



# 2022 AB240 JOINT REGION REPORT

## BACKGROUND

The Nevada Legislature, in the 80<sup>th</sup> session, passed AB 240 that requires Carson City and Douglas, Lyon, Storey and Washoe Counties in consultation with any cities within each such county to collaborate to prepare a joint annual report for the legislature. The report is to identify issues relating to the orderly management of growth in the five-county region and to specifically address issues in the following areas:

1. Conservation, including, without limitation, the use and protection of natural resources;
2. Population, including, without limitation, projected population growth and the projected resources necessary to support that population;
3. Land use and development;
4. Transportation; and
5. Public facilities and services, including, without limitation, roads, water and sewer service, flood control, police and fire protection, mass transit, libraries and parks.

The report will provide this information by county.

## CARSON CITY

### **Conservation, including, without limitation, the use and protection of natural resources**

#### ***Quill Water Treatment Plant Upgrade Project***

Carson City relies on numerous water sources to meet potable water demands for its over 58,000 residents. These sources include groundwater wells, Carson River induction wells, creek/lake surface water, and groundwater imports from regional interties with the Douglas County/Minden water systems. The Quill Water Treatment Plant (QWTP) located in the western portion of Carson City is used to treat water from Kings Creek, Ash Creek, and the historic Marlette Lake Water System. However, the 30-year-old QWTP is currently not capable of treating all of the available surface water due to a variety of reasons, including variable raw water quality, regulatory limitations, and treatment limitations. By updating the QWTP infrastructure and water treatment capabilities, Carson City will be able to make greater use of its available surface water and continue to safely and promptly meet the demand for drinking water into the future. Carson City was able to leverage \$4.5M in federal funding to move this approximately \$13M project forward in 2023.

#### ***Marlette Lake Water System***

The Marlette Lake Water System consists of Marlette Lake and Hobart Reservoir, a 1-million-gallon storage tank above Lakeview, a pump at Marlette Lake with a natural gas fired generator at a remote building site, several “catchments” on the East Slope of the Sierra Nevada Mountains above Washoe Valley which are designed to capture spring water runoff, and interconnecting piping systems. The major objectives of the System are to preserve and protect local water sources, provide adequate supplies of water to the areas served, maintain the system in a condition calculated to assure dependable supplies of water, and sell water under equitable and fiscally sound contractual arrangements. Currently, this system is funded entirely from water sales to Carson City and Storey County; however, Truckee Meadows Water Authority, Storey County and Carson City are working together with the State of

Nevada on a long-term agreement with respect to the delivery of water from the Marlette Lake Water System.

**Population, including, without limitation, projected population growth and the projected resources necessary to support that population**

***Water Use Analysis***

Since 2019, the Carson City Growth Management Commission has reviewed a parcel-based analysis of how much growth the City can accommodate while staying within its allocated water resources. Public Works conducts a water capacity analysis annually assuming the entire City is developed to its maximum capacity based on current Master Plan land use designations and zoning. It includes residentially designated parcels being developed to their maximum potential densities and commercial and industrial parcels being fully developed. This year's analysis concludes that Carson City has the allocated water resources to accommodate buildout in accordance with the current Master Plan and zoning. This parcel-by-parcel analysis allows the City to continue to monitor how proposed changes in land use or actual water usage over time impacts the long-range forecast for water capacity.

The City anticipates reaching a build-out population of approximately 80,000 people sometime between 2055 and 2085. A recent study indicates that annual water demand in Carson City at build-out will reach approximately 16,000 acre-feet, approximately 6,000 acre-feet more than currently used today. The City has secured enough usable water rights (18,648 annual acre-feet) to meet the projected water demand in the build-out condition.

***Carson City Housing Plan***

In August 2021, the Board of Supervisors approved Carson City's Plan of Expenditure for American Rescue Plan Act (ARPA) funding for services to address mental health and substance abuse treatment, crisis intervention and other behavioral health services, and affordable housing/rent subsidies/homelessness. Carson City has seen a significant increase in the homeless population in the last few years. The Carson City Housing Committee (Committee) was created to develop a comprehensive housing plan with the goal of assisting the Carson City homeless population in transitioning from being unsheltered to sheltered. The Committee is comprised of individuals with a wide range of expertise and includes representatives from CCHHS, Carson City leadership, the Carson City Community Development Department, Carson Tahoe Regional Healthcare, Friends in Service Helping, Nevada Rural Housing Authority and the State of Nevada Department of Business and Industry Housing Division. The Committee also includes homeless advocates, housing developers, individuals who have experienced homelessness, multi-unit housing owners and realtors.

This Housing Plan takes into consideration that individuals transitioning off the streets are not immediately prepared to meet the criteria required to live in permanent housing. The Housing Plan includes the following three phases to assist these individuals with obtaining independent and permanent housing:

1. a street outreach program;
2. live-in modular sheltering and group living housing; and
3. transition to independent and stable housing.

During all these phases, the individuals will have access to intensive case management to assist with barriers and challenges to independent living.

Applications for the ARPA funding have been received from various agencies for implementation of the projects/programs identified in the Housing Plan and will be presented to the Board of Supervisors at the beginning of 2023.

### **Land use and development**

#### ***Development***

The Carson City Community Development Department has established quarterly land development round tables inviting Northern Nevada Builders and Developers to meet and participate in presentations with City Departments. This has been very beneficial in getting information out to the industry and maintaining open lines of communication among the various stakeholders.

