

STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

05/20/2025 10:00 AM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AGENDA

This meeting will be held in person and the public is welcome to attend.

Members of the public who wish to **watch the meeting remotely** may do so by accessing the Storey County Clerk's new YouTube channel. To access the Channel and the Live Stream:

- 1. Open your browser and go to www.youtube.com/@storeycountyclerk
- 2. Click on the Storey County seal when it has the LIVE display, or click on the video picture for the meeting in the playlist under the county seal with the LIVE display on the graphic.

- Public comment may be made by in-person appearance only. -

For additional information or supporting documents please contact the Storey County Clerk's Office at 775-847-0969.

JAY CARMONA CHAIRMAN ANNE LANGER DISTRICT ATTORNEY

CLAY MITCHELL VICE-CHAIRMAN

DONALD GILMAN COMMISSIONER

JIM HINDLE CLERK-TREASURER

Members of the Board of County Commissioners also serve as the Board of Fire Commissioners for the Storey County Fire Protection District, Storey County Health Board, Storey County Brothel License Board, Storey County Water and Sewer System Board, Storey County Highway Board and the Storey County Liquor and Licensing Board and during this meeting may convene as any of those boards as indicated on this or a separately posted agenda. All matters listed under the consent agenda are considered routine and may be acted upon by the Board of County Commissioners with one action, and without an extensive hearing. Any member of the Board or any citizen may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting. Pursuant to NRS 241.020 (2)(d)(6) Items on the agenda may be taken out of order, the public body may combine two or more agenda items for consideration, and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

The Commission Chair reserves the right to limit the time allotted for each individual to speak. Public comment is limited to three minutes per individual.

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

- 1. CALL TO ORDER REGULAR MEETING AT 10:00 A.M.
- 2. CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS
- 3. **PLEDGE OF ALLEGIANCE**
- 4. **PUBLIC COMMENT (No Action):** Public comment is welcomed at the beginning and end of each meeting. These comments should be limited to matters not already on today's calendar agenda. Public comment is again welcomed after each item on the agenda, & those comments should be limited to the agendized topic. Public comment is limited to 3 minutes per individual.
- 5. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of the agenda for the May 20, 2025, meeting.

6. CONSENT AGENDA FOR POSSIBLE ACTION:

- I For possible action, approval of business license first readings:
 - A. Falcon Roofing Company Contractor / 9805 Double R Blvd. #3059 ~ Reno, NV
 - B. Fire and Risk Alliance LLC Professional / 7640 Standish Pl. \sim Derwood, MD
 - C. GourmenGo LLC Out of County / 5150 Mae Anne Ave. Ste 405 #5427 ~ Reno, NV
 - D. Heavy Duty Concrete & Pavers Contractor / 422 Roberts St. \sim Reno, NV
 - E. Legacy Air Heating, Cooling, Plumbing & Electrical Contractor / 9410 Prototype Dr. #20 ~ Reno, NV
 - F. Madelyns Tacos Food Truck / 501 El Rancho Dr. Spc. 5 ~ Sparks, NV
 - G. Michels Power Inc. Contractor / 817 Main Sr. ~ Brownsville, WI
 - H. Modpack System LLC Contractor / 710N Post Oak Rd. ~ Houston, TX
 - I. Panasonic Energy Corporation of North America (PENA) General /1 Electric Ave. ~ McCarran, NV
 - J. Pavion Corp Contractor / 4151 Lafayette Center Dr. Ste. 700 ~ Chantilly, VA
 - K. Stratus Building Solutions of Reno Out of County /1575 Delucchi Ln. Ste. 116B ~ Reno, NV
 - L. Tahoe Mini Crane Inc. Contractor / 213 W Gardengate Way ~ Carson City, NV

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

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

9. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval for the County Manager to sign a contract agreement addendum between Storey County and The Porter Group. This contract is for a two (2) year period beginning July 1, 2025, for the annual amount of \$144,000.

10. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval for a letter to the Governor's Office of Economic Development supporting the continuation of Northern Nevada Development Authority (NNDA) being one of the county's official Economic Development Authorities.

11. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval to hear and consider this agenda item at a new location, that being the Virginia City High School, 95 South R Street, Virginia City, Nevada. This item was continued at the May 6, 2025, board meeting to be heard on June 17, 2025. Road Abandonment File 2025-015, a request by the applicant to abandon a portion of G Street, H Street and Sutton Street rights-of-way located between Mill Street and Sutton Street in Virginia City, Storey County, Nevada. The rights-of-way to be abandoned will be consolidated into the adjacent parcels of land owned by the applicant and easements will be reserved for utilities. The rights-of-way to be abandoned are adjacent to APNS 001-154-03, 001-158-01 and 001-192-01, Virginia City, Storey County, Nevada.

12. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of an Agreement for Professional Services contract between Storey County and J-U-B Engineering, Inc. This contract is related to on call and engineering professional services related to the TRI Center Drainage Analysis. J-U-B will be reimbursed for time and materials related to assisting County staff with the analysis of TRI Center drainage issues related to public areas and proposed public areas as identified in the Storey County and Tahoe Reno Industrial Center Development Agreement. This contract is for Phase I of the analysis which will research and evaluate drainage issues for existing and potential public areas not to exceed \$81,100. This amount has been included in both the Planning Department's budget for Fiscal Years 24/25 and 25/26 under the category of Professional Services.

13. DISCUSSION/FOR POSSIBLE ACTION:

Review and possible approval of the Storey County 2025-2026 Final Budget for submission to the Nevada Department of Taxation.

14. RECESS TO CONVENE AS THE STOREY COUNTY FIRE PROTECTION DISTRICT BOARD

15. DISCUSSION/FOR POSSIBLE ACTION:

Review and possible approval of the Storey County Fire District 2025-2026 Final Budget for submission to the Nevada Department of Taxation.

16. RECESS TO CONVENE AS THE STOREY COUNTY WATER AND SEWER BOARD

17. DISCUSSION/FOR POSSIBLE ACTION:

Review and possible approval of the Storey County Water and Sewer 2025-2026 Final Budget for submission to the Nevada Department of Taxation.

18. RECESS TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

19. DISCUSSION/FOR POSSIBLE ACTION:

Possible acceptance of a bid from Titan Electrical for construction of a new traffic signal at Electric Avenue and Milan Drive in the Tahoe-Reno Industrial Center in an amount not to exceed \$634,800.00 for base bid and 20% contingency.

20. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of the Storey County Hazard Mitigation Plan 2025 update as prepared by Emergency Management staff.

21. DISCUSSION/FOR POSSIBLE ACTION:

Update, discussion, and provide direction to county staff and lobbyists regarding upcoming bills and legislation affecting Storey County including, but not limited to, the following: Senate Bill 69; bills regarding regional impacts in Storey, Washoe, Lyon, Carson, Douglas, and cities; SB78; AB32 V&T Railway; bills supported or opposed by the Nevada Association of Counties (NACO); bills proposed by the Governor and legislative leadership since the last board meeting, and bills shown in the attached spreadsheet showing past and current possible positions.

22. DISCUSSION/FOR POSSIBLE ACTION:

For Consideration and possible approval of business license second readings:

- Anning-Johnson Company Contractor / 6460 Warbonnet Way ~
 Las Vegas, NV
- B. BCA Industries Inc. Out of County / 7026 N. Teutonia Ave ~ Milwaukee, WI
- C. Great Basin Solar LLC Contractor / 50 Butte Pl. ~ Reno, NV
- D. Harrigan Builders Inc. Contractor / 219 Black Raven Ct. ~ Reno, NV
- E. Largo Concrete Inc. Contractor / 2741 Walnut Ave ~ Tustin, CA
- F. Lotusworks Inc. Professional / 10 Cabot Rd. Ste. 212 ~ Medford, MA
- G. Malvern Panalytical, Inc. Out of County / 2400 Computer Dr. Ste 2100 ~ Westborough, MA
- H. Marshall Mint General / 96 N. C St. ~ Virginia City, NV
- I. Mastec Network Solutions Inc. Contractor / 910 Striker Ave Ste. A \sim Sacramento, CA
- J. MCR Equipment Services LLC Out of County / 11310 Chesapeake Dr. ~ Reno, NV
- K. Olson Electric Company LLC Contractor /3676 W. California Ave. Ste A-117 ~ Salt Lake City, UT
- L. Pittsburg Tank & Tower Contractor / 1 Watertank Pl. ~ Henderson, KY
- M. Rigaku Americas Holding Inc. Out of County / 9009 New Trails Dr. ~The Woodlands, TX
- N. Rolling Rock LLC Contractor / 475 Territory Rd. ~ Dayton, NV
- O. S2M Contractor / 8839 N. Cedar Ave. Ste 1 ~ Fresno, CA
- P. Service Station Compliance & Testing LLC Contractor / 7210 Placid St. ~ Las Vegas, NV
- Q. Shimmick Construction Company Inc. Contractor / 530 Technology Dr. Ste 300 ~ Irvine, CA
- R. Strategic Development Partners LLC Contractor / 155 S Water St. Ste. 220 ~ Henderson, NV
- 23. **PUBLIC COMMENT (No Action):** Public comment is welcomed at the beginning and end of each meeting. These comments should be limited to matters not already on today's calendar agenda. Public comment is again welcomed after each item on the agenda, & those comments should be limited to the agendized topic. Public comment is limited to 3 minutes per individual.

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

NOTICE:

- Anyone interested may request personal notice of the meetings.
- Agenda items must be received in writing by 12:00 noon on the Monday of the week preceding the regular meeting. For information call (775) 847-0969.
- Items may not necessarily be heard in the order that they appear.

- Public comment is welcomed at the beginning and end of each meeting. These comments should be limited to matters not already on today's calendar agenda. Public comment is again welcomed after each item on the agenda, & those comments should be limited to the agendized topic. Public comment is limited to 3 minutes per individual.
- Storey County recognizes the needs and civil rights of all persons regardless of race, color, religion, gender, disability, family status, or nation origin.
- In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at

http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by:

(1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410.

(2) fax: (202) 690-7442; or

(3) email: <u>program.intake@usda.gov</u>.

USDA is an equal opportunity provider, employer, and lender.

Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Commissioners' Office in writing at PO Box 176, Virginia City, Nevada 89440.

CERTIFICATION OF POSTING

I, Drema Smith, Administrative Assistant to Storey County, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before 5/15/2025; Storey County Courthouse located at 26 S B St, Virginia City, NV, the Virginia City Fire Department located at 145 N C St, Virginia City, NV, the Virginia City Highlands Fire Department located a 2610 Cartwright Rd, VC Highlands, NV and Lockwood Fire Department located at 431 Canyon Way, Lockwood, NV. This agenda was also posted to the Nevada State website at https://notice.nv.gov/ and to the Storey County website at: https://www.storeycounty.org/agendacenter

By Drema Smith

Drema Smith

Administrative Assistant II



Board of Storey County Commissioners Agenda Action Report

Meeting date: 5/20/2025 10:00 AM -			Estimate of Time Required: 1 min		
	BOCC Meeting				
Agen	da Item Type:	Discussion/Possible Action	on		
•	• <u>Title:</u> Consideration and possible approval of the agenda for the May 20, 2025, meeting.				
•	Recommende	ed motion: Approve or a	mend as necessary.		
•	Prepared by:	Drema S Smith			
	Department:	Commissioners	Contact Number: 7758470968		
•	Staff Summa	ry: See attached.			
•	Supporting M	<u> Iaterials:</u> No Attachmer	nts		
•	Fiscal Impact	<u>:</u>			
•	Legal review	required: False			
•	Reviewed by:				
	Departn	nent Head	Department Name:		
	County	Manager	Other Agency Review:		
•	Board Action	<u>:</u>			
	[] Approved		[] Approved with Modification		
	[] Denied		[] Continued		



Board of Storey County Commissioners Agenda Action Report

Meeting date: 5/20/2025 10:00 AM - Estimate of Time Required: 0-5

BOCC Meeting

Agenda Item Type: Consent Agenda

• <u>Title:</u> For possible action, approval of business license first readings:

- A. Falcon Roofing Company Contractor / 9805 Double R Blvd. #3059 ~ Reno, NV
- B. Fire and Risk Alliance LLC Professional / 7640 Standish Pl. ~ Derwood, MD
- C. GourmenGo LLC Out of County / 5150 Mae Anne Ave. Ste 405 #5427 ~ Reno, NV
- D. Heavy Duty Concrete & Pavers Contractor / 422 Roberts St. ~ Reno, NV
- E. Legacy Air Heating, Cooling, Plumbing & Electrical Contractor / 9410 Prototype Dr. #20 ~ Reno, NV
- F. Madelyns Tacos Food Truck / 501 El Rancho Dr. Spc. 5 ~ Sparks, NV
- G. Michels Power Inc. Contractor / 817 Main Sr. ~ Brownsville, WI
- H. Modpack System LLC Contractor / 710N Post Oak Rd. ~ Houston, TX
- I. Panasonic Energy Corporation of North America (PENA) General / 1 Electric Ave. ~ McCarran, NV
- J. Pavion Corp Contractor / 4151 Lafayette Center Dr. Ste. 700 ~ Chantilly, VA
- K. Stratus Building Solutions of Reno Out of County / 1575 Delucchi Ln. Ste. 116B ~ Reno, NV
- L. Tahoe Mini Crane Inc. Contractor / 213 W Gardengate Way ~ Carson City, NV
- Recommended motion: None required (if approved as part of the Consent Agenda) I move to approve all first readings (if removed from consent agenda by request).
- **Prepared by:** Ashley Mead

Department: Community Development **Contact Number:** 7758470966

- <u>Staff Summary:</u> First readings of submitted business license applications are normally approved on the consent agenda. The applications are then submitted at the next Commissioner's meeting for approval.
- Supporting Materials: See Attachments
- Fiscal Impact:
- Legal review required: False
- Reviewed by:

Department Head	Department Name:
County Manager	Other Agency Review:
• Board Action:	
[] Approved	[] Approved with Modification
[] Denied	[] Continued

Storey County Community Development



110 Toll Road ~ Gold Hill Divide P O Box 526 ~ Virginia City NV 89440 (775) 847-0966 ~ Fax (775) 847-0935 CommunityDevelopment@storeycounty.org

To: Jim Hindle, Clerk's office

Austin Osborne, County Manager

May 12, 2025 Via Email

Fr: Ashley Mead

Please add the following item(s) to the May 20, 2025

COMMISSIONERS Consent Agenda:

FIRST READINGS:

- A. Falcon Roofing Company Contractor / 9805 Double R Blvd. #3059 ~ Reno, NV
- B. Fire and Risk Alliance LLC Professional / 7640 Standish Pl. ~ Derwood, MD
- C. GourmenGo LLC Out of County / 5150 Mae Anne Ave. Ste 405 #5427 ~ Reno, NV
- **D.** Heavy Duty Concrete & Pavers Contractor / 422 Roberts St. ~ Reno, NV
- E. Legacy Air Heating, Cooling, Plumbing & Electrical Contractor / 9410 Prototype Dr. # $20 \sim Reno$, NV
- F. Madelyns Tacos Food Truck / 501 El Rancho Dr. Spc. 5 ~ Sparks, NV
- **G.** Michels Power Inc. Contractor / 817 Main Sr. ~ Brownsville, WI
- H. Modpack System LLC Contractor / 710N Post Oak Rd. ~ Houston, TX
- I. Panasonic Energy Corporation of North America (PENA) General / 1 Electric Ave. ~ McCarran, NV
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- L. Tahoe Mini Crane Inc. Contractor / 213 W Gardengate Way ~ Carson City, NV

Ec: Community Development Commissioner's Office

Planning Department Comptroller's Office Sheriff's Office



Board of Storey County Commissioners Agenda Action Report

Meet	ting date: 5/20/	/2025 10:00 AM -	Estimate of Time Required: 10 min	
BOC	C Meeting		<u>-</u>	
Agen	da Item Type:	Discussion/Possible Action	on	
•	• <u>Title:</u> Consideration and possible approval for the County Manager to sign a contract agreement addendum between Storey County and The Porter Group. This contract is for two (2) year period beginning July 1, 2025, for the annual amount of \$144,000.			
•	• Recommended motion: I _(commissioner), move to approve the County Manager to sign a contract agreement addendum between Storey County and The Porter Group for the period of two (2) year period beginning July 1, 2025, at the annual amount of \$144,000.			
•	Prepared by:	_Lara Mather		
	Department:	Business Development	Contact Number: 7758470986	
•	Staff Summary: This addendum renews the contract between Storey County and The Porter Group for an additional 2 years with an annual increase of \$24,000.			
•	Supporting M	Materials: See Attachme	nts	
•	Fiscal Impact	<u>t:</u>		
•	Legal review	required: False		
•	Reviewed by:	<u>E</u>		
	Departn	ment Head	Department Name:	
	County	Manager	Other Agency Review:	
•	Board Action	<u>ı:</u>		
	[] Approved		[] Approved with Modification	
	[] Denied		[] Continued	



March 12, 2025

Austin Osborne County Manager Storey County, Nevada 26 South B Street Virginia City, NV 89440

Re: Porter Group, LLC – Supplemental Representation Agreement – Second Addendum

Dear Mr. Osborne:

This letter agreement will serve as an addendum ("Second Addendum") to the professional services agreement that commenced as of August 18, 2021 entitled, Proposal and Engagement Agreement for Federal Government Affairs Consulting Services ("the Agreement") by and between Porter Group, LLC ("Porter Group") and Storey County, Nevada ("the County"). The Agreement, states, among other things, that its "Initial Term" begins as of August 18, 2021 and terminates as of August 31, 2023 and allows the parties to extend the Agreement beyond the Initial Term. The Agreement also states that the agreed-upon monthly retainer fee to be paid by the County to Porter Group is \$6,000.00 per month throughout the Initial Term.

A prior First Addendum, dated May 3, 2023, extended the term of the Agreement beyond the Initial Term (earlier than the Agreement contemplates) with a new, extended term beginning July 1, 2023 and ending as of June 30, 2025 (the "Extended Term"); and increases the current monthly retainer amount to \$10,000.00 per month as of July 1, 2023.

By way of this Second Addendum, the parties have mutually agreed to do the following as of July 1, 2025: 1) extend the term of the Agreement with a new, extended term beginning July 1, 2025 and ending as of June 30, 2027 (the "Extended Term"); and 2) increase the current monthly retainer amount to \$12,000.00 per month as of July 1, 2025 to be in effect throughout the Extended Term.

There are no other changes to the Agreement. Please review this Second Addendum and, if it meets with your approval, sign the enclosed copy in the space provided below and return it to me. It is our pleasure and privilege to continue representing the County. Please call me if you have any questions.

Sincerely,

Honorable Jon C. Porter President/CEO Porter Group, LLC

AGREED TO AND ACCEPTED

Storey County, Nevada
By: _____
Company/Title: _____
Date:



Board Action:

Board of Storey County CommissionersAgenda Action Report

Meeting date: 5/20/ BOCC Meeting	2025 10:00 AM -	Estimate of Time Required: 10 min	
	Discussion/Possible Action	On	
• <u>Title:</u> Conside Economic De	• <u>Title:</u> Consideration and possible approval for a letter to the Governor's Office of Economic Development supporting the continuation of Northern Nevada Development Authority (NNDA) being one of the county's official Economic Development		
to the Governo Northern Nev	Recommended motion: I (commissioner) motion to approve and sign the enclosed letter to the Governor's Office of Economic Development supporting the continuation of Northern Nevada Development Authority (NNDA) being one of the county's official Economic Development Authorities.		
• Prepared by:	_Lara Mather		
Department:	Business Development	Contact Number: 7758470986	
including pros support, and v Regional Dev (NNDA) and	Staff Summary: Storey County currently receives economic development services, including prospective business lead generation, site selection assistance, due diligence support, and workforce development, through its two officially designated Nevada Regional Development Authorities: the Northern Nevada Development Authority (NNDA) and the Economic Development Authority of Western Nevada (EDAWN). Both RDAs hold formal jurisdiction to provide these services to Storey County.		
• Supporting M	<u>Materials:</u> See Attachme	nts	
• Fiscal Impact	<u>t:</u>		
• Legal review	required: False		
• Reviewed by:	<u>.</u>		
Departn	nent Head	Department Name:	
County	Manager	Other Agency Review:	

ed with Modification	[] Approved
ed	[] Denied
ed	[] Denied

STOREY COLVE

STOREY COUNTY COMMISSIONERS' OFFICE

Storey County Courthouse 26 South "B" Street P.O. Box 176 Virginia City, Nevada 89440 Phone: 775.847.0968 - Fax: 775.847.0949 commissioners@storeycounty.org Jay Carmona, Chair Clay Mitchell, Vice-Chair Lance Gilman, Commissioner

Austin Osborne, County Manager

May 07, 2025

Mr. Tom Burns Executive Director Nevada Governor's Office of Economic Development 808 W. Nye Lane Carson City, Nevada 89703

RE: Northern Nevada Development Authority Letter of Support - Storey County

Dear Mr. Burns:

Please accept this letter expressing Storey County's support for the Northern Nevada Development Authority (NNDA) as a Regional Development Authority supporting our economic and business development efforts in Storey County.

NNDA has been Storey County's economic development partner for over 40 years. The organization plays a vital role in the development and support of the economic ecosystem in Storey County and the Northern Nevada Region.

NNDA's persistent approach to economic development caused several large-name technology and energy development companies to relocate to Storey County. The ongoing support to these companies demonstrated by NNDA will ensure their success in providing high-paying sustainable careers for northern Nevada families into the foreseeable future.

The strong and focused team, and stellar leadership at NNDA has made it an essential force for economic growth and sustainability in the region.

Storey County looks forward to its continued relationship with NNDA.

Respectfully,		
Jay Carmona Commission Chair	Clay Mitchell Commission Vice-Chair	Donald Gilman Commissioner
Commission Chair	Commission vice-Chair	Commissioner

C.c.: Honorable Governor Lombardo

NNDA Executive Director Jeff Sutich



Board of Storey County Commissioners Agenda Action Report

Meeting date: 5/20/2025 10:00 AM -	Estimate of Time Required: 5
BOCC Meeting	
Agenda Item Type: Discussion/Possible Action	าท

- <u>Title:</u> Consideration and possible approval to hear and consider this agenda item at a new location, that being the Virginia City High School, 95 South R Street, Virginia City, Nevada. This item was continued at the May 6, 2025, board meeting to be heard on June 17, 2025. Road Abandonment File 2025-015, a request by the applicant to abandon a portion of G Street, H Street and Sutton Street rights-of-way located between Mill Street and Sutton Street in Virginia City, Storey County, Nevada. The rights-of-way to be abandoned will be consolidated into the adjacent parcels of land owned by the applicant and easements will be reserved for utilities. The rights-of-way to be abandoned are adjacent to APNS 001-154-03, 001-158-01 and 001-192-01, Virginia City, Storey County, Nevada.
- Recommended motion: I (commissioner) move to continue this item to the June 17, 2025, Storey County Board of County Commissioners meeting to be held at Virginia City High School located at 95 R Street, Virginia City, Storey County, Nevada.
- **Prepared by:** Kathy Canfield

Department: Planning **Contact Number:** 775-847-1144

- <u>Staff Summary:</u> This item was continued at the May 6, 2025 Board of County Commissioners meeting to the June 17, 2025 meeting date. The May 6, 2025 approved continuance action included the location of the meeting to be at the Storey County Courthouse. Since that time, the June 17, 2025 Board of County Commissioners meeting has changed locations from the Storey County Courthouse to the Virginia City High School. This agenda item is to clarify the location of where the June 17, 2025 meeting will be held to discuss the Abandonment File 2025-015 request.
- Supporting Materials: See Attachments
- Fiscal Impact:
- **Legal review required:** False
- Reviewed by:

Department Head Department Name:

County Manager	Other Agency Review:
Board Action:	
[] Approved	[] Approved with Modification
[] Denied	[] Continued



Board of Storey County Commissioners Agenda Action Report

Meeting date: 5/20/2025 10:00 AM - Estimate of Time Required: 5

BOCC Meeting

Agenda Item Type: Discussion/Possible Action

- <u>Title:</u> Consideration and possible approval of an Agreement for Professional Services contract between Storey County and J-U-B Engineering, Inc. This contract is related to on call and engineering professional services related to the TRI Center Drainage Analysis. J-U-B will be reimbursed for time and materials related to assisting County staff with the analysis of TRI Center drainage issues related to public areas and proposed public areas as identified in the Storey County and Tahoe Reno Industrial Center Development Agreement. This contract is for Phase I of the analysis which will research and evaluate drainage issues for existing and potential public areas not to exceed \$81,100. This amount has been included in both the Planning Department's budget for Fiscal Years 24/25 and 25/26 under the category of Professional Services.
- Recommended motion: I (commissioner) move to approve an Agreement for Professional Services contract between Storey County and J-U-B Engineering, Inc. This contract is related to on call and engineering professional services related to the TRI Center Drainage Analysis. This contract is for Phase I of the analysis which will research and evaluate drainage issues for existing and potential public areas not to exceed \$81,100. This amount has been included in both the Planning Department's budget for Fiscal Years 24/25 and 25/26 under the category of Professional Services.

• Prepared by: Kathy Canfield

Department: Planning **Contact Number:** 775-847-1144

- Staff Summary: This request is to allow for J-U-B Engineering, Inc., to assist Storey County staff with completing research and analyzing drainage issues associated with public property (roadways and drainage properties) and potential public properties (dedication of improvements for roadways and drainage channels as identified in the TRI Center-Storey County Development Agreement) within the watershed of the McCarran area of Storey County. This contract is for Phase I of the overall goal of identifying issues and areas of concern related to drainage. Future phases of the project will utilize the information generated in Phase I to identify and design improvements for the overall drainage system. This project is identified in the Fiscal Year 24/25 Planning Department budget and is continued in the Fiscal Year 25/26 Planning Department budget.
- Supporting Materials: See Attachments

•	Fiscal Impact:	
•	Legal review required: False	
•	Reviewed by:	
	Department Head	Department Name:
	County Manager	Other Agency Review:
•	Board Action:	
	[] Approved	[] Approved with Modification
	[] Denied	[] Continued



J-U-B ENGINEERS, Inc. AGREEMENT FOR PROFESSIONAL SERVICES

J-U-B Project No.: 49-24-034

J-U-B Project Manager: Jeff Weagel

This Agreement entered into and effective this <u>9th</u> day of <u>May</u> 20<u>25</u>, between <u>Storey County</u>, hereinafter referred to as the "CLIENT" and J-U-B ENGINEERS, Inc., an Idaho corporation, hereinafter referred to as "J-U-B".

WITNESSETH:

WHEREAS the CLIENT intends to: Retain a consultant for on-call and engineering professional services related to the TRI Center Drainage Analysis hereinafter referred to as the "Project". The Services to be performed by J-U-B are hereinafter referred to as the "Services."

NOW, THEREFORE, the CLIENT and J-U-B, in consideration of their mutual covenants herein, agree as set forth below:

CLIENT INFORMATION AND RESPONSIBILITIES

The CLIENT will provide to J-U-B all criteria and full information as to CLIENT's requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expandability, and any budgetary limitations; and furnish copies of all design and construction standards, rules and laws which CLIENT or others will require to be included in the drawings and specifications, and upon which J-U-B can rely for completeness and accuracy.

The CLIENT will furnish to J-U-B all data, documents, and other items in CLIENT's possession, or reasonably obtainable by CLIENT, including, without limitation: 1) borings, probings and subsurface explorations, hydrographic surveys, laboratory tests and inspections of samples, materials and equipment; 2) appropriate professional interpretations of all of the foregoing; 3) environmental assessment and impact statements; 4) surveys of record, property descriptions, zoning, deeds and other land use restrictions, rules and laws; and 5) other special data or consultations, all of which J-U-B may use and rely upon in performing Services under this Agreement.

The CLIENT will obtain, arrange and pay for all advertisements for bids, permits and licenses, and similar fees and charges required by authorities, and provide all land, easements, rights-of-ways and access necessary for J-U-B's Services and the Project.

In addition, the CLIENT will furnish to J-U-B those items described in Attachment 1.

PROJECT REPRESENTATIVES

The CLIENT and J-U-B hereby designate their authorized representatives to act on their behalf with respect to the Services and responsibilities under this Agreement. The following designated representatives are authorized to receive notices, transmit information, and make decisions regarding the Project and Services on behalf of their respective parties, except as expressly limited herein. These representatives are not authorized to alter or modify the TERMS AND CONDITIONS of this Agreement.

For the CLIENT:

1.	Name	Kathy Canfield	Work telephone	775-847-1144
	Address	P.O. Box 176	Home/cell phone	
		Virginia City, NV 89440	FAX telephone	
			E-mail address	KCanfield@StoreyCounty.org
For J-U	В:			
1.	Name	Jeff Weagel	Work telephone	775-852-1440 / 775-420-4547
	Address	5190 Neil Road	Cell phone	
		Suite 500	FAX telephone	
		Reno, NV 89502	E-mail address	jweagel@jub.com

In the event any changes are made to the authorized representatives or other information listed above, the CLIENT and J-U-B agree to furnish each other timely, written notice of such changes.

SERVICES TO BE PERFORMED BY J-U-B ("Services")

J-U-B will perform the Services described in **Attachment 1** in a manner consistent with the applicable standard of care. J-U-B's services shall be limited to those expressly set forth therein, and J-U-B shall have no other obligations, duties, or responsibilities for the Project except as provided in this Agreement.

SCHEDULE OF SERVICES TO BE PERFORMED

J-U-B will perform said Services in accordance with the schedule described in **Attachment 1** in a manner consistent with the applicable standard of care. This schedule shall be equitably adjusted as the Project progresses, allowing for changes in scope, character or size of the Project requested by the CLIENT or for delays or other causes beyond J-U-B's control.

BASIS OF FEE

The CLIENT will pay J-U-B for their Services and reimbursable expenses as described in **Attachment 1**. A ten percent administrative fee will be applied to sub-consultant invoices.

Other work that J-U-B performs in relation to the Project at the written request or acquiescence of the CLIENT, which are not defined as Services, shall be considered "Additional Services" and subject to the express terms and conditions of this Agreement. Unless otherwise agreed, the CLIENT will pay J-U-B for Additional Services on a time and materials basis. Resetting of survey and/or construction stakes shall constitute Additional Services.

File Folder Title:	
Remarks:	

The Notice to Proceed, by the CLIENT, verbal or written, or execution of the Agreement shall constitute acceptance of the terms of this Agreement. THE TERMS AND CONDITIONS ON PAGES 3 AND 4, INCLUDING RISK ALLOCATION, ARE PART OF THIS AGREEMENT. THE CLIENT AGREES TO SAID TERMS AND CONDITIONS FOR ALL SERVICES AND ADDITIONAL SERVICES. Special Provisions that modify these TERMS AND CONDITIONS, if any, are included in Attachment 2. All other modifications to these terms and conditions must be in writing and signed by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written. These parties represent and acknowledge that they have authority to execute this Agreement.

CLIENT: Storey County	J-U-B ENGINEERS, Inc.: 5190 Neil Rd., Suite 500
NAME P.O. Box 176	STREET Reno, NV 89502
STREET Virginia City, NV 89440	CITY / STATE / ZIP CODE
CITY / STATE / ZIP CODE	BY (Signature) Shane K. Dyer, P.E., Area Manager
BY (Signature)	NAME / TITLE
NAME / TITLE	Applicable Attachment 1 – Scope of Services, Schedule, and Basis of Fee
	Exhibits to this Agreement are Attachment 2 – Special Provisions
BY (Signature)	indicated as marked. Standard Exhibit A – Construction Phase Services
ADDITIONAL NAME / TITLE	

REV: 4/23

DISTRIBUTION: Accounting; Project File; CLIENT

J-U-B ENGINEERS, Inc. TERMS AND CONDITIONS

GENERAL

All J-U-B Services shall be covered by this Agreement. The Services will be performed in accordance with the care and skill ordinarily used by members of the subject profession practicing under like circumstances at the same time and in the same locality. J-U-B MAKES NO WARRANTY EITHER EXPRESS OR IMPLIED ON BEHALF OF IT OR OTHERS. Nothing herein shall create a fiduciary duty between the parties.

The CLIENT acknowledges and agrees that requirements governing the Project may be ambiguous and otherwise subject to various and possibly contradictory interpretations and J-U-B is, therefore, only responsible to use its reasonable professional efforts and judgment to interpret such requirements. Accordingly, CLIENT should prepare and plan for clarifications or modifications which may impact both the cost and schedule of the Project.

J-U-B shall not be responsible for acts or omissions of any other party involved in the Project, including but not limited to the following: the failure of CLIENT or a third party to follow J-U-B's recommendations; the means, methods, techniques, sequences or procedures of construction; safety programs and precautions selected by third parties; compliance by CLIENT or third parties with laws, rules, regulations, ordinances, codes, orders or authority; and delays caused by CLIENT or third parties;. CLIENT, therefore, releases and shall indemnify, defend and hold J-U-B harmless from the acts, errors, or omissions of CLIENT or third parties involved in the Project.

J-U-B shall not be required to execute any documents, no matter by whom requested, that would result in J-U-B's having to certify, guarantee or warrant the existence of conditions. CLIENT acknowledges that subsurface conditions can vary widely between adjacent samples and test points, and therefore J-U-B makes no warranty or other representation regarding soil investigations and characterization of subsurface conditions for the Project.

Any sales tax or other tax on the Services rendered under this Agreement, additional costs due to changes in regulation, and fees for credit card payment transactions shall be paid by the CLIENT.

CLIENT grants J-U-B and its subsidiaries the unrestricted right to take, use, and publish images, or edited images, of the project site and workers for J-U-B's purposes including, but not limited to, website, intranet, and marketing. This right shall survive the termination of this Agreement.

REUSE OF DOCUMENTS

Documents that may be relied upon by CLIENT as instruments of service under this Agreement are limited to the printed copies (also known as hard copies) that are signed or sealed by J-U-B (including non-vector PDF facsimiles thereof). All printed materials or other communication or information ("Documents") that may be prepared or furnished by J-U-B pursuant to this Agreement are instruments of service with respect to the Project. J-U-B grants CLIENT a limited license to use the Documents on the Project subject to receipt by J-U-B of full payment for all Services related to preparation of the Documents.

Although CLIENT may make and retain copies of Documents for reference, J-U-B shall retain all common law, statutory and other reserved rights, including the copyright thereto, and the same shall not be reused on this Project or any other Project without J-U-B's prior written consent. Submission or distribution of Documents to meet regulatory or permitting requirements, or for similar purposes, in connection with the Project, including but not limited to distribution to contractors or subcontractors for the performance of their work, is not to be construed as publication adversely affecting the reserved rights of J-U-B.

Any reuse without written consent by J-U-B, or without verification or adoption by J-U-B for the specific purpose intended by the reuse, will be at CLIENT's sole risk and without liability or legal exposure to J-U-B. The CLIENT shall release, defend, indemnify, and hold J-U-B harmless from any claims, damages, actions or causes of action, losses, and expenses, including reasonable attorneys' and expert fees, arising out of or resulting from such reuse.

CONSTRUCTION PHASE SERVICES

It is understood and agreed that J-U-B does not have control over, and neither the professional activities of J-U-B nor the presence of J-U-B at the Project Site shall give, J-U-B control over contractor(s) work nor shall J-U-B have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by contractor(s), for safety precautions and programs incident to the work of the contractor(s) or for any failure of contractor(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to contractor(s)

furnishing and performing their work or providing any health and safety precautions required by any regulatory agencies. Accordingly, J-U-B does not guarantee or warrant the performance of the construction contracts by contractor(s), nor assume responsibility of contractor(s)' failure to furnish and perform their work in accordance with the Contract Documents.

The CLIENT agrees that the general contractor shall be solely responsible for jobsite safety, and CLIENT agrees that this intent shall be set forth in the CLIENT's contract with the general contractor. The CLIENT also agrees that the CLIENT, J-U-B, and J-U-B's subconsultants shall be indemnified by the general contractor in the event of general contractor's failure to assure jobsite safety and shall be made additional insureds under the general contractor's policies of general liability insurance.

If **Standard Exhibit A** – Construction Phase Services is attached, the additional terms contained therein apply to this Agreement.

OPINIONS OF COST AND PROJECT FINANCIAL INFORMATION

CLIENT understands that J-U-B has no control over the cost of labor, materials, equipment or services furnished by others, the contractor(s)' methods of determining prices, nor bidding or market conditions. J-U-B's opinions of probable Project costs and construction, if any, are to be made on the basis of J-U-B's experience, and represent J-U-B's best judgment as a professional engineer, familiar with the construction industry.

CLIENT understands and acknowledges that J-U-B cannot and does not guarantee that proposals, bids or actual Project or construction costs will not vary from opinions of probable cost prepared by J-U-B. J-U-B's Services to modify the Project to bring the construction costs within any limitation established by the CLIENT will be considered Additional Services and paid for as such by the CLIENT in accordance with the terms herein.

CLIENT agrees that J-U-B is not acting as a financial advisor to the CLIENT and does not owe CLIENT or any third party a fiduciary duty pursuant to Section 15B of the Exchange Act with respect to J-U-B's professional Services. J-U-B will not give advice or make specific recommendations regarding municipal securities or investments and is therefore exempt from registration with the SEC under the municipal advisors rule. CLIENT agrees to retain a registered financial municipal advisor as appropriate for Project financing and implementation.

TIMES OF PAYMENTS

J-U-B shall submit monthly statements for Services rendered and for expenses incurred, which statements are due on presentation. CLIENT shall make prompt monthly payments. If CLIENT fails to make any payment in full within thirty (30) days after receipt of J-U-B's statement, the amounts due J-U-B will accrue interest at the rate of 1% per month from said thirtieth day or at the maximum interest rate allowed by law, whichever is less.

If the CLIENT fails to make payments when due or otherwise is in breach of this Agreement, J-U-B may suspend performance of Services upon five (5) days' notice to the CLIENT. J-U-B shall have no liability whatsoever to the CLIENT for any costs or damages as a result of such suspension caused by any breach of the Agreement by the CLIENT. Upon cure of breach or payment in full by the CLIENT within thirty (30) days of the date breach occurred or payment is due, J-U-B shall resume Services under the Agreement, and the time schedule and compensation shall be equitably adjusted to compensate for the period of suspension, plus any other reasonable time and expense necessary for J-U-B to resume performance. If the CLIENT fails to make payment as provided herein and cure any other breach of this Agreement within thirty (30) days after suspension of Services, such failure shall constitute a material breach of this Agreement and shall be cause for termination of this Agreement by J-U-B.

CLIENT shall promptly review J-U-B's invoices and shall notify J-U-B in writing of any dispute with said invoice, or portion thereof, within thirty (30) days of receipt. Failure to provide notice to J-U-B of any dispute as required herein shall constitute a waiver of any such dispute. CLIENT shall pay all undisputed portions of such invoice as required by this Agreement. Client shall not withhold any payment or portion thereof as an offset to any current or prospective claim.

TERMINATION

The obligation to provide further Services under the Agreement may be terminated by either party upon thirty (30) days' written notice. If this Agreement is terminated by either party, J-U-B will be paid for Services and Additional Services rendered and for expenses incurred. In addition to any other remedies at law or equity, if the Agreement is terminated by

the CLIENT for reasons other than J-U-B's material breach of this Agreement, or is terminated by J-U-B for CLIENT's material breach of this Agreement, J-U-B shall be paid a termination fee which shall include: the cost and expense J-U-B incurs in withdrawing its labor and resources from the Project, the costs and expense incurred by J-U-B to obtain and engage in a new Project with the labor and resources withdrawn from the Project, and the lost profit on the remainder of the work.

RISK ALLOCATION

In recognition and equitable allocation of relative risks and benefits of the Project, CLIENT limits the total aggregate liability of J-U-B and its employees and consultants, whether in tort or in contract, for any cause of action, as follows: 1) for insured liabilities, to the amount of insurance then available to fund any settlement , award, or verdict, or 2) if no such insurance coverage is held or available with respect to the cause of action, twenty five thousand dollars (\$25,000.00) or one hundred percent (100%) of the fee paid to J-U-B under this Agreement, whichever is less. J-U-B carries professional liability insurance and will provide a certificate of insurance at the request of the CLIENT. For purposes of this section, attorney fees, expert fees and other costs incurred by J-U-B, its employees, consultants, insurance carriers in the defense of such claim shall be included in calculating the total aggregate liability.

The CLIENT agrees that J-U-B is not responsible for damages arising directly or indirectly from any delays for causes beyond J-U-B's control. For purposes of this Agreement, such causes include, but are not limited to, strikes or other labor disputes; emergencies or acts of God; failure of any government agency or other third party to act in a timely manner; failure of performance by the CLIENT or the CLIENT's contractors or consultants; or discovery of any hazardous substance or differing site conditions. In addition, if the delays resulting from any such causes increase the cost or time required by J-U-B to perform its Services in an orderly and efficient manner, J-U-B shall be entitled to an equitable adjustment in schedule and compensation.

Notwithstanding any other provision contained within this Agreement, nothing shall be construed so as to void, vitiate, or adversely affect any insurance coverage held by either party to this Agreement. The CLIENT further agrees that, to the fullest extent permitted by law, no shareholder, officer, director, or employee of J-U-B shall have personal liability under this Agreement, or for any matter in connection with the professional services provided in connection with the Project.

Neither CLIENT nor J-U-B shall be responsible for incidental, indirect, or consequential damages.

HAZARDOUS WASTE, ASBESTOS, AND TOXIC MATERIALS

The CLIENT agrees, notwithstanding any other provision of this Agreement, to the fullest extent permitted by law, to indemnify and hold harmless J-U-B, its officers, employees, successors, partners, heirs and assigns (collectively, J-U-B) from and against any and all claims, suits, demands, liabilities, losses, damages or costs, including reasonable attorneys' fees and defense costs arising out of or in any way connected with the detection, presence, handling, removal, abatement, or disposal of any asbestos or hazardous or toxic substances, products or materials that exist on, about or adjacent to the Project location, whether liability arises under breach of contract or warranty, tort, including negligence, strict liability or statutory liability or any other cause of action, except for the sole negligence or willful misconduct of J-U-B.

RIGHT OF ENTRY

The CLIENT shall provide J-U-B adequate and timely access to all property reasonably necessary to the performance of J-U-B and its subconsultant's services. The CLIENT understands that use of testing or other equipment may unavoidably cause some damage, the correction of which, or compensation for, is expressly disclaimed by J-U-B. Any such costs incurred are CLIENT's sole responsibility.

MEDIATION BEFORE LITIGATION

Any and all disputes arising out of or related to the Agreement, except for the payment of J-U-B's fees, shall be submitted to nonbinding mediation before a mutually-acceptable mediator as a condition precedent to litigation or other binding adjudicative procedure unless the parties mutually agree otherwise. The CLIENT further agrees to include a similar mediation provision in all agreements with independent contractors, consultants, subcontractors, subconsultants, suppliers and fabricators on the Project, thereby providing for mediation as the primary method for dispute resolution among all the parties involved in the Project. In the event the parties are unable to agree on a mediator, said mediator shall be appointed by a court of competent jurisdiction or, if not possible, the American Arbitration Association. If a dispute relates to, or is the subject

of a lien arising out of J-U-B's Services, J-U-B or its subconsultants may proceed in accordance with applicable law to comply with the lien notice and filing deadlines prior to submission of the matter by mediation.

LIMITATION PERIODS

For statutes of limitation or repose purposes, any and all CLIENT claims shall be deemed to have accrued no later than the date of substantial completion of J-U-B's Services.

LEGAL FEES

For any action arising out of or relating to this Agreement, the Services, or the Project, each party shall bear its own attorneys fees and costs.

SURVIVAL

All express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.

EXTENT OF AGREEMENT

In entering into this Agreement, neither party has relied upon any statement, estimate, forecast, projection, representation, warranty, action, or agreement of the other party except for those expressly contained in this Agreement. CLIENT shall include a similar provision in its contracts with any contractor, subcontractor, or consultant stating that any such contractor, subcontractor, or consultant is not relying upon any statement, estimate, forecast, projection, representation, warranty, action, or agreement of J-U-B when entering into its agreement with CLIENT.

This Agreement represents the entire and integrated agreement between the CLIENT and J-U-B and supersedes all prior negotiations, representations or agreements, either written or oral. The Agreement may be amended only by written instrument signed by both CLIENT and J-U-B.

In the event any provision herein or portion thereof is invalid or unenforceable, the remaining provisions shall remain valid and enforceable. Waiver or a breach of any provision is not a waiver of a subsequent breach of the same of any other provision.

SUCCESSORS AND ASSIGNS

Neither party shall assign, sublet, or transfer any rights or interest (including, without limitation, moneys that are due or may become due) or claims under this Agreement without the prior, express, written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated or restricted by law. Unless specifically stated in any written consent to an assignment, no assignment will release the assignor from any obligations under this Agreement.

No third party beneficiary rights are intended or created under this Agreement, nor does this Agreement create any cause of action in favor of any third party hereto. J-U-B's Services under this Agreement are being performed solely for the CLIENT's benefit, and no other party or entity shall have any claim against J-U-B because of this Agreement or the performance or nonperformance of Services hereunder. In the event of such third party claim, CLIENT agrees to indemnify and hold J-U-B harmless from the same. The CLIENT agrees to require a similar provision in all contracts with contractors, subcontractors, consultants, vendors and other entities involved in the Project to carry out the intent of this provision to make express to third parties that they are not third party beneficiaries.

CONTROLLING LAW, JURISDICTION, AND VENUE

This Agreement shall be interpreted and enforced in and according to the laws of the state in which the Project is primarily located. Venue of any dispute resolution process arising out of or related to this Agreement shall be in the state in which the Project is primarily located and subject to the exclusive jurisdiction of said state.

CYBER INSURANCE

CLIENT shall maintain and submit proof of Cyber-Liability insurance coverage with limits no less than \$2M to cover claims, damages, or costs resulting from or related to a cybersecurity incident involving CLIENT's systems that affects J-U-B including, but not limited to, costs incurred by J-U-B resulting from said incident. Whether or not covered by CLIENT's insurance, CLIENT shall indemnify, defend, and hold J-U-B harmless from any claims, damages, or costs related to any cybersecurity incident.



J-U-B ENGINEERS, Inc. AGREEMENT FOR PROFESSIONAL SERVICES

Attachment 2 - Special Provisions

The TERMS AND CONDITIONS of the Agreement for Professional Services are amended to include the following Special Provisions:

For the purposes of this attachment, 'Agreement for Professional Services' and 'the Agreement' shall refer to the document entitled 'Agreement for Professional Services,' executed between J-U-B and CLIENT to which this exhibit and any other exhibits have been attached.

SPECIAL PROVISIONS

Page 3 of 4 under GENERAL second paragraph, the following sentence is added:

When exercising its professional judgment as described herein, J-U-B will inform Client and obtain CLIENT's consent in writing, of its interpretations of ambiguous requirements that have an impact on costs to the project, prior to acting pursuant to such interpretations.

Page 3 of 4 under REUSE OF Documents, the following paragraph is added:

Pursuant to NRS 239.010, information or documents received from J-U-B may be open to public inspection and copying. The CLIENT has a legal obligation to disclose such information unless a particular record is made confidential by law or a common law balancing of interests. J-U-B may label specific parts of an individual document as a "trade secret", "private" or "confidential" provided that J-U-B thereby agrees to indemnify and defend the CLIENT for honoring such a designation. The failure to so label any document that is released by the CLIENT shall constitute a complete waiver of any and all claims for damages caused by any release of the records.

Page 3 of 4 under TIME OF PAYMENTS, the following paragraph is added:

The continuation of this Contract beyond the terms of office of the county commissioners approving this contract is subject to and contingent upon sufficient funds being appropriated, budgeted, and otherwise made available by the Board of County Commissioners. The County may terminate this Contract, and Contractor waives any and all claims(s) for damages, effective immediately upon receipt of written notice (or any date specified therein) if for any reason the funding for this Contract or a like item or service is not appropriated or is withdrawn, limited, or impaired.

Page 4 of 4 under Risk Allocations, the following paragraph is added:

The CLIENT will not waive and intends to assert available NRS Chapter 41 liability limitations in all cases. Contract liability of both parties shall not be subject to punitive damages. Damages for any CLIENT breach shall never exceed the amount of funds appropriated for payment under this Contract, but not yet paid to J-U-B, for the Fiscal Year budget in existence at the time of the breach.

Page 4 of 4 under Risk Allocations, the following paragraph is added:

To the fullest extent permitted by law, J-U-B shall indemnify and hold harmless the CLIENT from and against all liability, claims, actions, damages, losses, and expenses, including, without limitation, reasonable attorneys' fees and costs, to the extent arising out of any breach of the obligations of J-U-B under this contract, or any negligent or willful acts or omissions of J-U-B, its officers, employees and agents in performance of the contract. J-U-B's obligation to indemnify the CLIENT shall apply in all cases except for claims arising from the CLIENT's own negligence or willful misconduct. J-U-B waives any rights of subrogation against the CLIENT.

The following new section is added:

REPRESENTATIONS REGARDING INDEPENDENT CONTRACTOR STATUS.

J-U-B represents that it is an independent contractor, as defined in NRS 333.700(2) and 616A.255, warrants that it will perform all work under this contract as an independent contractor, and warrants that the CLIENT will not incur any employment liability by reason of this Contract or the work to be performed under this Contract. To the extent the CLIENT incurs any employment liability for the work under this Contract; J-U-B will reimburse the CLIENT for that liability.



J-U-B ENGINEERS, Inc. AGREEMENT FOR PROFESSIONAL SERVICES

Attachment 1 - Scope of Services, Basis of Fee, and Schedule

PROJECT NAME: TRI Center Drainage Analysis (Phase 1)

CLIENT: Storey County

J-U-B PROJECT NUMBER: <u>49-24-034</u>

CLIENT PROJECT NUMBER: Click or tap here to enter text.

ATTACHMENT TO:

☑ AGREEMENT DATED: 5/9/2025; or

□ AUTHORIZATION FOR CONTRACT AMENDMENT #X; DATED: Click or tap to enter a date.

The referenced Agreement for Professional Services executed between J-U-B ENGINEERS, Inc. (J-U-B) and the CLIENT is amended and supplemented to include the following provisions regarding the Scope of Services, Basis of Fee, and/or Schedule:

PART 1 - PROJECT UNDERSTANDING

J-U-B's understanding of this project's history and CLIENT's general intent and scope of the project are described as follows:

Storey County intends to develop an understanding of both the existing and future drainage conditions within the Tahoe Reno Industrial Center (TRI Center). Storey County also intends to provide proactive guidance to potential developers of the TRI Center by clarifying standards and requirements of infrastructure and improvements associated with development within the TRI Center.

