

CHAPTER 9

Public Services & Facilities



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9.1 Chapter Introduction

Planning for public services and facilities is necessary for orderly and efficient development and services provided by Storey County. This chapter describes public services and facilities provided by the County and other entities in the county, and areas where improvements or additional planning may be needed. Specific goals, policies, and objectives are provided at the end of this chapter.

9.2 Services Provided

A wide range of public services and facilities are provided in Storey County including:

- Roads, transportation, and pedestrian ways
- Water and wastewater systems
- Gas distribution systems
- Schools
- Library services
- Primary healthcare
- Neighborhood parks
- Regional parks and special use facilities
- County staffing, services, and facilities
- Telecommunications facilities
- Flood mitigation
- Truckee-Carson Irrigation District Canal (Painted Rock) monitoring
- Public safety services
- Solid waste management

Most of these services are provided by Storey County, the Storey County Fire Protection District, and the Storey County School District. General improvement districts, homeowners' associations, and other organizations (including non-profit agencies such as Community Chest, Inc.) also provide related facilities and services where needed in the county. Several County departments and other agencies have developed planning and implementation documents to help facilitate the efficient and effective use of all services.

9.2.1 Municipal and Private Facilities and Services

9.2.1.1 Water Systems

Municipal water and wastewater services are provided in Gold Hill, Virginia City, Lockwood, and McCarran areas. The Storey County Water System is the service provider for Gold Hill, Virginia City, and Silver City (Lyon County), while the Canyon General Improvement District and the Tahoe-Reno Industrial Center General Improvement District provide water service to Lockwood and McCarran, respectively. Storey County's remaining communities are self-served by private wells and septic systems. The availability of high-quality water is vital to the sustainable growth of Storey County. The Storey County Water System and Storey County Sewer General Improvement District are committed to protecting the public health, safety, and welfare of residents, businesses, and visitors of Virginia City, Gold Hill, and Silver City (Lyon County) by providing high-quality drinking water and wastewater treatment, as well as providing for future economic growth through progressive planning, the efficient use of technology, promoting education about water conservation and quality, and monitoring for the safety of public health and the environment.

The following sections discuss attributes and challenges of each system, and provide the number of customers, annual usage, capacity, and total annual water usage in each of the existing local water systems.

Storey County Water System (Virginia City, Gold Hill, and Silver City (Lyon County))

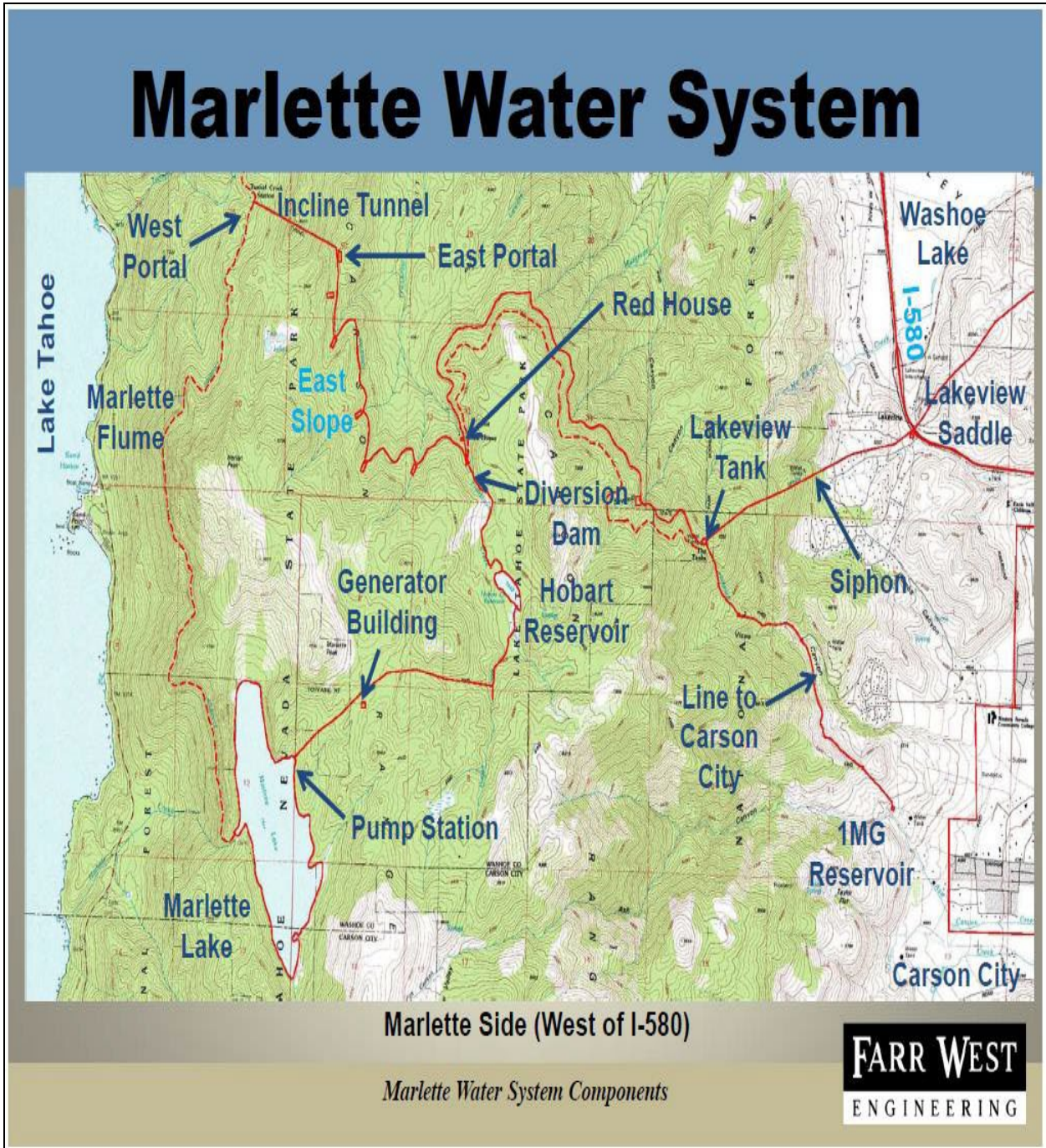
Pursuant to Nevada Revised Statute 331.160, the Nevada State Public Works Division is responsible for the supervision and administration of the State-run half of the water transmission system. This includes the collection and transmission of water to Carson City, Virginia City, and Gold Hill in Storey County, and Silver City in Lyon County. The Storey County Water System, operated and funded by Storey County pursuant to Nevada Revised Statute 354 (enterprise special revenue funds), is the municipal water service provider for Virginia City, Gold Hill, and Silver City (Lyon County). The utility obtains bulk raw water from the Marlette Hobart Water System (Marlette System), which is owned and managed by the State of Nevada, and the Storey County Water System treats and distributes the water throughout its area of jurisdiction.

The Marlette System operates similarly as it did over a century ago. Water rights for the Marlette System are addressed by the Franktown Creek Decree (1960). Raw water is collected from Marlette Lake, Hobart Reservoir, Franktown Creek and its nearby streams and natural drainages along the east slope of the Carson Range and is conveyed to the Virginia Range east of Washoe Valley through a seven-mile inverted siphon (Figure 9.2-1 and 9.2-2). The County's ownership of the system begins where the siphon crosses under Interstate 580 at Lakeview, north of Carson City. The siphon runs through the south side of Washoe Valley to near Ophir Summit on the Virginia Range. Water is stored at Five Mile Reservoir and several raw water tanks before it reaches the Storey County Water System treatment plant at the Divide near Gold Hill.



Source: (left) Storey County Planning Department, 2015; (right) Carson Water Subconservancy District, 2014

Figure 9.2-1: Marlette Lake (left) and Hobart Reservoir (right) - two of the three principal sources of water feeding the Marlette-Hobart Water System. Remaining water, and sometimes a majority of water serving the system comes from Franktown Creek and its nearby springs along the east slope of the Carson Range.



Source: Farr West Engineering 2016

Figure 9.2-2: Marlette-Hobart Water System

Aboveground water storage tanks consist of two raw water tanks: a 500,000-gallon capacity tank at Five-Mile Reservoir (Five-Mile Tank), and a 1.4-million-gallon capacity tank adjacent to the water treatment plant. There are also five water tanks through the distribution system. Capacities of water storage facilities, according to the 2023 Storey County Water Resource Plan, are listed in Table 9.2-1 (also see Appendix B).

Table 9.2-1: Storey County Water System Storage Facilities

Tank	Raw/Potable	Operational Capacity (gallons)
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	Potable	1,552,000

Note: The Divide Reservoir is at the south end of Virginia City. The reservoir is filled with potable water; however, it is currently only used for wildland fire protection and does not contribute to system storage volumes. Source: Water Resource Plan (2023)

The Storey County Water System contracts with the State of Nevada every 15 years to determine raw water allocations, costs, and other considerations that will apply to the local water purveyor (contract between the State of Nevada and Storey County to Supply Raw Water from the Marlette Water System, 2017). The existing purchase agreement permits the Storey County Water System to purchase up to 448 acre-feet of raw water from the Marlette System in 2015. The agreement sets forth incremental annual allotment increases to the purveyor each year until 2024, at which time the allotment is capped at 519 acre-feet. A new water right purchase agreement between Storey County and the Marlette System is currently being discussed to extend beyond 2024 for an additional ten-year period.

Parts of the original 1870s water system have been damaged or fallen into disrepair over the past century. However, significant rehabilitation and improvements were made to the Marlette System by the State and the Storey County Water System over the past decade. In 2013 and 2014, Storey County

installed automated air-release valves along the east siphon and pipeline, and rehabilitated and added significant water holding capacity to Five Mile Reservoir and Divide Reservoir. Storey County is actively working on new environmental studies and engineering plans focused on replacing sections of pipeline from Lakeview Saddle in Washoe Valley to 3.3 miles southwest of Five Mile Reservoir to the top of the siphon (high point on east side of the inverted siphon).

Treated potable water is distributed by the Storey County Water System to residential and commercial users throughout each Comstock community. Water usage is metered, and all users are billed a base rate plus amounts exceeding that rate. According to the 2023 Storey County Water Resource Plan (Appendix B), 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. The 2023 Water Resource Plan and other infrastructure planning documents have assessed current and future system needs and determined that expansions, repairs, and the purchase of additional water rights will be needed in the future. Table 9.3-2 lists anticipated additional demand that will be needed in the future assuming full buildout of the communities within the county, illustrating the need for additional water system investment.

Storey County, Carson City, and the State of Nevada are currently negotiating a successor agreement to the 2002 Marlette Lake Water Agreement to determine the amount and cost of raw water provided to each jurisdiction from the State of Nevada Marlette Water System over the next 15-year period. Additionally, the Truckee Meadows Water Authority is engaged in these negotiations with regard to the potential for “surplus water” resources that may be available meeting their needs while remaining in conformance with the 1960 Franktown Decree.

Table 9.2-2: 2023 Water Resources Plan – Area Water Demands

Area	Existing Demand (Acre-Feet Annually)	Additional Demand (Acre-Feet Annually) ¹	Build-Out Demand (Acre-Feet Annually)
Comstock	221	456 ²	677 ²
Highlands	176	182	358
Mark Twain	100	4,875	4,975
American Flat	4.5	291	296
Total	502	5,804	6,306

Source: Water Resource Plan (2023)

¹ Includes 105.3 AFA for Silver City

² Includes 105.3 AFA for Silver City

In 2023, the Storey County Manager, Comptroller, and Business Development department worked with RCG Economics and other economic consultants to prepare the report: *Storey County Regional Impacts: An Overview of Economic Contributions, Abatements, Responsibilities, and Community Planning*. According to the 2023 report, about \$186 million is needed to repair and expand the water system serving Virginia City, Gold Hill, and Silver City (Lyon County), including:

- \$27 million current and future projected buildout requirements
- \$127 million Virginia City Highlands expansion
- \$28 million Mark Twain Estates expansion
- \$3.5 million American Flat expansion

Additional background and data can be found in the 2023 Water Resources Plan (Appendix B) and Chapter 10 – Water & Natural Resources in this Master Plan.

Lockwood and Mustang

The Canyon General Improvement District is the water service provider for Lockwood and the Rainbow Bend Development. The district owns and maintains the municipal water system which supplies water to the Lockwood community via three drilled wells, two water treatment facilities, and storage tanks. The purveyor also has jurisdiction throughout the adjacent Mustang area; however, there is no general improvement district water infrastructure in place for that area at this time. Expansion of infrastructure and service to Mustang is likely to occur in the near future as commercial and industrial development occurs in that area.

Water provided by the Canyon General Improvement District is metered and each user is billed a base rate plus tiered amounts exceeding that rate. The district has water rights permits that allow Canyon General Improvement District to use, but not exceed, a total of approximately 363 acre-feet of water annually. Canyon General Improvement District currently has 502 residential connections and 23 commercial connections, serving approximately 1,325 people and 14 commercial customers (2024 Canyon General Improvement District Water Conservation Plan).

Per the 2024 Water Conservation Plan for Canyon General Improvement District: “the total number of customers in the Canyon General Improvement District remains fairly constant. New construction in the service area has slowed dramatically, and the district is almost at build-out. No new demand forecast is needed at this time.” Instead, the General Improvement District is focusing on water conservation going forward and “has made great strides toward the goal of 5% reduction by the year 2029 (savings of 3,000,000 gallons per year).” Table 9.3-3 lists the Canyon General users and water demand.

Table 9.2-3: Canyon General Improvement District Users and Water Demand

Users	Active Customers	Annual Usage	Capacity
Active Users	502 Residential 14 Commercial	51,747,875 gallons	850,000,000 gallons minimum
Parcel Count			
Residential parcels		502 parcels	
Non-residential/commercial parcels		23 parcels	
TOTAL		525 parcels	

McCarran

The Tahoe-Reno Industrial Center-General Improvement District is the water service provider for McCarran and the Tahoe-Reno Industrial Center. The district owns and maintains the water system which includes seven wells, six million gallons of storage tank capacity, and a water distribution and metering system that covers the Tahoe-Reno Industrial Center and the developed part of McCarran.

Water provided by the district is metered and each user is billed a base rate plus tiered amounts exceeding that rate. The district has rights to approximately 5,300 acre-feet of groundwater to serve its area of jurisdiction. The system also uses treated secondary effluent (10,000 acre-feet process water system) with 1,800 acre-feet of allotted surface water from the Truckee River for industrial applications, landscape irrigation, and other non-potable uses.

