



2023
AB240
JOINT REGION REPORT

DATE: December 1, 2023

TO: Legislative Commission
Senator Nicole Cannizzaro
Senator Heidi Seevers Gansert
Senator Skip Daly
Senator Lisa Krasner
Senator Robin Titus
Senator Edgar Flores
Assemblywoman Natha Anderson
Assemblyman Rich DeLong
Assemblywoman Jill Dickman
Assemblyman Ken Gray
Assemblywoman Selena La Rue Hatch
Assemblywoman Angie Taylor
Assemblyman Phillip P.K. O'Neill
Assemblywoman Sarah Peters
Reno City Manager Doug Thornley
Acting Sparks City Manager Chris Crawforth

FROM: Carson City Manager Nancy Paulson
Douglas County Manager Jennifer Davidson
Lyon County Manager Andrew Haskin
Storey County Manager Austin Osborne
Washoe County Manager Eric Brown

SUBJECT: AB 240 Joint Region 2023 Report

BACKGROUND

The Nevada Legislature, in the 80th session, passed Assembly Bill 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,
5. Public facilities and services, including, without limitation, roads, water and sewer service, flood control, police and fire protection, mass transit, libraries and parks.

This report provides this information by county as follows.

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 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.

Nevada Shared Stewardship

Carson City has been invited to participate in the Carson-Walker-Sierra Priority Landscape group of the Nevada Shared Stewardship Program. The Carson-Walker-Sierra group is one of five groups dedicated to collaboratively determining needs and priorities and implementing natural resource projects such as ecological restoration, fuels reduction, wildlife habitat improvement, etc. Current partners within the Carson-Walker-Sierra group include the Nevada Division of Forestry, the Nevada Department of Agriculture, Department of Wildlife, local Conservation Districts, the US Forest Service, the Bureau of Land Management, Nevada State Parks, and US Fish and Wildlife Service. The next meeting of this group is in December 2023.

Carson River Coalition

The mission of the Carson River Coalition is to promote and facilitate partnership towards a sustainable Carson River watershed. Carson City Parks, Recreation & Open Space (“CCPROS”) has been an active member of the Carson River Coalition for several years. Four working groups exist on the topics of education, floodplain management, noxious weeds, and agriculture. Staff from CCPROS participate in all four working groups which meet quarterly. Carson River Coalition partners include the local employees from Federal agencies such as the US Forest Service, Natural Resources Conservation Service, US Geological Survey, US Bureau of Reclamation, and FEMA; Tribal partners from the Washoe Tribe and Fallon Paiute Shoshone Tribe; State agencies from California and Nevada including NDF, NDNR, NDOT, and California Department of Water Resources; Counties including Alpine, California, Carson City, Churchill, Douglas, and Lyon; and Private businesses and contractors.

Carson River Master Plan

Carson City Parks, Recreation & Open Space has been leading a multi-year process to revise the Carson River Master Plan, originally written in 1996. This plan will incorporate stakeholders from Carson City, Douglas County and Lyon County. Carson City currently has a grant through the National Park Service, Rivers, Trails and Conservation Assistance program to assist in revision of this plan and presently, CCPROS is working closely with the Carson Water Subconservancy District to implement plan revisions.

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

Water and Wastewater Capacity 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.

Public Works annually analyzes wastewater volumes received and treated at the Carson City Water Resource Recovery Facility (WRRF) to monitor remaining capacity before treatment expansion upgrades are required. Analysis indicates that additional treatment capacity will be necessary for buildout, however, flows remain well below facility upgrade trigger levels.

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.

Carson City's Housing Plan was approved by the Carson City Board of Health on August 18, 2022. 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/or group living housing; and
3. transition to independent and stable housing - 16 individuals have been assisted in 2023.

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

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.

Carson City Land Use Master Plan

In October 2023, Carson City contracted with a consultant to perform an update of the Carson City Land Use Master Plan that was originally adopted in 2006. Over the last 17 years, the current Master Plan has served as the guide for land development in Carson City. Since the plan was adopted, the City has seen the completion of Interstate 580 through Carson City, significant infrastructure improvements in the downtown area and on South Carson Street, the Schulz Ranch Specific Plan area has been built out and building has begun in the Lompa Ranch Specific Plan area. The Master Plan Update will be an opportunity to engage the community, including major employers and property owners, confirm or refine the City's overarching vision and goals for the future, update background data, review build out assumptions, identify policy weaknesses or gaps and bring the Master Plan into alignment with recent and ongoing efforts. At the conclusion of the 18-month process, the City will have an updated Master Plan that will serve as the guiding document for future land development in the City.

Carson City Lands Bill

Carson City has been working with members of Nevada's Congressional Delegation on proposed technical corrections to the Carson City Lands Bill since 2019. The Omnibus Public Land Management Act of 2009 (OPLMA) provided for the disposition of more than 8,000 acres of federal lands within Carson City, including the sale of approximately 150 acres of federal land by the Bureau of Land Management (BLM). Since the land transfers were completed, City staff have identified several desired technical corrections including property the City wishes to acquire, property where the City requests the reversionary interests be removed, and property the City suggests should be disposed of for economic development. Additionally, the City proposes several text corrections for clarification.

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 in 2024. Phase two broke ground in 2023. When finished the project will provide 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 including influenza vaccinations,
 - b) Epidemiology,
 - c) Tobacco Control and Prevention, and
 - d) Adolescent Health.

CCHHS, through an interlocal agreement, provides Environmental Health Services in Douglas County. Two inspectors are dedicated to Douglas County.

Carson City's Tobacco Control and Prevention Program conducts presentations to youth and participates in outreach events in Douglas, Lyon and Storey counties. There is collaboration with the Douglas County Partnership and Healthy Communities Coalition of Lyon and Storey Counties. Also, within this program, there is collaboration on various projects with Southern Nevada Health District (Clark County), and Washoe County Health District. The Tobacco Control Program is 100% grant funded with two CDC grants that are passed through the State of Nevada Department of Health and Human Services and another state grant. It is expected that the entities work together to leverage funding, especially for the larger campaigns.

Lyon County received a grant from the State of Nevada to complete a feasibility and desirability study for a regional health district. Carson City, Douglas, Lyon and Storey counties will be participating in the study. A contractor was hired to facilitate the study and a Steering Committee is being formed to guide the project.

Foundational public health services are defined as a minimum package of public health capabilities and programs that no health department/district should be without. The programs include Communicable Disease Control, Chronic Disease and Injury Prevention, Environmental Public Health, Maternal, Child and Family Health, and

Access to and Linkage with Clinical Care. The foundational capabilities include assessment and surveillance, community partnership development, equity, organizational competencies, policy development and support, accountability and performance management, emergency preparedness and response, and communications. CCHHS is participating in Nevada Association of Counties' (NACOs) project to conduct Foundational Public Health Services surveys for Carson City, Douglas, Lyon and Storey Counties. NACO will also be conducting these surveys in all other counties excluding Clark and Washoe Counties. This survey is given to many different county representatives and agencies to determine the foundational public health services provided within the respective county and who is providing the service(s). This survey will assist in determining the services provided and the public health foundational services and capabilities gaps that exist within the county.

Adolescent health classes focusing on abstinence, Promoting Health Among Teens, and comprehensive sexual health, Making Proud Choices, have been conducted at China Springs and Aurora Pines in Douglas County, Western Nevada Regional Youth Center (WYNRC) and the Healthy Community Coalition Comstock Youth Program in Lyon County, along with Virginia City schools. Conducting these classes are deliverables of a grant received from the State of Nevada.

CCHHS provides Women, Infant, and Children (WIC) services to Carson City and Douglas County residents through a subgrant from the State of Nevada. Each community has a clinic to provide services. Last week, these clinics received the following awards for FY22-23 from the State of Nevada Rural WIC program: Most participants "Exclusively Breastfeeding for Six Months" and most "Ever Breastfed" participants.

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 99% 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.

To meet these goals, address continued growth, and identify long-range projects for the Regional Transportation Plan, CAMPO, in partnership with Douglas County, Lyon County, and the Nevada Department of Transportation, conducts various transportation studies along local and State-owned roadways. CAMPO is currently conducting or participating in three major transportation studies including the US 50 East Carson Complete Street Corridor Study, the US 395 Southern Sierra Corridor Study, and the CAMPO Local Road Safety Action Plan.

6. Southeast Area Sewer Extension Project - Groundwater contamination, in the form of nitrates, has been a concern in the Southeast Area of Carson City since the early 1990's.

Studies have shown the source of Carson City’s groundwater contamination is related to the use of individual sewage disposal systems (ISDS). Carson City has completed nine of 12 phases in this area which were identified to combat this contamination; the final three phases of sewer main extension will result in new sewer service being available to 115 homes during the next four to eight years. Carson City was successful in obtaining \$1M through the FY22 Community Project Funding Program to support the current project and will work with property owners to waive connection and permitting fees. This collaborative project intends to improve water quality for Carson City’s future generations.

7. Colorado Complete Streets Project - The Colorado Street roadway and sidewalk infrastructure, between S. Carson Street and Saliman Road, is in poor condition. The Carson City Regional Transportation Commission, and Carson City Redevelopment Authority, in cooperation with the Nevada Department of Transportation and Governor’s Office of Economic Development, has allocated funding to make improvements to this street. Project improvements include pavement reconstruction, construction of new sidewalks, enhanced pedestrian crossings, waterline replacement, striping of a buffered bike lane, and other upgrades to roadway and utility infrastructure. City Public Works staff strive to take a balanced approach between pavement rehabilitation and safety enhancements to ensure the limited funding is distributed among all needs.
8. East William Complete Streets Project - Carson City is embarking on another major Complete Streets Project, following the successful Downtown and South Carson corridor transformations. The Nevada Department of Transportation (NDOT) transferred East William Street to Carson City after the completion of the I-580 Freeway. Prior to the freeway, East William Street was a State highway (US Highway 50) serving as a major roadway to move vehicle traffic quickly through Carson City. The current roadway is wide, with traffic moving at higher speeds, and there are few bicycle or pedestrian amenities. In some sections, there are no sidewalks. While traffic has decreased since the completion of the freeway, crashes have increased. Blocks are long, and intersections with protected pedestrian crossings are infrequent. The result is a vehicle focused corridor with only minimal accommodations for pedestrians and bicyclists. The project intends to facilitate comfortable, convenient, and safe travel for pedestrians and cyclists; increase driver safety; improve vehicular access to abutting businesses; spur private investment in this important and vibrant commercial corridor; and prepare Carson City for future Smart City advancements.
9. Carson City is working on, or partnering on, several regional trail projects:

Douglas County Comprehensive Trails Plan 2023

Carson City is a member of the Douglas County Comprehensive Trail Plan Advisory Committee. The draft plan was completed 9/22/2023, and one of the listed objectives states: *“Engagement with neighboring jurisdictions...for input and collaboration to ensure cohesive trail alignment and connectivity.”* The draft plan identifies several proposed trail connections between Carson City and Douglas County:

- a) A water trail on the Carson River that would connect with Carson City’s Carson River Aquatic Trail,
- b) Extension of the Historic Virginia & Truckee Trail from Carson City to Minden,
- c) A natural surface single-track trail to connect the Clear Creek Trail in Douglas County with Carson City’s Ash-to-Kings Trail. This supports a “Sierra Front Trail” as envisioned by the Eastern Sierra Trails Coalition,
- d) Connection of a paved East Shore Trail between Douglas County and Carson City adjacent to SR28.

Truckee Meadows Trails Plan

Carson City is a member of the Truckee Meadows Trails Plan Working Group. Regional connectivity is an important component in planning for Truckee Meadows Trails, and the draft plans include the following connections between Washoe County and Carson City:

- a) Carson City and Muscle Powered’s joint proposal for 22 miles of natural surface singletrack trails to connect Centennial Park in Carson City with Washoe Lake State Park, McClellan Peak, and eventually with Storey County, has been incorporated into the draft Truckee Meadows Trails Plan.
- b) Support for a “Sierra Front Trail” with a conceptual connection for a single-track trail connection in the Carson Range.