The project involves a review and detailed analysis of the drainage systems within and adjacent to the TRI Center. Phase 1 focuses on examining the Development Agreement, identifying and assessing both internal and external drainages, reviewing existing drainage studies, and highlighting gaps in current data. Phase 2 will build on this by analyzing the design and capacity of existing facilities, determining necessary upgrades, proposing solutions for missing facilities, and assessing the impact of future development. It also includes identifying problem sites, developing design standards, designing roadside channels for USA Parkway, coordinating with NDOT, proposing new features to mitigate downstream impacts, and creating detailed maps. Together, these tasks aim to ensure the drainage systems can accommodate current and future development needs effectively.

This document describes Phase 1 of this analysis, with the scope of Phase 2 to be determined by evaluations and studies performed in Phase 1.

PART 2 - SCOPE OF SERVICES BY J-U-B

J-U-B's Services under this Agreement are limited to the following tasks. Any other items necessary to plan and implement the project, including but not limited to those specifically listed in PART 3, are the responsibility of CLIENT.

A. Task 100: Project Management

- Set up project into J-U-B's financial and record keeping systems for document retention and project controls.
- Conduct project planning and risk assessment.
- 3. Coordinate quality assurance / quality control (QA/QC) processes.
- Communicate and coordinate J-U-B team activities with kickoff and progress meetings as required.
- 5. Communicate and coordinate subconsultant activities under J-U-B, if necessary.
- 6. Regularly monitor project status, budget and schedule.

- 7. Attend 2 client meetings to report project status.
- 8. During periods of project activity, provide a regular report to CLIENT on project status, budget and schedule.
- 9. Provide a monthly invoice including budget status.
- 10. Provide ongoing document handling and filing.

B. Task 200: Data Gathering

- 1. Data Gathering
 - a. In this task, J-U-B will:
 - Download the apparently latest version of the Development Agreement & Attachments from the TRI Center website.
 - II. Request Parcel, Zoning, Land Use Data, TRI Center Boundary from Storey County and/or the TRI Center
 - Request drainage studies, record drawings, surveys, existing topographic mapping, and storm drain, culvert, ditch, and other utilities mapping from Storey County, NDOT, and/or the TRI Center.
 - iv. Conduct one meeting to discuss and approximately map known drainage issues with Storey County (Public Works & Planning)
 - b. Assumptions:
 - 5 Storey County will provide relevant data, information, models, and reports if available.
 - J-U-B will use free and publicly available information sources. At Storey County's discretion, Storey County will pay for additional proprietary information if needed.
 - c. Deliverables:
 - i. Data, information, reports, and drawings for use in subsequent tasks.
 - ii One meeting with Storey County staff to discuss known drainage issues.

C. Task 300: Review Development Agreement

- 1. Review Development Agreement
 - a. In this task J-U-B will:
 - Lack Meet with Storey County staff to discuss the Development Agreement, particularly Storey County's interpretation of the Development Agreement, relevant design standards, and requirements.
 - Review and analyze portions of the Development Agreement to understand the scope and obligations related to drainage, particularly Sections 5, 6, & 7.
 - iii. Review and analyze portions of the Development Handbook/Design Standards Handbook (Exhibit C to Development Agreement), particularly Article 8: Storm Drainage.
 - iv. Write a memorandum or report section on the Development Agreement and Development Handbook. The intent of memorandum is to document consensus on understandings and mechanisms for compliance regarding infrastructure, and understanding of ownership, maintenance, and construction cost responsibilities. The intent of this document is to clarify details of the existing agreement to determine how the drainage plan will be implemented. The intent is not to evaluate or recommend changes to the agreement.
 - v. Assumptions:
 - (a) Storey County staff will discuss their current interpretation(s) of the development agreement, how it is currently used to manage development and infrastructure, and how Storey County plans to use it to manage development and infrastructure.
 - (b) Storey County will review the draft memorandum/report section related to the Development agreement and provide one set of consolidated comments to J-U-B within 10 working days of receipt.

- (c) No changes to the development agreement will be evaluated or recommended in this scope.
- vi. Deliverables:
 - (a) One draft memorandum on the Development Agreement and Development Handbook for Storey County review.
 - (b) One Teams meeting to discuss the draft memorandum.
 - (c) A final draft of the memorandum in electronic format.

D. Task 400: Drainage Identification and Assessment

- 1. Drainage Identification and Assessment
 - a. In this task, J-U-B will:
 - Review existing drainage studies and watershed data, including FEMA studies, initial TRI Center studies, and USGS/NHD data.
 - List and map drainages that fall within the Development Agreement and have potential for dedication to Storey County.
 - iii. Identify drainages not covered by the Development Agreement.
 - iv. Develop or adapt hydrologic model to estimate 5-year and 100-year peak flows and the potential impact of drainages in the TRI-Center and determine if they should be included in the Phase 2 study.
 - v. Write a memorandum/report section describing the methodology and results of this task.
 - b. Assumptions:
 - Detailed evaluations of the drainages contributing to the Waltham Way area are covered in a separate scope. Drainages contributing to Electric Wash are included in this scope.
 - c. Deliverables:
 - i. Hydrologic model results for the 5-year and 100-year storms.
 - Watershed and sub-watershed boundaries in GIS format.
 - iii. A memorandum/report section on drainage identification and assessment.

E. Task 500: Identify Missing Information

- 1. Identify Missing Information
 - a. In this task, J-U-B will:
 - Identify gaps in existing data and studies that need to be addressed prior to development of an overall drainage plan for the portions of the TRI Center contributing to Electric Wash. Comparisons are expected to include:
 - (a) Drainage infrastructure assets data (storm drains, culverts, ditches)
 - (b) Other utility information
 - (c) Drainage studies, information on constructed stormwater conveyance and storage infrastructure, watershed and sub-watershed characteristics
 - Write a report section describing the methodology and results of this task.
 - iii. Compile the report sections and excerpts from the Development Agreement Review Memorandum and finalize the report on the Drainage Analysis.
 - b. Assumptions:
 - i. Detailed evaluations of the drainages contributing to the Waltham Way area are covered in a separate scope. Drainages contributing to Electric Wash are included in this scope.
 - Collection of data and additional survey will be included in a separate scope
 - c. Deliverables:

i. Drainage Analysis Report in electronic form.

PART 3 - CLIENT-PROVIDED WORK AND ADDITIONAL SERVICES

- A. CLIENT-Provided Work CLIENT is responsible for completing, or authorizing others to complete, all tasks not specifically included above in PART 2 that may be required for the project including, but not limited to:
 - 1. Provide information and data relevant to the project, specifically as described in the tasks above, and generally for data, studies, and information available to Storey County and relevant to the project.
 - 2. Providing planning and public works staff, who are knowledgeable about drainage and infrastructure issues in and near the TRI Center, for meetings as described above.
- B. **Additional Services** CLIENT reserves the right to add future tasks for subsequent phases or related work to the scope of services upon mutual agreement of scope, additional fees, and schedule. These future tasks, to be added by amendment at a later date as Additional Services, may include:
 - 1. Analysis and design of drainage features outside of the TRI Center.
 - 2. Drainage master plan development, detailed design of drainage features within the TRI Center.

PART 4 - BASIS OF FEE AND SCHEDULE OF SERVICES

- A. CLIENT shall pay J-U-B for the identified Services in PART 2 as follows:
 - 1. For Time and Materials fees:
 - a. For all services performed on the project, Client shall pay J-U-B an amount equal to the cumulative hours charged to the Project by each class of J-U-B's personnel times J-U-B's standard billing rates.
 - b. Client shall pay J-U-B for J-U-B's Consultants' charges times a multiplier of 1.1.
 - 2. J-U-B may alter the distribution of compensation between individual tasks to be consistent with services actually rendered while not exceeding the total project amount.

B. Period of Services

- If the planned period of service for the Tasks identified above extend more than one year, J-U-B's billing rates and/or fees for remaining Tasks may be increased to account for direct labor cost, rate table adjustments, or other inflationary increases. If that occurs, an adjustment to the billing rates and/or Fee will be computed based on remaining scope amount times the specific rate increase.
- 2. If the period of service for the Tasks identified above is extended beyond 6 months or if the Project has stop/start iterations, the compensation amount for J-U-B's services may be appropriately adjusted to account for salary adjustments, extended duration of project management and administrative services, and/or costs related to stop/start cycles including necessary monitoring and communication efforts during inactive periods.
- C. CLIENT acknowledges that J-U-B's schedule commitments outlined in Part 4 are subject to the standard of care and J-U-B will not be responsible for delays beyond our direct control.
- D. The following table summarizes the fees and anticipated schedule for the services identified in PART 2.

Task Number	Task Name	Fee Type	Amount	Anticipated Schedule
100	Project Management	Time and Materials (Estimated Amount Shown)	\$8,500	Concurrent with work progress
200	Data Gathering	Time and Materials (Estimated Amount Shown)	\$7,300	Concurrent with work progress
300	Review Development Agreement	Time and Materials (Estimated Amount Shown)	\$17,600	Draft for CLIENT review one month after executed contract, notice to proceed, and receipt of all required data
400	Review Existing Drainage Studies	Time and Materials (Estimated Amount Shown)	\$26,400	Draft for CLIENT review one month after executed contract, notice to proceed, and receipt of all required data
500	Drainage Identification and Assessment	Time and Materials (Estimated Amount Shown)	\$21,300	Draft for CLIENT review three months after executed contract, notice to proceed, and receipt of all required data
		Total:	\$81,100	

E. Electronic deliverables provided to the CLIENT as part of the work described within this Attachment are subject to the provisions of J-U-B's "electronic document/data limited license" found at edocs.jub.com.

For internal J-U-B use only:

PROJECT LOCATION (STATE): Nevada

TYPE OF WORK: County

R&D: <u>No</u>

GROUP: <u>Water/Wastewater</u> PROJECT DESCRIPTION(S):

1. Stormwater (S13)

2. Planning (P05)



Board of Storey County CommissionersAgenda Action Report

BOC	ting date: 5/20/2025 10:00 AM - CC Meeting	Estimate of Time Required: 20
Agen	da Item Type: Discussion/Possible Act	tion
•	<u>Title:</u> Review and possible approval submission to the Nevada Department	of the Storey County 2025-2026 Final Budget for at of Taxation.
•		ioner, approve the Storey County 2025- direct the Storey County Comptroller to submit this Taxation.
•	Prepared by: Jennifer McCain	
	Department: Comptroller	Contact Number: 7758471133
•	Department of Taxation budget form	rey County FY26 Final Budget on the Nevada s. These documents represent a compilation of o the Board and teh public during the past three s.
•	Supporting Materials: See Attachm	nents
•	Fiscal Impact:	
•	Legal review required: False	
•	Reviewed by:	
	Department Head	Department Name:
	County Manager	Other Agency Review:
•	Board Action:	
	[] Approved	[] Approved with Modification
	[] Denied	[1 Continued



STOREY COUNTY COMMISSIONERS' OFFICE

Storey County Courthouse 26 South "B" Street P.O. Box 176 Virginia City, Nevada 89440 Phone (775) 847-0968 Fax (775) 847-0949 commissioners@storeycounty.org

Nevada Department of Taxation 1550 College Parkway, Suite 115 Carson City, NV 89706-7937

Storey County - General Fund	herewith submits the (FINAL) budget for the
fiscal year ending June 30, 2024	
This budget contains4 funds, including	ng Debt Service, requiring property tax revenues totaling \$ 61,464,117
The property tax rates computed herein are based on prothe tax rate will be increased by an amount not to exceed lowered.	eliminary data. If the final state computed revenue limitation permits, d If the final computation requires, the tax rate will be
This budget contains 19 governmental proprietary funds with estimated expenses of	fund types with estimated expenditures of \$ 88,774,339 f \$ 823,426
····	nd inspection in the offices enumerated in NRS 354.596 (Local
CERTIFICATION	APPROVED BY THE GOVERNING BOARD
Jennifer McCain (Printed Name)	
Storey County Comptroller (Title) certify that all applicable funds and financial operations of this Local Government are	Jay Carmona, Chairman
listed herein	Clay Mitchel, Vice-Chairman
Signed	
	Donald Gilman, Commissioner
Dated:	
SCHEDULED PUBLIC HEARING:	
Date and Time May 16, 2023@ 10:00 A.M.	Publication Date May 5, 2023
Place: Storey County Courthouse, District Courtro	pom 26 South B Street, Virginia City, NV 89440

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	GOVERNMENTAL FUND TYPES AND EXPENDABLE TRUST FUNDS					
	ACTUAL PRIOR	ESTIMATED CURRENT	BUDGET	PROPRIETARY FUNDS	TOTAL (MEMO ONLY)	
REVENUES	YEAR 06/30/2024 (1)	YEAR 06/30/2025 (2)	YEAR 6/30/2026 (3)	BUDGET YEAR 6/30/2026 (4)	COLUMNS 3+4 (5)	
Property Taxes	21,050,481	28,794,264	61,464,117	(1)	61,464,117	
Other Taxes	12,048,687	10,674,875	11,853,151		11,853,151	
Licenses and Permits	7,541,609	6,392,350	9,893,000		9,893,000	
Intergovernmental Resources	755,275	5,952,738	7,216,975		7,216,975	
Charges for Services	3,605,571	3,409,773	3,282,011	802,986	4,084,997	
Fines and Forfeits	418,820	313,400	574,400		574,400	
Miscellaneous	7,119,805	3,512,761	4,516,095	0	4,516,095	
TOTAL REVENUES	\$ 52,540,248	\$ 59,050,161	\$ 98,799,749	\$ 802,986	\$ 99,602,735	
EXPENDITURES-EXPENSES						
General Government	\$ 28,359,230	\$ 43,981,740	\$ 50,007,088		50,007,088	
Judicial	\$ 2,053,124				3,223,993	
Public Safety	\$ 8,997,201	\$ 12,324,562	\$ 13,906,764		13,906,764	
Public Works	\$ 2,081,468	\$ 9,242,014			8,176,100	
Health	\$ 94,803	\$ 174,508			186,740	
Welfare	\$ 200,564	\$ 200,000	\$ 425,000		425,000	
Culture and Recreation	\$ 170,655	\$ 248,114	\$ 256,985		256,985	
Community Support	\$ 2,487,464	\$ 3,570,357	\$ 5,298,237		5,298,237	
Debt Service	\$ 500,266	\$ 500,266	\$ 500,266		500,266	
Intergovernmental Expenditures	\$ 1,159,000	\$ 3,712,568			-	
Utility Enterprises				\$ 823,426	823,426	
Contingencies	\$ -	\$ 980,291	\$ 1,967,487		1,967,487	
TOTAL EXPENDITURES-EXPENSES	\$ 46,103,775	\$ 78,089,889	\$ 83,948,659	\$ 823,426	\$ 84,772,085	
Excess of Revenues over (under) Expenditures-Expenses	\$ 6,436,473	\$ (19,039,728)	\$ 14,851,090	\$ (20,440)	\$ 14,830,650	

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		GOVERNMENTAL FUND TYPES AND EXPENDABLE TRUST FUNDS					
	ACTUAL PRIOR YEAR 06/30/2024 (1)	ESTIMATED CURRENT YEAR 06/30/2025 (2)	BUDGET YEAR 6/30/2026 (3)	PROPRIETARY FUNDS BUDGET YEAR 6/30/2026 (4)	TOTAL (MEMO ONLY) COLUMNS 3+4 (5)		
OTHER FINANCING SOURCES (USES):							
Proceeds of Long-term Debt	0	0	0	0	0		
Sales of General Fixed Assets	0	0	0	0	0		
Operating Transfers (in)	6,777,568	16,765,266	22,941,866	98,568	23,040,434		
Operating Transfers (out)	6,777,568	16,573,568	22,750,166	98,568	22,848,734		
TOTAL OTHER FINANCING SOURCES (USES)							
Excess of Revenues and Other Sources over (under) Expenditures and Other Uses (Net Income)				3,979,560	xxxxxxxxxxx		
FUND BALANCE JULY 1, BEGINNING OF YEAR		40,365,599	50,932,313	xxxxxxxxxxx	xxxxxxxxxxx		
Prior Period Adjustments	0	0	0	XXXXXXXXXXXXX	XXXXXXXXXXXXX		
Residual Equity Transfers	Ü		, and the second	XXXXXXXXXXXX	XXXXXXXXXXXX		
FUND BALANCE JUNE 30, END OF YEAR	22,718,444	25,278,386	65,980,100	XXXXXXXXXXXXX	XXXXXXXXXXXXX		
TOTAL ENDING FUND BALANCE			65,980,100	xxxxxxxxxxxx	xxxxxxxxxxx		

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FULL TIME EQUIVALENT EMPLOYEES BY FUNCTION

-	ACTUAL	ESTIMATED	
	PRIOR YEAR	CURRENT YEAR	BUDGET YEAR
	_		
	ENDING 06/30/2024	ENDING 06/30/2025	ENDING 06/30/2026
General Government	56	68	68
Judicial	8	8	8
Public Safety	38	42	42
Public Works	10	19	19
Sanitation			
Health			
Welfare	10	10	10
Culture and Recreation	6	6	6
Community Support	2	2	2
TOTAL GENERAL GOVERNMENT	130	155	155
Utilities	2	3	3
Hospitals			
Transit Systems			
Airports			
Other			
TOTAL	132	158	158

POPULATION (AS OF JULY 1)	4427	4454	4457				
SOURCE OF POPULATION ESTIMATE*	Revenue Projections NV Dept of Taxation B-1						
Assessed Valuation (Secured and Unsecured Only) Net Proceeds of Mines	2,802,786,720	3,589,095,999	3,543,355,021				
TOTAL ASSESSED VALUE	2,802,786,720	3,589,095,999	3,543,355,021				
TAX RATE							
General Fund Special Revenue Funds	1.7719 0.0295	1.7719 0.0295	1.7719 0.0295				
Capital Projects Funds Debt Service Funds	0.0500	0.0500	0.0500				
Enterprise Fund							
Other							
TOTAL TAX RATE	1.8514	1.8514	1.8514				

^{*} Use the population certified by the state in March each year. Small districts may use a number developed per the instructions (page 6) or the best information available.

Storey County
(Local Government)

SCHEDULE S-2 - STATISTICAL DATA

Budget For Fiscal Year Ending June 30, 2026

Budget Summary for: Storey County
(Local Government)

BEGINNING FUND	BEGINNING FUND	CONSOLIDATED	PROPERTY TAX	TAX	OTHER	OTHER FINANCING SOURCES OTHER THAN TRANSFERS	OPERATING	
BALANCES (1)	BALANCES (1)	TAX REVENUE (2)	REQUIRED (3)	RATE (4)	REVENUE (5)	IN (6)	TRANSFERS IN (7)	TOTAL (8)
25,519,126	-	4,564,113	23,967,719	1.7764	14,616,780	X-7	` '	85,417,583
760,975	-		332,009	0.0100				1,088,984
2,262,854	-	2,668,384	13,280,353		436,500		1,000,000	13,007,915
629,108	=				265,378		-	894,486
(67,144)	-		9,960,265	0.0500	33,000			6,606,033
5,765,382	-		13,280,353		2,199,000		11,565,000	26,169,559
2,725,493	-	1,000,000			5,000		3,076,600	6,807,093
900,000	-							900,000
29,726	-				-		500,266	529,992
30	-				500			530
994,404	-				138,500			1,132,904
92,645	-				8,000			100,645
161,791	-		498,013	0.0150	,			659,804
89,296	-		,		110,000			199,296
91,585	-				2,750			94,335
1,185,455	-	690,654			35,248		6,500,000	8,411,357
18,768	=				7,050,975		20,000	7,089,743
4,667,782	-				1,100,000			5,767,782
3,468,581	=				2,168,600			5,637,181
(13,545)	-				138,750		280,000	405,205
1,000,000					66,000			1,066,000
250,000					16,500			266,500
400,000					26,000			426,000
								-
50,932,313	-	8,923,151	61,318,712	1.8514	28,417,481	-	22,941,866	172,678,927
XXXXXXXXXX					XXXXXXXX	XXXXXXXXXX	XXXXXXXXXXX	XXXXXXXXXX
XXXXXXXXXX					XXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
								XXXXXXXXXXX
								XXXXXXXXXXX
								XXXXXXXXXXX
XXXXXXXXXXX					XXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
	FUND BALANCES (1) 25,519,126 760,975 2,262,854 629,108 (67,144) 5,765,382 2,725,493 900,000 29,726 30 994,404 92,645 161,791 89,296 91,585 1,185,455 18,768 4,667,782 3,468,581 (13,545) 1,000,000 250,000 400,000	FUND BALANCES (1) 25,519,126 760,975 2,262,854 629,108 (67,144) 5,765,382 2,725,493 900,000 29,726 30 994,404 92,645 161,791 89,296 91,585 1,185,455 18,768 4,667,782 3,468,581 (13,545) 1,000,000 250,000 400,000 **XXXXXXXXXXXXX XXXXXXXXXXXX XXXXXX	FUND BALANCES (1) 25,519,126 760,975 2,262,854 629,108 (67,144) 5,765,382 2,725,493 900,000 900,000 29,726 30 994,404 92,645 161,791 89,296 91,585 1,185,455 18,768 4,667,782 3,468,581 (13,545) 1,000,000 250,000 400,000 XXXXXXXXXXXXXXXXXXXXXX	FUND BALANCES (1)	FUND BALANCES (1) (1) (2) (3) (4) (2) (3) (4) (2) (3) (4) (2) (3) (4) (4) (2) (3) (4) (4) (2) (3) (4) (4) (4) (2) (3) (4) (4) (4) (4) (2) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4	FUND BALANCES (1) (1) (2) (3) (3) (4) (5) (5) (2) (2) (3) (4) (5) (5) (5) (2) (2) (3) (4) (4) (5) (5) (5) (6) (7) (4) (7) (7) (7) (7) (7) (7) (7) (7) (7) (7	BEGINNING BEGINNING FUND BALANCES BALANCES BALANCES BALANCES CONSOLIDATED TAX REVENUE (2) (3) (4) (4) (5) (6) (6)	BEGINNING FUND BALANCES CONSOLIDATED TAX TAX RATE (1) (2) (3) (25.519.126 - 4.594.113 23.967,719 1.7764 14.616.780 (6) (7) (7) (7) (7) (7) (7) (8) (7) (7) (8) (7) (7) (7) (8) (7) (7) (7) (8) (7) (7) (7) (8) (7) (7) (7) (8) (7) (7) (8) (7) (7) (8) (7) (7) (8) (7) (7) (8) (7) (7) (8) (7) (7) (8) (7) (8) (7) (7) (8) (7) (8) (7) (8) (7) (7) (8) (7) (8) (7) (8) (7) (8) (7) (8) (7) (8) (7) (8) (7) (7) (8) (8) (7) (7) (8) (8) (7) (7) (8) (8) (7) (7) (8) (8) (7) (7) (8) (8) (7) (7) (8) (8) (7) (7) (8) (8) (7) (7) (8) (8) (7) (7) (8) (8) (7) (7) (8) (8) (7) (7) (8) (8) (7) (7) (8) (8) (7) (7) (8) (8) (7) (7) (8) (8) (8) (8) (7) (8)

Some Funds have negative BFBs is due to changes in EFBs from Audit

Page: __7___ Schedule A

PROPERTY TAX RATE AND REVENUE RECONCILIATION

Fiscal Year 2025-2026

	(1)	(2)	(3)	(4)	(5)	(6)	(7)
	ALLOWED TAX RATE	ASSESSED VALUATION	ALLOWED AD VALOREM REVENUE [(1) X (2)/100]	TAX RATE LEVIED	TOTAL AD VALOREM REVENUE WITH NO CAP [(2, line A)X(4)/100]	AD VALOREM TAX ABATEMENT [(5) - (7)]	AD VALOREM REVENUE WITH CAP
OPERATING RATE: A. PROPERTY TAX Subject to Revenue Limitations	7.3496	3,543,355,021	260,422,421	1.7719	62,784,708	3,222,113	#NAME? 59,562,595
B. PROPERTY TAX Outside Revenue Limitations: Net Proceeds of Mines	7.3496		-	1.7719	xxxxxxxxxxxx		
VOTER APPROVED: C. Voter Approved Overrides							
LEGISLATIVE OVERRIDES							
D. Accident Indigent (NRS 428.185)	0.0150	3,543,355,021	531,503	0.0150	531,503	171,362	360,142
E. Indigent (NRS 428.285)	0.1000	3,543,355,021	3,543,355	0.0100	354,336	114,241	240,094
F. Capital Acquisition (NRS 354.59815)	0.0500	3,543,355,021	1,771,678	0.0500	1,771,678	573,111	1,198,567
G. Youth Services Levy (NRS 62B.150, 62B.160)	0.0502	3,543,355,021	1,778,790	0.0045	159,451	52,742	106,709
H. Legislative Overrides	0.0019	3,543,355,021	54,000				
I. SCCRT Loss (NRS 354.59813)	0.9761	3,543,355,021	34,586,610				
J. Other:							
K. Other:							
L. SUBTOTAL LEGISLATIVE OVERRIDES	1.1928	3,543,355,021	42,265,936	0.0795	2,816,967	911,456	1,905,511
M. SUBTOTAL A, C, L	8.5424	3,543,355,021	302,688,356	1.8514	65,601,675	4,133,569	61,468,106
N. Debt							
O. TOTAL M AND N	8.5424	3,543,355,021	302,688,356	1.8514	65,601,675	4,133,569	61,468,106

Storey	County

SCHEDULE S-3 - PROPERTY TAX RATE AND REVENUE RECONCILIATION

Budget Summary for:	Storey County
· · · · · · · · · · · · · · · · · · ·	

	(Local Government)									
				SERVICES,		CONTINGENCIES				
				SUPPLIES		AND USES				
GOVERNMENTAL FUNDS AND				AND		OTHER THAN				
EXPENDABLE TRUST FUNDS		SALARIES		OTHER	CAPITAL	OPERATING	OPERATING	OPERATING		
ELINID MANE		AND	EMPLOYEE	CHARGES **	OUTLAY	TRANSFERS	TRANSFERS	TRANSFERS	ENDING FUND	TOTAL
FUND NAME	*	WAGES (1)	BENEFITS			OUT (5)	OUT (6)	OUT	BALANCES	TOTAL
County General		13,261,081	(2) 11,990,061	(3) 13,996,760	(4) 257,374	2,074,027	15,800,000	(6) 23,780,000	(7) 25,737,838	(8) 91,097,141
	-	13,201,001	11,990,061		257,374	2,074,027	15,600,000	23,760,000		
Indigent Medical				155,000	=				937,984	1,092,984
Roads		755,698	633,608	2,490,447	7,854,828				9,047,816	20,782,397
Emergency Mitigation				200,000				-	-	200,000
Equipment Acquistion					2,125,500		-	-	7,800,621	9,926,121
Capital Projects					16,838,533				15,971,202	32,809,735
Infrastructure					4,170,100		308,568	308,568	2,503,425	6,982,093
Stablization					-				900,000	900,000
USDA Bond				500,265					29,726	529,991
Drug Court				500					30	530
Technology				70,000					1,062,904	1,132,904
Genetic Marker Testing				8,000					92,645	100,645
Indigent Accident				270,000					389,804	659,804
Justice Court Fund				110,000	-				89,296	199,296
Park Fund				17,000					77,335	94,335
TRI Payback				7,169,000					1,242,357	8,411,357
Federal/State Grants				429,375			6,641,600	6,641,600	18,768	7,089,743
V.C. Rail Project				250	2,750,000				3,617,782	6,368,032
VCTC		411,455	274,384	1,167,200	450,000				3,359,142	5,662,181
Pipers Opera House		160,970	158,082	98,868	-				7,285	425,205
Extraorinary Repairs & Maint.		,	,	,					1,066,000	,
Risk Management									266,500	
Compensated Absences									426,000	
									.23,000	
TOTAL GOVERNMENTAL FUND TY	PES									
AND EXPENDABLE TRUST FUNDS		14,589,204	13,056,135	26,682,665	34,446,335	2,074,027	22,750,168	30,730,168	74,644,462	194,464,496

Page: ___8__ SCHEDULE A-1

FORM 4404LGF Last Revised 11/30/2018

^{*} FUND TYPES: R - Special Revenue

C - Capital Projects

D - Debt Service

T - Expendable Trust

^{**} Include Debt Service Requirements in this column

^{***} Capital Outlay must agree with CIP.

Storey County
(Local Government)

FUND NAME	*	OPERATING REVENUES (1)	OPERATING EXPENSES (2) **	NONOPERATING REVENUES (3)	NONOPERATING EXPENSES (4)	OPERATING TRA	ANSFERS OUT(6)	NET INCOME (7)
Water System		739,186	923,788	63,800	-	4,098,568	98,568	3,879,198
	1							
	+							
	+							
TOTAL		739,186	923,788	63,800	-	4,098,568	98,568	

FUND TYPES:	E - Enterprise	
	I - Internal Service	

N - Nonexpendable Trust

5/7/2021

Page: ___9__ SCHEDULE A-2

^{**} Include Depreciation

	(1)	(2)	(3) (4)		
	, ,		BUDGET YEAR EN	IDING 06/30/26	
	ACTUAL PRIOR	ESTIMATED CURRENT			
REVENUES	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL	
	6/30/2024	6/30/2025	APPROVED	APPROVED	
Property Taxes					
AD Valorem	18,398,056	25,941,344	37,168,161	20,567,719	
Deinquent Taxes	-18,366	10,000	-	0.400.000	
Centrally Assessed	1,816,291	1,750,000	3,400,000	3,400,000	
Subtotal	20,195,981	27,701,344	40,568,161	23,967,719	
Licenses and Permits					
Business	000.400	204.050	222 222	200 000	
Merchandise License	238,403	231,350	239,000	239,000	
County Gaming Licenses	4,650	3,000	3,000	3,000	
Utility Licenses	1,538,669	1,500,000	1,500,000	1,500,000	
Franchise Tax	594,649	525,000	0.400.000	7 400 000	
Building Permits Subtotal	5,126,466	4,102,000	8,120,000	7,120,000	
Subtotal	7,502,838	6,361,350	9,862,000	8,862,000	
Intergovernmental					
State Shared Revenue					
Federal and State Grants	228,504	174,738	60,000	60,000	
Payment in Lieu of Taxes	50,000	50,000	50,000	50,000	
Cigarette tax	9,995	10,716	8,667	8,667	
Liquor Tax	6,177	5,874	5,999	5,999	
State Gaming	118,553	100,000	100,000	100,000	
BCCRT	1,424,348	1,279,918	1,438,591	1,438,591	
SCCRT	1,492,860	1,349,869	1,537,347	1,537,347	
Motor Veh Priv Tax	436,813	442,829	465,615	465,615	
RPTT	1,055,995	1,227,457	1,007,894	1,007,894	
Subtotal	4,823,244	4,641,401	4,674,113	4,674,113	
Charges for Services					
Clerk Fees	35,756	43,000	33,000	33,000	
Recorder Fees	68,146	55,000	60,000	60,000	
Assessor Fees/Commission	789,956	450,000	300,000	300,000	
Bulding Dept Fee	10,256	5,000	5,000	5,000	
Sheriff's Fees	80,725	62,800	58,300	58,300	
District Court Fees	1,190	6,000	25,000	25,000	
Justice Court Fees	96,146	46,400	56,400	56,400	
Park & Pool	42,222	27,000	25,500	25,500	
Import Tonnage Fees	964,089	900,000	900,000	900,000	
Other Fees- Tesla	477,471	905,723	1,118,461	1,118,461	
IT Fees	37,457	35,000	-	-	
BIA Housing					
Senior Center Services	34696	101,500	31,500	31,500	
Subtotal	2,638,110	2,637,423	2,613,161	2,613,161	
Page total	35,160,173	41,341,518	57,717,435	40,116,993	

Storey County General
(Local Government)
SCHEDULE B - GENERAL FUND

Page: ___10__ Schedule B-8

	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/26		
		ESTIMATED	BUDGET YEAR EN	NDING 06/30/26	
	ACTUAL PRIOR	CURRENT			
REVENUES	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL	
	6/30/2024	6/30/2025	APPROVED	APPROVED	
Fines and Foreits					
Fines					
District Court Fines	2,077	1,500	1,500	1,500	
Juvenile Fines/Assmnts	5,863	2,400	2,400	2,400	
Chem Anal/Forensic Fees	2,141	2,000	2,000	2,000	
Jail Court Fine	313,661	225,000	450,000	450,000	
Subtotal	323,742	230,900	455,900	455,900	
Miscellaneous					
Interest Earnings	2,480,085	1,100,000	1,209,000	1,209,000	
Rents-Royalties	105,446	78,000	78,000	78,000	
Penalties-Taxes	198,271	70,000	50,000	50,000	
Penalty - Business License	10,180	2,000	2,000	2,000	
Tax Settlement & Sales					
Misc	277,924	154,000	166,500	166,500	
Youth Services	51,212	46,011	149,403	149,403	
Subtotal	3,123,117	1,450,011	1,654,903	1,654,903	
Pg 11 B-9 Subtotal	3,446,859	1,680,911	2,110,803	2,110,803	
Pg 10 B-8 Subtotal	35,160,173	41,341,518	57,717,435	40,116,993	
SUBTOTAL REVENUE ALL SOURCES	38,607,032	43,022,429	59,828,238	42,227,796	
OTHER FINANCING SOURCES					
Transfers In (Schedule T)					
Proceeds of Long-term Debt					
Other					
SUBTOTAL OTHER FINANCING SOURCES	38,607,032	43,022,429	59,828,238	42,227,796	
BEGINNING FUND BALANCE	36,820,913	40,346,065	25,589,345	25,589,345	
Prior Period Adjustments					
Residual Equity Transfers					
TOTAL BEGINNING FUND BALANCE	36,820,913	40,346,065	25,589,345	25,589,345	
TOTAL AVAILABLE RESOURCES	75,427,945	83,368,494	85,417,583	67,817,141	

Storey County General
(Local Government)
SCHEDULE B - GENERAL FUND

Page: ___11__ Schedule B-9

	(1)	(2)	(3)	(4)
		ESTIMATED	BUDGET YEAR EN	IDING 06/30/26
EXPENDITURES BY FUNCTION	ACTUAL PRIOR	CURRENT		
AND ACTIVITY	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
	6/30/2024	6/30/2025	APPROVED	APPROVED
Commissioners			-	-
Salaries & Wages	385,213	604,394	752,149	797,181
Employee Benefits	278,137	481,088	612,909	708,229
Services & Supplies	914,127	2,745,870	3,424,701	3,546,501
Capital Outlay	-	-	-	
Dept Subtotal	1,577,477	3,831,352	4,789,759	5,051,911
Clerk & Treasurer				
Salaries & Wages	247,363	339,141	372,021	391,204
Employee Benefits	178,651	273,051	267,718	304,555
Services & Supplies	163,040	268,475	298,897	298,897
Capital Outlay	-	-	-	
Dept Subtotal	589,054	880,667	938,636	994,656
Recorder				
Salaries & Wages	172,463	189,195	193,924	211,870
Employee Benefits	153,617	166,631	165,159	193,106
Services & Supplies	176,493	60,002	63,274	63,274
Capital Outlay	-	-	-	
Dept Subtotal	502,574	415,828	422,357	468,250
Assessor				
Salaries & Wages	221,164	304,225	284,910	309,292
Employee Benefits	166,629	232,181	222,535	256,118
Services & Supplies	127,418	91,450	92,065	92,630
Capital Outlay	-	-	-	
Dept Subtotal	515,211	627,856	599,510	658,040
Administrative				
Salaries & Wages	201,402	211,785	222,477	252,615
Employee Benefits	378,009	371,405	476,434	512,717
Services & Supplies	96,825	313,781	326,354	329,353
Capital Outlay	-	-	-	
Dept Subtotal	676,236	896,971	1,025,265	1,094,685
Buildings & Grounds	205 400	504.070	404.000	100.000
Salaries & Wages	365,126	564,973	424,299	492,330
Employee Benefits	260,110	449,817	350,203	470,907
Services & Supplies	538,396	857,550	1,108,952	1,128,952
Capital Outlay	8,840	19,000	4 000 454	0.000.400
Dept Subtotal	1,172,471	1,891,340	1,883,454	2,092,189
Service	240 020	246 400	111 EGG	115 701
Salaries & Wages Employee Benefits	310,838	346,498 265,755	441,566 361,590	445,781 401,222
	209,464 105,452	152,050		
Services & Supplies Capital Outlay	105,452	5,600	182,150 69,000	182,150 69,000
	,		,	
Dept Subtotal	640,358	769,903	1,054,306	1,098,153
IT Salaries & Wages	404,910	E40 220	EE6 060	EG2 074
Salaries & Wages Employee Benefits	274,229	542,330	556,060 422,006	563,871 469,805
Services & Supplies	421,165	401,520 563,486	619,110	619,110
Capital Outlay	421,100	459,325	110,000	110,000
Dept Subtotal	1,100,304	1,966,661	1,707,176	1,762,786
Dept Gubtotal	1,100,304	1,300,001	1,707,170	1,102,100
FUNCTION SUBTOTAL	6,773,686	11,280,578	12,420,463	13,220,670
			•	•

Storey County General (Local Government)

SCHEDULE B - GENERAL FUND

FUNCTION: General Government Page: __12_ Schedule B-10

	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/26		
EXPENDITURES BY FUNCTION AND ACTIVITY	ACTUAL PRIOR YEAR ENDING 6/30/2024	ESTIMATED CURRENT YEAR ENDING 6/30/2025	TENTATIVE APPROVED	FINAL APPROVED	
Comptroller	0/30/2024	6/30/2025	APPROVED	APPROVED	
Salaries & Wages	305,526	360,248	356,627	368,717	
Employee Benefits	199,652	228,055	250,913	279,244	
Services & Supplies	130,723	179,140	192,036	192,036	
Capital Outlay	100,120	110,110	102,000	102,000	
Dept Subtotal	635,901	767,443	799,576	839,997	
Planning Commission		101,110	100,010		
Salaries & Wages	186,463	313,603	315,658	327,143	
Employee Benefits	108,776	192,472	210,419	234,384	
Services & Supplies	152,322	921,251	1,037,051	1,282,051	
Capital Outlay	-	-	-	1,===,==	
Dept Subtotal	447,561	1,427,326	1,563,128	1,843,578	
Activity Subtotal pg 2	1,083,462	2,194,769	2,362,704	2,683,575	
Activity Subtotal pg 1	6,773,686	11,280,578	12,420,463	13,220,670	
Activity Total	7,857,148	13,475,347	14,783,167	15,904,245	
Function: General Government Salaries & Wages Employee Benefits Services & Supplies Debt Service Capital Outlay	2,800,468 2,207,275 2,825,961 23,443	3,776,392 3,061,975 6,153,055 483,925	3,919,691 3,339,886 7,344,590 179,000	4,160,004 3,830,287 7,734,954 179,000	
Other Uses	-				
FUNCTION SUBTOTAL	7,857,148	13,475,347	14,783,167	15,904,245	

Storey County General	
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(Local Government)

SCHEDULE B - GENERAL FUND

FUNCTION: General Government

Page: ___13__ Schedule B-10

	(1)	(2)	(3)	(4)
		FOTIMATED	BUDGET YEAR EN	IDING 06/30/26
EXPENDITURES BY FUNCTION	ACTUAL DDIOD	ESTIMATED CURRENT		
AND ACTIVITY	ACTUAL PRIOR YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
AND ACTIVITY	6/30/2024	6/30/2025	APPROVED	APPROVED
District Attorney				
Salaries & Wages	419,065	579,305	481,052	518,075
Employee Benefits	249,330	384,199	349,351	404,377
Services & Supplies	287,280	644,000	639,132	639,131
Capital Outlay	-	-	-	
Dept Subtotal	955,676	1,607,504	1,469,535	1,561,583
District Court				
Salaries & Wages				
Employee Benefits				
Services & Supplies	305,421	467,450	497,000	497,000
Capital Outlay				
Dept Subtotal	305,421	467,450	497,000	497,000
Justic of the Peace				
Salaries & Wages	410,713	531,246	581,143	586,249
Employee Benefits	276,516	365,339	452,016	509,077
Services & Supplies	50,574	101,430	105,799	105,799
Capital Outlay	-	-	-	
Dept Subtotal	737,803	998,015	1,138,958	1,201,125
Activity Subtotal	1,998,899	3,072,969	3,105,493	3,259,708
Function: Judicial	200 7=2	4 440 551	4.000.105	4 101 001
Salaries & Wages	829,779	1,110,551	1,062,195	1,104,324
Employee Benefits	525,846	749,538	801,367	913,454
Services & Supplies	643,275	1,212,880	1,241,931	1,241,930
Debt Service				
Capital Outlay	-	-	-	-
Other Uses	4 000 000	2 070 000	2 405 400	9 AFA 3AA
FUNCTION SUBTOTAL	1,998,899	3,072,969	3,105,493	3,259,708

Storey County General (Local Government) SCHEDULE B - GENERAL FUND

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	(1)	(2)	(3)	(4)
		ESTIMATED	BUDGET YEAR EN	IDING 06/30/26
EXPENDITURES BY FUNCTION	ACTUAL PRIOR	CURRENT		
AND ACTIVITY	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
AND ACTIVITY	6/30/2024	6/30/2025	APPROVED	APPROVED
Sheriff				
Salaries & Wages	3,139,915	4,263,077	4,569,816	4,695,386
Employee Benefits	2,345,754	3,601,955	4,303,297	4,708,447
Services & Supplies	780,926	1,062,209	1,073,795	1,073,795
Capital Outlay	36,626	52,514	36,420	36,420
Dept Subtotal	6,303,222	8,979,755	9,983,328	10,514,048
Communications				
Salaries & Wages	700,373	855,721	931,346	938,347
Employee Benefits	372,506	470,945	588,225	654,344
Services & Supplies	122,098	210,799	295,238	269,613
Capital Outlay	2,085	24,100	-	25,625
Dept Subtotal	1,197,062	1,561,565	1,814,809	1,887,929
Emergency Management				
Salaries & Wages	103,827	168,310	177,909	195,634
Employee Benefits	77,295	146,776	143,009	166,179
Services & Supplies	39,662	31,000	111,348	111,348
Capital Outlay	-	-	-	-
Dept Subtotal	220,783	346,086	432,266	473,161
Community Development				
Salaries & Wages	512,777	665,651	688,258	705,867
Employee Benefits	357,897	485,684	601,077	682,034
Services & Supplies	129,039	185,821	177,197	187,197
Capital Outlay	5,132	-	9,829	9,829
Dept Subtotal	1,004,845	1,337,156	1,476,361	1,584,927
Activity Subtotal	8,725,912	12,224,562	13,706,764	14,460,065
richtity Cubician	3,120,012	12,22 1,002	10,7 00,7 01	1 1, 100,000
Function: Public Safety				
Salaries & Wages	4,456,891	5,952,759	6,367,329	6,535,234
Employee Benefits	3,153,452	4,705,360	5,635,608	6,211,004
Services & Supplies	1,071,726	1,489,829	1,657,578	1,641,953
Debt Service				
Capital Outlay	43,843	76,614	46,249	71,874
Other Uses			44 =	
FUNCTION SUBTOTAL	8,725,912	12,224,562	13,706,764	14,460,065

Storey County General

(Local Government)
SCHEDULE B - GENERAL FUND

FUNCTION:	Public Safety	

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	(1)	(2)	(3)	(4)
		FOTIMATED	BUDGET YEAR EI	NDING 06/30/26
EXPENDITURES BY FUNCTION AND ACTIVITY	ACTUAL PRIOR YEAR ENDING 6/30/2024	ESTIMATED CURRENT YEAR ENDING 6/30/2025	TENTATIVE APPROVED	FINAL APPROVED
Health & Human Services				
Salaries & Wages	4,770	14,696	16,183	16,183
Employee Benefits	3,354	12,555	14,257	16,117
Services & Supplies	86,680	147,257	156,300	156,800
Capital Outlay				
Dept Subtotal	94,803	174,508	186,740	189,100
Activity Subtotal	94,803	174,508	186,740	189,100
Function: Health & Human Services				
Salaries & Wages	4,770	14,696	16,183	16,183
Employee Benefits	3,354	12,555	14,257	16,117
Services & Supplies	86,680	147,257	156,300	156,800
Capital Outlay	-	-	-	-
Other Uses				
FUNCTION SUBTOTAL	94,803	174,508	186,740	189,100

Storey County General (Local Government)

SCHEDULE B - GENERAL FUND

FUNCTION: Health & Human Services

Page: ___16___ Schedule B-10

	(1)	(2)	(3) BUDGET YEAR EN	(4) JDING 06/30/26
EXPENDITURES BY FUNCTION AND ACTIVITY	ACTUAL PRIOR YEAR ENDING 6/30/2024	ESTIMATED CURRENT YEAR ENDING 6/30/2025	TENTATIVE APPROVED	FINAL APPROVED
Swimming Pool	0/30/2024	0/30/2023	ATTROVED	ALLINOVED
Salaries & Wages	66,107	115,091	113,365	113,766
Employee Benefits	25,047	25,623	33,170	35,361
Services & Supplies	79,501	80,400	86,950	86,950
Capital Outlay	-	-	6,500	6,500
Dept Subtotal	170,655	221,114	239,985	242,577
Activity Subtotal	170,655	221,114	239,985	242,577
Function : Culture & Recreation			<u> </u>	
Salaries & Wages	66,107	115,091	113,365	113,766
Employee Benefits	25,047	25,623	33,170	35,361
Services & Supplies	79,501	80,400	86,950	86,950
Capital Outlay	-	-	6,500	6,500
Other Uses FUNCTION SUBTOTAL	170,655	221,114	239,985	242,577

Storey County General
(Local Government)
SCHEDULE B - GENERAL FUND

FUNCTION: Culture & Recreation	
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Page: ___17___ Schedule B-10

	(1)	(2)	(3) BUDGET YEAR EN	(4)
		ESTIMATED	DUDGET TEAR EN	1D114G 00/30/20
EXPENDITURES BY FUNCTION	ACTUAL PRIOR	CURRENT		
AND ACTIVITY	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
	6/30/2024	6/30/2025	APPROVED	APPROVED
Community Relations				
Salaries & Wages	175,925	199,638	210,996	228,196
Employee Benefits	84,281	122,340	115,976	129,767
Services & Supplies	1,107,237	1,307,112	1,129,358	1,164,358
Capital Outlay				
Dept Subtotal	1,367,444	1,629,090	1,456,330	1,522,321
Senior Center				
Salaries & Wages	499,925	862,296	1,111,020	1,103,374
Employee Benefits	277,685	458,318	761,072	854,071
Services & Supplies	342,410	620,653	1,969,815	1,969,815
Capital Outlay	342,410	020,033	1,909,013	1,909,013
Dept Subtotal	1,120,020	1,941,267	3,841,907	3,927,260
Bopt Gubtotui	1,120,020	1,011,201	5,511,661	0,021,100
Activity Subtotal	2,487,464	3,570,357	5,298,237	5,449,581
Function: Community Support				
Salaries & Wages	675,850	1,061,934	1,322,016	1,331,570
Employee Benefits	361,967	580,658	877,048	983,838
Services & Supplies	1,449,647	1,927,765	3,099,173	3,134,173
Capital Outlay	-	-	-	-
Other Uses				
FUNCTION SUBTOTAL	2,487,464	3,570,357	5,298,237	5,449,581

Storey County General
(Local Government)
SCHEDULE B - GENERAL FUND

FUNCTION:	Community Support	
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	(1)	(2)	(3)	(4)
		E0711447ED	BUDGET YEAR E	NDING 06/30/26
		ESTIMATED		
EXPENDITURES BY FUNCTION	ACTUAL PRIOR	CURRENT		
AND ACTIVITY	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
PAGE FUNCTION SUMMARY	6/30/2024	6/30/2025	APPROVED	APPROVED
PAGE FUNCTION SUMMARY General Government	7,857,148	13,475,347	14,783,167	15,904,245
Judicial	1,998,899	3,072,969	3,105,493	3,259,708
Public Safety	8,725,912	12,224,562	13,706,764	14,460,065
Public Works	0,720,912	12,224,302	13,700,704	14,400,003
Sanitation				
Health	94,803	174,508	186,740	189,100
Welfare	94,003	174,300	100,740	109,100
Culture and Recreation	170,655	221,114	239.985	242.577
Community Support	2,487,464	3,570,357	5,298,237	5,449,581
Debt Service	2,407,404	3,370,337	3,290,231	3,443,301
Intergovernmental Expenditures				
intergovernmental Expenditures				
 				
TOTAL EXPENDITURES - ALL FUNCTIONS	21,334,880	32,738,857	37,320,386	39,505,276
OTHER USES:				
CONTINGENCY (Not to exceed 3% of				
Total Expenditures all Functions)		980,291	1,967,487	2,074,027
Transfers Out (Schedule T)		·		
Transfer to Capital Projects	8,004,500	15,000,000	8,000,000	8,000,000
Transfer to TRI Payback	2,500,000	4,200,000	6,500,000	7,000,000
Transfer to Pipers	100,000	160,000	280,000	280,000
Transfer to Parks	,	,		*
Transfer to Roads	1,000,000	4,500,000	1,000,000	
Transfer to Emergency Mitigat.	370,000	200,000	, ,	
Transfer to Grants	122,500	·	20,000	
Transfer to Extraordinary Repairs	1000000		·	500,000
Transfer to Risk Management	250,000			
Transfer to Compensated Absences	400,000			
Transfer to Water	,			4,000,000
Transfer to Sewer				4,000,000
Total Transfers	13,747,000	24,060,000	15,800,000	23,780,000
	•			•
TOTAL EXPENDITURES AND OTHER USES	35,081,880	57,779,148	55,087,873	42,079,303
ENDING FUND BALANCE:	40,346,065	25,589,345	30,329,711	25,737,838
	.5,5 15,550	_==,000,010	55,525,7 11	
TOTAL GENERAL FUND				
COMMITMENTS AND FUND BALANCE	75,427,945	83,368,494	85,417,583	67,817,141