#### ***Affordable / Workforce Housing***

In September 1960, Carson City acquired approximately 127.7 acres of property along Butti Way in the eastern portion of Carson City from the State of Nevada. Since that time, the property has been developed to house several City Departments and facilities including the Public Works Department and Corporate Yard, the Parks Department, the Nevada Humane Society and the Water Resource Reclamation Facility. Within the 127.7 acres, the City designated 6.31 acres for the development of an affordable/workforce housing project and in January 2019, the Board of Supervisors ("Board") directed staff to initiate due diligence to convey the property under NRS Chapter 244 to a qualified developer for the development of affordable/workforce housing. The proposed project will consist of four 3-story buildings with a total of one hundred and sixty (160) units of mixed income affordable/workforce housing available for rent to income-qualified individuals. One of the buildings will be reserved as senior housing for households age 55 years or older and the other buildings will be targeted to families. Phase One of the project broke ground in September 2022 and is anticipated to be completed by the end of 2023 bringing much needed relief to low-income renters in Carson City who have struggled to keep up with the rising cost of living in northern Nevada.

### **Transportation and Public facilities and services, including, without limitation, roads, water and sewer service, flood control, police and fire protection, mass transit, libraries and parks**

#### ***Regional Projects and Programs***

1. Carson City Health and Human Services (CCHHS) – Although CCHHS is housed in Carson City, the City has agreements and performs the following services for the Quad Counties (Carson City and Storey, Lyon and Douglas Counties):
  - a) Public Health Preparedness
  - b) Epidemiology
  - c) COVID 19 Response
  - d) Environmental Health

Carson City's Tobacco Control Program provides presentations to youth in Douglas and Storey counties. Also, within that program, there is collaboration with Southern Nevada Health District (Clark County), Washoe County Health District, and Douglas County Resources Coalition on anti-vaping campaigns. The Tobacco Control Program is 100% grant funded with a CDC grant that is passed through the State of Nevada Department of Health and Human Services and one other state grant. It is expected that the entities work together to leverage funding.

2. The Carson City Department of Alternative Sentencing (DAS) has Memorandums of Understanding (MOU) with several Northern Nevada agencies that allow DAS to utilize full dispatch services while conducting duties within the boundaries of Douglas County, Storey County, Carson City, Churchill County and Lyon County. In addition, DAS has an interlocal agreement with the State of Nevada Department of Health and Human Services, Division of Child and Family Services (DCFS) to provide random, observed drug testing and ETG urine alcohol testing services for clients of DCFS.
3. Nevada Energy Fuels Reduction Program - Through a partnership with NV Energy, Carson City employs five full-time fuels reduction firefighters. This crew clears hazardous vegetation and fuels around Nevada Energy powerlines significantly reducing the threat of a wildfire starting from power equipment and protecting vital power infrastructure in the event of a fire. This crew frequently teams up with firefighters from other jurisdictions to remove the hazardous vegetation from critical power sources throughout northern Nevada.
4. Emergency Operations Center (EOC) - The need for a new EOC has been known for several years and was recently identified in the Carson City Fire Department Master Plan completed in August of 2020. During the COVID-19 pandemic, the EOC at Fire Station 51 was quickly overwhelmed when the Quad Counties decided to combine resources to open a single EOC. The EOC was able to relocate to the Carson City Community Center as most City facilities were closed to the public at the time. It quickly became evident that the communications and IT connectivity needed would overwhelm the infrastructure in place, and it took considerable time to establish just a temporary connectivity and communications link as this facility was not designed or set up for EOC operations.

The Quad County combined EOC was extremely beneficial for regional communication, planning, and operational efficiencies during the COVID-19 pandemic and has been recognized by the State of Nevada as the model EOC for small or rural counties. Given the successes realized through a combined EOC for COVID-19, the City recognized the need for a building that is designed with modern technology and is large enough to accommodate a regional EOC to meet the needs of the future. Carson City allocated \$1.9M in City ARPA funds to this project, was awarded \$2M through the FY22 Community Project Funding Program and issued Capital Improvement Bonds (repaid from the General Fund) to cover the remaining balance. The City already owns the property where the EOC will be located and with funding from the General Fund, the City has initiated \$1.1M in design for the project. To date the project is at a 15% design level.

5. In 2003, the Governor of Nevada designated the Carson Area Metropolitan Planning Organization (CAMPO) as the agency responsible for metropolitan transportation planning in the Carson City urbanized area, which consists of Carson City, northern Douglas County, and western Lyon County. CAMPO is responsible for developing a Regional Transportation

Plan which is a long-range planning document, intended to analyze the regional transportation network and to identify current and future needs to maintain a safe, efficient, and sustainable transportation system. The strategies and projects within CAMPO's plan support the following five goals:

- Increase the safety of the transportation system for all users
  - Maintain a sustainable regional transportation system
  - Increase the mobility and reliability of the transportation system for all users
  - Maintain and develop a multi-modal transportation system that supports economic vitality
  - Provide an integrated transportation system
6. Carson City, East Fork Fire Protection District, Smith Valley Fire Protection District and Tahoe Douglas Fire Protection District partnered with North Lake Tahoe Fire Protection District, as the lead agency, in obtaining a \$1.8M regional grant award from the Federal Emergency Management Agency's Assistance to Firefighters Grant for self-contained breathing apparatus that will be used during structure fires and hazardous materials incidents.
7. Carson City is working on, or partnering on, several regional trail projects:
- a) **Carson City to Washoe Lake State Park.** Carson City is partners with the BLM, Washoe County, Nevada State Parks, Carson City Culture and Tourism Authority, and Muscle Powered to make this connection. The project is currently going through NEPA, and the Section 106 Cultural Surveys have been completed. This is just Phase I of what will be a larger regional project with connections to McClellan Peak and ultimately to Virginia City.
  - b) **Sierra Front Trail.** This is envisioned as a regional trail beginning north of Reno and extending to Alpine County. There are many obstacles to overcome to create this trail. The current focus is working with Douglas County to connect the Ash-to-Kings Trail with the Clear Creek Trail in Douglas County.
  - c) **Carson City to Lake Tahoe.** The Capital to Tahoe Trail is substantially complete as of this fall. This regionally significant trail provides the first singletrack connection from Carson City to Lake Tahoe, the Tahoe Rim Trail, and by extension, to the Pacific Crest Trail and Canada and Mexico. A grand opening is planned for the entire community and will be held June 3, 2023, at Silver Saddle Ranch in Carson City.