DOUGLAS COUNTY

A) ORDERLY MANAGEMENT OF GROWTH IN THE COUNTY

Douglas County consists of 737.7 square miles, and is separated into two (2) Townships, Lake Tahoe Township and East Fork Township, which are further separated into five (5) regional planning areas and 19 community plan areas covering the entire county.

The Douglas County 2020 Master Plan and the Douglas County Development Code Title 20 provide the guidance and regulations regarding the type and location of different types of development in the County.

A.1) POPULATION

Population Projections

The State Demographer shows a net increase in population for Douglas County of 1,950 people in the next 5 years. That represents a population increase of 3.7% over the next 5 years, or 0.74% increase in population per year.

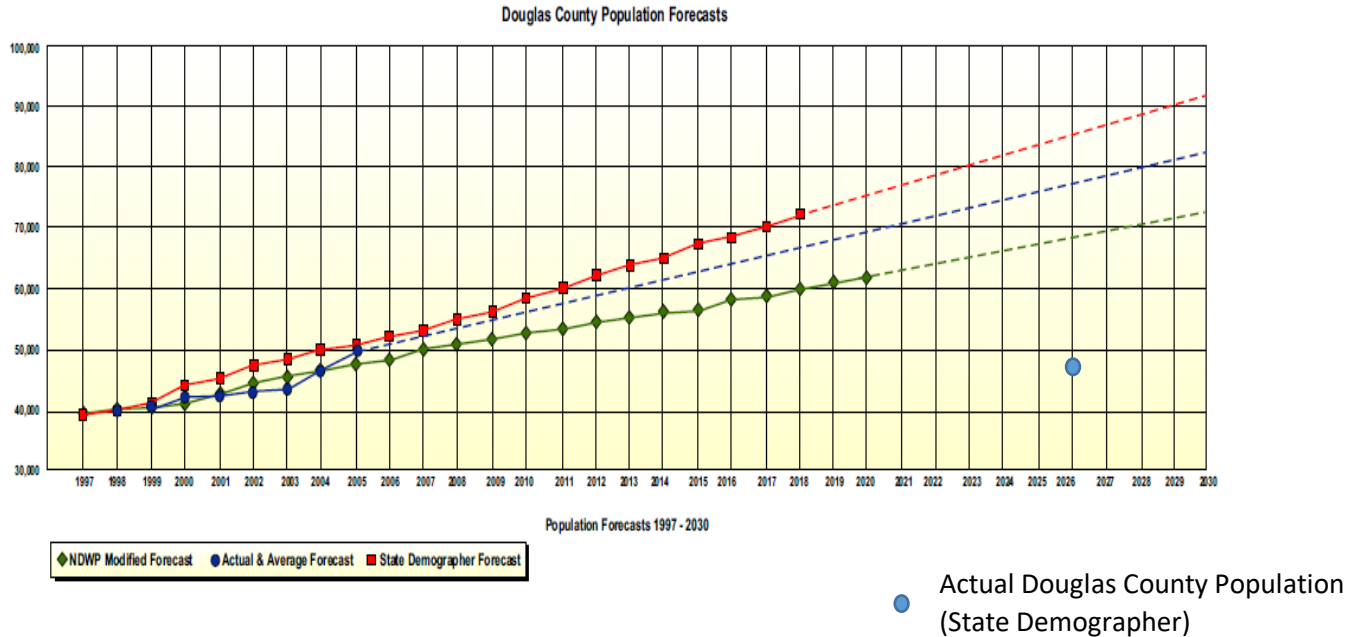
Table 1 to the right is the Nevada State Demographer Population projections 2022-2027 based on 2023 population estimates.

Table 1:

	Douglas		
	Total Population	Change Previous Year	Percentage Change
2022	52,674		
2023	53,062	388	0.7%
2024	53,447	385	0.7%
2025	53,834	386	0.7%
2026	54,228	395	0.7%
2027	54,624	396	0.7%

Figure 1 shows the 2006 population estimate that was identified in the Douglas County Master Plan, with the population currently of Douglas County. The existing population is well under the estimates from 2006 estimates at 65,000 to 80,000 in population at the time. We continue to use this forecast for consistency in this report.

Figure 1



A.2) DOUGLAS COUNTY MASTER PLAN, LAND USE AND DEVELOPMENT STRATEGIES

In late 2022, a Special Use Permit was approved within the North Valley Specific Plan allowing for a Senior Housing Project. In early 2023, a major modification was approved to the Virginia Ranch Specific Plan allowing for single family housing development in the previously proposed school site and removing the light industrial zoning requiring RV parking for each planned development. In September the Board of County Commission approved a new 10 parcel development within the SFR-2 acre zone located north of Centerville Road and East of Foothill Road.

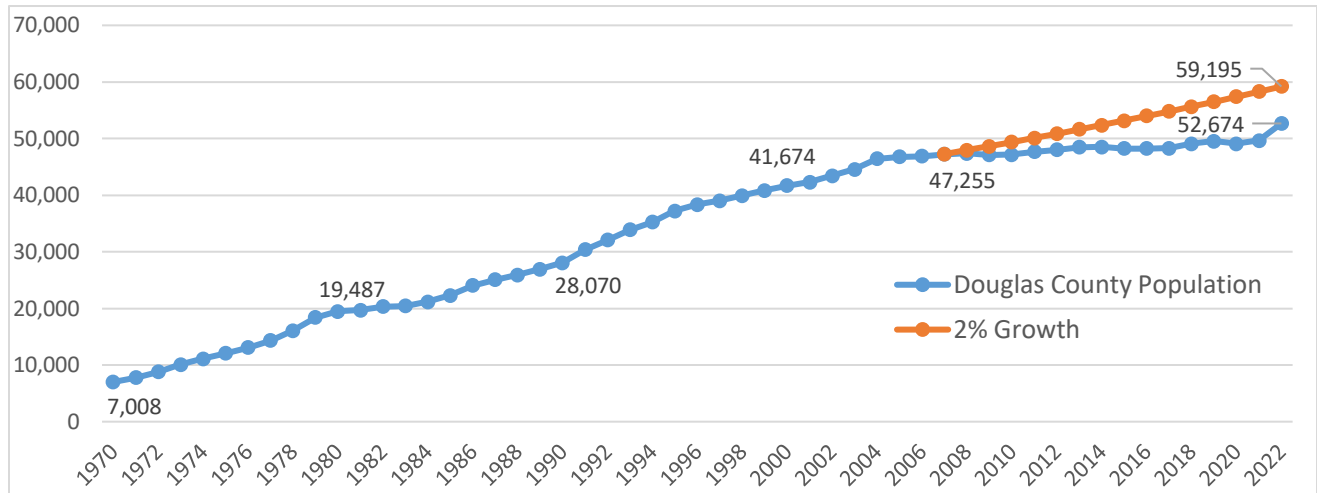
To help ensure that new development does not strain resources, the County has adopted three main growth management tools: 1) Building Permits and Growth Management Allocation Ordinance (2007); 2) Transfer Development Rights Program (DCC 20.500) Douglas County Ordinance 968 in 2001 and Ordinance 763 in 1996; and 3) Urban Service Areas.

Douglas County Growth Management Tool 1: Building Permits and Growth Management

Douglas County voted for (2002 vote) and enacted a 2% Growth Management Ordinance in 2007, the beginning of the downturn of the economy. To date the Growth Management Ordinance has not restricted growth within Douglas County; instead the housing market in Douglas County has dictated a growth rate of 10.01% (or 0.67% per year), growing from 47,399

in 2007 to 52,674 in 2022. The population difference, between actual growth and the 2% limited growth from 2007 population estimate, is approximately 6,521 residents. See **Figure 2**.

Figure 2: Population Data, 2% projected growth vs actual growth



The County’s Growth Management Ordinance, DCC Chapter 20.560, limits the number of new homes that can be built within the East Fork Township of Douglas County to 2% growth annually (not including exempt projects approved prior to 2007). These allocations are broken down into two categories: individual allocations (70%) and project allocations (30%) by Resolution No. 2007R-053 of the Board of County Commissioners. DCC Chapter 20.560 defines a "Project" as “an approved subdivision map, planned development, specific plan or attached or semi-detached multi-family residential project.”

Projects with pre-existing Development Agreements (approved prior to the effective date of the ordinance) and vested projects are not subject to the Building Permit Allocation and Growth Management Ordinance, DCC Chapter 20.560. Vested projects are defined as residential projects that received tentative subdivision or planned development approval, tentative serial parcel map approval with subdivision standards, or in the case of a multi-family project, final project approval prior to the effective date of the ordinance. Building permits are issued against the allocation on a first come first served basis and expire if not used within one year of issuance (one single extension may be granted for six months). Unused permits go back into the excess allocation “pool” and become available for future use. Because of the size and number of vested projects in Douglas County, the ordinance further reduces the total allocations per year by 47% through 2031, 25 years after the ordinance was adopted.

In fiscal year 2023/2024, a total of 435 allocations were allowed. Of those 435 allocations, 204 (47%) of those were eliminated for vested projects, leaving 231 distributed allocations. The remaining 231 allocations were divided between individual allocations (70% or 162) and project allocations (30% or 69) available for use in the County. Any unused allocations “roll over” from year to year into a “pool” of unused allocations called “excess allocations” which has reached 1,637 individual allocation units and 414 project allocation units. In 2022/2023 there were 117

excess project allocations used and 117 individual allocations rolled over into the pool. 123 vested project units, 134 non-vested projects and 51 individual allocations total were constructed in 2022. Douglas County anticipates within the next couple of years the Growth Management Ordinance will restrict project development and then developers/builders will need to apply for building permits allocations at the beginning of each year. It is important to note a “Project” applicant may also borrow against future allocations for permits. This would require a request by an applicant to utilize additional allocations from future years and approval by the Board of County Commissioners. The cumulative number of allocations taken by all projects requesting to bank and borrow may not exceed 40% of any year’s allocations available to distribute. The procedure for banking or borrowing allocations is established in DCC Chapter 20.560.150.

Attachment A shows the list of existing approved developments with the number of buildable parcels within the project, parcels that have been recorded to date, and how many have been built. Additionally, there are 3 maps showing subdivision names and locations within North, Central and South Carson Valley areas. The subdivisions not listed in the tables have been built out and are no longer tracked in the tables but remain on the map. In addition to the vested projects and proposed projects within Douglas County, there are other zoning districts that are not accounted for in the potential development of parcels shown in **Attachment A**. These zoning districts include Rural AG (RA); 10- and 5-acre parcels (RA-10, RA-5); Single Family Residential (SFR), 2, 1 and ½ acre parcels (SFR-2, SFR-1 and SFR ½ acre, Mixed Use Commercial (MUC). The increase in population projected for these parcels could bring an additional 19,877 people into Douglas Count see **Table 2**.

Table 2: Potential increase in population based on max density per zone.

Residential Zoning Districts	Acres	DU / Acre	COUNT Potential Dwelling Units	Potential Population Growth (DU x 2.38 PPH)
RA-10 (1 dwelling unit per 10 acres)	62.82	0.1	6	14
RA-5 (1 dwelling unit per 5 acres)	3538.62	0.2	708	1685
SFR-2 (1 dwelling unit per 2 acres)	684.19	0.5	342	814
SFR-1 (1 dwelling unit per 1 acres)	699.23	1	699	1664
SFR-1/2 (1 dwelling unit per 0.5 acres)	162.64	2	325	774
MFR (16 dwelling units per acre)	65.39	16	1046	2489
MUC (16 dwelling units per acre)	1.89	16	30	71
Total	5,214.78		3156	7511

Table 2 does not include the Agriculture 19- and 40-acre (A-19 and A-40) and Forest and Range 19- and 40-acre (FR-19 and FR-40) parcels. Douglas County issued 257 SFR building permits in 2022, and 305 SFR building permits in 2021. The population increase in Douglas County calculated from 2.28 (PPH) people per household is 611 people in 2022 and 726 people in 2021.