Storey County General

(Local Government) SCHEDULE B - GENERAL FUND

GENERAL FUND - ALL FUNCTIONS

SCHEDULE B SUMMARY - EXPENDITURES, OTHER USES AND FUND BALANCE

Page: ___19__ Schedule B-11

	(1)	(2)	(3)	(4)	
		ESTIMATED	BUDGET YEAR ENDING 06/30/26		
	ACTUAL PRIOR	CURRENT			
<u>REVENUES</u>	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL	
	6/30/2024	6/30/2025	APPROVED	APPROVED	
Property Taxes	00.407	100.011	202.447	070 447	
AD Valorem Current	68,407	102,244	266,147	270,147	
AD Valorem Assessor	35,001	25,000	61,862	61,862	
Delinquent Prror Yr	(142)	100	-	-	
Delinquent Prior Yr	36	- 10.000	-	-	
Centrally Assessed	10,251	10,000	-	-	
Misc	- 440 550	- 407.044	-		
Subtotal	113,552	137,344	328,009	332,009	
OTHER FINANCING SOURCES:					
Operating Transfers In (Schedule T)					
BEGINNING FUND BALANCE	632,719	723,631	760,975	760,975	
BEGINNING FOND BALANOL	002,710	720,001	700,070	700,070	
Prior Period Adjustment(s)					
Residual Equity Transfers					
Rosidual Equity Transfers					
TOTAL BEGINNING FUND BALANCE	632,719	723,631	760,975	760,975	
TO THE BEOLIGINATION OF BRIDGE	002,110	720,001	7 00,07 0	700,070	
TOTAL RESOURCES	746,271	860,975	1,088,984	1,092,984	
EXPENDITURES					
Welfare					
Direct Assistance					
Service & Supplies	22,641	100,000	155,000	155,000	
Activity Subtotal	22,641	100,000	155,000	155,000	
Henry Cubicial	22,011	100,000	100,000	,	
Subtotal Expenditures	22,641	100,000	155,000	155,000	
OTHER USES					
CONTINGENCY (not to exceed					
3% of total expenditures)					
Transfers Out (Schedule T)					
ENDING FUND BALANCE	723,631	760,975	933,984	937,984	
TOTAL COMMITMENTS & FUND BALANCE	746,271	860,975	1,088,984	1,092,984	

Storey County General	
(Local Government)	

Fund:	Indigent Medical	

Page: ___20__ Schedule B-14

	(1)	(2)	(3) (4)		
	, ,	. ,	BUDGET YEAR EN	IDING 06/30/26	
	AOTHAL BRIOD	ESTIMATED			
REVENUES	ACTUAL PRIOR YEAR ENDING	CURRENT YEAR ENDING	TENTATIVE	FINAL	
<u>REVENUES</u>	6/30/2024	6/30/2025	TENTATIVE APPROVED	APPROVED	
Property Tax					
AD Valorem	0	0	6,640,177	13,280,353	
Subtotal			6,640,177	13,280,353	
INTERGOVERNMENTAL				-	
SCCRT	1,134,573	1,025,900	1,168,384	1,168,384	
Fuel Tax	1,085,794	800,000	1,500,000	1,500,000	
Traffic Lights	-	48,500	48,500	48,500	
Subtotal	2,220,368	1,874,400	2,716,884	2,716,884	
CHARGES FOR SERVICE					
Import Tonnage Fees	271,922	250,000	250,000	250,000	
Excavation	6,180	3,000	5,000	5,000	
Subtotal	278,102	253,000	255,000		
MISCELLANEOUS				-	
Interest Earnings	201,139	120,500	133,000	133,000	
Miscellaneous	-			-	
Equipment Sales	676	-	-	-	
Traffic Lights					
Subtotal	201,814	120,500	133,000	133,000	
O. b. (. (.) D	0.700.004	0.047.000	0.745.004	40 400 007	
Subtotal Revenue	2,700,284	2,247,900	9,745,061	16,130,237	
OTHER FINANCING COURCES (see a 16.)					
OTHER FINANCING SOURCES (specify)					
Transfers In (Schedule T)	4 000 000	4.500.000	4 000 000	1 000 000	
Transfer from General	1,000,000	4,500,000	1,000,000	1,000,000	
Subtotal Revenue	3,700,284	6,747,900	10,745,061	47 420 227	
Subtotal Revenue	3,700,204	6,747,900	10,745,061	17,130,237	
BEGINNING FUND BALANCE	3,138,152	4,756,968	2,262,854	2,262,854	
	-	-	-		
Prior Period Adjustments					
Residual Equity Transfers					
TOTAL BEGINNING FUND BALANCE	3,138,152	4,756,968	2,262,854	2,262,854	
TOTAL AVAILABLE RESOURCES	6,838,436	11,504,868	13,007,915	19,393,091	

	Storey County	
	(Local Government)	
Fund:	Roads	

	(1)	(2)	(3)	(4)
			BUDGET YEAR EN	IDING 06/30/26
	ACTUAL PRIOR	ESTIMATED CURRENT		
EXPENSES	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
	6/30/2024	6/30/2025	APPROVED	APPROVED
Salaries & Wages	508,347	661,070	679,671	755,698
Employee Benefits	377,123	492,602	555,460	633,608
Services & Supplies	344,586	1,041,300	1,086,141	2,490,447
Capital Outlay	851,412	7,047,042	5,854,828	7,854,828
Activity Subtotal	2,081,468	9,242,014	8,176,100	10,345,275
TOTAL EXPENDITURES	2,081,468	9,242,014	8,176,100	10,345,275
	,,	-, ,-	-, -,	.,,
OTHER USES				
CONTINGENCY (not to exceed 3% of Total Expenditures)				
Transfers Out (Schedule T)				
		+	+	
ENDING FUND BALANCE	4,756,968	2,262,854	4,831,815	9,047,816
TOTAL COMMITMENTS & FUND BALANCE	6,838,436	11,504,868	13,007,915	19,393,091

	Storey County			
	(Local Government)			
Fund:	Roads			

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	(1)	(1) (2)		(3) (4) BUDGET YEAR ENDING 06/30/26	
		ESTIMATED	BUDGET YEAR EN	NDING 06/30/26	
REVENUES	ACTUAL PRIOR YEAR ENDING 6/30/2024	CURRENT YEAR ENDING 6/30/2025	TENTATIVE APPROVED	FINAL APPROVED	
Intergovernmental	-	-	-	-	
From General					
Misc					
Claims Reimbursement	664,151	-	-	-	
Interest			265,378	17,500	
Subtotal	664,151	-	265,378	17,500	
	·		·	·	
OTHER FINANCING SOURCES:					
Operating Transfers In (Schedule T)					
Transfer from General	370,000	200,000	-	-	
Subtotal	370,000	200,000	-	-	
BEGINNING FUND BALANCE	566,668	529,108	629,108	629,108	
Prior Period Adjustment(s)					
Residual Equity Transfers					
TOTAL BEGINNING FUND BALANCE	566,668	529,108	629,108	629,108	
TOTAL RESOURCES	1,600,819	729,108	894,486	646,608	
EXPENDITURES					
Public Safety					
1 ubile dailety					
Service & Supplies	271,289	100.000	200.000	200.000	
Activity Subtotal	271,289	100,000	200,000	200,000	
Subtatal Funanditura	274 200	100,000	200 000	200 000	
Subtotal Expenditures OTHER USES	271,289	100,000	200,000	200,000	
CONTINGENCY (not to exceed 3% of					
total expenditures)					
Transfers Out (Schedule T)	800,422				
Transcere out (consumer)	333,				
ENDING FUND BALANCE	529,108	629,108	694,486	446,608	
TOTAL COMMITMENTS & FUND BALANCE	4 000 040	700 400	004.400	242.222	
TOTAL COMMITMENTS & FUND BALANCE	1,600,819	729,108	894,486	646,608	

Storey County General		
•	(Local Government)	
Fund:	Emergency Mitigation	

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	(1)	(2)	(3)	(4)
	. ,	. ,	BUDGET YEAR EN	DING 06/30/26
		ESTIMATED		
DEVENUES.	ACTUAL PRIOR	CURRENT		
REVENUES	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
Property Taxes	6/30/2024	6/30/2025	APPROVED	APPROVED
AD Valorem Current	344,511	511,213	5,750,921	8,750,920
AD Valorem Assessor	175.002	200,000	637,256	957.345
Delinquent	(712)	-	-	-
Delinquent Prior Yr	181	-	-	_
Centrally Assessed	51,253	52,000	252,000	252,000
Subtotal	570,234	763,213	6,640,177	9,960,265
Miscellaneous	·			
Interest Earnings	96,415	65,000	33,000	33,000
Equipment Sales	16,150	25,000	-	-
Miscellaneous		88,000	-	-
Subtotal	112,565	178,000	33,000	33,000
F Transfers In				
Subtotal Revenue	682.799	941,213	6,673,177	9,993,265
	, , , , , ,			0,000,200
TOTAL BEGINNING FUND BALANCE	2,910,963	1,229,643	(67,144)	(67,144)
TOTAL RESOURCES	3,593,762	2,170,856	6,606,033	9,926,121
EXPENDITURES				
General Government				
Capital Outlay	1,864,119	1,513,000	2,125,500	2,125,500
Activity Subtotal	1,864,119	1,513,000	2,125,500	2,125,500
				-
Subtotal Expenditures	1,864,119	1,513,000	2,125,500	2,125,500
OTHER USES				
CONTINGENCY (not to exceed 3% of				
total expenditures)				
Transfers Out (Schedule T)				
Transfers Out				
USDA Bond				
TRI Payback	500,000	725,000	-	-
ENDING ELIND DALANCE	1,229,643	(67 444)	4,480,533	7 000 604
ENDING FUND BALANCE	1,229,643	(67,144)	4,460,533	7,800,621
TOTAL COMMITMENTS & FUND BALANCE	3,593,762	2,170,856	6,606,033	9,926,121

Storey County General		
	(Local Government)	
Fund:	Equipment Acquisition	

The negative BFB is due to changes in EFB from Audit

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	(1)	(2)	(3) BUDGET YEAR EN	(4)
		ESTIMATED	BUDGET TEAR EN	IDING 00/30/20
	ACTUAL PRIOR	CURRENT		
REVENUES	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
	6/30/2024	6/30/2025	APPROVED	APPROVED
Property Tax				
AD Valorem	0	0	6,640,177	13,280,353
Subtotal			6,640,177	13,280,353
Miscellaneous	-	-	-	_
Cap Outlay Reimb	70,299	-	-	
Other	2,707,777	1,572,500	1,700,000	1,700,000
Interest	-	-	499,000	499,000
Subtotal	2,778,076	1,572,500	2,199,000	2,199,000
OTHER FINANCING SOURCES:		_		-
Operating Transfers In (Schedule T)				
Transfer In	9,604,922	15,000,000	8,000,000	8,000,000
			3,565,000	3,565,000
Subtotal	9,604,922	15,000,000	11,565,000	11,565,000
Subtotal Revenue	12,382,998	16,572,500	20,404,177	27,044,353
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	3,743,324	4,066,082	5,765,382	5,765,382
TOTAL RESOURCES	16,126,322	20,638,582	26,169,559	32,809,735
	3, 3,1	.,,	,,	, , ,
<u>EXPENDITURES</u>				
General Government	40,000,040	44.070.000	40 507 500	40,000,500
Capital Outlay	12,060,240	14,873,200	16,507,533	16,838,533
Activity Subtotal	12,060,240	14,873,200	16,507,533	16,838,533
Debt Service	12,000,240	14,073,200	10,507,555	10,030,333
Principle	_	_	_	_
Activity Subtotal	_	-	-	
Subtotal Expenditures	12,060,240	14,873,200	16,507,533	16,838,533
Oubtotal Experientales	12,000,240	14,070,200	10,001,000	10,000,000
OTHER USES		+		
CONTINGENCY (not to exceed 3% of		+		
total expenditures)				
Transfers Out (Schedule T)				
Transfer to Propietary Funds	-			
Transfer to Water				
			+	
ENDING FUND BALANCE	4,066,082	5,765,382	9,662,026	15,971,202
			+	
TOTAL COMMITMENTS & FUND BALANCE	16,126,322	20,638,582	26,169,559	32,809,735

Storey County General		
	(Local Government)	
Fund:	Capital Projects	

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Sche	dule B-14

	(1)	(2)	(3)	(4)
		ESTIMATED	BUDGET YEAR E	NDING 06/30/26
	ACTUAL PRIOR	CURRENT		
REVENUES	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
	6/30/2024	6/30/2025	APPROVED	APPROVED
Intergovernemental				
Infrastructure Tax	1,339,380	1,000,000	1,000,000	1,000,000
Subtotal	1,339,380	1,000,000	1,000,000	1,000,000
Other Revenues				
Interest Income			5,000	180,000
Subtotal	-	-	5,000	180,000
Total Revenues	1,339,380	1,000,000	1,005,000	1,180,000
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)				
Transfer In			3,076,600	3,076,600
Subtotal			3,076,600	3,076,600
	-	-		
Subtotal Revenue			4,081,600	4,256,600
	-	-		
BEGINNING FUND BALANCE	2,630,372	2,679,518	2,725,493	2,725,493
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEOLUNING SUND BALANCE	0.000.070	0.070.540	0.705.400	0.705.400
TOTAL BEGINNING FUND BALANCE	2,630,372	2,679,518	2,725,493	2,725,493
TOTAL RESOURCES	3,969,752	3,679,518	6,807,093	6,982,093
<u>EXPENDITURES</u>				
Intergovernemental				
Capital Outlay	280,234	645,457	4,101,600	4,170,100
Activity Subtotal	280,234	645,457	4,101,600	4,170,100
-				
Subtotal Expenditures	280,234	645,457	4,101,600	4,170,100
Castotal Experiences	200,234	373,737	7,101,000	7,170,100
OTHER USES				
CONTINGENCY (not to exceed 3% of	1			
total expenditures)				
Transfers Out (Schedule T)	1			
Transfer out	800,000	98,568	98,568	98,568
Transfer out Transfer to Sewer Fund	210,000	210,000	210,000	210,000
Note: separate budget)	210,000	,	_10,000	210,000
rtoto. Soparato Badgot)				
ENDING FUND BALANCE	2,679,518	2,725,493	2,396,925	2,503,425
TOTAL COMMITMENTS S FINE BALLING	0.000 ===	0.070.746	0.00= 000	A === 0 000
TOTAL COMMITMENTS & FUND BALANCE	3,969,752	3,679,518	6,807,093	6,772,093

	Storey County General	
<u>-</u>	(Local Government)	
Fund:	Infrastructure	

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Sche	dule	B-14

	(1)	(2)	(3) BUDGET YEAR E	(4) NDING 06/30/26
REVENUES	ACTUAL PRIOR YEAR ENDING 6/30/2024	ESTIMATED CURRENT YEAR ENDING 6/30/2025	TENTATIVE APPROVED	FINAL APPROVED
Subtotal Revenue	-	-	_	
Oubtotal Neverlac	_	_	_	
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)				
BEGINNING FUND BALANCE	1,000,000	1,000,000	900,000	900,000
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	1,000,000	1,000,000	900,000	900,000
TOTAL RESOURCES	1,000,000	1,000,000	900,000	900,000
EXPENDITURES				
General Government				
Capital Outlay	-	100,000	-	-
Activity Subtotal	-	100,000	-	-
Subtotal Expenditures	-	100,000	-	-
OTHER USES CONTINGENCY (not to exceed 3% of total expenditures)				
Transfers Out (Schedule T)				
ENDING FUND BALANCE	1,000,000	900,000	900,000	900,000
TOTAL COMMITMENTS & FUND BALANCE	1,000,000	1,000,000	900,000	900,000

	1,000,000	900,000	900,000	900,000
D BALANCE	1,000,000	1,000,000	900,000	900,000
	Storey Cou	nty General		
Fund:	Stabili	zation		
i unu.	Otabili	zation		

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Sche	dule	B-14

	(1)	(2)	(3)	(4)
		ESTIMATED	BUDGET YEAR EI	NDING 06/30/26
	ACTUAL PRIOR	CURRENT		
REVENUES	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
	6/30/2024	6/30/2025	APPROVED	APPROVED
Intergovernmental				
Grants	-	-	-	-
Bonds	-	-	-	-
Oubtotal				
Subtotal	-	-	-	
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)				
Transfer in from Water	98,568	98,568	98,568	98,568
Due from Sewer (different Budget)	259,058	259,058	259,058	259,058
Due from Fire District (different Budget)	142,640	142,640	142,640	142,640
Subtotal	500,266	500,266	500,266	500,266
	,	,	,	,
Total Revenue	500,266	500,266	500,266	500,266
DECIMINAL FUND DALAMOE	00.700	00.700	00.700	00.700
BEGINNING FUND BALANCE	29,726	29,726	29,726	29,726
Prior Period Adjustment(s)				
Residual Equity Transfers				
' '				
TOTAL BEGINNING FUND BALANCE	29,726	29,726	29,726	29,726
TOTAL RESOURCES	529,992	529,992	529,992	529,992
EVENDITUES				
EXPENDITURES Dalet Samilian				
Debt Service	202.005	240,020	047.770	047 770
Principle	303,295	310,639	317,779	317,779
USDA Bond	202 205	240.020	047.770	047 770
Activity Subtotal	303,295	310,639	317,779	317,779
Interest Expense	196,971	189,627	182,486	182,486
USDA Bond				
Activity Subtotal	196,971	189,627	182,486	182,486
USDA Bond	-	-	-	-
Capital Outlay	-	-	-	-
Activity Subtotal	-	-	-	-
Expenditures Total	500,266	500,266	500,266	500,265
OTHER USES	300,200	300,200	300,200	300,203
CONTINGENCY (not to exceed				
3% of total expenditures)				
Transfers Out (Schedule T)				
, ,				
ENDING FUND BALANCE	29,726	29,726	29,726	29,727
			F-2-2-5	
TOTAL COMMITMENTS & FUND BALANCE	529,992	529,992	529,992	529,992

Storey County General	
(Local Government)	

Fund:	USDA Bonds

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Sche	dule B-14

	(1)	(2)	(3)	(4)
		ESTIMATED	BUDGET YEAR EI	NDING 06/30/26
	ACTUAL PRIOR	CURRENT		
REVENUES	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
E	6/30/2024	6/30/2025	APPROVED	APPROVED
Fines and Forfeits	110	500	500	500
Drug Court Fees	440	500	500	500
0.14.4.18	440	500	F00	F00
Subtotal Revenue	440	500	500	500
Subtotal				
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)				
BEGINNING FUND BALANCE	30	30	30	30
Prior Period Adjustment(s)				
Residual Equity Transfers				
	00	22	20	00
TOTAL BEGINNING FUND BALANCE	30	30	30	30
TOTAL RESOURCES	470	530	530	530
EVDENDITUDES				
EXPENDITURES Judicial				
Judiciai				
Service & Supplies	440	500	500	500
Activity Subtotal	440	500	500	500
Activity Subtotal	440	500		000
Subtotal Expenditures	440	500	500	500
OTHER USES				
CONTINGENCY (not to exceed 3% of				
total expenditures)				
Transfers Out (Schedule T)				
ENDING FUND BALANCE	30	30	30	30
TOTAL COMMITMENTS & FUND BALANCE	470	530	530	530

	Storey County General	
•	(Local Government)	
Fund:	Drug Court	

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Sche	dule B-1

	(1)	(2)	(3) BUDGET YEAR EN	(4)
REVENUES	ACTUAL PRIOR YEAR ENDING 6/30/2024	ESTIMATED CURRENT YEAR ENDING 6/30/2025	TENTATIVE APPROVED	FINAL APPROVED
Charges for Services				
Clerk Tech Fees	57,000	30,000	30,000	30,000
Recorder Tech Fees	6,924	5,500	6,500	6,500
Assessor Tech Fees	263,319	140,000	100,000	100,000
GIS	4,922	2,000	2,000	2,000
Subtotal Revenue	332,165	177,500	138,500	138,500
Miscellaneous			-	
Interest Earnings	27,838	18,000	-	-
Subtotal	27,838	18,000	-	-
Total Revenue	360,003	195,500	138,500	138,500
OTHER FINANCING SOURCES:		·	·	
Operating Transfers In (Schedule T)				
BEGINNING FUND BALANCE	600,127	903,904	994,404	994,404
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	600,127	903,904	994,404	994,404
TOTAL RESOURCES	960,130	1,099,404	1,132,904	1,132,904
EXPENDITURES				
General Governmental				
Legislative				
Service & Supplies	56,226	105,000	70,000	70,000
Activity Subtotal	56,226	105,000	70,000	70,000
Subtotal Expenditures	56,226	105,000	70,000	70,000
OTHER USES				
CONTINGENCY (not to exceed				
3% of total expenditures)				
Transfers Out (Schedule T)				
ENDING FUND BALANCE	903,904	994,404	1,062,904	1,062,904
TOTAL COMMITMENTS & FUND BALANCE	960,130	1,099,404	1,132,904	1,132,904

	Storey County General		
(Local Government)			
Г al.	Taskaslasa		
Fund:	Technology		

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	(1)	(2)	(3) BUDGET YEAR E	(4) NDING 06/30/26
REVENUES	ACTUAL PRIOR YEAR ENDING 6/30/2024	ESTIMATED CURRENT YEAR ENDING 6/30/2025	TENTATIVE APPROVED	FINAL APPROVED
Fines and Forfeits	45.604	0.000	0.000	0.000
Court Fees	15,684	8,000	8,000	8,000
Subtotal Revenue	15,684	8,000	8,000	8,000
OTHER FINANCING SOURCES: Operating Transfers In (Schedule T)				
BEGINNING FUND BALANCE Prior Period Adjustment(s)	84,686	92,645	92,645	92,645
Residual Equity Transfers TOTAL BEGINNING FUND BALANCE	84,686	92,645	92,645	92,645
TOTAL RESOURCES	100,370	100,645	100,645	100,645
EXPENDITURES				
Judicial Service & Supplies	7,725	8,000	8,000	8,000
Activity Subtotal	7,725	8,000	8,000	8,000
Subtotal Expenditures	7,725	8,000	8,000	8,000
OTHER USES CONTINGENCY (not to exceed 3% of total expenditures)				
Transfers Out (Schedule T)				
ENDING FUND BALANCE	92,645	92,645	92,645	92,645
TOTAL COMMITMENTS & FUND BALANCE	100,370	100,645	100,645	100,645

Storey County General
(Local Government)

Fund:	Genetic Marker Testing	

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	(1)	(2)	(3) BUDGET YEAR EN	(4)
<u>REVENUES</u>	ACTUAL PRIOR YEAR ENDING 6/30/2024	ESTIMATED CURRENT YEAR ENDING 6/30/2025	TENTATIVE APPROVED	FINAL APPROVED
Property Taxes				
AD Valorem Current	102,995	153,363	396,219	396,219
AD Valorem Assessor	52,501	25,000	67,794	67,794
Delinquent Prior Yr	(159)	-	-	-
Centrally Assessed	15,376	14,000	34,000	34,000
Subtotal	170,713	192,363	498,013	498,013
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)				
BEGINNING FUND BALANCE	76,638	69,428	161,791	161,791
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	76,638	69,428	161,791	161,791
TOTAL RESOURCES	247,351	261,791	659,804	659,804
EXPENDITURES				
Welfare				
Direct Assistance				
Service & Supplies	177,923	100,000	270,000	270,000
Activity Subtotal	177,923	100,000	270,000	270,000
Subtotal Expenditures	177,923	100,000	270,000	270,000
OTHER USES CONTINGENCY (not to exceed 3% of total expenditures) Transfers Out (Schedule T)				
ENDING FUND BALANCE	69,428	161,791	389,804	389,804
TOTAL COMMITMENTS & FUND BALANCE	247,351	261,791	659,804	659,804

	Storey County General	
(Local Government)		
Fund:	Indigent Accident	

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	(1)	(2)	(3)	(4)
	()		BUDGET YEAR E	
REVENUES	ACTUAL PRIOR YEAR ENDING	ESTIMATED CURRENT YEAR ENDING	TENTATIVE	FINAL
Fines and Forfeit	6/30/2024	6/30/2025	APPROVED	APPROVED
Court Fees	78,953	74,000	110,000	110,000
Oddit i ccs	70,300	74,000	110,000	110,000
Subtotal	78,953	74,000	110,000	110,000
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)				
BEGINNING FUND BALANCE	56,402	89,296	89,296	89,296
525 WWW 5 5 12 W 5	00,102	00,200	00,200	00,200
Prior Period Adjustment(s)				
Residual Equity Transfers				
	50 400	00.000	00.000	00.000
TOTAL BEGINNING FUND BALANCE	56,402	89,296	89,296	89,296
TOTAL RESOURCES	135,355	163,296	199,296	199,296
			·	·
<u>EXPENDITURES</u>				
Judicial Services	46,060	74,000	110,000	110,000
Service & Supplies Capital Outlay	40,000	74,000	110,000	110,000
Activity Subtotal	46,060	74,000	110,000	110,000
,	,,,,,,	,,,,,,	-,	,
Subtotal Expenditures	46,060	74,000	110,000	110,000
OTHER USES				
CONTINGENCY (not to exceed 3% of				
total expenditures)				
Transfers Out (Schedule T)				
ENDING FUND BALANCE	89,296	89,296	89,296	89,296
.5 . 5	23,230	22,230	22,230	
TOTAL COMMITMENTS & FUND BALANCE	135,355	163,296	199,296	199,296

Storey County General		
	(Local Government)	
Fund:	Justice Court Fund	

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	(1)	(2)	(3)	(4)
		ESTIMATED	BUDGET YEAR EI	NDING U0/3U/20
<u>REVENUES</u>	ACTUAL PRIOR YEAR ENDING 6/30/2024	CURRENT YEAR ENDING 6/30/2025	TENTATIVE APPROVED	FINAL APPROVED
Charges for Services	40.405	0.750	0.750	0.750
Park Fees	10,135	2,750	2,750	2,750
Subtotal	10,135	2,750	2,750	2,750
Miscellaneous				
Interest	4,104	2,500	-	_
Subtotal	4,104	2,500		
Gustotai	7,104	2,000		
Subtotal Revenue	14,239	5,250	2,750	2,750
OTHER FINANCING SOURCES:	1,,		_,	_,
Operating Transfers In (Schedule T)				
BEGINNING FUND BALANCE	99,096	113,335	91,585	91,585
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEOMINING FUND BALANCE	20.000	440.005	04 505	04 505
TOTAL BEGINNING FUND BALANCE	99,096	113,335	91,585	91,585
TOTAL RESOURCES	113,335	118,585	94,335	94,335
<u>EXPENDITURES</u>				
Culture and Recreation				
Parks		07.000	47.000	47.000
Service & Supplies	-	27,000	17,000	17,000
Capital Outlay		27.000	17,000	17.000
Activity Subtotal	-	27,000	17,000	17,000
Subtotal Expenditures	-	27,000	17,000	17,000
OTHER USES		,		,
CONTINGENCY (not to exceed 3% of				
total expenditures)				
Transfers Out (Schedule T)				
ENDING FUND DALANCE	110.00-	24 50-		^-
ENDING FUND BALANCE	113,335	91,585	77,335	77,335
TOTAL COMMITMENTS & FUND BALANCE	113,335	118,585	94,335	94,335
TOTAL CONTINITIMENTS & FUND DALANCE	113,335	110,505	34,333	34,333

Storey County General		
	(Local Government)	
Fund:	Park Fund	

Page: ˌ	3	4
Sche	dule	B-14

	(1)	(2)	(3)	(4)
		ESTIMATED	BUDGET YEAR EN	NDING 06/30/26
	ACTUAL PRIOR	CURRENT		
REVENUES	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
	6/30/2024	6/30/2025	APPROVED	APPROVED
Intergovernmental				
Due from Other Governments	-	-	-	-
Taxes	672,110	607,312	690,654	690,654
Subtotal	672,110	607,312	690,654	690,654
Miscellaneous				
Interest			35,248	35,248
Subtotal			35,248	
OTHER FINANCING COURSE				
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)	2.500.000	4 200 000	6 500 000	7,000,000
Transfer from General	2,500,000	4,200,000	6,500,000	7,000,000
Transfer from Fire	500,000	705.000		
Transfer from Equipment Acq Subtotal	3,000,000	725,000	6 500 000	7,000,000
Subtotal	3,000,000	4,925,000	6,500,000	7,000,000
Subtotal Revenue	3,672,110	5 522 242	7,225,902	7 600 654
Subtotal Revenue	3,672,110	5,532,312	1,225,902	7,690,654
BEGINNING FUND BALANCE	647,187	653,143	1,185,455	1,185,455
BEGINNING FOND BALANCE	047,107	000,140	1,100,400	1,100,400
Prior Period Adjustment(s)				
Residual Equity Transfers				
Tresidual Equity Transiers				
TOTAL BEGINNING FUND BALANCE	647,187	653,143	1,185,455	1,185,455
	011,101	555,115	.,	1,100,100
TOTAL RESOURCES	4,319,297	6,185,455	8,411,357	8,876,109
<u>EXPENDITURES</u>				
General Government				
TRI Payback	3,666,154	5,000,000	7,169,000	7,169,000
Capital Outlay				
Activity Subtotal	3,666,154	5,000,000	7,169,000	7,169,000
			- 400 000	
Subtotal Expenditures	3,666,154	5,000,000	7,169,000	7,169,000
OTHER USES				
CONTINGENCY (not to exceed 3%				
of total expenditures)				
Transfers Out (Schedule T)				
ENDING FUND BALANCE	CE2 442	1 40E 4EE	1 242 257	1 707 100
LIADIAG FUND BALANCE	653,143	1,185,455	1,242,357	1,707,109
		+	+	
TOTAL COMMITMENTS & FUND BALANCE	4,319,297	6,185,455	8,411,357	8,876,109
TOTAL COMMITMENTS & FORD DALANCE	7,313,431	0,100,400	U, + 11,UU/	0,070,103

Storey County General (Local Government)

Fund:	TRI Payback	

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	(1)	(2)	(3)	(4)
		ESTIMATED	BUDGET YEAR E	NDING 06/30/26
	ACTUAL PRIOR	CURRENT		
<u>REVENUES</u>	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
Intergovernmental	6/30/2024	6/30/2025	APPROVED	APPROVED
Federal	151,218	4,110,000	6,267,000	6,267,000
reactar	101,210	4,110,000	0,201,000	0,207,000
State	312,116	1,592,000	783,975	783,975
Subtotal	463,335	5,702,000	7,050,975	7,050,975
Gubtotal	403,333	3,702,000	7,030,973	7,030,973
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)				
From General	122,500		20,000	20,000
BEGINNING FUND BALANCE	101,237	21,018	18,768	18,768
	- , -	,	-,	-,
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	101,237	21,018	18,768	18,768
TOTAL RESOURCES	687,072	5,723,018	7,089,743	7,089,743
<u>EXPENDITURES</u>				
Service & Supplies	666,053	5,704,250	429,375	429,375
Activity Subtotal	666,053	5,704,250	429,375	429,375
Transfer Out to Capital Projects			3,565,000	3,565,000
Transfer Out to Infrastrusture			3,076,600	3,076,600
Subtotal			6,641,600	6,641,600
Cultitatal Funanditures	000.050	E 70.4.050	7.070.075	2 004 075
Subtotal Expenditures	666,053	5,704,250	7,070,975	3,994,375
ENDING FUND BALANCE	21,018	18,768	18,768	3,095,368
TOTAL COMMITMENTS & FUND BALANCE	687,072	5,723,018	7,089,743	7,089,743

Storey County General (Local Government)

Fund:	Federal/State Grants	

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	(1)	(2)	(3)	(4)
		FOTIMATED	BUDGET YEAR ENDING 06/30/26	
	ACTUAL PRIOR	ESTIMATED CURRENT		
REVENUES	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
KEVENOLO	6/30/2024	6/30/2025	APPROVED	APPROVED
		3,03,252		
Intergovernmental	4 000 000	4 400 000	4 400 000	1 100 000
Rail Tax	1,363,036	1,100,000	1,100,000	1,100,000
Cubtotal	1,363,036	4 400 000	4 400 000	4 400 000
Subtotal	1,363,036	1,100,000	1,100,000	1,100,000
Subtotal				
OTHER FINANCING SOURCES:				
Bond Proceeds	-	-	-	1
BEGINNING FUND BALANCE	2,704,746	3,817,782	4,667,782	4,667,782
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	2,704,746	3,817,782	4,667,782	4,667,782
	2,704,740	3,017,702	4,007,702	4,007,702
TOTAL RESOURCES	4,067,782	4,917,782	5,767,782	5,767,782
EXPENDITURES				
General Government				
Principle				
Debt Service	-	-	-	-
Activity Subtotal	-	-	-	-
Interest Expense				
Debt Service	-	-	-	-
Activity Subtotal	-	-	-	-
Culture and Recreation				
Service & Supplies	250,000	250,000	250,000	250,000
Activity Subtotal	250,000	250,000	250,000	250,000
Capital Outlay	_	_	1,900,000	2,750,000
Activity Subtotal	-	-	1,900,000	2,750,000
Subtotal Expenditures	250,000	250,000	2,150,000	3,000,000
Gubiotai Experiultures	250,000	250,000	2, 150,000	3,000,000
ENDING FUND BALANCE	3,817,782	4,667,782	3,617,782	2,767,782
	4 2 2 2 2 2	4 4 4 - 4 - 4		
TOTAL COMMITMENTS & FUND BALANCE	4,067,782	4,917,782	5,767,782	5,767,782

	Storey County General				
	(Local Government)				
Fund [.]	V.C. Rail Project				

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	(1)	(2)	(3)	(4)
		ESTIMATED	BUDGET YEAR EN	NDING 06/30/26
	ACTUAL PRIOR	CURRENT		
REVENUES	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
Licenses and Dermits	6/30/2024	6/30/2025	APPROVED	APPROVED
Licenses and Permits Licenses & Permits	20 771	21,000	21 000	21 000
Subtotal	38,771 38,771	31,000 31,000	31,000 31,000	31,000 31,000
Intergovernmental	30,771	31,000	31,000	31,000
Grants	60.000	20,000	50,000	50,000
State Licenses	2,437	2,500	2,500	2,500
Room Tax	523,921	575,000	580,000	580,000
Tourism Tax	1,335,133	1,100,000	1,200,000	1,200,000
Subtotal	1,921,491	1,697,500	1,832,500	1,832,500
Charges for Service	1,021,401	1,007,000	1,002,000	1,002,000
Special Events	103,171	33,100	17,600	17,600
Cap Service Charge	148,920	170,000	150,000	150,000
Subtotal	252,091	203,100	167,600	167,600
Miscellaneous	202,001	200,:00	107,000	101,000
Interest	97,488	62,000	60,000	85,000
Contributions	5,789	5,500	5,500	5,500
Miscellaneous	81,098	80,000	72,000	72,000
Subtotal	184,374	147,500	137,500	162,500
	,	,	,,,,,,	, , , , , , , , ,
Subtotal Revenue	2,396,727	2,079,100	2,168,600	2,193,600
	, ,	, ,	, ,	, ,
OTHER FINANCING SOURCES (specify)				
Transfers In (Schedule T)				
BEGINNING FUND BALANCE	2,332,902	3,364,518	3,468,581	3,468,581
Prior Period Adjustments				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	2,332,902	3,364,518	3,468,581	3,468,581
TOTAL AVAILABLE BESOURCES	4 700 600	E 440 C40	E CO7 404	E 000 404
TOTAL AVAILABLE RESOURCES	4,729,629	5,443,618	5,637,181	5,662,181

	Storey County	
	(Local Government)	
Fund:	VCTC	

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	(1)	(2)	(3)	(4)
			BUDGET YEAR EN	NDING 06/30/26
	ACTUAL PRIOR	ESTIMATED CURRENT		
<u>EXPENDITURES</u>	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
<u>EXTENSITORES</u>	6/30/2024	6/30/2025	APPROVED	APPROVED
	222.274	242.222	10= 101	
Salaries & Wages	288,671	348,399	407,134	411,455
Employee Benefits	158,323	194,397	248,493	274,384
Services & Supplies	907,315	1,182,241	1,167,200	1,167,200
Capital Outlay	10,802	250,000	450,000	450,000
Activity Subtotal	1,365,111	1,975,037	2,272,827	2,303,039
TOTAL EXPENDITURES	1,365,111	1,975,037	2,272,827	2,303,039
	1,000,111	1,010,001	_,,	_,000,000
OTHER USES				
CONTINGENCY (not to exceed 3% of Total Expenditures)				
Transfers Out (Schedule T)				
ENDING FUND BALANCE	3,364,518	3,468,581	3,364,354	3,359,142
TOTAL COMMITMENTS & FUND BALANCE	4,729,629	5,443,618	5,637,181	5,662,181

	Storey County	
	(Local Government)	
Fund:	VCTC	

	(1)	(2)	(3) BUDGET YEAR EN	(4) IDING 06/30/26
		ESTIMATED	BODGET TEAR ET	VDIIVG 00/30/20
REVENUES	ACTUAL PRIOR YEAR ENDING	CURRENT YEAR ENDING	TENTATIVE	FINAL
KEVENOES	6/30/2024	6/30/2025	APPROVED	APPROVED
Intergovernmental				
Grants	1,000	5,000	5,000	5,000
Subtotal	1,000	5,000	5,000	5,000
Charges for Services				
Special Events	87,350	130,000	95,000	95,000
Cap Ticket Sales	7,617	6,000	10,000	10,000
Subtotal	94,967	136,000	105,000	105,000
Miscellaneous		500	500	500
Contributions-Private	55	500	500	500
Rents	23,710	20,000	25,000	25,000
Merchandise Sales	-	3,000	3,000	3,000
Misc	00.705	250	250	250
Subtotal	23,765	23,750	28,750	28,750
Subtotal Revenue	119,732	164,750	138,750	138,750
OTHER FINANCING SOURCES:	110,702	104,700	100,700	100,700
Transfers In	100,000	160,000	280,000	300,000
BEGINNING FUND BALANCE	76,367	2,154	(13,545)	(13,545)
Prior Period Adjustment(s)			+	
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	76,367	2,154	(13,545)	(13,545)
TOTAL RESOURCES	296,099	326,904	405,205	425,205
<u>EXPENDITURES</u>				
General Government				
Salaries & Wages	126,327	150,816	159,813	160,970
Benefits	84,978	94,813	139,405	158,082
Service & Supplies	82,641	94,820	98,868	98,868
Capital Outlay			-	-
Activity Subtotal	293,945	340,449	398,086	417,920
Subtotal Expenditures	293,945	340,449	398,086	417,920
ENDING FUND BALANCE	2,154	(13,545)	7,119	7,285
TOTAL COMMITMENTS & FUND BALANCE	296,099	326,904	405,205	425,205

	Storey County General	
	(Local Government)	
Fund:	Piper's Opera House	

The negative BFB is due to changes in EFB from Audit

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	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/26	
REVENUES	ACTUAL PRIOR YEAR ENDING 6/30/2024	ESTIMATED CURRENT YEAR ENDING 6/30/2025	TENTATIVE APPROVED	FINAL APPROVED
				-
	-	-	-	-
Miscellaneous				-
Interest Subtotal	-	-	66,000 66,000	66,000 66,000
	-	-	-	-
Subtotal Revenue	-	-	66,000	66,000
OTHER FINANCING SOURCES: Transfers In				-
BEGINNING FUND BALANCE	1,000,000	1,000,000	1,000,000	1,000,000
	1,000,000	1,000,000	1,000,000	1,000,000
Prior Period Adjustment(s) Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	1,000,000	1,000,000	1,000,000	1,000,000
TOTAL RESOURCES	1,000,000	1,000,000	1,066,000	1,066,000
<u>EXPENDITURES</u>				
General Government				
Salaries & Wages Benefits				
Service & Supplies				_
Capital Outlay	-	-	-	100,000
Activity Subtotal	-	-	-	100,000
Subtotal Expenditures	-	-	-	100,000
ENDING FUND DALANCE	4.000.000	4 000 000	4.000.000	200.000
ENDING FUND BALANCE	1,000,000	1,000,000	1,066,000	966,000
TOTAL COMMITMENTS & FUND BALANCE	1,000,000	1,000,000	1,066,000	1,066,000

Storey County General (Local Government)

Fund: Extraordinary Repairs & Maintenance

	(1)	(2)	(3) BUDGET YEAR EN	(4)
REVENUES	ACTUAL PRIOR YEAR ENDING 6/30/2024	ESTIMATED CURRENT YEAR ENDING 6/30/2025	TENTATIVE APPROVED	FINAL APPROVED
	-	-	-	- -
Miscellaneous Interest			16,500	16,500
Subtotal	-	-	16,500	16,500
				- -
	-	-	-	-
Subtotal Revenue OTHER FINANCING SOURCES: Transfers In	-	-	16,500	16,500
BEGINNING FUND BALANCE	250,000	250,000	250,000	250,000
Prior Period Adjustment(s) Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	250,000	250,000	250,000	250,000
TOTAL RESOURCES	250,000	250,000	266,500	266,500
EXPENDITURES General Government Salaries & Wages				
Benefits Service & Supplies Capital Outlay				100,000
Activity Subtotal	-	-	-	100,000
Subtotal Expenditures	-	-	-	100,000
ENDING FUND BALANCE	250,000	250,000	266,500	166,500
TOTAL COMMITMENTS & FUND BALANCE	250,000	250,000	266,500	266,500

	Storey County General
•	(Local Government)
Fund:	Risk Management

	(1)	(2)	(3)	(4)
<u>REVENUES</u>	ACTUAL PRIOR YEAR ENDING 6/30/2024	ESTIMATED CURRENT YEAR ENDING 6/30/2025	BUDGET YEAR ENTENTATIVE APPROVED	FINAL APPROVED
	-	-	-	
Miscellaneous				-
Interest Subtotal	-	-	26,000 26,000	26,000 26,000
				- -
	-	-	-	-
Subtotal Revenue OTHER FINANCING SOURCES: Transfers In	-	-	26,000	26,000
BEGINNING FUND BALANCE	400,000	400,000	400,000	400,000
Prior Period Adjustment(s) Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	400,000	400,000	400,000	400,000
TOTAL RESOURCES	400,000	400,000	426,000	426,000
EXPENDITURES General Government Salaries & Wages				-
Benefits Service & Supplies Capital Outlay				- -
Activity Subtotal	-	-	-	-
Subtotal Expenditures	-	-	-	-
ENDING FUND BALANCE	400,000	400,000	426,000	426,000
TOTAL COMMITMENTS & FUND BALANCE	400,000	400,000	426,000	426,000

Storey County General	
(Local Government)	

Fund: Compensated Absences

	(1)	(2)	(3)	(4)
			BUDGET YEAR EI	NDING 06/30/26
		ESTIMATED		
PROPRIETARY FUND	ACTUAL PRIOR YEAR ENDING	CURRENT YEAR ENDING	TENTATIVE	FINAL
FROFRIETART FUND			APPROVED	
OPERATING REVENUE	6/30/2024	6/30/2025	APPROVED	APPROVED
Water Charges	655,274	596,106	616,106	616,106
Water Study Surcharge		100,500	105,000	105,000
Permit Fee		9,300	10,080	10,080
Late Charges		9,000	8,000	8,000
Total Operating Revenue	655,274	714,906	739,186	739,186
OPERATING EXPENSE				
Salaries & Wages	131,889	128,629	137,367	136,262
Benefits	137,656	108,805	116,189	131,089
Services & Supplies	390,697	647,868	565,870	652,437
Capital Outlay	-		4,000	4,000
Depreciation/Amortization	176,968			
Total Operating Expense	837,210	885,302	823,426	923,788
Total Operating Expense	007,210	000,002	020,420	323,700
Operating Income or (Loss)	(181,936)	(170,396)	(84,240)	(184,602)
NONOPERATING REVENUES		·		-
Capital Contributions				
Interest Earned	59,935	55,000	44,000	44,000
Rents	13,800	19,800	19,800	19,800
USDA WTR Loan	13,000	19,000	19,000	19,000
Miscellaneous	2,370			
	2,370			
Transfer from capital projects funds Grants and capital contributions				
Grants and capital contributions				
Total Nonoperating Revenues	76,105	74,800	63,800	63,800
	·	·	·	·
NONOPERATING EXPENSES				
Interest Expense				
USDA WTR Loan PYBK	-			
Capital Outlay				
Total Nonoperating Expenses	_	-	-	-
Net Income before Operating Transfers	(105,831)	(95,596)	(20,440)	(120,802)
Transfers (Schedule T)		Т		
Transfers (Schedule T)		98,568	98,568	4,098,568
Out		90,000	98,568	98,568
Net Operating Transfers			90,300	90,000
CHANGE IN NET POSITION	(105,831)	2,972	(20,440)	3,879,198

	(10=001)		(22.4.2)	
	(105,831)	2,972	(20,440)	3,879,198
	Storey (Local Go			
SCHED	JLE F-1 REVENUES, Fund:	EXPENSES AND NE Water	T POSITION	Page:44 Schedule F-1

	(1)	(2)	(3)	(4)
		FOTIMATED	BUDGET YEAR E	NDING 06/30/26
	ACTUAL PRIOR	ESTIMATED CURRENT		
PROPRIETARY FUND	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
THO METARTIONS	45.473	45.838	APPROVED	APPROVED
A. CASH FLOWS FROM OPERATING	40,470	40,000	ATTROVED	ATTROVED
Cash Inflows:				
Water Charges	652,659	580,000	600,000	
Miscellaneous	2,370	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,	
Cash Outflows:	,			
Salaries & Wages	(128,194)	(128,629)	(137,367)	(136,262)
Benefits	(95,123)	(108,805)	(116,189)	(131,089)
Services & Supplies	(357,416)	(647,868)	(565,870)	(652,437)
	(,,	(- ,)	(===,===,	(, -)
a. Net cash provided by (or used for)				
operating activities	74,296	(305,302)	(219,426)	(919,788)
B. CASH FLOWS FROM NONCAPITAL	, i	\ , ,	, , ,	. , ,
FINANCING ACTIVITIES:				
Cash Inflows:				
Customer Deposits	1,800			
Rents	13,800	19,800	19,800	19,800
USDA Wtr Loan	,	10,000	10,000	,
Cash Outflows:				
Capital outlay			(4,000)	(4,000)
			(1,000)	(1,000)
h Not each provided by (ar used for)				
b. Net cash provided by (or used for) noncapital financing				
activities	15,600	19,800	15,800	15,800
C. CASH FLOWS FROM CAPITAL AND	15,600	19,000	15,600	15,000
RELATED FINANCING ACTIVITIES:				
Cash Inflows:				
Capital Contribution		16,106	16,106	16,106
Debt Service		10,100	10,100	10,100
Transfer from funds			98,568	4,098,568
Cash Outflows:			00,000	1,000,000
Debt Service	(65,225)	(65,940)	(66,686)	(66,686)
Interest	(00,220)	(32,627)	(31,881)	(31,881)
Capital Outlay		(02,021)	(01,001)	(01,001)
Interfund Transfer				
c. Net cash provided by (or used for)				
capital and related				
	(65,225)	(82,461)	16,107	4,016,107
Net Cash (used) by Capital Related Activities D. CASH FLOWS FROM INVESTING	(00,==0)	(0=, 101)	10,101	.,010,101
ACTIVITIES:				
Cash Inflows:				
Interest Earnings	59,935	55,000	44,000	44,000
- J				
			+	
d. Net cash provided by (or used in)				
investing activities	59,935	55,000	44,000	44,000
NET INCREASE (DECREASE) in cash and	, , , , ,	,	,	,
cash equivalents (a+b+c+d)	84,606	(312,963)	(143,519)	3,156,119
CASH AND CASH EQUIVALENTS AT		` ' '	, , , , ,	. ,
JULY 1, 20xx	1,552,196	1,636,802	1,323,839	1,323,839
: ·,·	.,552,.50	.,500,002	.,525,555	.,525,550
CASH AND CASH EQUIVALENTS AT	l l			

Storey Co	ounty
(Local	Government)

SCHEDULE F-2 STATEMENT OF CASH FLOWS

ALL EXISTING OR PROPOSED
GENERAL OBLIGATION BONDS, REVENUE BONDS,
MEDIUM-TERM FINANCING, CAPITAL LEASES AND
SPECIAL ASSESSMENT BONDS

- * Type
- 1 General Obligation Bonds
- 2 G.O. Revenue Supported Bonds
- 3 G.O. Special Assessment Bonds
- 4 Revenue Bonds
- 5 Medium-Term Financing

- 6 Medium-Term Financing Lease Purchase
- 7 Capital Leases
- 8 Special Assessment Bonds
- 9 Mortgages
- 10 Other (Specify Type)
- 11 Proposed (Specify Type)

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
							BEGINNING	REQUIREMENT YEAR END	IS FOR FISCAL ING 6/30/2025	(9)+(10)
NAME OF BOND OR LOAN			ORIGINAL AMOUNT OF	ISSUE	FINAL PAYMENT	INTEREST	OUTSTANDING BALANCE	INTEREST	PRINCIPAL	
List and Subtotal By Fund	*	TERM	ISSUE	DATE	DATE	RATE	7/1/2025	PAYABLE	PAYABLE	TOTAL
USDA 97-06 Engine/Ambulance	10	20	2,000,000	7/17/2014	11/20/2035	3.750	\$1,107,889.56	\$40,257.96	\$102,382.04	\$142,640.00
USDA Water 91-09	4	40	2,126,000	9/9/2020	12/1/2058	1.125	\$1,919,873.03	\$21,374.73	\$44,709.27	\$66,084.00
USDA Water 91-10	4	40	701,000	9/9/2020	9/9/2060		\$633,023.06	\$7,047.68	\$14,744.32	\$21,792.00
USDA Water 91-14	4	40	344,000	9/9/2020	9/9/2060		\$310,653.67	\$3,458.63	\$7,232.89	\$10,691.52
			211,020	57372525	0.0.200		40.00,000.00	+0,100100	* ',====	* ,
USDA 92-07 Wastewater	4	40	4,058,000	12/20/2016	12/20/2056	1.375	\$3,370,669.50	\$45,822.78	\$86,143.38	\$131,966.16
USDA 92-04 Sewer Plant	4	40	3,000,200	5/12/2015	5/1/2055	2.500	\$2,499,326.97	\$61,870.32	\$57,013.68	\$118,884.00
USDA 92-12 GH Sewer Plant	4	40	264,000	9/9/2020	9/9/2060	1.125	\$238,394.53	\$2,654.12	\$5,553.88	\$8,208.00
VC Railroad Series-RZEDB	2	18	890,000	12/28/2010	6/1/2028	8.000	\$0.00			\$0.00
VC Railroad Series-TE	2	18	859,000	12/28/2018	6/1/2028	5.000	\$0.00			\$0.00
		_	_				\$	\$	\$	\$
							\$	\$	\$	\$
TOTAL ALL DEBT SERVICE		-	14,242,200				10,079,830	182,486	317,779	500,266

Storey County
(Local Government)

SCHEDULE C-1 - INDEBTEDNESS

Page: ___46__ Schedule C-1

	TRAN	ISFERS OUT		TRAN	TRANSFERS IN		
FUND TYPE	FROM FUND	PAGE	AMOUNT	TO FUND	PAGE	AMOUNT	
GENERAL FUND							
County General Fund - 001 to TRI Payback - 200	General Fund - 001	19	6,500,000				
County General Fund - 001 to Roads - 020	General Fund - 001	19	1,000,000				
County General Fund - 001 to Piper's Opera House - 231	General Fund - 001	19	280,000				
County General Fund - 001 to Capital Projects - 070	General Fund - 001	19	8,000,000				
County General Fund - 001 to Grants - 206	General Fund - 001	19	20,000				
SUBTOTAL			15,800,000			-	
SPECIAL REVENUE FUNDS							
OF EGIAL REVENUE FORDO				TRI Payback - 200	35	6,500,000	
				Roads - 020	21	1,000,000	
				Piper's Opera House - 231	40	280,000	
				Grants - 206	36	20,000	
Infrastructure - 080 to Water - 090	Infrastructure - 080	26	98,568	Cranto 200	- 55	20,000	
Grants 206 to Capital Projects - 070	Grants - 206	36	3,565,000				
Infrastructure - 080 to Sewer - 130	Infrastructure - 080	26	210,000				
Grants - 206 to Infrastructure - 080	Grants - 206	36	3,076,600	Infrastructure - 080	26	3,076,600	
SUBTOTAL			6,950,168		+ +	10,876,600	
PAGE TOTAL TRANSFERS			22,750,168			10,876,600	

Storey County General	
(Local Government)	

SCHEDULE T - TRANSFER RECONCILIATION

Page: ___47__ Schedule T

TRANSFE		ISFERS OUT		TRANSFERS IN			
FUND TYPE	FROM FUND	PAGE	AMOUNT	TO FUND	PAGE	AMOUNT	
CAPITAL PROJECTS FUND							
				Capital Projects - 070	25	8,000,000	
				Capital Projects - 070	25	3,565,000	
SUBTOTAL			-			11,565,000	
						,,	
DEBT SERVICE							
Water - 090 to USDA - 135				USDA - 135	28	98,568	
Sewer - 130 to USDA - 135				USDA - 135	28	259,058	
Note:separate budget		3				·	
Fire General -250 to USDA - 135				USDA - 135	28	142,640	
Note:separate budget		5					
						500.000	
SUBTOTAL			-			500,266	
ENTERPRISE FUNDS							
Water - 090 to USDA - 135		41	98,568				
Infrastructure - 080 to Water - 090		26		Water - 090	41	98,568	
Infrastructure - 080 to Sewer - 130		26					
SUBTOTAL			98,568			98,568	
PAGE 2 TOTALS			98,568			12,163,834	
PAGE12 TOTALS			22,750,168			10,876,600	
TOTAL TRANSFERS			22,848,736			23,040,434	

Storey County General	
(Local Government)	

SCHEDULE T - TRANSFER RECONCILIATION

SCHEDULE OF EXISTING CONTRACTS Budget Year 2025-2026

Local Government:	Storey County General	
Contact:		
E-mail Address:		
Daytime Telephone:		Total Number of Existing Contracts: _5

Line	Vendor	Effective Date of Contract	Termination Date of Contract	Proposed Expenditure FY 2024-25		Reason or need for contract:
						Annual Outside Audit of Financial Statements for the Year
	DiPietro & Thorton	6/1/2025	12/31/2025	,	\$ 55,000	ended June 30, 2025
2	SPB Utility Services	7/1/2025	6/30/2026	,		Assist Water Plant Operators
3	Lumos & Assoc.	7/1/2023	6/30/2024	\$ 107,400	\$ 107,400	Facilities Study
4	Dowl Engineering	7/1/2022	6/30/2024	\$ 60,000	\$ 100,000	Retainer for GIS & Civil Engineering
5	JNA Consulting	7/1/2022	6/30/2024	\$ 110,000	\$ 110,000	TIA management & Debt service reports
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20	Total Proposed Expenditures			\$ 361,800	\$ 404,800	

Additional Explanations (Reference Line Number and Vendor):

Page: __49___ Schedule 31

SCHEDULE OF PRIVATIZATION CONTRACTS Budget Year 2025-2026

Local Government:	Storey County General		
Contact:		•	
E-mail Address:			
Daytime Telephone:	T	otal Number of Privatization Contracts:	3

Line		Effective Date of Contract	Termination Date of Contract	(Months/ Years)	Expenditure FY 2024-25	Proposed Expenditure FY 2025-26	Position	of FTEs employed by Position Class or Grade	t hourly wage of FTEs by Position Class or Grade	Reason or need for contract:
1	Porter Gordon Silver	8/18/2024	8/31/2025	24	60,000	72,000				Consulting services for regional matters in connneciton with legistlative issues
2	Foley Public Affairs	7/1/2024	6/30/2025	12	48,000					Consulting services for regional matters in connneciton with legistlative issues
3	Silver State Government Relations LLC	7/1/2024	6/30/2025	12	99,000					Consulting services for regional matters in connneciton with legistlative issues
4										
5										
6										
7										
8	Total				207,000	72,000				

Attach additional sheets if necessary.

