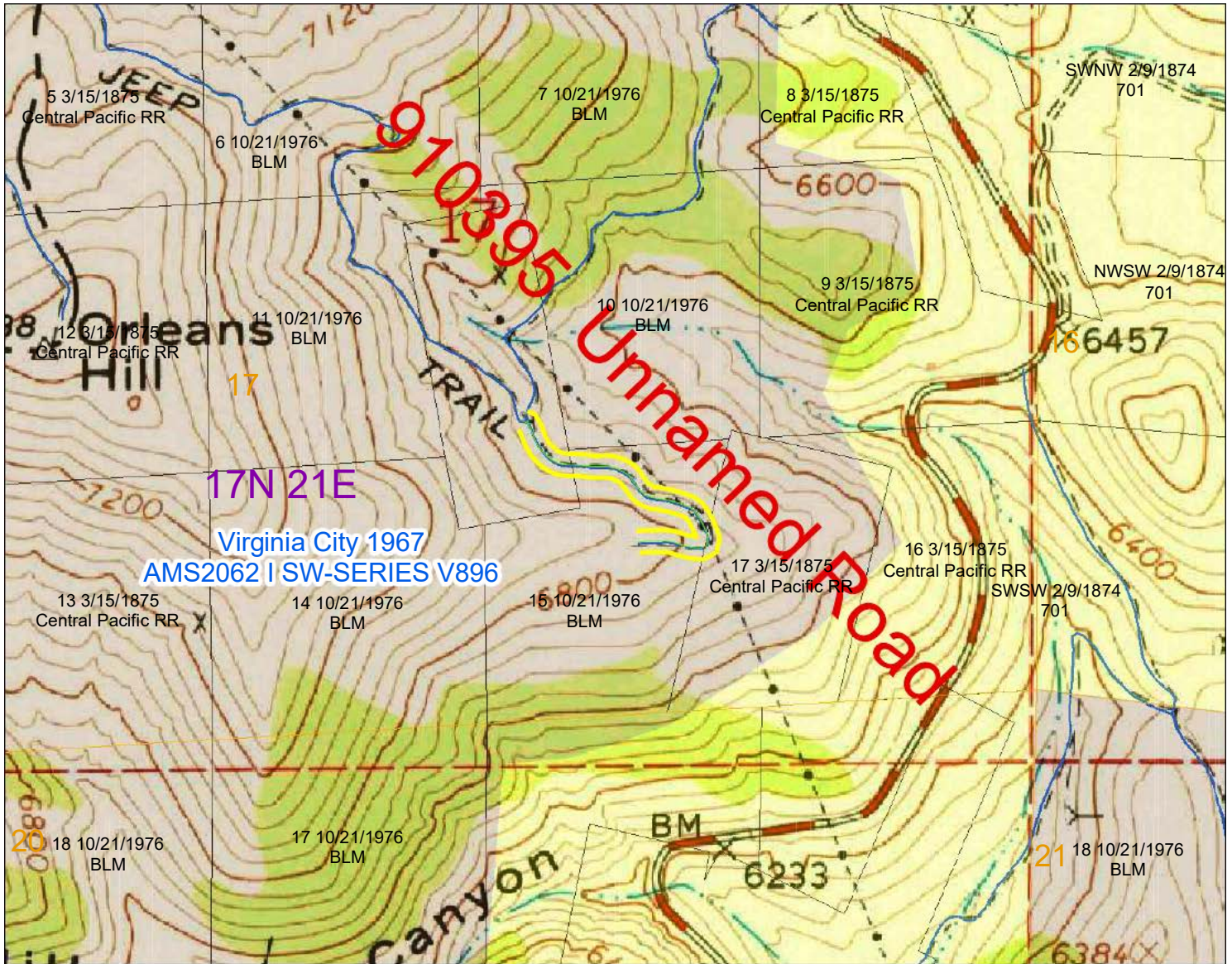


910395 (3)



Proof Map

Excerpt from historic maps: USGS Topographical maps,
GLO Survey maps, BLM Surface Management maps,
various State and NDOT transportation maps



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Source: Central Nevada GIS and
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Jerry Elkins 775-761-7777

Data Source: Base Map – USGS Topographical maps,
GLO Survey maps, BLM Surface Management maps,
various historic State and NDOT Transportation
maps.

State and Local County Roads – supplied by Storey
County's contracted 3rd party GIS provider.
RS2477 Roads – Digitally collected by CNGIS

Date: 9/16/2020

Legend

Subject Road

RS2477 Roads Project

Roads in Process

Township/Range Label

Date of Transfer from Public

Land Ownership Status

Bureau of Indian Affairs

Bureau of Land Management

Bureau of Reclamation

Private Ownership



Storey County Board of Highway Commissioners Agenda Action Report

Meeting date: 12/5/2023 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Report of the Public Works Department regarding roads and highways in Storey County.
- **Recommended motion:** Discussion only.
- **Prepared by:** Jason Wierzbicki

Department: **Contact Number:** 17758470958

- **Staff Summary:** Discussion of roads and project throughout the County.
- **Supporting Materials:** See attached
- **Fiscal Impact:** no
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modification
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued



Storey County Liquor Licensing Board Agenda Action Report

**Meeting date: 12/5/2023 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 10 min

Agenda Item Type: Consent Agenda

- **Title:** For consideration and possible approval of the First reading for On-Sale/Off-Sale Liquor License. Applicant is Carol Maley, Silverland Inn & Suites located at 100 North E Street, Virginia City, NV 89440.
- **Recommended motion:** I (insert name) motion to approve the First Reading On-Sale/Off-Sale Liquor License. Applicant is Carol Maley, Silverland Inn & Suites, located at 100 North E Street, Virginia City, Nevada.
- **Prepared by:** Dore Nevin

Department: **Contact Number:** 7758470959

- **Staff Summary:** First reading for On-Sale/Off-Sale Liquor License. Applicant is Carol Maley, Silverland Inn & Suites located at 100 North E Street, Virginia City, Nevada
- 6.
- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head


Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modification
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued

	<h1>Board of Storey County Commissioners</h1> <h2>Agenda Action Report</h2>	
Meeting date: 12/5/2023 10:00 AM - BOCC Meeting	Estimate of Time Required: 30 min.	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Review and possible approval of second reading of Bill No. 137, Ordinance No. 23.325, an ordinance amending Storey County Code Chapter 2 Administration and Personnel, Section 2.22.060 Qualifications of Appraisers, to revise Subsection 2.22.060(F) allowing a qualified appraiser to be placed on the list of county appraisers if the appraiser demonstrates an ability to obtain professional liability insurance as required by the county, and other properly related matters.
- **Recommended motion:** I (commissioner) motion to approve second reading of Bill No. 137, Ordinance No. 23.325, an ordinance amending Storey County Code Chapter 2 Administration and Personnel, Section 2.22.060 Qualifications of Appraisers, to revise Subsection 2.22.060(F) allowing a qualified appraiser to be placed on the list of county appraisers if the appraiser demonstrates an ability to obtain professional liability insurance as required by the county, and other properly related matters. This motion includes a finding that a special hearing and business impact statement are not required because the proposed action does not impose a direct or significant economic burden upon a business, or directly restrict the formation, operation, or expansion of a business in Storey County.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 775.847.0968

- **Staff Summary:** This proposal will enable Storey County to build a larger pool of qualified property appraisers from which to choose on a rotating basis for the appraisal of properties that the county intends to purchase, sell, rent, or lease.
- Storey County is required by NRS to maintain a list of qualified property appraisers to perform appraisals of properties that the county intends to purchase, sell, lease, or rent. The county finds it difficult to recruit and maintain appraisers on its list due to a requirement in county code that such appraisers must maintain costly liability insurance whether they are or are not actively engaged in appraisals or other work for the county.
- A proposed amendment to Storey County Code Section 2.22.060(F) will enable an appraiser to be placed on the list of appraisers if the appraiser demonstrates an ability to obtain professional liability insurance as required by the county. If the code is amended, an appraiser will only be required to demonstrate active liability insurance when the appraiser is retained to perform appraisals or other work for the county.

- A special hearing and business impact statement are not required because the proposed action does not impose a direct or significant economic burden upon a business, or directly restrict the formation, operation, or expansion of a business in Storey County.

- **Supporting Materials:** See attached

- **Fiscal Impact:** None

- **Legal review required:** TRUE

- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modification
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued

Written Motion with Findings:

I (commissioner) motion to approve second reading of Bill No. 137, Ordinance No. 23.325, an ordinance amending Storey County Code Chapter 2 Administration and Personnel, Section 2.22.060 Qualifications of Appraisers, to revise Subsection 2.22.060(F) allowing a qualified appraiser to be placed on the list of county appraisers if the appraiser demonstrates an ability to obtain professional liability insurance as required by the county, and other properly related matters. This motion includes a finding that a special hearing and business impact statement are not required because the proposed action does not impose a direct or significant economic burden upon a business, or directly restrict the formation, operation, or expansion of a business in Storey County.

This written motion with findings is hereby provided by Storey County Commission Chair Jay

Carmona: _____ on December 5, 2023.

Attest:

D. James Hindle

Clerk & Treasurer, Storey County

Bill No. 137

Ordinance No. 23.325

Summary

An ordinance amending Storey County Code Chapter 2 Administration and Personnel, Section 2.22.060 Qualifications of Appraisers, to revise Subsection 2.22.060(F) allowing a qualified appraiser to be placed on the list of county appraisers if the appraiser demonstrates an ability to obtain professional liability insurance as required by the county, and other properly related matters.

Title

An ordinance amending Storey County Code Chapter 2 Administration and Personnel, Section 2.22.060 Qualifications of Appraisers, to revise Subsection 2.22.060(F) allowing a qualified appraiser to be placed on the list of county appraisers if the appraiser demonstrates an ability to obtain professional liability insurance as required by the county, and other properly related matters.

(Amendments are shown in blue underlined italics and black strike-out.)

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

SECTION 1: Storey County Code Section 2.22.060 is hereby amended to provide as follows:


Chapter 2.22 - COUNTY'S LIST OF QUALIFIED APPRAISERS

2.22.060 - Qualifications of appraisers.

In order for an appraiser to be placed on the county's list of qualified appraisers, the appraiser must meet at least the following requirements:

- A. Hold a general appraiser certificate from the Nevada Real Estate Division.
- B. Have five years of experience in appraising real property in northern Nevada.
- C. Provide a resume describing the appraiser's qualifications, certifications, years of experience, and professional expertise.
- D. Provide an estimation of the time it will take for the appraiser to complete appraisal projects.
- E. Provide a list of fees charged by the appraiser.
- F. Provide a copy of and maintain a policy of professional liability insurance as required by the county; or show the ability to obtain professional liability insurance as required by the county.
- G. Be willing to indemnify the county of errors, omissions and negligence.
- H. Meet any other criteria the board determines to be necessary.

~~(Ord. No. 18-288, § 1, 8-21-2018)~~

	<h1>Board of Storey County Commissioners</h1> <h2>Agenda Action Report</h2>	
Meeting date: 12/5/2023 10:00 AM - BOCC Meeting	Estimate of Time Required: 5	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Consideration of letter of interest for the Appointment of a board member to the Board of Directors of the Carson Water Subconservancy District representing Storey County to serve a four year term, expiring December 31, 2027, with possible re-appointment following expiration of the term.
- **Recommended motion:** In accordance with the recommendation by Staff, I (commissioner) motion to appoint Lee Sterrett to serve as a board member on the Carson Water Subconservancy District representing Storey County for a four year term expiring December 31, 2027, with possible re-appointment following expiration of term.
- **Prepared by:** Kathy Canfield

Department:

Contact Number: 775-847-1144

- **Staff Summary:** Storey County is a member of the Carson Water Subconservancy District (CWSD) and has two Board seats on the Board of Directors. The CWSD promotes cooperative action in the Carson River Watershed. CWSD is a unique multi-county, bi-state agency which crosses both political and stakeholder boundaries. CWSD involves all watershed counties and communities to develop regional planning and management solutions for the Carson River Watershed. CWSD Board members are elected officials, agricultural producers and citizens who represent their communities. CWSD leads the integrated watershed planning process in the following categories, water quality, floodplain management, regional water supply, invasive species, river rehabilitation and stabilization, outreach and education and recreation projects. The CWSD has no regulatory authority. The Board members are selected by the Storey County Board of County Commissioners to serve at their pleasure for a four year term with possible re-appointment following expiration of the term.
-
- Storey County advertised in 2021 for interested Storey County residents that might like to fill the two positions on the CWSD Board. We received one letter of interested at that time from D. James Hindle, III, and Mr. Hindle was appointed in September of 2021. Since that time, staff have been searching for another qualified individual to fill this position. Mr. Sterrett is a Storey County Planning Commissioner and attends Board of County Commissioner's meetings and community town hall meetings regularly and is very well versed on Storey County issues. Staff met with Mr. Sterrett and discussed the position and concluded he would be a valuable asset to the CWSD Board and

representing Storey County's interests. Staff is recommending Mr. Sterrett be appointed by the Storey County Board of County Commissioners to the Carson Water Subconservancy District. If appointed, his four year appointment will be staggered with Mr. Hindle's appointment, and would expire on December 31, 2027.

- **Supporting Materials:** See attached

- **Fiscal Impact:** None

- **Legal review required:** False

- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modification
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued

R. Lee Sterrett

PO Box 1098, Virginia City, NV 89440

October 26 2023

As I was leaving Piper's Opera House after the Virginia City/Six Mile Area Drainage Master Plan Presentation, I met Debbie Neddenriep and we talked about the Carson Water Subconservancy District for several minutes. During our discussion she told me that Storey County had a vacancy on the board of that agency and ask me if I was interested in joining.. After that introduction I researched the organization and attended the October meeting on the 18th at Fernley as a guest. After consideration I have decided to apply to be appointed as a Director for the Carson Water Subconservancy District from Storey County.

I grew up in a lumber mill on the Washington State side of the Columbia River Gorge. The house we lived in was less than 500 feet from the river and only separated from it by a highway. The river was an ever changing view with supplies being barged up it and wheat barges and log rafts going down stream. Most years we had spring flooding in the depression between our yard and the highway and when it went down there were often noticeable changes along the banks.

When I moved to Seattle I missed the opportunities to visit the forests and tributary streams and I joined the Seattle Mountaineers and became an active backpacker and mountain climber. The rivers and their valleys were the basis for the roads and trails we used to access the mountains and glaciers. In addition to going to new locations we rotated our trips year to year and it was interesting to see what had changed.

In addition to my interest in rivers, I believe my construction experience would be beneficial to the Carson Water Subconservancy District.

Sincerely



Lee Sterrett





Board of Storey County Commissioners Agenda Action Report

**Meeting date: 12/5/2023 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 30 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval to adopt the 2023 Storey County Water Resources Plan for south and central Storey County including Comstock (Virginia City, Gold Hill, Silver City, and American Flat), Highlands, and Mark Twain. This item is being considered in accordance with the 2016 Storey County Master Plan.
- **Recommended motion:** In accordance with the recommendation by staff, and in conformance with the 2016 Storey County Master Plan and NRS 278.0228, I (commissioner) motion to adopt the enclosed 2023 Storey County Water Resources Plan.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 775.847.0968

- **Staff Summary:** The 2023 Storey County Water Resources Master Plan was commissioned in accordance with the 2016 Storey County Master Plan, and by NRS 287.0228 as amended by Senate Bill 150 in the 2019 legislative session, requiring each governing body in the state to develop and maintain a water resources master plan by 2029.
-
- The enclosed draft water master plan focuses on south and central communities of Storey County including the Virginia City Highlands; Highland Ranches; Comstock areas including Virginia City, Gold Hill, Silver City (Lyon County), and American Flat; and Mark Twain. Because the county does not provide water service in other portions of the county, those areas are outside of
- the scope of this plan. In the future, it is anticipated that the Canyon General Improvement District in Lockwood and the TRI-General Improvement District in McCarran will complete similar water resource plans which can that be considered for potential incorporation into this county plan as appendices.
-
- The plan also references water resources planning and master plans in other parts of the county, including the Canyon General Improvement District in Lockwood and TRI-General Improvement District in McCarran.
-
- The plan reviews available water, water rights, and parcel data in developing findings and recommendations regarding current use demands, and future growth potential and limitations. The discussion includes groundwater and surface water resources, as

applicable, in each area, and a discussion about the Marlette Water System resources for the Comstock area and potentially other communities in the subject plan area.

-
- Background and data in the Storey County Water Resources Plan will be applied to negotiating with the State of Nevada a successor agreement to the Carson City Water Agreement governing distribution of Marlette System water resources to Storey County

- **Supporting Materials:** See attached

- **Fiscal Impact:** None

- **Legal review required:** TRUE

- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modification
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued

STOREY COUNTY WATER RESOURCES PLAN 2023





EXECUTIVE SUMMARY

This Water Resource Plan (Plan) is intended to provide Storey County (County) a document to guide future decisions related to the City's water supply, transmission and distribution system, and its ability to meet customer water demands into the future. This Plan also addresses the requirements of Nevada Revised Statute (NRS) Chapter 287.0228 as amended by Senate Bill (SB) No. 150, as part of the 2019 legislative session, to require governing bodies to develop and maintain a water resource plan. Per NRS 278.0228, the plan shall be in place by 2029 and then updated every 10 years. This executive summary provides a snapshot of the key findings from each chapter of the Plan. In total, the Plan is comprised of an Introduction and three topic-focused chapters.

INTRODUCTION

This WRP will focus on the populated areas of Virginia City, Gold Hill, American Flat, Virginia City Highlands, Highland Ranches, and Mark Twain Estates in the southern portion of the County (Plan Area). A map of the Plan Area is provided in Figure 2. The major water supply for this portion of the County is supplied by the Marlette Lake Water System (Marlette System). The Marlette System is owned and operated by the State of Nevada (State). The Marlette System provides water to the County Water System for customers in Virginia City, Gold Hill, and American Flat. The County also delivers water to residents of Silver City which is located in Lyon County. The remaining populated areas within the Plan Area are supplied by individual domestic wells.

Because the County does not provide water service in other portions of the County, those areas are outside the scope of this Plan. In the future, it is anticipated that the Canyon General Improvement District (Canyon GID) and the Tahoe Reno Industrial GID (TRI GID) will complete similar water resource plans which can be considered for potential incorporation into this Plan as Appendices.

CHAPTER 1: WATER DEMANDS, SOURCES, AND MANAGEMENT

Chapter 1 summarizes current County Water System water demands, water sources and water management strategies within the Plan Area. This Chapter presents an analysis of current water uses and demands to establish estimates and assumptions which will form the basis for the Plan.

The County Water System currently serves approximately 803 metered customers. The majority of customers (666) are within Virginia City, 51 within Gold Hill, and 86 are within Silver City. The County serves approximately 207 commercial customers and the remaining 596 are residential. For the period between 2018 through 2021 the County Water System consumed an average of 221 AF of water per year and a maximum of 234 AF in 2017 from the Marlette System.

Deliveries to the majority of customers in the County's systems are metered, however some unmetered connections still exist. For this reason, Farr West utilized the Water Treatment Plant (WTP) flow meter data as the basis for estimating system demands. Analysis of WTP water meter records from 2016 to 2019 yielded the following:

- Average Annual Demand (AAD) 210 AF
- Average Day Demand (ADD) 131 gpm
- Maximum Day Demand (MDD) 262 gpm
- Peak Hour Demand (PHD) 524 gpm

Considering the County System serves 803 customers, the average water use per connection is 0.26 AF per year which is equivalent to approximately 0.16 gpm per connection. This average connection demand was used to set existing water demands but was adjusted to 0.3 AF per new residential connection to estimate future water demands.

The County does not own the water rights to what is currently its only water supply. However, each of the water rights owned by the State defines the place of use as Virginia City, Gold Hill, Silver City, and Carson City. Prior to the State being able to deliver water to locations not currently included as the place of use, a temporary or permanent change to the water right would have to be approved by the office of the Nevada State Engineer (NSE). Finally, the contract between the County and the State for continued delivery of water from the Marlette System is currently being negotiated for renewal.

Historically, the State has implemented 10-year contracts with the County for delivery of Marlette System water according to the limits shown in Table ES-1.

Table ES-1: County Delivery Limits per 2002 Contract (Supply Contract, 2002)

Year	June, July, Aug., & Sept. Daily Peak Limit (gallons per day)	Remaining Month Daily Peak Limit (gallons per day)	Annual Use Limit (acre-feet)
2015	833,500	533,500	448.2
2016	846,500	546,500	456.1
2017	859,500	559,500	464.0
2018	872,500	572,500	471.9
2019	885,500	585,500	479.8
2020	898,500	598,500	487.7
2021	911,500	611,500	495.6

Water for the County Water System is delivered through a seven-mile inverted siphon which transitions to a pipeline. The County's ownership of the system begins at the location where the siphon crosses under Interstate 580 at Lakeview, north of Carson City. The transmission line discharges to the Five-Mile Reservoir and/or the Five-Mile Tank prior to filling the Bullion Tank next to the 1.2 MGD Water Treatment Plant where water is treated to potable standards and placed into the County Water System distribution system.

Key findings of this chapter include a review of water right ownership, water demand calculations, an estimate of unaccounted for water, a summary of water storage facilities, and domestic well pumpage estimates.

CHAPTER 2: SOURCE WATER RELIABILITY AND SYSTEM CAPACITY

Chapter 2 discusses the water system's current capacity, the quality and quantity of all water sources, a water source risk analysis, and drought mitigation strategies available to the County. Recent water use in the Plan Area is estimated to be 1,157 AF per year. Of this volume, 221 AF is raw water from the Marlette System used to serve Virginia City, Gold Hill, and Silver City. The remainder is unmetered groundwater pumped at private domestic wells. Utilizing a consumption rate of 1 AF per domestic well it is estimated that 588 AF is pumped in the Highlands, 333 AF in Mark Twain, and 15 AF in the American Flat area.

The only water source currently available to the County Water System is the surface water provided by the Marlette Water System. This source is very reliable and of high quality, however the volume of water available from the Marlette Water System is primarily influenced or restricted by transmission pipeline capacity, although annual snowpack, fishery management at Marlette Lake, and operating agreement limits also have a potential to limit the amount of water available from this source. The annual volume of water available under the Franktown Decree to NPWD is approximately 7,200 AFA. Per the previous operating agreement, the County has reserved up to approximately 500 AF of that annual total.

Water resources within the Plan Areas are less than current demand. Annual recharge of area aquifers is limited due to inadequate elevation of the Plan Area and adjoining areas for significant recharge. The

primary source of recharge occurs within the upslope mountain block and is attributed to snowpack melt and infiltration from winter storms. Recharge from drainages can provide an additional source of recharge depending on the slope and soil permeability. The Highlands is dependent on local recharge within the mountain block without significant impact from adjoining areas. The Mark Twain area water resources are impacted by mountain block (“upslope”) recharge, recharge conveyed by drainages and the Carson River watershed.

The populated areas of the Highlands and Mark Twain also lie within the Plan Area but are not provided water by the County Water System. Residences in these areas utilize individual wells to provide domestic water supplies. Even though each area sits in a separate hydrographic basin, both areas have experience water availability problems during extended dry periods. Per the Plan, it is not feasible to develop a single, groundwater well to serve the local community in either of these areas due to aquifer performance concerns.

For the County to provide a reliable water supply to its customers, it must actively manage its water sources and system infrastructure. Some key recommendations made in this chapter include:

- Negotiate a long-term delivery agreement and contract with the Marlette Water System,
- Maintain an up-to-date Water Resource Plan,
- Complete a Water Conservation Plan,
- Develop a water right dedication rate schedule and maintain a water right ledger, and
- Develop policy which requires future development utilizing groundwater as its only water source to provide substantial analysis and study of the groundwater aquifer and prove that the proposed uses will have limited and mitigatable effect on existing users or uses.

This chapter also reviewed existing system infrastructure and provided estimates of how much water the system can supply on a regular and maximum day basis. Considering the conveyance capacity of the siphon transmission main, the surface water treatment plant, and the storage tanks throughout the system it is estimated that up to 864 additional residential connections can be added to the system without creating problems. Additionally, each portion of the system was analyzed separately from one another, and it is estimated that up to 768 units could be added to Virginia City and/or 710 units could be added in Gold Hill. It should be noted that even though these estimates are provided in the unit of single-family residences (SFR), other land uses (e.g., commercial, industrial) can be added to the system. Projected water demands for these uses should be divided by the SFR water demand factor of 0.3 AF per unit to account for the number of “units” the proposed development represents in overall system capacity accounting.

CHAPTER 3: FUTURE DEMANDS AND WATER MANAGEMENT

The purpose of Chapter 3 is to estimate potential buildout demands resulting from land development within the Plan Area in the future. This chapter also identifies the impacts to the Storey County Water System at the buildout condition which includes improvements to existing infrastructure and water right holdings. Future utility and water resource planning efforts is also discussed.

Future water demands for the Plan Area were generated from applying water demand factors against parcel size (i.e., acreage) or unit counts using designated land uses as of December 2020. The areas analyzed were:

- The Comstock,
- VC Highlands,
- Mark Twain, and
- American Flat.

Table ES-2 provides an accounting of the projected number of units or acres which can be developed in each sub-area.

Table ES-2: Vacant Parcel Land Use

	Comstock	Highlands	Mark Twain	American Flat	Total
Single-Family Residential (ERUs)	293	607	74	-	974
Multi-Family Residential (ERUs)	21	-	-	-	21
Commercial (Acres)	132	-	-	-	132
Industrial (Acres)	19	-	4,327	252	4,598
Forestry (ERUs)	11	-	23	31	65
Special Planning Zone (parcels)	74	-	-	-	74

Utilizing water demand factors based on the existing system or similar areas in the region, estimated water demands were estimated at the buildout condition for each sub-area. A summary of these estimates is shown below in Table ES-3.

Table ES-3: Plan Area Water Demands

Area	Existing Demand (AFA)	Additional Demand (AFA)	Buildout Demand (AFA)
Comstock	221	456 ⁱ	677 ⁱ
Highlands	176	182	358
Mark Twain	100	4,875	4,975
American Flat	4.5	291	296
Total	502	5,804	6,306

i - Includes 105.3 AFA for Silver City

To supply the volume of water that will be required to meet maximum day demands of the entire Plan Area at buildout, the County will need to have sufficient conveyance capacity in their water system infrastructure as well as have the volume of water rights needed to provide almost 7,000 acre-feet of water on an annual basis. Farr West developed improvement project(s) for each water system need in the future to provide a picture for what the connection or development of specific areas will have on the current system. Per the findings of this chapter, the County will need to invest between \$5.7 and \$127 million dollars in water system improvement projects in order to maintain system compliance and supply water to new areas (e.g., Highlands, American Flat, Mark Twain).

Table ES-4: Water System Projects

Project	Probable Costⁱ
Existing System Deficiencies	\$6.0 M
Comstock Service Area Buildout	\$12.4 M
Comstock Service Area Buildout + American Flat Buildout	\$27.7 M
Comstock Service Area Buildout + Mark Twain Ex. Residents Only	\$53.4 M
Comstock Service Area Buildout + Highlands Ex. Residents Only	\$95 M
Comstock Service Area Buildout + Highlands Buildout	\$126 M

i – All costs are presented in 2021 dollars and are Class 5 per AACEI (Association for the Advancement of Cost Estimating International)

In addition to constructing the infrastructure necessary to provide water service at buildout, the County will need to maintain or acquire a sufficient volume of water rights to be able to serve the number of connections projected at buildout. At the most extreme condition where the County Water System is expanded to provide service to meet the buildout demands of the Highlands, Mark Twain, and American Flat in addition to the buildout demands of the Comstock, the volume of water rights needed would be 6,911 AF. If the County were to only provide water service to the existing Comstock area, this total is reduced to 2,178 AF.

This chapter also evaluated additional water sources which may be available to the County in the future. While the new external sources are unlikely to be connected in the near term (i.e., 10 years) it is important to document every option in the case that economic, political, or system conditions change, and the viability of these sources is altered. Additionally, by implementing a proactive approach to water management planning, Storey County will ensure a reliable and resilient water utility well into the future to meet the needs of its residents and businesses.

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INTRODUCTION

1.0 PURPOSE

The purpose of this Water Resource Plan (Plan) is to provide Storey County (County) with a documented plan and policy related to the County's ability to provide a sustainable water supply to its customers even during periods of extended drought. This Plan also addresses the requirements of Nevada Revised Statute (NRS) Chapter 287 as amended by Senate Bill (SB) No. 150 (2019) to require governing bodies to develop and maintain a water resource plan by 2029.

2.0 BACKGROUND

On January 21, 2020, the Storey County Board of County Commissioners awarded a contract to Farr West Engineering to prepare a Water Resource Plan. This Plan is separated into three chapters, with each addressing a specific component of the Plan as follows:

- Chapter 1 – Water Demands, Sources, and Management
- Chapter 2 – Source Water Reliability and System Capacity
- Chapter 3 – Future Demand and Water Management

3.0 SCOPE OF WATER RESOURCE PLAN

Storey County is located in the Western portion of Northern Nevada. The County is bordered by Washoe County to the west and north and Lyon County to the east and south. The County is a mountainous area which sits above the Reno metropolitan area and is bounded by the Truckee River to the north. There are eight distinct land use areas in the County including Comstock (Virginia City, Gold Hill, and American Flat), Highlands (Virginia City Highlands and Highland Ranches), Lagomarsino, Lockwood-Mustang, McCarran, Painted Rock, Northeast, and Mark Twain. The County is considered rural but includes areas with high-tech industry.

3.1 PLAN AREA

This Plan will focus on the populated areas of Virginia City, Gold Hill, American Flat, Virginia City Highlands, Highland Ranches, and Mark Twain Estates in the southern portion of the County (Plan Area). A map of the Plan Area is provided in Figure 2. The major water supply for this portion of the County is supplied by the Marlette Lake Water System (Marlette System). The Marlette System is owned and operated by the State of Nevada (State). Pursuant to Nevada Revised Statute (NRS) 331.160, the Public Works Division (NPWD) is responsible for the supervision and administration of the system which includes transmission and storage of water in Carson City, Washoe County, and Storey County. The Marlette System provides water to the County for customers in Virginia City, Gold Hill, and American Flat. The County also delivers water to residents of Silver City which is in Lyon County. The remaining populated areas within the Plan Area are supplied by individual domestic wells.