The period of potential build-out of the district water system is difficult to estimate because the service area is reserved exclusively for build-to-suit industrial and commercial users, each with different and unpredictable water needs. However, the district carefully manages its issuance of will-serve letters according to its allotted water rights and estimated demands of prospective users.

The effluent pipeline constructed between the Truckee Meadows Water Reclamation Facility and the Tahoe-Reno Industrial Center-General Improvement District was built to transmit up to 4,000 acre-feet of effluent wastewater from the cities of Reno and Sparks to the Tahoe-Reno Industrial Center. This helped to improve the quality of the Truckee River water by diverting effluent high-nitrate water away from the Truckee River and into industrial uses. Furthermore, the pipeline helped return approximately 1,500 acre-feet of water from the Tahoe-Reno Industrial Center to the Truckee River and Pyramid Lake through a Return Flow Management Agreement between the parties of Truckee Meadows Water Authority, Truckee Meadows Water Reclamation Facility, Tahoe Reno Industrial Center General Improvement District and Master developer. Table 9.3-4 lists the Tahoe-Reno Industrial Center-General Improvement District uses and demand.

Table 9.2-4 Tahoe-Reno Industrial Center-General Improvement District Users and Water Demand

Users	Customers	Annual Usage	Maximum Daily Demand Remaining Capacity	Average Daily Demand Remaining Capacity
Active Users	256	722,000,000 gallons	9,913,128 gallons	9,391,015 gallons
Total build-out	Variable	Variable	Variable	Variable

Source: TRI General Improvement District, 2015

Note: Numbers shown are for potable water systems. Non-potable water systems that will serve industrial processing are under construction. Total build-out and capacity are dependent on future economic and other expansion in a build-to-suit environment.

Mark Twain and Virginia City Highlands

Water availability is the foremost concern in the Mark Twain Estates and Virginia City Highlands in the Mark Twain area. Residents in these communities obtain water via private domestic wells. Many of these wells often produce unreliable or inadequate flows or iron-rich water requiring costly filtration treatment. Housing development in the Virginia City Highlands is currently at one-third of the maximum capacity and residents have expressed concerns with continued development and the use of limited groundwater resources. Communication with residents has indicated that deepening or replacing domestic wells for some residents may be financially unrealistic and these residents have opted to contract with private water-services for the delivery of potable water. A hydrological study conducted by the United States Geological Survey is currently ongoing. Findings from the ongoing study, and more goals, policies, and objectives related to water supply and quality, are discussed in greater detail in Chapter 10 – Water & Natural Resources. In response to water supply challenges, the County has begun to plan for future water provision to areas like the Highlands and Mark Twain. Anticipated future demand at full buildout (based on the 2023 Water Resource Plan, included in the master plan as Appendix B) is included in Table 9.3-2. These include \$127 million for a Virginia City Highlands expansion and \$28 million for a Mark Twain Estates expansion.

Wastewater Systems

Municipal wastewater services are provided in Gold Hill, Virginia City, Lockwood, and McCarran. The Storey County Water System provides these services to Gold Hill and Virginia City; while the Canyon General Improvement District and the Tahoe-Reno Industrial Center-General Improvement District serve Lockwood and McCarran, respectively. Storey County's remaining communities are self-served by private wells and private septic systems.

The outlook for municipal wastewater capacity in the future is positive. In 2015, the U.S. Department of Agriculture Rural Development program awarded the Storey County Water System approximately \$20 million toward the planned comprehensive rehabilitation of the Gold Hill and Virginia City wastewater treatment and collection system. For Lockwood and McCarran, the two general improvement district wastewater systems have significant capacity to meet existing and anticipated future demands. The TRI-General Improvement District continues to expand its capacity as the district grows and welcomes new businesses and employees to the area.

Septic systems throughout the county appear to adequately and safely serve the communities in which they are located. However, the County should continue to monitor groundwater quality data provided to NDEP in order to prepare for corrective action. Corrective action alternatives considered include engineered municipal septic systems or the development of community sewer treatment systems to which users in affected areas would be required to connect.

Table 9.2-5 lists the Users and Wastewater Demand for the areas.

Table 9.2-5 Users and Wastewater Demand

Virginia City and Gold Hill (Virginia City Water System)			
<i>Users</i>	<i>Customers</i>	<i>Annual Usage</i>	<i>Capacity (year)</i>
Active Users	717	26,795,400 gallons	73,000,000 gallons
Total build-out	Variable	Variable	73,000,000 gallons
Lockwood (Canyon General Improvement District)			
<i>Users</i>	<i>Customers</i>	<i>Annual Usage</i>	<i>Capacity (year)</i>
Active Users	525	20,000,000 gallons	35,000,000 gallons*
Total build-out	Variable	Variable	40,000,000 gallons*
McCarran (Tahoe-Reno Industrial Center-General Improvement District)			
<i>Users</i>	<i>Customers</i>	<i>Annual Usage</i>	<i>Capacity (year)</i>
Active Users	90	127,750,000 gallons	438,000,000 gallons
Total build-out**	350	438,000,000 gallons	438,000,000 gallons

Sources: Storey County Public Works, 2015; Canyon General Improvement District, 2015; Tahoe-Reno Industrial Center General Improvement District, 2015

*The Canyon General Improvement District system has a capacity of 35,000,000 gallons with a total expansion build-out capacity of 40,000,000 gallons.

**Variable conditions subject to changes in a build-to-suit environment.

9.2.2 Gas Transmission and Distribution Systems

Residents and businesses in much of the county depend on local vendors for propane tanks and natural gas services. Building natural gas transmission and distribution infrastructure to Virginia City and the Highlands is estimated to exceed \$250 million. The county is exploring grants and private-public partnership opportunities for potential creation of this system. McCarran is the only area in Storey County with a public utility gas system, which is provided by NV Energy via the Tuscarora gas transmission line.

NV Energy recently extended a natural gas transmission line to Lockwood and connected it to the northern half of the community, the Rainbow Bend residential community, as well as several commercial users in the immediate vicinity. A separate system is used to serve Lockwood residents in the Lockwood Community Corporation mobile home park, immediately south of Rainbow Bend. This system distributes liquid propane gas from 12 local tanks maintained by a private vendor under

contract with the Lockwood Community Corporation. The southern half of Lockwood does not have sufficient local gas distribution infrastructure to safely connect into the new NV Energy natural gas transmission line. Approximately \$2 million is needed to develop infrastructure to connect this line to and distribute natural gas throughout the Lockwood Community Corporation. Residents and businesses in Virginia City, Gold Hill, Highlands, Mark Twain, and other areas purchase truck-delivered propane, heating oil, and other fuels from area vendors.

Residents and businesses in the county have asked County officials to study the costs, benefits, and other factors determining the feasibility of building infrastructure throughout the county from which natural gas regulated by the Public Utilities Commission may be transmitted and distributed. A preliminary study conducted by the County in 2015 found the cost of installing needed transmission to Virginia City, Gold Hill and Silver City may cause the price of the utility to exceed the current cost of truck-delivered private-vendor propane gas. However, the study was not exhaustive, and it did not include the Highlands, Mark Twain, or other communities outside of Virginia City, Gold Hill, and Silver City. The potential for future natural gas transmission and distribution, especially in the Mark Twain Estates which is in close proximity to the Southwest Gas distribution system in Dayton, should be considered.

9.2.3 Electric Utilities

9.2.3.1 Electric Transmission and Distribution Systems

NV Energy is the sole electric utility provider in Storey County and much of northern Nevada. NV Energy serves a 45,592-square-mile service territory that stretches north to south from Elko to Laughlin and provides a wide-range of energy services and products serving more than 2.4 million citizens and state tourist populations exceeding 40 million annually.

The company provides electric service to much of northern Nevada and California from its Frank A. Tracy Generating Station complex at McCarran. This generating station produces up to 885 Megawatts of power – enough electricity to serve more than a half million households – and it uses multi-technology, clean-burning natural gas to run its power generators. Figure 9.2-3 shows the generating station complex at McCarran, and Figure 9.2.4 maps other facilities around the state.



Figure 9.2-3: NV Energy Generating Station Complex at McCarran (Source: NV Energy, 2016)

Generating Resources

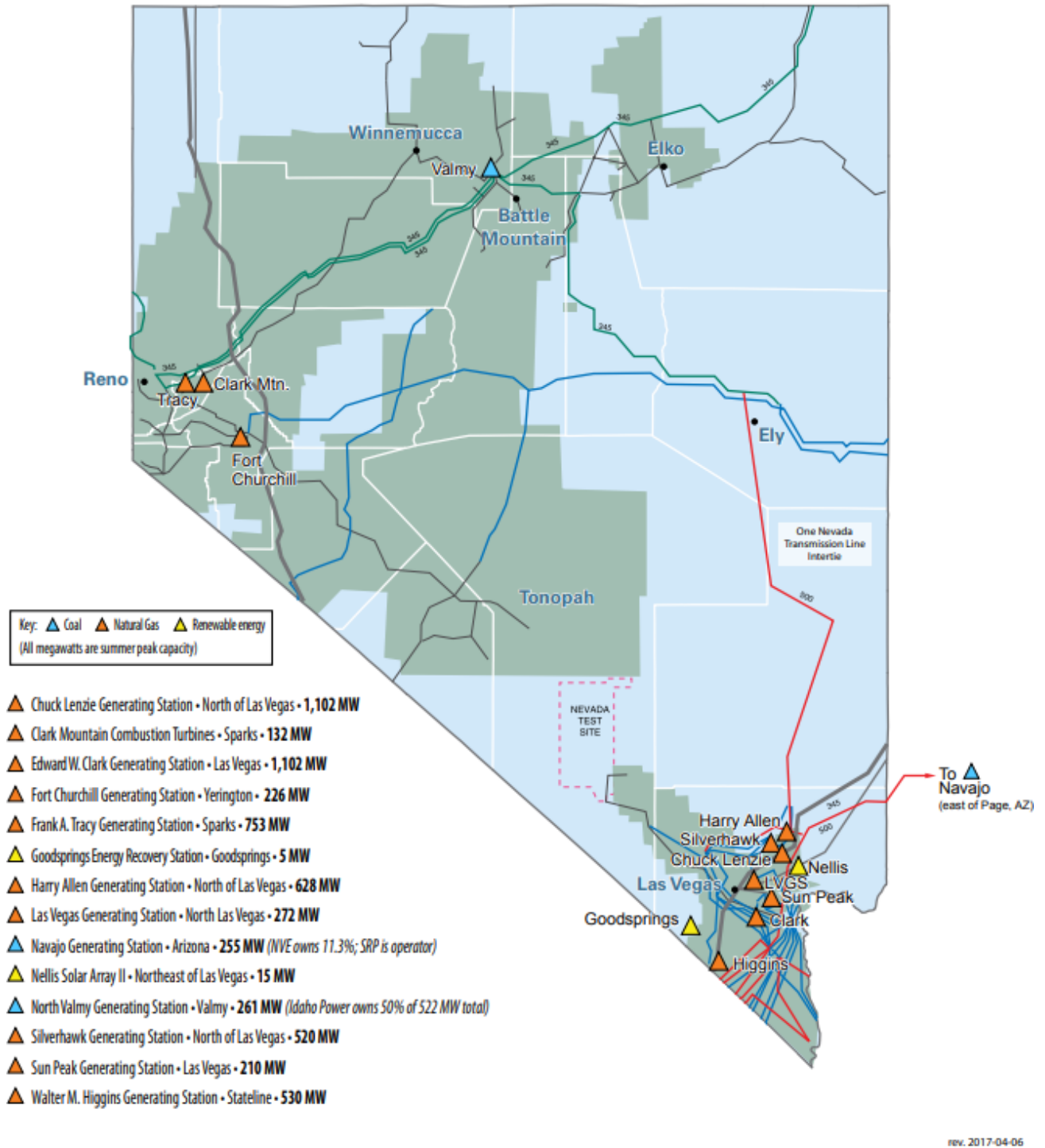
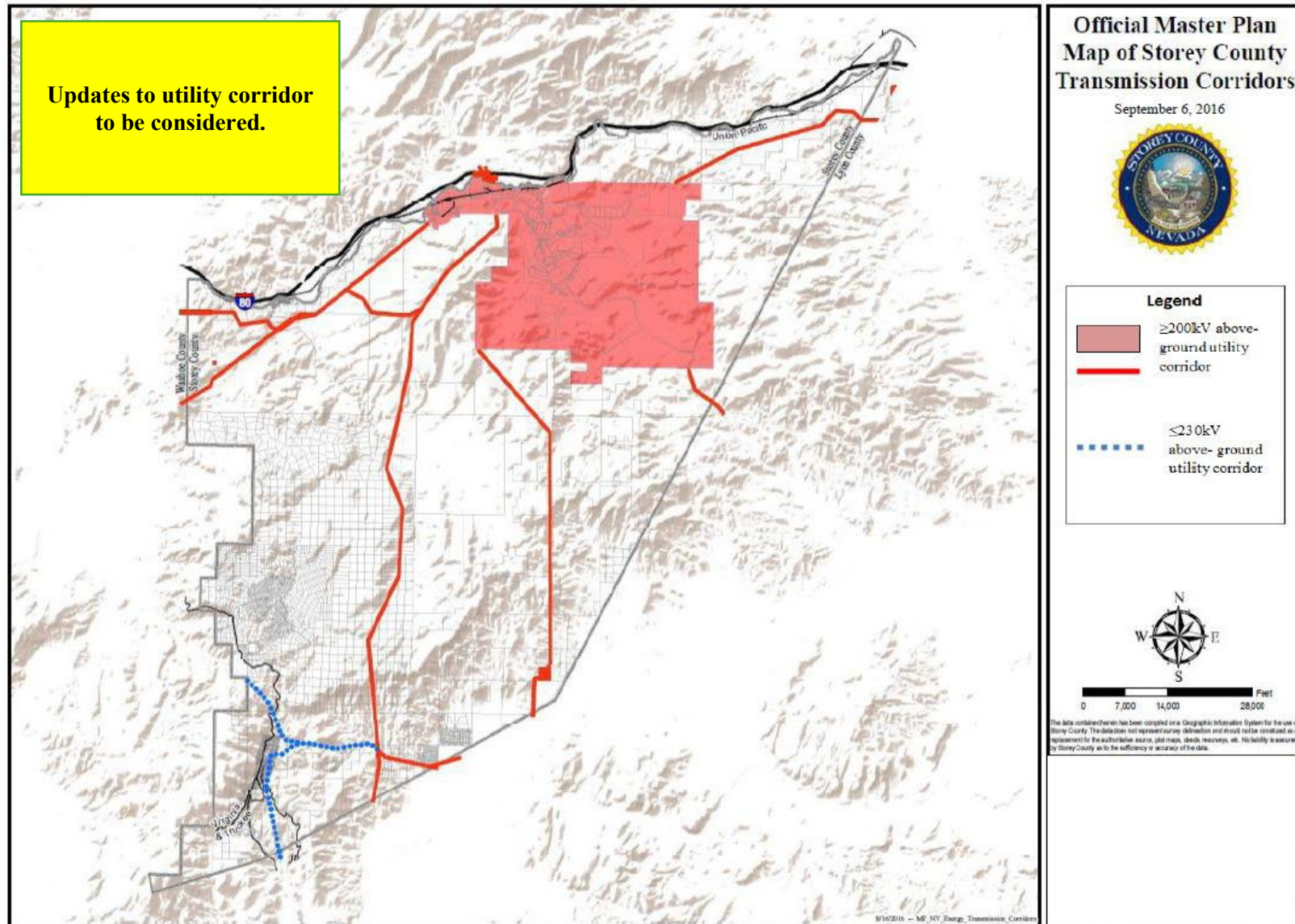


Figure 9.2-4: NV Energy Statewide Generating Facilities (Source: NV Energy)

9.2.3.2 Aboveground Utility Corridors

NRS 278.0103 defines an “aboveground utility” as an “electric transmission line which is designed to operate at 200 kilovolts or more and which has been approved for construction after October 1, 1991, by the state and federal government or a governing body.” NRS 278.165 requires each county to adopt an aboveground utility plan that must: “(2)(a) provide a process for the designation of corridors for the construction of above-ground utility projects; (b) be consistent with plans prepared by the Nevada State Office of Energy; (c) ensure continuity of transmission corridors, are consistent with above-ground utility plans of adjacent jurisdictions; and (d) be consistent with the Bureau of Land Management’s resource management plan.