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Board of Storey County Fire Commissioners Agenda Action Report

	CVAD							
Meet	ting date: 5/20/	2025 10:00 AM -	Estimate of Time Required: 15					
	CC Meeting							
Agen	da Item Type:	Discussion/Possible Action	on					
•	• <u>Title:</u> Review and possible approval of the Storey County Fire District 2025-2026 Final Budget for submission to the Nevada Department of Taxation.							
•	• Recommended motion: I Fire Commissioner, approve the Storey County Fire District 2025-2026 Final BudgetComptroller to submit this budget to the Nevada Department of Taxation.							
•	Prepared by:	Jennifer McCain						
	Department:	Comptroller	Cont	act Number: 7758471133				
•	Nevada Depar	tment of Taxation forms	s. These	nty Fire District FY26 Final Budget on the documents represent a compilation of the t three Storey County Commission				
•	Supporting M	<u>Iaterials:</u> See Attachme	nts					
•	Fiscal Impact	<u>.</u>						
•	Legal review	required: False						
•	Reviewed by:							
	Departn	nent Head]	Department Name:				
	County	Manager	(Other Agency Review:				
•	Board Action	<u>:</u>						
	[] Approved		Г] Approved with Modification				
	[] Denied] Continued				

STOREY COUNTY FIRE PROTECTION DISTRICT



145 North C Street
P.O. Box 603
Virginia City, NV 89440
(775) 847-0954 Phone • (775) 847-0987 Fax

Nevada Department of Taxation 1550 College Parkway, Suite 115 Carson City, NV 89706-7937

Storey County - Fire Protection District (474)	herewith submits	the (FINAL) budget for the
iscal year ending June 30, 2026		
This budget contains1	unds, including Debt Service, requir	ring property tax revenues totaling \$18,081,202
The property tax rates computed herein are bathe tax rate will be increased by an amount no owered.		state computed revenue limitation permits, e final computation requires, the tax rate will be
This budget contains 5 0 proprietary funds with estimated exp	governmental fund types with estimatenses of \$0	ated expenditures of \$\\\\$33,033,297\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
Copies of this budget have been filed for publi Government Budget and Finance Act).	record and inspection in the offices	s enumerated in NRS 354.596 (Local
CERTIFICATION	APF	PROVED BY THE GOVERNING BOARD
I Jennifer McCain		
(Print Name)		
Storey County Comptrolle	Jay	Carmona, Chairman
(Title)		
certify that all applicable funds and a operations of this Local Governmen		
listed herein		y Mitchel, Vice-Chairman
Signed		
Dated:	Don	ald Gilman Commissioner
Bateu.		
SCHEDULED PUBLIC HEARING:		
Date and Time May 20, 2025 @ 1	:00A.M.	Publication Date May 9, 2025
Place: Storey County Courthouse, Dist	ict Courtroom	26 South "B" Street, Virginia City, Nevada 89440
		Page:

Schedule 1

FULL TIME EQUIVALENT EMPLOYEES BY FUNCTION

	ACTUAL	ESTIMATED				
	PRIOR YEAR	CURRENT YEAR	BUDGET YEAR			
	ENDING 6/30/2024	ENDING 6/30/2025	ENDING 6/30/2026			
General Government						
Judicial						
Public Safety	39	39	39			
Public Works						
Sanitation						
Health						
Welfare						
Culture and Recreation						
Community Support						
			••			
TOTAL GENERAL GOVI 6/30/2026	39	39	39			
Utilities Hospitals						
Transit Systems						
Airports						
Other						
Other						
TOTAL	39	39	39			
POPULATION (AS OF JULY 1)	4,427	4,454	4,457			
1 of obtaining to or occurry	1,121	1, 10 1	1,101			
SOURCE OF POPULATION ESTIMATE*	Revenue	Revenue Projections NV Dept of Taxation B-1				
Assessed Valuation (Secured and Unsecured Only)	2,802,786,720	3,589,095,999	3,543,355,021			
Net Proceeds of Mines						
TOTAL ASSESSED VALUE	2,802,786,720	3,589,095,999	3,543,355,021			
TAX RATE						
General Fund	0.5446	0.5446	0.5446			
Special Revenue Funds						
Capital Projects Funds						
Debt Service Funds						
Enterprise Fund						
Other						
TOTAL TAX RATE	0.5446	0.5446	0.5446			

^{*} Use the population certified by the state in March each year. Small districts may use a number developed per the instructions (page 6) or the best information available.

STOREY COUNTY FIRE PROTECTION DISTRICT 474	
(Local Government)	

SCHEDULE S-2 - STATISTICAL DATA

	(1)	(2)	(3)	(4)	(5)	(6)	(7)
	('')	\ - /		(~)	TÔTAL		(')
			ALLOWED AD VALOREM		AD VALOREM REVENUE	AD VALOREM TAX	AD VALOREM
	ALLOWED	ASSESSED	REVENUE	TAX RATE	WITH NO CAP	ABATEMENT	REVENUE
	TAX RATE	VALUATION	[(1) X (2)/100]	LEVIED	[(2 , line A)X(4)/100]	[(5) - (7)]	WITH CAP
OPERATING RATE:							
A. PROPERTY TAX Subject to	0.6007	3,543,355,021	21,284,934	0.5446	141,734,201	124,416,151	17,318,050
Revenue Limitations							
B. PROPERTY TAX Outside			-				
Revenue Limitations:	0.6007		-	0.5446	XXXXXXXXXXXX		
Net Proceeds of Mines							
VOTER APPROVED:							
C. Voter Approved Overrides			-				
LEGISLATIVE OVERRIDES							
D. Accident Indigent 6/30/2026			-				
(NRS 428.185)							
E. Indigent (NRS 428.285)			-				
F. Capital Acquisition			_				
(NRS 354.59815)							
G. Youth Services Levy			-				
(NRS 62B.150, 62B.160)							
H. Legislative Overrides			-				
I. SCCRT Loss			-				
(NRS 354.59813)							
J. Other:			-				
K. Other:			-				
L. SUBTOTAL LEGISLATIVE OVERRIDES			-				
M. SUBTOTAL A, C, L	0.6007	3,543,355,021	21,284,934	0.5446	141,734,201	124,416,151	17,318,050
N. Debt							
O. TOTAL M AND N	0.6007	3,543,355,021	21,284,934	0.5446	141,734,201	124,416,151	17,318,050

STOREY COUNTY FIRE PROTECTION DISTRICT 474

SCHEDULE S-3 - PROPERTY TAX RATE AND REVENUE RECONCILIATION

The Allowed Revenue required for column 3 can be obtained from the March 15 Final Revenue Projections or manually calculated. If an entity chooses to budget for an amount in column 5 which is lower or higher than the amount produced by the formula, please attach an explanation.

Budget For Fiscal Year Ending 06/30/2026

STOREY COUNTY FIRE PROTECTION DISTRICT 474 (Local Government)

						OTHER		
GOVERNMENTAL FUNDS AND						FINANCING SOURCES		
EXPENDABLE TRUST FUNDS	BEGINNING		PROPERTY			OTHER THAN		
EXI ENDABLE TROOT FORDS	FUND	CONSOLIDATED	TAX	TAX	OTHER	TRANSFERS	OPERATING	
FUND NAME	BALANCES	TAX REVENUE	REQUIRED	RATE	REVENUE	IN	TRANSFERS IN	TOTAL
1 0115 111 1112	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
FIRE DISTRICT 474	11,075,066	2,828,718	9,869,418	0.5446	7,385,000	(5)	200,000	31,358,202
FIRE EMERGENCY	225,000				0		0	225,000
MUTUAL AID	720,177				850,000		0	1,570,177
CAPITAL PROJECTS	1,759,168		1,879,053		62,000		13,500,000	17,200,221
GRANTS	30,489				453,095		0	483,584
DEBT SERVICE	40 000 000	0.000.740	44 740 474		0.750.005		40 700 000	F0 007 404
Subtotal Governmental Fund T	13,809,900	2,828,718	11,748,471	1	8,750,095	0	13,700,000	50,837,184
Expendable Trust Funds								
PROPRIETARY FUNDS								
	XXXXXXXXXXX				XXXXXXXXX	XXXXXXXXXX	XXXXXXXXXXX	XXXXXXXXXXX
	XXXXXXXXXX				XXXXXXXX		XXXXXXXXXXX	XXXXXXXXXX
	XXXXXXXXXX				XXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
	XXXXXXXXXX		_	_		XXXXXXXXXX		XXXXXXXXXX
	XXXXXXXXXX					XXXXXXXXXX		XXXXXXXXXX
Subtotal Proprietary Funds	XXXXXXXXXX				XXXXXXXX	XXXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
TOTAL ALL FUNDS	13,809,900	2,828,718	11,748,471	1	8,750,095	0	13,700,000	50,837,184

SCHEDULE A-1 ESTIMATED EXPENDITURES AND OTHER FINANCING USES

Budget For Fiscal Year Ending 06/30/2026

Budget Summary for:

STOREY COUNTY FIRE PROTECTION DISTRICT 474

(Local Government)

				SERVICES,		CONTINGENCIES			
				SUPPLIES		AND USES			
GOVERNMENTAL FUNDS AND				AND		OTHER THAN			
EXPENDABLE TRUST FUNDS		SALARIES		OTHER	CAPITAL	OPERATING	OPERATING		
		AND	EMPLOYEE	CHARGES	OUTLAY	TRANSFERS	TRANSFERS	ENDING FUND	
FUND NAME		WAGES	BENEFITS	**	***	OUT	OUT	BALANCES	TOTAL
	*	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
FIRE DISTRICT 474	Х	8,167,507	4,541,591	2,043,447	144,000	446,896	13,642,640	2,372,121	31,358,202
FIRE EMERGENCY	R			50,000	50,000			125,000	225,000
MUTUAL AID	R	475,000	135,000	217,060	5,500	-	200,000	537,617	1,570,177
CAPITAL PROJECTS	С				15,967,100			1,233,121	17,200,221
GRANTS	R	-	-	294,100	-			189,484	483,584
			·	_			_		
TOTAL GOVERNMENTAL FUND	ГҮРЕ	S							
AND EXPENDABLE TRUST FUND	S	8,642,507	4,676,591	2,604,607	16,166,600	446,896	13,842,640	4,457,343	50,837,184

C - Capital Projects

D - Debt Service

T - Expendable Trust

*** Capital Outlay must agree with CIP.

Page: _	4
Sched	ule A-1

^{**} Include Debt Service Requirements in this column

	(1)	(2)	(3)	(4)
		FOTIMATED	BUDGET YEAR ENDING 06/30/26	
REVENUES	YEAR ENDING	ESTIMATED YEAR ENDING	TENTATIVE	FINAL
<u>KEVENUES</u>				
AD VALOREM	6/30/2024	6/30/2025	APPROVED	APPROVED
General Government				
Property	6,202,854	7,243,078	9,869,418	11,441,024.90
rioperty	0,202,834	7,243,078	9,809,418	11,441,024.90
				-
SubTotal	6,202,854	7,243,078	9,869,418	11,441,025
	·			
Intergovernmental Revenues				
SCCRT	2,746,862	2,483,759	2,828,718	2,828,718
Subtotal	2,746,862	2,483,759	2,828,718	2,828,718
Licenses and Permits				
Non-Business				
License	53,321	30,000	20,000	20,000
Permits	3,265,912	2,112,000	6,252,000	6,252,000
Subtotal	3,319,233	2,112,000	6,272,000	6,272,000
Subtotal	3,319,233	2,142,000	6,272,000	6,272,000
Other Financing Source				
Grants	267,697	1,118,034	-	
Subtotal	267,697	1,118,034	-	-
Charges for Service				
Public Safety				
Fire/Ambulance Fees	432,423	530,000	532,000	532,000
Transport/Accident Recovery	190,150	190,000	170,000	170,000
Special Events	11,247	10,000	10,000	10,000
Other Fees - Tesla	991,083	10,000	-	.,
Subtotal	1,624,903	740,000	712,000	712,000
Miscellaneous				
General Government	502.025	240.000	404 000	404.000
Interest Other	502,036	319,000	401,000	401,000
Miscellaneous -Other	63,293	0	-	
Subtotal	565,329	319,000	401,000	401,000
SubTotal all Revenue Sources	14,726,878	14,045,871	20,083,136	21,654,743

SCHEDULE B - GENERAL FUND

Page: ___5_ Schedule B-8

	(1)	(2)	(3) BUDGET YEAR E	(4) ENDING 06/30/26
		ESTIMATED	BOBGET TEAR	214D114G 00/30/20
<u>REVENUES</u>	YEAR ENDING 6/30/2024	YEAR ENDING 6/30/2025	TENTATIVE APPROVED	FINAL APPROVED
	0/30/2024	0/30/2023	ATTROVED	ATTROVED
SUBTOTAL REVENUE ALL SOURCES	14,726,878	14,045,871	20,083,136	21,654,743
	, ,	, ,		, ,
OTHER FINANCING SOURCES Transfers In (Schedule T)				
Transfer from Mutual Aide	250,000	100,000	200,000	200,000
	,	,	,	,
Subtotal	250,000	100,000	200,000	200,000
Proceeds of Long-term Debt				
Other				
SUBTOTAL OTHER FINANCING SOURCES	14,976,878	14,145,871	20,283,136	21,854,743
BEGINNING FUND BALANCE	9,691,323	14,783,852	11,075,066	11,075,066
Prior Period Adjustments		_	_	
Residual Equity Transfers				
TOTAL DECINING FUND DALANCE	0.004.000	44 700 070	44.077.000	44 077 000
TOTAL BEGINNING FUND BALANCE	9,691,323	14,783,852	11,075,066	11,075,066
TOTAL AVAILABLE RESOURCES	24,668,201	28,929,723	31,358,202	32,929,809

SCHEDULE B - GENERAL FUND

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	(1)	(2)	(3)	(4)
			BUDGET YEAR E	NDING 06/30/26
		ESTIMATED		
AND ACTIVITY	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
Elec	6/30/2024	6/30/2025	APPROVED	APPROVED
Fire				
Fire District 474	4.070.404	7 500 700	0.407.507	0.400.500
Salaries & Wages	4,978,494	7,580,766	8,167,507	9,100,500
Employee Benefits	2,749,889	4,017,056	4,541,591	4,591,590
Services & Supplies	946,453	1,647,203	2,043,447	2,043,447
Capital Outlay	16,873	64,700	144,000	144,000
Dept. SubTotal	8,691,709	13,309,725	14,896,545	15,879,537
Activity SubTotal	8,691,709	13,309,725	14,896,545	15,879,537
Activity SubTotal	8,691,709	13,309,725	14,096,545	15,679,537
Function: Public Safety				_
Salaries & Wages	4,978,494	7,580,766	8,167,507	9,100,500
Employee Benefits	2,749,889	4,017,056	4,541,591	4,591,590
Services & Supplies	946,453	1,647,203	2,043,447	2,043,447
Capital Outlay	16,873	64,700	144,000	144,000
Other Uses				*
FUNCTION SUBTOTAL	8,691,709	13,309,725	14,896,545	15,879,537

STOREY COUNTY FIRE PROTECTION DISTRICT 474

SCHEDULE B - GENERAL FUND

Page: ___7_ Schedule B-10

	(1)	(2)	(3)	(4)
		ESTIMATED	BUDGET YEAR E	ENDING 00/30/20
AND ACTIVITY	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
	6/30/2024	6/30/2025	APPROVED	APPROVED
FUNCTION SUMMARY				
General Government				
Judicial				
Public Safety	8,691,709	13,309,725	14,896,545	15,879,537
Public Works				
Sanitation				
Health				
Welfare				
Culture and Recreation				
Community Support				
Debt Service				
Intergovernmental Expenditures				
TOTAL EXPENDITURES - ALL FUNCTIONS	8,691,709	13,309,725	14,896,545	15,879,537
OTHER USES:				
CONTINGENCY (Not to exceed 3% of				
Total Expenditures all Functions)	-	399,292	446,896	446,896
Transfers Out (Schedule T)			·	
Transfer Capital Projects	1,000,000	4,000,000	13,500,000	13,500,000
Transfer to Grants		3,000		
Transfers to Fire Emergency	50,000			
Transfers to USDA (diff. budget)	142,640	142,640	142,640	142,640
Transfers to TRI Payback				
SubTotal	1,192,640	4,544,932	14,089,536	14,089,536
TOTAL EXPENDITURES AND OTHER USES	9,884,349	17,854,657	28,986,081	29,969,073
ENDING FUND BALANCE:	14,783,852	11,075,066	2,372,121	2,960,736
TOTAL GENERAL FUND				
COMMITMENTS AND FUND BALANCE	24,668,201	28,929,723	31,358,202	32,929,809

SCHEDULE B - GENERAL FUND

SCHEDULE B SUMMARY - EXPENDITURES, OTHER USES AND FUND BALANCE

USDA is a fund within the Storey County Budget

Page: ___8_ Schedule B-11

	(1)	(2)	(3) BUDGET YEAR E	(4) NDING 06/30/26
REVENUES	YEAR ENDING 6/30/2024	ESTIMATED YEAR ENDING 6/30/2025	TENTATIVE APPROVED	FINAL APPROVED
Charges for Services	-	-	-	-
Subtotal		-	-	-
OTHER FINANCING SOURCES: Operating Transfers In (Schedule T)	50,000			
Operating transfers in (Schedule 1)	30,000	-	-	
BEGINNING FUND BALANCE	250,000	300,000	225,000	225,000
2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	200,000	200,000		
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	250,000	300,000	225,000	225,000
TOTAL RESOURCES	300,000	300,000	225,000	225,000
EXPENDITURES				
Public Safety				
Fire				
Salaries & Wages Employee Benefits	-			
Services & Supplies	-	75,000	50,000	50,000
Capital Outlay	-	73,000	50,000	50,000
Subtotal	-	75,000	100,000	100,000
OTHER USES				
CONTINGENCY (not to exceed 3% of				
total expenditures)				
Transfers Out (Schedule T)				
ENDING FUND BALANCE	300,000	225,000	125,000	125,000
TOTAL COMMITMENTS & FUND BALANCE	300,000	300,000	225,000	225,000

Fund: Fire Emergency

	(1)	(2)	(3) BUDGET YEAR E	(4) NDING 06/30/26
DEVENUES		ESTIMATED		
REVENUES	YEAR ENDING 6/30/2024	YEAR ENDING	TENTATIVE	FINAL APPROVED
Charges for Service	0/30/2024	6/30/2025	APPROVED	APPROVED
Other Revenues	506,375	644,000	850,000	850,000
Other Revenues	300,373	044,000	830,000	830,000
Subtotal	506,375	644,000	850,000	850,000
OTHER FINANCING SOURCES:		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Operating Transfers In (Schedule T)				
BEGINNING FUND BALANCE	844,157	719,663	720,177	720,177
BEGINNING FOND BALANCE	844,157	719,003	720,177	720,177
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	844,157	719,663	720,177	720,177
TOTAL RESOURCES	1,350,532	1,363,663	1,570,177	1,570,177
<u>EXPENDITURES</u>				
Public Safety				
Fire				
Salaries & Wages	257,277	342,000	475,000	480,000
Employee Benefits	31,952	21,446	135,000	140,000
Services & Supplies	91,640	170,040	217,060	217,060
Capital Outlay	-	10,000	5,500	5,500
Subtatal	200.000	542 400	022.500	042.500
Subtotal OTHER USES	380,869	543,486	832,560	842,560
CONTINGENCY (not to exceed 3% of				
total expenditures)				
Transfers Out (Schedule T)				
		100.000	200,000	
Transfer to Fire General	250,000	100,000	200,000	
				842 560
Transfer to Fire General Total Expenditures	250,000 630,869	643,486	1,032,560	842,560
Total Expenditures	630,869	643,486	1,032,560	
				842,560 727,617

Fund: Mutual Aid

	(1)	(2)	(3) BUDGET YEAR E	(4) (ADING 06/30/36
		ESTIMATED	BODGET TEAK E	INDING 00/30/20
REVENUES	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
	6/30/2024	6/30/2025	APPROVED	APPROVED
AD VALOREM				
General Government				
Property			1,879,053	6,640,177
Subtotal			1,879,053	6,640,177
Fire Capital Projects				
Interest	66,970	44,000	62,000	62000
Subtotal	66,970	44,000	62,000	13,342,354
OTHER FINANCING SOURCES:				
Operating Transfers In (Schedule T)	1,000,000	4,000,000	13,500,000	13,500,000
SubTotal Revenue	1,066,970	4,044,000	15,441,053	26,842,354
BEGINNING FUND BALANCE	1,349,361	2,303,093	1,759,168	1,759,168
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	1,349,361	2,303,093	1,759,168	1,759,168
TOTAL RESOURCES	2,416,331	6,347,093	17,200,221	28,601,522
<u>EXPENDITURES</u>				
Public Safety				
Fire Capital Outlay	113,238	4,587,925	15,967,100	15,967,100
Capital Outlay	115,258	4,367,923	13,967,100	13,967,100
Subtotal	113,238	4,587,925	15,967,100	15,967,100
OTHER USES	, , , ,	, ,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	-,,
CONTINGENCY (not to exceed 3% of				
total expenditures)				
Transfers Out (Schedule T)				
ENDING FUND BALANCE	2,303,093	1,759,168	1,233,121	12,634,422
TOTAL COMMITMENTS & FUND BALANCE	2,416,331	6,347,093	17,200,221	28,601,522

Fund: Capital Projects Page: __11__ Schedule B-14

	(1)	(2)	(3)	(4)
		ESTIMATED	BUDGET YEAR E	NDING 06/30/26
DEVENUES	VEAD ENDING		TENTATIVE	FINIAL
<u>REVENUES</u>	YEAR ENDING 6/30/2024	YEAR ENDING 6/30/2025	TENTATIVE APPROVED	FINAL APPROVED
Intergovernmental		0.00.2020		
Grants		-		
Federal	758,365	153,760	-	
State		755,064	103,095	103,095
Subtotal	758,365	908,824	103,095	103,095
OTHER FINANCING SOURCES:				
Other Grants		592,675	350,000	350,000
Operating Transfers In (Schedule T)		002,010	333,333	000,000
Transfer from Fire General	56,385	3,000		
Subtotal	56,385	595,675	350,000	350,000
C L Table Day	211 = 2	4.704.400	450.005	450.005
SubTotal Revenue	814,750	1,504,499	453,095	453,095
BEGINNING FUND BALANCE	(40,218)	63,089	30,489	30,489
Prior Period Adjustment(s)				
Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	(40,218)	63,089	30,489	30,489
TOTAL RESOURCES	774,532	1,567,588	483,584	483,584
<u>EXPENDITURES</u>				
Salaries & Wages	399,621	500,000	_	
Employee Benefits	209,181	127,424		
Services & Supplies	102,641	909,675	294,100	294,100
Capital Outlay	-	000,0.0	20 1,100	
Activity Subtotal	711,443	1,537,099	294,100	294,100
Subtotal Expenditures	711,443	1,537,099	294,100	294,100
ENDING FUND BALANCE	63,089	30,489	189,484	189,484
TOTAL COMMITMENTS & FUND BALANCE	774,532	1,567,588	483,584	483,584

Fund:	Grants	Page:12
		Schodula R-14

TRANSFERS IN			TRANSF	ERS OUT		
FUND TYPE	FROM FUND	PAGE	AMOUNT	TO FUND	PAGE	AMOUNT
GENERAL FUND			•	-		
Fire District Mutual Aide 270 to General 250	Mutual Aide - 270	10	200,000	General - 250	6	200,000
Fire General 250 to Capital Projects 280	General -250	8	13,500,000	Capital Projects -280	11	13,500,000
SUBTOTAL			13,700,000			13,700,000
SPECIAL REVENUE FUNDS						
Fire General 250 to USDA - 135 (different Budget)	General - 250	8	142,640	USDA - 135 (different Budget)	28	142,640
USDA is a fund within the Storey County B	Budget					
SUBTOTAL			13,842,640			13,842,640

SCHEDULE T - TRANSFER RECONCILIATION

Page: ___13___

Schedule T

SCHEDULE OF EXISTING CONTRACTS Budget Year 2025-2026

Local Government:	STOREY COUNTY FIRE PROTECTION DISTRICT 474	
Contact:		
E-mail Address:		
Daytime Telephone:		Total Number of Existing Contracts: _0

Line	Vendor	Effective Date of Contract	Termination Date of Contract	Proposed Expenditure FY 2024-25		Reason or need for contract:
1	DiPietro & Thorton	6/1/2025	12/31/2025	\$ 52,000	\$ 55,000	Annual Outside Audit of Financial Statements for the Vear ended June 30, 2025
2						
3						
4						
5						
6						
7						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19				6 52.000	Á 55.000	
20	Total Proposed Expenditures			\$ 52,000	\$ 55,000	

Additional Explanations (Reference Line Number and Vendor):

Page: ___14___

SCHEDULE OF PRIVATIZATION CONTRACTS

Budget Year 2025-2026

Local Government:	STOREY COUNTY FIRE PROTECTION DISTRICT 474		
Contact:			
E-mail Address:			
Daytime Telephone:		Total Number of Privatization Contracts:	

Line		Effective Date of Contract	Termination Date of Contract	Duration (Months/ Years)	Proposed Expenditure FY 2023-24	Proposed Expenditure FY 2024-25	Position Class or Grade	Number of FTEs employed by Position Class or Grade	Equivalent hourly wage of FTEs by Position Class or Grade	
1	NONE									
2										
 _										
3										
4										
5										
<u> </u>										
6										
-										
	Total									
	Total									

Page:	15



Storey County Water and Sewer Board Agenda Action Report

Meeting date: 5/20/2025 10:00 AM - BOCC Meeting	Estimate of Time Required: 10								
Agenda Item Type: Discussion/Possible Activation	on								
	<u>Title:</u> Review and possible approval of the Storey County Water and Sewer 2025-2026 Final Budget for submission to the Nevada Department of Taxation.								
and Sewer 2025-2026 Final Budget as	Recommended motion: I Commissioner, approve the Storey County Water and Sewer 2025-2026 Final Budget as presented and direct the Storey County Comptroller to submit this budget to the Nevada Department of Taxation.								
• <u>Prepared by:</u> Jennifer McCain									
<u>Department:</u> Comptroller	Contact Number: 7758471133								
from the Storey County Final Budget: Taxation Forms. These documents rep	ey County Sewer FY26 Final Budget and the pages for the Water Fund on the Nevada Department of present a compilation of the information that has ablic during the past three Storey County								
• Supporting Materials: See Attachme	ents								
• Fiscal Impact:									
• <u>Legal review required:</u> False									
• Reviewed by:									
Department Head	Department Name:								
County Manager	Other Agency Review:								
• Board Action:									
[] Approved	[] Approved with Modification								
[] Denied	[] Continued								



STOREY COUNTY COMMISSIONERS' OFFICE

Storey County Courthouse 26 South "B" Street P.O. Box 176 Virginia City, Nevada 89440 Phone (775) 847-0968 Fax (775) 847-0949

Nevada Department of Taxation 1550 College Parkway, Suite 115 Carson City, NV 89706-7937

This budget contains funds, including Debt Service, requiring property tax revenues totaling \$ The property tax rates computed herein are based on preliminary data. If the final state computed revenue limitation permits, the tax rate will be increased by an amount not to exceed 0 If the final computation requires, the tax rate will be	
The property tax rates computed herein are based on preliminary data. If the final state computed revenue limitation permits,	
lowered.	
This budget contains 0 governmental fund types with estimated expenditures of \$a 1 proprietary funds with estimated expenses of \$511,385	nd
Copies of this budget have been filed for public record and inspection in the offices enumerated in NRS 354.596 (Local Government Budget and Finance Act).	
CERTIFICATION APPROVED BY THE GOVERNING BOARD	
I Jennifer McCain (Print Name) Storey County Comptroller	
(Title) Jay Carmona, Chairman certify that all applicable funds and financial operations of this Local Government are listed herein	
Clay Mitchell, Vice-Chairman	
Signed:	
Donald Gilman, Commissioner Dated:	
SCHEDULED PUBLIC HEARING:	
Date and Time: May 20, 2025@ 10:00 A.M. Publication Date: May 9, 2025	
Place: Storey County Courthouse, District Courtroom 26 South B Street, Virginia City, NV 89440	

Page: _____ Schedule 1

FULL TIME EQUIVALENT EMPLOYEES BY FUNCTION

	ACTUAL	ESTIMATED	
	PRIOR YEAR	CURRENT YEAR	BUDGET YEAR
	ENDING 6/30/24	ENDING 6/30/25	ENDING 6/30/26
General Government	ENDING 0/30/24	ENDING 0/30/23	ENDING 0/30/20
Judicial Public Outst			
Public Safety			
Public Works	1	1	1
Sanitation			
Health			
Welfare			
Culture and Recreation			
Community Support			
TOTAL GENERAL GOVERNMENT	1	1	1
Utilities			
Hospitals			
Transit Systems			
Airports			
Other			
TOTAL	1	1	1
POPULATION (AS OF JULY 1)	1515	1515 	1515
POPULATION (AS OF JULY 1) SOURCE OF POPULATION ESTIMATE*		1515	
SOURCE OF POPULATION ESTIMATE*	S	Sewer Hookups 572 X 2.65	
SOURCE OF POPULATION ESTIMATE* Assessed Valuation (Secured and Unsecured Only)			
SOURCE OF POPULATION ESTIMATE* Assessed Valuation (Secured and Unsecured Only) Net Proceeds of Mines	38,426,257	Sewer Hookups 572 X 2.65 42,168,405	41,456,026
SOURCE OF POPULATION ESTIMATE* Assessed Valuation (Secured and Unsecured Only)	S	Sewer Hookups 572 X 2.65	
SOURCE OF POPULATION ESTIMATE* Assessed Valuation (Secured and Unsecured Only) Net Proceeds of Mines	38,426,257	Sewer Hookups 572 X 2.65 42,168,405	41,456,026
SOURCE OF POPULATION ESTIMATE* Assessed Valuation (Secured and Unsecured Only) Net Proceeds of Mines TOTAL ASSESSED VALUE	38,426,257	Sewer Hookups 572 X 2.65 42,168,405	41,456,026
Assessed Valuation (Secured and Unsecured Only) Net Proceeds of Mines TOTAL ASSESSED VALUE TAX RATE General Fund	38,426,257	Sewer Hookups 572 X 2.65 42,168,405	41,456,026
SOURCE OF POPULATION ESTIMATE* Assessed Valuation (Secured and Unsecured Only) Net Proceeds of Mines TOTAL ASSESSED VALUE TAX RATE General Fund Special Revenue Funds	38,426,257	Sewer Hookups 572 X 2.65 42,168,405	41,456,026
SOURCE OF POPULATION ESTIMATE* Assessed Valuation (Secured and Unsecured Only) Net Proceeds of Mines TOTAL ASSESSED VALUE TAX RATE General Fund Special Revenue Funds Capital Projects Funds	38,426,257	Sewer Hookups 572 X 2.65 42,168,405	41,456,026
SOURCE OF POPULATION ESTIMATE* Assessed Valuation (Secured and Unsecured Only) Net Proceeds of Mines TOTAL ASSESSED VALUE TAX RATE General Fund Special Revenue Funds Capital Projects Funds Debt Service Funds	38,426,257	Sewer Hookups 572 X 2.65 42,168,405	41,456,026
SOURCE OF POPULATION ESTIMATE* Assessed Valuation (Secured and Unsecured Only) Net Proceeds of Mines TOTAL ASSESSED VALUE TAX RATE General Fund Special Revenue Funds Capital Projects Funds Debt Service Funds Enterprise Fund	38,426,257	Sewer Hookups 572 X 2.65 42,168,405	41,456,026
SOURCE OF POPULATION ESTIMATE* Assessed Valuation (Secured and Unsecured Only) Net Proceeds of Mines TOTAL ASSESSED VALUE TAX RATE General Fund Special Revenue Funds Capital Projects Funds Debt Service Funds	38,426,257	Sewer Hookups 572 X 2.65 42,168,405	41,456,026
SOURCE OF POPULATION ESTIMATE* Assessed Valuation (Secured and Unsecured Only) Net Proceeds of Mines TOTAL ASSESSED VALUE TAX RATE General Fund Special Revenue Funds Capital Projects Funds Debt Service Funds Enterprise Fund	38,426,257	Sewer Hookups 572 X 2.65 42,168,405	41,456,026
SOURCE OF POPULATION ESTIMATE* Assessed Valuation (Secured and Unsecured Only) Net Proceeds of Mines TOTAL ASSESSED VALUE TAX RATE General Fund Special Revenue Funds Capital Projects Funds Debt Service Funds Enterprise Fund	38,426,257	Sewer Hookups 572 X 2.65 42,168,405	41,456,026
SOURCE OF POPULATION ESTIMATE* Assessed Valuation (Secured and Unsecured Only) Net Proceeds of Mines TOTAL ASSESSED VALUE TAX RATE General Fund Special Revenue Funds Capital Projects Funds Debt Service Funds Enterprise Fund	38,426,257	Sewer Hookups 572 X 2.65 42,168,405	41,456,026

* Use the population certified by the state in March each year. Small districts may use a number developed per the instructions (page 6) or the best information available.

Virginia Divide Sewer					
(Local Government)					

SCHEDULE S-2 - STATISTICAL DATA

Page: ___1__ Schedule S-2

Budget Summary for:	Virginia Divide Sewer
	(Local Government)

FUND NAME	*	OPERATING REVENUES (1)	OPERATING EXPENSES (2) **	NONOPERATING REVENUES (3)	NONOPERATING EXPENSES (4)	OPERATING TRA	OUT(6)	NET INCOME (7)
Virginia Divide Sewer	E	512,500	511,385	27,000	0	4,210,000	259,058	3,979,057
TOTAL		512,500	511,385	27,000	0	4,210,000	259,058	3,979,057

* FUND TYPES:	E - Enterprise
---------------	----------------

Page: ___2_ Schedule A-2

I - Internal Service

N - Nonexpendable Trust

^{**} Include Depreciation

	(1)	(2)	(3)	(4)
		ESTIMATED	BUDGET YEAR EI	NDING 6/30/2026
	ACTUAL PRIOR	CURRENT	BODGET TEAR E	NDIINO 0/30/2020
PROPRIETARY FUND	YEAR ENDING	YEAR ENDING	TENTATIVE	FINAL
	6/30/2024	6/30/2025	APPROVED	APPROVED
OPERATING REVENUE	4=0 =04	100.000	= 40 = 00	540500
Sewer Charges Gold Hill Sewer	470,564	498,000	512,500	512500
Late Charges				
Late Gharges				
Total Operating Revenue	470,564	498,000	512,500	512,500
Treating resemble	,	100,000	0.12,000	0.12,000
OPERATING EXPENSE				
Salaries & Wages	134,941	143,071	149,102	145461
Benefits Services & Supplies	111,183	116,812	129,949	142744 217180
Services & Supplies Capital Outlay	154,578	195,600	219,480 74,500	6,000
Depreciation/Amortization	414,773		74,500	0,000
	,			
Total Operating Expense	815,475	455,483	573,031	511,385
		100,100	0.0,00	211,000
Operating Income or (Locs)	(344,911)	42,517	(60,531)	1,115
Operating Income or (Loss)	(344,911)	42,517	(60,531)	1,115
NONOPERATING REVENUES			<u> </u>	
Grants/Bonds				
Interest Earned	37,151	25,000	27,000	27000
Other Income				
Capital Contributions				
Total Nananayating Dayanyaa	27.454	05.000	27.000	07.000
Total Nonoperating Revenues	37,151	25,000	27,000	27,000
NONOPERATING EXPENSES				
Interest	115,885			
Capital Outlay	·			
Total Nonoperating Expenses	115,885	0	0	
Net Income before Operating Transfers	(191,875)	67,517	(33,531)	28,115
Transfers (Schedule T)				
In (different budget)	210,000	210,000	210,000	4,210,000
Out	210,000	259,058	259,058	259,058
Net Operating Transfers				
OUANGE WANTE DOCUMENT				
CHANGE IN NET POSITION	(213,645)	18,459	(82,589)	3,979,057

Virginia Divide Sewer
(Local Government)

SCHEDULE F-1 REVENUES, EXPENSES AND NET POSITION

Fund:	Virginia Divide Sewer
-------	-----------------------

	(1)	(2)	(3) BUDGET YEAR EI	(4) NDING 6/30/2026
PROPRIETARY FUND	ACTUAL PRIOR YEAR ENDING 6/30/2024	ESTIMATED CURRENT YEAR ENDING 6/30/2025	TENTATIVE APPROVED	FINAL APPROVED
A. CASH FLOWS FROM OPERATING	0/30/2024	0/30/2023	AFFROVED	AFFROVED
Cash Inflows:				
Sewer Charges	467,353	498,000	512,500	512,500
Gold Hill Sewer				
Late Charges				
Cash Outflows:				
Salaries & Wages	(131,778)	(143,071)	(149,102)	(145,461)
Benefits	(92,304)	(120,645)	(129,949)	(142,744)
Services & Supplies	(156,700)	(195,600)	(219,480)	(219,480)
a. Net cash provided by (or used for) operating activities	86,571	38,684	13,969	4,815
B. CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:	00,371	30,004	13,309	4,015
Cash Inflows:				
Bonds/Grants			-	
Cash Outflows:				
Capital Outlay			74,500	(6,000)
b. Net cash provided by (or used for) noncapital financing activities			74 500	(0.000)
C. CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:	0	-	74,500	(6,000)
Cash Inflows:				
Transfer from Funds	210,000	210,000	210,000	4,210,000
Capital Contributed				
Cash Outflows:				
Debt Service	(143,176)		(148,711)	(148,711)
Interest Capital Outlay	(115,885)		(110,347)	(110,347)
,				
c. Net cash provided by (or used for) capital and related financing activities	(40,004)	240.000	(40.050)	2.050.042
D. CASH FLOWS FROM INVESTING	(49,061)	210,000	(49,058)	3,950,942
Cash Inflows:	+			
Interest Earnings	37,151	25,000	27,000	27,000
	- , -		,	,
d. Net cash provided by (or used in)	+			
investing activities	37,151	25,000	27,000	27,000
NET INCREASE (DECREASE) in cash and	3.,.31	25,550	2.,000	2.,000
cash equivalents (a+b+c+d)	74,661		66,411	3,976,757
CASH AND CASH EQUIVALENTS AT	·		·	
JULY 1, 20xx	942,023	1,016,684	1,016,684	1,016,684
CASH AND CASH EQUIVALENTS AT JUNE 30, 20xx	1,016,684	1,016,684	1,083,095	4,993,441

Virginia Divide Sewer (Local Government)

SCHEDULE F-2 STATEMENT OF CASH FLOWS

Fund:	Virginia Divide Sew	ıρr
runa.	VII UII II II DIVIUE SEV	/⊟

TRANSFERS OUT					TRANSFERS IN			
FUND TYPE	FROM FUND	PAGE	AMOUNT		TO FUND	PAGE	AMOUNT	
GENERAL FUND								
				4				
				1				
]				
				1				
				1				
				1				
				1				
				1				
SUBTOTAL								
SPECIAL REVENUE FUNDS								
				1				
Sewer - 130 to USDA - 135 (different Budget)	Sewer -130	3	259,058					
				ł	Sewer -130	3	210,000	
				1				
				1				
				4				
				1		+		
				1				
]				
				<u> </u>				
				ł				
				1				
				1				
				-				
PAGE TOTAL			259,058				210,000	

Virginia Divide Sewer	
(Local Government)	

SCHEDULE T - TRANSFER RECONCILIATION

Page: ___5_ Schedule T

SCHEDULE OF EXISTING CONTRACTS Budget Year 2025-26

Local Government:	Virginia Divide Sewer			
Contact:		-		
E-mail Address:		_		
Daytime Telephone:		Total Number of Existing Contracts: _	0	

		Effective	Termination		Proposed	
		Date of	Date of		Expenditure	
Line	Vendor	Contract	Contract	FY 2024-25	FY 2025-26	Reason or need for contract:
1	SBP Utility Services	7/1/2025	6/30/2026	\$ 42,000	\$ 42,000.00	Support Plant Operators
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16			·			
17						
18						
19						
20	Total Proposed Expenditures			_		

Additional Explanations (Reference Line Number and Vendor):

Page: __6__ Schedule 31

SCHEDULE OF PRIVATIZATION CONTRACTS Budget Year 2025-2026

Local Government:	Virginia Divide Sewer		
Contact:			
E-mail Address:			
Daytime Telephone:		Total Number of Privatization Contracts:	0

Line		Effective Date of Contract	Termination Date of Contract		Proposed Expenditure FY 2025-26	Position	Equivalent hourly wage of FTEs by Position Class or Grade	Reason or need for contract:
1	NONE							
<u> </u>								
2								
3								
١								
4								
5								
6								
7								
8	Total							
1 0	างเลา							

	Page:7
Attach additional sheets if necessary.	Schedule 32

FORM 4404LGF Last Revised 11/30/2018



Board of Storey County Commissioners Agenda Action Report

	NEVADA							
	_	2025 10:00 AM -	Estima	ate of Time Required: 15				
	Agenda Item Type: Discussion/Possible Action							
igen	da Item Type.	Discussion i ossioie i ten	511					
•	signal at Elect	-	rive in t	Electrical for construction of a new traffic he Tahoe-Reno Industrial Center in an d and 20% contingency.				
•	• Recommended motion: I, [commissioner], move to accept a bid from Titan Electrical for construction of a new traffic signal at Electric Avenue and Milan Drive in the Tahoe-Reno Industrial Center in an amount not to exceed \$634,800.00 for base bid and 20% contingency.							
•	Prepared by:	_Mike Northan						
	Department:	Public Works	Conta	net Number: 7752304255				
•	Two responsive amount of \$52 programming	ve bids were received, ar 29,000. Staff recommend and startup and for unfo	nd the lo ds a 20% reseen i	or this project on May 8, 2025 at 2:00 PM. which was from Titan Electrical in the 6 contingency for this project for 3rd party saues. The total amount not-to-exceed is by Tesla with a CIP budget of 1,850,000.				
•	Supporting M	<u>Taterials:</u> See Attachme	nts					
•	Fiscal Impact	<u>t:</u> \$634,800						
•	Legal review	required: False						
•	Reviewed by:	<u>.</u>						
	Departn	nent Head	Γ	Department Name:				
	County	Manager	(Other Agency Review:				
•	Board Action	<u>ı:</u>						
	[] Approved			Approved with Modification				
	[] Denied		[] Continued				



STOREY COUNTY PUBLIC WORKS

100 Toll Road P.O. Box 435 Virginia City, Nevada 89440 Phone (775) 847-0958 Fax (775) 847-0947 mnorthan@storeycounty.org

BIDDERS INSTRUCTIONS

Re: Bid Proposal for:

Traffic Signal at Electric/Milan R5-44 PWP # ST-2025-344

To all interested parties:

Storey County will be accepting sealed bids for the above referenced project " Traffic Signal at Electric and Milan" Bids must be received by no later than May 8, 2025, at 2:00 PM (14:00 hours) local time. Bids received after this date and/or time will not be accepted and will be returned unopened to the sender. Bids must be clearly marked on the outside envelope. Electronically transmitted bids will not be accepted. Storey County reserves the right to reject any bid or to accept the bid which is deemed to be in the best interest of the county. Bids will be opened and read aloud at 2:10 PM (14:10 hours) in the Slammer Museum conference room in the Storey County Courthouse.

Project Description: Construction of a new traffic signal system at the intersection of Electric Avenue and Milan Drive in the Tahoe-Reno Industrial Center. Coordination with NVEnergy, traffic control, underground electrical utilities, pull boxes, detectors, and concrete pads for equipment and footings for masts.

Interested parties may obtain a bid pack with plans and specifications by contacting Mike Northan at mnorthan@storeycounty.org .

Bidders should deliver their bid to the name and address listed below: in a sealed envelope labeled as follows:

Bid Submission - Electric/Milan Signal Storey County 26 South B Street Virginia City NV 89440

Attn: Mike Northan

Bids should be submitted to the Storey County Clerk's Office in the Storey County Courthouse, second floor. Bids will be opened in the Slammer Museum conference room in the Storey County Courthouse, first floor after the deadline.

Bids must be prepared and submitted using the bid forms provided and must be typed or printed and then signed in ink.



P.O. Box 435 Virginia City, Nevada 89440 Phone (775) 847-0958 Fax (775) 847-0947 mnorthan@storeycounty.org

All bids received by the deadline date and time shall be reviewed by Storey County. All bids must include all requested work items, conform to the Project Standards/Specifications and be responsive, accurate, and cost reasonable. Storey County will select the contractor to perform all construction work required and the contract will be executed between Storey County and the winning contractor. A Bid will be considered non-responsive unless the forms required (BIDDING DOCUMENTS) are completed, signed, and returned with the Bid.

BID PACKET CONTENTS

- Plans (base scope of work)
- Bidders Instructions
- Bid form

REQUIRED BIDDING DOCUMENTS:

- Bid Form Completed and signed.
- Statement of Oualifications
- State of Nevada Business License and NV Contractors License
- Bid Bond

BONDING/LICENSING: A Bid Bond in the amount of 5% of bid amount is required. This bid bond will function as a penalty in the event the successful bidder fails to enter into a written contract with Storey County in accordance with the bid documents. Additionally, Storey County will be entitled to actual damages, if any. Prospective bidders will be required to have a current Contractor's License under the Nevada State Law for the type of work specified herein. You are reminded that your bid should be inclusive of all taxes, fees and permits.

All requests for information or clarification should be in written form (email) and directed to Storey County Project Manager, Mike Northan, <u>mnorthan@storeycounty.org</u>. Questions will be received and addressed up until three days prior to bid opening.

Upon selection of the winning contractor, Storey County will send a Bid Award Notice to the selected contractor. The Bid Award Notice will advise the selected contractor of the date, time and location of the pre-construction conference that must take place before the start of any work. Upon satisfactory completion of the pre-construction conference, Storey County will issue a "Notice to Proceed," which must be executed by the selected contractor as well.