Because the County does not provide water service in other portions of the County, those areas are outside the scope of this Plan. In the future, it is anticipated that the Canyon General Improvement District (GID) and the Tahoe Reno Industrial GID (TRI GID) will complete similar water resource plans which can be considered for potential incorporation into this Plan as Appendices.

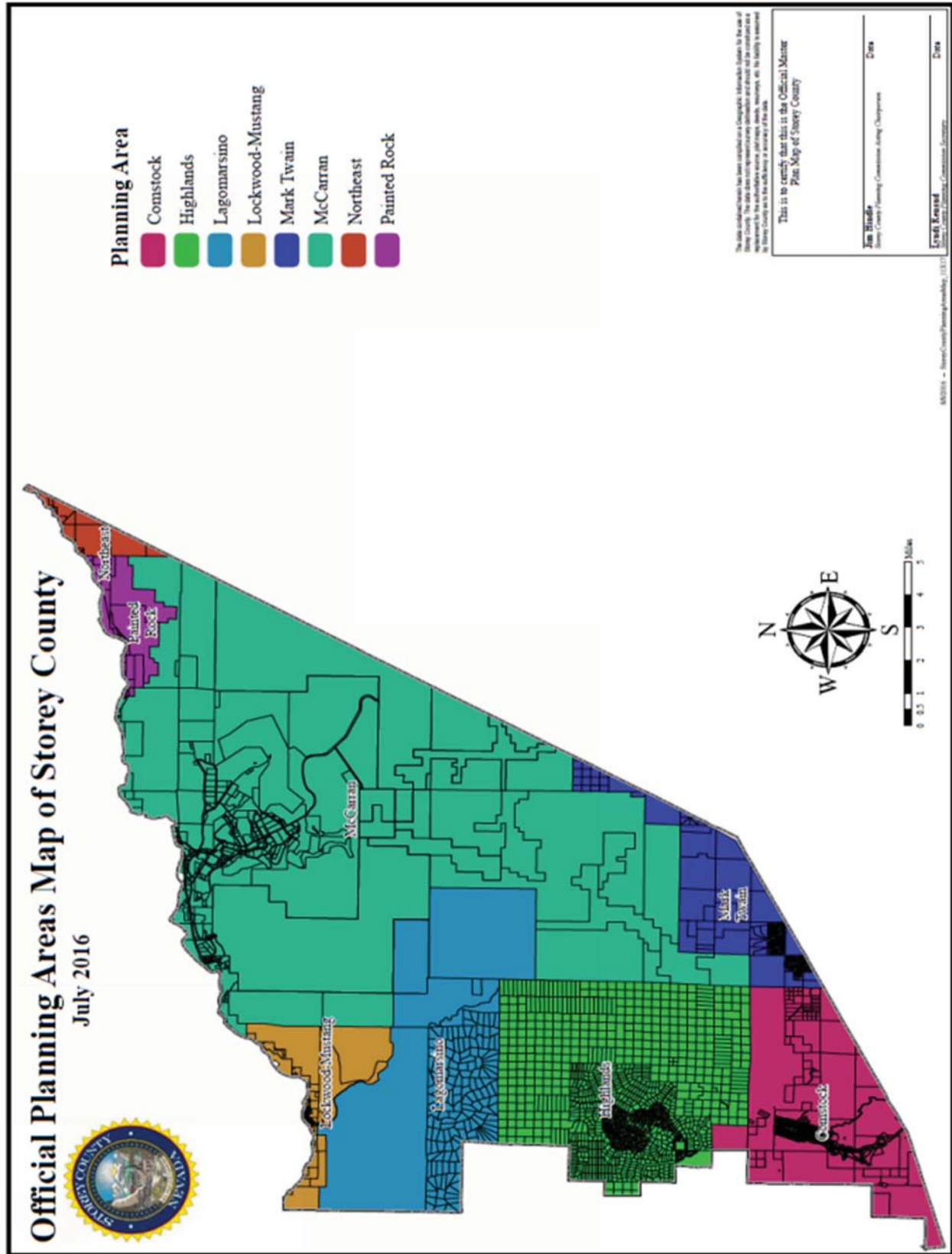
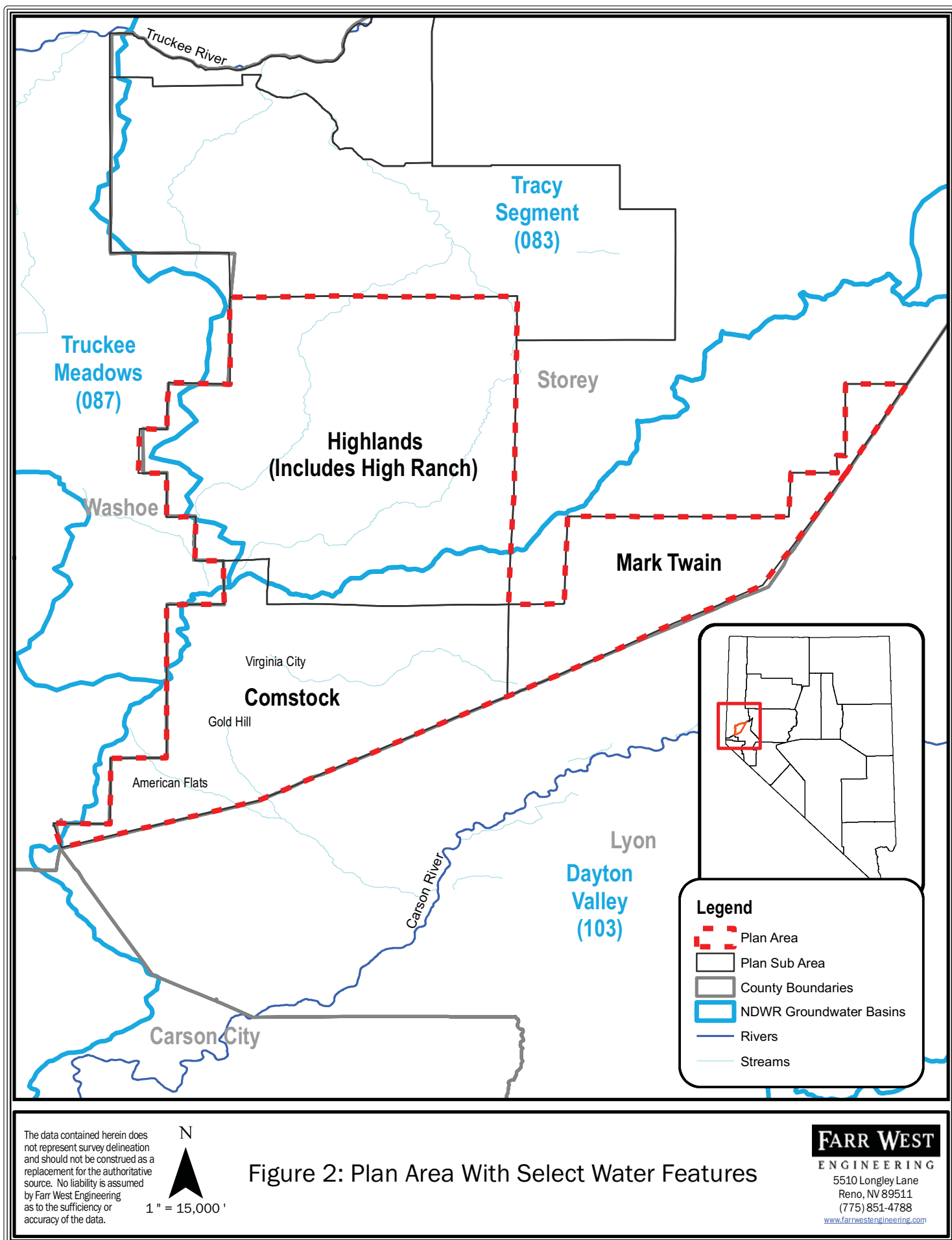


Figure 1: Storey County 2016 Master Plan Planning Areas



3.2 NEED FOR A WATER RESOURCE PLAN

The County does not own the water rights to what is currently its only water supply. In addition, the contract between the County and the State for continued delivery of water from the Marlette System is currently being negotiated for renewal. This Plan will review current water demands within the Plan Area and project water demands into the future based on buildout scenarios. This analysis will assist the County in determining the amount of water which may be needed to serve customers in the future and ensure that there are adequate supplies to do so.

This Plan is the County's first water resource plan, and it is recommended that this Plan be updated every five to ten years to address issues due to potential changes in Nevada water law, economic growth, land use planning, water quality, and water quantity. Additionally, NRS 278.0228 requires that governing bodies update their water resource plan no less than every ten years. This Plan will provide the basis for future updates and help guide the County in decisions related to water resources including future investments in the water system and water sources.

The County completed its Master Plan in 2016. The 2016 Master Plan states, "Nearly every community in the county is faced with water supply challenges." Water resource planning is tied directly to master planning efforts, and these two planning efforts are intended to complement each other. Information from the 2016 Master Plan was used in this Plan.

CHAPTER 1: WATER DEMANDS, SOURCES, AND MANAGEMENT

1.0 PURPOSE

The purpose of this chapter is to summarize current water demands, water sources and water management strategies within the Plan Area. As described in the Introduction, the Plan Area consists of the populated areas in the southern portion of the County including Virginia City, Gold Hill, American Flat, Virginia City Highlands, Highland Ranches and Mark Twain Estates and is shown on Figure 2. The Storey County Water System currently serves customers in Virginia City and Gold Hill and delivers water to Silver City in Lyon County. Other communities within the Plan Area rely on individual wells to meet demands. This chapter presents an analysis of current water uses and demands to establish estimates and assumptions which will form the basis for the Plan.

2.0 SUMMARY OF COMMUNITIES

The Comstock Area, located at the southern end of the County, includes Virginia City, the Divide, Gold Hill and American Flat. This area was originally developed in the late 1800s and considerable measures are employed to maintain the rich historical character while promoting business, tourism, and the rural Nevada lifestyle. The Highlands Area, located north of the Comstock, is a residential estate community surrounded by undeveloped lands. This is a rural community which is relatively close to the conveniences of the Reno metropolitan area. There are no commercial uses within the Highlands. The Mark Twain Area is also a residential estate community surrounded by undeveloped lands and is at the southern border of the County. Mark Twain abuts Lyon County and is near the growing suburban area of Dayton.

2.1 STOREY COUNTY WATER CUSTOMERS

The County currently serves approximately 803 metered customers. The majority of customers (666) are within Virginia City, 51 within Gold Hill, and 86 are within Silver City. The County serves approximately 207 commercial customers and the remaining 596 are residential.

2.2 ESTIMATED POPULATION WITHIN PLAN AREA

The County's 2016 Master Plan includes a population summary based on data from 2014. This information is reproduced in Table 5 below along with an estimate of current population provided by the State Demographer. The population estimate for Storey County for 2019 was 4,258. The Demographer also provides estimates for Gold Hill and Virginia City. The 2019 population of the other areas in Table 5 were estimated based on the Demographer's information and 2014 population estimates from the 2016 Master Plan. The estimated population of the Plan Area is 3,346 persons.

Table 5: Current Population and Household Size

Area	2014	2019
Storey County	3,974	4,258
Gold Hill	201	206
Virginia City	832	904
Highlands	1,398	1,498
Mark Twain	689	738
Lockwood/River	979	1,049
Household Size	2.1	2.1

ⁱ Sources: (Storey County, 2016); (Demographer, 2020)

3.0 WATER RESOURCES

The major water supply within the Plan Area is the Marlette Lake Water System (Marlette System). The Marlette System is owned and operated by the State of Nevada (State). Pursuant to Nevada Revised Statute (NRS) 331.160, the Public Works Division (NPWD) is responsible for the supervision and administration of the system which includes transmission and storage of water in Storey County, Carson City, and Washoe County. Currently, Carson City and Storey County are the only two customers of the Marlette System.

The Marlette System provides water to the County to supply customers in Virginia City and Gold Hill. The County also delivers water to Silver City located in Lyon County. The remaining populated areas are supplied by individual domestic wells.

4.0 WATER RIGHTS IN NEVADA

The Nevada Division of Water Resources (NDWR) is the regulatory authority for water rights in the State of Nevada. The Nevada State Engineer (NSE), as head of this division, approves or denies water right applications, establishes limitations to water usage and manages dam safety operations within the State.

4.1 WATER RIGHT PRIORITY AND APPROPRIATION STATUTES AND REGULATION

The legal process to acquire water rights and transfer those rights to the subject property is defined by Nevada Revised Statutes (NRS) Chapters 533 and 534, Nevada Administrative Code (NAC), and internal office policy. All water, whether above or below the surface of the ground is owned by the public. Nevada water right law is based on the prior appropriation doctrine, otherwise known as “first in time, first in right.” By filing an application to appropriate through the office of the Nevada State Engineer (NSE), surface water resources have been appropriated since 1905 and groundwater resources in Nevada have been appropriated for use since 1939. The priority date assigned to each water right establishes what water rights can be exercised from a source depending on available water at a given time.

Another pillar of Nevada water right law is the concept of beneficial use. Beneficial use is the basis, measure, and limit to the water right. This means that only the portion of the water right that can be used beneficially is established as the perfected, or certificated water right. To allow water right owners flexibility to place their rights to beneficial use, there is a process to change or move the permitted location of these water rights to meet project demands. Furthermore, if the beneficial use of the right was initiated prior to the 1905 or 1939 appropriation dates for surface water and groundwater, respectively, those rights are deemed vested water rights and are thus more senior than rights appropriated after 1905 or 1939.

For general purposes, statutes for groundwater rights and surface water rights are in separate chapters in the NRS. While these rights have generally been administered separately, current legislative actions have established conjunctive use management requirements that the Nevada State Engineer must adhere to. For

the purposes of this Plan, we will consider groundwater rights and surface water rights separate, though long-term water right management should consider future conjunctive use implications.

4.2 NEVADA STATE ENGINEER REGULATORY ACTIONS

Dayton Valley and the Tracey Segment Hydrographic Basins are within the Plan Area. The NSE has designated both groundwater basins under Orders 471 and 688 in Dayton Valley and Order 705 in the Tracey Segment. These designation Orders provide the NSE additional regulatory tools to manage groundwater appropriation such as designation of preferred/non-preferred uses and processing applications out of filing order.

The Dayton Valley Hydrographic Basin is considered over-appropriated. NSE Ruling 5823 established the perennial yield between 8,000 and 20,000 acre-feet annually (AFA) and approximately 24,495 AFA are currently appropriated. The Tracey Segment Hydrographic Basin is nearing the perennial yield of 11,500 AFA according to NSE Ruling 5747, with approximately 11,230 AFA appropriated. For planning purposes, the ability to obtain new appropriations for groundwater in either hydrographic basin is considered limited.

4.3 WATER RIGHT OWNERSHIP

Water rights in the Marlette System have been held by different parties over the years. Reports of Conveyance which update water right ownership must be submitted to NDWR, and deeds that transfer ownership are recorded in the respective County Recorder's office. Water right ownership processes are important to understand especially as the County does not own the water rights to the Marlette System. Currently, the State owns all water rights associated with Marlette System approved for use within the County which are described below. Each of the water rights owned by the State defines the place of use as Virginia City, Gold Hill, Silver City, and Carson City. Prior to the State being able to deliver water to locations not currently included as the place of use, an application to expand the place of use would have to be submitted and approved by the NSE.

5.0 MARLETTE WATER SYSTEM

The Marlette System dates back to the 1870's and includes several water sources. The following is a summary of the Marlette System sources and water rights.

5.1 FRANKTOWN CREEK DECREE

The Franktown Creek Decree defines the water rights to streams on the eastern slope of the Sierra Nevada Mountains which are associated with the Marlette System. The decree is the result of a 1951 petition by the Franktown Creek Irrigation District to the State Engineer to determine the relative rights of claimants to the waters of Franktown Creek. At the time of the decree, the water rights to the Marlette System were held by Marlette Lake Company. The decree states that the water source for Marlette Lake Company is, "Hobart Creek (tributary to Franktown Creek) and certain waters in the Franktown Creek Watershed proper having sources in the eastern slopes of the Sierra Nevada Mountains at and above Red House" (Franktown Creek Decree, 1961). The decree also states that the Marlette Lake Company had the right to store water in the 110-acre foot Hobart Reservoir. Water stored in Hobart Reservoir is released to supplement flows in the natural channel. The amount of the Claim was limited to 10 cubic feet per second (cfs) based on the capacity of the flumes downstream from Red House (Affirmation, 1963). This water right is described as Franktown Decree Claim V-02419 and is deemed "vested" since the beneficial use of this water right was initiated prior to March 1, 1905. The specific priority and volume for these rights will be determined in the future should Franktown Creek undergo an adjudication.

5.2 MARLETTE LAKE WATER RIGHTS

Marlette Lake was originally constructed in 1873. A tunnel was constructed through Herlan Peak to connect Marlette Lake to Franktown Creek and Hobart Reservoir. Marlette Lake had an initial capacity of about 3,400 acre-feet (AF) when it was constructed in 1873. The dam was subsequently raised to its current height in 1959 to bring the capacity to approximately 11,500 AF. Prior to purchase by the State, discussed further below, there were no documented water rights associated with Marlette Lake as the original construction pre-dated the statutory requirements to file an application. Marlette Lake water rights are currently subject to an agreement between the State's Building and Grounds Department and Nevada Department of Wildlife. The agreement limits annual diversions to maintain a minimum water surface elevation necessary for spawning of the for the Lahontan Cutthroat Trout and could impact water resource availability should the County require water from Marlette Lake in any given year.

5.3 MARLETTE SYSTEM SURFACE WATER RIGHTS

In 1963, Marlette Lake Company sold all property, water rights, easements and improvements associated with the Marlette System to the State. This included Marlette Lake, all water rights included in the Franktown Creek Decree (i.e., waters above Red House Diversion Dam and Hobart Lake), Five Mile Reservoir and waters of Mill Creek, Tunnel Creek and others draining into the North Flume. Following the purchase of these rights, the State filed additional water right applications. A summary of these water rights is provided in Table 6.

Table 6: Marlette System Water Rights

Owner of Record	App	Cert	Priority Date	App Status	Source	Source Description	Type of Use	Div. Rate (cfs)	Duty (AFA/S)	AF Storage
Marlette Drainage										
Nevada Building and Grounds Division	24877	8855	1/22/1969	Certificate	Stream	Marlette Creek and Lake	Municipal	0.000	90.79	3,000
Nevada Building and Grounds Division	30896	--	12/8/1976	Permit	Stream	Marlette Creek and Lake and Tributary	Municipal	0.000	3,000.00	0
Hobart Drainage										
Nevada Building and Grounds Division	24876	8801	1/22/1969	Certificate	Underground	Tunnel	Municipal	0.710	514.00	0
Nevada Building and Grounds Division	30895	10786	12/8/1976	Certificate	Underground	Tunnel	Municipal	0.836	631.89	0
Nevada State Lands Division	V02419	--	1/8/1871	Decree	Stream	Hobart Creek	Municipal	10.000	7,240.14 ⁱ	-

i – Not to exceed. Volume not specified in Franktown Decree.

5.4 CONTRACT BETWEEN STATE OF NEVADA AND STOREY COUNTY

As described in this section, all water rights for the Marlette System are owned by the State and administered by NPWD. The State has provided water to Storey County since 1963. Historically, the State has entered into 10-year contracts with the County for delivery of Marlette System water. This is currently the only supply available to County water customers located in Virginia City, Gold Hill, and Silver City. Currently, the County and the State are negotiating a new contract. While this occurs, the entities have agreed to operate under the terms of the prior contract dated October 23, 2002 (2002 Contract).

The 2002 Contract includes a table summarizing the maximum amount of raw water to be supplied to the County each year through 2021. A portion of this information is reproduced in Table 7. It is important to note that this is for illustrative purposes only and does not represent any indication of current negotiations between the State and County.

Table 7: County Delivery Limits per 2002 Contract (Supply Contract, 2002)

Year	June, July, Aug., & Sept. Daily Peak Limit (gallons per day)	Remaining Month Daily Peak Limit (gallons per day)	Annual Use Limit (acre-feet)
2015	833,500	533,500	448.2
2016	846,500	546,500	456.1
2017	859,500	559,500	464.0
2018	872,500	572,500	471.9
2019	885,500	585,500	479.8
2020	898,500	598,500	487.7
2021	911,500	611,500	495.6

6.0 WATER RIGHTS WITHIN STOREY COUNTY

There are other water users within the southern portion of Storey County which rely on water rights to groundwater, springs, and small streams. These water rights are currently not permitted for municipal purposes and are instead for use by individuals or companies for mining and milling, stock water, irrigation, environmental, domestic, and quasi-municipal purposes. A more specific study or analysis is needed to determine if these rights may be available to the County for M&I uses in the future.

6.1 TRACEY SEGMENT WATER RIGHTS

The County is listed as the owner of two groundwater rights within the Tracey Segment Hydrographic Basin. These water rights are permitted for use in the Canyon General Improvement District (GID)¹ water system, although the GID maintains a separate holding of rights which are used to provide service to its non-County facility customers. Permit No. 80870, and Permit 50553, Certificate No. 18224 are for quasi-municipal and domestic uses to support County facilities and uses within the GID service area. These water rights represent approximately 48.5 AF in two production wells. For planning purposes, the balance of water rights above what is being used to support County facilities in the GID service area could be transferred to another location within the Tracey Segment Hydrographic Basin. A more specific study or analysis is needed to determine the exact balance of these rights that may be available to the County for use in the basin.

¹ The canyon GID is outside of the Water Resource Plan study area.

6.2 DAYTON VALLEY WATER RIGHTS

A review of water rights appropriated by Storey County in the Dayton Valley Hydrographic Basin indicates four previous applications, which have been cancelled or denied, that sought water rights to support fire protection and storage for treated effluent. The applications and permits contain limited information as to the nature of the cancellation or denial, but several attempts to appropriate water since the 1980s may indicate a need for this water.

Recommendations for applying for and permitting water rights to support fire protection needs and distribution of treated effluent will be developed in subsequent chapters.

6.3 DOMESTIC GROUNDWATER USE

A water right is not required for a domestic well to serve a single-family dwelling. Groundwater use for domestic purposes is not to exceed 2 AF per year. There are portions of three hydrographic basins within the Plan area including Tracy Segment, Dayton Valley and a small portion of the Truckee Meadows as shown in Figure 2. NDWR documents the number of domestic wells within each groundwater basin and then estimates domestic use at 1 AF per year for each domestic well. Based on current County GIS data, the number of single-family residences with a domestic well within the Plan area was determined, and the same assumption of 1 AF per year for each domestic well was applied. Table 8 summarizes the volume of committed groundwater resources associated with domestic wells² (i.e., 2 AF per domestic well) and the estimated volume pumped for the entire basin and for the portions within the Plan area.

Table 8: Domestic Pumpage Estimates

Basin	NDWR Values for Basin ⁱ		Plan Area Estimates ⁱⁱ	
	Committed Volume (AF)	Estimated Annual Use (AF)	Committed Volume (AF)	Estimated Annual Use (AF)
Dayton Valley	3,012	1,506	744	372
Tracy Segment	1,460	730	1,064	532
Truckee Meadows	3,498	1,749	80	40

ⁱ This information is based on the Water Year 2017 Pumpage Inventories for the Dayton Valley, Tracy Segment and Truckee Meadows Hydrographic Basins.

ⁱⁱ The Plan Area estimates are based on a query of the NDWR Well Log Database dated November 15, 2019 and downloaded from the NDWR website on February 26, 2020 along with Storey County assessor parcel data.

² Domestic wells are exempt from water right permitting requirements in the State of Nevada unless the maximum demand of the user exceeds 2 acre-feet annually.

7.0 WATER PRODUCTION AND FACILITIES

As described above, the County's primary water source is surface water which originates from the Marlette System which consists of two reservoirs, several catchment basins, and a diversion dam on Hobart Creek at Red House. The current capacity of the flumed pipe diverting water at Red House Dam is about 7 cfs. From the Red House Division Dam, the pipe discharges to the Lakeview Tank. At this location, water can be directed towards Carson City or Storey County.

7.1 STOREY COUNTY WATER SYSTEM FACILITIES

Water for the County is delivered through a seven-mile inverted siphon which transitions to a pipeline. The County's ownership of the system begins at the location where the siphon crosses under Interstate 580 at Lakeview, north of Carson City. The transmission line discharges to the Five-Mile Reservoir and/or the Five-Mile Tank. The transmission main from the Lakeview Tank to Five-Mile is currently operated at a flow rate up to 320 gallons per minute³ (gpm). During normal operations, the transmission line discharges directly to Five-Mile Reservoir which fills the tank or continues northeast to the Bullion Tank then through the water treatment plant at the south end of Virginia City.

The water treatment plant is a filtration plant used to meet surface water treatment requirements and has a capacity of 1.2 MGD⁴. The treated water is then pumped into the Hillside storage tanks. From the Hillside tanks, the water flows directly into the distribution system and can also fill the Taylor Tank and Divide Tank. Water from the Divide Tank is used to supply Gold Hill and also fills the Silver City Tank to supply the community of Silver City.

7.2 STOREY COUNTY SYSTEM DEMANDS

Within the County's system, water flows are metered at numerous locations that can be considered when analyzing the system demands. For the purpose of this Plan, water meter data for deliveries to the County's system at the Lakeview Tank (source), water treatment plant and customer service connections (end user) were reviewed and analyzed.

7.2.1 Raw Water Delivery

Raw water from the Marlette System is measured by a flow meter at the Lakeview Tank. The County is billed for raw water provided by the State based on readings at this meter. Table 9 summarizes raw water deliveries to the County during 2016 through 2019. During this time, the County used an average of approximately 221 AF per year.

³ If 320 gpm were to be delivered continuously, this would be equal to approximately 516 AFA. The maximum capacity of the siphon is estimated at 738 gpm (1,190 afa) but the flows are throttled down with valves below the Lakeview Tank.

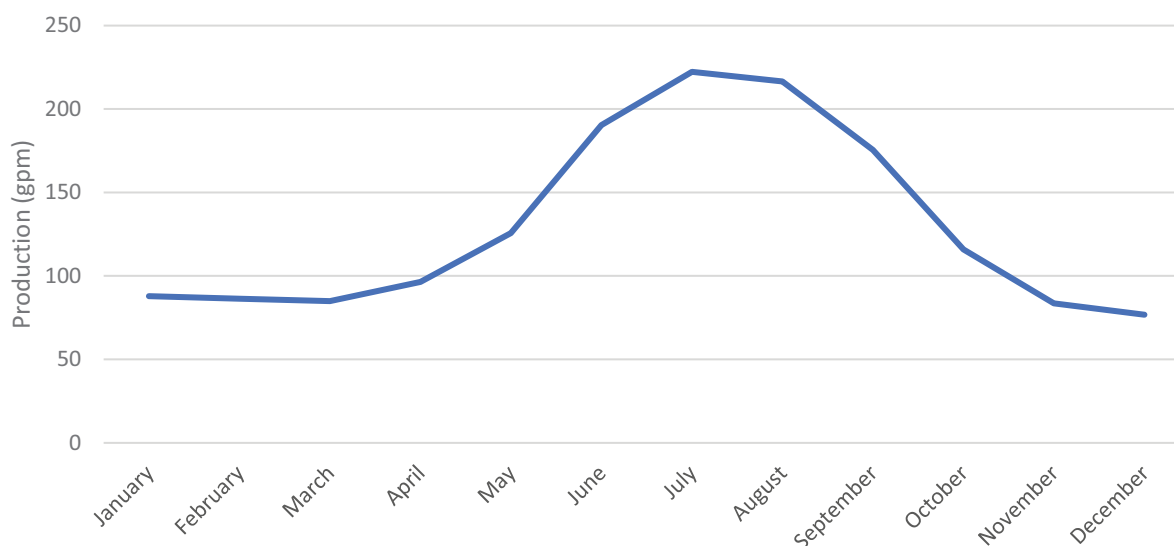
⁴ Based on design capacity flow rate of 875 gpm.

Table 9: Monthly Raw Water Deliveries (Acre-Feet)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2016	12.3	11.2	13.3	14.3	16.8	26.7	34.5	30.9	27.3	16.9	11.6	12.0	227.7
2017	11.9	11.1	13.0	11.3	18.0	30.5	33.1	31.4	25.3	16.8	13.2	18.4	234.0
2018	11.7	7.5	13.0	14.4	19.4	27.7	31.8	34.2	25.8	18.6	11.4	9.6	225.1
2019	9.0	9.4	9.9	10.6	18.9	23.6	28.1	27.0	23.1	16.5	11.8	9.1	196.9
Avg.	11.2	9.8	12.3	12.6	18.2	27.1	31.8	30.9	25.4	17.2	12.0	12.3	220.9

7.2.2 Water Treatment Plant Production

The water treatment plant was constructed in 1997 and consists of three filters. Figure 3 shows the monthly average flow rate through the water treatment plant during 2016 through 2019. The average production at the treatment plant during this time period was 210 AF per year which equals an average flow rate of 131 gpm. The monthly average treatment plant flows also provide the seasonal demand curve. This seasonal demand curve is typical and shows increased system demand during warmer months when yard irrigation occurs and tourist activity increases. Reduced demand occurs during the cooler, non-irrigation months when tourism slows off its summer and fall peak. Maximum summer production is 2.9 times greater than minimum wintertime production.