Storey County adopts, as part of this master plan, the maps on file with the Nevada State Office of Energy and the U.S. Bureau of Land Management depicting corridors for aboveground electric transmission lines as presently depicted and as may be amended. Figure 9.2-5 illustrates both the Nevada Office of Energy and the U.S. Bureau of Land Management various recognized corridors, but those listed as over 200 kilovolts will need to be verified through the Office of Energy, the U.S. Bureau of Land Management, and the Storey County Planning Department. Transmission lines under 200 kilovolts, or not recognized by the Nevada Office of Energy or the U.S. Bureau of Land Management, as applicable, are required to follow the county special use permit process in Storey County Code Title 17 Zoning. The width of the corridor may vary across U.S. Bureau of Land Management districts or regional management plans so verification of the easement width may be required. As required by NRS Statute 278.160, and upon request from a developer of an aboveground utility project, amendments may be proposed to create, amend, or delete utility corridors as designated in this section.



Note: This transmission corridor map may be subject to change as Storey County works with utility providers to map appropriate corridors throughout the County.

Figure 9.2-5: Aboveground Utility Corridors in Storey County

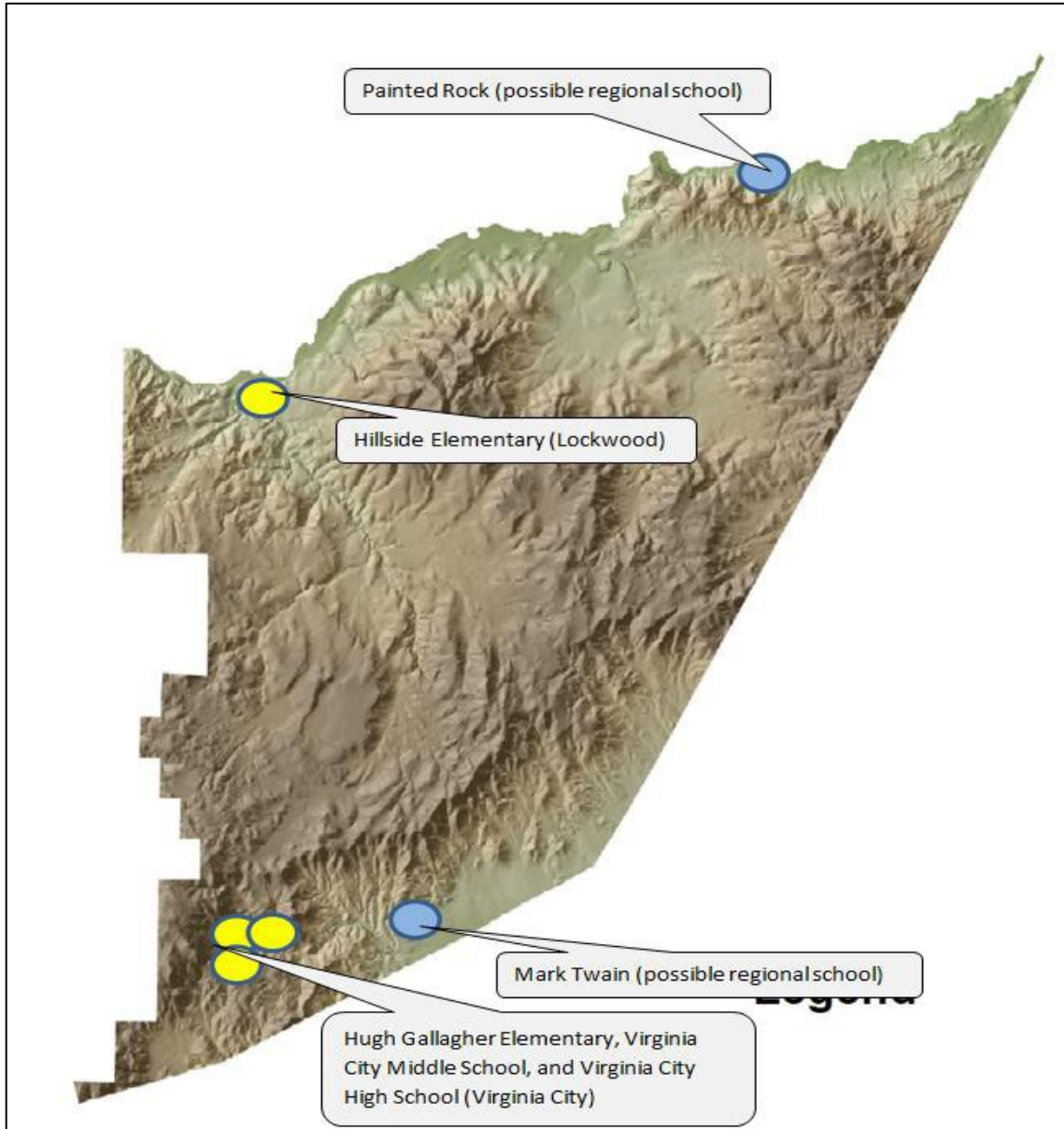
9.2.4 Schools

The Storey County School District provides kindergarten through 12th grade education services throughout all of Storey County. Figure 9.2-6 depicts locations of existing and potential schools in the county. There are currently no private or charter schools in the county. Primary grade students in Gold Hill, Virginia City, the Highlands, and Mark Twain attend Hugh Gallagher Elementary in Virginia City, and primary grade students in the county's north communities, including Lockwood and Painted Rock, attend Hillside Elementary in Lockwood. All secondary grade students attend Virginia City Middle School and Virginia City High School, both located in Virginia City.

The Storey County School District is proposing to relocate Virginia City's middle school and elementary school to create one school district campus adjacent to the existing high school. This will allow for implementation of safety measures and for shared operational features. After the new school campus is constructed, the existing middle and elementary school properties may be deeded to Storey County to be potentially used for other public service needs or redeveloped. Storey County should work closely with the Storey County School District to ensure the new campus concept provides the greatest benefit to the community and that the old school sites are used in the most cost-effective manner to benefit Virginia City and Storey County residents and businesses.

Figure 9.2-6 shows existing and potential school sites in Storey County. New school sites shown in blue will be largely driven by growth in their respective areas and/or efforts to provide regional education opportunities for Storey County and its neighboring jurisdictions.

Figure 9.2-6: Existing and Potential Schools in Storey County



Source: Storey County Planning Department

In 2024, the school district had 401 students. The following enrollment for this year for each school is: Virginia City High School, 129; Virginia City Middle School, 103; Hugh Gallagher Elementary School, 126; and Hillside Elementary School, 43. The graduation rate for the 2022/2023 school year was 98%. Overall school enrollment has declined steadily between 2004 and 2024. Table 9.2-6 lists school enrollment by school

Table 9.2-6: School Enrollment, 2018-2024

	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	Percent Change 2018/2019-2023/2024
District	451	440	451	435	421	401	-11.1
VCHS	127	132	156	156	149	129	+1.6
VCMS	129	122	117	103	97	103	-20.15
HGES	147	141	127	127	125	126	-14.28
HES	48	45	51	49	50	43	-10.4

Source: Storey County School District, 2024

VCHS = Virginia City High School; VCMS = Virginia City Middle School; HGES = Hugh Gallagher Elementary School; HES = Hillside Elementary School

The school-aged population in Storey County has trended downward over the past two decades. The trend is consistent for each school year, and across primary and secondary grades. Under the existing conditions this pattern is expected to continue into the foreseeable future. However, influencing social and economic factors including continued economic growth at McCarran and the potential for residential and mixed-use development at Painted Rock, has the potential to significantly influence this trend (See Chapter 5 – Population).

In 2015, Storey County School District officials reported existing schools appear to have adequate capacity to meet current student population needs. The current student population is similar to those identified in 2015 so it is anticipated that the existing schools will continue to have adequate capacity to meet student population trends. The population trends discussed in Chapter 5 – Population also suggests that the county’s existing facilities may be adequate to serve population demands into the foreseeable future.

However, the county and school district discussed the potential need for a K-12 school serving the county’s northern communities when significant population growth in that area occurs. This master plan recognizes that a public school in Painted Rock may also become the principal school serving the county’s northern communities, and that vocational education and possibly post-secondary education services may also be provided at the future facility. Chapter 4 – Public Lands also briefly discusses potential interest in constructing a secondary and a vocational education school in the Mark Twain area that would serve Storey County and the immediate northern Nevada region.

County and school officials should continue to collaborate and develop specific plans for addressing potential growth-based education needs in the county, as well as the potential for regional vocational and post-secondary learning, including inter-related to high-tech and other commercial uses in the county’s industrial centers. Per the most recent report regarding free and reduced lunch programs, 94 students currently receive free lunch, and 7 students receive reduced-price lunch.

The Storey County School District is in the intermediate planning stages of expanding the current Virginia City High School campus to accommodate kindergarten through middle school-age students,

thus creating a K-12 unified campus. The school district expects the planning stages to be complete in late 2024 and construction to begin in 2025. The success of this project would result in the district vacating existing Hugh Gallagher Elementary School and Virginia City Middle School.

The county and school district have coordinated tentative plans for transferring both school facilities to the County once vacated by the school district. In 2024, the County, in consultation with Lumos & Associates, initiated a facilities future use and structural feasibility analysis to determine the best possible uses for both buildings. Following the study, the County may desire to occupy one or both facilities with administrative offices, commission chambers, community resources spaces, and other public service facilities. Converting one or both buildings exclusively into a community or senior citizens center, or convention center are also possibilities that are being explored in the study.

9.2.5 Library Services

In 2013, Storey County and the Community Chest, Inc., a local non-profit community services organization, entered into an inter-local agreement to fund and provide library, internet access, and other access to information to residents across the county. Under this agreement, the non-profit organization houses the county's base library at its community center in Virginia City and rotates book inventory and other resource tools to various locations in the county, including the Lockwood Senior Center and Mark Twain Community Center. A new innovation relating to education and libraries, is the virtual "Libby" library. Libby offers millions of e-books and audiobooks for free to anyone with a library card. The library is funded together under the agreement by Storey County and the Community Chest, Inc. Unless circumstances dictate, plans to continue this partnership extend indefinitely.

9.2.6 Primary Healthcare

Storey County and the Community Chest, Inc., a local non-profit community services organization, entered into an inter-local agreement to fund and provide primary healthcare services to residents across the county. Through Nevada Health Centers, a federally qualified community health center, the Community Chest provides family-care, preventative health and wellness, child checkups, sick visits, sports physicals, immunizations and health management, and other primary care services regardless of patients' ability to pay. These primary care services are extended to Lockwood residents via scheduled home visits. Dental and mammogram services are also provided to all county residents via the Ronald McDonald mobile care program.

9.2.7 Parks and Special Use Facilities

Storey County maintains a neighborhood park in each of its communities. They include Miner's Park in Virginia City, the Virginia City Highlands Park in the Highlands, Peri Ranch Park in Lockwood, and Mark Twain Park in Mark Twain. The parks in Virginia City, the Highlands, and Lockwood each serve roughly 1,200 residents, and the park in Mark Twain serves roughly 550 residents.

Storey County and the Storey County School District through inter-local agreements share grounds and responsibilities for park and recreation facilities in Lockwood and Virginia City. In Lockwood, Hillside Elementary School uses Peri Ranch Park (Figure 9.2-7) for physical education and extra-curricular

activities during its hours of operation. The sharing of Louise Peri Park between Lockwood residents and Hillside Elementary School exemplifies how county facilities are utilized to their full potential. In Virginia City, the school district developed a baseball field on grounds adjacent to Miner’s Park which are owned by the county and leased by the school district. To the mutual benefit of the county and school district, some non-school-related uses of the baseball field are allowed. It is important to note that these parks cannot be used by the general public during school hours; therefore, additional parks not associated with the schools, or creating new school playground areas away from the parks may should be considered to fill the need for the rest of the community.



Source: Storey County Planning Department 2015

Figure 9.2-7: Louise Peri Park

Funds for the construction of neighborhood parks are provided for in Storey County Code via the park construction tax revenue which is derived from new residential units built in the county. The rate of tax is \$200 per residential dwelling unit or mobile home lot. Nevada Revised Statute 278 mandates this revenue to be dedicated to the acquisition and construction of new parks. Maintenance and management of the parks is provided by the Public Works Department from other revenue funds.

The county capital improvement plan includes plans for neighborhood park expansions as well as new park facilities. A new dog park has been proposed for construction at the Louise Peri Park in Lockwood, along with improvements at Mark Twain Community Park and Miner’s Park in Virginia City; more detail on planned projects is included in the 2025-2030 Storey County Capital Improvement Plan excerpt in Appendix H of this plan.