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- 1	nank	vou	TOT	vour	consideration	ΩŤ	this	Int	zitation.	to.	Rid
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Sincerely,

Mike Northan, Project Manager Storey County Department of Public Works

Date:	May 1, 2025				
То:	Prospective Bidders				
From:	Mike Northan, Operations and Projects C	Coordinator			
Subject:	Addendum No. 1 R5-44, PWP-ST-2025-344 Traffic Sign Milan Drive	al Installation Electric Avenue &			
	rutes Addendum No. 1 to IFB titled Traffic Sized by Storey County on April 25, 2025. This package.	-			
	e required to sign and return this page acl t it along with their bid proposal, prior to al time.				
Respectfull	y,				
Mike North	an, Operations and Projects Coordinator				
		Company Name			
		Authorized Signature			
		Name Printed			
		Title			
		Date			

Date:

The following changes have been made to the solicitation document with respect to the Invitation for Bid (IFB):

CONSTRUCTION DRAWINGS

The bidder is instructed to do the following:

• Sheet 3: Equipment Specification #5 shall be deleted and replaced with the following: SIGNAL TURN-ON SERVICES FOR THE PROJECT WILL NOT BE PROVIDED BY STOREY COUNTY. THE CONTRACTOR SHALL PROVIDE TURN-ON SERVICES, INCLUDING BUT NOT LIMITED TO PROGRAMMING OF CONTROLLERS AND MMUS, SIGNAL TIMING, AND TROUBLESHOOTING, FOR A FULLY OPERATIONAL TRAFFIC SIGNAL SYSTEM. THESE SERVICES SHALL BE INCLUDED IN THE BID.

Electric/Milan Traffic Signal PWP ST 2025-344 Bid Tabulation

R5-44

May 8, 2025 14:00h

5% Adjusted Price	\$502,550.00	N/A				
Bidders Preference	Yes	No				
Price	\$529,000.00	\$627,037.00				
	×	×				
Cont. Lic	×	×				
State Bus Cont. Lic Bond	×	×				
Bid Form Addenda	×	×				
Bid Form	×	×				
Bidder	Titan Electric	Summit Line				

All bids were responsive. All bids will be reviewed by Staff and verified. A staff report with recommendations will be sent to the Storey County Board of Commissioners which will award the contract at their next meeting.



100 Toll Road

P.O. Box 435 Virginia City, Nevada 89440 Phone (775) 847-0958 Fax (775) 847-0947 mnorthan@storeycounty.org

BID FORM

063022.1

Article I

Project name:

Traffic Signal at Electric and Milan

R5-44 ST-2025-344

Property Owner:

Storey County

Project Owner:

Place:

Storey County

Bid Opening Date:

May 8, 2025

Bid Opening Time:

2:00 PM PST (14:00 hours) Storey County Courthouse

26 South B Street

Virginia City NV 89440

Slammer Museum Conference Room

Deliver Bids To:

Storey County Courthouse

Clerk's Office, second floor

BIDDER NAME AND ADDRESS Summit Line Construction, Inc. 1465 W. 4th Street Reno, NV 89503

TELEPHONE

775-329-0407

STATE OF INCORPORATION

(If applicable)

UT

NAMES OF PARTNERS

(If applicable)

BID SURETY (5% of total)

Circle one:

(BID BOND) CASH CERTIFIED CHECK CASHIERS CHECK



100 Toll Road
P.O. Box 435 Virginia City, Nevada 89440
Phone (775) 847-0958 Fax (775) 847-0947
mnorthan@storeycounty.org

ADDENDA RECEIPT (List all received, if any)

	40 '		TT
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	u.	·	

In compliance with the notice inviting sealed bids, and in accordance with the bidding documents, the undersigned bidder, being duly licensed to perform such work by the Nevada State Contractor's Board, and being thoroughly familiar with all local conditions affecting the cost of the project, having carefully examined the site and bidding documents, proposes to provide and to furnish for the costs set forth tin the following bid schedule, all labor and material, tools, utilities, transportation, equipment and services required to perform and to complete in a workmanlike manner all the work from the date of the notice to proceed within the established construction time, subject to liquidated damages for excess working time as established in the construction contract.

Article III	
BID SCHEDULE	
BASE BID \$ 627,037.00	LUMP SUM

Article IV

Each bidder must list on this bid form the name of each subcontractor who will provide labor or a portion of the work or improvement for the bidder for which the subcontractor will be paid an amount exceeding 5% of the bidder's total bid. The prime contractor shall also list any portion of the work exceeding 5% of the prime contractor's total bid that the prime contractor intends to self-perform.

Description of Work	Subcontractor	License
Paving, Patching, Striping	Sierra Nevada Construction	NV lic.25565
Trenching, Conduit, Electrical	Summit Line Construction,Inc.	NV0090892, C2 0090891



P.O. Box 435 Virginia City, Nevada 89440 Phone (775) 847-0958 Fax (775) 847-0947 mnorthan@storeycounty.org

Article V

The three lowest bidders must provide a second list within two (2) hours after the completion of the opening of the bids. This second list must contain:

The name and license number of each first tier subcontractor who will provide labor or a portion of the work on the public work to the prime contractor for which the first tier subcontractor will be paid 1% of the prime contractors total bid or \$50,000, whichever is greater, and a description of the work they will perform (to include the prime contractor or the prime contractor may provide a statement that the prime contractor will self-perform any portions of the work not listed).

5% and 1% lists may be combined or submitted together at time of bid.



100 Toll Road

P.O. Box 435 Virginia City, Nevada 89440 Phone (775) 847-0958 Fax (775) 847-0947 mnorthan@storeycounty.org

BID FORM

063022.1

Article I

Project name:

Traffic Signal at Electric and Milan

R5-44 ST-2025-344

Property Owner:

Storey County

Project Owner:

Storey County

Bid Opening Date:

May 8, 2025

Bid Opening Time:

2:00 PM PST (14:00 hours)

Place:

Storey County Courthouse

26 South B Street

Virginia City NV 89440

Slammer Museum Conference Room

Deliver Bids To:

Storey Courty Courthouse

Clerk's Office, second floor

BIDDER NAME

AND ADDRESS

Titan Electrical Contracting Inc

5450 mill Street, Suite 100

Reno, NV 89502

TELEPHONE

(775) 857-4500

STATE OF INCORPORATION

(If applicable)

Nevada

NAMES OF PARTNERS

(If applicable)

Ryan Greenhalgh - President

BID SURETY

(5% of total)

Circle one:

BID BOND CASH CERTIFIED CHECK CASHIERS CHECK



100 Toll Road P.O. Box 435 Virginia City, Nevada 89440 Phone (775) 847-0958 Fax (775) 847-0947 mnorthan@storeycounty.org

ADDENDA RECEIPT (List all received, if any)

Article II

Addenda No. 1 - Received and Attached

undersigned bidder, being duly lice and being thoroughly familiar with examined the site and bidding docu following bid schedule, all labor an required to perform and to complet	ing sealed bids, and in accordance wensed to perform such work by the Notal local conditions affecting the cosments, proposes to provide and to fund material, tools, utilities, transportate in a workmanlike manner all the westruction time, subject to liquidated dontract.	evada State Contractor's Board, it of the project, having carefully arnish for the costs set forth tin the tion, equipment and services ork from the date of the notice to
Article III		
BID SCHEDULE		
BASE BID \$	529,000.00	LUMP SUM
Five hundred	and twenty nine thousand dollars an	d zero cents
Article IV	Bat Stuse	
of the work or improvement for the 5% of the bidder's total bid. The p	rm the name of each subcontractor we bidder for which the subcontractor wrime contractor shall also list any post the prime contractor intends to self-	will be paid an amount exceeding rtion of the work exceeding 5% of
Description of Work	Subcontractor	License
Combined	5% and 1% Subcontractor Lists	
Prime Contractor - Trenching - Electrical Traffic Control	Titan Electrical Contracting Inc	69814
Civil Improvements - Striping Traffic Control	Sierra Nevada Construction	25565



100 Toll Road
P.O. Box 435 Virginia City, Nevada 89440
Phone (775) 847-0958 Fax (775) 847-0947
mnorthan@storeycounty.org

Article V

The three lowest bidders must provide a second list within two (2) hours after the completion of the opening of the bids. This second list must contain:

The name and license number of each first tier subcontractor who will provide labor or a portion of the work on the public work to the prime contractor for which the first tier subcontractor will be paid 1% of the prime contractors total bid or \$50,000, whichever is greater, and a description of the work they will perform (to include the prime contractor or the prime contractor may provide a statement that the prime contractor will self-perform any portions of the work not listed).

5% and 1% lists may be combined or submitted together at time of bid.



Board of Storey County Commissioners Agenda Action Report

	AVADA				
Meet	ing date: 5/20/2	2025 10:00 AM -	Estimate of T	ime Required: 10 min.	
	C Meeting			-	
Agen	da Item Type: 1	Discussion/Possible Action	on		
•	• <u>Title:</u> Consideration and possible approval of the Storey County Hazard Mitigation Plan 2025 update as prepared by Emergency Management staff.				
•		d motion: I (commission orey County Hazard Mit		roceed with approval and adoption	l
•	Prepared by:	Adam Wilson			
	Department:	Emergency Managemen	t	Contact Number: 7756347443	
•	• <u>Staff Summary:</u> In accordance with State and Federal regulations, the Storey County Hazard Mitigation Plan has undergone a year-long review and update process involving community members, stakeholders, county staff, and regional & state partner input. All sections have been reviewed in detail and approved by the Storey County Local Emergency Planning Committee and Storey County Hazard Mitigation Planning Committee. The plan has been unanimously approved by those bodies for submission to the BOCC for consideration. If approved, the plan will be submitted to the State Hazard Mitigation Officer and Federal Emergency Management Agency for approval.				
•	Supporting M	Iaterials: See Attachme	nts		
•	Fiscal Impact	<u>:</u>			
•	Legal review	required: False			
•	Reviewed by:				
	Departm	nent Head	Departm	ent Name:	
	County	Manager	Other A	gency Review:	
•	Board Action	<u>:</u>			
	[] Approved		[] Appro	ved with Modification	
Ī	[] Denied		[] Contin		1



Hazard Mitigation Plan

Storey County 2025

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Annex A Carson Water Subconservancy District

AIDS acquired immunodeficiency syndrome

BLM United States Bureau of Land Management

PW Public Works

CIA Central Intelligence Agency

CDC Centers for Disease Control and Prevention

CFR Code of Federal Regulations

County Storey County

CWPP Community Wildfire Protection Plan
DHS Department of Homeland Security
DMA 2000 Disaster Mitigation Act of 2000

DOJ Department of Justice

DOT United States Department of Transportation

EHS Extremely Hazardous Substance

EMPG Emergency Management Planning Grant

EPA United States Environmental Protection Agency

EPCRA Emergency Planning and Community Right to Know Act

FBI Federal Bureau of Investigation

FEMA Federal Emergency Management Agency

FIRM Flood Insurance Rate Maps
FMA Flood Mitigation Assistance
GIS Geographic Information System

HAZUS-MH (abbreviation for **HAZ** ards United States) is a geographic information

system-based natural hazard loss estimation software package developed and freely distributed by the Federal Emergency Management Agency

HMGP Hazard Mitigation Grant Program

HMP Hazard Mitigation Plan

HUD Housing and Urban Development

I-80 Interstate 80

IOM Institute of Medicine

IPCC Intergovernmental Panel on Climate Change

LEPC Local Emergency Planning Committee

M Magnitude

MMI Modified Mercalli Intensity

mph miles per hour

NOAA National Oceanic and Atmospheric Administration

NCDC National Climatic Data Center

NDEM Nevada Division of Emergency Management
NDEP Nevada Division of Environmental Protection

NDF Nevada Division of Forestry

NDOT Nevada Department of Transportation

NDRCS Nevada Department of Resource Conservation Services

NERMP Nevada Earthquake Risk Mitigation Plan

NFIP National Flood Insurance Program
NBMG Nevada Bureau of Mines & Geology

NRC National Response Center

NV Nevada

NVHHS Nevada Department of Health and Human Services

NWS National Weather Service

OPHIE Nevada Division of Public and Behavioral Health Office of Public

Health Informatics and Epidemiology

PDM Pre-Disaster Mitigation

POC Point of Contact

RFC Repetitive Flood Claims

SARS Severe Acute Respiratory Syndrome
SCFPD Storey County Fire Protection District
SERC State Emergency Response Commission

SFHA Special Flood Hazard Area

SR State Route

SRL Severe Repetitive Loss

Stafford Act Robert T. Stafford Disaster Relief and Emergency Assistance Act

State State of Nevada

TRI Tahoe-Reno Industrial Center
UNR University of Nevada Reno

USC United States Code

USDA US Department of Agriculture
USFS United States Forest Service
USGS United States Geological Survey
WMD Weapons of Mass Destruction

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

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

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

The *Storey County Hazard Mitigation Plan* has been updated in compliance with Section 322 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act or the Act), 42 U.S.C. 5165, enacted under Sec. 104 the Disaster Mitigation Act of 2000 (DMA 2000), Public Law 106-390 of October 30, 2000. Since the first plan was adopted in 2006, many mitigation actions have been completed and the status of actions from the 2015 plan are contained in Appendix F. This updated plan identifies on-going and new hazard mitigation actions intended to eliminate or reduce the effects of future disasters throughout the County.

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

1.1 DISASTER MITIGATION ACT OF 2000

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

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

1.2 ADOPTION BY THE LOCAL GOVERNING BODY AND SUPPORTING DOCUMENT

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

DMA 2000 REQUIREMENTS: PREREQUISITES

Adoption by the Local Governing Body

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

Element

Has the local governing body adopted the plan?

Is supporting documentation, such as a resolution, included?

Source: FEMA, March 2008.

Storey County, to be referred to as Storey County or the County throughout this plan, is the jurisdiction represented in this HMP. This HMP meets the requirements of Section 409 of the Stafford Act and Section 322 of the DMA 2000. The local governing body of Storey County (Storey County Commissioners) adopted this HMP on [Date]. The signed resolution is provided in Appendix A.

While the HMP is focused on community members and property, it also includes strategies for broader community risk reduction. The HMP attempts to account for these risk concerns and address the needs of each participating stakeholder. It is designed to integrate with other planning efforts and neighboring mitigation plans within the region.

SECTIONONE

In addition to this HMP, the Carson Water Subconservancy District (CWSD) has developed a standalone annex that identifies unique capabilities, risks, and mitigation strategies to lead their mitigation programs. CWSD also participated in the development of the County HMP. Refer to Annex A for CWSD-specific details.

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

2.1 PLAN PURPOSE AND AUTHORITY

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

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

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

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

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

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

2.2 STAFFORD ACT GRANT PROGRAMS

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

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

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

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

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

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

2.3 PLAN ORGANIZATION

The remainder of this HMP consists of the following sections.

Section 3 - Community Description

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

Section 4 - Planning Process

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

• Section 5 - Risk Assessment and Vulnerability Assessment

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

The descriptions of hazards that could affect the County are based on historical occurrences and best available data from agencies such as FEMA, the U.S. Geological Survey (USGS), and the National Weather Service (NWS). Detailed hazard profiles include information on the probability/frequency, magnitude, onset, duration, location, and impact of each hazard as well as vulnerability for future hazard events. It also identifies potentially vulnerable assets such as people, housing units, critical facilities, infrastructure and lifelines, hazardous materials locations, and commercial facilities. Data was compiled and analyzed using GIS to determine specific areas of vulnerability. The resulting information identifies the full range of hazards that the County could face and potential impacts, damages, and losses.

• Section 6 - Capability Assessment

Section 6 provides an overview of the County's resources in the following areas for addressing hazard mitigation activities:

- Plans and policies (e.g., policies restricting development in hazard zones; strategies or operational plans to address hazards and threats)
- Staff and equipment capability (e.g., engineers and geospatial professionals; damage assessment tool, sandbagging machine)
- Fiscal capability (e.g., fees, grants)

Section 7 - Mitigation Strategy

Section 7 describes the Planning Committee's list of mitigation goals, objectives, and actions based upon the findings of the risk assessment and the capability assessment. Based upon these goals and objectives, the Planning Committee reviewed and prioritized a comprehensive range of appropriate mitigation actions to address the risks facing the community. Such measures include preventive actions, property protection techniques, natural resource protection strategies, structural projects, emergency services, and public information and awareness activities.

• Section 8 - Plan Maintenance

Section 8 describes the Planning Committee's formal plan maintenance process to ensure that the HMP remains an active and applicable document. The process includes monitoring, evaluating, and updating the HMP; implementation through existing planning mechanisms; and continued public involvement.

Section 9 - References

Section 9 lists the reference materials used to prepare this HMP.

Appendices

The appendices include the Adoption Resolution, maps, Planning Committee meetings, public involvement process, plan maintenance documents, updates on the 2020 mitigation actions, and the FEMA crosswalk tool.

Annexes

Carson Water Subconservancy District (CWSD) Annex is included as an annex to the County's HMP. CWSD has developed a standalone annex that identifies unique capabilities, risks, and mitigation strategies to lead their mitigation programs. CWSD also participated in the development of the County HMP.

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

3.1 HISTORY, LOCATION, AND GEOGRAPHY

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

The attraction to Storey County started in 1859 when miners discovered the largest deposit ever found of gold and silver in Virginia City, called the Comstock Lode. Between 1859 and 1878 the Comstock Lode yielded about \$400 million in silver and gold. Mining has continued since then to the present but certainly nowhere near the yields of its heyday in the late 1800s. In the fall of 1859, Virginia City had a population of between 200 to 300 people. After the Comstock Lode discovery in early 1860, approximately 10,000 people moved to the area. The peak population for the Virginia City/Gold Hill area was in 1875 topping at around 25,000 people. The political ramifications of this significant economic and population escalation resulted in the creation of the Nevada Territory, carved from the Utah Territory, by President Buchanan on March 2, 1861. Between 2000 and 2023, the county grew 20.48 percent from 3,400 to 4,123 residents. The 2020 Certified Population Estimates indicates that Virginia City has a population of 759, with 212 residents in Gold Hill, 1,430 residents in Virginia City Highlands, 1,333 residents in Lockwood/River District, and 780 residents in Mark Twain. The American Community Survey (ACS), the Census Bureau's population estimates program, estimates Storey County's 2020 population at 4,104 residents. The Nevada State Demographer forecasts Storey County's 2025 population at 4,947 residents and projects a population in the county of 5,921 residents by 2030.

Beginning with the Comstock Lode, many historic events have occurred in this area, one of which was the arrival in late 1861 of Samuel Clemens, who worked as a reporter for the *Territorial Enterprise* for 21 months and left as Mark Twain. Occurring in 1862 in the Virginia City area was the organization of the San Francisco Stock Exchange Board, the first mining exchange in the United States. The old Geiger Grade Toll Road, which was constructed to link Virginia City with immigrant trails and supply routes crossing the Truckee River, created the site that would become Reno in 1868. Storey County continues to attract nearly 1 million tourists annually. Complementing its mining history and established tourism draw, Storey County's growing industrial sector has begun to play an equally important role in strengthening its future economic outlook.

Storey County has built a reputation on always doing things big—one of the biggest gold and silver discoveries in history and home to the United States' largest industrial park, the Tahoe-Reno Industrial Center (TRI). This 107,000-acre center, located east of Sparks off I-80, has approximately 11 million square feet of industrial space now in use by almost 130 companies. Numerous and varied commercial companies have already located there and more are choosing the locale. Also located in the TRI area are three sophisticated power plants: NV Energy, Barrick Mines, and Naniwa (a power plant that provides additional power support during peak hours). Companies at TRI have facilities in both manufacturing and distribution and span multiple industries, some of which include power generation, biofuels, oil and gas, technology, and medicine. The TRI is estimated to bring an additional 15,000 people into Storey County each day. See Section 3.4 for development trends.

As could be expected with the extent of mining in the area, the major geophysical feature of the County is its mountainous topography. At an elevation of 6,200 feet, Virginia City, the County seat, is located on the steep eastern slope of Mt. Davidson which has an elevation from ranging 4,000 to 7,838. The majority of the land developed over the past 40 years has been on the perimeter of the County, primarily in the level areas adjacent to Lyon County and along the riparian zone of the Truckee River. Although a considerable amount of developable land exists in the interior of the County, the mountainous terrain and lack of adequate road networks have combined to restrict development. As such, the development trend of the past 40 years is being encouraged to continue.

3.2 GOVERNMENT

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

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

Key Officials

Commissioner 1 Administrative Officer District Attorney

Commissioner 2 Assessor Emergency Manager

Commissioner 3 Clerk/Treasurer Fire Chief

Health & Community Services Director IT Director

Comptroller Public Works

County Manager Recorder

Sheriff

County Departments/Divisions

Assessor Emergency Management Public Works

Business Development Fire Protection District Recorder

Clerk/Treasurer Health & Community Sheriff's Department

Commissioners/Human Services

Resources VCTC/Tourism

Information Technology

Community Development Justice Court

Comptroller Planning

District Attorney

3.3 DEMOGRAPHICS

According to the Nevada State Demographer, the County's population is at 4,369 for 2020. This is a roughly a 9 percent increase from the 2010 U.S. Census population of 4,010. The Nevada State Demographer estimates the County will grow at a rate of roughly 1.7% annually based on a 5-year estimate. This is approximately the same as the projected 5-year average state population growth of 1.5% from 2019 to 2023. In addition to those living in Virginia City, an estimated 750,000 people visit the county for tourism each year.

According to the American Community Survey 2023 estimates, approximately 16.2 percent of the total population was under 18 years, and 37.3 percent of the total population was 65 years and over. The county's unemployment rate was 5.3 percent in 2024 with a median household income of \$86,932 in 2023 (NV Department of Employment 2024). The employment of the County primarily consists of manufacturing, construction, transportation, warehousing, and utilities. See below for the largest employment sectors in the County (Bureau of Labor Statistics 2018).

Table 3-1: Employment by Private Sector of County Labor Force

Industry	Nevada (Annual Average Employment, 2018)	Storey County (Annual Average Employment, 2018)
Agriculture, forestry, fishing, and hunting	4,787	47
Mining, quarrying, and oil and gas extraction	14,549	82
Utilities	4,080	N/A
Construction	89,125	1,025
Manufacturing	55,405	9,399
Wholesale trade	37,232	124
Retail Trade	147,650	N/A
Transportation, warehousing, utilities	65,456	4,248
Information	15,646	N/A
Finance and insurance	35,940	N/A
Real estate and rental and leasing	27,363	N/A
Professional and technical services	59,489	N/A
Management of companies and enterprises	26,796	N/A
Administrative and waste services	104,452	1,067
Educational services	13,459	N/A
Health care and social assistance	125,577	N/A
Arts, entertainment, and recreation	33,004	26
Accommodation and food services	319,047	26
Other services, except public administration	34,964	136
Unclassified	2,061	N/A

Note: N/A – Not available

Source: Bureau of Labor Statistics, 2018.

3.4 LAND USE AND DEVELOPMENT TRENDS

The majority of the land developed in Storey County during the past 40 years has been on the perimeter of the County, primarily in the level areas adjacent to Lyon County and along the riparian zone of the Truckee River (Appendix B, Figure B-2). Storey County's Master Plan (2024) examines the development of eight primary population areas:

- Comstock: This area encompasses four historic communities, including Virginia City, the Divide, Gold Hill, and American Flat in the southernmost portion of Storey County. Each community is unique, ranging from the high-density, mixed-use environment of Virginia City to the sparsely populated rural area of American Flat. The Comstock Historic District has undergone a pattern of degradation from development and mining and has experienced periods of volatility in the tourism industry. The County is working to continue expanding tourism while supporting historic structure rehabilitation and preservation.
- Highlands: Located along the western County boundary approximately two miles north of
 Virginia City, the Highlands area is composed mostly of residential communities surrounded
 by remote undeveloped lands. There are currently no commercial uses, and it is anticipated
 that the area will remain exclusively a rural-residential estate community. Residents draw
 their water from private, domestic wells, and water availability is one of the primary
 concerns in the Highlands.
- Mark Twain: The area is composed of a residential community surrounded by remote, undeveloped lands near the southern boundary of Storey County. The community abuts Lyon County, where urban growth is sprawling and transforming the area into a bedroom community of Carson City, Reno, and Sparks. A primary concern is that available water in the area will not support such a growing population. Additionally, the Mark Twain Estates watershed has been identified as one of the more flood prone areas in the County, and area residents experience recurring issues of flooding at roadway crossings as well as property damage from area ditches during severe storm events.
- McCarran: This area houses the TRI and is dedicated to manufacturing, utility power
 production, warehousing and distribution, and other heavy and light industrial and
 commercial uses.
- Lockwood-Mustang: The Lockwood-Mustang area is a mixed-use community along the south banks of the Truckee River at the far north end of Storey County. The community of Lockwood consists of single-family residences, commercial, and public uses. Mustang is an emerging industrial center serving Northern Nevada. Commercial and industrial uses in the area have steadily increased, a trend which is expected to continue over the coming years. Parts of Lockwood and the Rainbow Bend residential area are in a FEMA designated flood zone. The area experiences frequent flooding in the winter and spring months from the Truckee River.
- Lagomarsino: The Lagomarsino area is largely undeveloped and situated within the northwestern area of the County between the Highlands, Lockwood, McCarren, and the Storey-Washoe County boundary. The area has high industrial use, as well as utility transmission systems, and rural uses. A large aggregate quarry mine operates one mile south of Lockwood and west of the Lockwood Regional Landfill.
- **Northeast:** The East Slope area is a remote undeveloped area within the northeast part of Storey County, south of Painted Rock and eastward to the Storey-Lyon County boundary. The area deals with issues related to access and water rights for agricultural land.
- Painted Rock: The Painted Rock Area is sparsely populated and dominated by agriculture and wild lands located partially along the south banks of the Truckee River at the far northeastern portion of Storey County. It includes approximately 20 single-family homes and

several crop producing farms and cattle ranches. The area has the potential to become a mixed-use community serving the housing needs of nearby businesses in McCarran. Access to the area is a key concern, with local roads, bridges, and other such infrastructure being problematic. The bridge crossing the Truckee River, for example, is the only practical access to this area and is below the FEMA 100-year base flood elevation.

State Route 439, known as USA Parkway, connects I-80 to US Highway 50, provides access from McCarran, where the TRI area is located, and proceeds south to the County line with Lyon County in the area of the Ramsey/Weeks cutoff in Silver Springs. This road has multiple benefits—the most important benefit being direct access for emergency workers to traverse their response area north/south or to quickly reach wildfires occurring within the interior of the County. The secondary benefit is that it eliminates the commute route through Reno for many of the workers in the TRI making the development only 15 minutes away from the residential communities along Highway 50.

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

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

DMA 2000 Requirements: Planning Process

Documentation of the Planning Process

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

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

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

Flement

- Does the new or updated plan provide a narrative description of the process followed to prepare the plan?
- Does the new or updated plan indicate who was involved in the planning process? (For example, who led the development at the staff level and were there any external contributors such as contractors? Who participated on the plan Committee, provided information, reviewed drafts, etc.?)
- Does the new or updated plan indicate how the public was involved? (Was the public provided an opportunity to comment on the plan during the drafting stage and prior to the plan approval?)
- Does the new or updated plan indicate that an opportunity was given for neighboring communities, agencies, businesses, academia, nonprofits, and other interested parties to be involved in the planning process?
- Does the updated plan document how the planning team reviewed and analyzed each section of the plan?
- Does the planning process describe the review and incorporation, if appropriate, of existing plans, studies, reports, and technical information?
- Does the updated plan indicate for each section whether or not it was revised as part of the update process? *Source: FEMA, March 2008.*

4.1 OVERVIEW OF PLANNING PROCESS

The first step in the planning update process was to establish a Planning Committee composed of existing County agencies and other stakeholders. Adam Wilson, Emergency Management Director and Tristian Wadsworth, Emergency Management Analyst served as the primary Points of Contact (POC) for the County and the public.

Each section of the previous HMP was reviewed for content and the Planning Committee revised every section of the plan. The HMP primarily followed the same outline as the 2020 plan update.

All information on mitigation action accomplishments and new public input was derived during the planning process.

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

Table 4-1. Plan Outline and Update Effort

Plan Section	Update Effort	What Changed
Section 1 – Official Record of Adoption	Minor Revision	The process for plan adoption remains the same. Minor edits were made to reflect the current plan.
Section 2 - Background	Minor Revision	The plan organization sections were modified to reflect the current plan.
Section 3 – Community Description	Moderate Revisions	This section was updated to include new planning areas and land use maps. It was expanded to include land use and development trends per the County's new planning areas discussed in the 2024 Master Plan.
Section 4 – Planning Process	Moderate Revisions	This section details the current plan's planning process, public, and stakeholders outreach efforts.
Section 5 – Risk Assessment and Vulnerability Assessment	Major Revisions	The risk assessment was revised to reflect the results of the 2024 planning process. The individual hazard sections were revised to update historical information and current risks and vulnerabilities. New analysis of vulnerabilities to residential, non-residential, critical facilities, and hazardous materials locations was included based on updated mapping efforts and the most recent data available. The risk and vulnerability assessments were combined in the plan update to aid in readability and review.
Section 6 – Capability Assessment	Major Revisions	An updated local mitigation capability assessment was included.
Section 7 – Mitigation Strategy	Moderate Revisions	The goals and actions were reviewed and updated. The 2020 mitigation actions were reviewed, and progress was documented. New mitigation actions were added. Completed or cancelled mitigation actions were deleted.
Section 8 – Plan Maintenance	Minor Revision	This section was modified to remain consistent with the current plan.
Section 9 – Reference	Moderate Revisions	This section added references for new and/or updated references.
Appendices	Major Revisions	This section was modified to remain consistent with the current plan.

Plan Section	Update Effort	What Changed
Annexes	Major Revisions	This section was updated to include the 2024 Carson Water Subconservancy District (CWSD) Annex.

Table 4-1. Plan Outline and Update Effort

Once the Planning Committee was formed, the following five-step planning process took place during the one-year period between June 2024 to June 2025.

- **Organize resources:** The Planning Committee identified resources, including County staff, agencies, local community members, and relevant data which could provide technical expertise and historical information needed in the development of the HMP.
- Assess risks and vulnerabilities: The Planning Committee identified the hazards specific to
 the County and developed the risk assessment and vulnerability assessment for the identified
 hazards. The Planning Committee reviewed the assessment prior to and during the
 development of the mitigation strategy.
- **Assess capabilities:** The Planning Committee reviewed current administrative, technical, legal and regulatory, and fiscal capabilities to determine whether existing provisions and requirements adequately address relevant hazards.
- **Develop a mitigation strategy:** After reviewing the risks posed by each hazard, the Planning Committee worked to develop a comprehensive range of potential mitigation goals, objectives, and actions. Subsequently, the Planning Committee identified and prioritized the actions to be implemented.
- **Monitor progress:** The Planning Committee developed an implementation process to ensure the success of an ongoing program to minimize hazard impacts to the County.

4.2 HAZARD MITIGATION PLANNING COMMITTEE

4.2.1 Formation of the Planning Committee

As previously noted, the planning process began in June 2024. Adam Wilson and Tristian Wadsworth utilized the advisory body, known as the Planning Committee, which included staff from relevant County agencies and community organizations. The Planning Committee member list is included in Table 4-2, and the Planning Committee meetings are described in section 4.2.2. Several additional participants, including neighboring stakeholders, contributed throughout the planning process that are not included in the Planning Committee roster. A list of these participants can be found in Appendix D, along with meeting summaries.

In addition, the Carson Water Subconservancy District (CWSD) participated in the development of the County HMP. CWSD has developed a standalone annex that identifies unique capabilities, risks, and mitigation strategies to lead their mitigation programs. Deborah Neddenriep, Water Resource Specialist II, represented CWSD throughout the planning process and development of CWSD's annex.

Table 4-2. Storey County Hazard Mitigation Planning Committee

Name	Department	Participation
Chair: Adam Wilson	Emergency Management	Chair of the Committee, chaired meetings, provided input on the risk assessment, vulnerability analysis, capabilities assessment, mitigation strategies, and provided public outreach. Reviewed materials and drafts throughout the planning process.
Tristian Wadsworth	Emergency Management	Co-Chair of the Committee, provided input on the risk assessment, vulnerability analysis, capabilities assessment, mitigation strategies, and provided public outreach. Reviewed materials and drafts throughout the planning process.
Austin Osborne	County Manager	Attended meetings, provided input on the risk assessment, vulnerability analysis, capabilities assessment, and mitigation strategies. Reviewed materials and drafts throughout the planning process.
Jeremy Loncar	Fire Protection District	Attended meetings, provided input on the risk assessment, vulnerability analysis, capabilities assessment, and mitigation strategies. Reviewed materials and drafts throughout the planning process.
James Morgan	Fire Protection District	Participated on behalf of the Fire Protection District.
Jason Wierzbicki	Public Works	Attended meetings, provided input on the risk assessment, vulnerability analysis, capabilities assessment, and mitigation strategies. Reviewed materials and drafts throughout the planning process.
James Deane	Storey County Information Technology	Attended meetings, provided input on the risk assessment, vulnerability analysis, capabilities assessment, and mitigation strategies. Reviewed materials and drafts throughout the planning process.

Table 4-2. Storey County Hazard Mitigation Planning Committee

Name	Department	Participation
Pete Renaud	Community Development	Attended meetings, provided input on the risk assessment, vulnerability analysis, capabilities assessment, and mitigation strategies. Reviewed materials and drafts throughout the planning process.
Dru McPherson	Recorder	Attended meetings and provided input.
Bob Hastings	Community Resources	Attended meetings and provided input.
Mike Cullen	Storey County Sheriff	Attended meetings, provided input on the risk assessment, vulnerability analysis, capabilities assessment, and mitigation strategies. Reviewed materials and drafts throughout the planning process.
Sara Sturtz	Grants Manager	Attended meetings and provided input.
Jennifer McCain	Storey County Comptroller	Attended meetings and provided input.
Kim Hames	Storey County Schools	Attended meetings and provided input.
Stacy York	Storey County Health & Community Services Center	Attended meetings, provided input on the risk assessment, vulnerability analysis, capabilities assessment, and mitigation strategies. Reviewed materials and drafts throughout the planning process.
Lyndi Renaud	Storey County Planning	Attended meetings and provided input.
Lindsay Marsh	Carson Water Sub Conservancy District	Attended meetings, provided input on the risk assessment, vulnerability analysis, capabilities assessment, and mitigation strategies. Reviewed materials and drafts throughout the planning process.
Todd Tuttle	Virginia City Tourism Commision	Attended meetings, provided input on the risk assessment, vulnerability analysis, capabilities assessment, and mitigation strategies. Reviewed materials and drafts throughout the planning process.

Table 4-2. Storey County Hazard Mitigation Planning Committee

Name	Department	Participation
Lara Mather	Business Development	Attended meetings, provided input on the risk assessment, vulnerability analysis, capabilities assessment, and mitigation strategies. Reviewed materials and drafts throughout the planning process.
Jessica Brenner	Carson City Health and Human Services	Attended meetings, provided input on the risk assessment, vulnerability analysis, capabilities assessment, and mitigation strategies. Reviewed materials and drafts throughout the planning process.
Hal O'Brien	Nevada Division of Emergency Management	Attended meetings, provided input on the risk assessment, vulnerability analysis, capabilities assessment, and mitigation strategies. Reviewed materials and drafts throughout the planning process.
Kristina Freas	Panasonic	LEPC member.
Parker Fellows	Tesla	LEPC member.
Stephanie Houghton	Walmart	LEPC member.
Jim Rich	American Red Cross	LEPC member.

4.2.2 Planning Committee Meetings & Monthly Progress

June 2024

During the kick-off meeting at the Virginia City Community Library, the Planning Committee reported on recent and ongoing activities, discussed the hazard mitigation planning process, the public outreach process, and the steps involved in updating the HMP and achieving the County's goals. The planning process was discussed including the purpose of the plan and the plan tasks, goals, and actions. The Committee received instructions on the risk and vulnerability assessment

and were sent a Hazard Ranking Worksheet after the meeting for completion and submission. The exercise identified the specific hazards that the Planning Committee wanted to address in the HMP. The Planning Committee used the hazards identified and completed a Hazard Ranking Worksheet. The exercise used averages to prioritize the hazards based on probability/frequency, magnitude, onset, and duration. See Appendix D for agenda, handouts, sign-in sheet, and meeting summary.

August 2024

The Planning Committee met at the Virginia City Community Library and discussed the results of the hazard rating exercise and validated hazard rankings for the plan. The meeting served to form mitigation goals and objectives, introduce the capabilities assessment, and brainstorm mitigation actions the County intends to take within the next five years to decrease risk to hazards. The Planning Committee completed a workshop exercise to brainstorm mitigation strategies and following the workshop were sent the Capabilities Assessment Worksheet and the Mitigation Action Worksheet for completion and submission. The Planning Committee also was tasked with providing an update and input as to the status of the 2020 HMP's mitigation actions. See Appendix D for agenda, handouts, sign-in sheet, and meeting summary.

• April 2025

The Planning Committee met at the Virginia City Community Library. A final draft HMP was presented and submitted to the Planning Committee for review and comment. The Planning Committee discussed data gaps, provided additional information where applicable, verified the contents of the draft HMP, and discussed individual follow-up meetings to address specific sections of the HMP. See Appendix D for agenda, handouts, sign-in sheet, and meeting summary.

May 2025

The final HMP was submitted and presented, which incorporated all comments received during the planning process and review of the draft HMP. The Planning Committee discussed next steps in the planning process, including State and FEMA review. See Appendix D for agenda, handouts, sign-in sheet, and meeting summary. Following the meeting, the plan was provided to the NV State Hazard Mitigation Officer for review.

4.3 PUBLIC INVOLVEMENT

Various stakeholders, as well as the public, were invited to participate in the Planning Committee meetings and HMP process.

Questionnaire

The County distributed a hazard mitigation questionnaire via Survey Monkey. The survey went out on July 1, 2024 to the public. This provided 155 responses and greatly increased public involvement from the very few survey responses received during the 2020 HMP process. The questionnaire can be found in Appendix C.

Public Awareness

Planning Committee meeting agendas were posted as required by the Nevada Open Meeting Law, and the public was welcome and invited to attend. Additionally, the draft HMP was distributed to the public via the County's website and social media to solicit feedback for incorporation in the final HMP. No public comments were received during the 30-day public comment period.

Notice to Stakeholders

The County emailed notification regarding the update of the HMP and solicited feedback from the following entities: FEMA, Nevada Department of Emergency Management, Nevada Department of Environmental Protection, National Weather Service, Storey County Sheriff's Office, Storey County Community Development, Storey County Communications, Storey County Commissioners, Storey County Information Technology, Storey County Comptroller, Storey County Schools, Storey County Community Relations, Storey County Fire Protection District, Storey County Manager, Storey County Public Works, Storey County Healthy and Community Services, Carson City Health and Human Services, NV Energy, American Red Cross, and other stakeholders expressing interest in participating. The County received feedback from these stakeholders throughout the planning process, including comments on the draft HMP. The County incorporated the feedback received into the final HMP.

4.4 INCORPORATION OF EXISTING PLANS AND OTHER RELEVANT INFORMATION

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

- State of Nevada Enhanced Hazard Mitigation Plan, 2018. This plan, prepared by the State of Nevada, was used to ensure that the County's HMP was consistent with the State's plan.
- **Storey County Master Plan, 2024**: The Land-Use Element provides information on existing land use and future development trends.
- **Storey County Zoning Plan, 2016**: Land-Use Element provides information on future land use and provides flood plain zoning.
- Storey County Continuity of Operations Plans (COOPs), July 2024: These plans address emergencies from an all-hazards approach and ensure critical functions continue. COOPs for individual departments are reviewed and updated continuously.
- The Quad County Emergency Coordination Plan, 2023: This plan outlines roles and responsibilities for agency coordination and cooperation in order to prepare for and respond to emergencies.
- *The Hazardous Materials Emergency Response Plan, 2023:* This plan specifically addresses emergency response to situations involving hazardous materials.

- Storey County Historical Structure Survey, 2011: This plan provides information on historically significant structures including the Courthouse. The Master Plan (2024) also provides information on historic sites.
- Storey County International Building Code (IBC), anticipated 2025: Storey County inprocess of updating.
- Storey County Area Master Drainage Plans, 2023: This plan provides information on flooding locations and specific mitigation recommendations, seperated by community.
- *The Carson River Watershed Floodplain Management Plan, 2024:* This plan provides flood history, risk, and strategies related to the Carson River Watershed.
- *The Dayton Valley Area Drainage Master, 2019:* This study examines flooding hazards in Lyon County and Storey County to develop an understanding of existing conditions and to develop mitigation solutions.
- Flood Insurance Study, Storey County, Nevada, Unincorporated Areas, Revised 2010, FEMA Community Number 320033: This study provides historical and detailed information regarding flood hazards throughout Storey County.
- Nevada Community Wildfire Risk/Hazard Assessment Project, Storey County, anticipated 2025: This report is prepared specifically for the communities within Storey County, Nevada, identified in the 2001 Federal Register list of communities that are located in the vicinity of Federal lands most vulnerable to the threat of wildfire.

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

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

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

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

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

The 2025 update of the vulnerability assessment replaces the version published in 2020. It meets the requirements of FEMA, which publishes standards to guide this work and provide quality and consistency. The vulnerability assessment predicts the extent of exposure that may result from a hazard event of a given intensity in a given area and the presence of critical infrastructure/assets.

Together these assessments can be used to identify and prioritize potential mitigation measures by allowing communities to focus attention on areas with the greatest risk and vulnerability to damage.

5.1 HAZARD IDENTIFICATION

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

DMA 2000 Requirements: Risk Assessment - Overall

Identifying Hazards

§201.6(c)(2)(i): [The risk assessment shall include a] description of the type of all natural hazards that can affect the jurisdiction.

Element

Does the new or updated plan include a description of all the types of natural hazards that affect the jurisdiction? *Source: FEMA, March 2008.*

The first step of the hazard analysis is the identification and screening of hazards. During the first HMP meeting, the Planning Committee reviewed the current HMP and the State's identified hazards from the State of Nevada Enhanced Hazard Mitigation Plan. Participants were asked to rank hazards on a scale of 1 (lowest concern) to 5 (highest concern) based on four key attributes:

- **Probability/Frequency:** The likelihood of the hazard occurring and how often the hazard has resulted in an emergency or disaster.
- **Magnitude:** Areas potentially impacted, the overall impacts, and the chance of one hazard triggering another hazard, thus causing a cascading effect.
- **Onset:** The time between recognition of an approaching hazard and when the hazard begins to affect the community.
- **Duration:** The length of time the hazard remains active, the length of time emergency operations continue after the hazard event, and the length of time that recovery will take.

During a Committee meeting the members were tasked to prioritize the hazards by their total impact in the community. An exercise requiring the committee to complete a form which tabulated their ratings of each hazard was accomplished. The exercise formula took into account the historical occurrence of each respective hazard, the potential area of impact when the disaster does occur, and the magnitude. Table 5-1 below outlines the scoring criteria.

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

Table 5-1. Vulnerability Ratings Rubric

		Probability/ Frequency	Magnitude	Onset	Duration
Lowest	Highly unlikely (less than every 25 years)		No injuries or deaths expected, minimal property damage	Greater than 30 days of warning	Only brief moments
	2	Fairly unlikely (10-25 years)	Between 1 and 5 injuries or deaths, minor property damage	5-30 days of warning	1-24 hours
	3	Moderate (5-10 years)	Between 5 and 25 injuries or deaths, moderate property damage	1-5 days of warning	Days to weeks
	4	Likely (1-5 years)	Between 25 and 50 injuries or deaths, severe property damage	1-10 hours of warning	Weeks to months
Highest	5	Highly likely (once per year)	Greater than 50 injuries or deaths, catastrophic property damage	No warning	Months to years

Following the individual hazard ranking activity, the results were aggregated to show an average score for the all participants. The Planning Committee determined that 13 hazards pose a threat to the County: wildland fire, earthquake, hazardous materials incidents, flood, severe weather, transportation accidents, utility failure, terrorism, caving ground (mine collapse), drought, epidemic, volcano, and avalanche. Hail and thunderstorm, severe winter storm, and severe windstorm were combined for profiling purposes. The aggregate results were shared with the Planning Committee, and the final rankings were adopted as the official rankings for the HMP and are available in Table 5-2.

Table 5-2. Storey County 2025 Hazard Rankings (See Appendix C for detailed results):

Hazard Type	Probability (weighted average)	Magnitude (weighted average)	Average	Rank
Wildfire	2.25	2.80	2.53	1
Severe Weather	2.57	2.46	2.52	2
Drought	2.13	2.11	2.12	3
Transportation Accidents	2.21	1.91	2.06	4
Utility Failure	1.73	2.39	2.06	4
Earthquake	1.46	2.32	1.89	5
Flood	1.45	1.96	1.71	6
Hazardous Materials Incident	1.46	1.91	1.69	7
Ground Collapse (Mine Collapse)	1.39	1.93	1.66	8
Criminal Acts (Terrorism, Cyber)	1.23	2.05	1.64	9
Epidemic	1.18	1.77	1.48	10
Avalanche/Landslide	1.02	1.57	1.30	11
Volcano	0.09	.084	.087	12

The remaining hazards excluded through the screening process were considered to pose no threat to life and property in the County due to the low likelihood of occurrence or the low probability that life and property would be significantly affected. Should the risk from these hazards increase in the future, the HMP can be updated to incorporate a vulnerability analysis for these hazards.

5.2 HAZARD CONSIDERATIONS

While this risk assessment profiles individual hazards, it is important to understand that the region's exposure to hazards and how the County and its partners reduce their vulnerability to hazards requires a systems-thinking approach. Factors that may influence the region's approach to reducing risks and vulnerabilities include the feasibility of mitigation, project changes in future conditions, and the potential for hazards to cause cascading impacts.

5.2.1 Mitigation vs. Adaptation vs. Preparedness

Mitigation plans address the need to reduce the risks associated with hazards. However, not all risks can always be reduced. In instances when mitigation actions are too expensive or otherwise unfeasible, other approaches, such as adaptation or preparedness actions, may need to be taken.

The terms mitigation, adaptation, and preparedness often are confused, but each term refers to a different method that communities can use to address risks associated with hazards, as defined below.

- **Mitigation:** Mitigation is an effort to reduce loss of life and property by lessening the impact of disasters. The process of hazard mitigation planning involves community efforts to identify risks and vulnerabilities associated with natural, technological, and human-caused disasters and develop long-term strategies for risk reduction. The goal of a mitigation program is to reduce or avoid costs associated with disaster response and recovery.
- Adaptation: Changing climate conditions will affect the frequency and magnitude of natural hazards, such as flooding and wildland fires. The concept of climate adaptation encompasses the responses of communities to a changing climate. The Intergovernmental Panel on Climate Change (IPCC) defines climate adaptation as adjustments in human and natural systems, in response to actual or expected changes in climate, that moderate harm or take advantage of beneficial opportunities (IPCC 2001). Climate adaptation in many cases includes broader strategies such as studies and policy changes aimed at altering how a community develops in the future to take into consideration expected climate conditions.
- **Preparedness:** The Department of Homeland Security and FEMA define preparedness as a continuous cycle of planning, organizing, training, equipping, exercising, evaluating, and taking corrective action in an effort to ensure effective coordination during response to a disaster or other incident (Department of Homeland Security 2012). Preparedness strategies are actions that increase the capacity of an agency, community, or individual to respond after a disaster occurs to protect lives and property. In instances where the risks of a hazard cannot be mitigated or adapted to, preparedness activities enable communities to respond to disaster.

5.2.2 Future Conditions

Potential impacts of future climate conditions include increased average temperatures, decreased snow accumulation, and increased peak stream flow. The increasing average temperature is expected to be more pronounced during summer months, and decreased summer precipitation is expected to accompany this shift. The frequency and magnitude of extreme precipitation events is also expected to increase, particularly in the winter. In short, what is currently viewed as a 100-year event, may soon be reconsidered as a 50-year event or even a 10-year event. This would place further stress on storm drainage systems and natural stream systems, placing Storey County communities at an increased risk for flooding.

Changing precipitation and average temperatures may impact potable water availability. If snowmelt shifts to earlier in the spring and summers become longer, hotter, and drier, regional needs for water storage may grow. Decreased water availability combined with increased demand may exacerbate water shortage concerns.

Finally, changing climate conditions can impact ecosystems, with complicated feedbacks that may affect ecosystem services that local communities rely on for water quality and overall well-being.

Changes in development patterns also affect the vulnerability of communities to hazards. As the neighboring counties and cities expand, future development is more likely to creep into Storey County. Commercial and industrial uses also have steadily increased in the area, a trend which is

expected to continue over the coming years. These development trends add to increased risk and vulnerability, which will need to be taken into consideration when planning and constructing new homes, businesses, and infrastructure. Development also increases stormwater runoff and alters drainage patterns.

5.2.3 Cascading Impacts

Hazards do not occur in a vacuum, and the occurrence of one hazard has the potential to cause multiple other hazards and adverse effects. Accordingly, the County and its partners have attempted to take the risk assessment one step further by identifying the potential cascading, or secondary, impacts that may be generated by a hazard. In better understanding these cascading impacts, the region will be better prepared to holistically address risks and vulnerabilities.

5.3 PLANNING FOR RISK AND VULNERABILITY

The risk and vulnerability assessments discussed in this section were developed through a combination of stakeholder feedback and comprehensive geospatial analyses. The combined findings shaped a risk-driven planning process that resulted in mitigation strategies focused on the real risks and vulnerabilities faced by Storey County.

5.3.1 Stakeholder Feedback

As part of the hazard ranking activity identified in Section 5.1, the Planning Committee provided insights regarding the risk assessment portion of the HMP. As part of the hazard ranking activity, participants were asked to consider each hazard based on the following attributes:

- Geographic Scope: Locations most likely to be impacted by the hazard.
- **Health Impacts:** Potential short- and long-term human health complications related to the hazard.
- **Displacement:** The hazard's likelihood to cause the displacement of County residents or visitors.
- **Economic Impacts:** The potential economic and financial losses related to the hazard.
- Environmental Impacts: The potential impacts that may adversely affect natural systems.
- **Structural Impacts:** The scale and scope of potential building and infrastructure damages related to the hazard.
- **Critical Services:** The departments and functions most likely to be impacted following the hazard.
- Cascading Effects: Potential secondary hazards caused by the onset of the initial hazard in question.

5.3.2 Geospatial Analyses

Numerous risk assessments are supported by maps and tables generated through comprehensive geospatial analyses. A series of processes were performed to identify areas in which local critical

facilities intersect with mapped hazards and estimate the potential economic losses associated with such losses. This project relied heavily upon publicly available data developed by FEMA, the USGS, other Federal agencies, State agencies, and Storey County. The data represents some of the best data available in the United States for hazard information. Table 5-3 indicates the data sources used to estimate hazard risks.