**Figure 3: Monthly Average Water Treatment Plan Production (2016 – 2019)**

7.2.3 Customer Meter Records

Deliveries to the majority of customers in the County's systems are metered. Currently, the County Public Works shop and the sewer treatment plant are not metered. Table 10 through Table 12 summarizes the daily average and maximum water use, in addition to the flow rate, based on monthly customer records provided by the County for 2018 through 2021. The average demand during this time period was approximately 153,100 gallons per day, or 106.3 gpm. Residential customers accounted for 60 percent of this demand, at 92,800 gallons, or 64.5 gpm, on average. Commercial customers accounted for the other 40 percent at 60,300 gallons, or 41.8 gpm, on average. There was approximately 25 percent of the non-peak daily flow limit from the Marlette System, in 2020.

Between 2018 and 2021, the average maximum day demand was 284,110 gallons per day, or 197.3 gpm. This was approximately 30 percent of the summertime daily flow limit from the Marlette System, in 2020. Residential customers used 167,600 gallons of maximum day demand, on average, or 116.4 gpm. Commercial customers used 116,500 gallons of maximum day demand, equating to 80.9 gpm, on average.

Table 10: Residential Customer Demand

Year	Daily Average		Maximum	
	Delivery (kgal)	Flow Rate (gpm)	Delivery (kgal)	Flow Rate (gpm)
2018	88.0	61.1	177.5	123.3
2019	84.1	58.4	158.6	110.1
2020	95.4	66.2	154.4	107.2
2021	103.8	72.1	179.9	124.9
Average	88.0	61.1	177.5	123.3

Table 11: Commercial Customer Demand

Year	Daily Average		Maximum	
	Delivery (kgal)	Flow Rate (gpm)	Delivery (kgal)	Flow Rate (gpm)
2018	55.6	38.6	102.6	71.3
2019	53.1	36.9	96.3	66.9
2020	62.1	43.1	122.4	85.0
2021	70.2	48.8	144.6	100.4
Average	55.6	38.6	102.6	71.3

Table 12: Total Customer Demand

Year	Daily Average		Maximum	
	Delivery (kgal)	Flow Rate (gpm)	Delivery (kgal)	Flow Rate (gpm)
2018	143.7	99.8	280.2	194.6
2019	137.2	95.3	254.9	177.0
2020	157.5	109.4	276.8	192.2
2021	174.0	120.9	324.5	225.3
Average	143.7	99.8	280.2	194.6

7.3 WATER DEMAND FACTORS

Water demands for a system are typically presented in four ways:

- Average Annual Demand (AAD),
- Average Day Demand (ADD),
- Maximum Day Demand (MDD), and

- Peak Hour Demand (PHD).

For the purposes of this Plan, system water demand factors are based on the WTP flow meter data. As stated above, the average production at the WTP, or AAD, was 210 AF per year. Therefore, the average flow rate (ADD) during the study period of 2016 through 2019 was 131 gpm. Based on the monthly flow data provided, the daily flow during the maximum month was 1.75 times greater than the average day flow. Because daily data are not available, a more conservative peaking factor of 2.0 is used for this Plan. PHD is also based on an assumed PHD peaking factor of 4.0 x ADD. Table 13 summarizes the system demands which will be used in this Plan.

Table 13: System Demands

System Demand	Demand Volume or Flow	Peaking Factor
AAD	210 AF per year	N/A
ADD	131 gpm	N/A
MDD	262 gpm	2.0 x ADD
PHD	524 gpm	4.0 x ADD

Based on the customer meter analysis presented in Section 7.2.3, the average water consumption for residential customers is 0.17 AF per year while commercial customers average 0.33 AF per year. An average connection demand of 0.30 AF (0.19 gpm or 268 gpd) per residential connection and 0.50 AF (0.31 gpm or 446 gpd) per commercial connection will be used in this Plan to estimate future water demands.

7.4 UNACCOUNTED FOR WATER

Unaccounted for water (UAFW) is the difference between the quantity of water purchased/produced and the quantity of water delivered to customers or billed. UAFW is not the same as water loss, as losses are only a component of UAFW. Figure 4 shows the percentage of revenue water which is the counterpart to UAFW and is calculated by dividing the customer meter volume by raw water deliveries. From 2016 through 2019, revenue water fluctuated between 65 and 75 percent on an annual basis, with a non-weighted average of 70 percent.

There are numerous factors that can contribute to UFAW or non-revenue water including waterline leaks, evaporative losses at Five-Mile Reservoir⁵, process losses at the water treatment plant, system flushing, unmetered connections, fire hydrants and unmetered construction water usage. The Divide Reservoir¹, which holds 1.5 million gallons of treated water and is used for fire protection, is another connection which is not metered. The Divide Reservoir is located in Virginia City and is on an automatic fill which regularly offsets evaporation, and larger refills occur following use for fire protection. In addition, during the period of 2016 through 2019, several large construction projects took place including a sewer system improvement project, a water main extension/replacement project and construction of the courthouse parking lot with retaining walls. All of these would contribute to the volume of unmetered or unbilled water. It is recommended that the County pursue a comprehensive water loss analysis or audit to confirm the primary contributor(s) to system non-revenue water and reduce this volume below 15 percent of all water purchased from the Marlette Water System.

⁵ Average annual evaporative losses at the Five-Mile and Divide Reservoirs are estimated at 1.24 and 0.74 acre-feet, respectively. Combined, these losses make up less than one percent of average annual raw water deliveries.

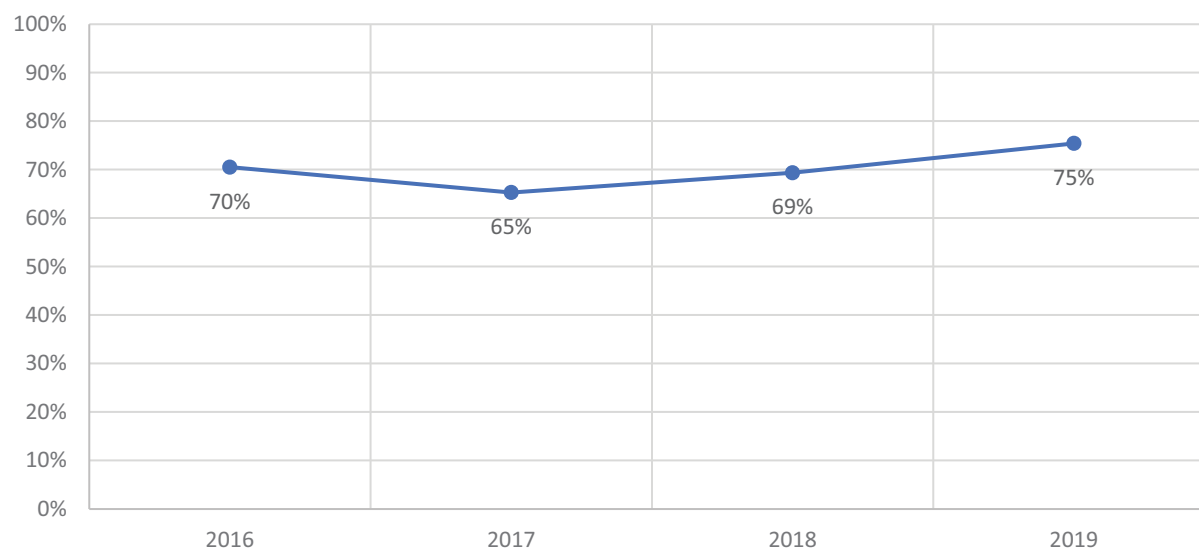


Figure 4: Annual Percentage of Revenue Water

7.5 WATER STORAGE FACILITIES

The County uses non-potable and potable water storage facilities to operate the water system. Table 14 summarizes the capacity of each of the tanks and reservoirs in the County's System. The potable water tanks are designed to provide operational, emergency and fire storage (see NAC 445A.6674 through 6675); however, the Divide Reservoir is used to store water for wildland fire protection purposes only. Additional information and analysis regarding the benefit of water storage is provided in Chapter 2.

Table 14: Water Storage Facilities

Tank	Raw/Potable	Operational Capacity (gal)
Five Mile Reservoir	Raw	5,600,000
Five Mile Tank	Raw	500,000
Bullion Tank	Raw	1,400,000
Total Raw Water Storage =		7,500,000
Hillside Tank No. 1	Potable	500,000
Hillside Tank No. 2	Potable	500,000
Taylor Tank	Potable	200,000
Divide Tank	Potable	115,000
Silver City Tank	Potable	160,000
Total Potable Water Storage =		1,475,000
Divide Reservoir ⁱ	Potable	1,552,000

ⁱ The Divide Reservoir is located at the south end of Virginia City. The reservoir is filled with potable water; however, it is currently only used for wildland fire protection purposes only and does not contribute to system storage volumes.

CHAPTER 2: SOURCE WATER RELIABILITY

1.0 PURPOSE

The purpose of this chapter is to assess the availability, capacity and quality of each water source used within the Plan Area as shown on Figure 2. Additionally, this chapter identifies risks associated with each source and provides strategies to mitigate those potential threats. This chapter also includes an analysis of remaining capacity of Storey County Water System facilities.

2.0 WATER RESOURCE AVAILABILITY AND MANAGEMENT

Water resources within the Plan Area are less than current demand. The County lies in the rain shadows created by the Sierra Nevada Mountains and the Virginia Range. Average annual precipitation in the Plan Area is approximately 12.5 inches per year based on a Western Regional Climate Center station located in Virginia City (WRCC, 2020). Annual recharge of area aquifers is limited due to inadequate elevation of the Plan Area and adjoining areas for significant recharge. The primary source of recharge occurs within the upslope mountain block and is attributed to snowpack melt and infiltration from winter storms. Recharge from drainages can provide an additional source of recharge depending on the slope and soil permeability. The Highlands is dependent on local recharge within the mountain block without significant impact from adjoining areas. The Mark Twain area water resources are impacted by mountain block (“upslope”) recharge, recharge conveyed by drainages and the Carson River watershed.

As a result of significant mining activities in the second half of the 19th century, an external water source was brought in to supply domestic and mining uses. This source of water is surface water, supplied by the Marlette Water System from the eastern slope of the Sierra in the Tahoe Basin and is conveyed through a reverse siphon transmission pipeline for approximately 7 miles. This section of the Plan will address the availability of water and current management practices for these existing resources.

2.1 ESTIMATED USE WITHIN PLAN AREA

Recent water use in the Plan Area is estimated to be 1,157 AF per year. Of this volume, 221 AF is raw water from the Marlette System used to serve Virginia City, Gold Hill, and Silver City. The remainder is unmetered groundwater used by private domestic wells. Utilizing a consumption rate of 1 AF per domestic well it is estimated that 588 AF is pumped in the Highlands, 333 AF in Mark Twain, and 15 AF in the American Flat area.

2.2 SURFACE WATER

The annual volume of water available under the Franktown Decree to NPWD is approximately 7,200 AFA. Based on the information in Chapter 1, the County can use up to 487.7 AF during 2020. This is more than double the County Water System’s current demand. Because water from the Franktown Decree can also be supplemented by water stored in Marlette Lake, the Marlette Water System is a very reliable water source for Virginia City, Gold Hill, and Silver City. However, the maximum volume of water available from the Marlette Water System is restricted by transmission pipeline capacity and impacted by annual snowpack, fishery management at Marlette Lake, and operating agreement limits.

Future water demands, including a buildout scenario, will be analyzed as part of this Plan in chapter 3. This analysis will assist the County in determining the future needs within the Plan Area. Due to groundwater limitations described in Section 2.3, the County must pursue amending its Contract with the State to allow delivery of water to American Flat, the Highlands and Mark Twain.

2.3 GROUNDWATER

In total, Storey County overlies portions of six groundwater basins with the Plan Area overlying portions of four basins. Most of the Highlands area lies within the Tracy Segment Basin (083) and the majority of the Comstock and Mark Twain areas lie within the Dayton Valley (103) Basin. Because of limited recharge and water right appropriations exceeding perennial yields, groundwater development within the Plan Area is limited to predominantly domestic wells. Groundwater availability for the wells varies annually depending on precipitation, pumping, and corresponding water in groundwater storage. As identified in the chapter 1, future groundwater development will be discussed for the Plan Area and not the entire County.

The Highlands area currently has approximately 588 domestic wells ranging in screen depths from about 53 to 1,500 feet below ground surface. A significant portion of the wells in the area have been deepened over time as the more wells that are added to the area require a greater amount of groundwater from the aquifer, thus resulting in a lowering of the water table. Extended dry periods including between the period between 2013 through 2015 also generally resulted in less water availability. More specifically, Highlands area residents have experienced drawdown ranging upwards of 240-feet in the past requiring wells to be deepened or replaced.

The United States Geologic Survey (USGS) has been contracted to conduct a study of this area and has presented preliminary data in 2019 and 2020. Initial data indicates that groundwater levels have declined approximately 50 to 165 feet within the past two decades (Smith, 2020) in some areas. The study will also evaluate water level trends in the Highlands, develop water table and water level change maps, characterize the fractured volcanic rock aquifer(s)⁶ hydraulic properties and estimate recharge rates. The resulting 5-year study, expected in 2022, will provide valuable data that will assist the County in water resource planning. The current groundwater availability in the Highlands is inadequate to support current demands and will not be able to support the buildout condition of the existing lots with cost effective wells. Some residents are currently relying on trucked water and private storage tanks. Although the upper elevations of the Highlands watershed may allow for natural recharge, capturing or diverting precipitation from surface water runoff for local recharge is either not allowed⁷ or is already included in determining the perennial yield of the basin and would not result in any additional appropriative right(s). A comprehensive study of the water quality in the Highlands area has not been completed to date, although data which has been made available indicates groundwater in the Highlands can have high concentrations of constituents including, but not limited to total dissolved solids and iron. In fact, most Highlands residents employ some form of filtration treatment technology in their homes for the removal of iron from their domestic well.

The Mark Twain area currently has approximately 333 domestic wells ranging in depths from about 80 to 700 feet below ground surface. The area is proximal to Dayton, Nevada which relies on municipal and domestic production wells that produce groundwater from the same alluvial aquifer. Some wells in the Mark Twain area north of the alluvial basin require wells completed in fractured rock aquifers that are typically more limited in capacity and recharge than the alluvial aquifer. Like the Highlands, extensive water quality data does not exist for this area, although wells adjacent to this area have not meet water quality standards required for community water systems in the past. Residents in this area have experienced wells going dry when the total depth of the well is 170-feet or less.

The Comstock area includes an area commonly referred to as American Flat, which presently supports approximately 15 domestic wells. Currently, a mine and heap-leach facility is located in American Flat. A company purchased residences in the area to house mine workers and guests. Originally, American Flat

⁶ Volcanic rock aquifers are known to offer reduced water storage capacity and provide very limited recharge as compared to aquifers in other geologic units.

⁷ A single surface water permit was found for Long Valley Creek for industrial purposes. Any additional appropriation would need to ensure that this senior right would not be negatively impacted by the proposed use. No surface water rights associated with Lagomarsino Creek were found on the NDWR database.

was part of the County water system and received treated surface water from the Marlette System. In 1964, American Flat was excised from the County water services and is now supported by groundwater through two domestic wells. With a total of 44 domestic wells lying within the Comstock area the amount of groundwater being used is small. Also, hydrogeology characteristics indicate that the costs associated with drilling higher capacity production wells will exceed the benefits that would be realized by developing groundwater resources in this area. Additionally, water quality in the Comstock is suspected to generally not meet drinking water maximum contaminant levels due to hydrothermal mineralization and historic (i.e., 19th century) anthropogenic contamination from mining processes. A current liability for the Storey County Water System is the absence of any formal agreement for providing water service to the community of Silver City (Lyon County). It is strongly recommended that Storey County and Lyon County work together to enter into an agreement which clearly defines Storey County's responsibility(s) to provide water service to future development in Silver City.

Because all existing wells in the Plan Area are domestic wells, which are owned and operated by private residents, the County's ability to have influence on the ongoing management of groundwater use may be limited. In the 2016 Master Plan, the County developed many objectives and policies regarding groundwater use within the Plan Area and it is recommended that the County enforce and build on these policies to protect the sustainability of current groundwater resources. The County shall provide education and guidance to private landowners that production from existing domestic wells in the Virginia Highlands is not sustainable and deepening of domestic wells is a cyclic, never-ending process. The County could require individual landowners to demonstrate that their proposed domestic well will not negatively impact adjacent landowners by enforcing a policy such as:

Policy: If a proposed domestic well is to be installed within a distance of approximately 1 mile of an existing domestic well(s), then water level data for existing well(s) within 1 mile of the proposed well should be reviewed and determined to have an annual average drawdown of less than 0.25 feet per year for a 10-year period. If the annual average drawdown is determined to be greater than 0.25 feet per year, drilling of additional domestic wells within the one-mile radius should not be allowed due to impacts to existing groundwater users. Additionally, after the installation of any new domestic well, water level data shall be collected and provided annually to the County. Water level trends should indicate an average steady decline of no greater 0.25 feet in the new domestic well for each of the past 10 years prior to the site being deemed sustainable for domestic use. If the well is not found to be sustainable, the residence will be required to abandon the well and receive water from an external source (i.e., delivery truck). The County reserves the right to increase or decrease the proposed allowable rate of 0.25 feet per year as aquifer conditions change over time.

Another proposed policy which will improve the sustainability of local aquifers and provide valuable data for the long-term understanding of aquifer conditions is the implementation of water meters on domestic wells. The proposed policy should include the following provisions:

Policy: Unless the residence is granted a waiver by Storey County, all domestic well users must install a meter to measure all water produced by the well. The meter must comply with County specifications and provide electronic direct read transfer of data to County Public Works equipment. The meters are to be used for quantifying the capacity of the limited aquifers in the County. The County may also use the meter data to enforce state limitations for the production of groundwater (i.e., 2 acre-feet annually maximum) or any future restrictions to domestic groundwater production.

Per Chapter 16 of the Storey County Code, land subdivision applications must also demonstrate that a sufficient volume of uncommitted water exists to serve the needs of the development as well as evidence that the use of water for the development will not adversely impact existing surrounding residents,

properties and uses. Procurement of the necessary water is not required until filing for final map at which point the sufficiency of the rights will be reviewed by the County and NDWR. This policy is beneficial to future groundwater sustainability. It is also recommended that the County continue to develop their groundwater management plan, through studies like this plan and by participating in more specific studies, to guide groundwater use in these areas. See appendix A for supporting information.

3.0 THREATS TO EXISTING AND FUTURE WATER RESOURCES

For the County to provide a reliable water supply to its Storey County Water System customers, it must consider any potential changes which may affect its water source and supply. Additionally, residents outside of the Water System's service area must also be aware of potential risks. The risks and threats presented in this section are typically out of a water supplier's and private well owner's control; however, proper management and planning can mitigate their impacts. This section identifies potential threats to water supplies within the Plan Area. Recommendations as to how the County and residents can mitigate these threats are discussed in this chapter and in chapter 3.

3.1 DROUGHT AND CLIMATE CHANGE

The Storey County Water System's only source of water is from the Sierra Nevada Mountains. The amount of water available to the County system through the Marlette Water System is directly dependent on seasonal storms and the snowpack on the East Slope of the Tahoe Basin and in the Marlette/Hobart Lake watershed and existing pipeline capacity at the siphon. Extended periods of below average precipitation are known to occur in the Tahoe Basin and on the eastern side of the Sierra Nevada which have the potential to reduce the amount of water available in any given year. However, this condition is mitigated by the upstream Marlette and Hobart storage reservoirs.

Extended periods of dry weather are especially known to affect the availability of groundwater within the Plan Area. As mentioned previously, the drought which occurred from 2013 through 2015 resulted in declining groundwater levels within the Virginia Highlands. Some homeowners had to deepen their wells to be able to pump the groundwater in this area. Drought also affects the Mark Twain area and the Dayton Valley. Groundwater in this area is affected by flows in the Carson River which has limited upstream storage resulting. Below average precipitation in the Carson River Watershed results in decreased surface and subsurface flows through the Dayton Valley which can impact groundwater levels.

In addition to droughts, which are temporary, climate change is expected to have lasting effects on the availability of future water supplies. Climate is used in reference to prevailing weather conditions in an area over a long period of time. No climate study or evaluation was undertaken for the purpose of this Plan; however, sources were reviewed and referenced regarding climate change and climate predictions. The California Department of Water Resources (CDWR) released a report entitled *California Climate Science and Data for Water Resources Management*. Although this report does not include Nevada, it does include the Tahoe and Carson Basins as part of the North Lahontan hydrologic region⁸. CDWR summarized the key climate vulnerabilities for the North Lahontan region as:

- Increased air and water temperatures would place additional stress on sensitive ecosystems and species;
- Loss of snowpack storage may reduce reliability of surface water supplies and result in greater demand on groundwater resources;
- Magnitude and frequency of extreme precipitation events may increase, resulting in greater flood risk; and

⁸ The Marlette Water System is directly adjacent to the North Lahontan hydrologic region which is bounded by the eastern border of the State of California.

- High temperature and longer dry seasons would increase wildfire risk.

Many of these vulnerabilities not only apply to the region of surface water supply in the Sierra Nevada Mountains but are also potential vulnerabilities in and around the Plan Area. CDWR provides a list of Resource Management Strategies that water suppliers can consider as tools to adapt to climate change. The following are CDWR recommended Resource Management Strategies for the climate vulnerabilities identified which are applicable to the County and Plan Area.

- Urban Water Use Efficiency: Practices that maximize use of available water supplies by reducing waste and increasing efficiency.
- Conveyance – Regional/Local: Improvement and maintenance of water conveyance systems to improve system reliability, protect water quality, increase available water supplies, and provide operational flexibility.
- Conjunctive Management and Groundwater Storage: Coordinated and planned use and management of surface water and groundwater resources to maximize the availability and reliability of water supplies.
- Surface Storage – Regional/Local: Human made, above-ground reservoirs to collect water for later release when needed. Surface storage has played a key role where the quantity, timing and location of water demand does not match the natural water supply availability.
- Drinking Water Treatment and Distribution: Development and maintenance of public water treatment and distribution facilities. Reliability, quality, and safety of the raw water supplies are critical to achieving this goal.

Although timing and magnitude of warming and other climate change factors are unknown, resource management strategies such those limited above will be useful considerations for climate change adaption. Through the County's planning efforts, it will be critical to continue assessing potential climate change strategies and implement them as feasible and needed.

3.2 REGULATORY ACTIONS

As discussed throughout this chapter, the County's water source(s) is governed by State and Federal regulatory guidelines, Nevada water rights law, the Franktown Decree and through agreements with the Marlette Water System. The water available to the County from the Marlette Water System is also utilized by other entities (e.g., Carson City, private irrigation companies) according to their appropriation and priority. Additional parties, agreements and decrees could also influence the quantity and availability of water resources should the County pursue groundwater development within the Plan Area in the future.

The NSE has the ability to regulate groundwater usage within a hydrographic basin by limiting water rights based on the priority dates of appropriations. If, in the NSE's judgement, the hydrographic basin is over-appropriated and being overdrawn, the NSE can issue a curtailment order. A curtailment⁹ order establishes which water rights can be exercised, and which cannot, to protect the long-term health of the aquifer. Being that the County's current groundwater right holdings are limited, any future appropriations would be very junior in priority and would be at a greater risk for curtailment. This risk could be mitigated if the County chooses to purchase senior groundwater rights as opposed to filing for new appropriations.

More importantly, the County should monitor the development of new regulations and determine whether they directly impact the County's current water supply or not. Conjunctive use regulations are currently being developed in the Humboldt Regional Hydrographic Basin which could have an impact to future water resources the County may or may not pursue. While previous legislative sessions have resulted in conjunctive use management statements, there are currently no regulations to guide how groundwater and

⁹ Domestic wells are also at risk to the curtailment process. Although bills including such provisions have not made it through past State of Nevada legislative sessions.

surface water interaction or conflict will work through the existing permitting process. If new conjunctive use management regulations are developed, it may impact the County's ability to acquire, change and exercise permitted and certificated groundwater rights.

Other potential regulatory actions that the County should consider include:

- Modification to activities and uses which impact basin inflows and outflows.
- Future reduction in water quality maximum contaminant limits.

3.3 CONTAMINATION

The County is committed to providing a high level of service with its drinking water system and is dedicated to ensuring that level of service in the future. This section focuses on protection of source water quality, which is also of importance to private well owners, and ensuring that negative impacts to water quality from anthropogenic and natural sources are minimized to the greatest extent possible.

3.3.1 Surface Water

Due to the location of the surface water source, which is above any major roads or railways, the source is less vulnerable to contamination. However, the County should still be aware of possible contamination events including, but not limited to, turbidity events and algal blooms as opposed to toxic spills. The water treatment plant is designed to treat surface water but understanding and maintain the highest quality of water possible arriving at the plant is important.

3.3.2 Groundwater

Changes to water quality of the groundwater sources in the Plan Area can occur in two ways:

1. The concentrations of naturally occurring constituents could change over time, or
2. Groundwater sources could become contaminated as a result of human activities.

Although the County does not currently utilize groundwater as a water source, constituents which could pose threats to the quality of groundwater are Arsenic, Gross Alpha, Uranium, Nitrate, Iron and Manganese. The County should encourage private well owners to send the County any water quality data to develop a database and monitor trends.

3.3.3 Distribution System

The County relies upon certified water treatment and distribution system operators who continually monitor water quality in the treatment and distribution systems. All testing and monitoring are done in conformance with established health and safety standards and under an operating permit with the Nevada Division of Environmental Protection – Bureau of Safe Drinking Water. The County prepares an annual water quality Consumer Confidence Report which provides an overview of the previous year's drinking water quality data for the Storey County Water System.

3.4 CONVEYANCE INTERRUPTIONS

The materials which make up the siphon and transmission main which delivers water from the Marlette Water System to the Plan Area are approximately 150 years old and known to have vulnerabilities. In 2018, a portion of the line experienced a leak which required emergency repair to ensure continued delivery of water to Virginia City, Gold Hill, and Silver City. Although the County has 20 to 50 days¹⁰ of raw and potable water storage within its system, this event and others like it show the importance of regular monitoring and maintenance. Due to the age of the transmission main most parts or repairs must be

¹⁰ Range in values is dependent on average or max day water use

completed with custom fittings which are not only costly but require longer lead times. In order to increase system reliability and conveyance capacity it may become necessary to replace large portion of the siphon in the future.

4.0 REMAINING CAPACITY ANALYSIS

A remaining capacity assessment of the System is a critical resource for the County to use to make future development determinations. The System's capacity to convey and provide water to its customers and to future users is based on two primary factors:

1. A System's ability to operate within the parameters of Nevada Administrative Code (NAC) regulations; and,
2. Proper allocation of water rights with the NSE.

This section will focus on the existing System capacity and will convert remaining capacity estimates into residential connection counts. Remaining capacity evaluations will be made on a combined supply and storage basis as described further below. Key assumptions used for this analysis include:

- Water supply is based on 100% utilization of the siphon transmission main for a 24-hour period.
 - The theoretical flow capacity of the siphon transmission main is 738¹¹ gpm.
- Maximum fire demand is assumed to be 3,600 gpm for 2 hours for Virginia City and 1,500 gpm for 2 hours each for Silver City and Gold Hill. The largest fire demand, 3,600 gpm for 2 hours, will be used for the combined system analysis.
- Operating Storage is equal to the Average Day Demand (ADD) for 24 hours.
- Emergency Storage is 75% of the Operating Storage.
- The available potable storage within the system is assumed to be 1.475 Mgal¹².

4.1 REMAINING STORAGE CAPACITY

Typical capacity calculations use a combination of storage and supply to determine if a system meets NAC requirements. However, it is informative to analyze storage and supply capacity separately to better understand which of the two is the limiting factor in capacity. Current storage requirements are 762,000 gallons out of the existing 1,475,000 gallons of storage capacity. Based on the Maximum Day Demand (MDD) and operations and emergency supply requirements, the remaining storage capacity can support an additional 1,519 connections. This assumes that no water is being supplied via the siphon over a 24-hour period.

The individual systems comprising the larger County system, vary in their storage capacities. The Virginia City system has ample storage, while both Gold Hill and Silver City have sufficient storage to meet demands as they are currently. This leads to the Virginia City storage providing the bulk capacity for the larger County system.

4.2 REMAINING SUPPLY CAPACITY

Currently, the siphon that provides water to the County System is not metered, so a flow rate has been calculated. The siphon that provides water to the County System is primarily 10-inch threaded steel pipe. The majority of the pipeline was installed around 1875, with portions of the siphon replaced over the years. Due to the age and massive pressures experienced by the siphon in places, the siphon is never operated at its full capacity. The siphon begins at the Lakeview Tank, which controls the water diversions to both Carson City and Virginia City. Flow to the County Systems is controlled by an actuated flow control valve.

¹¹ Value listed is the theoretical capacity of the siphon. See Section 4.2 for further information.

¹² For this analysis, the capacities of the Hillside Tanks are assumed to be their future capacity of 500,000 gal each.

This valve is never fully opened. Anecdotal evidence shows that the average flow seen in the siphon is approximately 320 gpm. The theoretical, calculated capacity of the pipeline is 738 gpm.

Raw water is conveyed from the 5-Mile Reservoir to the Bullion tank in Virginia City by a 3-mile pipeline that is made up of a combination of newer 12-inch high-density polyethylene (HDPE) pipe and older 12-inch ductile iron pipe. This pipeline is capable of conveying over 2,000 gpm of raw water to the water treatment plant. The water treatment plant serving the system is rated at 1.26 MGD. This equates to a flow rate of 875 gpm. Therefore, the limiting factor in the overall transmission of raw water to the system is the siphon at 738 gpm. A 738 gpm flow rate equates to 4,528 connections in the County system. Removing the existing connections, leaves us with a system capacity of 3,862 possible connections.

Potable water is also transmitted from Virginia City to Gold Hill and then to Silver City. The Gold Hill system is fed by the Divide Tank off a separate 12-inch main. This pipe can convey up to 2,800 gpm if required. Silver City is fed by a single 4-inch main. This presents capacity issues in the system, as the main can only convey up to 315 gpm. Per the system hydraulic model, this flow rate is achieved when filling the Silver City Tank.