Regional parks and special use facilities regional parks are different than community parks. Their purpose is to conserve and enhance open space and unique nature features such as riverfront, stream corridors, and other riparian areas; wetlands and water bodies; cultural and historic resources sites; trail corridors; other significant natural environments. Regional parks are usually large in area (sometimes exceeding 100 acres) and provide for a wide range of public interests, including open space areas and special facilities providing for outdoor shelter and assembly including for individual and group camping

and picnicking, and other recreation. Each regional park may be unique in having its own particular facilities not necessarily found in other regional parks.

Special use facilities are also provided for public benefit. These facilities typically serve a particular activity or group of activities such as tennis courts, swimming pools, shooting ranges, golf courses, and sports fields. A regional trail may also be considered a special use facility. A regional trail is defined as a linear park established for the recreational activity of walking, bicycling, horseback riding, and other such uses.

Storey County provides neighborhood parks in each of its communities; however, there are currently no regional parks in the county. The county has engaged in cooperation with outside agencies and non-profit organizations that have, or are in the process of, developing regional parklike facilities.

Projects and their managing entities include the Tahoe-Pyramid Bikeway, which is constructing a regional bicycle path from Verdi to Pyramid Lake; and the Nature Conservancy which has restored riparian areas, complete with passive recreation areas, along the Truckee River. Chapter 8 – Transportation of the master plan provides further details on pedestrian and multi-use path connections throughout the county.

The County provides special use facilities to its residents and visitors, and it is actively engaged in collaborative efforts with various outside entities in planning and providing for facilities to meet current and anticipated demands.

Special use facilities include the following:

- Visitors picnicking area and restrooms at the north end of C Street
- Coming Black & Howell Pocket-Plaza at the corner of C and Taylor Streets.
- Storey County community swimming pool – updates to the swimming pool are slated for 2025 or 2026 per the Storey County Capital Improvement Plan.
- Fourth Ward School Museum; Engine Company Number 1 Fireman’s Museum; Saint Mary’s Art Center (former Saint Mary’s Hospital) Artists’ Retreat
- Virginia City and Lockwood Senior Centers; Highlands Community Center (shared with Fire Station 72); Mark Twain Community Center. Plans to retrofit the Mark Twain Community Center are scheduled for 2025.
- Piper’s Opera House and Miner’s Park Baseball Field are special purpose facilities provided with collaborative involvement between Storey County and the Storey County School District.
- Gold Hill and Virginia City Train Depots.

9.2.8 Staffing Levels and Public Services

Staffing in nearly all Storey County offices was reduced during the downturn of the economy between 2007 and 2010. Since then, public services have been adversely impacted, and the County’s remaining employees have assumed additional responsibilities in an endeavor to maintain core public services. However, the region has experienced significant economic growth and a resurgence of population and associated activity since this time.

The County and its affiliates will need to adjustment to provide an appropriate level of staff to meet the needs of residents, businesses, and stakeholders. However, the County should exercise caution and restraint in its staffing plan and opt for job sharing, flexible position arrangements, use of contractors, and building inter-local partnerships with neighboring jurisdictions and outside agencies in its pursuit to meet public services demands.

9.2.9 Public Works Maintenance Facilities

Public Works materials, equipment, and machinery are stored and dispatched from the Storey County Public Works facilities in in Virginia City and McCarran. The Virginia City facility serves all of central and southern Storey County including the Highlands, Mark Twain, Virginia City, Gold Hill, and the areas between. Lockwood, McCarran, and Painted Rock are serviced from the maintenance facility within the McCarran Government Complex at McCarran. Materials, equipment, and personnel are dispatched from both facilities for a myriad of Public Works projects, routine maintenance, and infrastructure emergencies pertaining to roads, water and sewer utilities, buildings and grounds, and snow removal. Full-service vehicle and equipment maintenance and repair are provided exclusively at the Virginia City facility.

The existing maintenance facilities meet Public Works needs across the county. New facilities or upgrades to existing facilities should be considered and prioritized in accordance with land use pattern changes and growth in each community. Changes to the use of land do not necessarily mean the number of maintenance facilities must be increased to ensure adequate services; however, it may be necessary to add, expand, or relocate them accordingly. Applications involving substantial amendments to, or assignments of land use or zoning designations should require an evaluation of Public Works facility needs to ensure that such facilities remain adequate.

9.2.10 County Administrative Facilities

Most of the County’s general administrative offices are within the Storey County Courthouse and several other buildings in Virginia City. The County also maintains satellite offices within the McCarran Government Complex at McCarran. There is also an office space available at the Sheriff’s substation in Lockwood.

Continued industrial and commercial growth at McCarran, and increased demand for administrative services across the county, has caused a need for increased efficiency and level of service to the public. The courthouse and other county offices are at full capacity and are not capable of accommodating much, if any, additional growth, and the facility does not facilitate efficient customer service.

Roughly \$20 million is needed to expand administrative facilities across the county and provide better access to public services and the county seat to residents and businesses. The following is planned:

1. Consolidate offices into one central building in Virginia City to increase efficiency.
 - a. Consider potential of using the Virginia City Middle School and Hugh Gallagher Elementary School buildings if they are to be vacated by the school district.
2. Expand offices at the Tahoe-Reno Industrial Center for business access.

3. Build new office space in Lockwood to provide residents access to county services.
4. Build new county offices at Painted Rock when the planned unit development is built.
5. If additional new developments are constructed, consider new county offices to serve new areas.

Consolidating administrative offices into one or two centralized facilities is considered desirable toward improving efficiency and department coordination and enhancing service to residents and businesses. Repurposing existing courthouse offices; adding space adjacent to the courthouse and acquiring property necessary to accommodate growth; developing a county administrative complex at the south side of Virginia City along State Route 341 (current site of the county jail); and repurposing other County-owned buildings are potential options for increasing office space and improving service efficiency and accessibility for the customer. If alterations or additions to the courthouse are desired, the new structure should conform to the architectural design of the courthouse.

Providing public services to residential and commercial customers at the northern parts of the county, including the Tahoe-Reno Industrial Center, will become increasingly important as growth and economic activity occur in that area. The McCarran Government Complex was designed to flexibly accommodate county administrative services in addition to Public Works, Fire District and Emergency Services, and law-enforcement needs. Relocating county administrative offices and functions principally to McCarran is not likely, nor appropriate. However, the facility is expected to become a significant secondary access point for county administrative, judicial, and other government services for residents and businesses throughout northern Storey County.

When assessing existing and future capacity and functionality of County administrative facilities and planning for building capital improvement plans, county officials should also consider collaborating with the Storey County School District to best use all available resources. With the E Street schools potentially moving to a K-12 facility, the remaining structures should be looked at for potential administrative office locations. A study was conducted in 2002 assessing the need and feasibility of expanding County administrative offices. Adding an additional annex building immediately south of the existing Courthouse was part of the preceding master plan; however, since then, a much-needed parking lot has been developed in this area and this alternative is no longer desired. Expanding onto the existing jail facility on State Route 341 may be viable for potential county facility expansion. However, recent discussion in this area has focused exclusively on law enforcement and justice uses with general county administration looking elsewhere for expansion (Figure 9.2-8).



Source: Storey County Planning Department 2014

Figure 9.2-8: McCarran Government Complex, McCarran

9.2.11 Solid Waste Management

The Storey County Solid Waste Management Plan was updated in 2018 pursuant to Nevada Administrative Code 444.658 and Nevada Revised Statute 444.510 which mandates that each municipality in the state submit a solid waste plan for approval by the Nevada Division of Environmental Protection. The 2018 plan serves as an update to the 2011 plan and provides for a systematic approach to the planning, reviewing, permitting, operation, management, and maintenance of solid wastes and solid waste management facilities in Storey County.

In addition to federal, state, and local regulations, the franchise agreement between Storey County and Waste Management, Inc., owner and operator of the Lockwood Regional Landfill (a Class 1 Municipal Solid Waste Facility) at the north end of the county, weighs heavily on how solid wastes and disposal facilities are managed in the county. Therefore, the solid waste plan provides in-depth discussion and analyses of the franchise agreement in addition to other applicable permitting, entitlements, and regulations. A new solid waste collection franchise agreement between Storey County and Waste Management, Inc was ratified in 2019 and again in 2024, ultimately creating a 10-year agreement between the parties for the collection of solid waste and recyclables throughout the county.

The Lockwood Regional Landfill incorporates approximately 3,756 acres of open land adjacent to the eastern side of Lagomarsino Canyon and Long Valley Creek (Figure 9.2-9). The Storey County Second Amended Special Use Permit 2006 allows for the landfill to occupy 2,673 acres of the 3,756-acre property.

All solid wastes generated are transported to the Lockwood Regional Landfill via Interstate 80 and Mustang Road. Refuse generated from this area include non-hazardous residential, commercial, and industrial solid wastes.

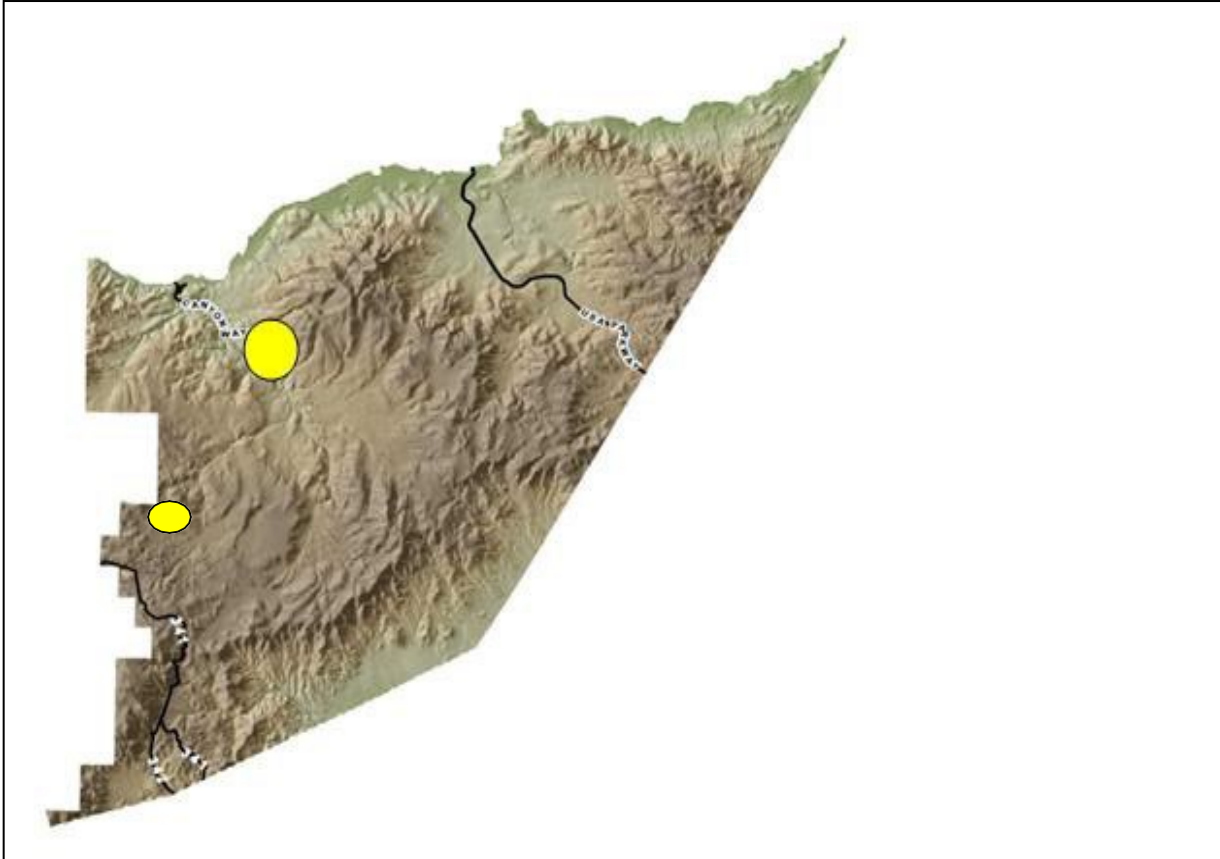
Canyon General Improvement District manages solid waste pickup in the Lockwood Mobile Home

Park and Rainbow Bend subdivision through a contractual agreement with Waste Management which is separate from the County's franchise agreement with the refuse collector. Each residence within the Canyon General Improvement District's jurisdiction is provided weekly curbside trash pickup by Waste Management. A monthly bill to serve the entire area is then forwarded by Waste Management to the Canyon General Improvement District for payment. The fees are then passed down to the customers.

Tahoe-Reno Industrial Center-General Improvement District contracts with Waste Management for refuse collection at the Tahoe-Reno Industrial Center-General Improvement District Wastewater Facility. General solid waste refuse associated with the facility, excluding all material directly related to sewage treatment processes, is collected by Waste Management. No public refuse is accepted at this location.

Trash collection by the franchisee at McCarran is not mandated by Tahoe-Reno Industrial Center-General Improvement District, nor is mandatory franchisee collection required by Storey County in its agreement. Waste Management provides trash pickup services to each business requesting it; those not contracted with Waste Management typically transport their waste to the Lockwood Regional Landfill by self-haul. Hazardous and liquid wastes are transported by each company to licensed facilities capable of handling and processing such materials. Construction and demolition waste is accepted at the landfill.

Waste Management operates the Virginia City Waste Bin Site and manages pick up routes for subscribing residences and commercial establishments in all areas of the county except Lockwood. All household and commercial wastes are transported to the Dayton Transfer Station and combined with refuse before it is moved to the Lockwood Regional Landfill (2018 Waste Management Plan). Plans to expand the Gold Hill wastewater facility in anticipation of new residential/commercial construction is scheduled for 2028 per the Storey County CIP. The County is looking into relocating the Virginia City transfer station as a result of a school campus project.

Figure 9.2-9: Landfill Facilities: Lockwood Regional Landfill (top) and the Virginia City Transfer Center

Source: Storey County Planning Department

9.2.12 Telecommunications Facilities

Each community in Storey County is provided data and voice data telecommunications access by various private-sector service carriers. However, reliable and affordable access to these services is limited in many parts of the county, especially in the Highlands where a majority of the area includes no landline or wireless telephone or communications infrastructure.

Approximately \$1.7 million has been invested in Storey County's information technology network, with \$578,000 remaining in the County's capital improvement plan over the next five-year period. The upgrades maintain compatibility with changing technologies, connect the county's five residential and business communities, and facilitate interconnectivity and system redundancy with neighboring jurisdictions.