Douglas County Growth Management Tool 2: Transfer Development Rights & Conservation Areas

Open space easements and acquisitions have been purchased through the County’s Transfer Development Rights (TDR) program and the Southern Nevada Public Lands Management Act (SNPLMA). The County’s development regulations also help to protect open space through the Planned Development Overlay District and the Clustered Development provisions of the Development Code.

The County’s Transfer Development Rights (TDR) Program is the second component of the County’s growth management efforts. Adopted in 1996, the TDR program encourages property owners who own parcels in sending areas (A-19 and FR-19 zoning districts) to transfer and sell development rights to designated Receiving Areas in the County. The TDR program was active between 2002 and 2009, with no new TDRs certified from 2009 to 2018. There were 3,413 TDR’s certified in 2022-2023 conserving 5,413.31 acres of agricultural and forest range land.

Table 3: Status of Transfer Development Rights Program

Certified TDRs	TDRs Transferre d	TDRs Remaining	Conservation Easement Acreage
7,442	3,715	3,727	9,314

Open space areas in Douglas County include public lands managed by the Bureau of Land Management (BLM) and the U.S. Forest Service (USFS), agricultural areas, and undeveloped and conserved private lands. Some of these areas include floodplains and protect the wetlands that provide an important ecosystem while preserving the scenic qualities of the County and providing access to the public lands for recreational purposes. Private open space lands can be protected from development through fee simple purchase, purchase of development rights, or through conservation easements as set forth in Nevada Revised Statutes (NRS) 111.390 through 111.440 the Nevada Conservation Easement law.

The Southern Nevada Public Lands Management Act (SNPLMA, Public Law 105-263) passed in 1998 and allows the Bureau of Land Management to utilize the proceeds from BLM land sales in Clark County for different purposes, including the acquisition of environmentally sensitive lands. The first SNPLMA environmentally sensitive land transaction in Douglas County was the 308-acre conservation easement put in place for the Hussman Ranch property located within the Town of Gardnerville. The total amount of land conserved in Douglas County by a conservation easement through SNPLMA to date is 18,320.94 acres.

Douglas County Growth Management Tool 3: Urban Service Areas

Urban services areas were established in 1996 and are located in the Carson Valley portion of Douglas County. The purpose of urban service areas is to force high-density residential development, as well as commercial and industrial development, to be located within these areas due to the availability of infrastructure and established development patterns. Many of the Urban Service Areas have boundaries that are nearly similar to existing General Improvement Districts (GIDs) and Town boundaries. The urban service areas help to concentrate urban scale development in areas with public services and utilities. Urban service areas are intended to serve residential development at densities of one unit per 0.5 acre and greater with urban services such as paved roads and public water and wastewater services.

Development outside of urban service areas, on the other hand, is planned for rural residential development, which equates to residential densities of one dwelling unit per 0.5 acre and lower. The lowest-density residential zoning district is the RA-10 district (one dwelling unit per 10 acres 0.1 dwelling units per acre).

Tahoe Regional Planning Area (TRPA)

Douglas County has prepared two Area Plans to replace the existing Community Plans and Plan Area Statements: 1) the South Shore Area Plan and 2) the Tahoe Douglas Area Plan. These plans are in the process of being updated as of 2023. In addition to these plans, there is a TRPA Regional Plan covering the Douglas County portion of the Tahoe Basin.

The South Shore Area Plan is a small planning area within the Tahoe Basin Region but represents a significant economic engine for Douglas County and the Tahoe Basin. The South Shore Area Plan, which includes Stateline, NV, is home to the County's largest private-sector employers: Harrah's, Harveys, Bally's Resort Casino, and the Golden Nugget Hotel and Casino.

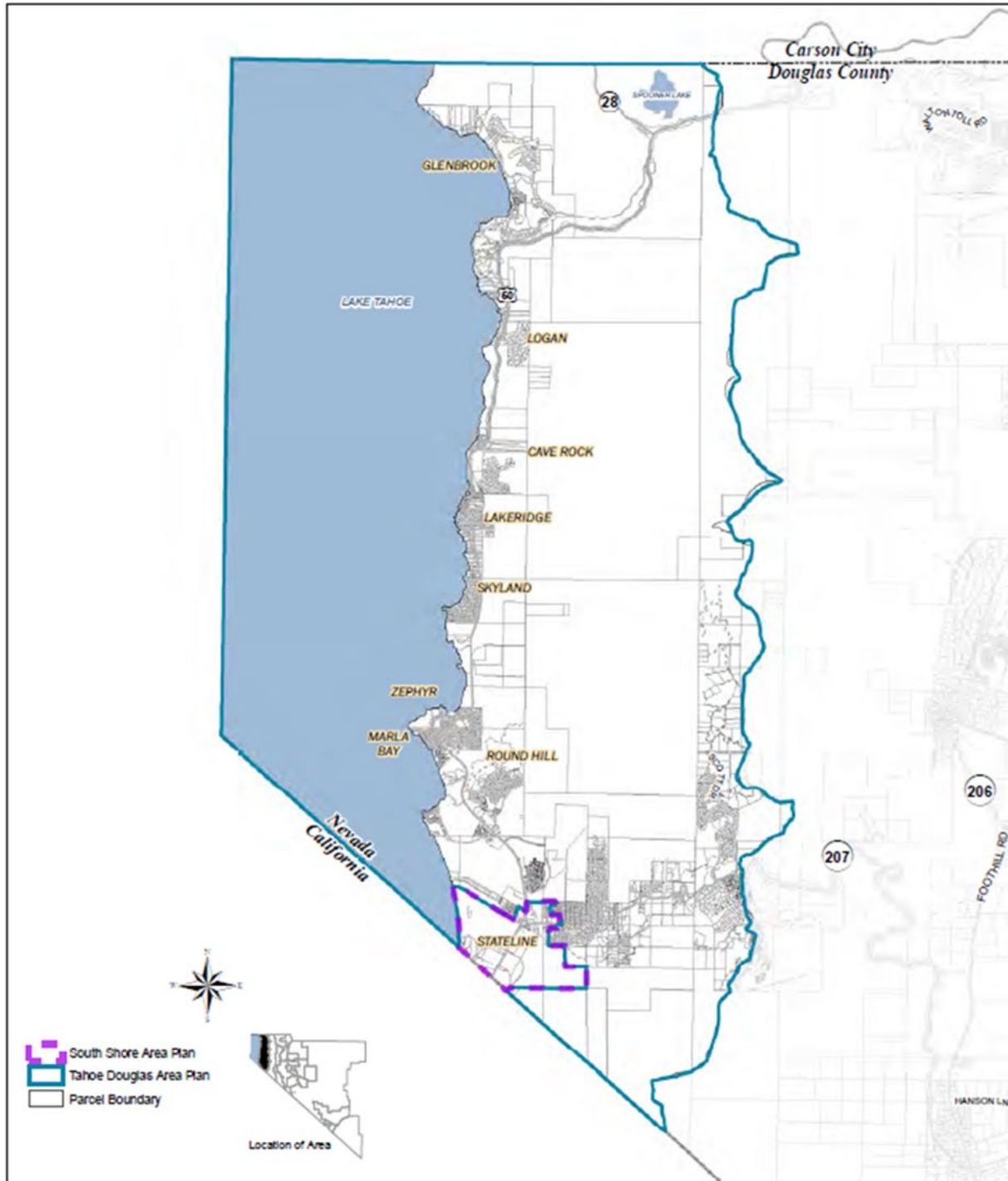
The Tahoe Douglas Area Plan is characterized by established residential communities such as Glenbrook and Elks Point along the shoreline as well as newer residential communities east of US Highway 50. Most of the land is federally owned and managed by the Lake Tahoe Basin Management Unit (LTBMU) of the U.S. Forest Service.

The Tahoe Basin Region of Douglas County is under the jurisdiction of the Tahoe Regional Planning Agency (TRPA), established in 1969 under the Bi-State Tahoe Regional Planning Compact (Public Law 91-148), in order to control growth and development and protect Lake Tahoe's clarity and environment.

In the 1980s, the Bi-State Tahoe Regional Planning Compact was amended (Public Law 96-551, 94 Stat. 3233) to further control growth. The Environmental Threshold Carrying Capacities, or "thresholds," which are environmental standards that address matters such as air quality, water quality, and noise, were adopted in August 1982; and implemented with the 1987 Regional Plan. The 1987 TRPA Regional Plan put in place residential growth caps called "allocations" and also established caps on all other forms of development. A commodity system for non-residential development was established and included limits on the amount of Commercial Floor Area (CFA) and Tourist Accommodation Units (TAUs) that would be permitted. Development is also restricted on the basis of the Bailey Land Classification Capability System (1974). The Bailey system created different land classes for the Basin ranging from one to seven to indicate whether lands were environmentally sensitive or high capability and suitable for development on the basis of soil type, erosional hazard, soil drainage, and other features.

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Map 1
Douglas County Area Plans in the Tahoe Basin Region



In the 1980s, the Bi-State Tahoe Regional Planning Compact was amended (Public Law 96-551, 94 Stat. 3233) to further control growth. The Environmental Threshold Carrying Capacities, or “thresholds,” which are environmental standards that address matters such as air quality, water quality, and noise, were adopted in August 1982; and implemented with the 1987 Regional Plan. The 1987 TRPA Regional Plan put in place residential

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TRPA developed Community Plans and Plan Area Statements to implement the 1987 Regional Plan. Douglas County adopted three Community Plans for Stateline, Kingsbury, and Round Hill and 30 Plan Area Statements in 1993. The Community Plans and Plan Area Statements addressed the policies, regulations, and programs for specific areas in order to attain and maintain the environmental thresholds and implement the Goals and Policies of the 1987 Regional Plan.

The South Shore Area Plan replaces the Kingsbury and Stateline Community Plans and portions of Planning Area Statements (PASs) 070A (Edgewood) and 080 (Kingsbury Drainage). This South Shore Area Plan was first adopted by the Douglas County Board of Commissioners on June 23, 2013, and by TRPA on September 25, 2013. The Area Plan was amended in 2014 to include information on energy conservation strategies and to expand the boundary of the Kingsbury Town Center to include the remaining portion of the Kingsbury Manor Mobile Home Park. The amended South Shore Area Plan was approved by the Douglas County Board of Commissioners in October 2014 but was not submitted to the TRPA Governing Board for review and approval. This revised South Shore Area Plan is a separate planning document and is no longer incorporated into the Land Use Element of the Douglas County Master Plan. The South Shore Area Plan is now consistent with the TRPA Area Plan Framework Document and includes several new elements.

On February 18, 2016, the Douglas County Board of Commissioners approved the establishment of a new Redevelopment Area for properties located in both the South Shore and Tahoe Douglas Area Plans in order to establish a tax increment financing district (TIF). In addition to the Redevelopment Area, Douglas County approved a 1 percent increase in the Transient Lodging License Tax in 2017. The tax increment revenues as well as the increased TOT revenues will be used to pay for site planning, design, and environmental studies associated with the Tahoe South Events Center. Construction of the events center was completed in the fall of 2023.

The Events Center is owned by the Tahoe Douglas Visitor’s Authority and is located on a 13.3-acre parcel that includes a portion of the existing parking lot at the Bally’s Resort Casino and Spa property in Stateline as well as the adjacent vacant property to the east of the parking lot. Both parcels were owned by Edgewood Companies.