Table 5-3. GIS Data Sources

Data Grouping	Specific Data Files		
	Seismic Ground Motion Hazards with 2 Percent Probability		
	Seismic Ground Motion Hazards with 10 Percent Probability		
Hazard Data	Flood Hazard		
	Wildfire Hazard Potential		
	HazMat		
	Bridges		
	Energy Infrastructure		
	Fire Stations		
	Government Buildings		
Critical Facilities Data	Health Facilities		
Critical Facilities Data	Reclamation		
	Sheriff's Office		
	Storey County Schools		
	Water/Sewer Facility		
	Water Tank/Well		
	Arterials and Highways		
Paga Man Data	Waterways and Streams		
Base Map Data	County Administrative Lines		
	Land Uses		

5.4 VULNERABILITY ASSESSMENT

The requirements for a vulnerability assessment, as stipulated in the DMA 2000 and its implementing regulations, are described below.

DMA 2000 Requirements: Assessing Vulnerability, Overview

Assessing Vulnerability: Overview

Requirement §201.6(c)(2)(ii): [The risk assessment shall include a] description of the jurisdiction's vulnerability to the hazards described in paragraph (c)(2)(i) of this section. This description shall include an overall summary of each hazard and its impact on the community.

Element

- Does the new or updated plan include an overall summary description of the jurisdiction's vulnerability to each hazard?
- Does the new or updated plan address the impact of each hazard on the jurisdiction?

Source: FEMA 2008.

A vulnerability assessment estimates the extent of exposure that may result from specific hazard events of a given intensity in the HMP's planning area. The assessment provides quantitative and qualitative data to identify and prioritize mitigation actions (identified in Section 7). To improve the readability of the HMP, vulnerability assessments have been incorporated into each hazard profile within Section 5.5 below.

5.4.1 Identifying Critical Infrastructure

The recommendations for a vulnerability assessment, as stipulated in the DMA 2000 and its implementing regulations, are described below.

DMA 2000 Recommendations: Assessing Vulnerability, Identifying Structures

Assessing Vulnerability: Identifying Structures

Requirement §201.6(c)(2)(ii)(A): The plan should describe vulnerability in terms of the types and numbers of existing and future buildings, infrastructure, and critical facilities located in the identified hazard area.

Element

- Does the new or updated plan describe vulnerability in terms of the types and numbers of existing buildings, infrastructure, and critical facilities located in the identified hazard areas?
- Does the new or updated plan describe vulnerability in terms of the types and numbers of future buildings, infrastructure, and critical facilities located in the identified hazard areas?

Source: FEMA 2008.

DMA 2000 Recommendations: Assessing Vulnerability, Estimating Potential Losses

Assessing Vulnerability: Estimating Potential Losses

Requirement $\S201.6(c)(2)(ii)(B)$: [The plan should describe vulnerability in terms of an] estimate of the potential dollar losses to vulnerable structures identified in paragraph (c)(2)(i)(A) of this section and a description of the methodology used to prepare the estimate.

Element

- Does the new or updated plan estimate potential dollar losses to vulnerable structures?
- Does the new or updated plan reflect changes in development in loss estimates?
- Does the new or updated plan describe the methodology used to prepare the estimate?

Source: FEMA 2008.

A critical facility is defined as a public or private facility that provides essential products and services to the general public, such as preserving the quality of life in the County and fulfilling important public safety, emergency response, and disaster recovery functions. Similar to critical facilities, critical infrastructure is defined as infrastructure that is essential to preserve the quality of life and safety in the County.

GIS data from Federal, State, and local databases was used to inform the vulnerability assessment and identify critical infrastructure. Section 5.3.2 discusses the sources and types of data used in the HMP. Data collection for the vulnerability assessment was complicated by availability of critical infrastructure data and valuation data; therefore, the list included in the HMP may be incomplete. In particular, data on private investment in infrastructure in the TRI is currently missing. However, the importance of the TRI, both in terms of economic value and as a location of hazardous materials, has been considered throughout the planning process. Storey County is committed to continuing to refine and build on the list of critical infrastructure over the next five years to improve the data provided in the next plan update.

The County's critical facilities are listed in Table 5-4. Mapping of critical facilities and hazardous materials locations was undertaken to analyze risks and vulnerabilities (Appendix G). However, these maps are not for public distribution due to security concerns. Some facilities in neighboring Counties were included in Table 5-4, since Storey County relies on these facilities. For example, nearby healthcare facilities such as Carson Tahoe Regional Medical Center, Renown Regional Medical Center, Renown South Meadows Medical Center, Saint Mary's Regional Medical Center, Northern Nevada Medical Center, and Carson Valley Medical Center, were included. However, due to the lack of availability regarding valuation data of these healthcare facilities, the estimated value of the aforementioned facilities are not included in the estimated value in Table 5-4.

Table 5-4. Critical Facilities and Infrastructure

Category	Туре	Number	Estimated Value (millions of \$)
	Sheriff stations, public safety, and other County buildings	11	14.6
Critical	Fire stations (including 3 stations in nearby Counties)	6	7.9
Facilities	Public primary and secondary schools	5	25.4
	Shelters - Senior centers (Virginia City and Lockwood) and high school (valuation included in school category above)	2	1

Category	Туре	Number	Estimated Value (millions of \$)
Nearby healthcare facilities (Carson Tahoe Regional Medical Center, Renown Regional Medical Center, Renown South Meadows Medical Center, Saint Mary's Regional Medical Center, Northern Nevada Medical Center, and Carson Valley Medical Center) and 2 nearby urgent care facilities		8	N/A
	Ambulance facilities	1	Included in Fire Station
Communication towers (2 County-owned facilities and other State-owned, privately-owned, or leased, including Pond, Ophir, Eagle View, Highlands, TRI, Lockwood, and Virginia City)		2 (County- owned)	.1
	Transportation (State and Federal highways, local roads, etc.)	82 Miles (County)	1,730
Critical	Nearby airport facilities (Washoe)	1	79.6
Infrastructure	Bridges (County only)	8	Included in Highway
	Utilities (water, wastewater, gas, electrical)	4	400

Table 5-4. Critical Facilities and Infrastructure

Source: Storey County Emergency Management

5.4.2 Asset Inventory

Local assets that may be affected by hazards include the County population, properties, and utilities and infrastructure. The County's population is discussed in greater detail in Section 3.3, and the County's future development trends are further discussed in Section 3.4. As noted in Section 5.4.1, valuation data may be incomplete or pose inaccuracies for the County's critical infrastructure. The County will work to acquire additional data and validate existing data in future updates of the plan as this information becomes available.

5.4.3 Data Limitations

Due to a lack of data, numerous risk assessments relied on limited and/or qualitative analyses of risk. The risk assessments provided within this section used the best available data and methodologies to estimate risk. However, large gaps exist within the available datasets, and that

impacted the ability to provide, with full certainty, accurate estimations of several hazard concerns.

5.4.4 Repetitive Loss Properties

The requirements for a vulnerability assessment, as stipulated in the DMA 2000 and its implementing regulations, are described below.

DMA 2000 Requirements: Assessing Vulnerability, Addressing Repetitive-Loss Properties Assessing Vulnerability: Addressing Repetitive Loss Properties

Requirement §201.6(c)(2)(ii): [The risk assessment **must** also address National Flood Insurance Program (NFIP) insured structures that have been repetitively damaged by floods.

Element

- Does the updated plan document how the planning team reviewed and analyzed this section of the plan and whether this section was revised as part of the update process?
- Does the new or updated plan describe vulnerability in terms of the types and numbers of repetitive loss properties located in the identified hazard areas?

Source: FEMA 2008.

FEMA's Severe Repetitive Loss (SRL) Program was designed in 2004 to provide funding to reduce or eliminate the long-term risk of flood damage to SRL structures insured under the National Flood Insurance Program (NFIP).

An SRL property is defined as a residential property that is covered under an NFIP flood insurance policy and:

- (a) That has at least four NFIP claim payments (including building and contents) over \$5,000 each, and the cumulative amount of such claims payments exceeds \$20,000; or
- (b) For which at least two separate claims payments (building payments only) have been made with the cumulative amount of the building portion of such claims exceeding the market value of the building.

For both (a) and (b) above, at least two of the referenced claims must have occurred within any ten-year period and must be greater than 10 days apart. FEMA's Repetitive Flood Claims (RFC) grant program was authorized to assist States and communities in reducing flood damages to insured properties that have had one or more claims to the National Flood Insurance Program (NFIP).

The State is working with a variety of stakeholders to reduce the number of properties considered to be repetitive loss properties and to prevent severe repetitive loss properties from developing. Storey County has no repetitive loss properties. The current status of repetitive loss properties should be discussed during the annual review of this plan with the County's Floodplain Manager.

5.4.5 Exposure Assessment

Impacts associated with mappable hazards are indicated in the risk assessments identified in Section 5.5.

Note: Not all considered hazards can be mapped for vulnerability. Risk assessments for hazards that cannot be mapped rely upon qualitative data.

5.5 HAZARD PROFILES AND VULNERABILITY ASSESSMENTS

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

DMA 2000 Requirements: Risk Assessment - Profiling Hazards

Profiling Hazards

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

Element

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

Source: FEMA, March 2008.

The specific hazards selected by the Planning Committee for profiling have been examined in a methodical manner based on the following factors:

- Nature
- History
- Location, extent, and probability of future events
- Vulnerability and cascading impacts

The hazards profiled for the County are presented in alphabetical order. The order of presentation does not signify the level of importance or risk. Very low hazards were not profiled.

5.5.1 Avalanche

5.5.1.1 Nature

An avalanche is a mass of snow sliding down a mountainside. An avalanche occurs when gravitational pull exceeds the bonding strength of the snow cover. There are four factors that contribute to an avalanche; a steep slope, a snow cover, a weak layer in the snow cover, and a trigger. About 90 percent of all avalanches start on slopes of 30-45 degrees; about 98 percent of all avalanches occur on slopes of 25-50 degrees. Avalanches release most often on slopes above timberline, such as gullies, roads cuts, and small openings in the trees. Avalanches can also occur on small slopes well below timberline, such as gullies, road cuts, and small openings in the trees. Very dense trees can anchor the snow to steep slopes and prevent avalanches from starting; however, avalanches can release and travel through a moderately dense forest.

The vast majority of avalanches occur during and shortly after winter storms, during the winter and spring months between January and April. The most avalanche-prone months, in order, are February, March, and January. The avalanche danger increases with major snowstorms and periods of thaw. Duration of avalanche impacts is generally one to three days or less.

5.5.1.2 History

There are oral accounts of two avalanche events in the Geiger Grade area occurring approximately 50 to 100 years ago and of one in Virginia City within the past 15 years. The avalanche in Virginia City was described as moving a multi-thousand gallon water tank about 300 feet vertically down the hill to a nearby residence landing atop a privately owned garage. There were no injuries or fatalities reported in any of the three events. No additional events could be found in local or national databases.

5.5.1.3 Location, Extent, and Probability of Future Events

There are several factors that influence avalanche conditions and locations, with the main ones being slope angle, slope aspect, and terrain. Other factors include slope shape, vegetation cover, elevation, and path history. Avalanches usually occur on slopes 35 to 60 degrees; Virginia City is located on the eastern slope of Mt. Davidson, where the slope is at approximately 30 to 35 degrees. The sides of the Geiger Grade slope between Reno and Virginia City are approximately 45 or more degrees. An avalanche can occur on slopes of 25 to 35 degrees. At slope angles above 70 degrees, the snow tends to slough off and does not have the opportunity to accumulate. Avalanches can occur outside the optimum slope angle range but are not as common.

Slope aspect, also termed orientation, describes the direction a slope faces with respect to the wind and sun. Leeward slopes (slopes facing away from wind and snow) loaded by wind-transported snow are problematic because the wind-deposited snow increases the stress and enhances slab formation. Intense direct sunlight can weaken and lubricate the bonds between the

snow grains, weakening the snowpack. Shaded slopes are also potentially unstable because the weak layers may be held for a longer time in an unstable state. Virginia City's location on the eastern portion of Mt. Davidson is not considered a leeward slope but faces the east catching the daily rising sunlight.

The local terrain features determine an avalanche's path. The path has three parts: the starting zone, the track, and the run-out zone. The starting zone is where the snow breaks loose and starts sliding. It is generally near the top of a canyon, bowl, ridge, etc., with steep slopes between 25 and 50 degrees. Snowfall is usually significant in this area.

Most avalanches in a given path are relatively small and frequent, affecting only a small portion of the potential path area. Occasionally, much larger avalanches release which extend nearly to the observed limits of the path. These larger events are usually referred to as "10-year" events but in reality reflect an order of magnitude return period between 3 years and 30 years. On rare occasions, exceptionally large avalanches occur that extend well beyond the established boundaries of the paths. These avalanches, often referred to as "100-year" avalanches, are likely to affect all or most of the potential path area.

Avalanches usually occur on slopes 35 to 60 degrees and can occur on slopes of 25 to 35 degrees. The slope of Virginia City (30 to 35 degrees) indicates it is possible for an avalanche to occur there. The Geiger Grade slope (approximately 5 degrees) is significantly less likely to occur with any regularity. A design avalanche is defined as an avalanche occurring within an order of magnitude range between 30 years and 300 years. Statistically, design avalanches have a one percent probability of occurring during any given year, but could occur in consecutive years or many years apart.

5.5.1.4 Vulnerability and Cascading Impacts

Mountain communities are vulnerable to the effects of avalanches. When avalanche conditions are present, risks are highest for recreational users and others in backcountry areas who may trigger avalanches or be injured or killed by an avalanche. In addition to injuries and deaths, avalanches can damage or destroy property and utilities and cover roadways in snow. Transportation disruptions caused by avalanches or area closures due to avalanche risks can have economic impacts for recreation, tourism, and other businesses over a period of days to a week or more.

Cascading Impacts

- Utility failure
- Economic loss
- Fatalities
- Transportation accidents
- Floods and debris flows
- Water quality impacts

5.5.2 Caving Ground (Mine Collapse)

5.5.2.1 Nature

The area around abandoned mine openings and open pits can be weak and cave-in without warning. Cave-ins are obviously dangerous. Areas that are likely to cave-in are often hard to detect. A minor disturbance, such as vibrations caused by walking or speaking, may cause a cave-in.

The top of a mine shaft is especially dangerous. The rock at the surface is often decomposed and timbers may be decayed or missing; therefore walking anywhere near a shaft opening should be avoided. The whole area is often ready and waiting to slide into the shaft, which can be hundreds of feet deep.

5.5.2.2 History

Through oral history there is community knowledge of two significant events where mine shafts that were filled during the 1920s significantly caved leaving large holes in the ground at two separate school locations, the first in 1991 at Gallagher Elementary School and then around 1994-1995 at the Virginia City High School. Additional caving events occurred along highways requiring the roads to be closed for repairs to be completed. The first occurred around 2000 and the second in 2006 with additional damage in 2015 along Highway 342 in lower Gold Hill about a quarter of a mile north of the county line; all events were as a result of flood waters or heavy rains collapsing previously covered mine shafts.

The Nevada Division of Minerals manages and collects data regarding abandoned mine hazards throughout the State. Due to budgetary restraints their database is maintained using an antiquated system and remains in a constant state of flux. They acknowledge that they have not been able to inventory all abandoned mine hazards in Storey County partly because they do not have access to events occurring on private property. Additionally, they do not specifically inventory events regarding subsidence or collapse of abandoned mine shafts such as the events described above.

5.5.2.3 Location, Extent, and Probability of Future Events

The Comstock Lode was the largest gold and silver deposit ever discovered in the State of Nevada and is located beneath Virginia City as well as extending below the interior of the County. By the late 1800s the Comstock Lode had ebbed. Then in the 1920s, with an abundance of abandoned mines and cars, it became common practice to fill the shafts of inactive mines with wrecked vehicles and other large discarded items. Over the last century filled shafts have settled or support timbers have collapsed causing a multitude of hazards to include sink holes. 1994 saw another gold boom with Nevada producing approximately 64% of the U.S.

production and 10% of the total world gold production (Nevada Division of Minerals, 1994; Price et al., 1995). Abandoned mines are located not only throughout the State of Nevada but there is a high concentration in and surrounding the Virginia City and Gold Hill areas. The deepest shafts of these mines measure 3,300 feet below the shaft's collar.

In 2019, the Nevada Division of Minerals published a report on the physical hazards at abandoned mine lands. The report provides an update on the status of hazards at abandoned mine lands in the State. It indicates that as of December 31, 2017, the agency has discovered 219 sites with hazards at abandoned mines in Storey County. Of the identified sites, 202 (92 percent) sites were secured.

5.5.2.4 Vulnerability and Cascading Impacts

With the mining history past and present so densely concentrated in the Virginia City and Gold Hill areas, abandoned mines are acknowledged to be a current hazard and one that will persist well into the future. Without an in-depth study not only in Storey County but throughout the State of Nevada the vulnerability to life and property has not yet been fully defined but can only be speculated upon considering the deepest of the known shafts are measured at 3,300 feet.

Cascading Impacts

- Structural damage
- Utility failure
- Economic loss
- Fatalities
- Transportation accidents

5.5.3 Drought

5.5.3.1 Nature

Drought is a temporary but recurrent feature of climate that occurs virtually everywhere, including in regions that normally receive little rainfall. Characteristics of drought can vary significantly from one region to another and, partly due to differences in impact, there are scores of definitions. Drought is often described simply as a period of deficient precipitation, usually lasting a season or more, resulting in extensive damage to agricultural crops with consequential economic losses. Water shortages can result for some activities, groups, or environmental sectors.

The onset and end of a drought are difficult to determine, and in contrast with quick and intense natural hazards such as tornadoes, the impact of drought is more of a slower "creeping hazard" and may be spread over a larger geographic area. The impact of a particular drought depends on numerous factors including duration, intensity, and geographic extent as well as regional water supply demands by humans and vegetation.

The negative effects of drought increase with duration. Lower than normal reservoir or river levels can impact recreational opportunities, fire suppression activities, and animal habitat. Patterns of human consumption can also be altered. Non-irrigated croplands are most susceptible to precipitation shortage. Rangeland and irrigated agricultural crops may not respond to moisture shortage as rapidly; however, yield during periods of drought can be substantially lower. During periods of severe drought, lower moisture in plant and forest fuels create an increased potential for devastating wildfires. An increase in insect infestation can be a particularly damaging impact from severe drought conditions.

The U.S. Drought Monitor product utilizes several indices along with data retrieved from various organizations and personnel directly involved in the field to create a graphical assessment of drought conditions. The five drought intensities or classifications offered by the authors of this product are: D0 Abnormally Dry, D1 Moderate Drought, D2 Severe Drought, D3 Extreme Drought and D4 Exceptional Drought. The National Weather Service will issue Drought Information Statements and brief water resource partners during periods of drought.

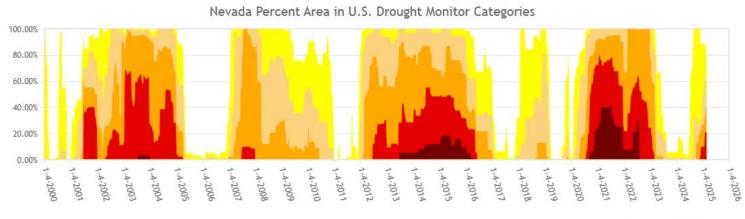
5.5.3.2 History

Increased wildfire risk, water shortages and an anomalous insect infestation have all been attributed to recent droughts. Storey County has experienced 6 drought periods of Drought Monitor classification D1 or higher since 2000. Maximum intensity of these droughts ranged from severe (D2) to extreme (D3) and averaged 16 months in duration. The longest drought in the period of record was from January 2007 to October 2010 (45 months). The 2007 and 2012 droughts have been the longest and most extreme since 2000. There is no regular pattern to drought occurrences in the County, though there have been long periods without drought, most notably the wet years of 2005-2006. It should be noted that the drought that began in 2012 has resulted in a United States Department of Agriculture (USDA) Drought Disaster Area Declaration for much of Nevada. Storey County is considered a "Contiguous County" in this declaration. As of March 11, 2025, approximately 58% of Nevada is under drought conditions, and 12% is abnormally dry. Nearly 80% of the state is drought-free, and there is no D2-Severe or more significant drought for the first time since April 2020.

Following is a list of recent drought periods extracted from data supplied by the U.S. Drought

Table 5-5: Droughts in Nevada Monitor. **Duration of Drought Drought Period Maximum Intensity** 3 April 2001 – 19 Mar 2002 11 months Extreme (D3) 28 May 2002 – 24 Dec 2002 7 months Severe (D2) 11 Feb 2003 – 30 Dec 2003 Severe (D2) 10 months 13 Apr 2004 – 18 Jan 2005 9 months Extreme (D3) 23 Jan 2007 – 12 Oct 2010 45 months Extreme (D3) 3 Jan 2012 – 12 Dec 2017 60 months Exceptional (D4)

Figure 5.1 U.S. Drought Monitor: Nevada Drought Severity



From the U.S. Drought Monitor website, https://droughtmonitor.unl.edu/DmData/TimeSeries.aspx, 3-3-2025









5.5.3.3 Location, Extent, and Probability of Future Events

Droughts are a naturally-occurring cyclical part of the climate, and Storey County is highly susceptible to periods of dry conditions and drought. Based on recent cycles, Storey County can expect highly varying degrees and durations of drought to occur. The Southwest Climate Assessment report indicated that drought severity has increased across the Southwest U.S., including Nevada, and that the trend is likely to continue.

5.5.3.4 Vulnerability and Cascading Impacts

Storey County currently is completing a Water Resources Plan to study surface and groundwater resources, which will better inform on the County's vulnerability to drought. Storey County may be vulnerable to the effects of drought due to long-term declines in groundwater levels and decreased aquifer recharge during meteorological drought conditions. Industrial facilities and utilities that rely on surface water supplies for industrial processes may also experience operational disruptions if surface water levels decrease.

The economic impacts of drought can range from crop losses and increased costs incurred by farmers and ranchers who need to buy additional water or feed for livestock to economic losses for tourism, hospitality businesses, and residents due to water shortages. The effects of drought can last from one to several years, and the effects of drought are likely to be compounded the longer drought conditions last.

Cascading Impacts

- Communications disruptions
- Heat-borne diseases
- Insect infestation
- Water quality impacts
- Crop/forestry loss
- Utility failure
- Production loss
- Wildland fire

5.5.4 Earthquake

5.5.4.1 Nature

An earthquake is a sudden motion or trembling caused by a release of strain accumulated within or along the edge of the earth's tectonic plates. The effects of an earthquake can be felt far beyond the site of its occurrence. Earthquakes usually occur without warning and, after just a few seconds, can cause massive damage and extensive casualties. The most common effect of earthquakes is ground motion, or the vibration or shaking of the ground during an earthquake.

The severity of ground motion generally increases with the amount of energy released and decreases with distance from the fault or epicenter of the earthquake. Ground motion causes waves in the earth's interior, also known as seismic waves, and along the earth's surface, known as surface waves. There are two kinds of seismic waves. P (primary) waves are longitudinal or compressional waves similar in character to sound waves that cause back-and-forth oscillation along the direction of travel (vertical motion). S (secondary) waves, also known as shear waves, are slower than P waves and cause structures to vibrate from side to side (horizontal motion). There are also two kinds of surface waves: Raleigh waves and Love waves. These waves travel more slowly and typically are significantly less damaging than seismic waves.

In addition to ground motion, several secondary hazards can occur from earthquakes, such as surface faulting. Surface faulting is the differential movement of two sides of a fault at the earth's surface. Displacement along faults, both in terms of length and width, varies but can be significant (e.g., up to 20 feet), as can the length of the surface rupture (e.g., up to 200 miles). Surface faulting can cause severe damage to linear structures including railways, highways, pipelines, and tunnels.

Earthquake-related ground failure due to liquefaction is another secondary hazard. Liquefaction occurs when seismic waves pass through saturated granular soil, distorting its granular structure and causing some of the empty spaces between granules to collapse. Porewater pressure may also increase sufficiently to cause the soil to behave like a fluid for a brief period and cause deformations. Liquefaction causes lateral spreads (horizontal movements of commonly 10 to 15 feet, but up to 100 feet), flow failures (massive flows of soil, typically hundreds of feet, but up to 12 miles), and loss of bearing strength (soil deformations causing structures to settle or tip). Liquefaction can cause severe damage to property.

The effects of earthquake waves at the surface can be measured using the Modified Mercalli Intensity (MMI) Scale, which consists of arbitrary rankings based on observed effects, or the Richter Magnitude Scale, a mathematical basis that expresses the effects of an event in magnitude (M).

5.5.4.2 History

Nevada is ranked third in the states having the highest number of large earthquakes. The Sierra Nevada-Great Basin seismic belt includes earthquakes along the eastern side of the Sierra Nevada and appears to be a northern continuation of the Eastern California seismic belt. The Central Nevada seismic belt, which trends north-south in the west-central part of the state, includes the largest historic earthquakes in Nevada in the 20th century. The County sits within both belts.

The figure below provides the major, historical earthquakes in the County.

Figure 5-2: Historic Earthquakes in Storey County					
Date	Magnitude	Near			
March 15, 1860	7.0	Olinghouse fault			
May 29, 1868	6.0	Virginia City.			
December 26, 1869	6.7	Virginia City & Washoe Co.			
December 27, 1869	6.1	After shock			
April 24, 1914	6.4	Fernley or Wadsworth			
June 25m 1933	6.0	Near Wabuska			
February 1953	7.2	Stillwater (outside of County)			

Source: NBMG 2010

5.5.4.3 Location, Extent, and Probability of Future Events

The location of damage from an earthquake would have the greatest impact in Virginia City with the highest population density and historical structures, many of which are unreinforced masonry. The maps in Appendix B (Figures B-3 and B-4) show M2 and M3 earthquakes in the County from 1960-2019 and map areas where seismic ground motion hazards show a 2 percent probability and a 10 percent probability of being exceeded in 50 years.

The Nevada Earthquake Safety Council, in part through the services of the Nevada Bureau of Mines and Geology (NBMG) and the Nevada Seismological laboratory, provides assistance of earthquake risk assessment and earthquake mitigation activities for the State of Nevada. The Planning Committee will utilize the Nevada Earthquake Risk Mitigation Plan (NERMP) for consideration in identifying Storey County policy and mitigation strategies.

The Executive Summary of the NERMP states that Nevada is earthquake country, ranking third in the nation in the number of major earthquakes. Since the 1850s, 62 earthquakes have occurred in Nevada that have had potentially destructive magnitudes of 5.5 (Richter Scale) or greater. Nevada is a national leader in population growth, and the risk of harm and loss from earthquakes increases proportionally with population and development. Earthquakes can be expected to continue to occur in Nevada and some of these will strike growing urban centers and communities.

The Nevada Bureau of Mines and Geology (2014) ranks Virginia City third among major state cities for probability of experiencing an earthquake with magnitude of 5.0 or greater. The extent & probability for the entire County is shown in the table below and provides the probability of earthquakes of various magnitudes occurring within 50 years within 50 kilometers.

County	%	Rank by					
County	5.0	5.5	6.0	6.5	7.0	Probability	
Virginia City	>90	~80	70	50	12-15	3rd highest in the state of NV	

Table 5-6: Earthquake Probability

Source: Bureau of Mines & Geology, UNR, Estimated Losses from Earthquakes Near NV Communities, 2014

5.5.4.4 Vulnerability and Cascading Impacts

Earthquakes have the potential to cause significant, widespread structural damage throughout the region. Many of critical facilities in Storey County are located in areas that may experience relatively high seismic ground motion hazards. Storey County has 310 unreinforced masonry buildings. Many of these are of an historic nature and make up the bulk of the tourist business district. The Virginia City fire station and courthouse are critical facilities and are unreinforced masonry. These facilities may experience peak ground acceleration with a 2% probability of exceedance in 50 years of greater than 48% gravity, which would be experienced as severe shaking likely to cause moderate or heavy damage to structures. For most critical facilities in the County, smaller earthquakes (resulting in peak ground acceleration with a 10% probability of exceedance in 50 years) could produce ground motion ranging from 32% to 64% gravity. These levels of peak ground acceleration would be experienced as strong to severe shaking and could cause light to heavy damage to structures.

Long-term impacts to the community following an earthquake may include displacement, disruption of government services, economic impacts, and health risks due to increased airborne particulate matter or contamination of water or soils from hazardous materials spills or releases of sewage. The severity and duration of these impacts would depend on the severity of the earthquake and damage to infrastructure and buildings across the region. A significant loss of population following an earthquake due to people relocating outside of the region could result in

an extended loss of revenue for local government and economic impacts resulting from a decrease in the workforce.

Cascading Impacts

- Surface faulting
- Landslides/ground failure
- Utility failure
- Infrastructure failure
- Conflagration
- Food, water, medical supply shortages
- Health impacts
- Displacement/relocation of populations
- Economic disruption

5.5.5 Epidemic

5.5.5.1 Nature

A disease is a pathological (unhealthy or ill) condition of a living organism or part of the organism that is characterized by an identifiable group of symptoms or signs. Disease can affect any living organism, including people, animals, and plants. Disease can both directly (via infection) and indirectly (via secondary impacts) harm these living things. Some infections can cause disease in both people and animals. The major concern here is an epidemic, a disease that affects an unexpected number of people or sentinel animals at one time. (Note: an epidemic can result from even one case of illness if that illness is unheard of in the affected population, i.e., smallpox).

Of great concern for human health are infectious diseases caused by the entry and growth of microorganisms in man. Most, but not all, infectious diseases are communicable. They can be spread by coming into direct contact with someone infected with the disease, someone in a carrier state who is not sick at the time, or another living organism that carries the pathogen. Disease-producing organisms can also be spread by indirect contact with something a contagious person or other carrier has touched and contaminated, like a tissue, doorknob, or another medium (e.g., water, air, food).

During the first half of the twentieth century, optimism grew as steady progress was made against infectious diseases in humans via improved water quality and sanitation, antibiotics, and inoculations. The incidences and severity of infectious diseases such as tuberculosis, typhoid fever, smallpox, polio, whooping cough, and diphtheria were all significantly reduced during this period. This optimism proved premature, however, for a variety of reasons, including the following: antibiotics began to lose their effectiveness against infectious disease (e.g., *Staphylococcus aureus*); new strains of influenza emerged in China and spread rapidly around the globe; sexually transmitted diseases resurged; new diseases were identified in the U.S. and elsewhere (e.g., Legionnaires's disease, Lyme disease, toxic shock syndrome, and Ebola virus disease); acquired immunodeficiency syndrome (AIDS) appeared; and tuberculosis (including multidrug-resistant strains) reemerged (Schlipköter and Flahault 2010).

In a 1992 report titled *Emerging Infections: Microbial Threats to Health in the United States*, the Institute of Medicine (IOM) identified the growing links between U.S. and international health and concluded that emerging infections are a major and growing threat to U.S. health. An emerging infectious disease is one that has newly appeared in a population or that has been known for some time but is rapidly increasing in incidence or geographical range. Emerging infectious diseases are a product of modern demographic and environmental conditions, such as global travel, globalization and centralized processing of the food supply, population growth and increased urbanization.

In response to the threat of emerging infectious diseases, the Centers for Disease Control and Prevention (CDC) launched a national effort to protect the U.S. public in a plan titled *Addressing Emerging Infectious Disease Threats*. Based on the CDC's plan, major improvements to the U.S. health system have been implemented, including improvements in surveillance, applied research, public health infrastructure, and prevention of emerging infectious diseases (Hughes 1998).

Despite these improvements, infectious diseases causing lower respiratory infections, diarrheal diseases, and tuberculosis are among the top ten leading causes of death in humans worldwide (World Health Organization 2018), and influenza and pneumonia are the eighth leading cause of death in the U.S. (CDC 2017a). Infectious diseases are still a threat to public health today as global interdependence and world travel continue to increase, and success in combatting these threats depends on an ongoing ability to adapt to and get ahead of these new challenges (Moren and Fauci 2013).

The CDC (2025) has established a national list of over 90 nationally reportable diseases. A reportable disease is one that, by law, must be reported by health providers to report to Federal, State or local public health officials. Reportable diseases are those of public interest by reason of their communicability, severity, or frequency. The long list includes, but is not limited to, the following:

- Anaplasmosis
- Anthrax
- Arboviral diseases, neuroinvasive and non-neuroinvasive
- Babesiosis
- Botulism
- Brucellosis
- Campylobacteriosis
- Cancer

SECTIONFIVE

- Candida auris, screening
- Carbapenemase-Producing Organisms (CPO)
- Carbapenemase-Producing Organisms, clinical
- Carbapenemase-Producing Organisms, screening
- Carbon monoxide poisoning
- Chancroid
- Chlamydia trachomatis infection
- Cholera
- Coccidioidomycosis
- Congenital syphilis
- Cryptosporidiosis
- Cyclosporiasis
- Dengue virus infections
- Diphtheria
- Ehrlichiosis
- Foodborne Disease Outbreak
- Giardiasis
- Gonorrhea
- Haemophilus influenzae, invasive disease
- Hantavirus infection, non-Hantavirus pulmonary

syndrome

- Hantavirus pulmonary syndrome
- Hemolytic uremic syndrome, post-diarrheal
- Hepatitis A, acute
- Hepatitis B, acute and chronic
- Hepatitis B, perinatal infection
- Hepatitis C, acute
- Hepatitis C, chronic
- Hepatitis C, perinatal infection
- HIV infection (AIDS has been reclassified as HIV Stage

III)

- Influenza-associated pediatric mortality
- Invasive pneumococcal disease
- Invasive Cronobacter infection Among Infants
- Lead in Blood
- Legionellosis
- Leprosy (Hansen's Disease)
- Leptospirosis
- Listeriosis
- Lyme disease
- Malaria
- Measles
- Melioidosis
- Meningococcal disease
- Mpox virus infection

Risk and Vulnerability Assessment

- Mumps
- Novel influenza A virus infections
- Pertussis
- Pesticide-related illness and injury, acute
- Plague
- Poliovirus, Paralytic Poliomyelitis and

Nonparalytic Poliovirus Infection

- Psittacosis
- O fever
- Rabies, animal
- Rabies, human
- Rubella
- Rubella, congenital syndrome
- Salmonella Paratyphi infection (Salmonella enterica serotypes Paratyphi A, B [tartrate negative], and C [S. Paratyphi])
- Salmonella Typhi infection (Salmonella enterica serotype Typhi)
- Salmonellosis
- Severe acute respiratory syndrome-associated coronavirus disease
- Shiga toxin-producing Escherichia coli
- Shigellosis
- Silicosis
- Smallpox
- Spotted fever rickettsiosis
- Streptococcal toxic shock syndrome
- Syphilis
- Tetanus
- Toxic shock syndrome (other than streptococcal)
- Trichinellosis
- Tuberculosis
- Tularemia
- Vancomycin-intermediate Staphylococcus aureus and Vancomycin-resistant Staphylococcus aureus
- Varicella
- Varicella deaths
- Vibriosis
- Viral hemorrhagic fever
- Waterborne Disease Outbreak
- Yellow fever
- Zika virus disease

Many other hazards, such as floods, earthquakes or droughts, may create conditions that significantly increase the frequency and severity of diseases. These hazards can affect basic services (e.g., water supply and quality, wastewater disposal, electricity), the availability and quality of food, and the public and agricultural health system capacities. As a result, concentrated areas of diseases may result and, if not mitigated right away, increase, potentially leading to large losses of life and damage to the economic value of the area's goods and services.

5.5.5.2 History

Throughout history epidemics have impacted human populations. The diseases detailed in this section highlight the high variability and potential burden of infectious diseases, both existing and emerging.

Influenza

The influenza pandemic of 1918 and 1919, known as the Spanish Flu, had the highest mortality rate in recent history for an infectious disease. At least 50 million persons were killed worldwide, some 675,000 of which were in the U.S. alone (CDC n.d., "Remembering the 1918 influenza pandemic").

In April 2009, a strain of influenza known as H1N1, or swine flu, was first recognized in Mexico and entered the U.S. in Southern California. H1N1 was recognized as a worldwide pandemic by the World Health Organization in May 2009. H1N1 varied from other influenzas in that it seemed to spare populations born before 1950 due to that group's prior exposure to similar strains (Skountzou et al. 2010). The CDC responded to the novel strain by inoculating the U.S. public through vaccinations. The state of Nevada saw 4,624 cases of H1N1 during the 2009 flu season. Although there were no cases of H1N1 in Storey County in 2009, neighboring and nearby counties (Washoe, Carson, Douglas, Lyon, and Churchill) had a combined total of 801 cases (OPHIE 2013). Carson City, Douglas County, and Churchill County had the highest rates of H1N1 in Nevada, as shown in Figure 5-8. While this H1N1 strain had a low mortality rate, the high variability and unpredictable nature of influenza viruses reinforces the need for sustained preparedness efforts (Jhung et al. 2011).

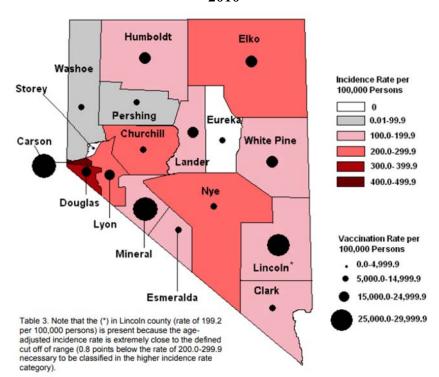


Figure 5-3: Age-Adjusted H1N1 Influenza Incidence and Vaccination by County, 2009-2010

Source: OPHIE . 2013. *H1N1 influenza incidence and vaccination rates in Nevada, 2009-2010* (K. Hobron, Arthur). http://dpbh.nv.gov/Programs/OPHIE/dta/Publications/OPHIE - Communicable Disease Reports.

West Nile Virus

In late August 1999, an epidemic of West Nile virus occurred in the New York City metropolitan area causing 62 cases and 7 deaths. The virus is transmitted by mosquitoes and has since become endemic to the Unites States. There were 2,097 cases and 146 deaths from West Nile virus in the U.S. in 2017, with 67 cases and 3 deaths in the state of Nevada (CDC 2017b). The majority of West Nile virus cases in Nevada occur in the northern part of the state. There were 40 cases in nearby counties of Washoe, Carson City, Douglas, Lyon, and Churchill in 2017, and 10 cases in 2018.

The 1999 epidemic represents the first time West Nile virus had been detected in the U.S. and serves as a reminder that with changes in climate and weather patterns, migration patterns of birds, and other unknown variables, existing or emerging infectious diseases can impact the U.S. at any time (Dalovisio 2003).

Severe Acute Respiratory Syndrome

Better known as SARS, Severe Acute Respiratory Syndrome is a respiratory illness caused by a coronavirus. According to the World Health Organization, SARS infected a total of 8,098 people in a 2003 outbreak and resulted in 774 deaths worldwide. In the United States, there were eight laboratory confirmed cases, with no deaths. All cases were travel-related, and there was no further spread of SARS within the U.S. SARS is thought to be transmitted by close person-to-

person contact and through respiratory droplets produced by coughing or sneezing (CDC n.d., "Basic information about SARS").

In April 2004, the Chinese Ministry of Health reported nine cases of SARS with one death. Investigations showed the outbreak started as a result of laboratory exposure to the virus (CDC, n.d., "SARS update"). There have been no reports of SARS cases anywhere in the world since 2004, but the travel related nature of the illness demonstrates how quickly an infectious disease can be imported into the U.S. from abroad.

Norovirus

Among all age groups, norovirus is the leading cause of acute gastroenteritis, with 19-21 million cases annually. It contributes to 56,000-71,000 hospitalizations and 570-800 deaths each year. Norovirus is highly contagious and can be transmitted person-to-person or via contaminated food, water, surfaces, or objects. It is responsible for 58% of domestically-acquired foodborne illnesses. Norovirus is most common during the winter, but people can get it any time of the year. There can be up to 50% more norovirus illness in years that a new strain of the virus is circulating (CDC n.d., "Burden of Norovirus illness and outbreaks").

Escherichia coli

Though many strains of *Escherichia coli*, or *E. coli*, bacteria are innocuous, others can cause illnesses including diarrhea, urinary tract infections, respiratory illness, and pneumonia. Some strains are known as "Shiga toxin-producing" *E. coli*, or STEC, because of the toxin they produce. The most well-known STEC associated with outbreaks in the U.S. is *E. coli* O157:H7 (CDC n.d., "E. coli questions and answers").

In October 2010, a rare strain of *E. coli* O157:H7 associated with Gouda cheese caused a multistate outbreak. There were 38 total cases across 5 states, including 2 cases in Nevada. The CDC estimates there are 265,000 STEC infections in the United States annually (CDC n.d., "Multistate outbreak of E. coli O157:H7").

Measles

Measles is a highly contagious virus that lives in the nose and throat mucus of an infected person and is transmitted by coughing and sneezing. Measles is so contagious that it can be spread to 90% of people who come into contact with someone infected with the virus (CDC n.d., "Measles").

Reemergence of these once typical childhood diseases not only puts vulnerable populations at risk but also can have a significant financial impact on a community. One study estimated the cost of epidemiological intervention for a measles outbreak at nearly \$6,800 per case investigated, which did not account for outside medical costs to hospitals or absenteeism from work from those who are ill or caring for ill individuals (Khawja, Zucker, and Rosen 2014).

Pertussis

A respiratory illness commonly known as whooping cough, pertussis is a very contagious disease caused by bacteria called *Bordetella pertussis*. The bacteria releases toxins which cause airways to swell. Pertussis is most likely to be severe in infants and small children, and about half of babies younger than 1 year old who get pertussis need care in the hospital (CDC n.d., "Pertussis"). California recently experienced the first infant death in the state due to pertussis since 2016 (California Department of Public Health 2018). Nevada has had three pertussis

outbreaks since 2017, two of which occurred in the very rural area of Nye County. While studies show that immunity against pertussis wanes in those who are vaccinated, individuals who are unvaccinated or under-vaccinated remain at significantly higher risk of infection, which emphasizes the importance of maintaining vaccination rates for these types of infectious diseases (Phadke, Bednarczyk, Salmon, and Omer 2016).

Table 5-7: Recent Historic Disease Outbreaks in the State of Nevada

Date	Details
2015	Norovirus outbreak caused over 2,000 staffers, faculty, and students in the Washoe County School District to be sickened. In December 2015, a maternal tuberculosis case prompted an investigation by the Southern Nevada Health District.
2017	A pertussis outbreak occurred in 4 counties (Carson City, Douglas, Nye and Lyon). This outbreak lasted months, consisted of 38 cases and over 200 contacts that required assessment and post exposure prophylaxis. There were 40 cases of West Nile virus near Storey County, in the counties of Washoe, Carson, Douglas, Lyon, and Churchill during the 2017 mosquito season.
2018	Pertussis outbreak confirmed in Nye County. There were 19 cases total, with 70 contacts identified and investigated. 1 confirmed measles case in Washoe County, and 1 confirmed case in Clark County. There were 10 cases of West Nile virus near Storey, in the counties of Washoe (2), Carson City (1), Douglas (2), Lyon (3), and Churchill (2) during the 2018 mosquito season.
2020 - 2024	Beginning in March 2020, Nevada was significantly impacted by the COVID-19 pandemic, leading to widespread cases and fatalities. By July 15, 2024, the state reported 929,756 confirmed cases and 12,699 deaths.
2022	In 2022, southern Nevada observed a tripling in cases of brain abscesses among children, increasing from an average of 4–5 cases annually to 18.
2025	In early 2025, Northern Nevada Public Health identified a shigellosis outbreak in Reno/Washoe County, with 14 reported cases and nine hospitalizations. The actual number of cases was expected to be higher In February 2025, a new strain of H5N1 avian influenza was detected in dairy cattle in Nevada. This marked the first identification of this strain in U.S. cows, raising concerns about its spread and potential impact on both animal and human health.

5.5.5.3 Location, Extent, and Probability of Future Events

An epidemic in the County would affect a regional response requiring coordination among Walker River Tribal Health Clinic, Hawthorne Army Depot, neighboring counties, State and Federal agencies. Segments of the population at highest risk for contracting an illness from a

foreign pathogen are the very young, the elderly, pregnant women, or individuals who currently experience respiratory or immune deficiencies. These segments of the population are present within Storey County.

The probability and magnitude of disease occurrence, particularly an epidemic, is difficult to evaluate due to the wide variation in disease characteristics, such as rate of spread, morbidity and mortality, detection and response time, and the availability of vaccines and other forms of prevention. A review of the historical record (see above) indicates that disease related disasters do occur in humans with some regularity and varying degrees of severity. There is growing concern, however, about emerging infectious diseases, decreasing vaccination rates, as well as the possibility of a bioterrorism attack. Another growing threat to health is climate change, which is expected to have a significant impact on vector-borne and waterborne infectious diseases worldwide (Shuman 2010). Continued improvement of syndromic disease surveillance capabilities will play an increasingly larger role in preparedness efforts as these changes occur.

Epidemics constitute a significant risk to the population of Nevada, particularly as it relates to the frequency in which the Storey County population interacts with visitors to Virginia City and the proximity of Reno's tourist population. Of highest concern is in the Reno area, in various entertainment venues, and Reno/Tahoe International Airport. The transient nature of the Washoe County population, coupled with dense population gatherings, increase the potential for an epidemic as well as for its spread into neighboring counties such as Storey.

Storey County also houses the United States' largest industrial complex, the Tahoe-Reno Industrial Center (TRI), in McCarran, Nevada. Currently, the complex brings approximately 15,000-20,000 people into the county each day, and the international nature of the businesses located in the TRI area increases the risk of importing travel-related infectious diseases to Storey County.

5.5.5.4 Vulnerability and Cascading Impacts

Infectious diseases have been known to spread quickly throughout communities. Due to the wide variation in disease characteristics, the warning time for a disease disaster can vary from no time to months, depending upon the nature of the disease. No warning time may be available due to an extremely contagious disease with a short incubation period, particularly if combined with a terrorist attack in a crowded environment.

Many diseases spread through close contact, meaning more densely populated areas are more prone to widespread outbreaks. Public gathering places where people may be together in close quarters, such as schools and childcare facilities, offices, and tourism events, provide more opportunities for diseases to pass from one person to another.

Outbreaks of infectious diseases most often affect pockets of vulnerable populations. A worst-case scenario could overwhelm local hospitals and medical facilities and require a surge response. However, there are agencies in place that have capabilities to prevent, detect, and respond to these types of diseases, such as the CDC and the Nevada Department of Health and Human Services (NVHHS).

Cascading Impacts

- Loss of revenues as a result of fear of infection or lack of workforce availability
- Bacterial mutations leading to antibiotic resistance
- Social unrest
- Transportation route closures and supply chain disruption
- Lack of food, water, and medical resources

5.5.6 Flood

5.5.6.1 Nature

Flooding as defined by the NFIP is a general and temporary condition of partial or complete inundation of two or more acres of normally dry land area or of two or more properties from:

- Overflow of inland or tidal waters;
- Unusual and rapid accumulation or runoff of surface waters from any source;
- Mudflow, a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water; or
- Collapse or subsidence of land along the shore of a lake or similar body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels that result in a flood as defined above.

Floodplains are lowlands adjacent to water bodies that are subject to recurring floods. Floods are natural events that are considered hazards only when people and property are affected.

Nationwide, floods result in more deaths than any other natural hazard. Physical damage from floods include the following:

- Inundation of structures, causing water damage to structural elements and contents.
- Erosion or scouring of stream banks, roadway embankments, foundations, footings for bridge piers, and other features.

- Impact damage to structures, roads, bridges, culverts, and other features from high-velocity
 flow and from debris carried by floodwaters. Such debris may also accumulate on bridge
 piers and in culverts, increasing loads on these features or causing overtopping or backwater
 effects.
- Destruction of crops, erosion of topsoil, and deposition of debris and sediment on croplands.
- Release of sewage and hazardous or toxic materials as wastewater treatment plants are inundated, storage tanks are damaged, and pipelines are severed.

Floods also cause economic losses through closure of businesses and government facilities; disrupt communications; disrupt the provision of utilities such as water and sewer service; result in excessive expenditures for emergency response; and disrupt the normal function of a community.

In Storey County, flooding is most commonly associated with unusually heavy rainfall and can be influenced by both frontal systems out of the Northern Pacific Ocean and tropical storms coming from the South. Due to the aridity of the County, the area is dry except during and shortly after these storms. When a major storm develops, water collects rapidly in a short period of time. As a consequence, flows are of the flash-flood type. Flash floods are generally understood to involve a rapid rise in water level, high velocity, and large amounts of debris, which can lead to significant damage that includes the uprooting of trees, undermining of buildings and bridges, and scouring of new channels. The intensity of flash flooding is a function of the intensity and duration of rainfall, steepness of the watershed, stream gradients, watershed vegetation, natural and artificial flood storage areas, and configuration of the streambed and floodplain.

In areas where alluvial fans are present, the flow paths of flash floods lack definition. Flow depths with alluvial fan flooding are generally shallow with damage resulting from inundation, variable flow paths, localized scour, and the deposition of debris.

Dam or canal failures involve unintended releases or surges of impounded water resulting in downstream flooding. The high-velocity, debris-laden wall of water released from dam failures results in the potential for human casualties, economic loss, lifeline disruption, and environmental damage. Failures may involve either the total collapse of a dam, or other hazardous situations such as damaged spillways, overtopping from prolonged rainfall, or unintended consequences from normal operations. Severe storms with unusually high amounts of rainfall within a drainage basin, earthquakes, or landslides may cause or increase the severity of the failure.

Factors causing failure may include natural or human-caused events, or a combination of both. Dam failures usually occur when the spillway capacity is inadequate and water overtops the dam. Piping, when internal erosion through the dam foundation occurs, is another factor in a dam failure. Structural deficiencies from poor initial design or construction, lack of maintenance or repair, or gradual weakening from aging are factors that contribute to this hazard.

5.5.6.2 History

Flooding typically occurs from November through March as a result of rain on frozen ground or on snow. According to the 1993 FEMA Flood Insurance Study, severe flooding along the Truckee River occurred during the following years: January 1874; January 1875; January 1886;

April-May 1890; February 1904; and February 1963. More recently, the County received a Federal declaration for severe storms and flooding along the Truckee River for the incident period of December 31, 2005 to January 4, 2006 and for winter flooding along the Truckee River and Carson River Basins in January 2017. Table 5-8 further documents major historical flood events in recent history.

Table 5-8: Historical Floods

Date	Location	Description
March 1995	Rainbow Bend subdivision and Six Mile Canyon	A flash flood down Long Valley Creek in Storey County flooded the Rainbow Bend subdivision and washed out three bridges over the creek. The water main to the subdivision was also washed out. The subdivision was evacuated. Also, Six Mile Canyon, between Virginia City and US Highway 50 was closed due to flash flooding.
February 1996	Lockwood	Lockwood in northern Storey County was the hardest hit; two bridges were washed out, stranding several people in their homes.
June 2000	Geiger Grade	Storey County Sheriff reported boulders washed onto Geiger Grade (State Route 341) with lots of hail.
August 2002	Virginia City Highlands	Heavy downpours caused flash flooding in the Virginia City Highlands. In 20 minutes, 1.23 inches of rain fell, washing out roads and delaying the transport of fire equipment.
August 2004	Patrick Area Heavy rainfall left 6 inches of water covering I-80 3 miles east-northeast of Patrick. The Text was impassable.	
December 2005 – February 2006	Truckee River	Federal declaration for severe storms and flooding along the Truckee River for the incident period of December 31, 2005 to January 4, 2006.
July 2006	Between Lockwood and Patrick	Heavy rainfall caused flash flooding along I-80 between Lockwood and Patrick. Minor mudslides left 4 to 5 inches of debris on roads in the area.
January 2017	Truckee River and Carson River Basins	Federal declaration from winter flooding due to severe winter storms, flooding, and mudslides. Estimated damages from the flood were \$12,521,184.
March 2023	Storey County wide	Federal declaration from winter flooding due to severe winter storms, flooding, and mudslides. Estimated damages from the flood were approx. \$600,000.