9.2.13 Countywide Broadband Internet Services Expansion

In 2024, a memorandum of understanding and a broadband service agreement between Storey County and CC Communications was ratified enabling the broadband internet provider to deploy and provide broadband internet services to residents and businesses throughout Storey County under a rate schedule set by a

broadband service agreement. The agreements provide for phased deployment and maintenance of fiberoptic broadband network infrastructure throughout Storey County to occur, providing residential broadband internet, Commercial Broadband Service, and Enterprise Broadband Service.

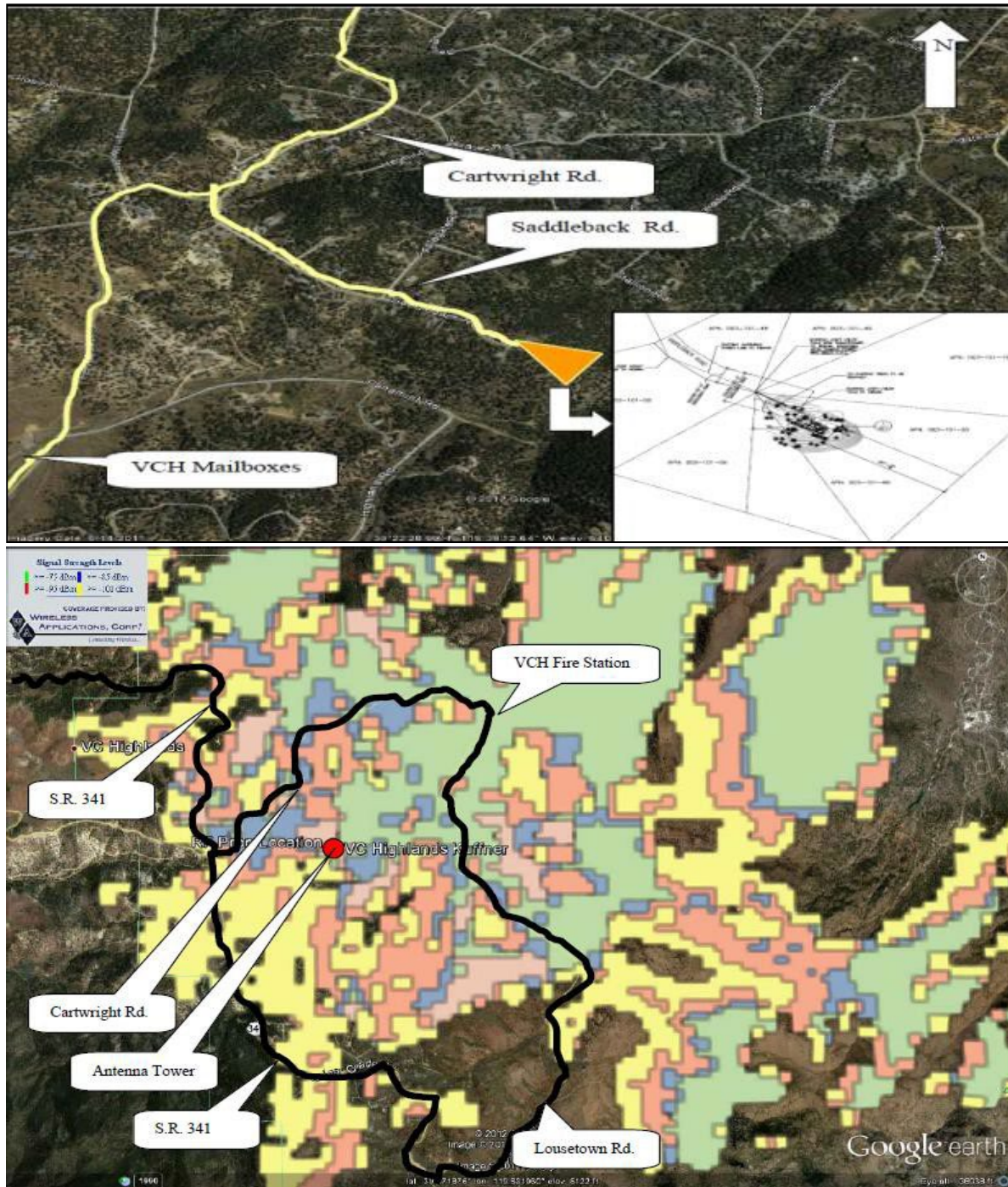
9.2.13.1 Highlands Broadband Services

For more than a decade, residents in the Highlands, as well as Virginia City and Gold Hill, expressed their need and desire for high-speed and reliable wireless voice and data services. Wireless communications infrastructure in the Highlands is depicted in Figure 9.2-10. The image portrays cell tower location and expected signal strength.

In 2012, the county commission with recommendation by the planning commission approved a special use permit application for a private company to install and operate an 80-foot-tall wireless communications “mono-pine” tower in the Highlands at the end of Saddleback Road. In 2015, the tower was constructed and its owner informed County officials that several wireless service carriers expressed interest in signing contracts to locate on the tower.

Even with carrier service located on the tower, significant areas within the Highlands will remain shadowed from its service as a result of local topography. The potential for a second proposed commercial communications facility serving areas shadowed by local topography should be considered if made to conform to area aesthetic character.

When reviewing future applications for commercial wireless communications facilities, planning staff and county leadership should recognize rules under the Federal Telecommunications Act that allows the local jurisdiction to require an applicant to demonstrate a good-faith effort to identify and evaluate the least intrusive alternatives, including site placement, tower design, and antenna placement, for providing service to rural areas (*Pittsburgh Ltd. Partnership v. Penn Tp.*, 196 F.3d 469, 480 (3d Cir. 1999)). The federal regulations also allow for local denial of new proposed facilities when capacity for additional service carriers remains on existing approved facilities.



Source: Storey County Planning Department, Development Application No. 2012-2014, Vista Towers, LLC. 2012
Figure 9.2-10: Wireless Communications in the Highlands

9.2.14 Flood Mitigation

9.2.14.1 Mark Twain Flood Mitigation

The Mark Twain Estates watershed area has been identified as one of the more flood prone areas in the county. This is due to the grid-pattern type of development built with no consideration to local topography or floodways. Local flooding conditions are exacerbated by limited capacity of existing infrastructure and limited area vegetation and the presence of alluvial fan discharge.

The Mark Twain Estates basin has numerous paved residential roads which provide access to just over 400 homes. Area residents experience reoccurring issues with flooding at roadways crossing as well as property damage from area ditches that become overwhelmed during storm events.

A comprehensive county-wide flood control study was conducted in 2011 by Farr West Engineering. The study was initiated by county officials in order to establish valid findings and recommendations for improving flood conditions in each of the county's communities, including the Mark Twain Estates.

The report included findings and recommendations related to flooding and flood mitigation in the Mark Twain Estates and its immediate surrounding area. The report recommended specific improvements to area ditches and culverts to reduce flood damage from minor storms. It also recommends major regional stormwater detention basins, particularly along the north slope of the community, that may significantly lessen flooding impacts and reduce the level of downstream infrastructure needed to manage flows and sediment load (Farr West Engineering, Comprehensive Storey County Flood Control Plan 2011).

Following two major storm events in summer 2015, County officials initiated a concerted effort toward short- and long-term flood planning and infrastructure improvements in the Mark Twain Estates. In 2019 the Dayton Valley Area Drainage Master Plan was published with the goal of identifying flooding and sedimentation hazards, reviewing previous studies, gathering information from public agencies and local residents, hydrologic and hydraulic modeling, geomorphic assessments, and conducting related field studies. This information was used to develop a series of alternatives to help mitigate the regional hazards identified and present those findings to stakeholders throughout the area.

Challenges to improve capacity and alignment of area drainage ways, culverts, and detention basins include construction costs, acquiring needed land, and negotiating easements with existing land owners.

Working collaboratively with area residents to improve local drainage systems, including within county rights-of-way and on private properties if allowed by their respective owners, is a major component of the effort. County officials also continue to explore means by which vacant property to the north of the community may be used for alluvial stormwater detention systems.

Since 2019, the following projects regarding local flood mitigation have been undertaken:

- Approximately 30 driveway and street crossing culverts on LaFond, Martin, and San Clemens street were installed. This included the excavation and grading of affected drainages and shoulders
 - 1,420 feet of 18-inch diameter culvert pipe
 - 200 feet of 36-inch diameter culvert pipe
 - \$45,000 cost estimate

The County is working on implementing more significant local roadside drainage improvements in collaboration with the Carson Water Subconservancy District. Additional projects for improving flood mitigation in the Mark Twain area are discussed in the Capital Improvement Plan included as Appendix H.

9.2.14.2 Lockwood Flood Mitigation

Portions of Lockwood and Rainbow Bend are in the Federal Emergency Management Agency designated flood zone. Frequent flooding in this area occurs from the Truckee River during winter months and late spring when abnormally high temperatures and heavy rain in the watershed cause accelerated snowmelt. Additionally, during high stage flooding of the Truckee River, backwatering occurs at the Long Valley Creek outlet which impedes creek drainage into the Truckee River and exacerbates flooding in the adjacent community. There are two significant storm events recorded in Storey County, one in 1997 and the other in 2005, when extensive community flooding occurred along the banks of the Truckee River and Long Valley Creek.

A comprehensive county-wide flood control study was conducted in 2011 on behalf of Storey County by Farr West Engineering. The study was initiated by county officials to establish valid findings and recommendations for improving flood conditions in each of the county's communities, including Lockwood and Rainbow Bend.

The report includes findings and recommendations related to flooding and flood mitigation along Long Valley Creek and its terminus outlet into the Truckee River. The report recommended improvements to upstream culverts and bridges over the creek to improve its efficiency, and improvements to the creek's outlet point into the Truckee River that may lessen backwatering into the abutting residential community. The report also notes that stormwater flows in the area may be significantly lessened by developing detention basins upstream of Long Valley Creek.

The cost of developing needed infrastructure in the area remains the primary challenge to permanently resolving flooding along the banks and at the Truckee River and Long Valley Creek.

Stemming from the 2011 study, the Long Valley Creek Flood Hazard Mitigation Plan was published in 2024. Flood hazards from Long Valley Creek were identified and quantified for the communities of Lockwood and Rainbow Bend. Bridge crossings on Long Valley Creek were found to be major sources of flow from the channel into the community in the overbank. The peak flow rate during the 100-year storm far exceeds the capacity of the existing channel and feasible expansions of that channel. Flood mitigation alternatives were developed, modeled, and shown to provide a range of reductions in flood risk. These mitigation alternatives were ranked according to likely cost to construct and maintain, the monetary benefit to flood risk reduction, and reduction of flood risk to critical infrastructure in the study area (LVCFMP 2024).

County officials have worked in coordination with the Truckee River Flood Management Authority technical advisory committees and liaised between it and Lockwood residents to assure that impacts in Storey County, with special attention to Lockwood, are mitigated in an acceptable manner.

As of 2024, potential mitigation alternatives being considered for Lockwood and Rainbow Bend by the parties included:

- Alternative 1: Channel Expansion at All Bridge Locations – South Canyon Way bridge removal,

and bridge extension at all other bridges

- Alternative 2: Peri Ranch Road and Cercle de la Cerese Bridges Replacement and Channel Expansions; South Canyon Way Bridge Removal and Channel Expansion
- Alternative 3: South Canyon Way Bridge Removal and Channel Expansion and Cercle de la Cerese Bridge Replacement and Channel Expansion
- Alternative 4: Cercle de la Cerese Bridge Replacement and Extension
- Alternative 5: South Canyon Way Bridge Removal and Channel Expansion

The design alternatives were ranked from 1 (most-preferred) to 5 (least-preferred). Table 9.2-7 lists the rankings and parameters.

Table 9.2-7: Alternatives Ranking

<i>Rank</i>	<i>Alternative</i>	<i>Mitigated Flow Rate (cfs)</i>	<i>Total Mitigation Project Cost</i>	<i>Total Mitigation Project Benefits</i>	<i>BCR</i>	<i>Structures Removed from Inundation</i>	<i>Critical Infrastructure Risk Reduction (1-5)</i>
1	3	2665	\$4,333,227	\$4,868,973	1.12	100	3
2	5	2590	\$896,023	\$2,138,028	2.38	86	5
3	2	3345	\$6,502,636	\$6,319,143	0.97	120	2
4	1	3345	\$12,782,045	\$7,071,640	0.55	158	1
5	4	2350	\$3,024,023	\$2,486,660	0.82	80	4

Source: LVCFMP 2024

The County should continue to seek funding and other resources to improve flooding conditions along Long Valley Creek, and it should also continue to work closely with the Regional Flood Management Authority to assure that impacts caused by its flood project in the Truckee Meadows are mitigated at no cost and to the satisfaction to Storey County and its residents and businesses. The County should also consider the benefits and limitations of working with private and public entities for upstream flood mitigation, including flood detention basins.

9.2.14.3 Virginia City Mitigation

Virginia City is located on the eastern side of the Flowery Range on a steep slope. During rain events, water and sediment from the canyons to the west of town enter the developed area. Due to the steepness of the terrain, runoff reaches high velocities, carrying sediment and eroding unpaved areas throughout the town. Throughout the town there is minimal existing storm drain infrastructure, so the majority of runoff is directed onto and adjacent to streets. This not only creates hazardous road conditions, but significant maintenance requirements for the County and damages to existing infrastructure. Runoff from the west enters through Six Mile Canyon, a vital connection from the Dayton Valley area to Virginia City and Reno. During large storm events, this road often becomes impassable with runoff flooding the road and washouts and sediment impacting travel.

In addition to discussing findings and recommendations for the Mark Twain Estates, the Farr West Engineering report included a brief discussion, and findings related to Six Mile Canyon Road which connects Mark Twain and Virginia City. The road is described as containing significantly undersized drainage ways and culverts along its entire alignment, causing frequent instability and washouts. Improvements for Six Mile Canyon Road are addressed in the Virginia City Drainage Plan.

Similar to its recommendations for the Mark Twain Estates, the report recommended significant shoulder and culvert improvements along the roadway as well as the construction of upstream detention basins to reduce flows in the canyon. Improvements to the existing bridge are cited as needed.

In an effort to address the hazards throughout Virginia City and Six Mile Canyon, the Virginia City/Six Mile Canyon Area Drainage Master Plan was published in November of 2023 in collaboration with the Carson Water Subconservancy District. The Virginia City and Six Mile Canyon Area Drainage Master Plan identified and evaluated sources of potential flood risk and proposed potential mitigation measures within the Virginia City and Six Mile Canyon drainage area.