Source: TRPA Environmental Assessment Scoping Notice for the Tahoe South Events Center, 01.05.2018. Current photo taken on 10.27.2023

Publicly owned assembly and entertainment centers are uses that are allowed in the High-Density Tourist District of the South Shore Area Plan by Special Use Permit. All development proposals within the High-Density Tourist District (Casino Core) of the South Shore Area Plan are still reviewed by TRPA (refer to the Land Use Element for additional information on land uses and TRPA Review).

Douglas County requires a vacation home rental (VHR) permit for all properties used as a vacation home rental for 28 consecutive days or less in the Tahoe Township. Douglas County Code Chapter 20.622.040 (Attachment A) defines Vacation Home Rentals in Douglas County as: “one or more dwelling units, including either a single-family, detached or multiple-family attached unit, rented for the purpose of overnight lodging for a period of not less than 1 day and not more than 28 days other than ongoing month-to-month tenancy granted to the same renter for the same unit pursuant to chapter 118A of NRS.” Additionally, **NAC 477.283 Changes to codes adopted by reference:** 1. The following changes are made to the 2018 edition of the *International Fire Code* as adopted by reference in NAC 477.281. (v) In section 915.1.1, “occupancies and” is deleted and replaced with “occupancies, including, without limitation, Residential Group R-3 occupancies used for transient occupancy of less than 30 days, and.”

VHRs, also known as short-term rentals (STRs), have been permitted in the Tahoe Township of Douglas County by Ordinance since 2005. VHRs existed as part of the Lake Tahoe tourist economy for decades prior to the enactment of the Douglas County 2005 Ordinance; however, the more recent rise of dozens of online advertising platforms such as Airbnb and VRBO further expanded/introduced the concept to increasing numbers of private property owners with a literal click of the button. This surge in VHR use in many areas at the Lake has generated focus on and discussion around the impacts of transient use of private properties on neighborhoods and communities. VHRs have become increasingly controversial in the last few years and some jurisdictions adopted tighter regulations to control the location and number of VHRs in the City. In November 2019 Measure T passed in the City of South Lake Tahoe by 58 votes banning short-term rentals at the lake. In the summer of 2022, the County began the process of updating its VHR code. This was completed in the summer of 2023.

In 2022 Douglas County’s Board of County Commissioners heard and approved a request to develop and implement a functional VHR-managed department in Douglas County. This would

replace different groups helping run the program and would coalesce around synchronized dedicated leadership. This approval included the creation of positions: Program Manager, Assistant District Attorney, 2 Code Enforcement Officers, funding for 2 additional Sheriff Officers, and 2 counter technicians. As of Fall 2022, all positions are active, and the program continues to evolve as discussions continue at the board level around the density of VHR units in the residential neighborhoods.

VHR Permits, within areas of Douglas County where VHRs are legal, total 582 as of November 2, 2023. Legal permits are issued in tiers under 20.622.030: Tier 1 is owner-occupied at all times when the unit is rented and has four or fewer occupants; Tier 2 allows up to 10 occupants; and Tier 3 is 11 or more occupants which requires special approval through the Vacation Home Advisory Board with additional conditions. According to Host Compliance monitoring data, there are an estimated 95 additional non-permitted units within all of Douglas County. Additionally, there were approximately 54 illegal short-term rentals outside the Tahoe Township. As of November 30, 2022, Tier 1 rentals total 6, Tier 2 totals 565, and Tier 3 rentals total 11.

Although housing is not mandated in the Bi-State Compact and is not included as a threshold category, housing issues are becoming increasingly important to residents, employers, and local governments. The TRPA Regional Plan includes a modest housing sub-element that addresses the use of incentives to promote housing for full-time and seasonal residents and workers employed in the region. The limited supply of affordable housing within the South Shore Area Plan impacts TRPA's adopted thresholds and impacts the ability of employers to attract and retain employees.

In order to ensure quality redevelopment that reflects the desired mountain character of Tahoe and brings the area into Scenic Threshold attainment, the Tahoe Design Standards and Guidelines have been prepared for non-residential development located in the South Shore and Tahoe Douglas Area Plans. The Tahoe Design Standards and Guidelines include site layout, landscape, building, signage, lighting, and screening standards.

A.3) HOME SALES DATA

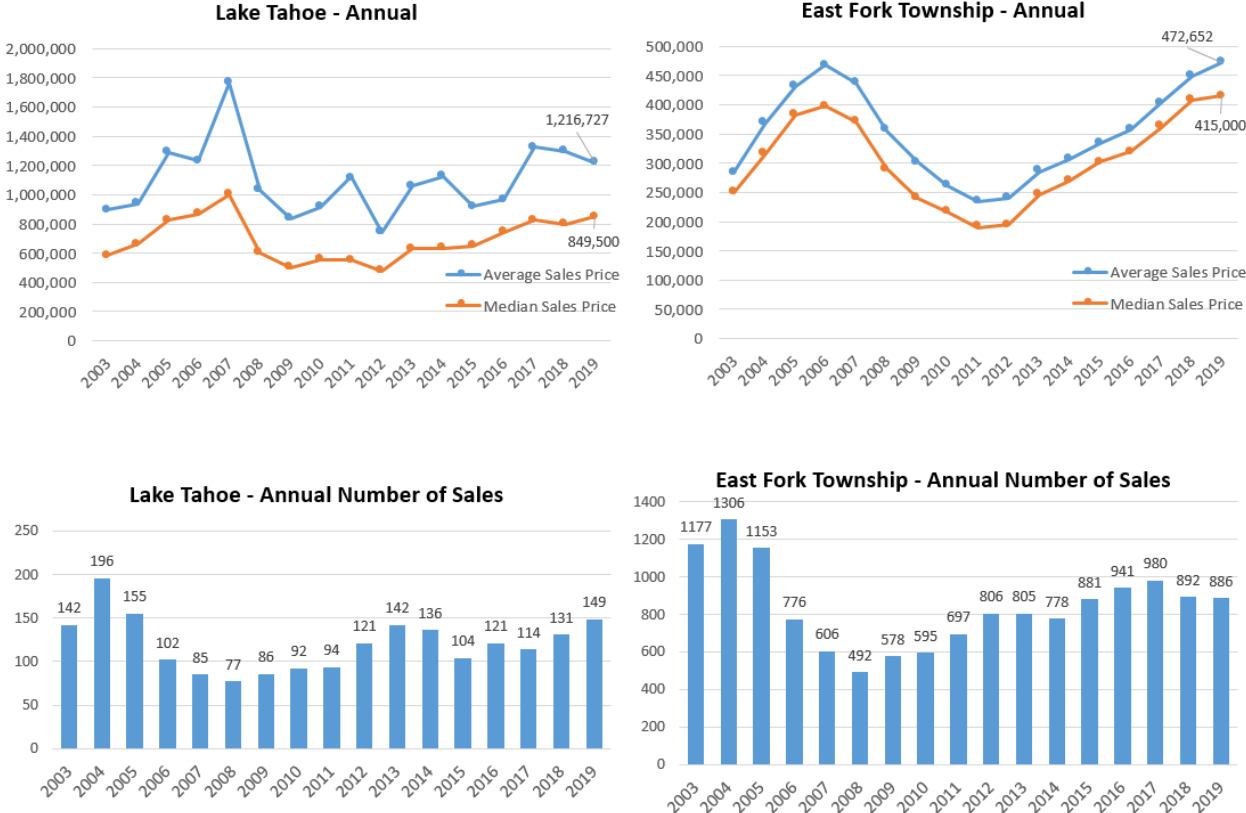
Figure 3: Home Sales Data (provided by Bill Driscoll of CalNeva Realty)

The Douglas County Assessor's Office tracks trends in home sales and a larger version of the charts above and additional data can be found in **Attachment D**.

Figure 4: Average and Median Home sales in Douglas County
 Data from Trent Tholen, Douglas County Assessor

Douglas County Sales Records

— as recorded by Douglas County Assessor's office

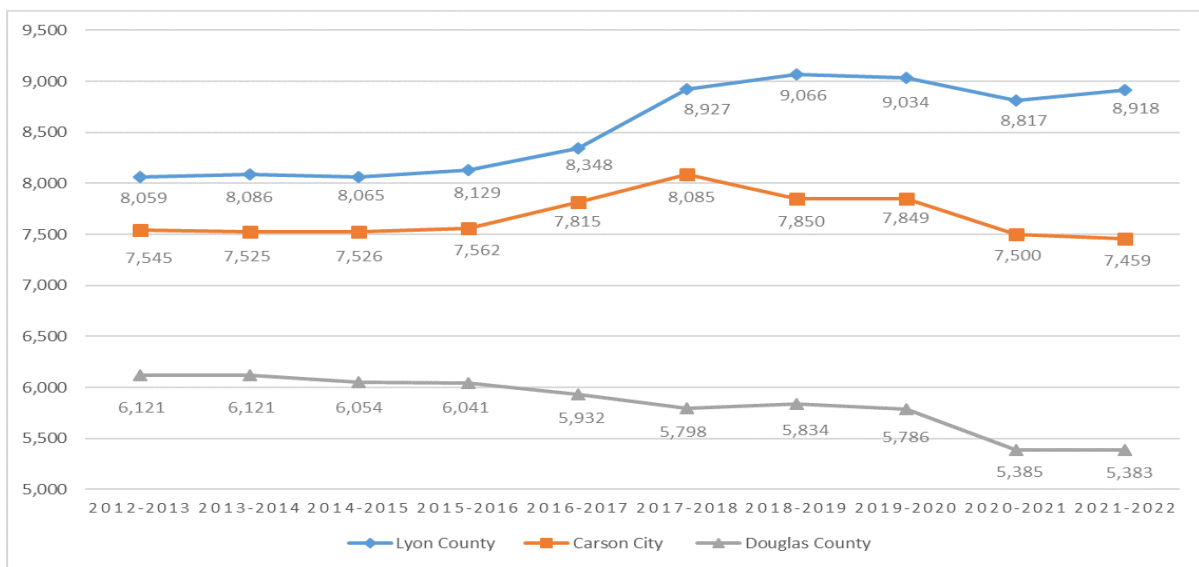


A.4) DOUGLAS COUNTY SCHOOL DISTRICT:

Douglas County School District operates three (3) high schools, two (2) middle schools, seven (7) elementary schools, and (2) alternative schools. In 2022 the District served a total student population of 5,383 students, (data taken from Nevada Reportcard). According to the District, there is theoretical excess capacity available to serve future growth due to a steady student population decline from 2001 to 2018. Total school enrollment has fallen from 7,035 in the 2005-06 school year to 5,383 in 2021-2022. The District reports the location and amount of growth would significantly impact planning.

Figure 5: School Population by County by Year

The steady decline in school attendance, within Douglas County, is partially attributed to the rising costs of homes and the changing demographics of the County.



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A.5) WATER USAGE:

In October 2022, the Nevada Department of Environmental Protection, Bureau of Safe Drinking Water approved Douglas County’s application and plan-to-permit a Carson Valley water system consolidation plan. This consolidation plan combined five (5) existing public water systems in a single Community Water System. With this consolidation there are now 35 public water systems in Douglas County, including 22 water systems in the Carson Valley and Topaz Regions, and 13 water systems in the Tahoe Basin Region. Water systems are classified as either community systems, non-transient non-community, or transient non-community.

Under Chapter 20.100 of the Douglas County Development Code, new development is exempt from connecting to a public water supply if the area is not identified in the Master Plan as anticipating connection to or construction of a water system. In areas where public water supply is currently within 2,000 feet, developments must be approved with conditions requiring installation of a water distribution system connecting to the public water supply.