In addition to the major historical flood events listed in Table 5-8, Storey County has experienced several other notable flood events over the years according to local knowledge gathered throughout the planning process. Several spring runoff and summer flash flooding incidents occur every few years that originate in Ophir Canyon and Cedar Ravine, causing flooding of Taylor and Carson streets as well as other town streets. These events often require sandbagging to divert flooding that would cause damage to private properties. Other notable flooding events are as follows:

- In the mid-1980s, flooding caused a depression on the west side of Main Street in Gold Hill, near Crown Point Ravine. The event caused 4 feet of rock and mud to cover a portion SR 342, closing the road for a few days.
- Runoff from 6 Mile Canyon covered roads and impacted culverts in March 2005.
- In January 2007, flooding in the TRI area impacted railroad tracks near Waltham, as well as a natural gas pipeline.
- A flash flood affected the TRI area in June 2013. The flooding came from the east and impacted the intersection of Electric Avenue and Milan, damaging the culverts under the street. Flooding reached nearly 2 to 3 feet over the street in the area and damaged the Eagle Pitcher plant on USA Parkway.
- In July 2017, flash flooding down the hillsides impacted streets in Mark Twain.

There have been no Federal declarations for Storey County as a result of dam, ditch, or retention basin failure. However, there have been Federal declarations in adjacent Washoe County due to flooding events associated with the Truckee River Irrigation Ditch, which flows approximately 25 miles through Storey County.

5.5.6.3 Location, Extent, and Probability of Future Events

Floods are described in terms of their extent (including the horizontal area affected and the vertical depth of floodwaters) and the related probability of occurrence. Flood studies often use historical records, such as stream flow gages, to determine the probability of occurrence for floods of different magnitudes. The probability of occurrence is expressed as a percentage for the chance of a flood of a specific extent occurring in any given year.

Factors contributing to the frequency and severity of flooding include the following:

- Rainfall intensity and duration
- Antecedent moisture conditions
- Watershed conditions, including steepness of terrain, soil types, amount and type of vegetation, and density of development
- The existence of attenuating features in the watershed, including natural features such as swamps and lakes and human-built features such as dams
- The existence of flood control features, such as levees and flood control channels
- Velocity of flow

• Availability of sediment for transport, and the erodibility of the bed and banks of the watercourse

These factors are evaluated using (1) a hydrologic analysis to determine the probability that a discharge of a certain size will occur and (2) a hydraulic analysis to determine the characteristics and depth of the flood that results from that discharge.

The magnitude of flood used as the standard for floodplain management in the United States is a flood having a 1 percent probability of occurrence in any given year. This flood is also known as the 100-year flood or base flood. The most readily available source of information regarding the 100-year flood is the system of Flood Insurance Rate Maps (FIRMs) prepared by FEMA. These maps are used to support the NFIP. The FIRMs show 100-year floodplain boundaries for identified flood hazards. These areas are also referred to as Special Flood Hazard Areas (SFHAs) and are the basis for flood insurance and floodplain management requirements. The FIRMs also show floodplain boundaries for the 500-year flood, which is the flood having a 0.2 percent chance of occurrence in any given year.

As shown in Appendix B (Figure B-5), the principal source of flooding in Storey County is the Truckee River. The Truckee River is located along the northern border between Storey and Washoe Counties. Although the Truckee River generates a damaging flood roughly every ten years, the damage is usually in Washoe County. However, on those occasions when the damage flows into Storey County, residential and business structures near Lockwood are affected. The River runs through Storey County approximately 25 miles. The Largomarasino Canyon Creek is also a source of flooding during heavy rain fall. Development in this area should be regulated.

Flash floods have generally occurred along the Truckee River, affecting the communities of Lockwood and Patrick, causing minor mudslides and leaving 4 to 5 inches of debris on roads in the area as well as washing out several bridges over the years. In the southern portion of the County, flash floods have occurred down Long Valley Creek affecting the Rainbow Bend subdivision/Six-Mile Canyon area, washing out bridges and the water main for the subdivision, which required that the subdivision be evacuated. Flash floods have occurred in the Geiger Grade (the main road into Virginia City) where boulders were washed onto the road, and in the Virginia City Highlands area where in 20 minutes, 1.23 inches of rain fell, washing out roads and delaying the transport of fire equipment. Flash flooding occurred in the summers of 2014, 2015, and 2016, and Storey County received a Federal declaration for winter flooding of the Truckee River and Carson River Basins in 2017. Based on previous occurrences, Storey County can expect to experience a damaging flash flood every two years.

The Nevada Division of Water Resources lists 5 dams in Storey County. Of these dams, 1 is considered "high hazard," 1 is considered "significant hazard," and 3 are considered "low hazard." A high-hazard designation is assigned to a dam if there is reasonable potential for loss of life and/or excessive economic loss. A significant designation is given when there is no reasonable potential for loss of life, but there is potential for appreciable economic loss. Lastly, a low-hazard designation is assigned when there is no reasonable potential for loss of life and the economic loss is minor. The ratings provided by the Nevada Division of Water Resources do not reflect the safety or condition of the dam; the ratings are determined at the time the dam design plans are reviewed. The hazard rating may be altered when downstream conditions change. The high-hazard dam is privately owned and not considered to pose a significant threat to life or

property and is owned by the Tahoe Reno Industrial Center located approximately 7 miles east of the Reno-Sparks area on 1-80.

5.5.6.4 Vulnerability

Major floods can impact the community by displacing residents and business owners; damaging and disrupting infrastructure, including roads and bridges, water treatment facilities, and wastewater treatment facilities; and causing health risks due to contaminated public water supplies and private wells. Flooding in the County can result in the washout or flooding of roadways and infrastructure in waterways. Many critical facilities and hazardous material locations in the County are located within the 100-year or 500-year mapped floodplains and are vulnerable to the impacts of floods (Appendix G, Figure G-3). It is estimated that between 1995 and 2016, flash floods and riverine floods amounted to nearly \$1,000,000 in damages and 2 deaths.

Cascading Impacts

- Landslides, washouts, and erosion
- Degraded water quality
- Disease from standing water
- Degraded Emergency Services access
- Communications disruptions
- Disruptions to wastewater services
- Displacement of residents

5.5.7 Hazardous Materials Events

Hazard Type	Probability/ Frequency (1=lowest, 5=highest)	Magnitude (1=lowest, 5=highest)	(1=slowest,	Duration (1=shortest, 5=longest)	Average	Rank
Hazardous Materials Event	3.13	3.00	4.88	3.25	3.56	3

5.5.7.1 Nature

Hazardous materials may include hundreds of substances that pose a significant risk to humans. These substances may be highly toxic, reactive, corrosive, flammable, radioactive, or infectious. Hazard materials are regulated by numerous Federal, State, and local agencies including the U.S. Environmental Protection Agency (EPA), U.S. Department of Transportation (DOT), National Fire Protection Association, FEMA, U.S. Army, and International Maritime Organization.

Hazardous material releases may occur from any of the following:

- Fixed site facilities (such as refineries, chemical plants, storage facilities, manufacturing, warehouses, wastewater treatment plants, swimming pools, dry cleaners, automotive sales/repair, and gas stations)
- Highway and rail transportation (such as tanker trucks, chemical trucks, and railroad tankers)
- Air transportation (such as cargo packages)
- Pipeline transportation (liquid petroleum, natural gas, and other chemicals)

Unless exempted, facilities that use, manufacture, or store hazardous materials in the United States fall under the regulatory requirements of the Emergency Planning and Community Right to Know Act (EPCRA) of 1986, enacted as Title III of the Federal Superfund Amendments and Reauthorization Act (42 USC 11001–11050; 1988). Under EPCRA regulations, hazardous materials that pose the greatest risk for causing catastrophic emergencies are identified as Extremely Hazardous Substances (EHSs). These chemicals are identified by the EPA in the *List of Lists – Consolidated List of Chemicals Subject to the Emergency Planning and Community Right-to-Know Act (EPCRA) and Section 112 of the Clean Air Act*. Releases of EHSs can occur during transport to and from fixed site facilities. Transportation-related releases are generally more troublesome because they may occur anywhere, including close to human populations, critical facilities, or sensitive environmental areas. Transportation-related EHS releases are also more difficult to mitigate due to the variability of locations and distance from response resources.

In addition to accidental human-caused hazardous material events, natural hazards may cause the release of hazardous materials and complicate response activities. The impact of earthquakes on fixed facilities may be particularly serious due to the impairment or failure of the physical integrity of containment facilities. The threat of any hazardous material event may be magnified due to restricted access, reduced fire suppression and spill containment, and even complete cutoff of response personnel and equipment. In addition, the risk of terrorism involving hazardous materials is considered a major threat due to the location of hazardous material facilities and transport routes throughout communities and the frequently limited antiterrorism security at these facilities.

On behalf of several Federal agencies including the EPA and the DOT, the National Response Center (NRC) serves as the point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment within the United States.

5.5.7.2 History

Table 5-9 reports hazardous materials releases that have occurred within Storey County from 2020 through 2025. Information on hazardous materials releases was obtained from the Nevada Division of Environmental Protection's Project Tracking Database. The database includes both Leaking Underground Storage Tank cases and Corrective Action (non-regulated) sites. The list provided in Table 5-9 includes open cases as well as closed cases.

SECTIONFIVE

Table 5-9: Hazardous Materials Release in County

Facility Name	Location	Date	Contaminant
Granite Construction	7400 USA Parkway Silver Springs, NV	February 2020	Diesel
US Silica	640 Clark Station Road Sparks, NV	April 2022 Diesel	
Redwood Materials	1201 Norway Drive McCarran, NV	May 2023	Other
Redwood Materials	1201 Norway Drive McCarran, NV	June 2023	Other
Herc Equipment Rental	1 Electric Avenue McCarran, NV	June 2023	Diesel
Chart Industries, Inc.	1995 Peru Drive McCarran, NV	August 2023	Other
Sierra Pacific Power	191 Wunotoo Road Sparks, NV September 2023		Other
American Battery Technology	2500 Peru Drive McCarran, NV	November 2023	Other
Tesla Motors, Inc.	1 Electric Avenue McCarran, NV	January 2024	Motor Oil, Other
Tesla Motors, Inc.	1 Electric Avenue McCarran, NV	January 2024	Diesel
Redwood Materials	575 Innovation Drive McCarran, NV	March 2024	Other
Tesla Motors, Inc.	1 Electric Avenue McCarran, NV	April 2024	Diesel
Tesla Motors, Inc.	1 Electric Avenue McCarran, NV	April 2024	Diesel
F&P Construction	0.5 Miles south of Peru Drive/ Denmark drive intersection May 2024		Diesel
Storey County Fire Department	145 North C Street Virginia City, NV	May 2024	Unknown, Gasoline, Motor Oil

Table 5-9: Hazardous Materials Release in County

Facility Name	Location	Date	Contaminant
Tesla Motors, Inc.	1 Electric Avenue McCarran, NV	September 2024	Diesel
Tesla Motors, Inc.	1 Electric Avenue McCarran, NV	October 2024	Diesel

Source: NV Division of Environmental Protection.

https://ndep.nv.gov/environmental-cleanup/site-cleanup-program/site-cleanup-

database.

5.5.7.3 Location, Extent, and Probability of Future Events

In Storey County, a hazardous materials event is most likely to occur along the major transportation corridors, including State Route 341, the Geiger Grade, I-80, and railroad tracks. Trucks and rail cars that use these transportation corridors and railroad tracks commonly carry a variety of hazardous materials, including gasoline and other petroleum products, along with other chemicals known to cause human health problems. A growing concern for the possibility of hazardous material releases is from any number of businesses located at the Tahoe-Reno Industrial Center in McCarran just south of I-80. In the early stages of construction a fire station was built and is currently operational at the TRI complex. The Virginia City area has seen a rebirth in mining activity which makes the area at risk to mining hazardous materials releases.

Comprehensive information on the probability and magnitude of a hazardous material event along the transportation corridors is not available. Wide variations among the characteristics of hazardous material sources and among the materials themselves make such an evaluation difficult.

5.5.7.4 Vulnerability and Cascading Impacts

Hazardous materials incidents can be caused by several factors, including technological failures, natural hazards, such as earthquakes or floods, and human factors. The County maintains records of hazardous materials storage sites. Many critical facilities are in close proximity to hazardous

materials. Appendix G (Figures G-3 and G-4) maps the County's vulnerabilities to hazardous materials events as a result of other hazards, such as wildfires and floods.

Cascading Impacts

- Long-term health and environmental costs
- Economic losses due disruption of normal business activities
- Contamination of water and air
- Possible injuries and/or deaths
- Long-term route closures

5.5.8 Severe Weather

5.5.8.1 Hazard Overview

While a considerable percentage of days in the region are characterized by tranquil weather, a number of high-impact severe weather types can occur. Low-frequency weather hazards can be particularly problematic from a preparedness standpoint due to complacency and people's lack of experience with the phenomenon.

The following discussion of severe weather events starts with impacts from summer thunderstorms, transitioning into snow and wind from winter storms. Storey County faces additional weather hazards (e.g. dust storms, rare weak tornadoes) but the following are the most prominent with the highest economic and societal tolls.

Thunderstorms - Hail

Nature: Hail forms on condensation nuclei such as dust or ice crystals, when supercooled water freezes on contact. In clouds containing large numbers of supercooled water droplets, these ice nuclei grow quickly at the expense of the liquid droplets. The hail grows increasingly larger. Once a hailstone becomes too heavy to be supported by the storm's updraft it falls out of the cloud. Hail is most common in mid-latitudes during spring and early summer where surface temperatures are warm enough to promote the instability associated with strong thunderstorms, but the upper atmosphere is still cool enough to support ice. Hailstones are usually from the size of a pea to the size of a golf ball. The National Weather Service in Reno issues Severe Thunderstorm Warnings for thunderstorms capable of producing high winds (above 58 mph) and/or large hail (above 1-inch diameter).

<u>History:</u> Large hail is relatively rare in Nevada. The State of Nevada Enhanced Hazard Mitigation Plan (2023) reports 2 large hail events between 1995 and 2016. There have not been

any deaths or injuries associated with these recorded hail events or any reportable damages. As reported by the National Oceanic and Atmospheric Administration (NOAA) National Climatic Data Center (NCDC), the June 2005 hail event in Storey County recorded "slushy" hail up to baseball size (2.75-inch diameter). It should be noted that often thunderstorms are the most common over high terrain and other remote areas of Nevada, leading to minimal actual reports of severe weather.

<u>Location</u>, Extent, and Probability of Future Events: Storey County is susceptible to hail events although it is infrequent. The reports noted above are extreme events, and Storey County is more likely to see hail size on the order of ½ to 1 inch in diameter, which typically results in minimal damage. Based on previous occurrences in nearby counties, Storey County can expect a large hail event to occur on the order of every 2 to 4 years.

Thunderstorms - High Winds & Lightning

Nature: Thunderstorms are formed from a combination of moisture, rapidly rising warm air, and a force capable of lifting air, such as warm and cold fronts or a mountain. Thunderstorms may occur alone, in clusters, or in lines. As a result, it is possible for several thunderstorms to affect one location in the course of a few hours. A thunderstorm can produce lightning, thunder, and torrential rainfall and may also lead to the formation of tornados, hail, downbursts, and microbursts of wind. Focusing on the wind threat from thunderstorms, downbursts are strong, straight-line winds created by falling rain and sinking rain that may reach speeds of 125 miles per hour (mph). Microbursts are more concentrated than downbursts, with speeds reaching up to 150 mph. Both downbursts and microbursts typically last 5 to 7 minutes. The National Weather Service issues Severe Thunderstorm Warnings for thunderstorms capable of producing high winds (above 58 mph) and/or large hail (above 1-inch diameter).

<u>History:</u> Strong winds from thunderstorms are common in Nevada, producing wind gusts above 40 mph, with gusts above 60 mph possible. However, there is only 1 report of thunderstorm, high wind, or lightning damage in Storey County from 1995 to 2016. Lightning is a common factor in new wildfire starts in Nevada, though no specific information is available for Storey County. As noted, often thunderstorms are the most common over high terrain and other remote areas of Nevada, leading to minimal actual reports of severe weather and lightning.

Location, Extent, and Probability of Future Events: Thunderstorms in Storey County tend to favor the high terrain, including the Virginia Range. Thunderstorm activity which would produce high winds and/or significant lightning generally occurs from June through August. During this timeframe it is not unusual to experience thunderstorm activity daily for up to a week at a time. In an average year 2 to 4 severe thunderstorm warnings for high winds are issued for portions of Storey County. Severe thunderstorm warnings are not issued solely for significant amounts of lightning, though the National Weather Service will issue Red Flag Warnings for fire partners when widespread dry thunderstorms are expected.

Thunderstorms - Flash Floods

<u>Nature:</u> Floods are common and cause extremely high impact in the Sierra Nevada and Great Basin regions. Localized flash floods can occur in the summer, the result of intense thunderstorms producing copious rainfall in short periods of time. Moisture from the Southwest U.S. Monsoon can enhance the risk of flash flooding. These floods normally last on the order of an hour or two

but can still result in major impacts and damage. The National Weather Service issues Flash Flood Warnings when flash flooding is likely based on radar estimates of rainfall or has been reported from law enforcement or a spotter.

<u>History:</u> Fortunately, flash flooding events in Storey County are rare, but when they do happen, they create a high impact. From 1995 to 2016 there have been 7 instances of flash flooding in the County, amounting to roughly \$25,000 in damages. Most have taken place in August..

<u>Location</u>, <u>Extent</u>, and <u>Probability of Future Events</u>: Based on past frequencies, flash flooding from thunderstorms in the summer can occur about every 1 to 2 years. Narrow canyons and lowlying areas along roads are the most prone to flash flooding. Recently burned areas are especially prone to flash flooding and debris flows, which can result in significant damage to property.

Winter Storms - Heavy Snow

Nature: Winter snow storms are often large areas of low pressure originating from the Gulf of Alaska and then moving into the western United States. As the moist air masses push across the Sierra Nevada and other Great Basin mountains, the air masses cool and the water condenses as snow. Wind in combination with the snow can cause reduced visibilities and deep snowdrifts. In addition, heavy snow can cause avalanches in areas along steep terrain. In some instances, freezing rain occurs, when very cold inland arctic air becomes trapped under warm moist air. The National Weather Service issues winter storm watches/warnings/advisories for heavy snow and provides briefings to Emergency Managers when winter storms are forecast.

History: From 1995 through 2025, there have been approximately 12 records of winter storms in Storey County, amounting to approximately \$1,000,000 in damages and 1 fatality. During this same period, the County experienced around 200 incidents of heavy snow, causing roughly \$200,000 in damages. On these days, snow amounts of greater than 6 to 12 inches occurred, along with other winter storm hazards such as high winds, low visibility, and cold temperatures. Localized lake effect snows downwind of Pyramid Lake can produce heavy snow in eastern parts of Storey County including I-80 roughly every 1 to 2 years. FEMA Federal disaster declarations have been issued in the wake of several widespread winter storm events impacting Storey County, including January 1997, February 2005, February 2017, and January 2023.

Location, Extent, and Probability of Future Events: It is not uncommon for Storey County to experience snow with accumulations of 1 to 3 inches per winter storm, which can cause travel inconveniences but little in the way of long-lasting impacts. Storms like this normally happen 3 to 6 times each winter season, especially above 6,000 feet elevation. Larger storms, producing 6 inches or more, happen on average 2 to 3 times each winter season above 6,000 feet, less frequently below that elevation. Snowfall of this magnitude can impact critical transportation corridors including I-80 near the Tahoe-Reno Industrial Center and State Highway 341 leading to Virginia City. Every few years, particularly strong storms can produce high winds along with heavy snow creating life threatening blizzard conditions. Virginia City has an elevation of 6,200 feet; Gold Hill has an elevation of 5,843 feet; and Virginia City Highlands has an elevation of 5,990 feet. Winter storm hazards are likely to occur roughly 3 days each year.

Winter Storms - High Winds

Nature: The same winter storms described previously also produce periods of widespread high winds in the Sierra Nevada and Great Basin. These winds of 40 to 60 mph typically precede the snow portion of a winter storm by a day or so and are the most common from late fall through spring. Strong winds are the direct result of large differences in atmospheric pressure from the storm itself and the surrounding environment. Winds can be further enhanced in localized areas in the immediate lee of mountain ranges in what is called a downslope wind storm. Virginia City is located in such a place. Wind gusts in these situations can exceed 80 mph, reaching nearly 100 mph in the most extreme "once-in-a-decade" events. The National Weather Service issues high wind watches/warnings/advisories and provides briefings to Emergency Managers when high winds pose a threat.

<u>History:</u> From 1995 through 2025, there have been more than 1,000 incidents where winter weather produced high winds in Storey County. It is estimated that these events caused 1 fatality and over \$10,000,000 in damages. These wind events have been associated with damage to buildings, knocking over trees and power lines, and overturning large vehicles.

Location, Extent, and Probability of Future Events: High wind events with gusts above 60 mph are not uncommon in Storey County, especially along ridge tops above 6,000 feet and in the vicinity of Virginia City. In the strongest storms, winds are likely to gust above 80 mph, which can produce wind damage to structures and power infrastructure. Strong winds can also channel through the Truckee River drainage and impact eastern regions of the county around the Tahoe-Reno Industrial Center. Probability of a high wind day is 2% per day in each given year or 4 wind days per year on average.

5.5.8.2 Vulnerability and Cascading Impacts

The County's primary vulnerability from severe weather is from power outages and impairment of transportation. Because nearly all social and economic activity is dependent on transportation, snow can have a serious impact. Road closures and hazardous conditions can delay or prevent emergency vehicles from responding to calls. Vehicle accidents rise among those who try to drive. Power outages can result from physical damage to electrical infrastructure as a result of ice or snow, downed trees, debris, or from increases in demand beyond the capacity of the electrical system. Power outages may disrupt businesses, especially facilities without back-up generators, potentially increasing the economic impact of severe weather events. Members of the community who are isolated or have disabilities may be more vulnerable, especially those that may be trapped in their homes from power failures, heavy snow and ice, and debris from falling trees and power lines. Power losses during winter storms can result in deaths from carbon monoxide poisoning if people attempt to keep warm by lighting charcoal fires or operating backup generators indoors.

Snow storms also slow the local economy, but there is a debate about whether these slowdowns cause permanent revenue losses. Productivity and sales may decline but often accelerate after a storm. Some permanent effects may occur if some areas in the region are accessible and some are not. For example, visitors traveling to the County may choose to cancel their trips if roads through the mountains are impassible. For workers, snow can be a hardship, especially for those who lack benefits and vacation time. For local governments, responding to snowstorms can be a major unbudgeted expense.

Cascading Impacts

- Human health risks (e.g., hypothermia)
- Vehicular accidents
- Fires caused by damaged power lines
- Fuel loading for fires
- Landslides from downed trees
- Utility failures
- Property/structural damage
- Economic losses

5.5.9 Terrorism

5.5.9.1 Nature

The Department of Justice (DOJ) Federal Bureau of Investigation (FBI) defines terrorism as the unlawful use of force or violence against persons or property to intimidate or coerce a government and/or the civilian population in furtherance of political or social objectives. Weapons of Mass Destruction (WMD) associated with terrorism are defined as nuclear, biological and chemical in origin. Technological terrorism is defined as the intentional disruption in the nation's data control systems. Attacks on financial, business, and governmental computer networks are being considered as technological terrorist-related acts.

The FBI is the primary investigatory agency for domestic terrorism. The Central Intelligence Agency (CIA) monitors potential security threats from foreign sources. The DOJ through the FBI coordinates the domestic preparedness programs and activities of this nation to address the threat posed by terrorists and the use of weapons of mass destruction.

Acts of terrorism may originate from a single person, special interest groups, or acts sponsored by a foreign government. Terrorist acts include the use of arson, hostile takeovers, shootings, biological agents (such as anthrax, plague, botulism and others), chemical agents (such as hydrogen cyanide, sulfur mustard, sarin and chlorine), and hostage taking. The most frequently used method in recent events in the United States has been domestic terrorism by bombing, mass shootings, and cyber hacking.

5.5.9.2 History

There have been no incidents of terrorism in Storey County. According to the FBI, sporting events, political conventions, and other special events are attractive targets for domestic and foreign terrorists because they are highly visible and attract celebrities and political leaders. Other targets of opportunity for terrorism include large public works facilities, utilities, transportation facilities such as airports, train stations, subways, bridges and ferries, military bases, schools, medical facilities and other state and federal facilities. Examples of terrorism include the World Trade Center bombing in New York City, the Murray Federal Building bombing in Oklahoma City, the and Olympic Centennial Park bombing in Atlanta. Nevada's most notable incident of terrorism occurred during the October 2017 mass shooting in Las Vegas, which resulted in 59 deaths and over 500 injuries (Reno-Gazette Journal 2017).

5.5.9.3 Location, Extent, Probability of Future Events

The overall magnitude, potential severity and frequency of impacts of terrorism and weapons of mass destruction is considered low in the County. Assessment of probability of future terrorism events in the County is gauged primarily on speculation, as no terrorism or events involving weapons of mass destruction have previously occurred in the planning area. The consensus of the Planning Committee is that probability of future events is low within Storey County, but concern remains around cyber security. Based on the Homeland Security Threatened Level System, it is anticipated that terrorism will remain a high threat into the foreseeable future. Because terrorism events typically are focused on a single high payoff area or facility, estimated damage is less than one percent damage to facilities in the County.

5.5.9.4 Vulnerability and Cascading Impacts

The State of Nevada is comprised of diverse populations that include members of nation-wide militia organizations. The Federal government has continually released terrorism warnings since 1998 that state most communities in the United States are vulnerable to terrorist attack. In determining the risk areas within a jurisdiction, the vulnerabilities of potential targets should be identified, and the targets themselves should be prepared to respond to a terrorism incident. Indepth vulnerability assessments are needed for determining a response to such an incident and special attention should be paid to areas of high economic activity or with critical facilities.

Cascading Impacts

- Possible injuries and/or fatalities
- Health impacts
- Fires caused by damaged power lines
- Utility failures
- Property/structural damage
- Economic losses

5.5.10 Wildland Fire

5.5.10.1 Nature

A wildland fire is a type of fire that spreads through consumption of vegetation. It often begins unnoticed, spreads quickly, and is usually signaled by dense smoke that may be visible from miles around. Wildland fires can be caused by human activities (such as arson or campfires) or by natural events such as lightning. Wildland fires often occur in forests or other areas with ample vegetation. In addition to wildland fires, wildfires can be classified as urban fires, interface or intermix fires, and prescribed fires.

The following three factors contribute significantly to wildland fire behavior and can be used to identify wildland fire hazard areas.

- **Topography:** As slope increases, the rate of wildland fire spread increases. South-facing slopes are also subject to more solar radiation, making them drier and thereby intensifying wildland fire behavior. However, ridge tops can cause fire to spread more slowly or may even be unable to spread downhill. Narrow canyons, chutes and saddles can funnel and accelerate winds, causing fire to spread faster.
- Fuel: The type and condition of vegetation plays a significant role in the occurrence and spread of wildland fires. Certain types of plants are more susceptible to burning or will burn with greater intensity. Dense or overgrown vegetation increases the amount of combustible material available to fuel the fire (referred to as the "fuel load"). The ratio of living to dead plant matter is also important. The risk of fire is increased significantly during periods of prolonged drought, as the moisture content of both living and dead plant matter decreases. The fuel's continuity, both horizontally and vertically, is also an important factor.
- **Weather:** The most variable factor affecting wildland fire behavior is weather. Temperature, humidity, wind, and lightning can affect chances for ignition and spread of fire. Extreme

weather, such as high temperatures, low humidity and high winds, can lead to extreme wildland fire activity. By contrast, cooling and higher humidity often signals reduced wildland fire occurrence and easier containment.

The frequency and severity of wildland fires also depends upon other hazards, such as lightning, drought, and infestations. If not promptly controlled, wildland fires may grow into an emergency or disaster. Even small fires can threaten lives and resources and destroy improved properties. In addition to affecting people, wildland fires may severely affect livestock and pets. Such events may require emergency watering/feeding, evacuation, and shelter.

The indirect effects of wildland fires can be catastrophic. In addition to stripping the land of vegetation and destroying forest resources, large, intense fires can harm the soil, waterways, and the land itself. Soil exposed to intense heat may lose its capability to absorb moisture and support life. Exposed soils erode quickly and enhance siltation of rivers and streams, thereby increasing flood potential, harming aquatic life, and degrading water quality. Lands stripped of vegetation are also subject to increased debris flow hazards, as described above.

5.5.10.2 History

Storey County has experienced an average of approximately 1.5 wildland fire starts per year, with a very small percentage (less than 1%) burning more than one acre. Approximately 90 percent of these fires were due to lightning, while humans and unknown causes make up the remaining 10 percent of ignition sources.

In 2013, Storey County Fire Protection District assumed responsibility for wildfire response. According to the Storey County Fire Protection District (SCFPD). In the first 3 months of 2025 according to NDF, Nevada had 30 Wildland fires, averaging 5 acres. Most of the fires rarely exceeded an acre in size, and most were either single tree fires that were extinguished before they spread, or false alarms. While large fires are low frequency, they have a high potential for impacting natural resources, communities, and critical infrastructure.

5.5.10.3 Location, Extent, Probability of Future Events

Communities in Storey County have a varying degree of risk from wildland fire. This risk is varied, largely due to past fire activity and the type of moisture received during the winter months. Lengthy rainy seasons tend to increase the production of grasses which can create fast moving fires in the brush and grass areas of the County. Drought seasons tend to decrease the fuel moisture in the large fuels (trees and large brush) and create high output BTU fires that are difficult to control and can extend for days. Depending upon the type and amount of moisture received, the risk to a given community in Storey County can change from season to season. Appendix B (Figure B-6) provides a map of the historic fire locations in Storey County from 1992 to 2025 and maps hazard potential in the County.



Table 5- 10: Wildfire Assessment Summary by Community

Community	Hazard Rating
Gold Hill	High
Lockwood	Moderate
Six Mile	High
Virginia City	High
Virginia Highlands	Extreme

Source: RCI County Wide Assessment Results, http://www.rci-nv.com/reports/storey/section04.html

Notably, the Gooseberry Mine II fire in 1985 started in Storey County and burned over 20,000 acres as it crossed into Lyon County. Available fire datasets suggest that 34% of the county's land area burned during this period.

5.5.10.4 Vulnerability and Cascading Impacts

Appendix G (Figure G-6) maps Storey County's vulnerability to wildland fires. As seen in the map, several critical facilities and hazardous materials locations occur nearby areas of an historic wildland fire. Storey County has developed a Community Wildfire Protection Plan to help guide the community and its residents on where and how to focus fuel reduction efforts. The Community Wildfire Protection Plan (CWPP) generally speaks to protecting the built environment from the threats of wildland fire. The Virginia Highlands area has extreme rating due to interface fuel hazard and ignition risk. This rating has created challenges in homeowners acquiring and maintaining home insurance due to companies terminating policies based on threat.

Cascading Impacts

- Flooding
- Landslides, washouts, erosion, and potential re-burns
- Degraded water quality and damage to fisheries
- Spread of invasive plant species
- Power outages and communications disruptions
- Health affects including asthma

While not required by the DMA 2000, an important component of a hazard mitigation plan is a review of the County's resources to identify, evaluate, and enhance the capacity of those resources to mitigate the effects of hazards. This section evaluates the County's resources in three areas—legal and regulatory, administrative and technical, and financial—and assesses capabilities to implement current and future hazard mitigation actions.

6.1 LEGAL AND REGULATORY CAPABILITIES

Legal and regulatory capabilities, as shown in Table 6-1, include applicable building codes, zoning ordinances, subdivision regulations, and other regulatory development guides that provide specified support to hazard mitigation activities. Other less prescriptive documents describe the County's hazard mitigation capabilities to include various Master Plan elements, economic development strategies, and emergency response procedures, among others. This section lists these various tools, provides a brief description of the capability, and identifies the hazard mitigated by each capability.

In addition to policies and regulations, the County participates in several hazard mitigation programs including the NFIP, Fire Safe, and Living With Fire programs.

Capability (Regulatory Tools, Hazard Ordinances, Codes, **Description Mitigated** Plans, Assessments etc.) Regulates development and building standards to Building and fire ensure quality and safety of structures and protect Multiple hazards codes structures and occupants from threats. Regulates land use to protect the character, harmony, and stability of residential and business Zoning ordinance Multiple hazards areas. Subdivision Includes standards for subdivisions to ensure safe, ordinance or Multiple hazards responsible development. regulations

Table 6-1: Storey County Legal and Regulatory Capability



Table 6-1: Storey County Legal and Regulatory Capability

Capability (Regulatory Tools, Ordinances, Codes, Plans, Assessments etc.)	Description	Hazard Mitigated
Special purpose ordinances (floodplain management, stormwater management, hillside or steep slope ordinances, wildfire ordinances, hazard setback requirements)	Establishes standards for development in hazard areas to protect property from damage.	Multiple hazards
Growth management ordinances (also called "smart growth" or antisprawl programs)	Establishes standards for development in order to protect property and natural resources from damage (i.e. to mitigate the risk of water shortage due to over-population in an area with water constraints).	Multiple hazards
Site plan review requirements	Ensures safe and appropriate construction methods and materials.	Multiple hazards
General or comprehensive plan	Storey County Master Plan (2024) provides goals and objectives for development of the County.	Multiple hazards
An economic development plan	Storey County Master Plan (2024), Chapter 7 provides goals and objectives for economic development of the County. Storey County is in the process of developing a Strategic Plan.	Multiple hazards
A continuity of operations plan	The Continuity of Operations Plan (COOP) addresses emergencies from an all-hazards approach and ensures critical functions continue. COOPs for individual departments are continuously being updated and reviewed.	Multiple Hazards



Table 6-1: Storey County Legal and Regulatory Capability

Capability (Regulatory Tools, Ordinances, Codes, Plans, Assessments etc.)	Description	Hazard Mitigated
	The Comprehensive Emergency Management Plan (2023) provides planning and coordination of response, recovery, and mitigation of natural and man-made disasters.	
	The Quad County Emergency Coordination Plan (2024) outlines roles and responsibilities for agency coordination and cooperation in order to prepare for and respond to emergencies.	
An emergency response plan	The Hazardous Materials Emergency Response Plan (2024) specifically addresses emergency response to situations involving hazardous materials.	Multiple hazards
	The Community Assessment for Public Health Emergency Response (CASPER) 2019 survey currently is underway and will reveal health vulnerabilities in the community so that the County is able to prepare for those vulnerabilities during emergencies.	
A hazard mitigation plan	The State of Nevada Enhanced Hazard Mitigation Plan (2018) profiles hazards throughout the State, assesses risks, and outlines potential mitigation	
pian	The Storey County Hazard Mitigation Plan (2025) profiles hazards throughout the County, assesses risks, and outlines potential mitigation actions.	
A wildfire plan	The Nevada Community Wildfire Risk/Hazard Assessment Project (2005, updated 2025) and the Landscape-Scale Wildland Fire Risk/Hazard/Value Assessment for Storey County (2025) provide information on wildfire risk and potential consequences of wildfire within the County.	Wildfire
A flood plan	Virginia City/Six-Mile Area Drainage Master Plan (2023) and the Flood Insurance Study (2010)	Flooding



Table 6-1: Storey County Legal and Regulatory Capability

Capability (Regulatory Tools, Ordinances, Codes, Plans, Assessments etc.)	Description	Hazard Mitigated
	Lockwood Area Drainage Master Plan (2024) provides information on flooding locations and specific mitigation recommendations.	
	The Carson River Watershed Floodplain Management Plan (2024) provides flood history, risk, and strategies related to the Carson River Watershed.	
	The Dayton Valley Area Drainage Master (2019) is a study of flooding hazards in Lyon County and Storey County to develop an understanding of existing conditions and develop mitigation solutions.	
	The County completed a 2024 Water Resources Plan to study surface and groundwater resources and is working with FEMA on developing a risk mapping program.	
Mutual aid agreements	Standing agreements to provide support to partners in times of need.	Multiple hazards
	The Comprehensive Security Assessment (2018) is a study of cyber security risks and strategies to reduce vulnerabilities.	
Information technology	Cyber security program with systems and guides for use and protection of information systems and ongoing cyber assessments to uncover risks to operations and assets from the use of information systems.	Multiple hazards

6.2 ADMINISTRATIVE AND TECHNICAL CAPABILITIES

The administrative and technical capability, as shown in Table 6-2, of the County provides an identification of the staff and department resources available to expedite the actions identified in the Mitigation Strategy. Specific resources reviewed include those involving technical personnel that can apply GIS and other services needed to facilitate hazard mitigation actions throughout Storey County.

Table 6-2: Storey County Administrative and Technical Capability

Staff/Personnel Resources	Department/Agency
Planner(s) or engineer(s) with knowledge of land development and land management practices	Public Works, Building, & Planning Departments
Engineer(s) or professional(s) trained in construction practices related to buildings and/or infrastructure	Public Works, Building, & Planning Departments (Contract engineer; no full-time employees).
Planner(s) or Engineer(s) with an understanding of natural and/or human-caused hazards	Public Works, Building, & Planning Departments
Floodplain manager	Planning Departments
Staff with education or expertise to assess the community's vulnerability to hazards	Emergency Management, Fire, Sheriff, Building, Public Works, Health, & Planning
Personnel skilled in GIS and/or HAZUS	GIS Services (Assessor's Office and Contracted)
Personnel in Information Technology and cyber monitoring	Information Technology Department
Personnel dedicated to emergency management planning and response	Emergency Management Department, Fire District, Law Enforcement (Sheriff's Office), Emergency Medical Services (EMS), Quad County Public Health Preparedness and Resources
Grant writers	Business Development Department has full-time grant staff.

In addition to the staff/personnel resources identified in Table 6-2, the County has identified the following equipment/software resources available in assisting with hazard mitigation planning and response:

- Heavy equipment (excavators, dozers, dump trucks, backhoe and loaders, semi-trucks, snow plows)
- Emergency medical equipment
- Backup generators
- Emergency shelters
- Personal Protective Equipment (PPE)

- Redundant storage for digital information
- Next Gen firewalls and anti-virus software
- Drones
- Lighting Equipment

6.3 FINANCIAL CAPABILITIES

Specific financial and budgetary tools, as shown in Table 6-3, available to the County for hazard mitigation include Federal entitlements, general fund monies, secondary sales and property taxes, and various unique debt service techniques including bonding indebtedness.

Table 6-3: Storey County Fiscal Capability

Financial Resources	Accessible or Eligible to Use (Yes/No/Don't Know)
Community Development Block Grants (CDBG)	Don't Know
Capital improvements project funding	Yes
Authority to levy taxes for specific purposes	Only by vote of public
Fees for water, sewer, gas, or electric service	Yes
Insurance	Yes
Special assessment fees for equipment or needs due to impacts	Yes
Incur debt through general obligation bonds	Yes, established by Commissioners
Incur debt through special tax and revenue bonds	Yes, established by Commissioners
Incur debt through private activity bonds	Yes, established by Commissioners
Divert or withhold additional investment in hazard-prone areas	Yes, established by Commissioners
Fire District, Plan Review fees	Yes
Ambulance fees	Yes
Business license and events fees	Yes
Assistance available through mutual aid agreements/Quad County resources	Yes

6.4 CURRENT MITIGATION CAPABILITIES

Table 6-4 lists Storey County's primary departments and POCs. Based on feedback from department POCs, Table 6-4 also lists departmental strengths and actions taken in the past five years to increase capabilities.

Table 6-4: Storey County Local Mitigation Capability

Department/ Commission	Applicable Programs, Plans, Policies, Regulations, Funding, or Practices	Point of Contact	Department Strengths	Key Mitigation Accomplishments (2015 – 2025)
Community Development & Planning Departments	Flood plain management, economic development, code enforcement	Pete Renaud or Kathy Canfield	Engineering and planning support Dedicated Individual Departments	Completed Community Rating Study (2024); adopted Carson River Watershed Floodplain Management Plan (2024); outlined additional mitigation solutions through the Dayton Valley Area Drainage Master (2019).
Fire District	Public education, plan review, code enforcement	Jeremy Loncar	Use of mutual aid partnerships; Federal and State partnerships; familiar with grants	Upgraded facilities to reduce risks and increase resilience; received grant from the U.S. Forest Service for fuels reduction work.
Public Works	Roads, water, sewer, capital projects, building maintenance, County shop (vehicle repairs), parks, pools	Jason Wierzbicki	Collaboration and coordination within department and across departments; detailed knowledge of infrastructure; source of skilled manpower	Completed drainage improvements in VCH, Mark Twain estates and Six Mile Canyon; replaced sewer collection lines in Virginia City; completed replacement of roughly 4 miles of water main; rerouted stormwater lines (2018); rehabilitated two water reservoirs (Divide and Five Mile); new wastewater treatment facility and replacing 2 water tanks.

Table 6-4: Storey County Local Mitigation Capability

Department/ Commission	Applicable Programs, Plans, Policies, Regulations, Funding, or Practices	Point of Contact	Department Strengths	Key Mitigation Accomplishments (2015 – 2020)
Emergency Management	Mitigation grants, develop and maintain plans	Adam Wilson	Preparedness planning; access to Federal and State resources; partnerships with State and other County agencies/ departments; conduit to grants	Updated Comprehensive Emergency Management Plan; completed Quad County Multi-Agency Coordination Interlocal Agreement
Information Technology/GIS	Systems and guides for use and protection of information systems; Cyber Security Program	James Deane	Regular data backups using "best of class" software (Veaam)	Increased budget spending on hardware, staff, and training.
School District	Identify and implement mitigation actions for school property	Joe Girdner	Intricately familiar with school district infrastructure and hazard risks	Secured grants for security updates to facilities; obtained a backup generator for the Virginia City High School (shelter location).

Storey County is a close-knit community where many of those responsible for managing the various departments have multi-generational ties to the community or are long-time residents. This mutual bond creates a cohesiveness that is visualized on Table 6-4. Each agency's mission, mitigation programs, plans, policies, funding, and practices complement one another while working together to develop and effectively protect Storey County residents, visitors, and property.

The programs, plan, policies and regulations listed above provide a basic framework for mitigation projects. These programs cover the County's infrastructure and program needs and are effective. However, the funding for mitigation projects may not always be available.

The County being small in population has individuals wearing multiple hats and therefore does not have strong legal, administrative, and financial capabilities in relation to larger counties within Nevada. However, the County is able to enforce building codes which restrict building within a floodway; is a member of the NFIP; and implements programs for public safety, health, human services, public works, and the school district. These programs are run by trained County staff, who are provided the resources to implement and promote the programs.

6.4.1 National Flood Insurance Program

DMA 2000 Requirements: Mitigation Strategy – National Flood Insurance Program National Flood Insurance Program (NFIP) Compliance)

Requirement: §201.6(c)(3)(iii): [The mitigation strategy] must also address the jurisdiction's participation in the National Flood Insurance Program (NFIP), and continued compliance with NFIP requirements, as appropriate.

Element

- Does the updated plan document how the planning team reviewed and analyzed this section of the plan and whether this section was revised as part of the update process?
- Does the new or updated plan describe the jurisdiction(s) participation in the NFIP?)
- Does the mitigation strategy identify, analyze and prioritize actions related to continued compliance with the NFIP?

Source: FEMA, March 2008.

The County has identified special flood-hazard areas. They entered the NFIP in 1994. The County participates in the Community Rating System (CRS) and is currently rated as an 9. The CRS is a voluntary program for the NFIP-participating communities. The goals of the CRS are to reduce flood losses, to facilitate accurate insurance rating, and to promote the awareness of flood insurance. There are no repetitive loss or severe repetitive loss properties (as defined by the NFIP) within the County. County Building Code restricts future building within a floodway.

The following provides an overview of the four-step process for preparing a mitigation strategy: developing mitigation goals and objectives, identifying and analyzing potential actions, prioritizing mitigation actions, and implementing an action plan.

7.1 MITIGATION GOALS AND OBJECTIVES

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

DMA 2000 Requirements: Mitigation Strategy – Local Hazard Mitigation Goals

Local Hazard Mitigation Goals

Requirement §201.6(c)(3)(i): [The hazard mitigation strategy shall include a] description of mitigation goals to reduce or avoid long-term vulnerabilities to the identified hazards.

Element

Does the new or updated plan include a description of mitigation goals to reduce or avoid long-term vulnerabilities to the identified hazards?

Source: FEMA, March 2008.

The Planning Committee reviewed the hazard profiles in Section 5 as a basis for developing mitigation goals and objectives. Mitigation goals are defined as general guidelines that explain what a community wants to achieve in terms of hazard and loss prevention. Goal statements are typically long-range, policy-oriented statements representing community-wide visions. The Planning Team developed three goals to reduce or avoid long-term vulnerabilities to the identified hazards and specified objectives under each goal (Table 7-1).

Table 7-1: Mitigation Goals

Goal Number	Goal Description	Objectives
		Enhance cyber security to combat threats of cyber terrorism and align with state and federal goals.
1	Adopt an all-hazard approach to risk reduction in the community that considers both the natural and human environment.	Develop strategies that reflect the County's geographic/transportation constraints and the County's ability to respond to emergencies due to issues of access.

Table 7-1: Mitigation Goals

Goal Number	Goal Description	Objectives
2	Establish a culture of risk reduction and	Expand community resiliency with pubic outreach and education.
	mitigation in the County through effective communication, outreach, and education.	Target Access & Functional Needs populations, when exploring avenues for disseminating information related to emergencies.
		Strengthen strategic partnerships through Quad County relationships and through fostering public-private partnerships.
3	Build community capacity and relationships to foster successful planning and implementation of mitigation strategies.	Identify methods and mechanisms for increasing funding for mitigation strategies. Utilize public-private partnerships to boost financial investment in the community. Explore opportunities with conservation districts and potential funding mechanisms available through those relationships.
		Build metric to evaluate progress

7.2 IDENTIFYING MITIGATION ACTIONS

The requirements for the identification and analysis of mitigation actions, as stipulated in the DMA 2000 and its implementing regulations, are described below.

DMA 2000 Requirements: Mitigation Strategy

Identification and Analysis of Mitigation Actions

Requirement §201.6(c)(3)(ii): [The mitigation strategy shall include a] section that identifies and analyzes a comprehensive range of specific mitigation actions and projects being considered to reduce the effects of each hazard, with particular emphasis on new and existing buildings and infrastructure.

Element

- Does the plan identify and analyze a comprehensive range of specific mitigation actions and projects for each hazard?
- Do the identified actions and projects address reducing the effects of hazards on new buildings and infrastructure?

DMA 2000 Requirements: Mitigation Strategy

- Do the identified actions and projects address reducing the effects of hazards on existing buildings and infrastructure?
- Does the mitigation strategy identify actions related to the participation in and continued compliance with the NFIP?

Source: FEMA, March 2008.

Mitigation actions are usually grouped into six broad categories: prevention, property protection, public education and awareness, natural resource protection, emergency services, and structural projects. Table 7-2 lists the goals and potential actions selected for this HMP by the Planning Committee.

Table 7-2 – Mitigation Goals and Actions

Goals	Action	Action Status: New (N), Existing (E)	Description	
	1.A	E	Review and update ordinances and code every six years.	
	1.B	E	Enforce zoning ordinances to reduce public health risks from hazardous materials releases.	
	1.C	E	Recommend retrofit for private businesses, homes, and government, with higher priority on critical facilities, infrastructure, and government agencies located within identified historical buildings.	
Goal 1:	1.D	N/E	Increase the resilience of critical infrastructure by increasing sources of back-up power and updating insurance coverage to account for retrofits/improvements.	
Adopt an all- hazard approach to risk reduction in the community that considers both the natural and human environment.	1.E	E	Maintain a voluntary building inspection program in which homes, businesses, schools, and critical facilities and infrastructure are inspected by a building official for non-structural elements that might break during an earthquake. In conjunction with this action, develop a non-structural retrofitting program to correct identified problems.	
	1.F 1.G	Е	Retrofit all critical assets within strong shaking areas that do not meet the most current IBC requirements for safety; with higher priority given to critical facilities, infrastructure, and government agencies located within identified historical buildings.	
		E	Perform retrofit to buildings located in the Virginia City urban fire hazard zone (i.e. critical facilities, commercial business district, historic district and infrastructure).	

Table 7-2 – Mitigation Goals and Actions

Goals	Action	Action Status: New (N), Existing (E)	Description
	1.H	E	Work with utility companies to evaluate the seismic risk to their transmission pipelines and implement mitigation measures, such as automatic shut-off valves. Additionally, work with utility companies to evaluate the fuels risk around assets and implement mitigation measures, such as fuels reduction.
	1.I	E	Encourage all private and public buildings have propane earthquake disconnect valves.
	1.J	Е	Encourage seismic retrofit on facades on B & C Streets.
	1.K	E	Continue fuels-reduction treatment along all boundaries of Six Mile Canyon to protect residences and community infrastructure. Continue to identify areas for fuel reduction and work to create buffers in areas that will assist in fighting fire by reducing the distance fire can spread and allowing additional time for evacuation and response measures.
	1.L	Е	Continue to maintain inventory of buildings with unreinforced masonry structures.
	1.M	E	Enhance current cyber security capabilities and develop a detailed plan to respond to a cyber incident (ransomware, virus, successful hacking attempt, election security) that determines the scope of the incident, affected platforms, and immediately works to restore systems from the most recent backup.
	1.N	E	Install new flood facilities including upgrade of the existing storm drain system to current standards including culverts and channel improvements throughout Storey County.
	1.0	E	Protect and enhance existing water conveyance structures, storage, and treatment facilities to reduce impact from flood (i.e. Lockwood, Virginia City).