## DOUGLAS COUNTY

### **Conservation, including, without limitation, the use and protection of natural resources**

In addition to the extensive agricultural use of water in the Carson Valley, Douglas County partners with the Carson Water Subconservancy District, Carson City, the Town of Minden, Gardnerville Water Company, Gardnerville Ranchos GID, and Indian Hills GID among other GIDs to manage water resources for municipal use.

Last year, the county funded two studies with the U.S. Geological Survey related to water use and water quality. One is a trend assessment of nitrate and arsenic concentrations within the aquifers of the Carson Valley. The other develops a groundwater flow model to inform water management decisions based on growth in demand. That work is ongoing and is being conducted in cooperation with the Carson Water Subconservancy District and other jurisdictions on related studies downstream on the Carson River.

The county continues to actively work with our congressional delegation for the Douglas County Lands Bill to conserve important and valued federal land within the county, placing some of it under county or tribal control and using the sale of select federal land for future development and to use those funds to further conserve land within the county.

In coordination with the Bureau of Land Management (BLM) under the Southern Nevada Public Lands Management Act (SNPLMA) 420 acres of Van Sickle Station Ranch have been preserved with a conservation easement amid some of the most scenic and historic ranch land within the Carson Valley. This includes a monitoring agreement between the BLM, the county, and the landowner as well as a trail easement along Muller Lane.

In cooperation with the Nevada Tahoe Conservation District, the county commission has approved funding for the Kahle Drive Complete Street Project, which includes significant stormwater improvements to protect Lake Tahoe and Rabe Meadows by reducing sediment runoff in the Stateline area.

**Population, including, without limitation, projected population growth and the projected resources necessary to support that population**

According to the 2020 U.S. Census, Douglas County has a population of 49,488. The State Demographer projections show an increase in Douglas County of approximately 1,000 people in the next 5 years, for a growth rate of approximately 0.4% per year.

The award-winning Douglas County Master Plan, updated in 2020, provides guidance regarding the type and location of different developments in the County. County code includes a growth management ordinance designed to ensure growth does not exceed the resources available to provide services.

The population of Douglas County continues a long-term trend of increases in the population over 65 and declines in the population of families with children. Douglas County is increasingly drawing retirees as new residents. This change places additional pressure on health care, EMS and social services. To help meet this need, the Carson Valley Medical Center is currently undergoing a large expansion to increase capacity and add new services with an anticipated completion in 2024. Additionally, Barton Hospital purchased the closed Lakeside Inn and Casino at Stateline, Nevada last year and is advancing in their plans to move from their current location in South Lake Tahoe to Lake Tahoe Township of Douglas County.

**Land use and development**

At the end of 2020, the Douglas County Board of Commissioners approved a major five-year update to the Master Plan. The plan received the “2021 Outstanding Rural Plan” award from the Nevada Chapter

of the American Planning Association.

A major component of that update included new receiving area marked for future development adjacent to the Town of Minden. Receiving areas are areas identified within the master plan as suitable for future growth. Development rights from property desirable for conservation, typically agricultural land can be purchased by a developer and transferred to property within a receiving area. This is in addition to the approximately 4,000 residential units already approved under multiple development agreements which are in various phases of development.

In the Tahoe Township of Douglas County, new regulations were enacted for vacation home rentals (i.e. short-term rentals) last year. After settlement of a lawsuit, the county has fully enacted those regulations and is currently considering additional changes to the program. The net impact so far has been a reduction in both licensed and illegally operated vacation home rentals in the township. The regulations include a total cap on Vacation Home Rental (VHR) permits and limitations on VHR densities to preserve the availability of limited housing in the Tahoe Township.

**Transportation and Public facilities and services, including, without limitation, roads, water and sewer service, flood control, police and fire protection, mass transit, libraries and parks**

Douglas County plans to begin construction of Muller Parkway next spring. This county collector road is envisioned to be an alternative route around the towns of Minden and Gardnerville to relieve traffic congestion on U.S. 395 and to serve local residential and industrial areas. The road is anticipated to be completed by 2024.

Douglas County has awarded a contract to construct retention basins on federal land to the east of the Johnson Lane residential area to mitigate flood impacts. Under an approved settlement agreement with local residents, the county has set aside funding to construct some of these basins and make other improvements for stormwater in the area.

During the 2021 Legislature, the State made substantial funding reductions to China Spring Youth Camp as part of broader cuts in State services. China Spring is a juvenile residential facility operated by Douglas County and serves all Nevada counties except for Clark County. With leadership from the Nevada Association of Counties, Douglas County worked with all participating counties and judicial districts in the interim on camp programming, communications, governance and funding. The cooperation and financial support from participating counties has been tremendous and demonstrates the value of the Camp services to Washoe County and the rest of rural Nevada. The NACO working group continues to work together to seek restoration of State funding in the 2023 Legislature.

The County Commission set a strategic priority to complete a new judicial building in Minden and to renovate the existing Judicial Law Enforcement Center for use by the Sheriff's Office. This will meet the facility needs of public safety in the county for many years to come. In the last year, the county completed the purchase of land for the new judicial building and has advanced its design. The design work is fully funded and anticipated to be completed and construction starting next fiscal year. The land purchase is for over 50 acres in Minden, more than needed for a new judicial building. The land is intended to serve as a county complex in the future, starting with the judicial building. A master planning process is planned for next fiscal year to identify the highest priority uses of this property. Preliminary ideas include facilities for East Fork Fire District, the Town of Minden, Parks and Recreation, and county offices.