Virginia City is flooded by discharge water from Spanish Ravine to the south, and Ophir and Cedar Ravines to the north. Known flood hazard issues along Six Mile Canyon were included in the flood mitigation study. Upon closer inspection of Six Mile Canyon, the majority of culverts were determined to have appropriate capacity but are blocked by sediment and debris, restricting stormwater flows. Large storms routinely wash dead brush, tree branches, and other organic materials to the nearest culvert, further exacerbating the buildup of water and debris (Virginia City and Six Mile Canyon Area Drainage Master Plan 2023).

9.2.14.4 Truckee-Carson Irrigation District Canal at Painted Rock

Built in 1932 by the United States Bureau of Reclamation, the Truckee-Carson Irrigation District Canal runs from the Truckee River diversion at Derby Dam to Newlands Project agricultural developments in Fallon. Portions of the canal are antiquated and run directly adjacent to residences in Painted Rock. Potential safety concerns have been expressed to the district by local residents and Storey County, particularly following the 2008 canal levy breach disaster in Fernley.

The District has been forthright with Storey County and federal regulators, and has remained proactive in addressing potential safety issues, such as by lining portions of the canal in Storey County near recently observed water seepage near a residence. County officials and area residents should remain watchful for signs of seepage along the canal and continue to communicate their observations and concerns to Storey County, the Truckee-Carson Irrigation District, and other appropriate authorities.

Figure 9.2-11 shows a segment of the Truckee-Carson Irrigation District Canal that was lined with concrete in 2014 after a minor leak had occurred. Figure 9.2-12 show the Derby Dam Diversion. Derby Dam was completed in 1905 and to this day diverts water from the Truckee River to the Truckee-Carson Irrigation District Canal to Lahontan Reservoir 32 miles to the south in Silver Springs. It continues to provide irrigation water for the Newlands Project that irrigates approximately 73,000 acres of cropland in the Lahontan Valley near Fallon.



Figure 9.2-11. Segment of Truckee-Irrigation District Canal



Source: National Park Service U.S. Department of Interior. Bureau of Reclamation Historic Dams and Water Projects: Managing Water in the West 2014

Figure 9.2-12: Derby Diversion Dam at Painted Rock

9.2.15 Public Safety

9.2.15.1 Hazard Mitigation

Hazard mitigation is defined in 44 Code of Federal Regulation Section 206.4014 (2008) as “any action taken to reduce or eliminate the long-term risk to human life and property from natural hazards.” As such, hazard mitigation is any work done to minimize the impacts of any type of hazard event before it occurs. It aims to reduce losses from future disasters, and aid in recovery post-disaster. The implementation of mitigation actions, which include long-term strategies that may include planning, policy change, programs, projects, and other activities, is the end result of this process.

The Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act), as amended by the Disaster Mitigation Act of 2000, provides the legal basis for state, tribal, and local governments to undertake risk-based approaches to reducing natural hazard risk through mitigation planning.

The plan addresses ways by which to access and organize resources, assess risks, develop strategies for mitigation, and monitor hazards for the following natural- and human-caused hazards.

Natural Hazards	Human-Caused Hazards
Avalanche	Dam and Ditch Failure
Drought	Hazardous Materials
Earthquake	Mine Collapse
Epidemic	Terrorism
Expansive Soils	
Flash Flood	
Hail Storm	
Riverine Flood	
Severe Winter Storm	
Wildfire	
High Winds	

Developing hazard mitigation plans also enables the participating jurisdictions to:

- Enhance education and awareness related to threats, hazards, and vulnerabilities
- Build partnerships to address known threats, hazards, and vulnerabilities
- Engage in long-term planning
- Align risk reduction with the objectives of neighboring jurisdictions
- Direct resources appropriately to address risk
- Communicate priorities and sources of funding.

The local jurisdictions are required to develop and adopt Federal Emergency Management Agency-

approved hazard mitigation plans as a condition for receiving certain types of non-emergency disaster assistance, including funding for mitigation projects. Hazard mitigation planning is also an important element toward the County's participation in the National Flood Insurance Program. The Board of Storey County Commissioners adopted the local hazard mitigation plan in 2011 and, therefore, complies with Section 409 of the Stafford Act and Section 322 of the Disaster Mitigation Act of 2000.

The jurisdictions must update their hazard mitigation plans and resubmit them to the Federal Emergency Management Agency for approval every five years in order to maintain eligibility for grants and other assistance. Federal Emergency Management Agency offers planning grants that support local jurisdictions in developing and updating their plans. Storey County most recently updated its hazard mitigation plan in 2020.

9.2.15.2 Fire Protection, Prevention, and Emergency Medical Services

In Storey County, fire protection and emergency medical services (EMS) are provided by the Storey County Fire Protection District (Fire District). The Fire District is an all-risk fire and EMS agency that provides services through a combination of career and volunteer forces. The Fire District maintains automatic-aid and mutual-aid agreements for fire and EMS response with neighboring jurisdictions and agencies. Agencies include, but are not limited, to the Truckee Meadows Fire Protection District, REMSA, Sparks Fire Department, Central Lyon Fire Protection District, North Lyon County Fire Protection District, Nevada Division of Forestry, and Pyramid Lake Fire Department.

The Fire District answers approximately 1,800 calls for services annually to an area of approximately 262 square miles. The Fire District serves a population of approximately 4,500 residents. The district also serves approximately 14,000+ additional population including employees at the Tahoe-Reno Industrial Center that work in Storey County but live elsewhere. Station 75, located at McCarran, exclusively serves this subpopulation. Impacts to volunteers are heavily influenced by special events, regularly occurring tourism, and alternate access routes between Reno, Carson City, and Dayton. The largest of these factors is the approximately one million tourists visiting Virginia City and Gold Hill each year.

Mutual and Automatic-aid agreements have been made with the Truckee Meadows Fire Protection District to provide seamless response along the Interstate 80 corridor abutting Storey and residing primarily within Washoe Counties. Throughout the state and the region, all parties have agreed to use the closest forces concept in emergency response.

Virginia City and Gold Hill have automatic aid agreements with the Central Lyon County Fire Protection District for emergency response. Run-cards indicating boundary drops are established, and each district blends resources on a regular basis to assure that the nearest responding unit attends to the subject. This agreement carries over to the Mark Twain area of Storey and Lyon counties. This area has a true boundary drop and it is a seamless shared response to every incident which occurs.

In addition to local government agreements, including for regional EMS, regional ambulance subscription, regional hazardous materials, there are state and federal agreements in place. These agreements allow for resources to move seamlessly among local, state and federal cooperators. The agreements were developed through the Nevada Department of Emergency Management, the Lake Tahoe Regional Fire Chiefs (thereby giving us direct access to resources from California), and the Sierra Front Wildfire Cooperators.

The coverage of cost for response to large-scale wildland fire incidents is addressed within an agreement

between the Storey County Fire Protection District and Nevada Division of Forestry and is funded through the Fire District directly to the division. The contract has been termed the Wildland Fire Protection Program. The program was developed to defend the people and lands of Nevada against wildland fire through collaborative and comprehensive use of fire suppression, prevention, and restoration resources available through the state.

As a combination fire agency, the Fire District provides a variety of services, including structural firefighting; wildland firefighting; technician-level rope rescue; hazardous material mitigation and response; vehicle extrication rescue; operations-level water rescue; basic, intermediate, and advanced life support and transport; internal training; regionalized external training; fire safety inspections; code enforcement; plans review; and public education and outreach.

Fire and emergency medical services are dispatched from four fire stations. \$75 million is estimated to be needed to address building deficiencies in these facilities. Additional funds will be needed for equipment, vehicles, and staffing. Issues are described as follows:

1. Virginia City Station 71

Built in 1962, the station is undersized, includes numerous haphazard add-ons, does not properly accommodate male and female quartering. In 2022, the Fire District in was awarded \$2 million for match-required rehabilitation of this station.

2. Mark Twain Station 73

New station planned to respond to growing Mark Twain Estates and abutting Lyon County communities. Fire apparatus in Mark Twain is currently staged at the Mark Twain Community Center per an interlocal agreement between the Fire District and county until a permanent fire station is constructed.

3. Lockwood Station 74

Situated in the Federal Emergency Management Agency 100-year floodplain, this station becomes inundated during major floods. The county and fire district are currently working together to find potential alternative locations in Lockwood for the placement of this fire station.

4. Highlands Station 72

Upgrades to the living facilities and domestic well will be needed due to the age of the building and increases in daily staffing. A fire apparatus bay was constructed in 2024 to expand equipment storage capacity at the station and to free up previously occupied space now used as a community center.

5. Tahoe-Reno Industrial Center 75

Two additional fire stations are needed to meet five-mile radius International Service Operations requirements for anticipated growth. Development of a second fire station at the north end of McCarran will enable the fire district to vacate or partially vacate existing

Fire Station 75 and free up additional space for county administrative offices, Sheriff's Office substation facilities, Public Works equipment staging, and other public services facilities.

Response Districts

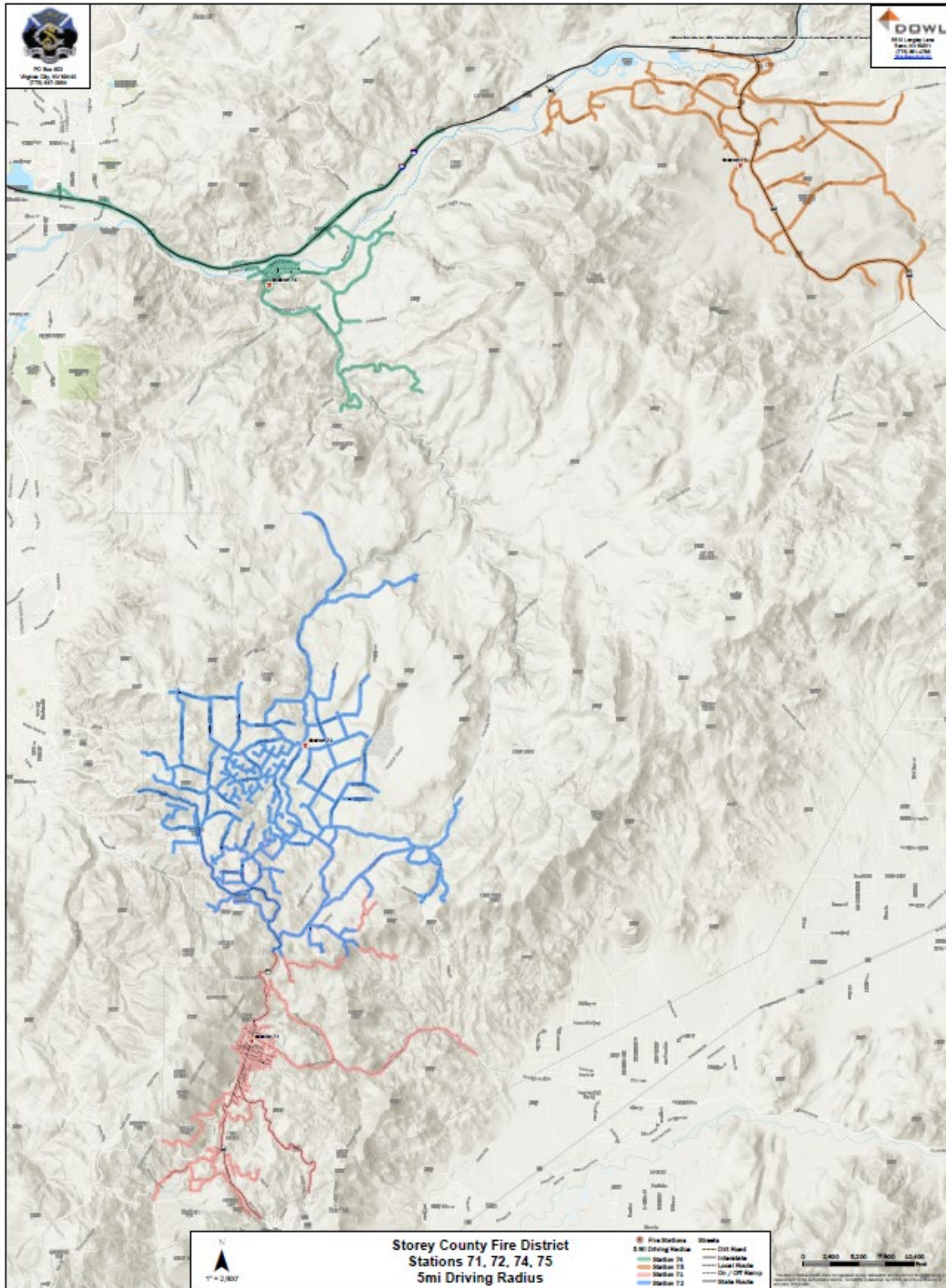
The Fire District is subdivided into smaller response districts, providing for the closest unit to respond to requests for assistance (Figure 9.2-13). Each of these districts represents a different level of hazards and response need. Each response district is staffed full-time with career fire and EMS staff. Station 72 in the Virginia City Highlands is also intermittently staffed with volunteer personnel. Storey County and Central Lyon Fire Protection Districts in 2013 entered into mutual agreement to unify service for the Mark Twain/Carson Plains region out of Central Lyon Fire Protection District Station.

30-Foot Clearance Inspections

The Fire District routinely conducts 30-foot courtesy residential evaluations. These voluntary evaluations inform residents of potential fire hazards and ways to minimize risk from wildland fires. Homeowners are advised during these evaluations to clear fire-prone vegetation 30 feet from structures and ten feet from propane tanks, maintain addresses visibility from the street, and to maintain sufficient emergency vehicle access.

Medical conditions and other potential concerns of the residents during a potential evacuation were also noted during the visits. The information will be used to help the Storey County Sheriff's Office and Fire District identify priority need residents during an emergency evacuation.

Property assessment findings and other conditions were entered into Computer Aided Design systems for future access by the Fire District and communications department (dispatch 911) during emergencies. These programs provide public and fire personnel safer means to preserve life, property and the environment.



Source: Storey County Fire Protection District 2022
Figure 9.2-13: Storey County Fire District Stations

Residential Defensible Space Assessments/Community Wildfire Protection Plan

The Fire District has performed courtesy defensible space assessments for greater than a decade to the communities of Virginia City, Virginia City Highlands, Gold Hill, Mark Twain, and Painted Rock. The Fire District will continue in this capacity and use these assessments in cooperation with the State of Nevada Community Risk Assessment Tool to identify areas with significant fire potential and plan for future mitigation strategies. The assessments are a voluntary program used to inform residents of potential fire hazards and approaches to minimize risks related to wildland fires. Topics discussed during the assessments include removal of fire-prone vegetation from around structures and utilities, maintaining sufficient access for emergency vehicles, using fire-resistive construction and “home-hardening” techniques, and maintaining visible address markings for responders. The intent of this program is to provide the public and emergency responders with safer means to preserve life, property, and the environment.