4.3 REMAINING SYSTEM CAPACITY

Minimum water system capacity requirements are established in NAC 445A sections 6672 through 66755. NAC 445A.6672(3) establishes specific water system capacity requirements for systems relying upon groundwater production wells to meet the following scenarios:

- (a) Maximum day demand + fire demand with all water sources functioning, or
- (b) Average day demand + fire demand with the most productive well out of service

NAC 445A allows for a combination of water supply wells and storage to satisfy the requirements. Since Storey County does not rely on wells for supply, scenario (b) was excluded from this analysis, and it is assumed that scenario (a) provides the appropriate assessment of system capacity for the County. Table 15 provides a summary of the available system capacity, storage requirements and excess storage capacity for the potable storage tanks in the County System. The analysis is based on a 24-hour period and considers the design ADD of 131 gpm as summarized in Table 15. It is assumed that each potable water tank is filled to its operational capacity at the beginning of the 24-hour analysis period.

Table 15: Existing Customer Base System Capacity Analysis

	MDD + Fire with All Sources	
Storage Type	Capacity Requirement (kgal)	Capacity Balance (kgal)
Potable Tank Storage		1,475
Siphon Supply in Excess of Demand ¹³		686
Available System Capacity		2,161
Fire Storage	432	1,729
Operating Storage	189	1,540
Emergency Storage	141	1,399

Based on this analysis, the system has the source and storage capacity to meet the requirements of NAC 445A.6672 and shows that there is a remaining system capacity of 1,399 kgal. Table 16 provides the capacity analysis considering the maximum number of additional connections based on the excess capacity shown in Table 16.

¹³ Siphon flowrate of 738 gpm used for capacity calculations.

Table 16: Existing System Maximum Capacity Analysis (864 Additional Connections)

	MDD + Fire with All Sources	
Storage Type	Capacity Requirement (kgal)	Capacity Balance (kgal)
Potable Tank Storage		1,475
Siphon Supply in Excess of Demand ⁷		-60
Available System Capacity		1,415
Fire Storage	432	983
Operating Storage	562	421
Emergency Storage	421	0

As shown, when the number of connections and resulting demands increase, the operating storage and emergency storage requirements increase correspondingly. Under the “MDD + Fire with All Sources” the existing supply infrastructure and potable storage tank system could support an additional 864 connections, assuming an average annual usage of 0.3 gpm per connection, without system expansion or improvement. This is the number of additional connections which results in a capacity balance of zero. For complete calculations, refer to Appendix B.

Additional analysis was performed on the individual systems comprising the larger Storey County Water System. Separate storage and supply calculations for Virginia City, Gold Hill and Silver City were completed to better understand where specific capacity issues may arise, as well as understand the hydraulic relationship between the three systems. A summary of the results can be found below in Table 17. The complete calculations can be found in Appendix B.

Table 17: Storage + Supply Calculations Summary for Storey County Systems

System	Total Storage (kgal)	Supply in Excess of Demand (kgal)	Total Required Storage (kgal)	Capacity Balance (kgal)	Capacity Remaining (EDUs)
Virginia City	1,200	750	706	1,244	768
Gold Hill	115	1,236	201	1,150	710
Silver City	160	412	215	357	220
Combined	1,475	686	761	1,398	864

As shown, two of the three individual systems have similar remaining capacities. However, the Silver City system is limited by its small storage and supply in comparison to its total required storage. The primary limiting factor being the small amount of storage in the area and is also exacerbated by the fact that the system is supplied via a 4-inch water main from Gold Hill. This restriction in combination with the small storage greatly reduces the ability to serve future connections in the area. However, in practice the three systems are operated as a single system. This allows upstream storage in Virginia City and Gold Hill to help alleviate the supply and storage issues in Silver City.

While the capacity remaining is represented in equivalent dwelling units (EDU), it does not require that all future development be comprised of residential uses. Rather, an EDU is a commonly used utility planning unit which is equal to the water demand of one single-family residence. If a proposed commercial or industrial development is projected to use ten times the amount of water as a single-family residence than that development would be allocated 10 EDUs of the remaining system capacity listed. It is recommended that the County require a proposed fixture unit count for all non-residential developments be provided at

the time of parcel map approval and/or building permit in order to convert projected water demands back to an EDU basis and evaluate available system capacity.

5.0 LONG-TERM STRATEGIES

Protection of existing and future water resources should be of utmost importance for the County and its residents. However, the strategic management of the County's resources becomes complicated due to the variety in water resource type (i.e., groundwater and surface water), the geographic distance between the communities in the Plan Area and the evolving regulatory environment, including Nevada water rights law. This section will review management approaches the County should consider both currently and in the future.

5.1 WATER RIGHTS

5.1.1 Surface Water

Storey County utilizes water from the Marlette Water System as its only source for providing water service to customers of the Storey County Water System. The Marlette Water System exercises water rights owned by the State of Nevada, under the Franktown Creek Decree which are contracted and delivered to the County. Because the County does not own any Decreed water rights, the delivery agreement and contract become especially important for dependable long-term water delivery. Furthermore, because the Marlette Water System is the sole source of water for the County system, the contract with the water system should allow for full utilization of the conveyance capacity of water system infrastructure and all for expansion to cover potential "growth" in the water system, especially in areas like the Highlands or Mark Twain where groundwater resources are limited.

While improbable, the Carson River is another source of surface water which could provide water service should the County intertie their water system with Lyon County Dayton Utilities. The County does not currently own any surface water rights associated with the Carson River system and it is not recommended for the County to purchase or accept dedication of Carson River rights at this time. The benefits and challenges of utilizing the Carson River as a future water source will be detailed in chapter 3.

5.1.2 Groundwater

The Plan Area overlies two primary hydrographic areas or basins from a water resource regulatory standpoint in the Tracy Segment and the Dayton Valley basin. Each of these areas has separate Orders and Rulings by the Nevada State Engineer that shape the regulatory options and environment the County must work within regarding groundwater resource development and use. For example, the Dayton Valley Hydrographic area has the benefit of a Domestic Well Credit Order (see page 23), whereas the Tracy Segment does not currently have that provision under the designation Order. Additionally, the County only owns less than 50 AF in the Tracey Segment with the point of diversion and place of use currently tied to the Canyon General Improvement District.

Also discussed in Section 2.3, the availability of groundwater resources in both the Highlands and Mark Twain areas is extremely restricted and their ability to continuously meet domestic use demands has become more and more limited over the last 20 years. The following information is meant to provide a planning level summary of short and long-term alternatives which the County may consider when evaluating providing future groundwater resources to its residents.

Change in Point of Diversion/Place of Use

Storey County owns approximately 48.58 acre-feet within the Tracey Segment Hydrographic Basin under Permit No. 50533, Certificate 18224, and 80870. These water rights currently support an elementary school, park, and the Lockwood Fire Station. The amount of water needed to support these facilities in the

Lockwood area should be identified and allocated appropriately with the Canyon General Improvement District. Any remainder in right could then be utilized within the Tracey Segment to support other County purposes. The balance of any right which could be moved is not expected to be large enough to support new development or a new public water system in the Highlands.

The future concept that this change could support could be to provide a single point of service within the Highlands community which residents whose wells had failed could access drinking water. This alternative may also require the construction of a new well, installation of water treatment equipment, construction of storage facilities, water system and water right permitting activities which are expected to range between 1.2 and 5 million dollars¹⁴ and span 12 to 36 months.

This alternative is not currently an option for the Mark Twain area due to the lack of existing rights owned by the County in the Dayton Valley basin.

Appropriate New Rights

An alternative to moving existing rights from one location to another is to file an application to appropriate new rights in either the Tracey Segment or Dayton Valley Basins. Review of the hydrographic basin summaries prepared by the NDWR show both the Tracey Segment and Dayton Valley as over-appropriated, with mining and milling identified as the preferred use in the Dayton Valley Basin. For these reasons, new appropriations for new municipal purposes should be considered unlikely. In the event a new appropriation is approved, it would be junior in priority date and would face additional challenges to be used to support to new development. Additionally, the infrastructure requirements (i.e., well, tank, distribution piping) proposed by the first alternative would still be required by this option as well.

Purchase Water Rights

Since new appropriations for groundwater are assumed to be limited based on total appropriation in each valley, purchasing existing water rights becomes the remaining option. Based on the cost associated with researching, confirming, purchasing, and developing these water rights, Farr West only recommends that the County pursue a water rights purchase for small quantities of rights to support existing development which may require a community water supply for an indefinite period of time. While this option may be the quickest to implement and receive reduced interest from other parties than that of new appropriations, it may also be the costliest with an approximate price tag of \$1.5 to \$8 million dollars¹⁵ and take anywhere from 12 to 18 months to implement.

In the case of new development being served by an existing system or the formation of a new water system, operated by Storey County or General Improvement District, Farr West recommends the County require developers to dedicate the necessary rights to support the proposed uses.

Domestic Well Credit Program

The Domestic Well Credit Order in Dayton Valley provides the ability for the owner of a Domestic Well on a lot that was created prior to July 1, 1993, to plug and abandon the Domestic Well and be provided water service from a water supplier using a credit to provide service to the property. The Order could be used to allow the County to develop a community water system in the Mark Twain area, but these credits cannot be transferred or sold like a water right after they have been issued. The benefit to this alternative is that new water rights would not be required and the overall impact to the water resource would be the same as the current condition. To provide a new water system in this area, a production well would still need to

¹⁴ Opinions of probable costs are planning level in nature (-50% to +100%) and are for a single point of use alternative. Costs associated with installing a distribution system are not included.

¹⁵ Cost of water rights are planning level estimates which projects a range of \$400,000 to \$3,000,000 depending on which basin (Tracey Segment, Dayton Valley, or both) the rights are purchased in. Estimates are based on a volume of 100 AF.

be permitted and constructed, storage tanks and distribution piping would be required to provide water service to the residents who forfeited their right to a domestic well. However, these types of conversion projects are rare due to the significant costs associated with the infrastructure improvements.

This alternative is not currently an option for the Highlands area due to the lack of existing Order in the Tracy Segment basin issued by the NSE. The County could apply to the NSE for an Order; however, the significant cost of associated infrastructure may still be prohibitive.

5.1.3 Best Management Practices

Farr West recommends Storey County allocate annual budget and staff time to continue to participate in regional planning groups, like the Carson River Subconservancy District and Truckee Meadows Water Authority Advisory Committee meetings or planning sessions. Involvement with these groups will allow the County to stay informed on regional policy changes and potentially provide insight into other water resource management strategies. Additionally, staying engaged with water right permit changes in basins which contribute to the Marlette Water System and inside of and adjacent to the Tracey Segment and Dayton Valley Hydrographic Basins will assist the County in maintaining their current and future water right interests.

Storey County owns two water right permits that are currently managed by Canyon General Improvement District. Farr West recommends that the County allocate budget and staff time to monitor due dates and water usage for these rights to maintain their good standing. In the event additional water rights are acquired or dedicated to the County, due dates for Proof of Completion of Work and/or Proof of Beneficia Use should be pursued and maintained.

5.2 RESOURCE MANAGEMENT

Some of the water right strategies, particularly the Domestic Well Credit Order in Dayton Valley, have long term impacts to Storey County residents. Domestic wells are the only source of water for many parcels in the County and while this land was originally developed with the understanding that these residents were to be responsible for their own water supply, it has become common for governing bodies to be forced into with providing water service or mitigating groundwater impacts in areas which groundwater conditions have changed significantly over time. To mitigate the potential for this outcome it is recommended that the County encourage local, private groups to be proactive in protecting the aquifer which supplies their groundwater wells. Examples of action that benefits aquifer sustainability has been provided throughout this chapter and Plan.

As shown in this chapter, the surface water from the Marlette Water System is the most available, highest quality source which the County has access to. Water from the Marlette Water System is critical for long-term sustainability in Storey County because it is the only source that is currently permitted with the NSE and is capable of regular deliveries. The County should place upmost importance on renewing the contractual agreement with the Marlette Water System and should pursue the contractual ability to transmit quantities of water that are commensurate with the investment the County has placed in its water system infrastructure and meets the long-term demands of the Comstock and surrounding areas far into the future.

5.3 DEDICATION RATES

Outside of the provisions for the division of lands within Chapter 16 of the Storey County Code, the County does not maintain a minimum water rights dedication for single unit residential development served by the County Water System. Farr West recommends a water right budget or allocation be applied to each existing connection or lot within the service area and for these values to be maintained on a digital ledger kept by either the Public Works or Planning Department. This will allow the County to accurately budget and manage water rights contracted from the Marlette Water System and provide the County the ability to justify water use factors and rates in future planning studies and communication with the NSE. Developing a

dedication rate would allow the County to include factors such as drought protection, unanticipated public uses, and system loss into allocations per connection. Benefits from representative dedication rates include maximizing volumes put to beneficial use, a correct assessment of water right needs related to future development, better land use planning and more accurate utility planning resulting in properly phased and sized infrastructure improvement projects.

5.4 WATER CONSERVATION PLAN

Water conservation planning is an important component to improving system sustainability well into the future. In fact, per chapter 540.121 of the NRS, each supplier of water must adopt a plan of water conservation which is in accordance with the requirements of NRS 540.141 and these plans should be updated at least every five years. These plans are typically geared to increase public awareness of the limited water resources which supply their region, and the impact conservation can have on the quality and quantity of water which is available long term. Additionally, these plans typically set near and long-term water use goals, present contingency plans for when water supplies are compromised and recommend water efficiency standards for new development. Another component of these plans is the evaluation of installing meters on all connections and the development of a tiered rate structure which encourages conservation. It is important to note that any modification to the rate structure should be included as part of a formal rate study which evaluates how changes to the rate structure impacts future water system revenues and expenses, including estimating a reduction in water use. The County is currently in the process of updating their Water Conservation Plan in 2021.

5.5 WATER SYSTEM FACILITY PLAN

The purpose of a water utility facility plan is to assess current and future system deficiencies and develop a capital improvement program to identify the projects needed to keep the system operating and in compliance. Once this program is defined the utility can identify future funding sources and associate the costs of the improvements to capacity replacement and capacity expansion. The most recent facility plan was completed in 2011 and it is recommended that the County pursue completing a plan by 2024.

5.6 WATER SYSTEM RATE AND CONNECTION FEE STUDY

Over the past 10 years, Storey County has evaluated the water utility user rates multiple times in the form of a formal rate study or as a rate analysis. One item which has not been updated as part of these studies is the connection fee for the County Water System. Currently, the County collects a hook-up fee based on the cost of providing the water meter and the physical connection to the water system, however this fee does not include any consideration for “buying in” to the available capacity of the system nor does it include a “water availability” charge. It is recommended that once the capital improvement program is defined as part of the facility plan that a formal rate and connection fee study be performed to recommend a representative fee for all future development.

5.7 WATER RESOURCE PLANNING

Per chapter 278.0228 of the NRS, all governing bodies shall develop and maintain a Water Resource Plan which:

- Evaluates all known sources of water,
- Quantifies current and future water demands,
- Analyzes the sufficiency of water sources in terms of quality and quantity, and
- Provides a plan for obtaining additional water of sufficient quality and quantity.

This plan must be updated at least once every ten years and shall be submitted to NDWR to be kept on file. Upon completion, this plan will satisfy this requirement and should be formally adopted by the Storey County Board of County Commissioners prior to being submitted to the NDWR. It is also recommended

that the County update this plan at least once every seven years as conditions can change over time and the information presented in a WRP is critical to ensuring the sustainability of a water utility. As a comparison the Truckee Meadows Water Authority updates its WRP on a five-year cycle.

CHAPTER 3: MANAGEMENT OF WATER RESOURCES

1.0 PURPOSE

This chapter is based on the findings from the third technical memorandum in a series of three which documented the analysis and findings of the 2021 Storey County Water Resource Plan (Plan). The specific purpose of this chapter is to estimate potential buildout demands as a result of future development within the Plan Area. This chapter will also identify the impacts to the Storey County Water System at the buildout condition which includes improvements to existing infrastructure and water right holdings. Future utility and water resource planning efforts will also be discussed.

2.0 FUTURE DEMANDS

Future demands for the Plan Area were generated from applying water demand factors against parcel size (i.e., acreage) or unit count. This analysis used the designated land use¹⁶, as of December 2020, for vacant parcels and applied a water demand factor as listed in Table 18. The Plan Area was broken up into the same four separate areas as used in Chapters 1 and 2 and shown on Figure 2. These areas are referred to as:

- The Comstock,
- VC Highlands,
- Mark Twain, and
- American Flat.

Additionally, Farr West held a workshop with Storey County staff on December 9, 2020, which detailed the methodology used for generating these future demands and presented preliminary results for future connections and improvement project alternatives.

Table 18: Water Demand Factors

Land Use	Demand Factor	Notes
Single-Family Residential	0.3 AFA/connection	Includes rural residential and forestry connections
Multi-Family Residential	0.9 AFA/connection	Assumes 3 units per parcel
Commercial	1.50 AFA/acre	Assumes 3 commercial connections per acre
Industrial	1.12 AFA/acre	Based on 1,000 gallons per day
Special Planning Zone	0.3 AFA/connection	Average connection demand determined from Chapter1

2.1 VACANT PARCELS AND LAND USE

Vacant parcel land use determinations were primarily pulled from County GIS data, however land use determinations for all areas were updated per the 2016 Storey County Master Plan. Due to the rural nature of the County, there were a large number of vacant parcels outside of the Plan Area that were not considered as a part of this analysis due to their distance from current water system infrastructure and a high barrier of cost to reach these areas through additional infrastructure. It should be noted that a vacant parcel analysis was not performed for Silver City, as it lies in Lyon County and future land uses are not under the

¹⁶ Vacant parcel land use determinations were primarily pulled from County GIS data, however land use determinations for all areas were updated per the 2016 Storey County Master Plan.

responsibility of Storey County. Future demands for Silver City were limited to the remaining system capacity of 105.3 acre-feet per annum (AFA) determined in chapter 2 of this Plan.

The vacant parcels in the Comstock area can be found in Figure 5. Vacant land uses within the Comstock include single-family residential, multi-family residential, commercial, industrial, forestry, and special planning zones. The special planning zone parcels are limited to railroad and mining uses. However, both designations were considered as potential future water users and assigned a single EDU per parcel as a worst-case scenario for buildout demands.

The vacant parcels in VC Highlands are comprised of entirely residential parcels, ranging in area from 1 acre to 40 acres. No matter the parcel size, all vacant parcels within the loop consisting of HWY 341, Lousetown Road, and Cartwright Road were included in this analysis and were counted as one EDU per parcel. There are 269, 10-acre parcels surrounding this looped area that are reasonable to include in future planning efforts but were excluded from this plan due to the diminishing cost-benefit relationship in adding this small number of connections. Figure 6 shows the parcels considered for the analysis as well as surrounding parcels.

The analysis of the Mark Twain area included land uses which reflect future changes as outlined in the 2016 Master Plan (see Appendix A). The area consists of single-family residential, rural residential, forestry, and industrial. Figure 7 shows the vacant parcels and zoning in the study area that was considered for this analysis.

The American Flat area southwest of Gold Hill currently has no existing development beyond a mining operation and two single family residences. However, future development potential was identified in the 2016 Master Plan. The land uses identified in the 2016 Master Plan were used for this area as shown in Figure 8. The area is primarily forestry with 252 acres of industrial. Similar to the Mark Twain area, the 240 acres of BLM forestry lands were removed from this analysis. For residential and special planning zone parcels, individual parcels were counted as possible future water service connections for this analysis. For rural residential parcels, a factor of 40 acres per future connection was used. Commercial and industrial parcels were counted as total acreage for the analysis and a water usage per acre demand factor listed in Table 18 was applied to the parcel area. Forestry parcel connections were assigned the same EDU value as rural residential parcel connections.

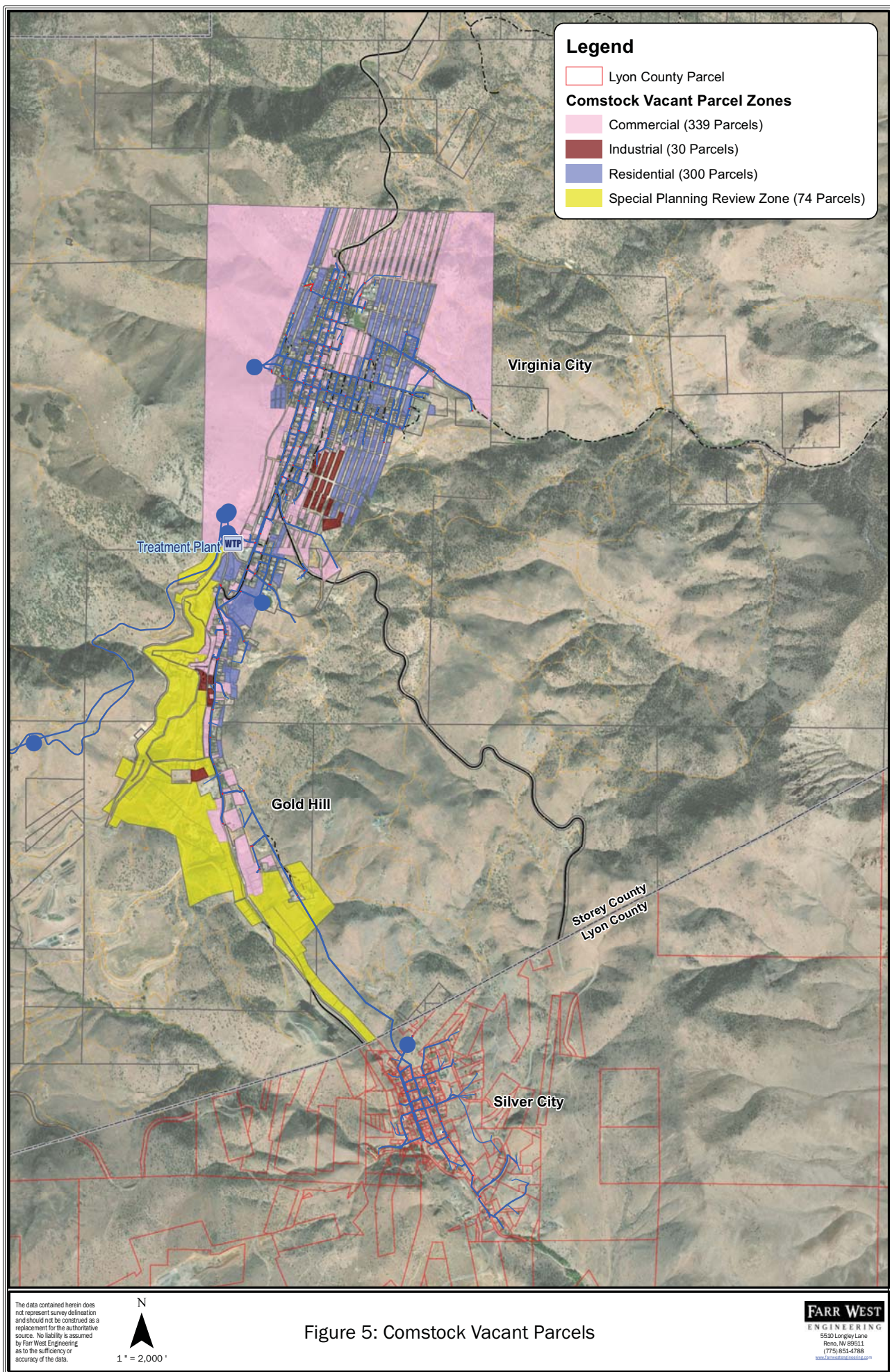
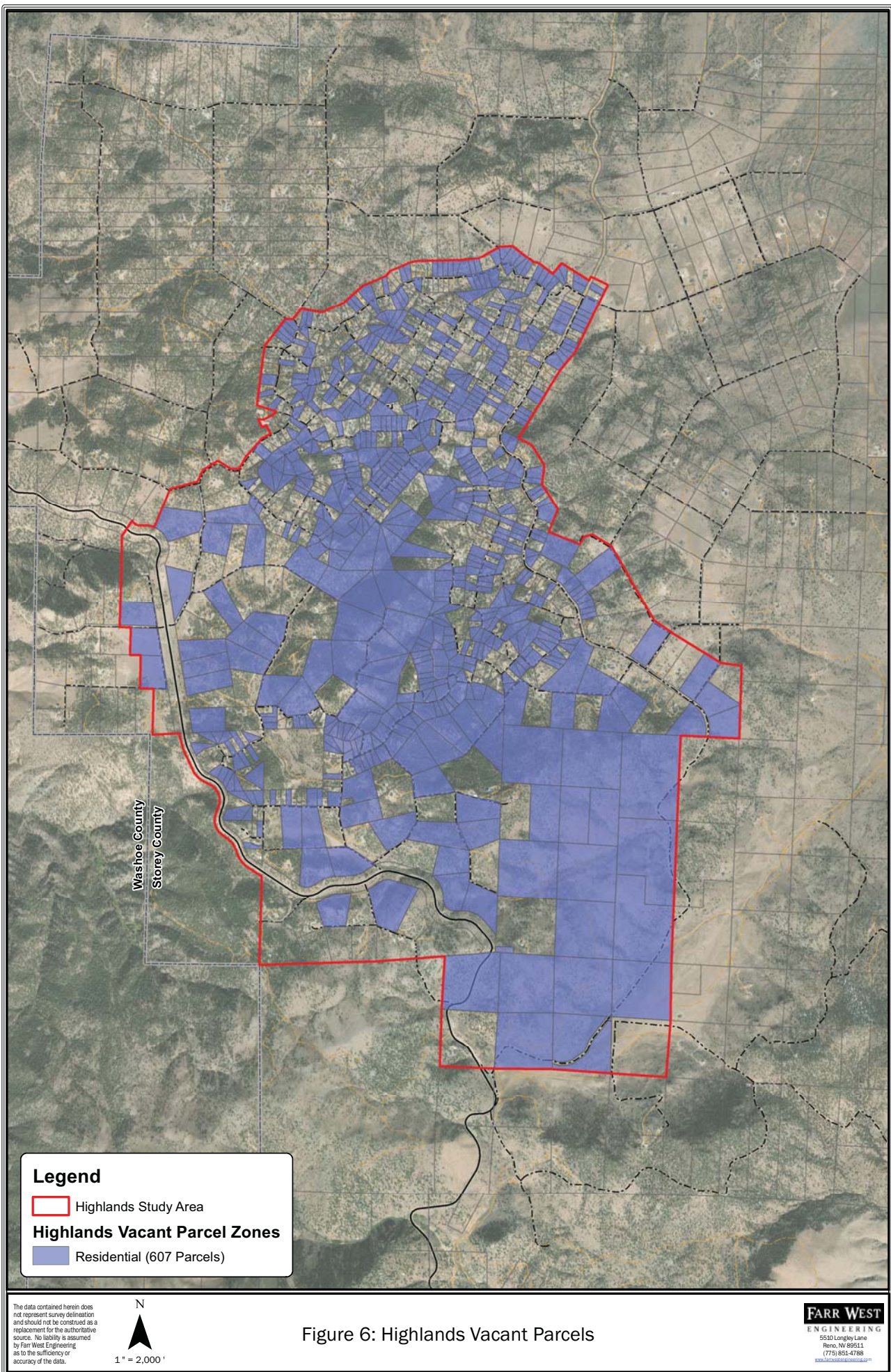