# LYON COUNTY

**Conservation, including, without limitation, the use and protection of natural resources**

Lyon County has partnered with the Dayton Valley Conservation District, Storey County and the Carson Water Subconservancy District to address noxious weeds along the Carson River and to complete projects to ensure that the Carson River banks are safe.

Lyon County has also partnered with the City of Yerington, Walker River Irrigation District, Mason Valley Conservation District, Smith Valley Conservation District, Walker Basin Conservancy and Walker River Weed Control District to address noxious weeds, enhancing natural vegetation, river cleaning and agricultural irrigation operations.

**Population, including, without limitation, projected population growth and the projected resources necessary to support that population**

According to the US Census Bureau, Lyon County has a population estimate of 60,903 residents (July 2021), which represents a 2.78% increase from 2020 and a 15.81% increase in population since 2010. Lyon County’s population is projected to continue to grow by another 8,758 residents over the next 5 years which would bring the County’s projected population to 69,661, a 16.18% increase from 2020.

According to the Nevada Department of Education, Lyon County Schools have 9,085 students enrolled for the 2022/2023 school year, representing a 1.64% increase from the 2021/2022 school year. South Lyon County enjoys a large Hispanic population in the south county areas of Yerington, Mason Valley and Smith Valley. This population requires additional services in our schools with ESL teachers and provides significant language barriers during emergency situations.

According to the U.S. Census Bureau, Lyon County has 14,753 residents over the age of 65, a 33.21% increase since 2017 and a 64.75% increase since 2010. Lyon County expects the senior population to continue to grow. With the increase in senior population, it places additional pressure on services for health care, emergency medical services (EMS) and social services.

Lyon County Human Services has partnered with local law enforcement agencies, Bureau of Land Management, faith-based organizations and community service organizations to address our homeless population. This partnership provides our staff with the ability to supply services to locate individuals in need and offer placement for housing opportunities.

**Land use and development**

In December of 2021, Lyon County updated its Comprehensive Master Plan. The current plan provides the overall foundation and framework for directing the County’s future growth and development. The Master Plan was a community-based effort with nearly 500 residents who participated in the public process, through an online survey and 11 public meetings held throughout the County. The process was an opportunity to assess and explore trends and key issues that would influence the County’s future, as well as an opportunity to articulate a shared, community-wide vision for the future and to explore potential trade-offs associated with that vision. The plan addresses infrastructure & transportation as a

priority.

The Lyon County Board of Commissioners approved four new final subdivision maps in 2022, creating 218 new single family lots. Projects included Heritage Ranch phases one and two, and Traditions Village 1 phase one and five. Several tentative subdivision maps were also approved, representing the potential for another 154 lots. These tentative subdivision maps are in addition to tentative maps that have been approved in previous years and are working towards recording a final map. Lyon County has issued 213 permits for new single family residential homes and 25 permits for new commercial buildings in 2022.

Lyon County also approved seven ordinances amending Lyon County Code Title 15, Lyon County’s Land Use and Development Code. The ordinances included allowing for mass grading permits prior to the issuance of a building permit, an ordinance establishing a process for street name changes, and an ordinance expanding opportunities for Agricultural Tourism, among others.

**Transportation and Public facilities and services, including, without limitation, roads, water and sewer service, flood control, police and fire protection, mass transit, libraries and parks**

Lyon County is proceeding with the design and construction of a new Government Center in Dayton. The new facility is expected to go to bid and break ground in 2023. The facility will provide the public with a more centralized location for local government services in Central Lyon County. The new facility is expected to house: the Dayton Justice Court, the Sheriff’s Dayton Substation, the District Attorney’s Dayton location, and Human Services. Depending on future needs, there would also be space onsite for future buildings to house offices for Utilities and the Community Development Department.

Lyon County is also in the process of planning for a new community center in Mound House. Currently the Mound House community does not have a community center. Lyon County is exploring the option of working with Central Lyon County Fire Protection District to possibly remodel an unused fire station into the community center.

Lyon County currently has 533 miles of roads, 10 bridges, 4 traffic signals, 290 vehicles, 24 parks, 6 cemeteries, 5 libraries, 3 Justice Courts, 4 Sheriff’s Stations, 4 Human Services Offices, 4 Senior Centers, provides facilities for 4 Community Health Offices, 1 Animal Shelter, and 1 Jail (157 beds). Lyon County operates and maintains water and wastewater systems in Dayton, a wastewater system in Silver Springs and a wastewater system in Mason Valley. The City of Yerington provides water to the public in east Mason Valley, Mason, and Willowcreek. Both the City of Fernley and the City of Yerington provide water and wastewater to their citizens. Water in Silver Springs is either via domestic well or provided by the Silver Springs Mutual Water Company within its service boundaries. Similar to Silver Springs, water in Stagecoach is either via domestic well or provided by the Stagecoach General Improvement District. Stagecoach does not have wastewater services, the community is served by individual septic systems. Water in Silver City is provided by Storey County. Smith Valley is exclusively domestic wells and individual septic systems.

Lyon County currently employs 369 people:

- General Government                      60
- Judicial                                        83
- Public Safety                                129

- Public Works 16
- Health 0
- Welfare 41
- Cultural and Recreation 12
- Utilities 28

Lyon County is provided fire and emergency medical services by 4 separate Fire Protection Districts created under the authority of NRS 474. These districts are governed by their own elected board. Each has its own property tax rate and receives a portion of the Consolidated Tax Distribution (CTAX). All four districts are staffed by a combination of career positions and volunteer departments.