In addition to defensible space assessments, the Fire District will complete the update and modernization of the county-wide Community Wildfire Protection Plan (CWPP) during 2024-2025. The CWPP is a collaborative strategy developed by local, state, and federal organizations and stakeholders to address wildfire risks. CWPPs are particularly utilized in areas where homes are built near fire-prone lands, known as the wildland-urban interface. For reference, Storey County has a significant amount of identified “high risk” wildland-urban interface per capita, consistently above the 90th percentile in the country. This plan will help our communities identify their specific wildfire protection needs and priorities, such as hazard mitigation, community preparedness, and structure protection. CWPP updates also enable communities to access resources and funding for implementing wildfire mitigation measures. These plans are crucial for enhancing resilience to wildfires across various areas by tailoring strategies to local conditions and priorities.

Hazard Fuels Reduction Programs

The Fire District has secured approximately \$1.5 million in grant funding from federal and state government cooperators, including the U.S. Department of Agriculture – U.S. Forest Service, U.S. Bureau of Land Management – Nevada State Office and Nevada Division of Forestry. This funding will support hazard fuels reductions projects from 2024 through 2027 and potentially beyond. Project areas reside within Virginia City, Virginia City Highlands, Gold Hill, and Mark Twain. The Fire District will work with various landowners and agencies to implement hazard fuels reduction using current best management practices and guidance, ensuring to have a lasting effect of developing “fire resilient” communities within Storey County. The previously mentioned grant funding will also be used for update and modernization of the CWPP.

The Fire District continues to manage the “You-Call-We-Haul Program,” which provides education, outreach, and resources (dump trailers) to residents throughout the county to assist with hazard fuels reduction and enhancing defensible space. For fiscal year 2023-2024, over 120 trailers were provided to community members through this program. The Fire District also manages community collection sites for vegetation disposal, with the primary site located in Virginia City Highlands at the Fire District Station 72. Vegetation at the collection sites is managed by prescribed fire and chipping / mulching for disposal. Between the above-listed programs, the Fire District was able to dispose of approximately 850 tons of hazard fuels during fiscal year 2023-2024.

Lastly, the Fire District continues to function as a partner and contractor for NV Energy to complete wildfire mitigation projects adjacent to NV Energy infrastructure. Whereas this program is statewide in nature, a major focus has been placed on areas within Storey County. NV Energy has categorized a large section of Storey County as “Tier 3,” which is the designation related to areas that are of highest priority. Recognizing this, the Fire District will continue in partnership with NV Energy to meet the management goals and objectives as prescribed.

9.2.15.3 Law Enforcement

The Storey County Sheriff’s Office serves as the county’s only law enforcement agency. The Sheriff is an elected official and manages a staff of 28 paid employees, 12 volunteer employees, and a fleet of approximately 15 marked- and unmarked vehicles. The Sheriff’s Office is divided into four divisions: Administration, Investigations, Patrol, and Jail. In 2024, the office employed one undersheriff, two assistant sheriffs, four sergeants, 12 patrol deputies, four corrections officers (jailers), and four reserve deputies.

There are approximately 4.75 career officers per 1,000 residents in the county. The national average is 2.5 officers per 1,000 residents in urban areas, and 3.7 for jurisdictions under 10,000 in population (Federal Bureau of Investigation 2011). The average response time for all calls of services is ten minutes. In 2023, the sheriff’s office issued approximately 1,560 citations, responded to 8,761 calls for service, made 283 arrests, and investigated 97 accidents. The Sheriff’s Office also manages specialized services including search and rescue, school safety intervention, youth education programs, and senior citizen support services. Mutual-aid agreements are made with neighboring jurisdictions that provide the Sheriff’s Office with Special Weapons and Tactics, Crisis Negotiation, Bomb Squad, K-9, and other specialized services. The Sheriff’s Office also serves as the county coroner under NRS and investigated ten death investigations between 2019 and 2024. The main Sheriff’s Office administration building is centrally located on C Street in Virginia City, and a Sheriff’s administrative substation is located on Canyon Way in Lockwood. The county’s only jail is at 911 State Route 341 in Virginia City. Currently, the jail has the capacity for 25 adult inmates. All juveniles are housed in Carson City’s Juvenile Facility. Plans are underway to add an additional substation within the McCarran Government Complex at McCarran. The substation will initially house administrative facilities for patrol units in the industrial center. However, it is anticipated that the substation will include temporary holding cells in the foreseeable future.

The following law enforcement facility improvements are planned across Storey County:

1. Sheriff’s Office Headquarters

Plans to relocate the sheriff’s office to a more centrally located and accessible area is desired.

2. Jail improvements

Built in the 1990s, the facility no longer meets inmate demands and needs major structural repairs. The facility is scheduled in the Capital Improvement Plan for full rehabilitation or replacement by 2030.

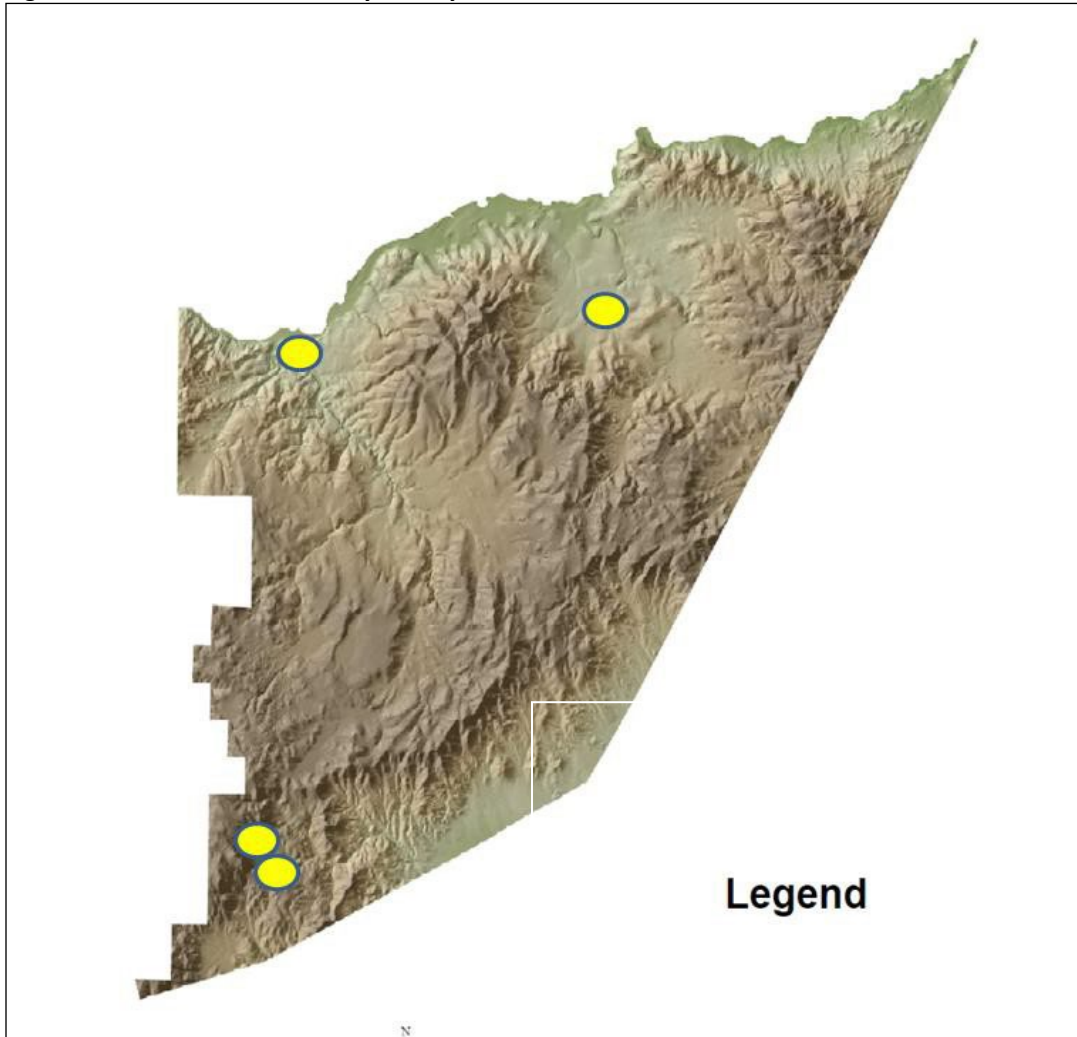
3. Lockwood Substation

The Lockwood Sheriff’s Substation building was replaced with a new facility in 2024.

4. Tahoe-Reno Industrial Center Substation

A substation is planned to be added at the Tahoe-Reno Industrial Center at the existing McCarran County Complex.

Figure 9.2-14: Locations of Storey County Sheriff's Office Facilities



Source: Storey County Planning Department

9.2.15.4 Dispatch and Communications

Dispatch service is provided by the Storey County Communications Department. In 2019, Storey County relocated its 911 dispatch center to a vacated bank building. Building retrofits, consoles, mountaintop microwave, and other equipment needed to move the center cost approximately \$1.7 million. The center provides full-time 24/7 dispatch service to the Storey County Fire Protection District, Emergency Management Department, Storey County Sheriff's Office, and numerous other non-direct service agencies. Center call statistics by year (calendar year) are listed in Table 9.2-8.

Table 9.2-8. Emergency Dispatch Call Statistics, 2021 - 2023

Year	Number of calls
2021	15,690
2022	17,429
2023	16,779

Source: Storey County Communications Department, 2021-2023

Note: Numbers are approximate.

9.3 Regional Approach to Providing Services

The growth in Storey County over the past few years has added strain to the public facilities and resources. County officials increasingly looked to regional partnerships with neighboring jurisdictions, federal and state agencies, and for-profit and non-profit entities to maintain the needed level of services for its residents and stakeholders. This approach has also been taken to improve economic development and other conditions in the county. The following services are being met through some level of inter-local cooperation:

- Fire protection and emergency medical services
- Fire protection and emergency medical services facilities use
- Public Works projects and equipment sharing
- Parks and recreation facilities
- Meeting and conference facilities
- Library services
- Adult and youth social services
- Geographic Information Systems mapping and data services

9.4 Goals, Policies, and Objectives

Goal 1: Develop regional approaches to providing public services and facilities in Storey County in coordination with general improvement districts, federal and state agencies, for-profit and non-profit organizations, and other jurisdictions.

Policy	
Policy 1.1	Cooperate with other service providers to encourage the use of common improvement standards, coordinate the time of capital projects, ensure that requirements of adequacy and concurrency are met and develop programs to reduce the cost of providing public services and facilities.

Goal 2: Plan and provide for the services necessary to implement this master plan by updating the capital improvement plan on a consistent basis.

Policy	
Policy 2.1	Include in the capital improvement plan capital projects that conform to the master plan and all of its elements.
Policy 2.2	Evaluate potential capital projects according to established criteria to determine their importance in relation to the master plan's goals and policies. Priorities in the capital improvement plan should be based on the project's importance to the master plan implementation.
Policy 2.3	Use the capital improvement plan to repair and replace existing public facilities.

Goal 3: Provide levels of services to maintain and improve the current quality of life for citizens and businesses in the county.

Policy	
Policy 3.1	Select specific capital improvements needed to achieve and maintain standards for existing and future populations and businesses.
Policy 3.2	Plan for adequate public facilities by constructing needed capital improvements which: (1) repair or replace obsolete or worn-out facilities; (2) eliminate existing deficiencies; and (3) meet the needs of future development and redevelopment caused by previously issued and new development permits. The ability to provide needed improvements will be demonstrated by maintaining a financially feasible schedule of capital improvements.

Goal 4: Ensure that new development pays an equitable share of cost for public services and facilities needed to serve the development.

Policy	
Policy 4.1	Pursue development agreements to ensure that developers pay their fair share for needed public services and facilities.
Policy 4.2	Participate in legislative planning and affairs ensuring that certain tax incentive prospective companies do not cause undue burden on county resources.

Goal 5: Protect the public health, safety, and welfare of all Storey County residents and visitors.

Policy	
Policy 5.1	Continuing to implement, test, and update the Storey County Fire Protection District Standards of Cover.
Policy 5.2	Coordinate with the Storey County Fire District to maintain alignment between master plans, capital improvement plans, and other plans between both jurisdictions.
Policy 5.3	Enhancing the quality of life and security of all, by providing fair, consistent, effective and professional law enforcement services.
Policy 5.4	Expand inter-local agreements with neighboring jurisdictions to provide effective and efficient services.
Policy 5.5	Plan and provide the services and facilities necessary to protect citizens, businesses, visitors, and other stakeholders in the county now and in the future. These services and facilities should include fire protection, law enforcement, flood mitigation, water availability, and other public services.

Goal 6: Provide residents and visitors direct conduit to emergency services

Policy	
Policy 6.1	Use the Quad-County microwave infrastructure and provide more efficient and reliable emergency radio coverage throughout the county
Policy 6.2	Collaborate with partners in the Quad-County area to improve radio communications in the event of an emergency.
Policy 6.3	Dedicate a communications channel to connect the Quad-County area dispatch centers together and provide radio interoperability
Policy 6.4	Use, enhance, and upgrade available Phase 2 wireless Next Generation 911 service.

Goal 7: Protect the public health, safety, and welfare through mitigation of hazards.

Policy	
Policy 7.1	Maintain and update the Hazard Mitigation Plan every five years in order to reduce or eliminate the long-term risk to human life and property from natural hazards including, but not limited to, earthquakes, wildland fire, flooding, severe storm events, and human caused hazards including, but not limited to, hazardous materials, terrorism, mines, and failures of dams and ditches
Policy 7.2	Ensure that the county Hazard Mitigation Plan conforms to Federal Emergency Management Agency requirements as a condition for receiving certain type of non-emergency disaster assistance, including funding for mitigation projects and participation in the National Flood Insurance Rate Program.
Policy 7.3	Develop, maintain, and update hazard mitigation plans that enable participating jurisdictions to enhance education and awareness, build partnerships related to the mitigation of threats, hazards, and vulnerabilities; engaging partners in long-term planning; aligning risk reduction with the objectives of neighboring jurisdictions; directing resources appropriately to address risks; and communicating priorities and funding sources for risk mitigation.

Goal 8: Coordinate the creation or amendment of aboveground utility corridors.