Figure 5: Comstock Vacant Parcels



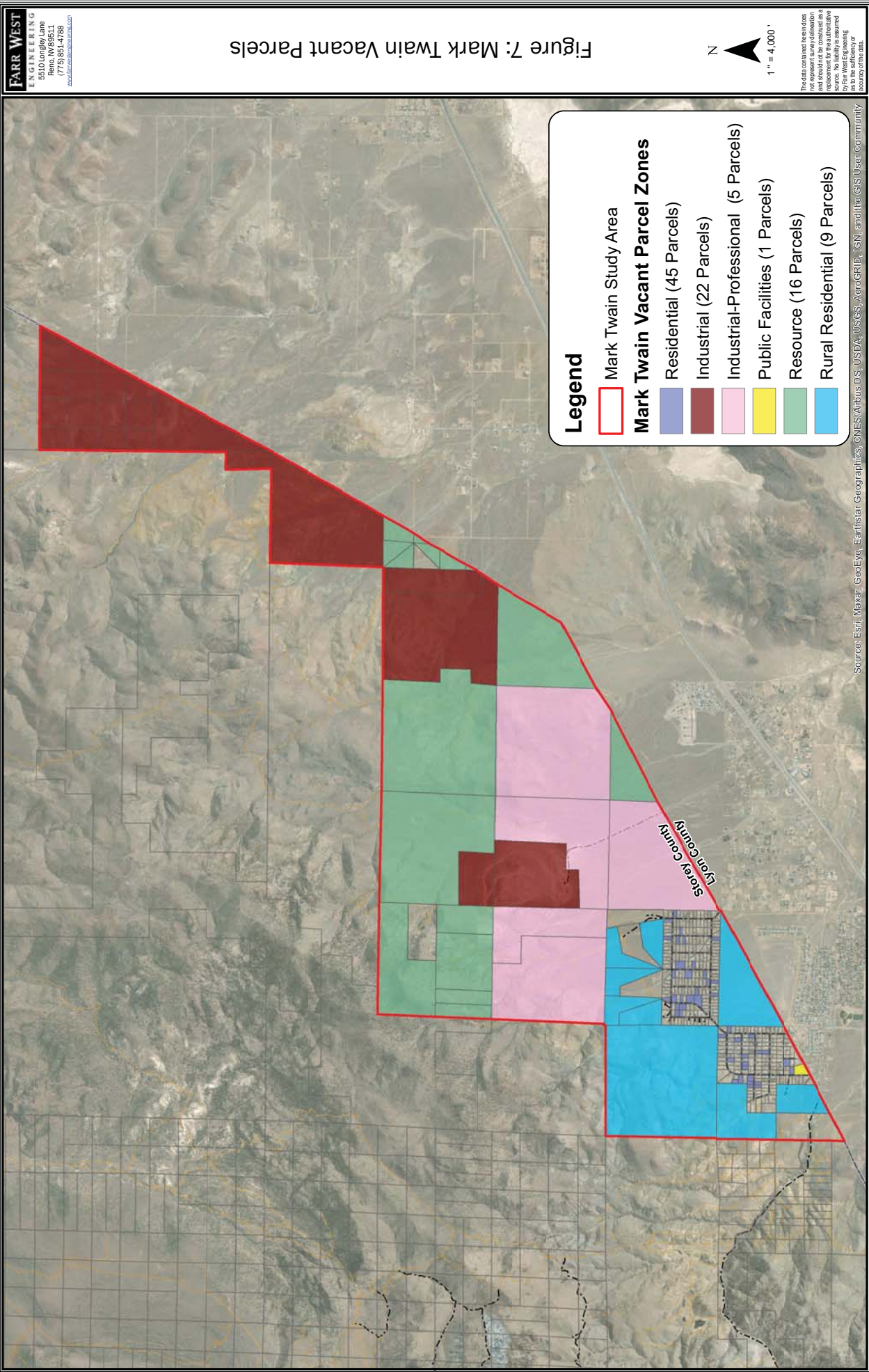
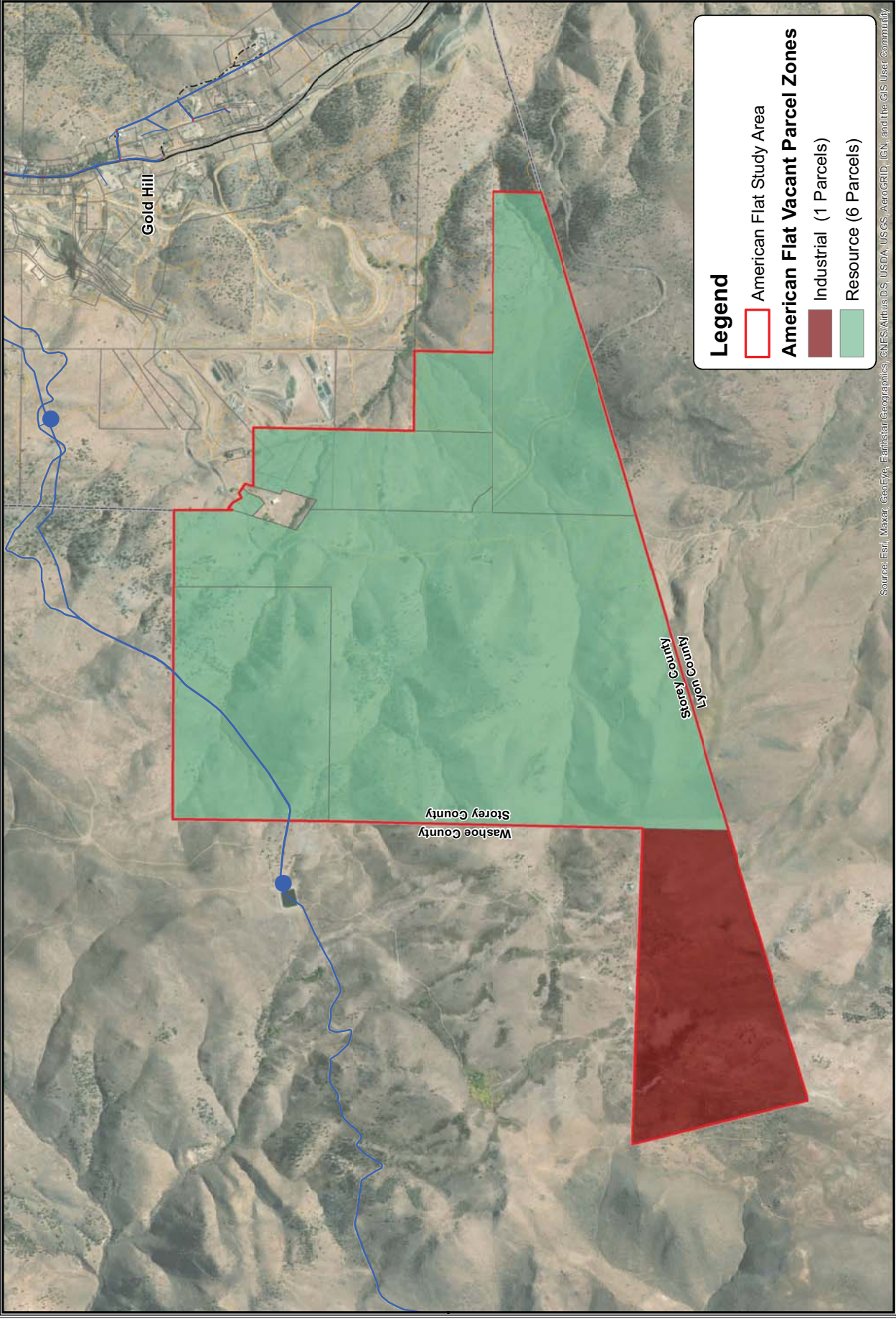


Figure 7: Mark Twain Vacant Parcels

Figure 8: American Flat Vacant Parcels

N
1" = 1,500'

The data contained herein does not constitute a warranty, representation, or endorsement by Farr West Engineering, Inc. for any use other than that intended by Farr West Engineering, Inc. and should not be construed as a replacement for the authoritative information provided by the National Geospatial Intelligence Agency or the U.S. Department of the Interior.



Legend

- American Flat Study Area

American Flat Vacant Parcel Zones

- Industrial (1 Parcels)
- Resource (6 Parcels)

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Table 19: Vacant Parcel Land Use

	Comstock	Highlands	Mark Twain	American Flat	Total
Single-Family Residential (ERUs)	293	607	74	-	974
Multi-Family Residential (ERUs)	21	-	-	-	21
Commercial (Acres)	132	-	-	-	132
Industrial (Acres)	19	-	4,327	252	4,598
Forestry (ERUs)	11	-	23	31	65
Special Planning Zone (parcels)	74	-	-	-	74

2.2 DEMAND FACTORS AND TOTAL BUILDOUT DEMANDS

Demand¹⁷ factors were applied to the vacant parcels in each area according to their land use. Although the average water usage per residential customer was determined to be 0.17 AFA per connection in Chapter 1, the projected unit water demand for residential uses or EDUs was adjusted to 0.3 AFA for this Plan. Multi-family residential assumes three units per parcel. Customer meter data also showed that commercial customers used 0.33 AFA on average. This volume was scaled up to 0.5 AF per commercial connection or 1.5 AF per acre for all vacant parcels zoned commercial for future water demand projections.

Industrial water usage was calculated on a per acre basis. The industrial demand factor was selected based on an analysis of Tahoe Reno Industrial Center, south Washoe County, and Douglas County water usages. Demand factors were then applied to all vacant parcels within the plan area. Table 20 below shows the existing demand, additional demand based on land use, and buildout demand.

Table 20: Plan Area Water Demands

Area	Existing Demand (AFA)	Additional Demand (AFA)	Buildout Demand (AFA)
Comstock	221	456 ⁱ	677 ⁱ
Highlands	176 ⁱⁱ	182	358
Mark Twain	100 ⁱⁱ	4,875	4,975
American Flat	4.5	291	296
Total	502	5,804	6,306

i - Includes 105.3 AFA for Silver City

ii – Existing demand was calculated by allocating 0.3 AF per existing residential connection.

¹⁷ All demands or demand factors in this chapter are average day demands unless noted otherwise.

3.0 BUILDOUT IMPACTS

To supply the volume of water that will be required to meet maximum day demands of the entire Plan Area at buildout, the County will need to have sufficient conveyance capacity in their water system infrastructure as well as have the volume of water rights needed to provide over 6,000 acre-feet of water on an annual basis. For further context, this volume of water correlates to a maximum day demand flow rate of 7,802 gpm or require transmission (i.e., siphon) and water treatment facilities (WTP) designed to deliver more than 11 million gallons per day (MGD). Due to the large disparity between the makeup of the current system and a system capable of providing more than 11 MGD to its customers, this Plan will only propose future improvement projects which eliminate current system deficiencies or will interconnect no more than one satellite area per any given development scenario or alternative.

3.1 INFRASTRUCTURE IMPROVEMENTS

Farr West developed improvement project(s) for each water system need in the future to provide a picture for what the connection or development of specific areas will have on the current system. These project alternatives were discussed and workshopped with County staff on December 9, 2020. All project cost estimates were prepared according to Class 5 methodology according to AACE International using conceptual or planning level engineering criteria to size significant project components.

3.1.1 County Water System

The County Water System consists of the water treatment plant, five storage tanks and distribution mains throughout Virginia City, Gold Hill, and Silver City. Overall, the system has aging infrastructure, areas with inadequate fire flow and static pressures in excess of 190 psi. Through previous master planning and recent hydraulic modeling analysis four projects were identified which would resolve current deficiencies¹⁸. These projects are:

- B St. & Union St. Water Main Replacement Project
- Divide Water Main Upsizing Project
- Silver City Transmission Main Replacement Project

After all these projects are completed, the County Water System will be able to meet or exceed all standard performance criteria/requirements as set forth by the Nevada Administrative Code 445A (NAC 445A) and enforced by the Nevada Division of Environmental Protection – Bureau of Safe Drinking Water (BSDW). Complete opinions of probable cost totaling approximately \$6.0 million dollars can be found in Appendix C.

If the Comstock area were to buildout per the current land use designations, Average Day Demand (ADD) and Maximum Day Demand (MDD) would increase to 413 and 825 gpm, respectively. System demands on this order would exceed current siphon capacity and would reduce WTP excess capacity to only four percent of total rated capacity. For this reason, the two additional recommended improvement projects would be:

- 12-inch diameter Parallel Siphon (from US 580 to Top of Siphon)
- WTP Capacity Improvement Project (1.26 MGD to 1.5 MGD)

The estimated total cost of all improvements required to meet the buildout condition for the existing Comstock service area is just more than \$18 million dollars with \$12.4 million being attributed to the Siphon and WTP projects.

¹⁸ The Silver City distribution system has been previously identified as deficient and in need of replacement in the 2011 Master Plan. An engineering design has been completed for these improvements and the Lyon County Utilities Department has assumed the role as sponsor for the construction of this project.

3.1.2 American Flat

The proposed development of the American Flat area as shown on Figure 8 would increase system demands by approximately 291 acre-feet annually or an additional 367 gpm during MDD. Water service would be supplied to the area via 3,100 linear feet (lf) of 12-inch diameter transmission main in addition to 750,000 gallons in above ground storage. In total these supply and storage improvements would cost approximately \$3.9 million dollars¹⁹.

This area would be supplied water through the Gold Hill pressure zone from the County Water System and would require the following additional improvements:

- 12-inch diameter Siphon replacement (from Lakeview Tanks to Top of Siphon)
- WTP Capacity Improvement Project (1.26 MGD to 2.2 MGD)

The estimated total cost of these additional County Water System improvements is approximately \$27.7 million dollars with \$6.3 million being associated with the pipeline installed between Lakeview Tanks and US 580 (i.e., Marlette Water System ROW).

3.1.3 Mark Twain

As stated in chapter 1, there are 333 existing connections in the Mark Twain area which would increase system demands by 100 acre-feet annually or an additional 124 gpm (0.2 MGD) during MDD. In order to supply water to serve the existing residential uses in the Mark Twain area via the existing County Water System, a 5.2-mile, 12-inch diameter transmission main would need to be constructed in 6-Mile Canyon Dr. along with a 500,000-gallon terminal tank. Additionally, an 8-inch diameter distribution system would also need to be installed to provide water service to the existing residences. The estimated cost of the improvements needed to supply potable water to the 333 connections is approximately \$30 million dollars.

Upgrades to the transmission siphon and WTP would also be required to meet NRS supply capacity requirements. These improvements would be:

- 12-inch diameter Siphon replacement (from Lakeview Tanks to Top of Siphon)
- WTP Capacity Improvement Project (1.26 MGD to 2.2 MGD)

The estimated cost of these additional County Water System improvements is just more than \$53 million dollars with \$6.3 million being installed between Lakeview Tanks and US 580 (i.e., Marlette Water System ROW).

3.1.4 VC Highlands

The area known as VC Highlands is home to approximately 588 residential structures which receive potable water service from individual domestic wells. If these existing residences were to be connected to the County Water System, it is estimated that system demands would increase by 176 acre-feet annually or an additional 219 gpm (0.3 MGD) during MDD. The infrastructure needed to supply water to the existing residents of the Highlands is:

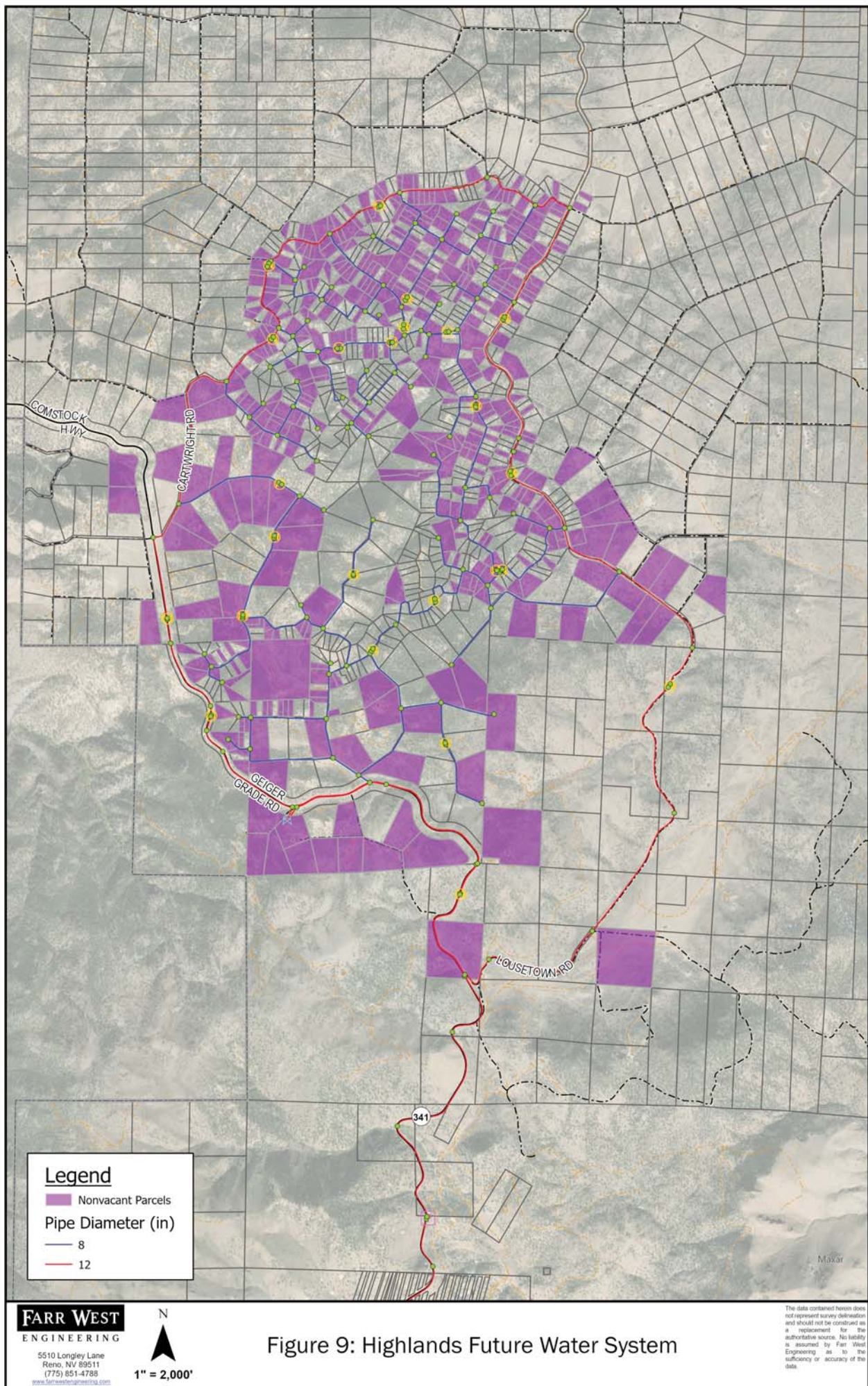
- 5.5 mile, 12-inch diameter transmission main between Virginia City and the top of Geiger Grade
- A 100 hp booster pump station located at the north end of the current County Water System
- 30 miles of 8 and 12-inch distribution main as shown on Figure 9
- 588 water meters and service lines
- 650,000-gallon water storage tank

¹⁹ The cost to install the distribution system in the American Flat area is not included in this total. It is assumed that the cost of these improvements would be borne by the developer/development.

In total, it is estimated that the cost of these improvements would exceed \$70 million dollars, with the transmission and storage portion totaling \$15.8 million. Due to the increase in system demands, upgrades to the transmission siphon and WTP would also be required to meet NRS supply capacity requirements. These improvements would be:

- 14-inch diameter Siphon replacement (from Lakeview Tanks to Top of Siphon)
- WTP Capacity Improvement Project (1.26 MGD to 1.6 MGD)

These additional water supply improvements would increase total project costs by \$25 million dollars and bring project totals to approximately \$95 million dollars. If the County were to size all infrastructure detailed in this section to accommodate complete buildout of the Highlands area the total cost of improvements increases from \$95 million to \$126 million dollars.



3.1.5 Siphon Upgrades

In review, the transmission siphon between Lakeview Tanks and the Top of Siphon does not have the conveyance capacity to supply enough water to meet the buildout condition for any of the scenarios evaluated in this Plan. At a minimum, a new 12-inch pipeline would need to be installed parallel to the existing main between US 580 and the Top of Siphon in order to meet buildout demands for the current service area. For all other scenarios, the entire line would need to be replaced between the Lakeview Tanks and the Top of Siphon with a 12, 14, or 16-inch diameter pipeline. Since different portions of the pipeline are owned and maintained by different parties (i.e., Marlette Water System and Storey County), it is reasonable to assume that each party would contribute funding for their portion of the improvements. The approximate split of ownership based on pipeline length is 61 percent for Storey County and 39 percent for the Marlette Water System.

3.1.6 Water Treatment Plant Upgrades

Like the upgrades to the siphon transmission main, the 1.26 MGD Water Treatment Plant will also need to be expanded to supply the volume of water needed at buildout for all development scenarios or alternatives studied in this Plan. Table 21 below details the additional capacity needed at the Water Treatment Plant to meet each development scenario.

Table 21: Water Treatment Plant Capacity Upgrade Needs

Development Scenario	Increase in Treatment Capacity (MGD)
Comstock Service Area Buildout	0.3
Comstock Service Area Buildout + American Flat Buildout	1.0
Comstock Service Area Buildout + Mark Twain (Ex.)	1.0
Comstock Service Area Buildout + Highlands (Ex.)	0.6
Comstock Service Area Buildout + Highlands Buildout	1.0

3.1.7 Project Summary

Per the findings of this Plan, the County will need to invest between \$6.0 and \$126 million dollars in water system improvement projects to maintain system compliance and supply water to new areas (e.g., Highlands, American Flat, Mark Twain). Table ES-4 lists a probable cost for each project that the County can reference for future long-term capital planning applications. These opinions of probable cost were developed using conceptual designs and cost data and should be refined as part of a preliminary engineering process prior to securing financing or allocating funds for their design and construction.

Table 22: Water System Projects

Project	Probable Cost ⁱ
Existing System Deficiencies	\$6.0 M
Comstock Service Area Buildout	\$12.4 M
Comstock Service Area Buildout + American Flat Buildout	\$27.7 M
Comstock Service Area Buildout + Mark Twain Ex. Residents Only	\$53.4 M
Comstock Service Area Buildout + Highlands Ex. Residents Only	\$95 M
Comstock Service Area Buildout + Highlands Buildout	\$126 M

i – All costs are presented in 2022 dollars and are Class 5 per AACEI

3.2 WATER RIGHTS

In addition to constructing the infrastructure necessary to provide water service at buildout, the County will need to maintain or acquire a sufficient volume of water rights to be able to serve the number of connections projected at buildout. The calculations provided below estimate what the minimum volume of water rights will need to be held in the interest of the County according to the land uses studied in Section 2.0.

Existing number of Residential Connections (County Water System)	596
Existing number of Commercial Connections (County Water System).....	207
Existing number of EDUs	998
Volume of water rights dedicated for existing development.....	1,118 AF
(assumes 1.12 ac-ft per EDU)	
Future EDUs (Highlands Ex. Domestic Wells).....	588
Future EDUs (Mark Twain Domestic Wells).....	333
Future EDUs (American Flat Domestic Wells).....	15
Future EDUs (Vacant - Single and Multi-Family Residential)	995
Future EDUs (Vacant - Commercial + Industrial) ²⁰	10,694
Future EDUs (Vacant - Other: Forestry + Special Planning) ²	139
Total Future EDUs	12,764
Water rights needed for all future development + conversion of existing domestic well owners to County Water System (assessed at 1.12 ac-ft per EDU)	8,783 AF
Estimated Domestic Well Credits (assessed at 2 acre-ft per DW)	(1,872 AF)
Total Water Rights Needed	6,911 AF

Per the 2002 contract, Storey County has reserved up to 495.6 acre-feet of water from the Marlette Water System in 2021²¹. This total is only slightly more than half of the volume that would typically be dedicated to support the existing 803 connections of the Storey County Water System. Considering the conversion of existing domestic well owners to the Storey County Water System and the absolute development of all vacant parcels according to approved land uses, Storey County may need to acquire right to upwards of 6,911 acre-feet of water to support permitting of the proposed developments.

Since Storey County does not maintain a ledger tracking historic water right dedications, this study assumes a dedication rate of 1.12 acre-feet per EDU²² for all calculations being presented in this section. This value has been commonly used across the state in the past to support the permitting of one residential unit with

²⁰ EDU counts for non-residential uses were calculated by dividing the projected average annual demand from Section 2 by a value of 0.3 AF/EDU.

²¹ Projecting out the annual increases in water made available to Storey County for the next 20 years results in an estimate of 653.6 acre-feet from the Marlette Water System in 2041.

²² This is a high estimate. Dedication rates of 1.12 AF/EDU have created large volumes of unexercised commitments of water rights throughout the state and the NSE's office has supported reduced dedication requirements over the past 10-20 years when there is adequate data to support a reduced rate.

the Nevada State Engineer's (NSE) office. If the County would like to have this unit volume reduced for future dedications it is recommended that the County prepare a more specific document summarizing their water use profile and proposed dedication rates and engage the NSE's office prior to passing new ordinance.

4.0 FUTURE MANAGEMENT

As shown in Section 3.2, the County will need to acquire or be dedicated almost 14 times the amount of water they have currently secured via contract with the Marlette Water System to meet buildout demands in all four areas studied as part of this Plan. If the County were to only provide water service to the Comstock area this volume gets reduced to approximately 4 times the currently contracted volume for a total of 2,178 acre-feet. In either scenario it will be necessary for the County to secure additional water in addition to modifying how the system is operated based on the number of customers and size of the service area in the future.

4.1 FUTURE WATER SOURCES

Chapter 2 found that the only viable water source for the County Water System is the Marlette Water System, and all future volumes of water should be acquired from this source. Additionally, chapter 2 also found that the current conveyance capacity of the siphon transmission main was limited to 738 gallons per minute (gpm) or 1,190 acre-feet annually. This stated capacity will be able to provide nearly all the future water needs of the Comstock area, however the addition of either the Highlands or Mark Twain areas will present the need for additional transmission mains to be constructed.

Another water source potentially available to the County could be the Carson River or groundwater rights in hydrographic basins 103, 104 or 105. To receive water supplies from these sources the County Water System would need to be interconnected with the Dayton and/or Mound House Water System(s), owned and operated by the Lyon County Utilities Department (LCUD). The connection to these systems can occur via a transmission main along 6-Mile Canyon Road and/or State Highway 341. Depending on the volume of water which will be supplied by these new connections, additional infrastructure in the LCUD or Carson City water systems may need to be installed prior to entering into any operating agreement with the associated utilities. An array of future utility management and operational strategies exist depending on how the new water source would be used and should be studied further prior to pursuing and water rights acquisitions or construction of any infrastructure improvements related to these water sources. These strategies include, but are not limited to: emergency backup supply, primary water supply for portion of water system, seasonal supply for greater water system, and an active wholesale connection between utilities.

Chapter 2 also found that the ability for existing groundwater sources to meet existing domestic uses has become more and more limited over the past 20 years and are not viable to support proposed development in the future. However, if the County were to pursue the interconnection of the County Water System to the Highlands or Mark Twain areas there is some merit to constructing a new community well which can be used seasonally (as conditions allow) and in emergencies. Additional water rights for this proposed water source should also not necessary since the conversion of domestic wells to the County Water System should provide domestic well credits which could be used to support permitting of the new community well.

4.2 REGIONALIZATION

If Storey County were to pursue interconnection of the County Water System with the Dayton/Mound House System, it would present the significant benefit of regionalizing water supplies for both the Comstock and surrounding areas. Regionalization of water supplies provides redundancy during periods of severe drought, during water system infrastructure failure, or when the quality or quantity of a water supply has diminished.

5.0 FUTURE WATER MANAGEMENT PLANNING

By implementing a proactive approach to water management planning, Storey County will ensure a reliable and resilient water utility well into the future. To do this the County needs to complete and update a variety of different planning efforts over a five to seven fiscal year (FY) cycle. While the intent and findings of each study is different, proper planning builds off the information developed in one plan to another and provides recommendations which improve the overall sustainability of the water system. An example of this would be developing a representative capital improvement program (CIP) as part of a water system master plan update. This CIP would subsequently ensure that accurate user and connection fees were being collected so that future capital funding needs were being met. Additionally, the rate study would also develop a user fee structure which promotes conservation and improves source water sustainability. This section summarizes key planning efforts required in the future and offers a recommendation for when these documents should be completed.

Table 23: Water System Planning

Plan	Year Completed	Recommended Update
County Strategic Plan	2020	2030
Water Resource Plan	2022	2027
Water System Master Plan	2011	2023
Rate Study	2011, 2020	2025
Water Conservation Plan	-	2022

6.0 CONCLUSION

This chapter has found that the development of all vacant parcels according to current land uses within the current service area boundary will nearly triple current average water use and require significant improvements to County Water System infrastructure. Beyond a projected cost of \$18.4M for these improvements, the County will also need to secure approximately 2,000 acre-feet of water from the Marlette Water System (or other) to support permitting of the proposed development(s). Additionally, if the County was to pursue connecting additional areas into the current service area improvement project costs may exceed \$100M and the need for additional water triples to more than 6,500 acre-feet beyond the volume the County has currently reserved with the Marlette Water System.

Completion of this Water Resource Plan is a significant step for the County towards improving water system sustainability. The findings of this Plan can be used to:

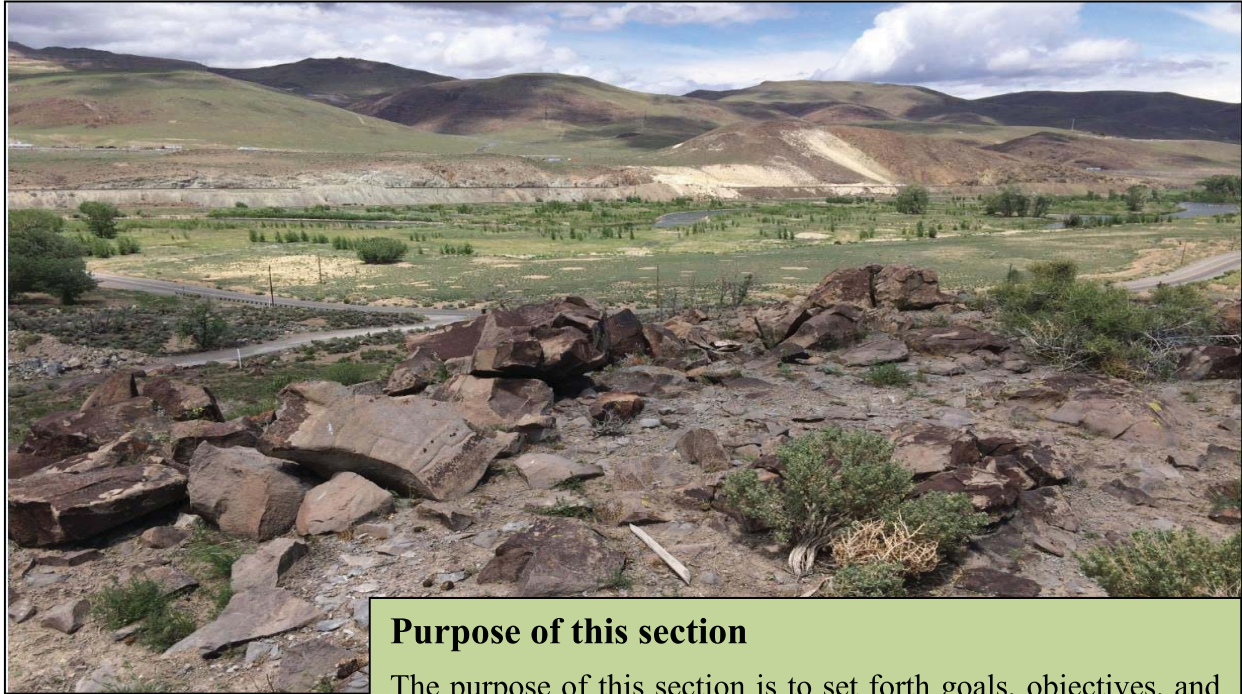
- support the acquisition of additional water resources,
- properly evaluate future land development proposals,
- improve capital planning exercises including the identification of future funding sources, and
- maintain regulatory compliance with NDEP the Nevada State Engineer's Office.

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APPENDIX A

3.5 Goals, Objectives, and Policies



Purpose of this section

The purpose of this section is to set forth goals, objectives, and policies for carrying out this master plan. This section is divided into the respective planning areas of the county, as well as the county as a whole.

3.5.1 General Countywide

The following goals, objectives, and policies apply across the county as described thereby. Each planning area and subarea contains goals, objectives, and policies which are specific to those areas.