The Lyon County Sheriff's Office (LCSO) provides law enforcement services to unincorporated Lyon County and the City of Fernley. The City of Yerington provides its own police department (YPD). The Lyon County Jail receives arrestees from LCSO, YPD, a number of tribal police departments and various state law enforcement agencies. During fiscal year 2022, the Lyon County Jail had 1,535 bookings and an average daily population of 59 inmates. The Board of Commissioners have established public safety as the priority for funding.

Lyon County has partnered with the Carson River Subconservancy District to create two new Area Drainage Master Plans (ADMPs), one covering Stagecoach and the other covering North Silver Springs. The projects are funded through FEMA grants and will create a flood hazard model using high density LiDAR mapping and FLOW 2-D modeling. Once completed, the studies will provide mitigation alternatives to reduce flash flooding in the study areas. The models will also help guide future development.

Lyon County currently has mutual aid and/or automatic aid agreements with Carson City, Churchill County, Douglas County, Mineral County, Mono County, Washoe County and tribal governments for fire protection, EMS support, law enforcement, emergency management, public health preparedness and response, coroner/medical examiner, crime lab and public works assistance.

Lyon County is a member of:

- Quad-County Hazardous Materials Team
- Quad-County Emergency Management
- Quad-County Health Care Coalition
- Quad-County Multi Agency Coordination Group (MAC)
- Water Interconnection with Alpine County, Douglas County and Carson City
- Human Services Association
- Northern Nevada Development Authority
- Quad-County Legislative Lobby
- Nevada Association of Counties

Public Health is provided in part by the Nevada State Health Division and Carson City Health and Human Services. Lyon County is investigating the ability of creating a Quad-County Health District to address public health issues in the region.

# STOREY COUNTY

## **Conservation, including, without limitation, the use and protection of natural resources**

### ***Regional Effluent Pipeline***

The effluent pipeline between the Truckee Meadows Water Reclamation Facility (TMWRF) and the TRI-General Improvement District is a regional project involving the transfer of 8,000 acre-feet of effluent wastewater from Washoe County communities to businesses at the Tahoe-Reno Industrial Center. The project is funded in-part by participating companies and Storey County through a Tax Increment Area (TIA) causing reimbursement of a portion of tax revenues toward project development.

The benefits of this project to the northern Nevada region are summarized in the following:

- Returns 1,500 acre-feet of water from the Tahoe-Reno Industrial Center to the Truckee River and Pyramid Lake
- Improves the quality of the Truckee River water by diverting effluent high-nitrate water away from the Truckee River and into industrial uses
- Saves TMWRF and its ratepayers ~\$150 million by avoiding treatment plant upgrades
- Increases capacity for manufacturing and technology companies and career opportunities
- Facilitates more efficient use of the limited water resources
- Increases direct, indirect, and induced tax revenue from companies able to locate to the region by the industrial water the project provides

### ***Flood Planning, Lockwood***

Roughly two-thirds of the Lockwood community is situated within the FEMA 100-year special flood hazard area (floodplain). Storey County and Truckee Meadows Flood Management Authority (TRFMA) officials have worked together creating comprehensive two-dimensional flood models that will enable proper flood mitigation planning affecting waterways in both jurisdictions. The agencies are also coordinating their reviews of regional river improvements that will enable Washoe County to achieve upstream Truckee River flows with no adverse impacts to downstream communities. Storey County is now developing potential flood alternatives for the Lockwood area including water detention and diversion systems, partial community design and placement options, and interface between a major area creek and the Truckee River. Analyses are being funded by a grant from the State of Nevada Department of Emergency Management. The goal is to provide a safer community from flood impacts. Storey County has also coordinated area town halls, community outreach, and individualized stakeholder discussions with TRFMA officials to develop an area plan meeting the needs of both jurisdictions.

### ***Flood Planning at Mark Twain and Dayton***

Storey County through a charter with FEMA, Lyon County, and the Carson Water Subconservancy District has undergone extensive two-dimensional flood modeling and other planning efforts for future regional flood mitigation between the Mark Twain Estates in Storey County and the northern Dayton Valley communities in Lyon County. The agencies are now developing potential flood alternatives for these areas including, but not limited to, water detention and diversion systems, easement and land purchase plans, federal lands bill requests, and inter-jurisdictional flow designs. Storey County, with

participation of abutting county officials, conducted town halls and coordinated community education and outreach from which potential flood model and plan alternatives will be created and will undergo further inter-agency review.

### ***Noxious Weed Management***

Storey County, as a member of the Carson Water Subconservancy District and Washoe-Storey Conservation District, engage in local and regional noxious weed mitigation each year when funding and other resources are available. In 2022, the county awarded a grant to the Washoe-Storey Conservation District to eradicate tall-whitetop in the Lockwood and Mustang areas, and similar efforts are planned for expansion to other parts of the Truckee River and Long Valley Creek areas. Similar efforts have occurred over the past decade between Storey County, Dayton Valley Conservation District, and Carson Water Subconservancy District to eradicate noxious weeds in Six Mile Canyon, Gold Canyon, and other areas of the Comstock which have been a seed source for tall-whitetop and other noxious species to the Dayton Valley area.

### ***Population, including, without limitation, projected population growth and the projected resources necessary to support that population***

#### ***2023 Master Plan Update and County Strategic Plan***

Storey County is in the process of updating its 2016 master plan. The county is also developing its countywide strategic plan. The master plan update, expected to be complete late 2023, will enhance narrative discussion about residential and commercial growth in the county, will incorporate anticipated infrastructure improvements identified in the 2022 Storey County Capital Improvement Plan, and will reflect data and other information needed to ensure that it conforms to policies and regional needs.