Table 4 contains information on major water systems in the Carson Valley. The largest water provider is the Gardnerville Ranchos GID, which serves a population of 10,660. The Indian Hills GID provides water to 4,946 people and the Gardnerville Water Company serves 5,700 people. Douglas County’s Carson Valley Water Utility serves a population of 5,807 with 2,310 service connections. The Carson Valley Water Utility serves residential, commercial, and industrial development in the Airport, Johnson Lane, and Genoa areas as well as the Clear Creek development south of US Highway 50. The Carson Valley Water Utility also serves development along Foothill Road and the Douglas County Fairgrounds east of US Highway 395. The Gardnerville Water Company serves the Town of Gardnerville as well as adjacent areas. The Gardnerville Water Company is also providing water service to the Washoe Tribe Travel Plaza/Casino south of Pinenut Road. The Town of Minden serves a population of 3,808* and provides water to Douglas County because of the inter-tie project.

Table 4: Major Water Systems in Carson Valley

	Carson Valley Water Utility (Douglas County)	Gardnerville Water Co.	Gardnerville Ranchos GID	Town of Minden	Indian Hills GID	Sierra Estates GID
Active Wells	15	7	7	9	3	2
Storage Tanks	16	2	2	1	5	1
Service Connections	2,310	2,480	4,479	1,600	1,810	67
Population Served*	5,807	5,700	10,660	3,808	4,946	160

Source: NDEP, Drinking Water Branch, Water Systems

*For Douglas County, population served is based on the number of residential connections multiplied by the average household size of 2.38 residents.

Table 5 provides comparative information about the water systems in the Topaz Region. The Topaz Ranch Estates water system contains two wells and four storage tanks. There are 748 service connections, and the system serves a population of 1,545. The Topaz Lake Water Company has three active wells and has 14 service connections and serves a population of 40.

Table 5: Major Water Systems in Topaz Region

	Topaz Ranch Estates	Topaz Lake Water Co.
Active Wells	2	3
Storage Tanks	4	N/A
Service Connections	748	14
Population Served	1,545	40

Source: NDEP, Drinking Water Branch, Water Systems

In the Tahoe Basin, Douglas County operates the Cave Rock-Skyland, Uppaway, and Zephyr Water Systems. The other major water system providers include Edgewood Water Company, Elks Point, Kingsbury GID, Logan Creek, and Round Hill. Most water systems in the Tahoe Basin rely on Lake Tahoe intake systems instead of groundwater. The largest water system is operated by the Kingsbury GID, with 2,450 service connections and a population of 3,839.

Table 6 provides comparative information for each major public water system in the Tahoe Basin.

Table 6: Major Water Systems in Tahoe Basin

	Cave Rock & Skyland	Uppaway	Zephyr	Edgewood Water Co	Elks Point	Kingsbury GID	Logan Creek	Round Hill
# Wells or Intake	Intake	2	Intake	Intake	2	Intake	1	Intake
Tanks	5	3	1	2	3	8	1	5
Service Connections	533	33	514	21	88	2450	22	479
Population Served	1267	85	1,197	3800	325	3839	60	1200

Source: NDEP, Drinking Water Branch, Water Systems

Table 7 shows the average use per customer during the two seasons of Douglas County.

Table 7: Customer Average Water consumption

Public Water System Name	Winter Months (November – March) (Gallons per month)	Summer Months (April – October) (Gallons per month)
Douglas County Systems	4,000	23,400

Gardnerville Ranchos GID	12,000	22,500
Gardnerville Water Co.	6,000	26,500
Indian Hills GID	8,000	13,000
Town of Minden	7,500	13,600

Source: water utility – July 2020.

The 2012 USGS Report noted that the groundwater withdrawals in the Carson Valley are in constant flux due to changes in seasonal and annual variations in recharge and pumping. Douglas County’s long-range land use, water, sewer, flooding, and transportation planning has been based on the County Master Plan with an estimated buildout population of 65,000 to 70,000. See **Attachment F** for the information from the statewide groundwater pumpage inventory. Carson Sub-conservancy is tracking these trends for the region.

In terms of growth outside of the Tahoe Basin, the areas expected to experience the most population growth in the County will be in Gardnerville, Minden, and Gardnerville Ranchos. The Gardnerville Water Company has more than enough capacity to meet growth within its current service area. The Town of Minden also has more than enough water to meet future demands and has been able to protect its water rights by participating in the inter-tie project.

A 2014 Water Resource Plan prepared for the Gardnerville Ranchos GID stated that GRGID has enough water rights for the build out of existing parcels. The 2014 report estimated 265 to 593 additional new dwelling units over the next 20 years. The biggest concerns related to well production, arsenic levels, proximity to contaminating land uses, and potential need for re-drilling of wells. In relation to water conservation measures, the Gardnerville Ranchos GID has most service connections metered. The 2014 Water Resource Plan noted that when un-metered services become metered, water use can decrease by as much as 31 percent.

A.6) WASTEWATER SERVICE:

Wastewater services in Douglas County are provided by Douglas County, GIDs, and private package systems. Under Douglas County Development Code Section 20.100, property owners are not required to hook up to public wastewater systems if the wastewater service area is not identified and are permitted to use individual sewage disposal systems (ISDS). If a property is located within an anticipated public wastewater service area, but not within 2,000 feet, an ISDS may be utilized on an interim basis. The property owner must make provisions for connections to the system, however, including installation of sewer laterals, dry sewer lines within the project when located within 330 feet of an existing sewer line.

CARSON VALLEY REGION

In the Carson Valley Region of Douglas County, there are three public wastewater providers; 1) the Douglas County North Valley Wastewater Treatment Service Area; 2) the Minden-Gardnerville Sanitation District, and 3) Indian Hills GID.

Table 8 provides comparative information on the public wastewater systems in the Carson Valley.

Table 8: Wastewater Service Providers in the Carson Valley

	Douglas County North Valley	MGSD	Indian Hills GID
Current Treatment (MGD)	0.32	1.6	0.30
Treatment Capacity (MGD)	0.68	2.8	0.60
Number of EDUs	2,537	7,513	N/A

Source: Douglas County Public Works, MGSD Interview, Indian Hills GID

North Valley Wastewater Service Area (Douglas County)

The North Valley Wastewater Service Area (NVWWSA) currently encompasses the regions of East Valley/Johnson Lane, North County, Airport (plus surrounding commercial and industrial), Walley’s, Genoa, Genoa Lakes and Canyon Creek/Montaña. North Valley Wastewater Service Area, adopted by the Board of Commissioners in September 2010, was developed to help the County understand the capabilities and limitations of the existing collection system and identify necessary improvements to accommodate the future system needs. The Douglas County North Valley Wastewater Treatment Plant upgrade was completed in February 2021. The new treatment plant is a two-cell sequencing batch reactor (SBR) design with a maximum treatment design capacity of 0.68 MGD. Expansion of the treatment plant has allowed Douglas County to redirect flow from the North County commercial area that was being treated by Carson City back to our facility in November 2022. Effluent disposal from the NVWWTP is by irrigation on approximately 200 acres of land (Kirman Tract) adjacent to the treatment facility. Under this agreement the Kirman Tract land will accept up to 750 acre-feet-annually of effluent. This agreement was amended in July 2022 with an expiration date of 2052 plus a 25-year extension. The NVWWTP now has capacity to treat an additional 2,500 EDUs.

Minden-Gardnerville Sanitation District (MGSD)

The MGSD Wastewater Treatment Facility is located in Minden and serves the Towns of Minden and Gardnerville. MGSD also services the Gardnerville Ranchos area and other developments, such as the Bently Science Park, which are not located within the annexed area of the district but are within the service area of the district. The secondary treated effluent is stored in 600-acre-foot reservoirs located on Muller Lane. Effluent disposal is by irrigation on approximately 6,600 acres of land; the Gallepi Ranch (600 acres), Park Cattle Company Land (1030 acres), and Bently property (5000 acres), which are located north of the treatment facility. MGSD is currently treating approximately 1.5-1.6 million gallons per day (MGD) with a licensed treatment capacity of 2.8 MGD. MGSD facility has capacity to treat an additional 10,000 EDUs.

Indian Hills General Improvement District (IHGID)

The IHGID Wastewater Treatment Facility is located in the southern portion of the district and serves the Indian Hills/Jacks Valley community. Effluent is stored in a series of storage ponds. Disposal of effluent is on the Sunridge Golf Course located east of Highway 395. Indian Hills GID is currently treating 0.3 MGD and has a treatment capacity of 0.6 MGD per day.

Incline Village General Improvement District (IVGID)

The IVGID Treatment Facility is located in the Tahoe Basin (Washoe County), and the District disposes of its treated effluent to the Clear Creek Tahoe Golf Course, within engineered wetlands area adjacent to the North Valley Wastewater Treatment Facility and through sprinkler irrigation of agricultural fields in Jacks Valley.

Williams Ridge Technology Park (East Valley Community Plan):

A private package treatment plant serves the Williams Ridge Technology Park under a NDEP discharge permit.

TOPAZ REGION

Topaz Lodge Wastewater Treatment System:

The Topaz Lodge in the Topaz Lake Community Plan is served by a package treatment plant with a secondary treatment process, extended aeration, with filtration and chlorination. Effluent disposal is through a leach field. The rated capacity of the treatment plant is 0.025 mgd which, according to the “Topaz Lake Area Water & Wastewater Master Plan” can be reached on a busy weekend day. This facility serves only the Topaz Lodge; all other uses in the Topaz Region are served by individual sewage disposal systems.

TAHOE BASIN REGION

Round Hill General Improvement District (RHGID)

RHGID, a Tahoe-based system, collects wastewater from the area in the Round Hill Community Plan. RHGID contracts with DCSID (not affiliated with Douglas County) for sewer treatment and disposal services.

Douglas County Lake Tahoe Sewer Authority (Douglas County Sewer Improvement District No. 1)

The Douglas County Lake Tahoe Sewer Authority serves five separate Districts: KGID, RHGID, Elk Point Sanitation District, Tahoe-Douglas District, and its own service area. The facility has a rated capacity of 3.75 million gallons of wastewater per day. After treatment, the reclaimed wastewater is pumped out of the Lake Tahoe Basin to the Carson Valley, to either the Park Cattle Company Land Application Site or Bently Reservoir. Effluent is stored at the Bently Reservoir until it is used to irrigate season crops (alfalfa) at the Bently Agro-dynamics Land Application Site. The Buckeye Creek effluent storage reservoir is currently offline.

Tahoe Douglas Sewer Improvement District (TDSID)

TDSID is a sewer collection district on the east shore of Lake Tahoe. The District maintains 19 pump stations and 40 miles of sewer line. TDSID is a sewer collection district on the east shore of Lake Tahoe. The District maintains 19 pump stations and 40 miles of sewer line.

Kingsbury General Improvement District (KGID)

KGID, a Tahoe-based system, collects wastewater from the portion of the Summit Village and Tahoe Village areas which extends into the Sierra Regional Plan. KGID contracts with DCSID (not affiliated with Douglas County) for sewer treatment and disposal services.

A.7) INDIVIDUAL DISPOSAL SYSTEMS

As of September 2022, there are 6,301 parcels in Douglas County that contain septic systems. Some parcels have more than one system due to the existence of accessory dwellings and structures so the total number of septic systems is 6,514. Septic systems are concentrated in the Johnson Lane, Ruhensroth, North Valley, and East Valley communities. The impact of nitrates in groundwater due to septic systems in the Carson Valley was described in detail in a 2013 USGS Report (Scientific Investigation Report 2013-5136). Douglas County entered into an agreement with the USGS in February 2021 to provide an update on water levels, arsenic and nitrate levels in the Carson Valley. The interim USGS report dated November 2022 indicated that the nitrate level trends in most areas of Johnson Lane, East Valley, Indian Hills and Genoa remain low and stable. These observations were based on nitrate data compiled from 1985 through 2021.