Goal 1 Direct and manage orderly, efficient, and sustainable development

Objective 1 To use this master plan to graphically depict desired land use patterns

Policy 1 By defining the master plan land use maps as the official maps depicting potential future land uses in the county

Objective 2 To maintain an up-to-date master plan

Policy 1 By periodically updating this master plan and master plan maps

Policy 2 By maintaining zoning maps in conformance with this master plan

Policy 3 By regularly communicating with residents, land owners, and businesses to identify needs and respond appropriately and expediently

Policy 4 By continually communicating with the Nevada State Demographer's Office to determine accurate growth trends and forecasts in the county and region, and using the findings as the basis for updating this master plan

Objective 3 To involve community stakeholders in the administration and updating of this master plan

Policy 1 By making master plan information and maps easily accessible to the public

Policy 2 By reaching out to community stakeholders and leaders about the provisions of this master plan and general land use trends in the county and in each community

Policy 3 By holding planning commission public meetings in the areas most likely affected by proposed master plan and zoning amendments

Goal 2 Create and maintain livable and sustainable communities

Objective 1 To maintaining compact communities

Policy 1 By concentrating commercial development in defined and planned mixed-use centers

Policy 2 By encouraging new commercial development as integrated centers, or compatible infill within existing developed communities, rather than as individual or periphery development centers

Policy 3 By encouraging infill residential development within existing population centers in the county, and as part of an integrated planned community at Painted Rock

Policy 4 By exploring density trades and other means to encourage and provide for compact nodal development

Policy 5 By revising development codes to reflect performance-based standards

Objective 2 To create and maintain complete communities

- Policy 1 By facilitating enterprise areas in each community except the Highlands
- Policy 2 By requiring planned unit developments to include commercial, residential-commercial, and other uses concentrated into one or more established town enterprise centers, or to be strategically integrated with existing such centers
- Policy 3 By incorporating open space wildlife migration corridors throughout planned unit developments, and aligning these corridors with existing exterior agriculture, equestrian, common open-space, public lands, wildlife corridors of adjacent planned unit developments, and known natural wildlife migratory pattern

Objective 3 To facilitate pedestrian-friendly communities

- Policy 1 By situating new residential developments so that enterprise areas, schools, and public gathering places are in close-proximity and easily accessible to area residents
- Policy 2 By implementing walkable systems that connect residential areas with enterprise areas, schools, public gathering areas, and other uses outside of the development
- Policy 3 By aligning and designing walkways, roads, and other transportation ways to encourage local trips by foot and bicycle, and as appropriate for the development (e.g., developments with equestrian uses) by horseback
- Policy 4 By separating walkways, pathways, and access roads from collector, arterial, and other high-speed traffic route
- Policy 5 By avoiding grid-pattern roadways, except in Virginia City, and instead configuring local roads into loops, cul-de-sacs, and circuitous patterns in order to reduce and slow traffic
- Policy 6 By designing streets around parks, schools, and other public gathering places to be essentially pedestrian, approximately 20 to 30 feet wide, and with activity areas situated mostly away from vehicle ways
- Policy 7 By locating high-speed, collector, and arterial routes toward the edges of the development, or along existing arterial and collector routes, where possible
- Policy 8 By situating roads to be circuitous and by implementing traffic calming design and devices to slow traffic where close connection between vehicle and non-motorized ways exist

Objective 4 To facilitate existing and future automobile-alternative transportation systems

- Policy 1 By reserving necessary property, right-of-way, and easements in new planned unit developments to support existing and future pedestrian, bicycle, bus, rail, and other transportation systems
- Policy 2 By aligning right-of-ways and easements for transit systems with existing transit system right-of-ways, easements, and planned corridors
- Policy 3 By connecting bicycle ways in Mustang, McCarran, and Painted Rock to the Tahoe-Pyramid Bikeway alignment
- Policy 4 By collaborating with the Union Pacific Railroad, Regional Transportation Commission, the Tahoe-Reno Industrial Center, and other agencies and entities to

assess and consider the feasibility of light-rail commuter systems utilizing new and existing infrastructure along the Truckee River/Interstate 80 corridor

Objective 5 To ensure safe and sustainable water resources for each community and natural ecosystem in the county

Policy 1 By requiring permit applicants to provide Storey County with documentation showing well water meets minimum quality and quantity standards before building permits are issued

Policy 2 By requiring land subdivision applications to include valid documentation showing that underground water resources supporting the development will not adversely impact the availability of quality drinking water for existing and future residents and uses in the area

Policy 3 By researching and considering alternative water sources, such as the importation of water from other jurisdictions, for the Highlands and Mark Twain Estates and other places where needed

Policy 4 By requesting services from the Nevada State Engineer's Office and the United States Geological Survey to study current and future water availability and quality in the Highlands and Mark Twain Estates and to determine potential alternative sources

Policy 5 By requesting service from the Nevada State Engineer's Office and the United States Geological Survey to determine the interrelation, or lack thereof, between declining groundwater levels in the Mark Twain Estates and the rate of residential growth in the nearby Dayton Valley, Lyon County

Policy 6 By encouraging the Virginia City Highlands and Highland Ranches, and Mark Twain Estates, and all planned unit developments to form general improvement districts that will secure sufficient quantities and quality of water and distribute it to local residents

Policy 7 By lobbying and working with the state legislature to develop legal means preventing water and water rights exportation from the county

Objective 6 To design communities which attract diverse people and workforce

Policy 1 By providing accessible quality K-12 schools and related facilities to students in northern Storey County

Policy 2 By requiring developers of planned unit developments to dedicate to the county and/or school district land necessary for the construction of public schools and public services facilities. The location and quality of land must meet the standards of this master plan and not cause undue strain on county/school district resources.

Policy 3 By requiring developers of planned unit developments to build and dedicate to the county school district, as agreed between the developer and the school district, K-12 school facilities adequate to serve area populations, as well as other needs determined appropriate by the school district for the subject area

Policy 4 By working collaboratively with the school district and its board of trustees during review of proposed subdivisions, housing projects, and planned unit developments in order to consider what level and type of education and supporting facilities may be required

-
- Policy 5 By creating a physical environment in planned unit developments that facilitates education facilities and curriculum possibilities as directed by the school board
- Policy 6 By creating a physical environment in planned unit developments that facilitates education facilities and curriculum beyond K-12 education, including for instance, pre-kindergarten, vocational, and post-secondary education, which is aligned with the needs of area employers
- Policy 7 By creating a physical environment in planned unit developments in which schools may relate to the surrounding community functionally, culturally, and visually, and where schools may incorporate the greater community into the education process
- Policy 8 By forming an advisory group between the county and the school district, consisting of a broad representation of well-respected people in their fields of expertise and who are recognized for their leadership and commitment to improving schools, to ensure that the location, placement, and design of school facilities meets the goals of this master plan, and the school district's needs which extend beyond the jurisdiction of this master plan
- Objective 7 To facilitate phasing of planned unit developments that ensures project completion and sustainability during phasing**
- Policy 1 By meeting changing market conditions while ensuring that improvements meet demands for infrastructure and service
- Policy 2 By entering into development agreements with large planned unit developments
- Policy 3 By phasing planned development projects so that they function effectively and independently at each phase
- Policy 4 By ensuring that the development agreement is consistent with tentative and final maps and the provisions of this master plan
- Policy 5 By requiring terms and plans for potential abandonment or termination of developments prior to their completion
- Goal 3 Create and maintain a diversified economy**
- Objective 1 To support a wide-range of industries across the county including agriculture, commercial, tourism, manufacturing, mining distribution, and technology**
- Policy 1 By working with regional and local economic development agencies and community groups to identify economic assets and development opportunities
- Policy 2 By communicating with regional partners to improve local and regional industrial databases to improve vertical integration and production efficiencies
- Policy 3 By encouraging and identifying opportunities for co-location and close proximity placement of complementary businesses
- Policy 4 By establishing zoning districts that support commercial and other economic uses
- Policy 5 By promoting mixed-use developments that support live-work environments and community diversity
- Policy 6 By preserving water rights for agriculture use and encouraging alternative agriculture practices and water use
-

Objective 2 To maintain streamlined and efficient application and approval processes

Policy 1 By maintaining simple and streamlined development applications

Policy 2 By maintaining and improving “one-stop-shop” permitting and development review as feasible

Policy 3 By considering performance zoning regulations that facilitate mixed-uses and reduce the need for special use permitting

Policy 4 By encouraging development agreements between the county and certain land developers

Goal 4 Create integrated public facilities

Objective 1 To provide efficient and reliable public services by combining fire and emergency services, law enforcement, library and social services, public works, general local government, and possibly non-profits as applicable, into a unified public facility located toward the center of the subject community

Policy 1 By including representatives from fire and emergency services, law enforcement, library and social services, public works, general local government, and possibility non-profits, as applicable, to an advisory group during the planned unit development process, to ensure that combined facilities and services, including those combined with public schools, are designed and placed properly and meet the needs of the community

Policy 2 By coordinating efforts with federal and state agencies such as the U.S. Department of Housing and Urban Development, U.S. Department of Agriculture Rural Development, and the Nevada Rural Housing Authority to help fund rehabilitation of abandoned and substandard dwellings

Goal 5 Maintain distinct communities in the county

Objective 1 To create and maintain distinct land use patterns and characteristics for each community in the county

Policy 1 By using this master plan to pattern uses which are consistent with the distinct character of each existing and new community in the county

Policy 2 By conforming to the goals, objectives, and policies for each planning area and sub-area in this master plan

Policy 3 By only approving land uses which are compatible with the community in which they are proposed and their surrounding communities

Goal 6 Maintain compatibility between uses

Objective 1 To implement design and performance standards that minimizes use conflicts

Policy 1 By designating in planned unit developments specific areas where mixed-use residential-commercial uses are appropriate in relation to the new development and the existing surrounding community

Policy 2 By establishing design and performance standards for commercial, industrial, residential, and other uses located within or adjacent to existing communities, and new communities, to ensure that future development is high in quality, desirable for

occupants, and compatible with existing surrounding uses. The design standards should address lot size and density; building scale, bulk, height, and setbacks; building materials and exterior aesthetics; buffering to abutting uses (including, but not limited to, density transitions); outdoor lighting and noise; vehicle loading, parking, and circulation; pedestrian circulation; landscaping (and xeriscaping); screening and fencing; accessibility to people with disabilities; and other elements.

Policy 3 By preventing the overconcentration of multi-family residential uses in any given area and encouraging multi-family residential uses as part of mixed-use communities

Policy 4 By reviewing proposed infrastructure improvements including roads and transportation connections, potential unintended impacts to adjacent communities, and weighing them against the potential benefits of the infrastructure improvements

Policy 5 By actively engaging with the Bureau of Land Management and the local property owners and their associations to maintain public access to public lands within and adjacent to the Highlands

Policy 6 By engaging in cooperative agency status with the Bureau of Land Management in all environmental assessments and other actions potentially affecting communities in the county

Goal 7 Reduce and prevent blight

Objective 1 To develop and enforce codes preventing and addressing nuisances and blight

Policy 1 By enforcing nuisance and blight regulations consistently and fairly

Policy 2 By educating residents about available assistance and programs aimed at cleaning properties and abating nuisances and related hazards

Policy 3 By coordinating efforts with area resources, including Waste Management, Inc., to provide annual programs for no-cost refuse disposal and other such assistance

Policy 4 By coordinating efforts with federal and state agencies such as the U.S. Department of Housing and Urban Development, United State Department of Agriculture Rural Development, and Nevada Rural Housing Authority to help fund rehabilitation of abandoned and substandard dwellings

Goal 8 Balance renewable energy systems with other uses

Objective 1 To support the development of certain renewable energy systems while preserving quality of life in residential areas

Policy 1 By allowing small-scale domestic renewable energy systems, including solar and wind, when they are found to be scaled, placed, and designed as to not substantially detract from the existing character of each community

Policy 2 By prohibiting commercial-scale renewable energy systems, including solar and wind, in and adjacent to residential areas

Policy 3 By requiring planning commission and board review and action pertaining to all commercial-scale renewable energy systems

Goal 9 Balance mining and non-mining uses**Objective 1 To support the development of mineral resources while mitigating negative impacts to non-mining uses**

- Policy 1 By adopting standards and policies concerning mineral development in all parts of the county
- Policy 2 By adopting standards that substantially limit surface mining, but provide for small operations phased surface mining, and encourage underground mining in sensitive areas of the county
- Policy 3 By requiring board approval with action by the planning commission for all large scale surface and underground mining applications
- Policy 4 By refraining from duplicating permit applications requirements and fees which have been established by state and federal agencies
- Policy 5 By maintaining proactive and collaborative relationships between county officials, mining interests, residents, and local stakeholders in mining permits and mine ordinance developments to assure compliance with local, state, and federal requirements pertaining to active and proposed mining operations



(Source: Storey County, 2014)

3.5.2 Comstock Area

Goal 1 Enhance and diversify the local economy

Objective 1 To promote commercial business in Gold Hill, Virginia City, and the Divide that serves the specific interests and needs of tourists and local residents

Policy 1 By accessing grants and other resources through collaboration with state and regional economic development agencies such as the Northern Nevada Development Authority and the U.S. Department of Agricultural Rural Development

Policy 2 By assessing needs and interests of residents, businesses, and stakeholders through formal and informal communication and assisting local businesses

Policy 3 By coordinating the master plan, zoning ordinances, and county codes with the regulations and programs of the local tourism commission

Policy 4 By designing the master plan, zoning ordinances, and county codes to reduce barriers toward expansion of needed businesses and services

Policy 5 By assessing the benefits and limitations of establishing a downtown revitalization redevelopment district that increases eligibility for grants, other funding sources, and programs to improve the downtown business district

Policy 6 By working with the Virginia City Tourism Commission to enhance the image and significance of the south and north gateway areas of Virginia City and Gold Hill

-
- Objective 2 To secure local control from the Nevada Department of Transportation portions of State Route 341 (“C” Street) within Virginia City’s downtown area**
- Policy 1 By working with the Nevada Department of Transportation to convey to Storey County State Route 341 right-of-way between north and south intersecting “B” Street
- Policy 2 By not accepting conveyance of portions of State Route 341 to Storey County until curbs, gutters, drainages, and pavement are improved to Storey County standards
- Objective 3 To develop a fairgrounds facility in Virginia City that is permanent and sufficient in area and design to facilitate existing and future events**
- Policy 1 By securing sufficient land in Virginia City to support fairgrounds and ancillary uses including parking, vehicle and trailer staging, domestic animal stables, and other related uses
- Policy 2 To develop a single permanent fairground facility in phases as resources allow
- Policy 3 To improve road and pedestrian ways, and other infrastructure around the fairgrounds facility, and between it and downtown Virginia City
- Goal 2 Maintain historic use patterns on the Comstock**
- Objective 1 To implement zoning, regulations, and practices and to maintain conformance with historic use patterns**
- Policy 1 By implementing Form-Based-Codes in the Virginia City downtown area requiring building location, placement, configuration, height, and scale which is consistent with adjacent conditions
- Policy 2 By coordinating with the Comstock Historic District Commission in the development of Form-Based-Codes applicable within the Comstock
- Policy 3 By encouraging commercial, residential-commercial, single-family residential, multi-family residential, and mixed-uses in the core areas of Gold Hill, Virginia City, and the Divide
- Policy 4 By maintaining single-family residential uses in areas of Virginia City, Gold Hill, and the Divide currently and historically used principally with such uses
- Policy 5 By preventing residential sprawl into outlying areas of the Comstock, particularly in the surrounding hillsides which are directly visible from the Virginia City downtown area, that were not historically developed with residential uses
- Policy 6 By allowing reduced setback distances for single-family and multi-family residential uses in the Virginia City downtown area that are consistent with commercial uses
- Policy 7 By preserving the natural and historic scenic corridor along State Route 341 and State Route 342 between the Washoe and Lyon county lines
- Policy 8 By preserving to the extent feasible historic landforms including mine tailings and mine dumps
- Policy 9 By replacing conventional “cobra-head” overhead streetlights with decorative and historically appropriate street lamps, such as those currently found along “C” Street in Virginia City. First priority should be given to the length of “B” Street between
-

Taylor Street and the north side of the Eagles Hall.

Policy 10 By requiring sidewalks along “C” Street in downtown Virginia City to be constructed of wood except where motor vehicle access is provided to street-abutting driveways and parking areas. Decorative pavers and/or other materials as permitted by the Comstock Historic District Commission should be considered where existing non-wood materials (e.g., concrete and asphalt) are being replaced.

Goal 3 **Provide for certain renewable energy that is compatible with other uses in the Comstock Historic District**

Objective 1 **To support the development of certain renewable energy systems while preserving the integrity of the historic district, including its feeling of place and authenticity within the context of the nineteenth century**

Policy 1 By allowing small-scale domestic renewable energy systems, including solar and wind, when they are found to be scaled, placed, and designed as to not aesthetically detract from abutting uses and the overall historic environment of the Comstock Historic District

Policy 2 By prohibiting commercial/utility-scale renewable energy systems, including solar and wind, within the boundaries of the Comstock Historic District

Policy 3 By requiring planning commission and board review and action pertaining to all proposed domestic renewable energy systems, including solar and wind, within the Comstock Historic District, and all commercial/utility-scale systems outside of the historic district

Policy 4 By coordinating with the Comstock Historic District Commission in the review of all renewable energy systems, including solar and wind, proposed within the Comstock Historic District

Goal 4 **Balance mining and non-mining uses**

Objective 1 **To support the development of mineral resources while mitigating negative impacts to non-mining land uses and historic resources**

Policy 1 By adopting standards and policies concerning mineral development in and near the Comstock Historic District which are distinct from development standards in other areas of the county

Policy 2 By adopting standards that substantially limit surface mining, but provide for small operations phased surface mining, and encourage underground mining in Gold Hill, Virginia City, and the Divide, and their immediate surrounding areas

Policy 3 By considering southern Gold Hill (approximately south of Sky Lane) for appropriately regulated large-scale surface and other types of mining when substantial impacts to area residents and the integrity of the Comstock Historic District are not found

Policy 4 By requiring board approval with action by the planning commission for all large scale surface and underground mining applications

Policy 5 By refraining from duplicating permit applications requirements and fees which have been established by state and federal agencies

-
- Policy 6 By maintaining proactive and collaborative relationships between county officials, mining interests, residents, and local stakeholders in mining applications and ordinance development to assure compliance with local, state, and federal requirements pertaining to active and proposed mining operations
- Goal 5 Enhance and diversify vehicular and multi-modal transportation**
- Objective 1 To continue development patterns that provide for a walkable community**
- Policy 1 By encouraging historically dense mixed-use commercial and residential development in the core areas of Gold Hill, Virginia City, and the Divide
- Objective 2 To acquire necessary property, right-of-way, and easements to develop vehicular parking and multi-modal transportation systems**
- Policy 1 By inventorying vacant land adjacent to the Virginia City downtown area that may facilitate centralized vehicular parking and transit systems
- Policy 2 By considering opportunities to purchase appropriate vacant land to facilitate centralized vehicular parking and transit systems
- Policy 3 By seeking grants and other funding sources to purchase the historic Virginia City Freight Depot and the southern parcels between it and Union Street
- Objective 3 To improve identified properties to facilitate vehicular parking and multi-modal transportation systems**
- Policy 1 By repurposing the historic Virginia City Freight Depot to facilitate train boarding and disembarking
- Policy 2 By repurposing the parcels between the Virginia City Freight Depot and Union Street to facilitate vehicular parking, rail service, bus service, and multi-modal transportation support systems
- Policy 3 By widening and improving “B”, “D”, and “E” Streets to increase vehicular parking and circulation capacity
- Objective 4 To develop alternative transit systems between centralized transit hubs and the downtown area of Virginia City**
- Policy 1 By developing appropriate transit stops to facilitate transit to and from “C” Street
- Policy 2 By developing inclinator between “C” Street and the Virginia City Freight Depot and other centralized transit staging areas
- Goal 6 Facilitate a safe pedestrian-friendly downtown**
- Objective 1 To improve pedestrian corridors including sidewalks and street crossings**
- Policy 1 By relocating a substantial portion of vehicular parking away from “C” Street and toward centralized parking areas
- Policy 2 By enhancing vehicle and pedestrian visibility at key road crossings on “C” Street
- Policy 3 By developing walkways and stairways, and developing visual and other separation between pedestrian and vehicle ways on east-west orientated streets near “C” Street
- Policy 4 By considering revisions to the intersections of Taylor, Union and “C” Streets for safer pedestrian and vehicle crossing
-

- Objective 2** **To provide rest areas in key places around pedestrian corridors and parking areas**
- Policy 1 By adding sitting benches and tables along the “C” Street boardwalk
- Policy 2 By adding sitting benches between remote vehicle parking areas and “C” Street, and in parking lots
- Policy 3 By securing funds to develop “pocket-parks” on vacant parcels along “C” Street in downtown Virginia City
- Policy 4 By assessing the feasibility of converting several “C” Street parking spaces into “parklets” after sufficient vehicular parking and downtown transportation is completed at the Virginia City Freight Depot multi-model transit center



(Source: Storey County Planning Department, 2015)

3.5.3 Highlands Area

Goal 1 Preserve the rural residential character of the Highlands area

Objective 1 To implement zoning and other regulations in and around the Highlands planning area that conforms to historic use patterns

Policy 1 By maintaining estate and rural single-family residential uses and zoning in the Highlands and rural residential uses and zoning in surrounding areas where residential uses may be considered

Policy 2 By preventing retail and other commercial uses in the Highlands and its immediate surrounding areas with exception of home-based enterprises as appropriate to maintaining existing area character

Objective 2 To ensure use consistency between the Highlands and its surrounding lands

Policy 1 By assessing adverse impacts, including traffic, safety, noise, light pollution, wildland fire risk, and attraction of other undesirable development that a north-south transportation interconnection may have on the Highlands community before such a project is considered

Policy 2 By maintaining minimum required parcel size of one acre for the Virginia City Highlands; ten acres for the Highland Ranches; and 40 acres for the Virginia Ranches

Policy 3 By maintaining minimum parcel size of 40 acres for parcels surrounding the Highlands including, but not limited to, the Sunny Hills Ranchos

Policy 4 By assessing adverse impacts, including traffic, safety, noise, light pollution,

wildland fire risk, and attraction of undesired development that a north-south and east-west transportation interconnection in the Lagomarsino planning area may have on the Highlands community before such a project is considered

Goal 2 Preserve and enhance the natural beauty of the Highlands and surrounding areas

Objective 1 To provide for land uses which are compatible with the Highlands area

Policy 1 By adopting development codes that mitigate visual and adverse impacts of developments on moderate to steep slopes (slopes greater than ten percent) and along the top of prominent ridgelines

Policy 2 By coordinating with private property to implement fire fuels reduction programs

Policy 3 By coordinating with local property owners associations in the development of standards for special use permits, zone changes, and other planning applications potentially affecting the Highlands



(Source: Storey County Planning Department, 2015)

3.5.4 Mark Twain Area

Goal 1 Preserve rural character of the Mark Twain Estates area

Objective 1 To make land use decisions that maintain the existing character of the community

Policy 1 By maintaining estate and rural single-family residential use in the Mark Twain Estates, and rural residential uses and industrial professional uses in the surrounding area as allowed in this master plan

Policy 2 By preventing encroachment of suburban residential sprawl into Mark Twain

Policy 3 By adopting codes and zoning regulations and making decisions on land use applications that protect the existing character, environmental conditions, security and safety, aesthetic conditions, and efficient services of the Mark Twain Estates

Policy 4 By implementing zoning and codes that maintain estate and rural single-family residential uses patterns where residential uses are allowed

Objective 2 To facilitate complementary interface between adjacent residential and non-residential uses allowed by this master plan

Policy 1 By adopting zoning and development standards that lessen impacts between residential and professional industrial uses through:

- a. Distances and buffering;
- b. Landscaping, screening, noise abatement, and outdoor lighting standards;
- c. Vehicle access, egress, parking, and on-site circulation;

- d. Property management through owners associations, Covenants, Conditions, and Restrictions, etc.; and
- e. Placement of buildings and structures such as to reduce direct visual impacts to area residences, and cause blending with the surrounding natural environment, including backdrop mountain vistas.

Goal 2 To prevent land use conflicts with existing mining

Objective 1 To develop and implement land use allowances and regulations that maintain separation between existing mining and future residential and other incompatible uses

Policy 1 By maintaining significant separation between the Basalite mine and residential and other uses which are incompatible with mining activities

Policy 2 By encouraging rezoning of land around existing mining activities from residential to commercial, industrial, or resource type designations

Goal 3 Minimize flooding and flood damage in the Mark Twain Estates

Objective 1 To implement improvements to lessen property damage caused by flash flooding

Policy 1 By collaborating and negotiating with private property owners for the establishment drainage and stormwater detention basin easements

Policy 2 By collaborating and negotiating with private property owners immediately north of the Mark Twain Estates to establish easements or acquire property for regional stormwater detention improvements

Policy 3 By designing stormwater drainage systems capacities in accordance with upstream stormwater detention systems

Policy 4 By requiring regional flood mitigation for any development that occurs to the north and west of the Mark Twain Estates

Objective 2 To prevent development in known floodways

Policy 1 By developing and implementing building codes restricting buildings within known floodways

Policy 2 By educating residents about the impacts and dangers of building in floodways and floodplains

Objective 3 To consider the benefit of regional flood planning

Policy 1 By considering participation in the Carson Water Subconservancy District Carson River Watershed regional floodplain management study and planning process

Goal 4 Enhance local and regional economic opportunity

Objective 1 By promoting commercial and industrial uses in the eastern portions of Mark Twain

Policy 1 By collaborating and coordinating with state and regional economic development agencies such as the Northern Nevada Development Authority and the United States Department of Agricultural Rural Development Authority

- Policy 2 By assessing needs and interests of residents, businesses, and stakeholders in the area, including in adjacent Lyon County, through formal and informal communication
- Policy 3 By coordinating the master plan, zoning ordinances, and county codes with the regulations and programs of the local tourism commission
- Policy 4 By designing the master plan, zoning ordinances, and county codes so that they support expansion of all needed businesses and services for the region



(Source: Rainbow Bend Homeowners Association, 2012)

3.5.5 Lockwood-Mustang Area

Goal 1 Maintain a community with a diversity of uses

Objective 1 To implement zoning, regulations, and practices that that diversify uses

Policy 1 By encouraging commercial and residential uses which are compatible with existing uses and community character and scale

Policy 2 By promoting and directing commercial activity along Canyon Way, Avenue of the Colors, and within the eastern portions former Peri Ranch

Goal 2 Reduce and prevent use compatibility conflicts

Objective 1 To promote uses and performance measures which mitigate known and potential conflicts between existing and new uses

Policy 1 By actively engaging county leaders and officials with commercial interests, residents, and local stakeholders in order to assure conformance with local regulations and this master plan

Policy 2 By supporting proposals for zone changes that lessen or mitigate known conflicts

Policy 3 By maintaining buffering between residential and non-residential uses

Policy 4 By applying density transitions and compatible uses between existing residential uses and new uses, including new residential and non-residential uses

Policy 5 By directing heavy industrial activity away from Lockwood and east toward Mustang Road, south toward the Lockwood Regional Landfill, and west toward

- Avenue of the Colors and its existing heavy industrial uses and zones
- Policy 6 By encouraging zone changes in transition areas that are consistent with the master plan maps
- Objective 2 To prevent and mitigate inconsistent uses on vacant land located across the Truckee River immediately north of Lockwood**
- Policy 1 By participating in the public process for master planning, zoning, special uses, variances, or other land use actions involving the subject land
- Policy 2 By requesting to the State Land Use Planning Advisory Council to review neighboring county master plan inconsistencies involving the subject land
- Policy 3 By collaborating with the subject property owner and neighboring jurisdictions to determine the possibility of annexing the land into Storey County, and any terms that may come with such an annexation
- Policy 4 By following the legislative process for transfer of land from Washoe County to Storey County
- Policy 5 If annexation occurs, applying zoning that is compatible with Lockwood and the adjacent Rainbow Bend community
- Objective 3 To prohibit brothels and adult entertainment uses**
- Policy 1 By prohibiting brothels, adult entertainment, and adult retail, and other adult uses in Mustang and Lockwood
- Goal 3 Better integrate the Truckee River into Lockwood and Mustang**
- Objective 1 To enhance the river environment for local residents**
- Policy 1 By improving access to the Truckee River for local residents
- Policy 2 By improving recreation opportunity along the Truckee River for local residents
- Policy 3 By preserving and enhancing natural river alignment and riparian alignment
- Policy 4 By requiring new land developments abutting the Truckee River to integrate the river environment into the design of new land developments through the application of parks and recreation spaces that enable accessibility to the river for occupants of the development and the public



Source: Nevada Rock Art Foundation, 2015

3.5.6 Lagomarsino Area

Goal 1 Diversify uses and reduce conflicts

Objective 1 Implement zoning, regulations, and practices that maintain a diversity of uses and reduce conflicts

Policy 1 By ensuring that uses in the area are compatible with heavy and high-intensity industrial uses

Policy 2 By preventing residential development in the Lagomarsino area, except for the area immediately south and abutting the Highlands (known as the Sunny Hills Ranchos) where rural residential (40 acre minimum) uses are allowed

Policy 3 By requiring 40 acre parcel size throughout the Sunny Hills Ranchos

Policy 4 By concentrating heavy and high-intensity industrial uses in areas already designated for such uses

Policy 5 By maintaining extensive buffer areas for uses on lands zoned for high-intensity industrial uses

Policy 6 By communicating with the Highlands property owners associations and residents when considering master plan amendment, zone change applications, special use permits, other planning applications, and road infrastructure improvements, in the Lagomarsino area where the Highlands may be potentially impacted by the use

Objective 2 **To ensure that regional transportation improvements do not adversely impact the Highlands and Lockwood-Mustang areas**

Policy 1 By assessing adverse impacts, including traffic, safety, noise, light pollution, wildland fire risk, and undesirable uses that a north-south and east-west transportation interconnection may have on the Highlands community before such a project is considered