### ***Housing***

Approximately 60 percent of the county's housing stock are single-family residential dwellings, with 28 percent of that being mobile and manufactured homes. The remaining residential dwellings are multi-family or single-family attached units. Most of the county's multi-family housing is situated in Virginia City and Gold Hill. Single-family residences dominate the Highlands, Mark Twain, and Lockwood, with mobile and manufactured homes being the most units in the latter two communities.

#### ***Actions Facilitating Housing Opportunities***

County development codes were aligned with goals and objectives of the new master plan. Amended zoning standards increased density allowances and provided for transfer of development rights; reduced building setbacks and minimum size requirements, including "tiny house" allowances; permitted accessory-dwelling units and expanded mixed-use allowances; and provided other opportunities facilitating the construction of affordable housing. Procedures for parcel maps, subdivisions, and planned unit developments were also rewritten to be clearer and more efficient, and to accommodate a wider range of building techniques and configurations.

These efforts and the county's responsive and nimble culture make it well-positioned to facilitate new and affordable community development projects that complement ongoing commercial growth.

## **Land use and development**

### ***Truckee Meadows Lands Bill***

The Storey County Commission approved resolutions supporting the Truckee Meadows Lands Bill facilitating economic development opportunities for Washoe County and the City of Sparks along the Interstate-80 corridor, and the development of a north-south interconnection from La Posada to USA Parkway. The resolutions cited, in part, the following findings of regional importance:

- Providing jobs and workforce opportunities
- Providing economic development opportunities including outdoor recreation, tourism, agriculture, energy development, mining opportunities
- Improving housing opportunities and enhancing transportation system capacities
- Enhancing access for recreational and conservation improvements

### ***Mark Twain Lands Bill***

The Storey County Commission is working with federal delegates to facilitate the Mark Twain Storey County Lands Bill. If approved by Congress, the bill will allow for development of upstream stormwater detention as part of the Dayton Valley Area Drainage Master Plan. The master plan and future flood management project are coordinated through the Carson Water Subconservancy District and benefiting both Storey and Lyon counties.

### ***Regional Development Authorities***

Storey County's membership with the Economic Development Authority of Western Nevada (EDAWN) and Northern Nevada Development Authority (NNDA) enhances its ability to attract new companies and enhance workforce development in the county, and engage with agency subcommittees in addressing regional transportation, housing, education, workforce development, and other issues. The county is also a member of the Western Nevada Development District (WNDD), and it participates in strategic planning and other WNDD programs that cause direction of funding toward critical infrastructure projects throughout northern Nevada for the purpose of facilitating future business development.

## **Transportation and Public facilities and services, including, without limitation, roads, water and sewer service, flood control, police and fire protection, mass transit, libraries and parks**

### ***Transportation Management***

Storey County participates with Washoe Regional Transportation Commission (RTC) by promoting vanpool and ride-share programs to companies at the Tahoe-Reno Industrial Center. The county's newly appointed Business Development Officer will increase capacity to engage more closely and consistently with the Washoe RTC and other agencies to enhance public transportation programs and facilities, transportation management associations, and other potential programs to better serve the region. Storey County in 2022 became a member of the Northern Nevada Transportation Management Association providing a forum for developers, employers, and property owners to address transportation concerns and to work collaboratively with government to mitigate the impacts of traffic congestion, safety concerns, pollution, and other transportation matters. The county participates in the

forum to support and otherwise contribute to development of transportation systems as they relate to the Tahoe-Reno Industrial Center.

### ***Assembly Bill 63 – I-80 Safety Corridor (2023 Legislative Session)***

The Board of Storey County Commissioners adopted Resolution 22-657 sponsoring Assembly Bill 63 “Interstate-80 Safety Corridor Bill”. If passed, the bill would give Interstate-80 between Sparks and Fernley “safety corridor” type treatment; require coordination between county, city, and state leadership; and require expedited state consideration and funding for short- and long-term solutions toward traffic congestion and safety concerns on this segment of the interstate.

Reduced speed limits; lane restrictions for commercial trucks; signage upgrades and reader board installation; and enhanced enforcement of speed limits, lane restrictions, load security, and other existing traffic regulations may be found by leaders as appropriate low-cost solutions for potential immediate execution. Interchange improvements, travel lane additions, alternative transportation routes, and other major capital improvements are likely to become long-term goals.

If passed, the bill will require the Nevada Department of Transportation and Nevada Department of Public Safety within 90-days of passage to confer with the mayors of Reno, Sparks, and Fernley; the county managers of Washoe, Storey, and Lyon; and other area leaders to arrive at short- and long-term resolutions to traffic and safety concerns on Interstate-80 between Sparks and Fernley.

The state departments would be required to submit interim budget requests in 2024 to fund recommended short-term projects. Expedited project implementation would occur if outside funding sources, such as stakeholder contributions, grants, and donations, are made available at an earlier time.

Both state departments would be required to prepare a report estimating costs and timelines for completion of recommended long-term capital improvements on this segment of the interstate, and to submit the report to the Nevada State Governor, Senate President, Assembly Speaker, and leadership in the affected counties and cities.

The core of this bill is about meaningful regional coordination between the affected counties and cities, and state officials to arrive at affordable short-term solutions to save lives, and to explore long-term capital improvements and funding mechanisms.

### ***Fire District Automatic and Mutual-Aid***

The Storey County Fire Protection District maintains automatic-aid and mutual-aid agreements for fire and EMS response with neighboring jurisdictions. Agencies include 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. Although these are the agencies that we have formal agreements with, Storey County Fire Protection District is listed as a resource under the Nevada Mutual Aid plan to assist agencies such as Reno, Carson City, Fallon, Mineral County, Tahoe Douglas, North Lake Tahoe Fire, and many others. Storey County Emergency Dispatch and the Sheriff’s Office also maintain agreements with like agencies in the region to provide backup services.