A recent Community Development staff report (DP22-0202) on an ordinance change to individual sewage disposal systems (ISDS) determined there are 127 parcels that have a municipal sewer main located adjacent to the property currently on septic systems that could be converted to the municipal sewer system in the Johnson Lane community.

A.8) FLOODPLAIN AND STORMWATER MANAGEMENT IN DOUGLAS COUNTY

Floodplain management remains a significant issue for residents and property owners in Douglas County. Douglas County provides information about the flood threat caused by the Carson River, creeks, ditches, and snow melt. The County also provides on-site assistance for drainage and property protection advice through the Stormwater Program, as well as information on how property owners can protect themselves from flood hazards.

Flash Flood Awareness

Douglas County recognizes flash floods as an issue that our residents face each year and provides the information to residents in an effort to bring awareness to both the causes of flash flooding and recommendations for what residents can help do to prepare should they encounter a flash flood. The small creeks and the typically dry washes that flow into the Carson Valley from the surrounding mountains are susceptible to occasional flash floods. From their canyons or

ravines, a wall of water can rush onto the Valley floor just minutes or hours after an intense summer thundershower has drenched the headwaters a few miles upstream. These alluvial fan floods are normally associated with intense summer thunderstorms. Localized flooding occurs during these larger storm events that are common in the Northern Nevada high-desert environment. To address these concerns the County has developed drainage Master Plans by region.

Area Drainage Master Plans (ADMPs) that have been completed are the Johnson Lane ADMP, the Ruhestroth ADMP and the Alpine View ADMP. Information regarding these drainage Master Plans can be found on the County's Flash Flooding webpage. Douglas County is in the process of implementing portions of these plans.

The 2022/2023 atmospheric river highlighted numerous flooding issues throughout Douglas County. While the County has had several studies prepared to analyze flooding issues, there is no single, comprehensive county-wide Stormwater Master Plan (SMP) that collates these studies. A SMP would be key in organizing the work that has been done to date, identifying gaps where additional studies are necessary, prioritizing a list of stormwater Capital Improvement Projects and developing a permanent revenue source to fund the priority projects. The Douglas County Board of Commissioners approved a request to procure professional services to prepare a county wide SMP in May of 2023 and the work is currently underway.

Once developed, the SMP will be instrumental in developing a list of priority projects and in pursuing grant funding to help off-set the cost of implementing stormwater Capital Improvement Projects which is anticipated to be significant. Stormwater improvement projects tend to be large public works projects that have high capital costs. The SMP will provide recommendations for developing a permanent revenue source to use to fund project costs and/or grant matches for projects.

National Flood Insurance Program and Community Rating System

Douglas County participates in the National Flood Insurance Program (NFIP) Community Rating System (CRS) in order for property owners to acquire discounted flood insurance. This program is a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum NFIP requirements. Through participation in this program, residents' flood insurance premium rates are discounted to reflect the reduced flood risk resulting from community actions based on reducing flood damage to insurable properties, strengthening and supporting the insurance aspects of the NFIP and encouraging a comprehensive approach to floodplain management.

Currently, Douglas County is rated as a 6, which gives property owners required to obtain flood insurance a 20% discount. CRS classes are based on 18 creditable activities, organized under four categories: Public Information, Mapping and Regulations, Flood Damage Reduction, and Flood Preparedness.

Constructing in the Special Flood Hazard Areas or Floodplain

Douglas County includes 31,340 acres of riverine and alluvial fan floodplains. Riverine floodplains allow flood waters to disperse over normally flat areas adjacent to rivers and streams and reduce the energy of the water flow, thus protecting downstream properties. Riverine floodplains provide areas of groundwater recharge as well as wildlife habitat areas, and their locations are relatively predictable. Alluvial fan floodplains, on the other hand, are not easily predictable, carry high velocity flows, and often carry sediment.

Douglas County has had floodplain regulations since 1974. Floodplain development permits, special requirements for land division in the Special Flood Hazard Area (SFHA) and floodplains are all covered in Title 20.50 Floodplain Management of the Douglas County Consolidated Development Code.

SFHAs are defined as the area that will be inundated by the flood event having a 1% chance of being equaled or exceeded in any given year. The 1% annual chance flood is also referred to as the base flood or 100-year flood. These FEMA flood zones are typically A, AO (with depth associated), AH, and AE. X-shaded is defined as the 500-year flood, with a 0.2% annual chance of flooding in a given year.

A.9) AIR QUALITY

There are two air quality-monitoring stations in Douglas County. One station (PM25LC) is operated by the Bureau of Air Quality in the Nevada Division of Environmental Protection (NDEP) and is located in the Ranchos Aspen Park in the Gardnerville Ranchos General Improvement District. The other monitoring station is operated by the Tahoe Regional Planning Agency (TRPA) for purposes of monitoring TRPA Thresholds and is located on Market Street in the Lake Tahoe Basin. The County currently meets all current ambient air quality standards.

A.10) TRANSPORTATION

Douglas County is responsible for developing and maintaining a long-term regional transportation plan that coordinates implementation of transportation infrastructure and programs. The County prepared a transportation plan in 1993, which was revised in 1996, 2007, with a current 2017 plan adopted in 2019 as a part of the County's Master Plan update. This plan determines needed regional road routing and provides a model stating the level of service of County roads. The County's goal is to maintain a level of Service C. There are improvements that need to be constructed within the County in order to keep those Level of Service (LOS) at a C.

The 2017 Douglas County Transportation Plan uses 2040 as the horizon year for planning purposes. As Douglas County continues to grow beyond that date, new transportation facilities will need to be planned and implemented to accommodate future growth of Douglas County. This process should be handled on a regional basin including Lyon County, Carson City and South Lake Tahoe personal at the table during those discussion and coordinate plan updates.

As recently as March 2022 Douglas County Staff is working with the Carson Area Metropolitan Planning Organization (CAMPO) on a combined effort realizing that development in Douglas is affecting the traffic and roads in Carson City as well as the County. Douglas County has a representative on the team and has been coordinating efforts since CAMPO's inception. Douglas County and CAMPO are in the process to update the areas Travel Demand Model into a current single model to best represent Douglas County and Campo planning needs.

A significant transportation issue in Douglas County is the concern about traffic safety and capacity along the U.S. 395 corridor through the towns of Gardnerville and Minden. U.S. 395 is the primary corridor through Carson Valley, with a limited number of parallel roads that could absorb any through traffic. In addition, U.S. 395 transitions into historic Main Street through the towns of Gardnerville and Minden. The County and the Towns want a more pedestrian-friendly downtown.

As Douglas County continues to focus growth in the Minden/Gardnerville area and along U.S. 395, residents will expect and need a more active transit service in this corridor. The estimated increase in population to 70,400 by 2040 will likely require the development of more frequent fixed route service and demand responsive service covering a wider geographical area. Increased tourism and employment activity in the Lake Tahoe and Carson Valley areas will also provide opportunities for increased use of public transportation in Douglas County. This plan recommends that Douglas County prepare a short-range transit plan to determine the costs, benefits, and logistics of improving local transit services. The proposed transit plan should include an evaluation of the existing and future transit projects identified in the County's 5-Year Transportation Plan and should consider expanded transit service hours, area and frequency of service, and compliance with the Americans with Disabilities Act.

Bicycle/Pedestrian/Trails

The 2003 Douglas County Bicycle/Pedestrian/Trails Plan and the 2014 Douglas County Bicycle Plan are separate documents that are incorporated by reference in their entirety into the 2017 Douglas County Transportation Plan. Douglas County has collaborated with NDOT to provide a multi model trail from Gardnerville ponds on Gilman Avenue to Jakes Wetlands in Minden. Two (2) trailheads have been constructed along the proposed route and are awaiting the trail to be constructed.

Aviation

Minden-Tahoe Airport (three letter identifier MEV) is a general aviation airport located in northwest Nevada and is owned by Douglas County. The Minden-Tahoe Airport serves as a premier general aviation airport serving the Lake Tahoe Region and Carson Valley. The Airport is a gateway to well-known tourist attractions including Lake Tahoe and is a world-famous facility for glider activity due to its position adjacent to the Sierra Mountains. The local topographical and meteorological conditions provide superior gliding conditions and constitute a substantial portion of the Airport's activity. The Airport also serves a critical role by providing air ambulance access to high-level treatment centers located in Nevada or California and as an aerial firefighting center to combat wildlife fires in the region.

Users include the following aircraft types and operations: wide range of single-engine piston, multi-engine piston, turboprop, turbojet, gliders and rotorcraft. There is a desire for the airport to remain a general aviation airport with no intent or interest in accommodating commercial air carrier service. The Airport has prepared a 2016 airport master plan to comprehensively study the short, medium and long-term development plans for the airport in order to meet current and future aviation demands.

Minden-Tahoe Airport has a 1,600 square foot airport administration building. The building has five offices and office areas, conference room, two restrooms and a kitchen area. The building is considered to be in fair condition. Existing hangar facilities at Minden-Tahoe include a mix of 78 T-hangars and 80 conventional box hangars. The hangars at the Airport include a combination of private and county owned facilities. The hangars at Minden-Tahoe Airport are in good to fair condition. The airport have been working on the airport improvement and have recently replaced the airfield lighting in 2018 and upgraded the taxiways and sealed the runways in 2019.

Table 9: Existing Aviation activity:

Year	Based Aircraft Total	Operations				
		Fixed Wing	Glider	Jet	Helicopter	Total
2016	400	50,000	25,000	10,000	5,000	90,000

Source: Minden-Tahoe Airport, 2016

Note: 50 percent of fixed-wing operations are conducted by tow aircraft for gliders.

Due to the unique variety of aircraft operations, location to noise sensitive properties and volume of traffic at Minden-Tahoe Airport, an air traffic control tower should be considered. An air traffic control tower would be able to enhance aviation safety through control of the busy airspace and enforce noise abatement procedures.

In order to accommodate the future growth of Douglas County the MEV 2016 master plan identifies the need for a General aviation services building to accommodate the forecasted peak hour pilot and passenger demand, additional parallel Taxiways A and JJ, and provided three (3) options to extend runway 16-34. The aircraft parking apron needs to be expanded as well, in order to protect hangar development areas in multiple phases to the east of the proposed fixed-wing aircraft parking apron along the eastside of Runway 16-34. In addition, areas should be developed to accommodate future hangar development, which includes the construction of paved taxi lanes. Taxi lanes and hangars should be constructed privately or by the Airport as demand warrants.

A.11) PUBLIC FACILITIES AND SERVICES

Judicial Law Enforcement center (JLEC)

The existing Douglas County Judicial and Law Enforcement Building was constructed in 1980, when the county population was approximately 19,400 residents. The building is a two-story building with concrete masonry exterior and metal framed interior partitions. The original facility included a large open lobby area, 3 sizable waiting areas, a 2-story sky lit atrium, and exercise area. All of these areas have been removed and converted to security functions and department offices in response to expanding needs.

The first floor is dedicated to the Sheriff's operations and includes the County Jail. The jail was expanded in 2011, solidifying the building as the primary jail location. The second floor of the facility houses two District Courtrooms and one East Fork Justice Courtroom, the District Attorney, Constable, Court Administration, Court Computer, Justice and District Court Clerks, and Juvenile Probation. The Law Library, CASA and SAFE offices are also on this floor.

When it opened in 1982, the population was approximately 19,000 and the facility was planned to meet the justice and law enforcement needs of Douglas County for 20 years. Now, some 33 years later, with a County-wide population approaching 50,000 residents, building operations are showing signs of pressure. As the county population has grown, the needs of the Justice and Law Enforcement Center have grown. The facility has significant, immediate deficiencies in security, overcrowding and accessibility. These issues, which are a reflection of increased population and caseloads, prevent the current users and staff from operating in a safe and efficient facility.