Policy	
Policy 8.1	Continue to work toward relocating utility lines underground whenever possible and appropriate.
Policy 8.2	Minimize the number of overhead transmission line corridors in residential areas, areas with prehistoric cultural resources, and in the Virginia City National Historic Landmark, and ensure that new overhead transmission lines are located in accordance with all applicable criteria.
Policy 8.3	Expand overhead transmission utility corridors in McCarran and other surrounding industrial areas as appropriate to enhance economic development opportunities and minimize unnecessary bureaucracy.
Policy 8.4	Cooperate with adjacent jurisdictions, the Nevada State Office of Energy, and the U.S. Bureau of Land Management to ensure that the aboveground utility plan is consistent with any resource management plans prepared by the U.S. Bureau of Land Management, transmission plans adopted by the Nevada State Office of Energy, and aboveground utility plans of adjacent jurisdictions.
Policy 8.5	Apply appropriate setbacks of proposed aboveground utility corridors near any schools,

	hospitals, and residential areas.
Policy 8.6	Coordinate with electric transmission service providers within Storey County; adjacent jurisdictions; the Nevada State Office of Energy; and the U.S. Bureau of Land Management
Policy 8.7	When changes are proposed, provide information to the public and hold at least one public workshop to discuss the location of changes to the aboveground utility corridors.

Goal 9: Provide residents and visitors reliable access to high-speed internet and broadband services, and other communications technologies.

Policy	
Policy 9.1	Consider commercial wireless communication facilities where needed when they are designed to be compatible with the area in which they are located
Policy 9.2	Allow the development of additional wireless communication facilities in the Highlands, Virginia City, and other areas once existing devices meet their full carrier capacity.
Policy 9.3	Facilitate limited no-cost internet access to tourist visitors in Virginia City.
Policy 9.4	Implement the terms and conditions of the 2024 memorandum of understanding and broadband service agreement between Storey County and CC Communications for the phased development of fiberoptic and other broadband infrastructure throughout the county serving residents, businesses, schools, and community.

Goal 10: Provide residents with services, resources, and programs designed to stimulate imagination, satisfy curiosity, and create young readers.

Policy	
Policy 10.1	Provide community support and education programs such as before-and-after school programs; summer education programs; school dropout remediation; mobile classrooms such as Classroom-on-Wheels Bus; service-learning and cultural exchange programs; tutoring services; counseling services; food and thrift store access; and job training and placement programs.
Policy 10.2	Engage in inter-local agreements that help provide resources and facilities necessary for the Storey County School District and certain non-profit organizations to fulfill their mission of bettering the local community.

Goal 11: Provide adequate school facilities for residents in response to growth.

Policy	
Policy 11.1	Use planning guides, standards, and criteria implemented by the Storey County School District to estimate and project student populations in each of the county's communities.
Policy 11.2	Maintain close communication and cooperation between county and school district staff to estimate the location of needed future school facilities including evaluations of potential new school facilities for the planned Painted Rock community, Mark Twain, and the relocation of the Virginia City Middle School and Hugh Gallagher Elementary School.
Policy 11.3	Require developers of planned unit developments to dedicate to the county and/or school district land necessary for 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.

Goal 12: Maintain adequate Public Works maintenance facilities across the county.

Policy	
Policy 12.1	Require applications involving amendments or assignments of land use or zoning designations to be evaluated for facility needs to ensure that maintenance facilities remain adequate
Policy 12.2	Evaluate the McCarran County Complex for future expansions to accommodate snow removal and road maintenance equipment, vehicle maintenance, and other Public Works uses.

Goal 13: Maintain adequate public services to residents, businesses, and others throughout the county.

Policy	
Policy 13.1	Continue to provide safe, efficient, and adequate office and meeting spaces in different parts of the county for government and public service functions.
Policy 13.2	Assess the existing capacity and planning for future capacity of County administrative facilities in all parts of the county.
Policy 13.3	Use the McCarran County 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.

Policy 13.4	Evaluate spaces of the McCarran County Complex for county uses once vacated by the fire district.
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Goal 14: Explore alternative location(s) for certain County administrative offices.

Policy	
Policy 14.1	Consider expansions to the County jail facility at 911 State Route 341 and consolidate certain law enforcement, legal, and justice facilities to that facility.
Policy 14.2	Consider other County-owned buildings in Virginia City to be repurposed for county administrative offices.
Policy 14.3	Strategically relocate certain County administrative offices to a central consolidated administrative building in Virginia City.
Policy 14.4	Continue coordinating with the Storey County School District to acquire Virginia City Middle School and Hugh Gallagher Elementary School if they are vacated by the school district.
Policy 14.5	Conduct a comprehensive facilities future use and structure feasibility study to determine the best and most cost-effective uses for existing and potential future buildings of the County including, but not limited to, vacated school buildings in Virginia City acquired by the County.
Policy 14.6	Relocate Community Development to a consolidated administrative building in Virginia City and relocate Public Works administrative offices to the vacated Community Development building.

Goal 15: Maintain the Storey County Courthouse as a functional and operating government facility.

Policy	
Policy 15.1	Provide continued maintenance/repairs to the Storey County Courthouse.
Policy 15.2	Repurpose spaces within the courthouse to increase available office space.
Policy 15.3	Consider the addition of an administrative office expansion adjacent to the courthouse building. The addition, or new structure, should resemble the architectural design of the current structure.
Policy 15.4	Evaluate how the historic courthouse may be retrofitted or reconfigured to properly accommodate modern jury trials, security, and other district court requirements.
Policy 15.5	To maintain use of the historic courthouse as an operational facility providing government functions and services to residents and businesses.

Goal 16: Preserve the historic integrity of County-owned historic structures for the enjoyment of residents, visitors, and scholars.

Policy	
Policy 16.1	Conform to Nevada Revised Statute 384 Comstock Historic District requirements in decisions affecting architecture, materials, colors, and design elements of County-owned historic structures.
Policy 16.2	Establish and maintain inter-local agreements with non-profit and other organizations for the preservation and enhancement of County-owned historic structures.
Policy 16.3	To maintain use of the historic courthouse as an operational facility providing government functions and services to residents and businesses.

Goal 17: Provide clean and accessible water throughout Storey County.

Policy	
Policy 17.1	Create incentives to encourage existing development to connect into existing municipal water systems instead of drilling private wells.
Policy 17.2	Require 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.
Policy 17.3	Comply with all state and federal water regulations.
Policy 17.4	Continually update the Water Resource Plan.

Goal 18: Minimize high-water demand on public and private landscaping areas.

Policy	
Policy 18.1	Encourage low-water-consumption vegetation and efficient irrigation systems in all new developments.
Policy 18.2	Serve as a role-model in the community by applying xeriscaping to all public buildings landscaping where feasible.
Policy 18.3	Educate residents, businesses, and school-age children the principles, practices, and benefits of xeriscaping.
Policy 18.4	Require xeriscaping provisions in all planned unit developments and private-public development agreements.
Policy 18.5	Provide economic and other incentives by adjusting the water rights dedication requirements to reflect the reduced water demand of water conservation landscaping and fixtures.

Goal 19: Reduce non-point water pollution sources and improve groundwater recharge through Low-Impact-Development processes.

Policy	
Policy 19.1	Require comprehensive Low Impact Development practices in all planned unit developments.
Policy 19.2	Provide economic or other incentives for Low Impact Development retrofits to existing developed properties and small-scale developments.
Policy 19.3	Educate residents, businesses, and school-aged children the principles, practices, and benefits of Low Impact Development practices.

Goal 20: Reduce water consumption for new buildings and developments.

Policy	
Policy 20.1	Adopt new building standards for water conservation devices in the County code.
Policy 20.2	Encourage and promote gray-water conservation systems.
Policy 20.3	Require the installation of water conservation devices in occupied units of all planned unit development and subdivision approvals.

Goal 21: Improve the quality and quantity of water in the Highlands and Mark Twain.

Policy	
Policy 21.1	Provide education and other assistance that helps each community develop its own general improvement districts.
Policy 21.2	Consider inter-local cooperation with adjacent jurisdictions to provide access to their municipal water systems where needed.
Policy 21.3	Consider and implement the recommendations found within the United States Geological Survey groundwater study conducted in the Virginia City Highlands.

Goal 22: Provide adequate community wastewater facilities.

Policy	
Policy 22.1	Encourage the reuse and repurposing of effluent wastewater at the Tahoe-Reno Industrial Center for industrial and other non-potable uses.
Policy 22.2	Monitor the Nevada Division of Environmental Protection groundwater quality data for the Highlands and Mark Twain to provide needed time to help the communities plan for wastewater treatment needs as they arise.
Policy 22.3	Require all golf courses to be irrigated exclusively with secondary effluent water
Policy 22.4	Continue reporting to the State suspected domestic well withdraws exceeding two acre-feet per year.

Goal 23: Prevent individual sewage disposal systems in rural areas from degrading groundwater quality.

Policy	
Policy 23.	Require 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 23.2	Allow rural areas to be served by individual septic systems if groundwater quality will conform to with federal, state, and county standards.
Policy 23.3	Implement state standards to evaluate new septic systems on the basis of site susceptibility to groundwater pollution by septic effluent.
Policy 23.4	Ensure that the location, design, construction, and inspection of on-site sewage disposal systems (e.g., septic systems, engineer systems) comply with County codes and Nevada Administrative Code 444 "Regulation Governing Individual Sewage Disposal Systems."
Policy 23.5	Monitor areas with high septic system densities for signs of groundwater contamination.
Policy 23.6	Require the abandonment of failed septic systems and corrective action that conforms to federal, state, and county standards.

Goal 24: Minimize flooding and flood damage.

Policy	
Policy 24.1	Implement recommendations provided in the Long Valley Creek Flood Hazard Mitigation Plan.

Policy 24.2	Participate in regional cooperative efforts for floodplain management and planning.
Policy 24.3	Work closely with the Truckee River Flood Management Authority (Truckee River Flood Project) to assure that regional flood projects cause no adverse impact on Lockwood and area properties.
Policy 24.4	Develop and implement floodplain building codes which building in known floodplains and floodways. Look to Federal Emergency Management Agency recommendations and standards found in the IBC.
Policy 24.5	Improve Long Valley Creek flows through Lockwood and to the Truckee River
Policy 24.6	Work with land owners in upstream Lagomarsino Canyon to mitigate downstream flooding in Lockwood.
Policy 24.7	Evaluate regional flood mitigation for any development that occurs in Lagomarsino Canyon upstream of Lockwood.
Policy 24.8	Educate residents about best development practices in and near floodways and floodplains.
Policy 24.9	Implement the Virginia City Master Drainage Plan.
Policy 24.10	Implement the Dayton Valley Area Master Drainage Plan.
Policy 24.11	Evaluate existing infrastructure and flooding conditions and make improvements based on those factors.
Policy 24.12	Develop a comprehensive flood and drainage study for the Painted Rock area, and by developing a list of solutions based on the findings of the study
Policy 24.13	Participate in regional cooperative efforts for floodplain management and planning in the Painted Rock area.
Policy 24.14	Work with the Truckee River Flood Management Authority (Truckee River Flood Project) to assure that regional flood projects cause no adverse impact on Painted Rock and area properties.
Policy 24.15	Communicate with the Truckee-Carson Irrigation District regarding any known leakages or potential compromises to the Truckee-Carson Irrigation District Canal.
Policy 24.16	Require the construction of appropriate stormwater drainage and on-site detention of any planned unit development.
Policy 24.17	Educate residents about best development practices in and near floodways and floodplains
Policy 24.18	Replace the Painted Rock Road Bridge over the Truckee River, or by raising it above the identified Federal Emergency Management Agency base flood elevation.
Policy 24.19	Continue the partnership between Storey County and the National Flood Insurance Program to incentivize and facilitate the development of flood resistant structures and help reduce the cost of flood insurance for residents.
Policy 24.20	Implement flood mapping drafted by Federal Emergency Management Agency.
Policy 24.21	Regulate the type and location of development within identified floodplains and floodways.

Goal 25: Preserve public community parks and recreation areas.

Policy	
Policy 25.1	Use this master plan as a guide for determining the future need for community parks and common open spaces.
Policy 25.2	Require the dedication or reservation of community parks, recreation facilities, trailheads, trail systems, and common open spaces in all planned unit development approvals.
Policy 25.3	Require substantial or total financial contribution by the developers of all planned unit developments to the construction of parks, recreation facilities, trailheads, trail systems, and common open spaces in proposed developments.
Policy 25.4	Adopt a County ordinance establishing the minimum percent of a planned unit development to be dedicated to common open space.
Policy 25.5	Coordinate parks planning with other recreation providers such as the school district, and other private, state, and federal entities.
Policy 25.6	By continuing to coordinate with the Tahoe-Pyramid Trail (formerly “Bikeway”) to facilitate a regional trail alignment that meets the needs and desires of residents in Lockwood.

Goal 26: Develop Divide Reservoir as a community park.

Policy	
Policy 26.1	Evaluate the costs, risks, and feasibility of developing the Divide Reservoir and its immediate surrounding premises to accommodate outdoor public recreation, including fishing and/or swimming.

Goal 27: Renovate and improve existing parks and recreation areas.

Policy	
Policy 27.1	Evaluate specific improvements to recreation facilities that are desired by local residents
Policy 27.2	Maintain and improve area parks so that they remain safe, attractive, and otherwise desirable for recreation and other outdoor uses.

Goal 28: Include parks, recreation, and education as part of large-operations mining.

Policy	
Policy 28.1	Require special use permits for large-operations mining to include a public information and education element, mandating the development of centers or kiosks at or adjacent to the large- operations mine from which the public may view and learn about the history and other information about mining on the Comstock as well as the subject active mine.
Policy 28.2	Require special use permits for large-operation mining to include regional park facilities, recreation, and education integration into post-mining reclamation plans when not in conflict with state or federal regulations and agency jurisdictions.

Goal 29: Enhance the interface between the Truckee River and Lockwood and Mustang communities.

Policy	
Policy 29.1	Improve local access to the Truckee River.
Policy 29.2	Improve recreation opportunity along the Truckee River.
Policy 29.3	Improve and facilitating natural landscaping and flora along the banks of the Truckee River.
Policy 29.4	Encourage natural waterway and riparian area restoration projects.

Goal 30: Use vacant spaces in downtown Virginia City for public use.

Policy	
Policy 30.1	Explore the costs, risks, and feasibility of utilizing certain vacant parcels and other spaces in downtown Virginia City for interim permanent public (“pocket “parks) and recreational spaces.

Goal 31: Provide solid waste management processes that promote recycling and alternative uses of the waste stream.

Policy	
Policy 31.1	Maintain and update the Storey County Solid Waste Management Plan every five years pursuant to Nevada Revised Statute requirements.
Policy 31.2	Ensure that the services provided under franchise agreements are cost effective for county residents, businesses, and stakeholders.