### ***Quad-Counties Hazardous Materials Response***

The Storey County Fire Protection District has become the coordinating agency for the Quad-Counties Hazardous Materials Response Team which consists of members from Carson City Fire Department, all Lyon County fire agencies, and East Fork Fire Protection District. This team is available to any northwestern Nevada agency, but specifically was formed to service the Quad-Counties area. Storey County Emergency Management also works closely with these agencies coordinating hazmat responses.

### ***Telecommunications Facilities***

Approximately \$1,700,000 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 are needed to maintain compatibility with ever changing technologies, better connect the county's five residential and business communities, and to facilitate better interconnectivity and system redundancy with neighboring Lyon, Douglas, and Carson City counties, as well as better connectivity with Washoe County agencies.

### ***Nevada Highway Patrol Substation***

Storey County leases to the Nevada State Police, Highway Patrol Division, at no cost, office space at its McCarran Government Complex at the Tahoe-Reno Industrial Center to be used as a patrol substation. The space provides area patrol units general administration, breathalyzer testing, and arrestee pre-transport booking at a location central to its Interstate-80, USA Parkway, and U.S. 50 patrol routes. The arrangement is convenient to the patrol division, and it encourages increased police presence in this remote but active area of the Interstate-80 corridor and industrial park.

### ***Adult and Youth Social Services***

Storey County through a 2013 inter-local agreement contributes general funds, capital improvements, and other resources toward social services facilities and programs provided by the Community Chest, Inc., such as youth and adult education, early childhood education, community library services, telehealth and clinic services, at-risk youth services, workforce development, and protections for victims of domestic abuse. Resources provided by the county to the Community Chest enable it to expand services across Storey, Lyon, Carson City, and Humboldt counties.

## **WASHOE COUNTY (Including the Cities of Reno and Sparks)**

### ***Conservation, including, without limitation, the use and protection of natural resources***

Washoe County continues to work with local, state and federal partners regarding the Truckee Meadows Public Lands Management Act. Washoe County representatives and consultants have coordinated efforts with federal delegation staff to collect and organize land acquisition requests from local governments and political subdivisions, state agencies including the department of wildlife and division of state lands, Tribes with an interest or footprint in the Truckee Meadows, conservation and outdoor recreation groups, and the development community. There is a shared understanding that one

of the main purposes of the county and federal delegation efforts is to ultimately release and sell federally managed land which is currently unavailable for development to allow sustainable and supported growth for the region. Economic development, accessible and affordable housing, conservation of open space, improvements to local government infrastructure, and enhancing our constituent's overall quality of life are foundational to this proposal. These foundational goals are being met through a balance of the conveyance, wilderness and disposal or development requests. Senator Rosen's Office is taking lead on this legislative effort.

Washoe County continues to commit to a variety of natural resource related projects including noxious weed inventory, removal, and restoration, development and implementation of an Integrated Vegetation Management plan, and work with the One Truckee River Partnership Council. The County has created and funded a trails management group within our Community Services Department to maintain, plan, and foster the construction of trails that discourage the creation of social trails and help protect our open lands.

**Population, including, without limitation, projected population growth and the projected resources necessary to support that population**

***Homelessness in Washoe County***

Since transitioning into the lead role for homeless services in the County, Washoe County has undertaken a massive capital improvement project at the Nevada Cares Campus. The Cares Campus currently includes more than 15-acres of property with a 46,000 square foot emergency shelter, 50 temporary shelter modular units, various modular administrative buildings, on-site laundry, restrooms, and a temporary area for participants to eat meals. The County has also made significant investments in case management and mental health services available to participants on site. Upcoming construction projects include 1) 22,000 square foot Service Building that will serve as a welcome center to process participants into the shelter and provide diversion services, a security check point, nurses station, case management/counseling/staff offices, break room, warming kitchen, indoor and outdoor dining facilities, and security offices 2) 9,000 square foot Resource Center with capacity of overflow sleeping provisions, restroom, shower and laundry facilities, storage and facilities management space, fencing, and parking 3) 22,000 square foot, 50-unit, Permanent Supportive Housing project.

In addition to this significant capital improvement project, Washoe County continues to lead the Northern Nevada Continuum of Care and provide staff support to the regional Community Homelessness Advisory Board (CHAB) which is tasked with reviewing and providing recommendations on issues related to homelessness including funding allocations; community-wide homeless strategies and initiatives, and any other matters deemed pertinent by the CHAB. Finally, Washoe County made critical policy changes to its Affordable Housing Trust Fund so that the fund could begin to seek proposals and award funding to eligible affordable housing developers. Of note, the County will be prioritizing permanent supportive housing for households at or below 30% AMI and intends to launch the first funding cycle in the first half of 2023.

Under existing Nevada law, the Truckee Meadows Regional Planning Agency (TMRPA) shall provide a population forecast as part of the regional plan. TMRPA produces a consensus forecast for a 20-year planning horizon by averaging four independent sources of future projection information which include:

- Nevada State Demographer – local source
- Truckee Meadows Water Authority – local source
- Woods & Pool – national forecasting house
- IHS Markit – national forecasting house

The Truckee Meadows Regional Planning Agency has adopted the 2022-2042 Consensus Forecast for Washoe County with a 2042 population of 587,479 people. The consensus forecast is an important number for future planning of not only our master plans but water management, wastewater management, open spaces, and transportation facilities and needs.