A space needs assessment has been performed determining deficiencies in the current JLEC building. The assessment examines the needs for additional courtrooms, staff, and net square feet based on different population projections. The assessment reviewed programming and site concepts for additional expansion.

In addition to the needs assessment, steps have been taken to mitigate some of the concerns raised above. The County currently leases one building across the street from the JLEC facility for the majority of the Civil Division of the District Attorney's Office. This lease freed up space within existing offices for the District Attorney to expand into a bigger area. In addition, the County has contracted with TSK architects to develop design options to renovate and expand the existing facility or to construct a new facility on a site to be determined. The preliminary cost estimate of the first design to renovate and expand the existing facility (the current option contemplated by the County) is \$31,600,000. In 2022 the County identified a future site and purchased approximately 60 acres of land for the project.

Law Enforcement

Douglas County Sheriff's Office has two (2) main offices and three (3) substations that provide services to Douglas County within both, the Tahoe and East Fork Township, and has a wide range of specialized services; such as Special Weapons and Tactics (SWAT), Crisis Negotiation, Bomb Squad, K-9, Motors, Boat Patrol, Search and Rescue, School Safety Intervention and youth educational programs. The Douglas County Sheriff's Department has four divisions:

Administration

The Administration Division is comprised of command staff and is largely responsible for internal governance. Administration also is comprised of youth services and records management.

Investigations

The Investigation Division has six Investigators assigned to general investigations and four Investigators assigned to narcotics enforcement. The division is assigned about 1,500 felony crime investigations per year. The narcotics unit initiates about 100 cases per year.

Jail

The Judicial and Law Enforcement Center (JLEC) contains the Minden Jail, the Sheriff's Office, the District Attorney's Office, and East Fork Justice Court and includes 130 bed spaces and 9,723 square feet of administrative space providing 3.24 beds per 1,000 people in Douglas County.

Patrol

The Patrol Division in the Douglas County Sheriff's Office includes six Sergeants, 38 patrol deputies, and six traffic enforcement positions for a total of 50 personnel. That is approximately 0.95 officers per 1,000 residents. The national average is 2.5 officers per 1,000 residents. The average response time for all calls of service is approximately 11 minutes. The Patrol Division issues about 5,900 citations per year and responds to approximately 42,500 calls for service and investigates about 451 traffic accidents. The Patrol Division also serves as the Deputy Coroners under Nevada law and investigates approximately 264 death investigations per year.

FIRE PROTECTION

There are two (2) fire districts that operate to provide coverage in Douglas County. The Tahoe Township is covered by the Tahoe Douglas Fire Protection District, while the East Fork Township is covered by East Fork Fire Protection District. Both districts are an all-risk fire and emergency medical services (EMS) that provides services primarily through career and volunteer personnel.

TAHOE DOUGLAS FIRE PROTECTION DISTRICT (TDFPD)

TDFPD serves a full-time resident population of approximately 5,000 people and protects an area of approximately 17 square miles. The District operates four fire stations, a wildland crew facility, and 17 response apparatus, including reserve apparatus. The District also provides wildland hand crew response within and outside of the District, as well as a seasonal hazardous fuels mitigation team.

EAST FORK FIRE PROTECTION DISTRICT

East Fork Fire Protection District (EFFPD) is an NRS 474 Fire District, created January 4, 2017, and independently operates with an elected board. East Fork Fire Protection District operates fourteen (14) fire stations East Fork Township. The District is sub-divided into smaller response districts, providing for the closest unit to respond to requests for assistance. Each of these districts represents a different level of hazard and response needs. Of the 14 fire stations, seven

are all volunteer staffed, one is combination staffed, four are solely staffed with career personnel, one station is leased to the U.S. Forest Service for seasonal staffing and is used as a reserve station, and one station is a reserve station without staff.

There are currently 19 career staff at Stations 1, 4, 7, 12, and 14. There are 37 volunteers at Stations 2, 3, 5, 6, 7, 8, 9, and 10. The 37 volunteers include 12 attack volunteers and 25 logistics volunteers. Twelve volunteers are also wildland trained.

The District provides a variety of services, including: structural firefighting; wildland firefighting; aircraft rescue and firefighting; technician-level rope rescue; hazardous materials mitigation and response; technician-level vehicle extrication rescue; operations-level water rescue; basic intermediate and advanced life support EMS and transport; internal training; regionalized external training; fire safety inspections; code enforcement; plans review; and public education.

The Standards of Cover describes the EFFPD service area and include a community risk analysis and analysis of capabilities while placing a strong emphasis on rapid, adequate service delivery for both fire and EMS response and reflects the District's commitment towards firefighter safety. The goal is to provide adequate life safety and/or fire attack resources in pre-flashover stage of the fire, allowing the victims of fire the greatest chance of survival possible. One of the highest priorities is life safety, for both the public and personnel.

Douglas County 911 Emergency Services

911/Communication services is provided by the Douglas County 911 Emergency Services Department (911ES). 911 ES is a consolidated multi-agency regional communications center serving Douglas County, Nevada, and Alpine County, California.

A mature, robust, and reliable public safety communications center (“communications center”) is the heart of any community's public safety infrastructure. Adequate funding is necessary to ensure the proper technology is in place to not only support the public safety user but the community as a whole. The public safety communications center is supported by two ongoing revenue sources: (1) an ad valorem tax levied upon property within Douglas County pursuant to a May 1990 tax override election by the community; (2) a monthly surcharge imposed upon telephone service lines pursuant to Title 3 of the Douglas County Code and in accordance with Chapter 244A of the Nevada Revised Statutes.

Any expenses that are not paid by the foregoing revenue sources are paid by the emergency service providers who utilize the communications center's services. Specifically, the communications center provides public safety communications services to the following emergency services providers: Douglas County Sheriff's Office, Alpine County California, Washoe Tribal Police, East Fork Fire Protection District, and Tahoe Douglas Fire Protection District. The majority of the calls for service processed by the communication center are generated for the Douglas County Sheriff's Office.

A911 Surcharge Masterplan has been developed in compliance with the requirements of Chapter 244A of the Nevada Revised Statutes. The Masterplan sets forth projected expenses that are

necessary to support the development and maintenance of the Douglas County public safety communications center.

The Board of County Commissioners approved a contract with Federal Engineering, Inc. on April 15, 2021, to conduct an engineering analysis of the County's current public safety radio system and provide recommendations on system upgrades and additions to improve system functionality. The consultant's final report outlines our current system and explains where it should be based upon industry best practice to get the coverages and functionality needed. The report includes a phased approach to the needed upgrades. For FY23, the Board funded phase 1 of the recommendations including site improvements, at a total estimated cost in the report of \$1,450,000

EMERGENCY MANAGEMENT

Over the years Douglas County has experienced several natural emergencies in the form of floods, severe weather, and wildland fires. Many of these incidents resulted in the County declaring a state of emergency empowering Douglas County Emergency Management to work with other state agencies and local jurisdictions to obtain applicable resources to protect people and property in Douglas County. A variety of hazards have the potential for causing widespread loss of life and damage to property, infrastructure, and the environment, making a viable emergency management program crucial to providing a safe community for residents, visitors, and businesses in Douglas County.

Emergency Management is a critical core function and primary responsibility of local government. It remains a strategic objective of the county to enhance and improve the provision of public safety-related services. This includes responding to emergencies as effectively as possible while maximizing the safety of the public and minimizing property damage. Over the years, Douglas County has done well partnering with East Fork Fire Protection District to plan, prepare, and respond to disasters in the community. However, the evolving nature of emergency management pointed to a need to reassess the adequacy of the county's current emergency management program.

In October 2022, the County made the decision to create an internal Director of Emergency Management position and one full-time support position. As the county moves forward to update its emergency management plans, it will be important to continue to engage community stakeholders and other agencies in the planning process to increase awareness, understanding of risks, and coordination, thereby improving the overall resilience of all communities in the region.

Future planning, preparedness, and mitigation efforts will also need to further consider the unique and evolving demographics of the county to determine what actions can be taken in certain situations. "This applies as all levels of government plan for potential issues, particularly those involving children, the elderly, and individuals with disabilities, access and functional needs, limited English proficiency, or household pets." (FEMA, 2021, p. 3). To get one step closer to a community profile, in 2019, the county underwent a Community Assessment for Public Health Emergency Response (CASPER) to Assess the Level of Preparedness in Douglas County.

“The goal of the Douglas County CASPER was to assess resident preparedness for an emergency or disaster. The assessment focused on general emergency preparedness, such as having emergency supply items and plans, the preferred source of information during an emergency, evacuation intentions, as well as additional household needs such as durable medical equipment” (CASPER, 2019, p. 2). The data collected was used to make two pages of recommendations that will require action on the part of Douglas County emergency management in the future.

CHINA SPRING YOUTH CAMP

China Spring is a juvenile residential facility operated by Douglas County under the supervision of the 9th Judicial District Court and has been serving Nevada youth since 1980. China Spring serves all counties in Nevada except for Clark County. Historically, Washoe County, Carson City, Lyon County, Douglas County, and Storey County combined account for a significant majority of youths served. This is a critical component of the juvenile justice system in Nevada that keeps kids under local authority instead of placement in State institutions. The program has a great record of helping kids and is highly rated by several metrics.

During the 2021 Nevada Legislative Session, the State reduced funding significantly to China Spring as part of broader budget cuts. Counties worked with the Legislature to minimize the size and impact of these reductions. Working with the Nevada Association of Counties (NACO), participating counties formed the China Spring Working Group to work in the interim on camp programming, communication, governance, and funding. State reductions had a significant impact on the camp, resulting in a large reduction in available beds, negatively impacting Nevada’s most vulnerable youth with its consequent impact on the criminal justice system.

The counties continue to work together to revamp camp programming, establish a new governance system to give participating counties a greater voice (enacted by Douglas County via ordinance), provide stop-gap funding to lessen the impact on camp programming, and preparation of a bill draft request for the 2023 Legislature to change the funding formula in the camp. The counties successfully worked together to request the restoration of State funding for this vital program in this biennium.

This cooperation among counties demonstrates our ability to work together on important issues, with State leadership, to meet the needs of our most vulnerable residents.

DOUGLAS COUNTY PARKS AND RECREATION

Douglas County operates three Community Centers, the Douglas County Community and Senior Center in Gardnerville, the Kahle Community Center at the Lake and the Topaz Ranch Estates Community Building and maintains over 760 acres of parks. The Recreation Division oversees a variety of recreational activities, programs, and events for all ages. See **Attachment B** for a discussion of the growth management needs of Parks and Recreation Services in the County.

CONCLUSION

Douglas County has implemented a variety of Growth Management strategies in an effort to mitigate the impacts of growth on County resources and infrastructure. The County anticipates Growth Management will be an important consideration of the County's update to the 2025 Master Plan within the next year.

Please contact Tom Dallaire in Community Development at (775)782-6201 or tdallaire@douglasnv.us with questions or concerns regarding this information.

LYON COUNTY

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

In 2023, Lyon County, in partnership with the Carson Water Subconservancy District and Douglas County, kicked off a Flood Hazard Analysis of the Walker River through Douglas and Lyon Counties. The goal of the project is to gather data on potential flood hazards along the river. The data will then be used to identify potential mitigation projects and could lead to the eventual development of an Area Drainage Masterplan for Southern Lyon County. Work on the Flood Hazard Analysis is expected to be completed in 2024.

Lyon County has partnered with the Carson Water Subconservancy 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 continues to partner 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 streambanks 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

Lyon County has grown to become Nevada's third largest county by population. According to the US Census Bureau, Lyon County has a population estimate of 61,585 residents (July 2022), which represents a 682 resident or 1.12% increase over July 2021, a 3.96% increase from 2020 and an 18.48% increase in population since 2010. Lyon County's population is projected to continue to grow by another 7,959 residents over the next 5 years which would bring the County's projected population to 69,544.