- Policy 3 By utilizing the McCarran Government Complex to expand public services including, but not limited to, administrative, court, and emergency services, proportional to growth in the northern parts of the county
- Goal 2 Increase the capacity and efficiency of the Storey County Courthouse**
- Policy 1 By preserving the historic layout, design, and integrity of the Storey County Courthouse in any decisions affecting its use
- Policy 2 By repurposing spaces in the courthouse to increase office space and efficiency
- Policy 3 By considering adding an administrative office extension to the courthouse building or constructing a separate building adjacent to the courthouse for this purpose
- Policy 4 By considering use of properties adjacent to the courthouse to accommodate needed expansions
- Goal 3 Consider alternative location(s) for certain county administrative offices**
- Policy 1 By considering expansions to the county jail facility at 911 State Route 341 and relocating certain administrative offices to that facility
- Policy 2 By considering other county-owned buildings in Virginia City to be repurposed for county administrative offices
- Policy 3 By collaborating with the Storey County School District to co-locate use of existing and future county and school district facilities
- Goal 4 Maintain the Storey County Courthouse in its existing functional capacity**
- Policy 1 By maintaining the Storey County Courthouse for the purpose of court, statutory administrative offices, and other key county administrative functions

9.3.8 County-owned historic structures

- Goal 1 Preserve the historic integrity of county-owned historic structures for the enjoyment of residents, visitors, and scholars**
- Policy 1 By conforming to Nevada Revised Statute 384 Comstock Historic District requirements in decisions affecting architecture, materials, colors, and design elements of county-owned historic structures
- Policy 2 By establishing and maintaining inter-local agreements with non-profit and other organizations for the preservation and enhancement of county-owned historic structures

9.3.9 Water and wastewater management

- Goal 1 Protect public health by complying with all state and federal water regulations**
- Policy 1 By creating incentives to encourage existing development to connect into existing municipal water systems

Policy 2	By requiring new planned unit developments and land subdivisions to connect into municipal water systems or have densities which cause no adverse impact on area underground water resources
Goal 2	Minimize high-water demand on public and private landscaping areas
Policy 1	By encouraging low-water-consumption vegetation and efficient irrigation systems in all new developments
Policy 2	By serving as a role-model in the community by applying xeriscaping to all public buildings landscaping where feasible
Policy 3	By educating residents, businesses, and school-age children the principles, practices, and benefits of xeriscaping
Policy 4	By requiring xeriscaping provisions in all planned unit developments and private-public development agreements
Policy 5	By providing economic and other incentives by adjusting the water rights dedication requirements to reflect the reduced water demand of water conservation landscaping and fixtures
Goal 3	Reduce non-point water pollution sources and improve groundwater recharge through Low-Impact-Development processes
Policy 1	By requiring comprehensive Low Impact Development practices in all planned unit development approvals
Policy 2	By providing economic or other incentives for Low Impact Development retrofits to existing developed properties and small-scale developments
Policy 3	By education residents, businesses, and school-aged children the principles, practices, and benefits of Low Impact Development practices
Goal 4	Reduce water consumption for new buildings and developments
Policy 1	By adopting new building standards for water conservation devices in the county code
Policy 2	By encouraging and promoting gray-water conservation systems
Policy 3	By requiring installation of water conservation devices in occupied units of all planned unit development and subdivision approvals
Goal 5	Improve the quality and quantity of water in the Highlands and Mark Twain
Policy 1	Provide education and other assistance that helps each community develop its own general improvement districts
Policy 2	Consider inter-local cooperation with adjacent jurisdictions to provide access to their municipal water systems where needed

Goal 6 Provide adequate community wastewater facilities

- Policy 1 By completing the Gold Hill and Virginia City wastewater rehabilitation project within the timeframes allowed by the awarded 2015 U.S. Department of Agriculture grant
- Policy 2 By encouraging the reuse and repurposing of effluent wastewater at the Tahoe-Reno Industrial Center for industrial and other non-potable uses
- Policy 3 By monitoring Nevada Division of Environmental Protection groundwater quality data for the Highlands and Mark Twain in order to provide needed time to help the communities plan for wastewater treatment needs if they arise
- Policy 4 By requiring all golf courses to be irrigated exclusively with secondary effluent
- Policy 5 By remaining vigilant in reporting to the State suspected domestic well withdraws exceeding two acre-feet per year

Goal 7 Prevent individual sewage disposal systems in rural areas from degrading groundwater quality

- Policy 1 By requiring new planned unit developments and land subdivisions to connect into municipal wastewater systems or have densities which cause no adverse impact on underground water resources
- Policy 2 By allowing rural areas to be served by individual septic systems if groundwater quality will conform to with federal, state, and county standards
- Policy 3 By utilizing state standards to evaluate new septic systems on the basis of site susceptibility to groundwater pollution by septic effluent
- Policy 4 By ensuring that location, design, construction, and inspection of on-site sewage disposal systems (i.e. septic systems and engineer systems) comply with county codes and Nevada Administrative Code 444, "Regulation Governing Individual Sewage Disposal Systems"
- Policy 5 By continuing to monitor areas with high septic system densities for signs of groundwater contamination
- Policy 6 By requiring abandonment of failed septic systems and corrective action that conforms to federal, state, and county standards

9.3.10 Flood and stormwater management**Goal 1 Minimize flooding and flood damage****Objective 1 To evaluate existing infrastructure and flooding conditions and making improvements based on those factors**

- Policy 1 By developing a comprehensive flood and drainage study for the Lockwood area, and by developing a list of solutions based on the findings of the study
- Policy 2 By participating in regional cooperative efforts for floodplain management and planning in the Lockwood

10.10.1 Goals and objectives

Goal 1 Retain existing water resources which exist for the benefits of Mark Twain residents

- Objective 1 Request the legislation, both at county and state level, to allow restriction or to prevent water or water rights exportation to areas outside Mark Twain
- Objective 2 Request Nevada State Engineer to commence hydraulic study of water basin in Mark Twain to determine quantity and quality of aquifers to assure aquifers are not being depleted beyond their recharging capabilities
- Policy 1 Discourage exporting or selling off water rights form Story County
- Objective 3 Cooperate with and encourage area mining operations, residences and other land uses to implement water conservation practices.

Goal 2 Retain existing water resources for the River District

- Objective 1 Require new development to obtain water rights before land use permits are approved
- Objective 2 With local residents and development firms, investigate the feasibility of developing a unified water and sewer district for the River District
- Policy 1 Discourage exporting or selling off water rights form Story County

Goal 3 Preserve existing agricultural areas

- Objective 1 Direct non-agricultural development to non-agricultural areas through zoning regulations
- Policy 1 Discourage exporting or selling off water rights form Story County
- Objective 2 Encourage conservation farming such as low water use crops and techniques to minimize evaporation

Goal 4 Maintain an environment which is healthy, safe, and desirable for residents throughout the county

- Policy 1 Preserve open space within the county
- Objective 1 Work with conservation groups to minimize invasive weeds

Goal 5 Ensure that present and future county residents have an adequate water supply meeting safe drinking standards

- Objective 1 Require all proposed planned unit developments to furnish proof of owned rights to adequate water meeting safe drinking standards before necessary land use or building permit applications are considered
- Objective 2 Actively participate on regional governmental water agencies to ensure the water rights of all owners and residents are protected. In addition, actively protest the granting of water rights or land development proposals which will have a negative impact on the quantity and/or quality of Storey County residents' water supply
- Objective 3 Continue to encourage and require, when feasible, the use of recycled, treated effluent water for agrarian and recreational uses. Establish the county's priority of right to the use of this water
- Policy 1 Encourage landscaping to minimize erosion, and increase infiltration
- Objective 4 Request the Nevada State Engineer to undertake a hydrologic study of water resources in the undeveloped northerly and easterly portion of the county and the stability of the water aquifer in the Highlands
- Objective 5 Continue to maintain, replace, and upgrade segments of the Marlette Water System pipeline, as necessary.
- Objective 6 Maintain the primacy of the Virginia City/Gold Hill water allotment allocated in the Franktown Water Decree
- Objective 7 Enhance local water conservation awareness and investigate ordinance changes to require conservation
- Objective 8 Redefine by County Ordinance the geographic boundaries of the town site of Gold Hill as originally written
- Objective 9 Discourage landscaping which requires large amounts of water. Encourage xeriscaping techniques on landscaped public right-of-way areas, around public building and other public areas and other landscaping to slow run off from county.

Goal 6 Protect the quality of present and future water resources

- Objective 1 Refuse special use permitting of industries which cannot guarantee the quality of effluent produced by their activity. Require users of toxic or hazardous materials to provide monitoring capabilities to assure protection from surface and groundwater contamination
- Objective 2 Engage in collaborative efforts with surrounding water quality and land conservation entities to implement watershed improvement programs within Long Valley Creek, and Six Mile and Seven Mile Canyons

Objective 3 Actively protest the granting of water rights or land development proposals which will have a negative impact on the quantity and/or quality of Storey County residents' water supply

Objective 4 Slow the runoff of precipitation to limit erosion damage, minimize flooding impacts, and encourage greater recharge of county aquifers

Objective 5 Encourage new developments to design with native animal and plant interests in mind to encourage their growth, and leverage their benefits

Goal 7 Regulate use of open-range and watershed areas to minimize fire danger and prevent degradation

Objective 1 Assist property owners and interested groups in controlling grazing and public use of critical watershed and riparian areas

Objective 2 Cooperate with ranchers, property owners and interested groups in the county in managing wild horses and other grazing animals, in numbers which will not exceed capacity of the land

APPENDIX B

Storey County Storage & Supply Calculations

Water Resource Plan

Sizing Analysis Scenarios

1. MDD + Fire Flow with all supply facilities operational
 - a. Operating Storage = 100% of Average Day Demand
 - b. Emergency Storage = 75% Operating Storage
2. ADD + Fire Flow with largest supply out of service
 - a. Operating Storage = 100% of Average Day Demand
 - b. Emergency Storage = 75% Operating Storage

Demand Data

	No. Connections	Demands (gpm)		
		ADD	MDD	PHD
Existing Demands	803	131	262	524
Additional Demands at Buildout	864	259	518	1,036
Totals	1,667	390	780	1,560

Supply Data

Source	Production Capacity (gpm)
Marlette Water System	738
Total Supply	738
Total w/ largest well out of service	0

Fire Flow Demand

Demand	Flow (gpm)	Duration (hr)	Volume (gal)
Fire Flow Demand	3,600	2	432,000

Existing Storage Data

Tank	Storage Capacity (gal)
Hillside Tank #1	500,000
Hillside Tank #2	500,000
Taylor Tank	200,000
Divide Tank	115,000
Silver City Tank	160,000
Total Storage	1,475,000

Table 1. Storey County System Existing Conditions

Storage Type	MDD + Fire w/all sources		ADD + Fire w/o largest source	
	Storage Requirement (gal)	Storage Balance (gal)	Storage Requirement (gal)	Storage Balance (gal)
Total Storage		1,475,000		1,475,000
Total Supply (Production - Demand)		685,760		-188,480
Total Capacity (Daily)		2,160,760		1,286,520
Fire Storage	432,000	1,728,760	432,000	854,520
Operating Storage	188,480	1,540,280	188,480	666,040
Emergency Storage	141,360	1,398,919	141,360	524,680

Table 2. Storey County System Buildout Conditions

Storage Type	MDD + Fire w/all sources		ADD + Fire w/o largest source	
	Storage Requirement (gal)	Storage Balance (gal)	Storage Requirement (gal)	Storage Balance (gal)
Total Storage		1,475,000		1,475,000
Total Supply (Production - Demand)		-60,331		-561,525
Total Capacity (Daily)		1,414,669		913,475
Fire Storage	432,000	982,669	432,000	481,475
Operating Storage	561,525	421,144	561,525	-80,051
Emergency Storage	421,144	0	421,144	-501,195

*Tank Values, Pump Capacity, and Unit Demands taken from Storey County Water System Master Plan

Comstock Only

Sizing Analysis Scenarios

1. MDD + Fire Flow with all supply facilities operational
 - a. Operating Storage = 100% of Average Day Demand
 - b. Emergency Storage = 75% Operating Storage
2. ADD + Fire Flow with largest supply out of service
 - a. Operating Storage = 100% of Average Day Demand
 - b. Emergency Storage = 75% Operating Storage

Demand Data

	No. Connections	Demands (gpm)		
		ADD	MDD	PHD
Existing Demands	803	137	274	548
Additional Demands at Buildout - Comstock	750	283	566	1,132
Additional Demands at Buildout - American Flat	0	0	0	0
Additional Demands at Buildout - Highlands	0	0	0	0
Additional Demands at Buildout - Mark Twain	0	0	0	0
Totals	1,553	420	840	1,680

Supply Data

Source	Production Capacity (gpm)	
Water Treatment Plant	1,050	1.51 MGD
Marlette Water System - Ex. Siphon	738	
Marlette Water System - Add. Siphon	320	<- 12" transmission main from I-580 to top of siphon
Total Supply	1,050	
Total w/ largest well out of service	1,050	

Fire Flow Demand

Demand	Flow (gpm)	Duration (hr)	Volume (gal)
Fire Flow Demand	3,600	2	432,000

Existing Storage Data

Tank	Storage Capacity (gal)
Hillside Tank #1	500,000
Hillside Tank #2	500,000
Taylor Tank	200,000
Divide Tank	115,000
Silver City Tank	160,000
Total Storage	1,475,000

Table 1. Comstock System Buildout Conditions

Storage Type	MDD + Fire w/all sources		ADD + Fire w/o largest source	
	Storage Requirement (gal)	Storage Balance (gal)	Storage Requirement (gal)	Storage Balance (gal)
Total Storage		1,475,000		1,475,000
Total Supply (Production - Demand)		302,441		-1,209,559
Total Capacity (Daily)		1,777,441		265,441
Fire Storage	432,000	1,345,441	0	265,441
Operating Storage	604,779	740,662	0	265,441
Emergency Storage	453,585	287,077	0	265,441

Comstock + American Flat

Sizing Analysis Scenarios

1. MDD + Fire Flow with all supply facilities operational
 - a. Operating Storage = 100% of Average Day Demand
 - b. Emergency Storage = 75% Operating Storage
2. ADD + Fire Flow with largest supply out of service
 - a. Operating Storage = 100% of Average Day Demand
 - b. Emergency Storage = 75% Operating Storage

0.394 AFA per EDU
0.245 EDU ADD (gpm)

Demand Data

	No. EDUs	Demands (gpm)		
		ADD	MDD	PHD
Existing Demands	803	137	274	548
Additional Demands at Buildout - Comstock	750	283	566	1,132
Additional Demands at Buildout - American Flat	46	190	380	760
Additional Demands at Buildout - Highlands	0	0	0	0
Additional Demands at Buildout - Mark Twain	0	0	0	0
Totals	1,599	610	1,220	2,439

Supply Data

Source	Production Capacity (gpm)	
Water Treatment Plant	1,500	2.2 MGD
Marlette Water System - Ex. Siphon	0	<- 12" transmission main from Lakeview Tanks to top of siphon
Marlette Water System - Add. Siphon	1,500	
Total Supply	1,500	
Total w/ largest well out of service	1,500	

Fire Flow Demand

Demand	Flow (gpm)	Duration (hr)	Volume (gal)
Fire Flow Demand	3,600	2	432,000

Existing Storage Data

Tank	Storage Capacity (gal)
Hillside Tank #1	500,000
Hillside Tank #2	500,000
Taylor Tank	200,000
Divide Tank	115,000
Silver City Tank	160,000
American Flat Tank	750,000
Total Storage	2,225,000

Table 1. Comstock + American Flat System Buildout Conditions

Storage Type	MDD + Fire w/all sources		ADD + Fire w/o largest source	
	Storage	Storage Balance	Storage	Storage Balance
Total Storage		2,225,000		
Total Supply (Production - Demand)		403,598		
Total Capacity (Daily)		2,628,598		
Fire Storage	432,000	2,196,598		
Operating Storage	878,201	1,318,398		
Emergency Storage	658,651	659,747		

Comstock + Highlands

Sizing Analysis Scenarios

1. MDD + Fire Flow with all supply facilities operational
 - a. Operating Storage = 100% of Average Day Demand
 - b. Emergency Storage = 75% Operating Storage
2. ADD + Fire Flow with largest supply out of service
 - a. Operating Storage = 100% of Average Day Demand
 - b. Emergency Storage = 75% Operating Storage

0.394 AFA per EDU
0.245 EDU ADD (gpm)

Demand Data

	No. EDUs	Demands (gpm)		
		ADD	MDD	PHD
Existing Demands	803	137	274	548
Additional Demands at Buildout - Comstock	750	283	566	1,132
Additional Demands at Buildout - American Flat	0	0	0	0
Additional Demands at Buildout - Highlands	1,195	477	955	1,910
Additional Demands at Buildout - Mark Twain	0	0	0	0
Totals	2,748	897	1,795	3,590

Supply Data

Source	Production Capacity (gpm)	
Water Treatment Plant	2,250	3.2 MGD
Marlette Water System - Ex. Siphon	0	<- 16" transmission main from Lakeview Tanks to Top of Siphon
Marlette Water System - Add. Siphon	2,250	
Total Supply	2,250	
Total w/ largest well out of service	2,250	

Fire Flow Demand

Demand	Flow (gpm)	Duration (hr)	Volume (gal)
Fire Flow Demand	3,600	2	432,000

Existing Storage Data

Tank	Storage Capacity (gal)
Hillside Tank #1	500,000
Hillside Tank #2	500,000
Taylor Tank	200,000
Divide Tank	115,000
Silver City Tank	160,000
Highlands Tank	1,000,000
Total Storage	2,475,000

Table 1. Comstock + Highlands System Buildout Conditions

Storage Type	MDD + Fire w/all sources		ADD + Fire w/o largest source	
	Storage	Storage Balance	Storage	Storage Balance
Total Storage		2,475,000		
Total Supply (Production - Demand)		655,439		
Total Capacity (Daily)		3,130,439		
Fire Storage	432,000	2,698,439		
Operating Storage	1,292,280	1,406,159		
Emergency Storage	969,210	436,948		

Comstock + Highlands (Ex)

Sizing Analysis Scenarios

1. MDD + Fire Flow with all supply facilities operational
 - a. Operating Storage = 100% of Average Day Demand
 - b. Emergency Storage = 75% Operating Storage
2. ADD + Fire Flow with largest supply out of service
 - a. Operating Storage = 100% of Average Day Demand
 - b. Emergency Storage = 75% Operating Storage

0.394 AFA per EDU
0.245 EDU ADD (gpm)

Demand Data

	No. EDUs	Demands (gpm)		
		ADD	MDD	PHD
Existing Demands	803	137	274	548
Additional Demands at Buildout - Comstock	750	283	566	1,132
Additional Demands at Buildout - American Flat	0	0	0	0
Additional Demands Highlands (Ex)	588	365	729	1,458
Additional Demands at Buildout - Mark Twain	0	0	0	0
Totals	2,141	785	1,569	3,138

Supply Data

Source	Production Capacity (gpm)	
Water Treatment Plant	1,950	2.8 MGD
Marlette Water System - Ex. Siphon	0	<- 14" transmission main from Lakeview Tanks to Top of Siphon
Marlette Water System - Add. Siphon	1,950	
Total Supply	1,950	
Total w/ largest well out of service	1,950	

Fire Flow Demand

Demand	Flow (gpm)	Duration (hr)	Volume (gal)
Fire Flow Demand	3,600	2	432,000

Existing Storage Data

Tank	Storage Capacity (gal)
Hillside Tank #1	500,000
Hillside Tank #2	500,000
Taylor Tank	200,000
Divide Tank	115,000
Silver City Tank	160,000
Highlands Tank	1,000,000
Total Storage	2,475,000

Table 1. Comstock + American Flat System Buildout Conditions

Storage Type	MDD + Fire w/all sources		ADD + Fire w/o largest source	
	Storage	Storage Balance	Storage	Storage Balance
Total Storage		2,475,000		
Total Supply (Production - Demand)		548,576		
Total Capacity (Daily)		3,023,576		
Fire Storage	432,000	2,591,576		
Operating Storage	1,129,712	1,461,864		
Emergency Storage	847,284	614,580		

Comstock + Mark Twain (Ex)

Sizing Analysis Scenarios

1. MDD + Fire Flow with all supply facilities operational
 - a. Operating Storage = 100% of Average Day Demand
 - b. Emergency Storage = 75% Operating Storage
2. ADD + Fire Flow with largest supply out of service
 - a. Operating Storage = 100% of Average Day Demand
 - b. Emergency Storage = 75% Operating Storage

0.394 AFA per EDU
0.245 EDU ADD (gpm)

Demand Data

	No. EDUs	Demands (gpm)		
		ADD	MDD	PHD
Existing Demands	803	137	274	548
Additional Demands at Buildout - Comstock	750	283	566	1,132
Additional Demands at Buildout - American Flat	0	0	0	0
Additional Demands Highlands (Ex)	0	0	0	0
Additional Demands Mark Twain (Ex)	333	206	413	826
Totals	1,886	626	1,253	2,506

Supply Data

Source	Production Capacity (gpm)	
Water Treatment Plant	1,550	2.2 MGD
Marlette Water System - Ex. Siphon	0	<- 12" transmission main from Lakeview Tanks to Top of Siphon
Marlette Water System - Add. Siphon	1,550	
Total Supply	1,550	
Total w/ largest well out of service	1,550	

Fire Flow Demand

Demand	Flow (gpm)	Duration (hr)	Volume (gal)
Fire Flow Demand	3,600	2	432,000

Existing Storage Data

Tank	Storage Capacity (gal)
Hillside Tank #1	500,000
Hillside Tank #2	500,000
Taylor Tank	200,000
Divide Tank	115,000
Silver City Tank	160,000
Mark Twain Tank	500,000
Total Storage	1,975,000

Table 1. Comstock + American Flat System Buildout Conditions

Storage Type	MDD + Fire w/all sources		ADD + Fire w/o largest source	
	Storage	Storage Balance	Storage	Storage Balance
Total Storage		1,975,000		
Total Supply (Production - Demand)		427,875		
Total Capacity (Daily)		2,402,875		
Fire Storage	432,000	1,970,875		
Operating Storage	902,063	1,068,812		
Emergency Storage	676,547	392,265		

American Flat Only

Sizing Analysis Scenarios

1. MDD + Fire Flow with all supply facilities operational
 - a. Operating Storage = 100% of Average Day Demand
 - b. Emergency Storage = 75% Operating Storage
2. MDD w/o supply
 - a. Operating Storage = 100% of Average Day Demand
 - b. Emergency Storage = 75% Operating Storage

Demand Data

	No. Connections	Demands (gpm)		
		ADD	MDD	PHD
Existing Demands	0	0	0	0
Additional Demands at Buildout - Comstock	0	0	0	0
Additional Demands at Buildout - American Flat	46	190	380	760
Additional Demands at Buildout - Highlands	0	0	0	0
Additional Demands at Buildout - Mark Twain	0	0	0	0
Totals	46	190	380	760

Supply Data

Source	Production Capacity (gpm)
3,100 lf of 12" Transmission Main (23' headloss)	1,750
Total Supply	1,750
Total w/ largest well out of service	0

Fire Flow Demand

Demand	Flow (gpm)	Duration (hr)	Volume (gal)
Fire Flow Demand	2,000	2	240,000

Existing Storage Data

Tank	Storage Capacity (gal)
American Flat Tank	750,000
Total Storage	750,000

Table 1. American Flat System Buildout Conditions

Storage Type	MDD + Fire w/all sources		MDD (No Supply)	
	Storage Requirement (gal)	Storage Balance (gal)	Storage Requirement (gal)	Storage Balance (gal)
Total Storage		750,000		750,000
Total Supply (Production - Demand)		1,973,157		-546,843
Total Capacity (Daily)		2,723,157		203,157
Fire Storage	240,000	2,483,157	240,000	-36,843
	273,421	2,209,736	273,421	-310,264
Operating Storage				
Emergency Storage	205,066	2,004,670	205,066	-515,330

Highlands Only - Buildout

Sizing Analysis Scenarios

1. MDD + Fire Flow with all supply facilities operational
 - a. Operating Storage = 100% of Average Day Demand
 - b. Emergency Storage = 75% Operating Storage
2. MDD w/o supply
 - a. Operating Storage = 100% of Average Day Demand
 - b. Emergency Storage = 75% Operating Storage

Demand Data

	No. Connections	Demands (gpm)		
		ADD	MDD	PHD
Existing Demands	0	0	0	0
Additional Demands at Buildout - Comstock	0	0	0	0
Additional Demands at Buildout - American Flat	0	0	0	0
Additional Demands at Buildout - Highlands	1,195	477	955	1,910
Additional Demands at Buildout - Mark Twain	0	0	0	0
Totals	1,195	477	955	1,910

Supply Data

Source	Production Capacity (gpm)
20,250 lf of 12" Transmission Main (100' headloss)	1,500
Total Supply	1,500
Total w/ largest well out of service	0

Fire Flow Demand

Demand	Flow (gpm)	Duration (hr)	Volume (gal)
Fire Flow Demand	1,000	2	120,000

Existing Storage Data

Tank	Storage Capacity (gal)
Highlands Tank	1,000,000
Total Storage	1,000,000

Table 1. Highlands System Buildout Conditions

Storage Type	MDD + Fire w/all sources		MDD (No Supply)	
	Storage Requirement (gal)	Storage Balance (gal)	Storage Requirement (gal)	Storage Balance (gal)
Total Storage		1,000,000		1,000,000
Total Supply (Production - Demand)		784,998		-687,501
Total Capacity (Daily)		1,784,998		312,499
Fire Storage	120,000	1,664,998	120,000	192,499
Operating Storage	687,501	977,497	687,501	-495,002
Emergency Storage	515,626	461,871	515,626	-1,010,628

Mark Twain Only - Buildout

Sizing Analysis Scenarios

1. MDD + Fire Flow with all supply facilities operational
 - a. Operating Storage = 100% of Average Day Demand
 - b. Emergency Storage = 75% Operating Storage
2. MDD w/o supply
 - a. Operating Storage = 100% of Average Day Demand
 - b. Emergency Storage = 75% Operating Storage

Demand Data

	No. Connections	Demands (gpm)		
		ADD	MDD	PHD
Existing Demands	0	0	0	0
Additional Demands at Buildout - Comstock	0	0	0	0
Additional Demands at Buildout - American Flat	0	0	0	0
Additional Demands at Buildout - Highlands	0	0	0	0
Additional Demands at Buildout - Mark Twain	430	3,229	6,457	12,914
Totals	430	3,229	6,457	12,914

Supply Data

Source	Production Capacity (gpm)
27,500 lf of 14" Transmission Main (705 ft headloss)	6,000
Total Supply	6,000
Total w/ largest well out of service	0

Fire Flow Demand

Demand	Flow (gpm)	Duration (hr)	Volume (gal)
Fire Flow Demand	2,000	2	240,000

Existing Storage Data

Tank	Storage Capacity (gal)
Mark Twain Tank(s)	9,100,000
Total Storage	9,100,000

Table 1. American Flat System Buildout Conditions

Storage Type	MDD + Fire w/all sources		MDD (No Supply)	
	Storage Requirement (gal)	Storage Balance (gal)	Storage Requirement (gal)	Storage Balance (gal)
Total Storage		9,100,000		9,100,000
Total Supply (Production - Demand)		-658,433		-9,298,433
Total Capacity (Daily)		8,441,567		-198,433
Fire Storage	240,000	8,201,567	240,000	-438,433
	4,649,216	3,552,351	4,649,216	-5,087,649
Operating Storage				
Emergency Storage	3,486,912	65,439	3,486,912	-8,574,561

Highlands Only - Existing

Sizing Analysis Scenarios

1. MDD + Fire Flow with all supply facilities operational
 - a. Operating Storage = 100% of Average Day Demand
 - b. Emergency Storage = 75% Operating Storage
2. MDD w/o supply
 - a. Operating Storage = 100% of Average Day Demand
 - b. Emergency Storage = 75% Operating Storage

Demand Data

	No. Connections	Demands (gpm)		
		ADD	MDD	PHD
Existing Demands	588	365	730	1,460
Totals	588	365	730	1,460

Supply Data

Source	Production Capacity (gpm)
20,250 lf of 12" Transmission Main (100' headloss)	1,500
Total Supply	1,500
Total w/ largest well out of service	0

Fire Flow Demand

Demand	Flow (gpm)	Duration (hr)	Volume (gal)
Fire Flow Demand	1,000	2	120,000

Existing Storage Data

Tank	Storage Capacity (gal)
Highlands Tank 1	650,000
Total Storage	650,000

Table 1. Highlands Ex System Buildout Conditions

Storage Type	MDD + Fire w/all sources		MDD (No Supply)	
	Storage Requirement (gal)	Storage Balance (gal)	Storage Requirement (gal)	Storage Balance (gal)
Total Storage		650,000		650,000
Total Supply (Production - Demand)		1,108,800		-525,600
Total Capacity (Daily)		1,758,800		124,400
Fire Storage	120,000	1,638,800	120,000	4,400
Operating Storage	525,600	1,113,200	525,600	-521,200
Emergency Storage	394,200	719,000	394,200	-915,400

Mark Twain Only - Existing

Sizing Analysis Scenarios

1. MDD + Fire Flow with all supply facilities operational
 - a. Operating Storage = 100% of Average Day Demand
 - b. Emergency Storage = 75% Operating Storage
2. MDD w/o supply
 - a. Operating Storage = 100% of Average Day Demand
 - b. Emergency Storage = 75% Operating Storage

Demand Data

	No. Connections	Demands (gpm)		
		ADD	MDD	PHD
Existing Demands	333	206	413	826
Totals	333	206	413	826

Supply Data

Source	Production Capacity (gpm)
27,500 lf of 12" Transmission Main	1,500
Total Supply	1,500
Total w/ largest well out of service	0