Affected entities are responsible for amending their master plans, facilities plans, and other similar plans to conform to the provisions of the regional plan. Washoe County is in the process of updating their master plan for conformance. Before adopting or amending a master plan or similar plan, it must be submitted to the RPC for a finding of conformance. The list of affected entities includes (but is not limited to): Waste Management, the Reno-Tahoe Airport Authority, the Washoe County School District, the Regional Transportation Commission of Washoe County, the Washoe County Health District, the Reno and Sparks Redevelopment Agencies, and the Reno-Sparks Convention and Visitors Authority.

### **Land use and development**

Conformance of all Washoe County governmental entities' master plans is required within Washoe County for land use and development. As a starting point, the 2019 regional plan contains the following objectives:

- Limit premature expansion of development into undeveloped areas;
- Preserve neighborhoods and revitalize urban areas;
- Direct new housing, businesses, and growth to established neighborhoods and older urban areas;
- Classify future land uses by density or intensity based on projected need, compatibility, and availability to serve;
- Allow for a variety of uses and address mixed-use and transit-oriented development; and
- Coordinate with military installations

The regional plan promotes a regional form that aims to accomplish the items listed above by lessening sprawl and supporting a higher intensity and density of development within the region's core. The plan also strongly encourages compatible development that promotes a mix of land uses, optimizes infrastructure, promotes infill, provides a range of housing choices, a range of transportation options, and preserves open space and natural resource areas.

Washoe County continues to work with a consultant to update the overall Washoe County Master Plan to incorporate the objectives of the Regional Plan. This will include updates to the Washoe County area plans defining the growth of unincorporated Washoe County for the next planning period.

**Transportation and Public facilities and services, including, without limitation, roads, water and sewer service, flood control, police and fire protection, mass transit, libraries and parks**

As a portion of the Washoe County Master Plan update process is the need for conforming our Public Services and Facilities (PSF) plans to provide for the individual services provided by the respective jurisdiction. For example, in Washoe County the PSF includes service levels for roads, water, sewer, flood control, Sheriff, fire protection, justice courts, general government services, libraries, and parks and open space.

The plans and policies contained within the various plans are the foundation to preparing for and responding to the pace of growth. Regardless of the source of growth in our region, with the proper plans in place, appropriate accommodations can be made to protect existing residents and our resources. Sometimes a lack of understanding about the policies and procedures leads to a perception that the plans are not adequate; however, inconveniences are usually the driving force behind this perception.

The Economic Development Authority of Western Nevada (EDAWN) has recently convened the TRI Taskforce, comprised of stakeholders from Washoe County, City of Reno, City of Sparks, Storey County, Governor's Office of Economic Development, Nevada Department of Transportation, Bureau of Land Management, Regional Transportation Commission of Reno and Sparks, Truckee Meadows Regional Planning Agency, Tesla, Panasonic, Switch and EDAWN. The taskforce met to discuss the merits of a connector road from the Sparks area to the Tahoe Reno Industrial (TRI) center in Storey County as a possible solution to some of the transportation congestion and safety issues along the Interstate 80 corridor between Reno/Sparks and the USA Parkway interchange. The taskforce identified the following next steps for information gathering:

1. Where do most of the TRI / Fernley employees now live?
2. Can we do a build-out model to help determine future demand?
3. Can the local governments agree that some funding from the lands bill, if or when approved, can be used to fund this project?
4. Review the other NDOT options to determine approximate costs and potential project completion dates for the top three.

The construction of the Truckee Meadows Water Reclamation Facility (TMWRF) - TRI Center effluent system is being done in four phases: The TMWRF Effluent Pump Station, the transmission pipeline from TMWRF to the TRI-GID effluent reservoir, liner improvements to the effluent reservoir and the effluent distribution pump station and pipe network at the TRI Center.

The current status for each phase of the project:

1. The TMWRF Effluent pump station is substantially complete. Construction finished in September 2022 but testing and commissioning of the pump station is delayed pending completion of the remaining phases of the project.
2. The TMWRF to TRI Center transmission pipeline is expected to be completed by mid-January 2023. Testing and commissioning of the pipeline will occur concurrently with the TMWRF Effluent Pump Station, tentatively scheduled for February 2023.
3. Effluent Pond Liner Improvements - This phase was complete in May 2022.

4. Effluent Distribution pump station and pipe network – The distribution pump station is 60% complete and the piping improvements are 90% complete. Construction on this phase is expected to be finished by the end of January 2023.

Once all phases are complete, testing and commissioning will begin. The entire effluent system is expected to be operational by April 2023 when effluent deliveries will begin.

#### Emergency Management and Coordination

- The Caldor Fire, Dixie Fire, and winter storms of 2021 strengthened relationships with Carson City and Douglas County through preparedness, response, mitigation, and recovery. The disasters identified the importance of a comprehensive understanding of the operational importance of strategic coordination between the counties and the state. Disasters do not recognize jurisdictional boundaries, and in order to be successful in supporting our communities before, during, and after significant events, the counties and the state have identified that we must have a joint approach.
- The regional emergency management partners from Douglas, Lyon, Carson City, Churchill, Pershing, Washoe, and Mineral Counties participated in the Nevada Division of Emergency Management (NDEM) week-long fall workshop. This workshop allowed our organizations to review shared threats and hazards, identify common gaps and work through shared solutions.
- Emergency Managers regionally have recognized a gap in service delivery when sending evacuation alerts and warnings. Citizens are often confused by language such as “mandatory” and “voluntary”, and descriptions of evacuation areas can be difficult to understand. In order to close this gap, Washoe County Emergency Management is piloting a project with Carson City Emergency Management and Douglas County Sheriff’s Office to utilize a program that would allow for more efficient and accurate communication with the public through alerts and warnings. This joint effort is an incredible testament to the partnership between these jurisdictions and in our shared dedication to the public and their safety.