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 communities 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. Overall, 20.1% of Lyon County's population is Hispanic.

According to the U.S. Census Bureau, 21.7% of Lyon County's population is 65 years of age or older. Lyon County expects the senior population to continue to grow. It is estimated that 21,756 Lyon County residents are 55 years of age or older, representing 35.33% of the population. Subtracting out those that are already 65 or older leaves 13.63% of Lyon County's population reaching retirement age within the next 12 years. With the increase in senior population, it places additional pressure on services for health care, 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.

Through October 31, 2023, Lyon County has approved tentative subdivision maps representing 807 new single family residential (SFR) lots in unincorporated Lyon County. The county has also approved final subdivision maps for an additional 180 lots and is in the process of reviewing application for final subdivision maps representing another 1,066 lots. In 2022 Lyon County approved final maps creating 218 SFR lots, and tentative maps representing an additional 154 lots. These numbers do not include lots that were created in previous years. Through October 31, 2023, Lyon County issued 215 building permits for new single-family residences.

The City of Yerington issued permits for 20 Single Family Residences through October 2023.

The City of Fernley has approved tentative subdivision maps representing 2393 Single Family Lots and has approved final subdivision maps representing 315 single family Lots. In addition, Fernley has approved Conditional Use Permits for 1380 multifamily units. Fernley has also approved entitlements for 4,498,026 square feet of new commercial and industrial space. Fernley issued building permits for 185 new single-family residences, 5 multifamily projects, and 4 commercial/industrial projects.

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 2024. 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 on site 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. This year, Lyon County traded some vacant land to Central Lyon Fire Protection District in exchange for an old, unused, fire station. The County is currently in the planning phase on a remodel of the facility.

Lyon County is in the process of a major remodel of the upstairs of the Justice Complex in Yerington. The remodel includes the addition of two new courtrooms and a complete reconfiguration of the two existing district courtrooms, bringing the total number of courtrooms to four.

Lyon County currently has 533 miles of roads, 10 bridges, 4 traffic signals, 293 active 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 365 people:

- General Government 60
- Judicial 68
- Public Safety 134
- Public Works 16
- Health 0
- Welfare 43
- Cultural and Recreation 14
- Utilities 30

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 CTAX. All four districts are staffed by a combination of career positions and volunteer departments.

The Lyon County Sheriff's Office provides law enforcement services to unincorporated Lyon County and the City of Fernley. The City of Yerington provides its own police department. The Lyon County Jail receives arrestees from LCSO, YPD, a number of tribal police departments and various state law enforcement agencies. During fiscal year 2023, the Lyon County Jail had 1,827 bookings and an average daily population of 81 inmates. The Board of Commissioners has established public safety as the priority for funding.

In 2023, Lyon County hired a full-time dedicated Emergency Manager. The position serves as Emergency Manager for the County as well as the Cities of Yerington and Fernley. The position was put to the test this year with multiple flooding events, a major plane crash, multiple fires, and a train derailment. Lyon County's Emergency Manager coordinates with the Emergency Managers of Carson, Douglas, Storey and Washoe counties on a regular basis.

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.

The City of Yerington just completed a project replacing most of the Water and Sewer lines within the city. The project cost \$34 Million dollars and will ensure its residence have safe, clean drinking water.

The City of Fernley is currently in the process of extending Nevada Pacific Parkway and building a new bridge over the Union Pacific Railroad to connect Highway 50A and US Interstate 80. The project is \$52 million, and the city was awarded a RAISE grant to help fund the new bridge.

STOREY COUNTY

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

Washoe-Storey 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 Storey County's 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,
- Save the Truckee Meadows Water Reclamation Facility (Washoe County) and its ratepayers ~\$150 million through this alternative to 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 in Storey County. Potential flood alternatives are in development 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.

Additional floodplain improvements and planning are underway in the east Lockwood and Mustang areas.

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.

In 2023, Storey County initiated local drainage improvements in the Mark Twain area which are aligned with the aforementioned drainage plan. These incremental improvements will occur in consultation with the Carson Water Subconservancy District and Lyon County to ensure that they complement the overall flood plan affecting downstream communities in Lyon County.

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. The county also helps fund programs of the conservation district including, for example in 2022, partial funding for the eradication of tall-whitetop in the Lockwood and Mustang area.

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 near complete with its countywide strategic plan. The master plan update, expected to be complete late 2024, will enhance narrative discussion about residential and commercial growth in the county, will incorporate anticipated infrastructure improvements identified in the 2023/24 Storey County Capital Improvement Plan, and will reflect data and other information needed to ensure that it conforms to policies and regional needs.

In 2023, Storey County retained RCG Economics to conduct a comprehensive Housing Needs Assessment that will be incorporated into the county's 2024 Master Plan update. The report will contain the following elements:

- Summary of NRS requirements for housing and growth,
- Inventory of residential units, lots, and entitled land,
- Overview and analysis of the 2016 Storey County Master Plan Hosing Element,
- Recommendation for housing goals, policies, and programs for the master plan,
- Master Plan analysis as applicable to each geographic area and sub-area in the county,
- Review of the Storey County Water Resources Plan,
- Review of water resources plans of general improvement districts in Storey County,
- Review of available water and potential importation of water,
- Review of “paper” water versus actual water availability,
- Federal land ownership and limitations on housing supply,
- Access and utility infrastructure challenges with focus on the I-80 corridor,
- Mining claim and clouded title challenges,
- Potential alternative transportation modes affecting housing,
- Assistance to county in regional outreach and participation in affordable housing planning,
- Techniques and tools that may be applied to assist the development of housing that conforms to the Storey County Master Plan.

In 2023, Storey County has met with the Truckee Meadows Regional Planning Agency (Regional Planning), Regional Transportation Commission of Washoe County (Washoe RTC), and Washoe County officials about working together to best align its Housing Needs Assessment with housing and transportation plans in the region, with particular attention to the Interstate-80 corridor.

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 Additional Housing Opportunities

Development codes in Storey County have been rewritten to align with goals and objectives of the 2016 Storey County Master Plan. The following elements have been incorporated into the county zoning ordinance and other development codes to facilitate and encourage development of affordable housing opportunities throughout the county:

- Increased density allowances
- Transfer of Development Rights
- Density bonuses in Planned Unit Developmetns
- Reduced building setbacks for residential and commercial uses

- Minimum lot size reductions
- Tiny-Houses
- Minimum residential square-foot reductions
- Accessory Dwelling Units
- Multi-Generational Housing
- Expanded mixed-use and live-work building allowances
- Multi-family complex development standards

The Storey County Commissioners in 2023 also directed the Storey County Planning Commission and county staff to review and bring to the board recommendations allowing reduced residential minimum square-foot standards, including potential 400+/- square-foot minimum standards in all residential zones. The board cited its desire to facilitate housing affordability in this directive.

Procedures for parcel maps, subdivisions, and planned unit developments were rewritten to be clearer and more efficient, and to accommodate a wider range of building techniques and configurations. The county has also retained professional consulting services in preparation for anticipated planned unit development applications.

The Housing Needs Assessment, updates to the county master plan, and updates to county residential codes are expected to be complete in 2024.

Land use and development

County-Sponsored Redevelopment

The 2024 Storey County Housing Needs Assessment will identify county-owned land and potentially privately owned properties which may be suitable for affordable housing development.

Available properties in the Virginia City area may be ideally suited for single-family dwellings, and possibly small-scale multifamily complexes. Demand for affordable housing in this area is mostly associated with seasonal tourism-employment, senior citizens, and long-time residents who are getting priced out of their homes.

Several large tracts of land situated at the north end of Storey County along the Truckee River/Interstate-80 corridor may potentially facilitate large-scale housing and mixed-use communities aligned with housing needs of employees of the Tahoe-Reno Industrial Center and other employment centers in the area.

The county is exploring possible ways including special assessment districts, tax increment areas, and other bonding and financing methods by which infrastructure and other means supporting affordable housing opportunities throughout the county may be funded. These and other findings will be included in the 2024 Storey County Housing Needs Assessment and in the updated Storey County Master Plan.

Regional Development Authorities

Storey County is a member of the Economic Development Authority of Western Nevada (EDAWN) and Northern Nevada Development Authority (NNDA). The county coordinates with these regional development authorities to attract and retain businesses at the Tahoe-Reno Industrial Center and other places in the county.

Storey County is also working closely with these agencies to address transportation, housing, education, workforce development, and other issues facing the county and region.

The county is also a member of the Western Nevada Development District (WNDD), and it participates in strategic planning and other WNDD programs that direct federal and other funding opportunities toward critical transportation, utilities, and other infrastructure projects throughout northern Nevada.

In 2022, EDAWN hosted the Northern Nevada Regional Stakeholders Group, a platform by which elected and appointed officials, private developers, and other area leaders freely discussed potential resolutions to housing, transportation, and other growth-related issues facing northern Nevada. At Storey County's request in 2023, the newly appointed EDAWN President/CEO has prepared to reconvene this group, resume these conversations, and potentially develop goals for future planning in these areas.

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.

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 promotes vanpool and ride-share programs sponsored by the Washoe RTC to companies at the Tahoe-Reno Industrial Center. The county's newly appointed Business Development Officer, and other county officials, have endeavored over the past year to increase capacity by engaging more closely and consistently with the Washoe RTC and other area agencies to enhance public transportation programs and facilities, transportation management associations, and other potential programs to better serve the region.

Storey County has initiated discussions with Washoe RTC leaders about potential engagements toward transit programs, plans, and infrastructure projects affecting the region.

In 2022, Storey County 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. In 2023, Storey County invited the Western Nevada Development District (WNDD) to participate in the association, and to potentially provide professional guidance to the group to potentially enhance the effectiveness of the association.

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" in the 2023 Nevada Legislative Session.

The bill proposed short-term, low-cost solutions to Interstate-80 infrastructure deficiencies between Sparks and Fernley including 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.

AB63 also proposed an establishment of structured conversations between the affected counties and cities in the region, and state officials to arrive at affordable short-term solutions to save lives, and to explore long-term capital improvements and funding mechanisms to improve travel conditions along Interstate-80.

The bill was granted several committee hearings; however, it did not pass. Working its way through committee, the bill did, however, facilitate meaningful conversations between county officials and regional stakeholders, and it bought needed attention from State leaders to the circumstances affecting Interstate-80 between Sparks and Fernley.

Since the end of the legislative session, Storey County, NDOT, Washoe-RTC, Truckee Meadows Regional Planning, EDawn, and others have continued conversations about multi-agency involvement in the Interstate-80 widening project and East-West Connector project, and support for the Truckee Meadows Lands Bill and associated LaPosada Connector project.

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 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

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 utilized federal funds to increase awareness of the Truckee River Partnership and the One Truckee River Plan.

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, completion of a permanent safe camp, 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. Construction has begun on a 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 as well as a 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. The Contract has been approved for a 22,000 square foot, 50-unit, Permanent Supportive Housing project on the site as the last portion of the Cares Campus Buildout.

In addition to the 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.

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.

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 has adopted Envision Washoe 2040 our comprehensive 20-year master plan and will begin implementation as directed by the Board of County Commissioners on November 14, 2023. The master plan document will require a conformance review by the Truckee Meadows Regional Planning Agency which is expected to occur in early 2024.

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

A portion of the Washoe County Master Plan update process included the need to 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.

Washoe County is excited to see that the Department of Transportation is conducting a study of the 1-80 corridor to potentially implement changes in the corridor in reaction to the growth of the Tri Center. Additionally, Washoe County has had initial discussions with TESLA who is actively discussing passenger rail from downtown Reno to the Tri Center. Washoe County supports the discussions and has, at a staff level, committed to assist in the discussion which has potential to lessen the impact of 1-80 on commuting traffic and future sustainability goals.