Fire Flow Demand

Demand	Flow (gpm)	Duration (hr)	Volume (gal)
Fire Flow Demand	1,000	2	120,000

Existing Storage Data

Tank	Storage Capacity (gal)
Mark Twain Tank(s)	500,000
Total Storage	500,000

Table 1. Mark Twain System Buildout Conditions

Storage Type	MDD + Fire w/all sources		ADD (No Supply)	
	Storage Requirement (gal)	Storage Balance (gal)	Storage Requirement (gal)	Storage Balance (gal)
Total Storage		500,000		500,000
Total Supply (Production - Demand)		1,565,434		-297,283
Total Capacity (Daily)		2,065,434		202,717
Fire Storage	120,000	1,945,434	120,000	82,717
Operating Storage	297,283	1,648,150	297,283	-214,566
Emergency Storage	222,962	1,425,188	222,962	-437,529

Comstock Ex Only

Sizing Analysis Scenarios

1. MDD + Fire Flow with all supply facilities operational
 - a. Operating Storage = 100% of Average Day Demand
 - b. Emergency Storage = 75% Operating Storage
2. ADD + Fire Flow with largest supply out of service
 - a. Operating Storage = 100% of Average Day Demand
 - b. Emergency Storage = 75% Operating Storage

Demand Data

	No. Connections	Demands (gpm)		
		ADD	MDD	PHD
Existing Demands	803	137	274	548
Additional Demands at Buildout - Comstock	0	0	0	0
Additional Demands at Buildout - American Flat	0	0	0	0
Additional Demands at Buildout - Highlands	0	0	0	0
Additional Demands at Buildout - Mark Twain	0	0	0	0
Totals	803	137	274	548

Supply Data

Source	Production Capacity (gpm)	
Water Treatment Plant	1,050	1.26 MGD
Marlette Water System - Ex. Siphon	738	
Marlette Water System - Add. Siphon	0	<- 12" transmission main from I-580 to top of siphon
Total Supply	738	
Total w/ largest well out of service	738	

Fire Flow Demand

Demand	Flow (gpm)	Duration (hr)	Volume (gal)
Fire Flow Demand	3,600	2	432,000

Existing Storage Data

Tank	Storage Capacity (gal)
Hillside Tank #1	500,000
Hillside Tank #2	500,000
Taylor Tank	200,000
Divide Tank	115,000
Silver City Tank	160,000
Total Storage	1,475,000

Table 1. Comstock System Buildout Conditions

Storage Type	MDD + Fire w/all sources		ADD + Fire w/o largest source	
	Storage Requirement (gal)	Storage Balance (gal)	Storage Requirement (gal)	Storage Balance (gal)
Total Storage		1,475,000		1,475,000
Total Supply (Production - Demand)		668,128		-394,592
Total Capacity (Daily)		2,143,128		1,080,408
Fire Storage	432,000	1,711,128	0	1,080,408
Operating Storage	197,296	1,513,832	0	1,080,408
Emergency Storage	147,972	1,365,860	0	1,080,408

Storey County Storage Calculations (Gold Hill System)

Water Resource Plan

Sizing Analysis Scenarios

1. MDD + Fire Flow with all supply facilities operational
 - a. Operating Storage = 100% of Average Day Demand
 - b. Emergency Storage = 75% Operating Storage
2. ADD + Fire Flow with largest supply out of service
 - a. Operating Storage = 100% of Average Day Demand
 - b. Emergency Storage = 75% Operating Storage

Demand Data

	No. Connections	Demands (gpm)		
		ADD	MDD	PHD
Existing Demands	51	8	17	33
Additional Demands at Buildout	710	213	426	852
Totals	761	221	443	885

Supply Data

Source	Production Capacity (gpm)
Supply from VC	875
Total Supply	875
Total w/ largest well out of service	0

Fire Flow Demand

Demand	Flow (gpm)	Duration (hr)	Volume (gal)
Fire Flow Demand	1,500	2	180,000

Existing Storage Data

Tank	Storage Capacity (gal)
Divide Tank	115,000
Total Storage	115,000

Table 1. Gold Hill System Existing Conditions

Storage Type	MDD + Fire w/all sources		ADD + Fire w/o largest source	
	Storage Requirement (gal)	Storage Balance (gal)	Storage Requirement (gal)	Storage Balance (gal)
Total Storage		115,000		115,000
Total Supply (Production - Demand)		1,236,059		-11,971
Total Capacity (Daily)		1,351,059		103,029
Fire Storage	180,000	1,171,059	180,000	-76,971
Operating Storage	11,971	1,159,088	11,971	-88,941

Emergency Storage	8,978	1,150,110	8,978	-97,919
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Table 2. Gold Hill System Buildout Conditions

Storage Type	MDD + Fire w/all sources		ADD + Fire w/o largest source	
	Storage Requirement (gal)	Storage Balance (gal)	Storage Requirement (gal)	Storage Balance (gal)
Total Storage		115,000		115,000
Total Supply (Production - Demand)		622,667		-318,667
Total Capacity (Daily)		737,667		-203,667
Fire Storage	180,000	557,667	180,000	-383,667
Operating Storage	318,667	239,000	318,667	-702,333
Emergency Storage	239,000	0	239,000	-941,333

*Tank Values, Pump Capacity, and Unit Demands taken from Storey County Water System Master Plan

Storey County Storage Calculations (Silver City System)

Water Resource Plan

Sizing Analysis Scenarios

1. MDD + Fire Flow with all supply facilities operational
 - a. Operating Storage = 100% of Average Day Demand
 - b. Emergency Storage = 75% Operating Storage
2. ADD + Fire Flow with largest supply out of service
 - a. Operating Storage = 100% of Average Day Demand
 - b. Emergency Storage = 75% Operating Storage

Demand Data

	No. Connections	Demands (gpm)		
		ADD	MDD	PHD
Existing Demands	86	14	28	56
Additional Demands at Buildout	220	66	132	264
Totals	306	80	160	320

Supply Data

Source	Production Capacity (gpm)
Supply from GH	314
Total Supply	314
Total w/ largest well out of service	0

Fire Flow Demand

Demand	Flow (gpm)	Duration (hr)	Volume (gal)
Fire Flow Demand	1,500	2	180,000

Existing Storage Data

Tank	Storage Capacity (gal)
Silver City Tank	160,000
Total Storage	160,000

Table 1. Silver City System Existing Conditions

Storage Type	MDD + Fire w/all sources		ADD + Fire w/o largest source	
	Storage Requirement (gal)	Storage Balance (gal)	Storage Requirement (gal)	Storage Balance (gal)
Total Storage		160,000		160,000
Total Supply (Production - Demand)		411,788		-20,186
Total Capacity (Daily)		571,788		139,814
Fire Storage	180,000	391,788	180,000	-40,186
Operating Storage	20,186	371,602	20,186	-60,372

Emergency Storage	15,139	356,463	15,139	-75,511
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Table 2. Silver City System Buildout Conditions

Storage Type	MDD + Fire w/all sources		ADD + Fire w/o largest source	
	Storage Requirement (gal)	Storage Balance (gal)	Storage Requirement (gal)	Storage Balance (gal)
Total Storage		160,000		160,000
Total Supply (Production - Demand)		221,675		-115,243
Total Capacity (Daily)		381,675		44,757
Fire Storage	180,000	201,675	180,000	-135,243
Operating Storage	115,243	86,432	115,243	-250,485
Emergency Storage	86,432	0	86,432	-336,917

*Tank Values, Pump Capacity, and Unit Demands taken from Storey County Water System Master Plan

Storey County Storage Calculations (Virginia City System)

Water Resource Plan

Sizing Analysis Scenarios

1. MDD + Fire Flow with all supply facilities operational
 - a. Operating Storage = 100% of Average Day Demand
 - b. Emergency Storage = 75% Operating Storage
2. ADD + Fire Flow with largest supply out of service
 - a. Operating Storage = 100% of Average Day Demand
 - b. Emergency Storage = 75% Operating Storage

Demand Data

	No. Connections	Demands (gpm)		
		ADD	MDD	PHD
Existing Demands	666	109	217	434
Additional Demands at Buildout	768	230	461	922
Totals	1,434	339	678	1,356

Supply Data

Source	Production Capacity (gpm)
Marlette Water System	738
Total Supply	738
Total w/ largest well out of service	0

Fire Flow Demand

Demand	Flow (gpm)	Duration (hr)	Volume (gal)
Fire Flow Demand	3,600	2	432,000

Existing Storage Data

Tank	Storage Capacity (gal)
Hillside Tank #1	500,000
Hillside Tank #2	500,000
Taylor Tank	200,000
Total Storage	1,200,000

Table 1. Virginia City System Existing Conditions

Storage Type	MDD + Fire w/all sources		ADD + Fire w/o largest source	
	Storage Requirement (gal)	Storage Balance (gal)	Storage Requirement (gal)	Storage Balance (gal)
Total Storage		1,200,000		1,200,000
Total Supply (Production - Demand)		750,073		-156,324
Total Capacity (Daily)		1,950,073		1,043,676

Fire Storage	432,000	1,518,073	432,000	611,676
Operating Storage	156,324	1,361,749	156,324	455,353
Emergency Storage	117,243	1,244,507	117,243	338,110

Table 2. Virginia City System Buildout Conditions

	MDD + Fire w/all sources		ADD + Fire w/o largest source	
Storage Type	Storage Requirement (gal)	Storage Balance (gal)	Storage Requirement (gal)	Storage Balance (gal)
Total Storage		1,200,000		1,200,000
Total Supply (Production - Demand)		86,336		-488,192
Total Capacity (Daily)		1,286,336		711,808
Fire Storage	432,000	854,336	432,000	279,808
Operating Storage	488,192	366,144	488,192	-208,384
Emergency Storage	366,144	0	366,144	-574,528

*Tank Values, Pump Capacity, and Unit Demands taken from Storey County Water System Master Plan

APPENDIX C

Storey County
Water Resource Plan
Project Alternative Cost Estimate - B St. & Union St. Water Mains

Estimate by: Lucas Tipton

Project No. 1797
Date: 04/13/21

QC Check by:
Date:

BID SCHEDULE - BASE BID

Bid Item	Description	Quantity	Unit	Unit Cost	Total Cost
1	10-inch C900 PVC Water Main	1,500	LF	\$200.00	\$300,000.00
2	8-inch C900 PVC Water Main	4,600	LF	\$160.00	\$736,000.00
3	Meters and Services	53	EA	\$10,000.00	\$530,000.00
4	Traffic Control	1	LS	\$75,000.00	\$75,000.00
Subtotal:					\$1,641,000.00
25% Contingency:					\$410,250.00
25% Engineering & Inspection:					\$410,250.00
Project Total:					\$2,461,500.00

Storey County
Water Resource Plan
Project Alternative Cost Estimate - Hillside to Divide Transmission

Estimate by: Alex Stodtmeister

Project No. 1797
Date: 11/30/20

QC Check by:
Date:

BID SCHEDULE - BASE BID

Bid Item	Description	Quantity	Unit	Unit Cost	Total Cost
1	12-inch C900 PVC Water Main	2,900	LF	\$240.00	\$696,000.00
Subtotal:					\$696,000.00
25% Contingency:					\$174,000.00
25% Engineering & Inspection:					\$174,000.00
Project Total:					\$1,044,000.00

Storey County
Water Resource Plan
Project Alternative Cost Estimate - Silver City Transmission Main

Estimate by: Alex Stodtmeister

Project No. 1797
Date: 11/30/20

QC Check by:
Date:

BID SCHEDULE - BASE BID

Bid Item	Description	Quantity	Unit	Unit Cost	Total Cost
1	8-inch C900 PVC Water Main	8,200	LF	\$160.00	\$1,312,000.00
2	8-inch PRV	1	EA	\$150,000.00	\$150,000.00
Subtotal:					\$1,462,000.00
25% Contingency:					\$365,500.00
25% Engineering & Inspection:					\$365,500.00
Project Total:					\$2,193,000.00

Storey County
Water Resource Plan
Project Alternative Cost Estimate - Parallel Siphon (Comstock Buildout Only | 1,086 gpm capacity)

Estimate by: Lucas Tipton

Project No. 1797

Date: 04/14/21

QC Check by:

Date:

BID SCHEDULE - BASE BID

Bid Item	Description	Quantity	Unit	Unit Cost	Total Cost
1	12-inch Transmission Main	25,700	LF	\$240.00	\$6,168,000.00
2	6" Air Release Valve Assembly	10	EA	\$14,000.00	\$140,000.00

Subtotal: \$6,308,000.00

25% Contingency: \$1,577,000.00

25% Engineering & Inspection: \$1,577,000.00

Project Total: \$9,462,000.00

Storey County
Water Resource Plan
Project Alternative Cost Estimate - WTP Capacity Upgrade (Comstock Buildout Only | 1.5 MGD capacity)

Estimate by: Lucas Tipton

Project No. 1797

Date: 04/14/21

QC Check by:

Date:

BID SCHEDULE - BASE BID

Bid Item	Description	Quantity	Unit	Unit Cost	Total Cost
1	0.3 MGD Capacity Upgrade	1	LS	\$1,450,000.00	\$1,450,000.00

Subtotal: \$1,450,000.00

25% Contingency: \$362,500.00

25% Engineering & Inspection: \$362,500.00

Project Total: \$2,175,000.00

Storey County
Water Resource Plan
Project Alternative Cost Estimate - Replace Siphon (Comstock + AF Buildout | 1,500 gpm capacity)

Estimate by: Lucas Tipton

Project No. 1797
 Date: 04/28/21

QC Check by:
 Date:

BID SCHEDULE - BASE BID

Item	Description	Quantity	Unit	Unit Cost	Total Cost
1	12-inch Transmission Main - Storey County ROW	25,700	LF	\$240.00	\$6,170,000.00
2	6" Air Release Valve Assembly - Storey County ROW	10	EA	\$14,000.00	\$140,000.00
3	12-inch Transmission Main - MWS ROW	16,100	LF	\$240.00	\$3,870,000.00
4	6" Air Release Valve Assembly - MWS ROW	0	EA	\$14,000.00	\$0.00

Subtotal: \$10,180,000.00
 25% Contingency: \$2,545,000.00
 25% Engineering & Inspection: \$2,545,000.00
 Project Total: \$15,270,000.00
 Storey Co. Total: \$9,465,000.00
 Marlette Water System Total: \$5,805,000.00

Storey County
Water Resource Plan
Project Alternative Cost Estimate - WTP Capacity Upgrade (Comstock + American Flat Buildout | 2.2 MGD capacity)

Estimate by: Lucas Tipton

Project No. 1797
 Date: 04/14/21

QC Check by:
 Date:

BID SCHEDULE - BASE BID

Bid Item	Description	Quantity	Unit	Unit Cost	Total Cost
1	1.0 MGD Capacity Upgrade	1	LS	\$4,830,000.00	\$4,830,000.00

Subtotal: \$4,830,000.00
 25% Contingency: \$1,207,500.00
 25% Engineering & Inspection: \$1,207,500.00
 Project Total: \$7,245,000.00

Storey County
Water Resource Plan
Project Alternative Cost Estimate - American Flat Infrastructure

Estimate by: Alex Stodtmeister

Project No. 1797
 Date: 11/30/20

QC Check by:
 Date:

BID SCHEDULE - BASE BID

Bid Item	Description	Quantity	Unit	Unit Cost	Total Cost
1	12-inch Transmission Main	3,100	LF	\$160.00	\$496,000.00
2	750,000-Gallon Storage Tank	1	EA	\$1,620,000.00	\$1,620,000.00
3	Land Acquisition and Easements	1	LS	\$200,000.00	\$200,000.00

Subtotal: \$2,316,000.00
 25% Contingency: \$579,000.00
 25% Engineering & Inspection: \$579,000.00
 Project Total: \$3,474,000.00

Storey County
Water Resource Plan
Project Alternative Cost Estimate - Replace Siphon (Comstock + Mark Twain Buildout Only | 1,550 gpm capacity)

Estimate by: Lucas Tipton

Project No. 1797
 Date: 05/20/21

QC Check by:
 Date:

BID SCHEDULE - BASE BID

Bid Item	Description	Quantity	Unit	Unit Cost	Total Cost
1	12-inch Transmission Main - Storey County ROW	25,700	LF	\$240.00	\$6,170,000.00
2	6" Air Release Valve Assembly - Storey County ROW	10	EA	\$14,000.00	\$140,000.00
3	12-inch Transmission Main - MWS ROW	16,100	LF	\$240.00	\$3,870,000.00
4	6" Air Release Valve Assembly - MWS ROW	0	EA	\$14,000.00	\$0.00

Subtotal: \$10,180,000.00
 0.614832536 25% Contingency: \$2,545,000.00
 25% Engineering & Inspection: \$2,545,000.00
 Project Total: \$15,270,000.00
 Storey Co. Total: \$9,465,000.00
 Marlette Water System Total: \$5,805,000.00

Storey County
Water Resource Plan
Project Alternative Cost Estimate - WTP Capacity Upgrade (Comstock + Mark Twain Ex. Residents | 2.2 MGD capacity)

Estimate by: Lucas Tipton

Project No. 1797
 Date: 05/20/21

QC Check by:
 Date:

BID SCHEDULE - BASE BID

Bid Item	Description	Quantity	Unit	Unit Cost	Total Cost
1	1.0 MGD Capacity Upgrade	1	LS	\$4,830,000.00	\$4,830,000.00

Subtotal: \$4,830,000.00
 25% Contingency: \$1,207,500.00
 25% Engineering & Inspection: \$1,207,500.00
 Project Total: \$7,245,000.00

Storey County
Water Resource Plan
Project Alternative Opinion of Cost - Mark Twain Water System (Ex. Residents Only)

Estimate by: Alex Stodtmeister

Project No. 1797
 Date: 04/28/21

QC Check by:
 Date:

BID SCHEDULE - BASE BID

Bid Item	Description	Quantity	Unit	Unit Cost	Total Cost
1	12-inch Transmission Main	27,500	LF	\$240.00	\$6,600,000.00
2	8-inch Distribution Main	46,000	LF	\$160.00	\$7,360,000.00
3	Pressure Sustaining Valve	1	EA	\$150,000.00	\$150,000.00
4	Meters and Services	333	EA	\$10,000.00	\$3,330,000.00
5	500,000-Gallon Storage Tank	1	EA	\$1,080,000.00	\$1,080,000.00
6	Land Acquisition and Easements	1	LS	\$200,000.00	\$200,000.00

Subtotal: \$18,720,000.00
 25% Contingency: \$4,680,000.00
 25% Engineering & Inspection: \$4,680,000.00
 Project Total: \$28,080,000.00
 Transmission Only Total: \$11,945,000.00

Storey County
Water Resource Plan
Project Alternative Cost Estimate - Replace Siphon (Comstock + Highlands Buildout Only | 2,000 gpm capacity)

Estimate by: Lucas Tipton

Project No. 1797
Date: 07/14/21

QC Check by:
Date:

BID SCHEDULE - BASE BID

Item	Description	Quantity	Unit	Unit Cost	Total Cost
1	14-inch Transmission Main - Storey County ROW	25,700	LF	\$280.00	\$7,200,000.00
2	6" Air Release Valve Assembly - Storey County ROW	10	EA	\$14,000.00	\$140,000.00
3	14-inch Transmission Main - MWS ROW	16,100	LF	\$280.00	\$4,510,000.00
4	6" Air Release Valve Assembly - MWS ROW	0	EA	\$14,000.00	\$0.00
Subtotal:					\$11,850,000.00
25% Contingency:					\$2,962,500.00
25% Engineering & Inspection:					\$2,962,500.00
Project Total:					\$17,775,000.00
Storey Co. Total:					\$11,010,000.00
Marlette Water System Total:					\$6,765,000.00

Storey County
Water Resource Plan
Project Alternative Cost Estimate - WTP Capacity Upgrade (Comstock + Highlands Ex. Residents | 2.8 MGD capacity)

Estimate by: Lucas Tipton

Project No. 1797
Date: 07/14/21

QC Check by:
Date:

BID SCHEDULE - BASE BID

Bid Item	Description	Quantity	Unit	Unit Cost	Total Cost
1	1.6 MGD Capacity Upgrade	1	LS	\$7,720,000.00	\$7,720,000.00
Subtotal:					\$7,720,000.00
25% Contingency:					\$1,930,000.00
25% Engineering & Inspection:					\$1,930,000.00
Project Total:					\$11,580,000.00

Storey County
Water Resource Plan
Project Alternative Cost Estimate - Highlands Buildout Infrastructure

Estimate by: Lucas Tipton

Project No. 1797
Date: 11/10/21

QC Check by:
Date:

BID SCHEDULE - BASE BID

Bid Item	Description	Quantity	Unit	Unit Cost	Total Cost
1	10-inch Transmission Main	20,500	LF	\$200.00	\$4,100,000.00
2	8-inch Distribution Main	100,000	LF	\$160.00	\$16,000,000.00
3	10-inch Distribution Main	51,600	LF	\$200.00	\$10,319,904.00
4	8-inch PRV	14	EA	\$150,000.00	\$2,100,000.00
5	10-inch PRV	10	EA	\$175,000.00	\$1,750,000.00
6	Meters and Services	588	EA	\$10,000.00	\$5,880,000.00
7	120 hp Booster Pump Station	1	EA	\$4,600,000.00	\$4,600,000.00
8	650,000-Gallon Storage Tank	1	EA	\$1,400,000.00	\$1,400,000.00
9	Land Acquisition and Easements	1	LS	\$200,000.00	\$200,000.00
Subtotal:					\$46,349,904.00
25% Contingency:					\$11,587,476.00
25% Engineering & Inspection:					\$11,587,476.00
Project Total:					\$69,524,856.00
Transmission Only Total:					\$15,350,000.00

Storey County
Water Resource Plan
Project Alternative Cost Estimate - Replace Siphon (Comstock + Highlands Buildout Only | 2,250 gpm capacity)

Estimate by: Lucas Tipton

Project No. 1797

Date: 04/28/21

QC Check by:

Date:

BID SCHEDULE - BASE BID

Item	Description	Quantity	Unit	Unit Cost	Total Cost
1	16-inch Transmission Main - Storey County ROW	25,700	LF	\$330.00	\$8,490,000.00
2	6" Air Release Valve Assembly - Storey County ROW	10	EA	\$14,000.00	\$140,000.00
3	16-inch Transmission Main - MWS ROW	16,100	LF	\$330.00	\$5,320,000.00
4	6" Air Release Valve Assembly - MWS ROW	0	EA	\$14,000.00	\$0.00

Subtotal: \$13,950,000.00

25% Contingency: \$3,487,500.00

25% Engineering & Inspection: \$3,487,500.00

Project Total: \$20,925,000.00

Storey Co. Total: \$12,945,000.00

Marlette Water System Total: \$7,980,000.00

Storey County
Water Resource Plan
Project Alternative Cost Estimate - WTP Capacity Upgrade (Comstock + Highlands Buildout Only | 3.2 MGD capacity)

Estimate by: Lucas Tipton

Project No. 1797

Date: 04/28/21

QC Check by:

Date:

BID SCHEDULE - BASE BID

Bid Item	Description	Quantity	Unit	Unit Cost	Total Cost
1	2.0 MGD Capacity Upgrade	1	LS	\$9,650,000.00	\$9,650,000.00

Subtotal: \$9,650,000.00

25% Contingency: \$2,412,500.00

25% Engineering & Inspection: \$2,412,500.00

Project Total: \$14,475,000.00

Storey County
Water Resource Plan
Project Alternative Cost Estimate - Highlands Buildout Infrastructure

Estimate by: Lucas Tipton

Project No. 1797

Date: 11/10/21

QC Check by:

Date:

BID SCHEDULE - BASE BID

Bid Item	Description	Quantity	Unit	Unit Cost	Total Cost
1	10-inch Transmission Main	20,500	LF	\$240.00	\$4,920,000.00
2	8-inch Distribution Main	150,000	LF	\$160.00	\$24,000,000.00
3	10-inch Distribution Main	51,600	LF	\$240.00	\$12,383,884.80
4	8-inch PRV	14	EA	\$150,000.00	\$2,100,000.00
5	10-inch PRV	10	EA	\$200,000.00	\$2,000,000.00
6	Meters and Services	1,195	EA	\$10,000.00	\$11,950,000.00
7	220 hp Booster Pump Station	1	EA	\$5,400,000.00	\$5,400,000.00
8	650,000-Gallon Storage Tank	1	EA	\$1,400,000.00	\$1,400,000.00
9	350,000-Gallon Storage Tank	1	EA	\$800,000.00	\$800,000.00
10	Land Acquisition and Easements	1	LS	\$200,000.00	\$200,000.00

Subtotal: \$65,153,884.80

25% Contingency: \$16,288,471.20

25% Engineering & Inspection: \$16,288,471.20

Project Total: \$97,730,827.20

Transmission Only Total: \$18,980,000.00



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 12/5/2023 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 30 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of amendment to rental agreement with Nova Geotechnical and Inspection Service Northern Nevada, LLC (Nova) for the purpose of performing geological, geotechnical, environmental (Phase I and Phase II), engineering and related due diligence studies, analyses, surveys and activities on the site of the Gooseberry Mine. The amendment is to extend the current rental agreement by approximately an additional 195 days.
- **Recommended motion:** I (commissioner), move to approve the amendment of the rental agreement between the Storey County Treasurer and Nova for a site evaluation at the location of the Gooseberry mine for approximately an additional period of 195 days and authorize the Storey County Treasurer to sign.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 7758470968

- **Staff Summary:** The Storey County Treasurer presently holds in trust for the State and County the land on which the Gooseberry Mine is located for the nonpayment of taxes by Pallas Resources, the previous owner of the site. Pallas Resources declared bankruptcy and ultimately dissolved.
- NRS 361.605 provides as follows:
- NRS 361.605 Rental of property held in trust; application of rents. While property is held in trust as provided in this chapter, the county treasurer, or his or her successor in office, may collect any rents arising from the property during the time the property is subject to redemption. After the time of redemption has expired, until the property is sold, the county treasurer, or his or her successor in office, may rent the property, with the approval of the board of county commissioners, for a price to be fixed in its minutes. The rents must be paid out by the county treasurer, or his or her successor in office, for payments of any taxes, penalties, interests and costs already assessed and afterward accruing upon the property.
- Nova is requested and was granted access to the land for the purpose of doing an assessment of the condition of the site on behalf of its client with an eye towards a possible purchase of the site by its client for a rental amount of \$1,400.00.
- **Supporting Materials:** See attached

- **Fiscal Impact:**
- **Legal review required:** TRUE
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modification
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued

AMENDMENT #2 TO RENTAL AGREEMENT

THIS AMENDMENT #2 ("*Amendment #2*") is made effective as of this ____ day of _____, 2023 ("*Amendment Effective Date*"), by and between **JIM HINDLE, TREASURER OF STOREY COUNTY, STATE OF NEVADA, AS TRUSTEE** ("*Storey County*"), and Nova Geotechnical and Inspection Service Northern Nevada, LLC ("*Licensee*").

RECITALS

A. On or about December 16, 2022, Storey County and Licensee entered into that certain Rental Agreement (the "*Agreement*").

B. Storey County and Licensee desire to amend the terms and conditions of the Agreement as set forth herein, while leaving all other aspects of the Agreement unchanged.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the parties hereto agree as follows:

1. Term. The Parties hereby amend and restate Section 2 of the Agreement in its entirety as follows:

"Licensee's right to use the Property shall commence on the Effective Date and shall continue for five hundred and sixty (560) calendar days following the Effective Date, unless sooner terminated pursuant to this Agreement (the "*Rental Period*"). If Licensee fails to cease operations upon termination or expiration of this Agreement, Storey County shall be entitled to injunctive relief and the cost of obtaining such relief, including attorneys' fees, shall be paid by Licensee, and such possession shall not constitute a renewal or extension of the Rental Period."

2. No Other Changes. Capitalized terms not otherwise defined in this Amendment #2 shall have the meanings ascribed to them in the Agreement. Except as expressly set forth in this Amendment #2 to the contrary, the Agreement shall in all other respects remain unchanged and in full force and effect.

IN WITNESS WHEREOF, Storey County and Licensee have executed this Amendment #2 as of the Amendment Effective Date.

STOREY COUNTY:

**JIM HINDLE, TREASURER OF STOREY
COUNTY, STATE OF NEVADA**

By: _____
Name: _____
Its: _____

Notice address:

**Nova Geotechnical and Inspection Service Northern
Nevada, LLC:**

By: _____
Name: _____
Its: _____

Notice address:



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 12/5/2023 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 0-5

Agenda Item Type: Discussion/Possible Action

- **Title:** For consideration and possible approval of business license second readings:
- A. Gray Construction Inc. – Contractor / 10 Quality St. ~ Lexington, KY
- B. JJ's Chuckwagon LLC – Food Truck / 1005 Ruby Avenue ~ Silver Springs, NV
- C. The Bug Guy Pest Control – 1706 Harvest Creek Way ~ Fernley, NV
- D. XVIIIsions Productions – Home Based – 29 S. B St #3 ~ Virginia City, NV

- **Recommended motion:** Approval.

- **Prepared by:** Ashley Mead

Department: **Contact Number:** 775-847-0966

- **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 the Commission Meeting. The business licenses are then printed and mailed to the new business license holder.

- **Supporting Materials:** See attached

- **Fiscal Impact:** None

- **Legal review required:** False

- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modification
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued

Storey County Community Development



110 Toll Road ~ Gold Hill Divide
P O Box 526 ~ Virginia City NV 89440

(775) 847-0966 ~ Fax (775) 847-0935
CommunityDevelopment@storeycounty.org

To: Jim Hindle, Clerk's office
Austin Osborne, County Manager

November 27, 2023
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **December 05, 2023**

COMMISSIONERS Consent Agenda:

SECOND READINGS:

- A. Gray Construction Inc.** – Contractor / 10 Quality St. ~ Lexington, KY
- B. JJ's Chuckwagon LLC** – Food Truck / 1005 Ruby Avenue ~ Silver Springs, NV
- C. The Bug Guy Pest Control** – 1706 Harvest Creek Way ~ Fernley, NV
- D. XVIIIsions Productions** – Home Based – 29 S. B St #3 ~ Virginia City, NV

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office