Table 7-2 – Mitigation Goals and Actions

Goals	Action	Action Status: New (N), Existing (E)	Description
	1.P	E	Within the Virginia Highlands, maintain manageable, shaded fuel breaks through the entire subdivision including Virginia City Highlands and Highland Ranches.
	2.A	E	Identify a temporary location within the County to establish County offices and conduct essential duties should catastrophic damage occur to the County Courthouse or other County buildings that requires the need to relocate offices for an extended period of time. Identify a plan for replacing damaged equipment (hardware, digital assets) to ensure continuity of operations.
Goal 2: Establish a	2.B	N	Explore Risk Watch outreach program that coordinates with the school district to teach children about the hazards in their community and what they can do to mitigate, prevent, and prepare for these hazard events.
culture of risk reduction and mitigation in the County through	2.C	N	Sustain a public outreach program that encourages consistent hazard mitigation content including all hazards addressed in this mitigation plan.
effective communication, outreach, and education.	2.D	N	Develop outreach program with CWSD that will teach residents how to prepare for and mitigate their homes and businesses from flood hazards.
	2.E	E	Use firefighters to conduct an outreach program to inform homeowners about the threat of wildfires; to explain how homeowners can reduce the wildfire hazards around their homes; to encourage homeowners to take the necessary action to improve the chance of their home surviving a wildfire; encourage homeowners to become involved with the Living With Fire program.

Table 7-2 – Mitigation Goals and Actions

Goals	Action	Action Status: New (N), Existing (E)	Description
	2.F	E	Initiate an outreach program to inform and instruct building contractors, County and State road maintenance agencies, and Storey County schools in best management practices for vegetation management in developments, around existing and new construction, and along road right-of-ways.
	2.G	E	Continue program using firefighters and community service groups to provide vegetation management services to access & functional needs persons to remove flammable vegetation around homes.
	3.A	E	Partner with Lyon County & CWSD to implement the flood assessment of the area.
	3.B	Е	Increase local staff with emergency management and response capabilities.
Goal 3: Build community capacity and relationships to foster successful planning and	3.C	Е	Add tourism into planning and implementation of mitigation strategies. Account for population fluctuations/increases as the result of tourism and major events. Establish plans to address mass injuries/causalities should an emergency occur during an event drawing concentrated populations to the County (i.e. parades on C Street, events at Fairgrounds).
implementation of mitigation strategies.	3.D	E	Maintain partnerships for a community based vegetation management program including chipping programs.
	3.E	N/E	Develop partnership with State to coordinate efforts and increase capabilities to reduce and respond to emergencies along USA Parkway and I-80, such as evacuation routes, signage, communication tower, etc. Share data to better understand potential hazards occurring on roads within the County, especially in relation to the transport of hazardous materials.

7.3 EVALUATING AND PRIORITIZING MITIGATION ACTIONS

The requirements for the evaluation and implementation of mitigation actions, as stipulated in DMA 2000 and its implementing regulations, are described below.

DMA 2000 Requirements: Mitigation Strategy - Implementation of Mitigation Actions Implementation of Mitigation Actions

Requirement: §201.6(c)(3)(iii): [The mitigation strategy section shall include] an action plan describing how the actions identified in section (c)(3)(ii) will be prioritized, implemented, and administered by the local jurisdiction. Prioritization shall include a special emphasis on the extent to which benefits are maximized according to a cost benefit review of the proposed projects and their associated costs.

Element

- Does the mitigation strategy include how the actions are prioritized? (For example, is there a discussion of the process and criteria used?)
- Does the mitigation strategy address how the actions will be implemented and administered? (For example, does it identify the responsible department, existing and potential resources, and timeframe?)
- Does the prioritization process include an emphasis on the use of a cost-benefit review (see page 3-36 of *Multi-Hazard Mitigation Planning Guidance*) to maximize benefits?

Source: FEMA, March 2008.

The mitigation actions were discussed during the Planning Committee meeting on August 7, 2024 and finalized through review of the draft plan. The Planning Committee evaluated and prioritized each of the actions. To complete this task, the Planning Committee completed the STAPLE+E evaluation criteria using rankings of zero for lowest and three for highest priority, acceptance, feasibility etc., and the rankings for each action were totaled. See Table 7-3 for the evaluation criteria.

Table 7-3: STAPLE+E Evaluation Criteria for Mitigation Actions

Evaluation Category	Discussion "It is important to consider"	Considerations
Social	The public support for the overall mitigation strategy and specific mitigation actions	Community acceptance; adversely affects population
Technical	If the mitigation action is technically feasible and if it is the whole or partial solution	Technical feasibility; long-term solutions; secondary impacts
Administrative	If the community has the personnel and administrative capabilities necessary to implement the action or whether outside help will be necessary	Staffing; funding allocation; maintenance/operations

Evaluation Category	Discussion "It is important to consider"	Considerations
Political	What the community and its members feel about issues related to the environment, economic development, safety, and emergency management	Political support; local champion; public support
Legal	Whether the community has the legal authority to implement the action, or whether the community must pass new regulations	Local, State, and Federal authority; potential legal challenge
Economic	If the action can be funded with current or future internal and external sources, if the costs seem reasonable for the size of the project, and if enough information is available to complete a FEMA Benefit Cost Analysis	Benefit/cost of action; contributes to other economic goals; outside funding required; FEMA Benefit Cost Analysis
Environmental	The impact on the environment because of public desire for a sustainable and environmentally healthy community	Effect on local flora and fauna; consistent with community environmental goals; consistent with local, State and Federal laws

Table 7-3: STAPLE+E Evaluation Criteria for Mitigation Actions

Upon review by the Planning Committee, mitigation actions were selected for the County that best fulfill the goals of the HMP and were appropriate and feasible to implement during the 5-year lifespan of this version of the HMP. In reviewing the actions, the Planning Committee considered the following:

- Actions that strengthen, elevate, relocate, or otherwise improve buildings, infrastructure, or other facilities to enhance their ability to withstand the damaging impacts of future disasters
- Actions in which the benefits (which are the reduction in expected future damages and losses) are greater than the costs considered as necessary to implement the specific action
- Actions that either address multi-hazard scenarios or address a hazard that presents the greatest risk to the jurisdiction

The high priority actions are shown in Table 7-4.

7.4 IMPLEMENTING A MITIGATION ACTION PLAN

A Mitigation Action Plan Matrix was prepared for the County detailing the mitigation actions and their priority level, how the overall benefit-cost were taken into consideration, and how each mitigation action will be implemented and administered. This matrix is Table 7-4.

Table 7-4: Action Plan Matrix

Action Number	Action Item	Department / Division	Potential Funding Source	Implementation Timeline	Economic Justification	Priority Level
1.A	Review and update ordinances as needed.	County Planning	Local Gen. Fund State & Fed. Grant	24-36 months	Protection of lives due to pre-planning.	Medium
1.B	Enforce zoning ordinances to reduce: public health risks from hazardous materials releases; prevent roof collapse/damage.	Building Dept.	PDM, HMGP, Local Gen. Fund	Ongoing	Protection of infrastructure, and critical facilities.	Low
1.C	Recommend retrofit for private businesses, homes, and government, with higher priority on critical facilities, infrastructure, and government agencies located within identified historical buildings.	Bldg. Dept., Emergency Management	HMGP, PDM, Local Gen. Fund	24-48 months	Protection of lives, homes, businesses, infrastructure, and critical facilities.	Low
1.D	Increase the resilience of critical infrastructure by increasing sources of back-up power and updating insurance coverage to account for retrofits/improvements.	County Manager, Public Works, Emergency Management	Gen. Fund	12 months	Protection of lives, homes, businesses, infrastructure, and critical facilities.	High
1.E	Maintain a voluntary building inspection program in which homes, businesses, schools, and critical	Bldg. Dept., Emergency Management	Local Gen. Fund, FEMA HMGP, PDM	36 Months	Protection of homes, businesses, infrastructure, and critical facilities.	Low

Table 7-4: Action Plan Matrix

Action Number	Action Item	Department / Division	Potential Funding Source	Implementation Timeline	Economic Justification	Priority Level
	facilities and infrastructure are inspected by a building official for non-structural elements that might break during an earthquake. In conjunction with this action, develop a non-structural retrofitting program to correct identified problems.					
1.F	Retrofit all critical assets within strong shaking areas that do not meet the most current IBC requirements for safety; with higher priority given to critical facilities, infrastructure, and government agencies located within identified historical buildings.	Bldg. Dept., Public Works, Emergency Management	HMGP, PDM, Local Gen. Fund, State & Fed. Grant	24-48 months	Protection of lives, homes, businesses, infrastructure, and critical facilities.	Medium
1.G	Perform retrofit to buildings located in the community wide urban fire hazard zones (i.e. critical facilities, commercial business district, historic district and infrastructure).	Fire Dist	PDM, HMGP, RFC, USDA, NDEP, EPA, NDRCS, Local, PW	24-36 months	Protection of homes, businesses, infrastructure, and critical facilities.	Medium

Table 7-4: Action Plan Matrix

Action Number	Action Item	Department / Division	Potential Funding Source	Implementation Timeline	Economic Justification	Priority Level
1.H	Work with utility companies to evaluate the fuels risk around assets and implement mitigation measures, such as fuels reduction.	Fire Dist., Emergency Management	HMGP, PDM, Local Gen. Fund	Ongoing	Protection of lives, homes, businesses, infrastructure, and critical facilities.	High
1.I	Encourage all private and public buildings to install propane earthquake disconnect valves.	Bldg. Dept., Emergency Management	HMGP, PDM, HUD, Local Gen. Fund	24-48 months	Protection of lives, homes, businesses, infrastructure, and critical facilities.	Medium High for schools/ County buildings
1.J	Encourage seismic retrofit on facades on B & C Streets.	County Building, Planning & Public Works	HMGP, PDM, HUD, Local Gen. Fund	24-48 months	Protection of lives, homes, businesses, infrastructure, and critical facilities.	Medium
1.K	Continue fuels-reduction & re-treatment along all boundaries of Six Mile Canyon to protect	Fire Dist	PDM, HMGP, RFC, USDA, NDEP, EPA, NRCS, FEMA,	Ongoing	Protection of homes, businesses, infrastructure, and critical facilities.	High

Table 7-4: Action Plan Matrix

Action Number	Action Item	Department / Division	Potential Funding Source	Implementation Timeline	Economic Justification	Priority Level
	residences and community infrastructure. Continue to identify areas for fuel reduction and work to create buffers in areas that will assist in fighting fire by reducing the distance fire can spread and allowing additional time for evacuation and response measures.		USFS, 319(h) grants (Clean Water Act), Local, PW			
1.L	Continue to maintain inventory of buildings with unreinforced masonry structures.	Assessor's Office, Comstock Historic District	Local Gen. Fund	12-24 months	Protection of lives, homes, businesses, infrastructure, and critical facilities.	Medium
1.M	Enhance current cyber security capabilities and develop a detailed plan to respond to a cyber incident (ransomware, virus, successful hacking attempt, election security) that determines the scope of the incident, affected platforms, and immediately works to restore systems from the most recent backup.	IT	Local Gen. Fund	Ongoing	Protection of lives, homes, businesses, infrastructure, and critical facilities.	High

Table 7-4: Action Plan Matrix

Action Number	Action Item	Department / Division	Potential Funding Source	Implementation Timeline	Economic Justification	Priority Level
1.N	Install new flood facilities including upgrade of the existing storm drain system to current standards including culverts and channel improvements throughout Storey County.	Public Works	PDM, HMGP, FMA, RFC, USDA, NDEP, EPA, NDRCS, Local, PW	Ongoing	Protection of lives, homes, businesses, infrastructure, and critical facilities.	Medium
1.0	Protect and enhance existing water conveyance structures, storage, and treatment facilities to reduce impact from flood (i.e. Lockwood, Virginia City).	Public Works	PDM, HMGP, FMA, RFC, USDA, NDEP, EPA, NDRCS, Local, PW	24-48 months	Protection of lives, homes, businesses, infrastructure, and critical facilities.	Medium
1.P	Within the Virginia Highlands, maintain manageable, shaded fuel breaks through the entire subdivision including Virginia City Highlands and Highland Ranches.	Fire Dist.	PDM, HMGP, RFC, USDA, NDEP, EPA, NDRCS, BLM, Local, PW	Ongoing	Protection of homes, businesses, infrastructure, and critical facilities.	High
2.A	Identify a temporary location within the County to establish County offices and conduct essential duties should catastrophic damage occur to the County Courthouse or other County	Emergency Management	Insurance	Ongoing	Continuation of essential functions.	High

Table 7-4: Action Plan Matrix

Action Number	Action Item	Department / Division	Potential Funding Source	Implementation Timeline	Economic Justification	Priority Level
	buildings that requires the need to relocate offices for an extended period of time. Identify a plan for replacing damaged equipment (hardware, digital assets) to ensure continuity of operations.					
2.B	Explore Risk Watch outreach program that coordinates with the school district to teach children about the hazards in their community and what they can do to mitigate, prevent, and prepare for these hazard events.	Emergency Mgmt., Fire Dist., Sheriff, School District, Health & Comm. Services.	Local Gen. Fund	Ongoing	Protection of homes, businesses, infrastructure, and critical facilities.	Medium
2.C	Sustain a public outreach program that encourages consistent hazard mitigation content including all hazards addressed in this mitigation plan.	Emergency Mgmt., Fire Dist.	EMPG, SERC, EPA, NDEP, NDCNR, Local Gen. Fund	Ongoing	Protection of lives and property due to preplanning.	Medium
2.D	Develop outreach program with CWSD that will teach	Health & Comm. Services	Gen. Fund	Ongoing	Protection of lives due to pre-planning.	Low

Table 7-4: Action Plan Matrix

Action Number	Action Item	Department / Division	Potential Funding Source	Implementation Timeline	Economic Justification	Priority Level
	residents hoe to prepare for and mitigate their homes and businesses from flood hazards.					
2.E	Use firefighters to conduct an outreach program to inform homeowners about the threat of wildfires; to explain how homeowners can reduce the wildfire hazards around their homes; to encourage homeowners to take the necessary action to improve the chance of their home surviving a wildfire; encourage homeowners to become involved with the Living With Fire program.	Emergency Mgmt., Fire Dist.	Fire Dist., Local Gen. Fund	Ongoing	Protection of homes, businesses, infrastructure, and critical facilities.	Medium
2.F	Initiate an outreach program on best management practices for vegetation management in developments and roadways	Emergency Mgmt, Fire Dist, Planning, Bldg.	Fire Dist., Gen. Fund	12-24 months	Protection of homes, businesses, infrastructure, and critical facilities.	Medium

Table 7-4: Action Plan Matrix

Action Number	Action Item	Department / Division	Potential Funding Source	Implementation Timeline	Economic Justification	Priority Level
2.G	Continue program using seasonal firefighters and community service groups to provide vegetation management services to access & functional needs persons to remove flammable vegetation around homes.	Fire Dist.	PDM, HMGP, RFC, USDA, NDEP, EPA, NDRCS, BLM, Local, PW	Ongoing	Protection of homes, businesses, infrastructure, and critical facilities.	High
3.A	Partner with Lyon County & CWSD to implement the flood assessment of the area & continue improving drainage issues in the area.		Gen. Fund, Grants	Ongoing	Protection of lives, homes, businesses, infrastructure, and critical facilities.	High
3.B	Increase local staff with emergency management and response capabilities.	Emergency Mgmt.	Gen. Fund	Ongoing	Protection of lives and property due to preplanning.	High

Table 7-4: Action Plan Matrix

Action Number	Action Item	Department / Division	Potential Funding Source	Implementation Timeline	Economic Justification	Priority Level
3.C	Add tourism into planning and implementation of mitigation strategies. Account for population fluctuations/increases as the result of tourism and major events. Establish plans to address mass injuries/causalities should an emergency occur during an event drawing concentrated populations to the County (i.e. parades on C Street, events at Fairgrounds).	Emergency Mgmt., Fire Dist., Sheriff, County Manager, Virginia City Tourism Commission, County Commission	Private Gen. Fund Grant	Ongoing	Protection of lives due to pre-planning.	High

Table 7-4: Action Plan Matrix

Action Number	Action Item	Department / Division	Potential Funding Source	Implementation Timeline	Economic Justification	Priority Level
3.D	Maintain partnerships for a community based vegetation management program including chipping programs.	Fire Dist.	Gen. Fund Private Grants	Ongoing	Protection of homes, businesses, infrastructure, and critical facilities.	Medium
3.E	Maintain partnership with State to coordinate efforts and increase capabilities to reduce and respond to emergencies along USA Parkway and I-80, such as evacuation routes, signage, communication tower, etc. Share data to better understand potential hazards occurring on roads within the County, especially in relation to the transport of hazardous materials.	Federal State Regional Local	Grants Gen. Fund	Ongoing	Protection of lives due to pre-planning.	High

BLM= Bureau of Land Management

PW = Public Works

DHS= Dept. of Homeland Security

EMPG = Emergency Management Performance Grant

EPA = U.S. Environmental Protection Agency

FMA=Flood Management Assistance

HMGP = Hazard Mitigation Grant Program

HUD=Housing & Urban Development

NDEP = Nevada Division of Environmental Protection

NDOT = Nevada Department of Transportation

NDF = Nevada Division of Forestry

NDRCS=Nevada Dept. Resource Conservation Services

PDM = Pre-Disaster Mitigation

RFC=Resource Finance Corporation

SERC = State Emergency Response Commission

USDA = U.S. Department of Agriculture

USFS = U.S. Forest Service

USGS = US Geological Survey

This section describes a formal plan maintenance process to ensure that the HMP remains an active and applicable document. It includes an explanation of how the County and the Planning Committee intend to organize its efforts to ensure that improvements and revisions to the HMP occur in a well-managed, efficient, and coordinated manner.

The following three process steps are addressed in detail below:

- Monitoring, evaluating, and updating the HMP
- Implementation through existing planning mechanisms
- Continued public involvement

8.1 MONITORING, EVALUATING, AND UPDATING THE HMP

The requirements for monitoring, evaluating, and updating the HMP, as stipulated in the DMA 2000 and its implementing regulations, are described below.

DMA 2000 Requirements: Plan Maintenance Process - Monitoring, Evaluating, and Updating the Plan

Requirement §201.6(c)(4)(i): [The plan maintenance process shall include a] section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan within a five-year cycle.

Element

- Does the new or updated plan describe the method and schedule for monitoring the plan? (For example, does it identify the party responsible for monitoring and include a schedule for reports, site visits, phone calls, and meetings?)
- Does the new or updated plan describe the method and schedule for evaluating the plan? (For example, does it identify the party responsible for evaluating the plan and include the criteria used to evaluate the plan?)
- Does the new or updated plan describe the method and schedule for updating the plan within the five-year cycle?

Source: FEMA 2008.

The County Emergency Manager recognizes the need for plan maintenance and wanted to include tools in the plan for maintenance. The HMP was prepared as a collaborative effort between the County Emergency Management, the Local Emergency Management Committee (LEPC), and the Nevada Division of Emergency Management (NDEM). To maintain momentum and build upon this hazard mitigation planning effort, the LEPC will monitor, evaluate, and update the HMP. The LEPC will be responsible for implementing the Mitigation Action Plan. The County Emergency Manager will serve as the primary POC and will coordinate all local efforts to monitor, evaluate, and revise the HMP.

The LEPC will conduct an annual review of the progress in implementing the HMP, particularly the Mitigation Action Plan. As shown in Appendix E, the Annual Review Questionnaire and Mitigation Action Progress Report will provide the basis for possible changes in the overall Mitigation Action Plan by refocusing on new or more threatening hazards, adjusting to changes or increases in resource allocations, and engaging additional support for the HMP implementation. The County Emergency Manager will initiate the annual review one month prior to the date of adoption. The findings from this review will be presented annually to the County Manager. The review will include an evaluation of the following:

- Participation of County agencies and others in the HMP implementation.
- Notable changes in the County's risk of natural or human-caused hazards.
- Impacts of land development activities and related programs on hazard mitigation.
- Progress made implementing the Mitigation Action Plan (identify problems and suggest improvements as necessary).
- The adequacy of resources for implementation of the HMP.

The process of reviewing the progress on achieving the mitigation goals and implementing the Mitigation Action Plan activities and projects will also be accomplished during the annual review process. During each annual review, a Mitigation Action Progress Report will be submitted to the Planning Committee and provide a brief overview of mitigation projects completed or in progress since the last review. As shown in Appendix E, the report will include the current status of the mitigation project, including any changes made to the project, the identification of implementation problems and appropriate strategies to overcome them, and whether or not the project has helped achieve the appropriate goals identified in the plan.

In addition to the annual review, the LEPC will update the HMP every five years. To ensure that this occurs, in the fourth year following adoption of the HMP, the LEPC will undertake the following activities:

- Thoroughly analyze and update the County's risk of natural and man-made hazards.
- Provide a new annual review (as noted above), plus a review of the three previous annual reports.
- Provide a detailed review and revision of the mitigation strategy.
- Prepare a new action plan with prioritized actions, responsible parties, and resources.
- Prepare a new draft HMP and submit it to the County for adoption.
- Submit an updated HMP to the Nevada State Hazard Mitigation Officer and FEMA for approval.

8.2 IMPLEMENTATION THROUGH EXISTING PLANNING MECHANISMS

The requirements for implementation through existing planning mechanisms, as stipulated in the DMA 2000 and its implementing regulations, are described below.

DMA 2000 Requirements: Plan Maintenance Process - Incorporation into Existing Planning Mechanisms

Requirement §201.6(c)(4)(ii): [The plan shall include a] process by which local governments incorporate the requirements of the mitigation plan into other planning mechanisms such as comprehensive or capital improvement plans, when appropriate.

Element

- Does the new or updated plan identify other local planning mechanisms available for incorporating the requirements of the mitigation plan?
- Does the new or updated plan include a process by which the local government will incorporate the requirements in other plans, when appropriate?

Source: FEMA 2008.

After the adoption of the HMP, the LEPC will continue to ensure that the HMP, in particular the Mitigation Action Plan, is incorporated into existing planning mechanisms. Each member of the LEPC will achieve this incorporation by undertaking the following activities.

- Conduct a review of the community-specific regulatory tools to assess the integration of the mitigation strategy. These regulatory tools are identified in Table 6-1.
- Work with pertinent divisions and departments to increase awareness of the HMP and provide assistance in integrating the mitigation strategy (including the action plan) into relevant planning mechanisms. Implementation of these requirements may require updating or amending specific planning mechanisms.

8.3 CONTINUED PUBLIC INVOLVEMENT

The requirements for continued public involvement, as stipulated in the DMA 2000 and its implementing regulations, are described below.

DMA 2000 Requirements: Plan Maintenance Process - Continued Public Involvement

Requirement §201.6(c)(4)(iii): [The plan maintenance process **shall** include a] discussion on how the community will continue public participation in the plan maintenance process.

Flement

■ Does the new or updated plan explain how **continued public participation** will be obtained? (For example, will there be public notices, an ongoing mitigation plan committee, or annual review meetings with stakeholders?)

Source: FEMA 2008.

The County is dedicated to involving the public directly in the continual reshaping and updating of the HMP. Hard copies of the HMP will be provided to each department. In addition, a downloadable copy of the plan and any proposed changes will be posted on the County's website. This site will also contain an e-mail address and phone number to which interested parties may direct their comments or concerns.

The LEPC will also identify opportunities to raise community awareness about the HMP and the County's hazards. This could include attendance and provision of materials at sponsored events. Any public comments received regarding the HMP will be collected by the County Emergency Manager, included in the annual report to the County Manager, and considered during future HMP updates. A press release and public notice by the County will be issued each year before the annual maintenance meeting inviting the public to participate.

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Appendix A Adoption Resolution



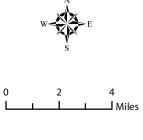
Appendix B Figures

Figure B-1 **Planning Area Storey County Hazard Mitigation** November 2019 Interstate

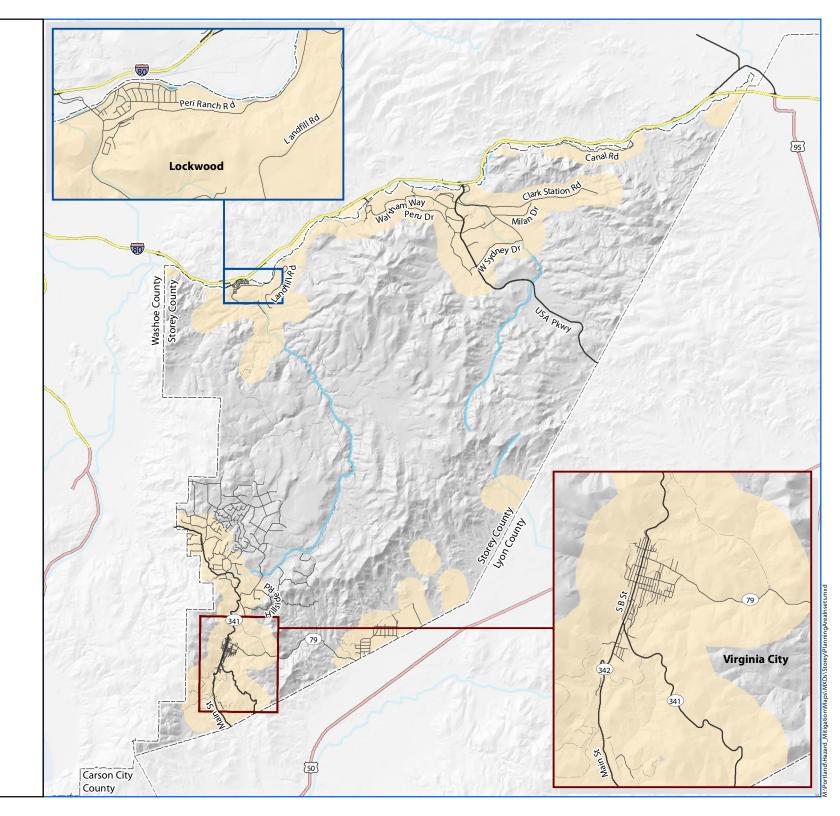
Highway State Road **Local Road** Dirt Road

> **County Boundary** Developed Area





Sources: ESRI 2019, Storey County 2019



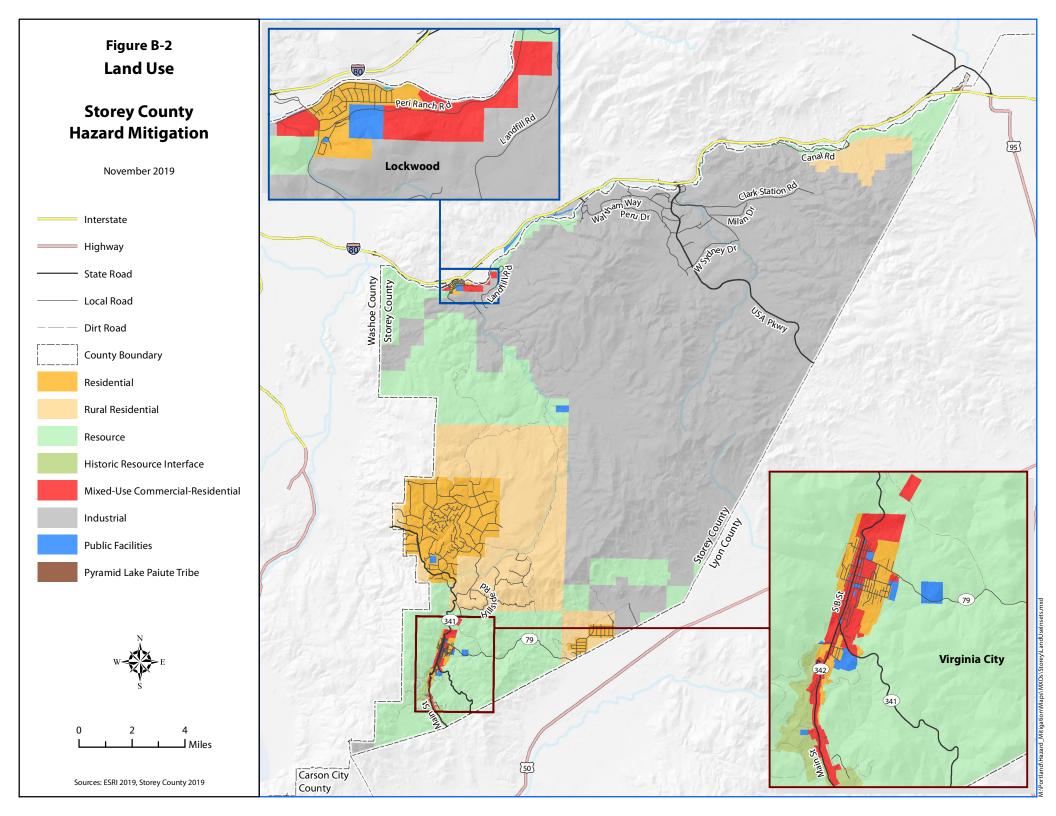
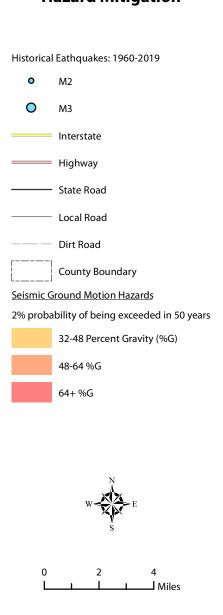


Figure B-3 Earthquake Risk: 2% Probability

Storey County Hazard Mitigation



Sources: ESRI 2019, Storey County 2019, HSIP 2012, USGS 2019

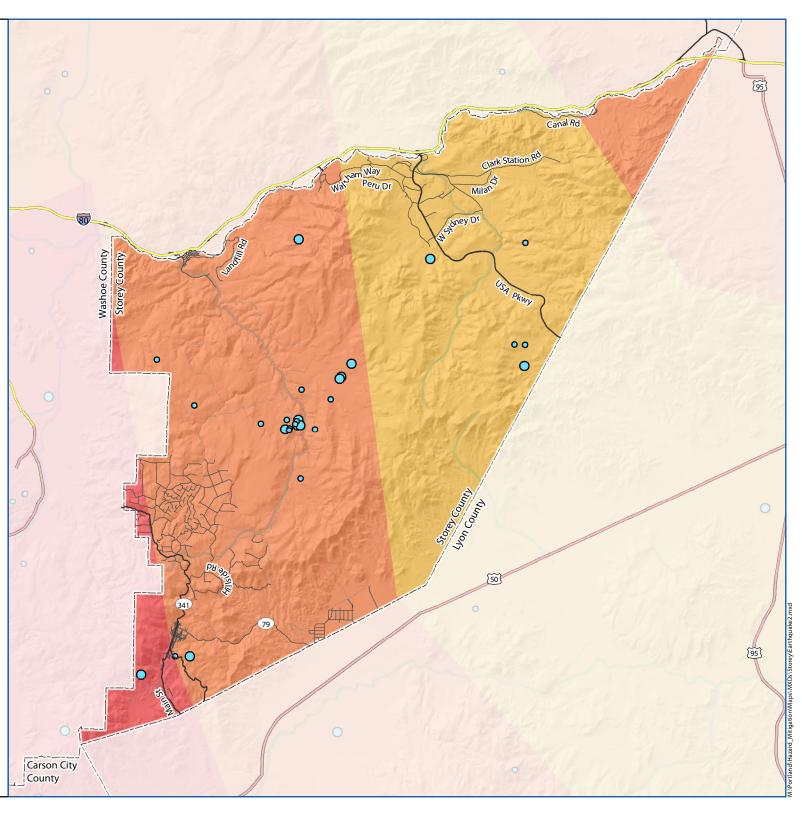
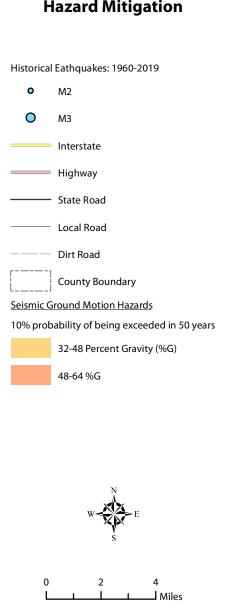


Figure B-4 Earthquake Risk: 10% Probability

Storey County Hazard Mitigation



Sources: ESRI 2019, Storey County 2019, HSIP 2012, USGS 2019

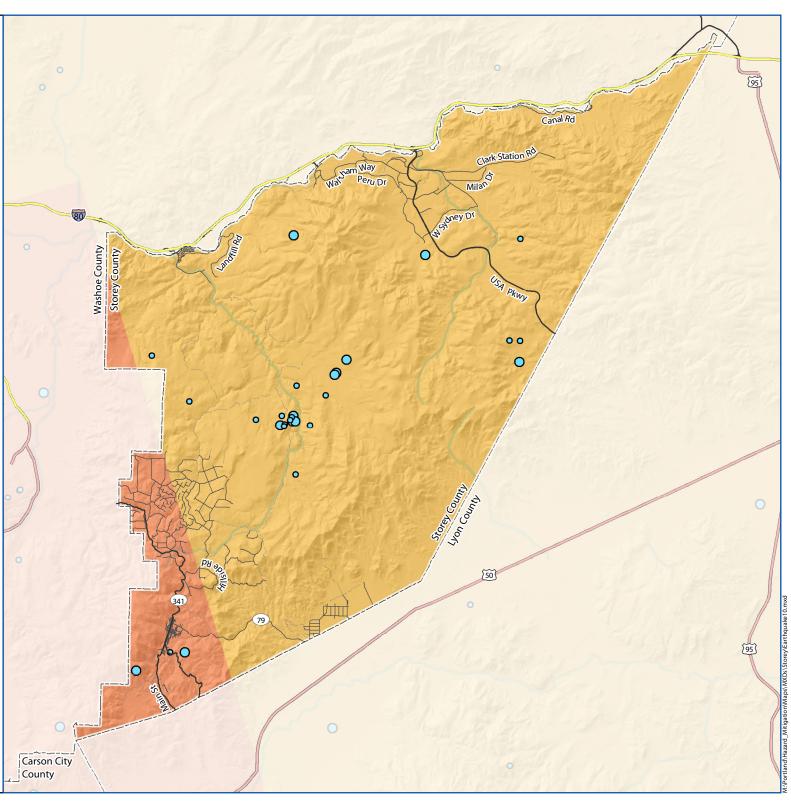


Figure B-5 Flood Risk

Storey County Hazard Mitigation

November 2019

_____ Interstate

Highway

State Road

Local Road

Dirt Road

County Boundary

FEMA Flood Zone

100 yr Floodplain

500 yr Floodplain

500 yr Floodplain

Undetermined Flooding Hazard



0 2 4

Sources: ESRI 2019, Storey County 2019, FEMA 2019

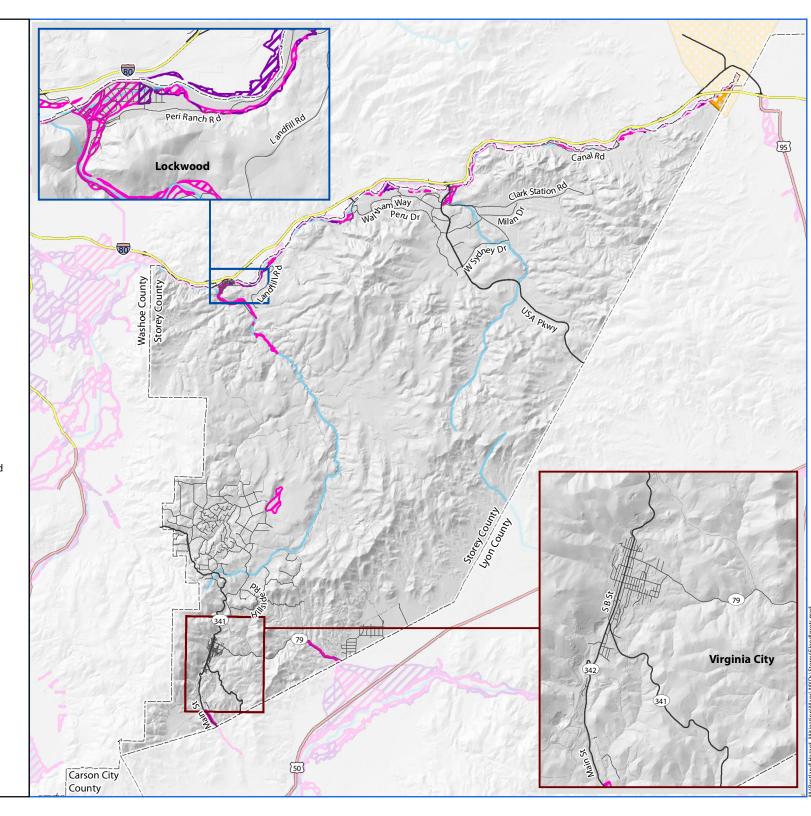


Figure B-6 Wildland Fire Risk

Storey County Hazard Mitigation

November 2019

Historic Wildland Fire (1992-2015)

Interstate

= Highway

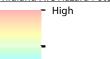
State Road

Local Road

Dirt Road

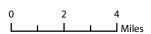
County Boundary

Wildland Fire Hazard Potential

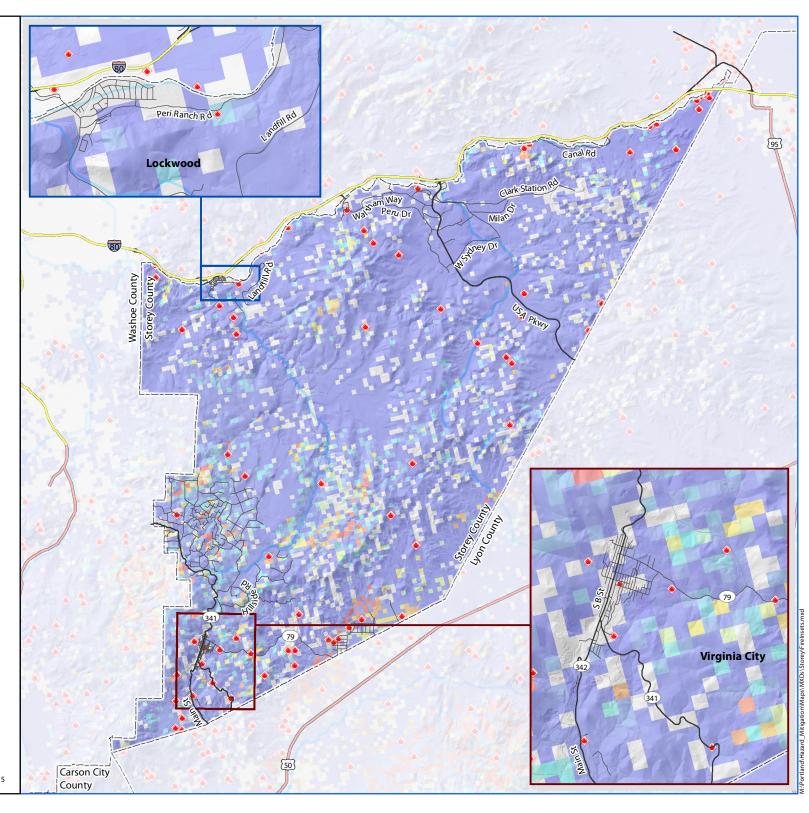


Low





Sources: ESRI 2019, Storey County 2019, USDA 2018, USFS 2015



Appendix C
Public Information



Storey County is updating the Storey County Hazard
Mitigation Plan and needs your feedback! Scan the QR
Code or visit the link below to complete the short, 11question survey by August 1st!



https://www.surveymonkey.com/r/MKP55DC



2024 Storey County Hazard Mitigation Plan Survey

Hazard Mitigation Survey Is your home, office building or retail establishment susceptible to damage from severe weather, wildfires, or

* 1. What is your affiliation to Storey County?

floods? Do you want to recover more quickly from disasters and prevent future damage from these and other hazards? Storey County Emergency Management and local departments are leading a project to update the County's Hazard Mitigation Plan. This plan identifies natural hazards throughout the county. It also presents an assessment of critical facilities vulnerable to these hazards. The new and updated plan will list potential actions needed to reduce risk and future damage. Although the plan enables Storey County to be eligible for various assistance grants, the plan's value really lies in the identification of hazards and helps the County and its residents better prepare for disasters.

2 - Non-Resident Property 3 - Work in Storey County				
	(live outside the Count	cy)		
4 - No affiliation to the Co		new Allenda de Constitución		ANGEL BELLY
5 - Regional partner to the	e County (Washoe, Cars	son, Lyon, etc. first resp	onders, planners, non-	-profit, etc.)
* 2. On a scale of 1 to 5, ho	w concerned are you	about your commun	ity being impacted b	y a disaster?
1 - Not at all				
2 - Slightly 3 - Moderately				
4 - Very				
5 - Extremely				
3. Please rank the hazard	s by HOW LIKELY it o	could occur to the co	mmunity.	
W W & W 224	Not Concerned	Slightly Concerned	Moderately Concerned	Very Concerned
Avalanche/Landslide Drought	0	0	0	0
Earthquake Ground Collapse (Mine	0	0	0	0
Collapse) Severe Weather (Wind,	O	O	O	O
Snow, Rain, Heat, Cold)	0	0	0	0
Flood Wildfire	0	0	0	0
Volcano Criminal Acts	0	0	0	0
(Terrorism, Cyber- Terrorism)	0	0	0	0
Utility Failure Transportation	0	0	0	0
Accidents Hazardous Materials	0	0	0	0
Incidents Epidemic	0	0	0	0
other (please specify)	*****			
4. Please rank the hazard	®	854	Section Section and the section of t	photocharacter are a con-
Avalanche/Landslide	Not Concerned	Slightly Concerned	Moderately Concerned	Very Concerned
Drought Earthquake	0	0	0	0
Ground Collapse (Mine Collapse)	0	0	0	0
Severe Weather (Wind, Snow, Rain, Heat,	0	0	0	0
Cold) Flood	0	0	0	0
Wildfire Volcano	0	0	0	0
Criminal Acts (Terrorism, Cyber-	0	0	0	0
Terrorism) Utility Failure	0	0	0	0
Transportation Accidents	0	0	0	0
Hazardous Materials Incidents	0	0	0	0
Epidemic	0	0	0	0
	azards that affected y	ou. (if no, enter "N/A	")	
7. Natural <mark>disasters</mark> can h	ave a significant imp	act on a community	but planning for the	
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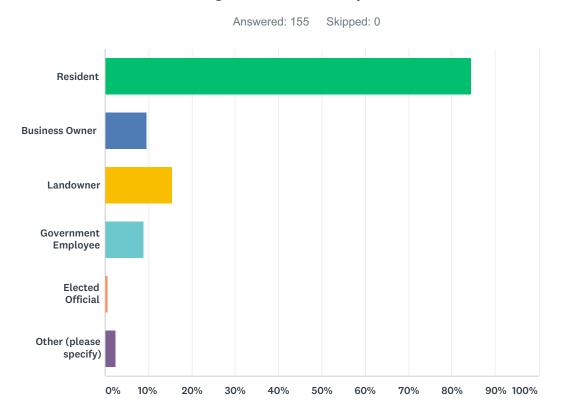
or Copy and paste questions

⊕ NEW QUESTION

Email Address

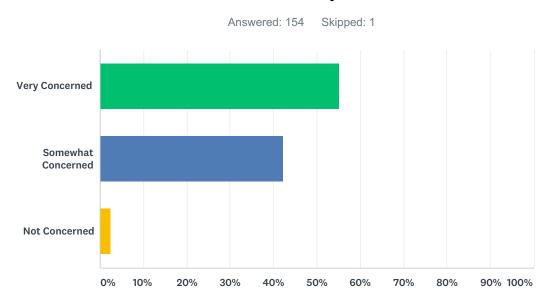
Phone Number

Q1 Which of the following best defines your role in the community?



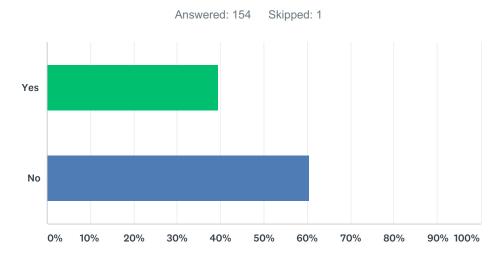
ANSWER CHOICES	RESPONSES	
Resident	84.52%	131
Business Owner	9.68%	15
Landowner	15.48%	24
Government Employee	9.03%	14
Elected Official	0.65%	1
Other (please specify)	2.58%	4
Total Respondents: 155		

Q2 How concerned are you about the impacts of natural disasters in your community?



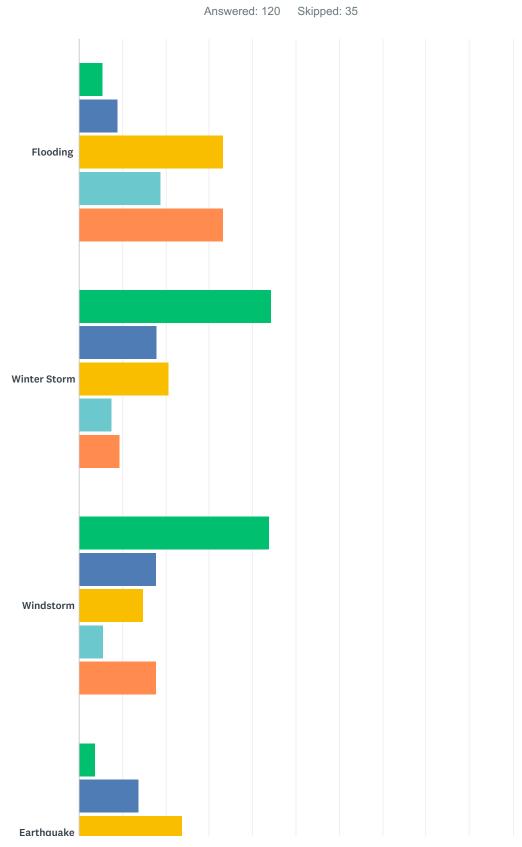
ANSWER CHOICES	RESPONSES	
Very Concerned	55.19%	85
Somewhat Concerned	42.21%	65
Not Concerned	2.60%	4
TOTAL		154

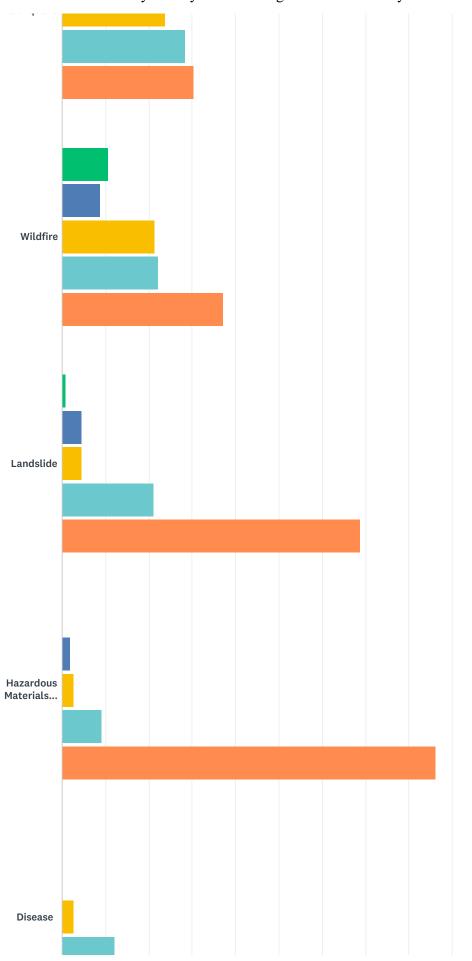
Q3 Have you been impacted by a natural disaster in your community?



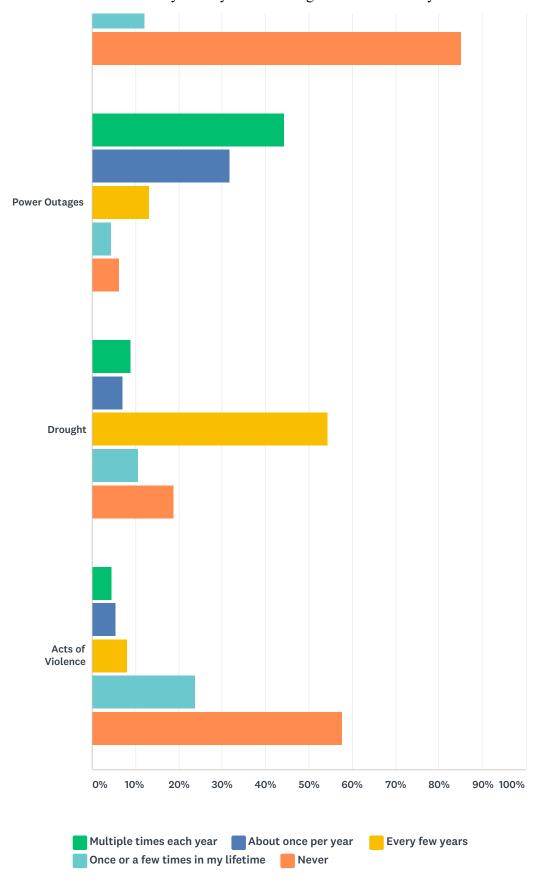
ANSWER CHOICES	RESPONSES	
Yes	39.61%	61
No	60.39%	93
TOTAL		154

Q4 If you answered 'yes' to the previous questions, please indicate the type(s) of disasters and the frequency with which you have experienced them in your community





Storey County Hazard Mitigation Public Survey

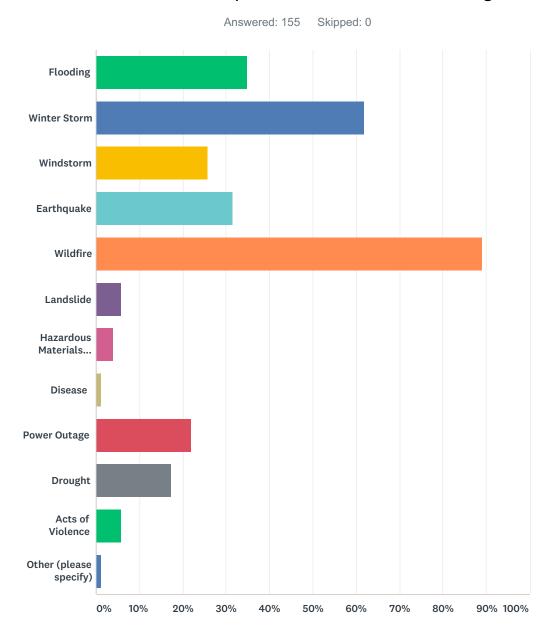


	MULTIPLE TIMES EACH YEAR	ABOUT ONCE PER YEAR	EVERY FEW YEARS	ONCE OR A FEW TIMES IN MY LIFETIME	NEVER	TOTAL
Flooding	5.41% 6	9.01% 10	33.33% 37	18.92% 21	33.33% 37	111

Storey County Hazard Mitigation Public Survey

Winter Storm	44.34%	17.92%	20.75%	7.55%	9.43%	
	47	19	22	8	10	106
Windstorm	43.93%	17.76%	14.95%	5.61%	17.76%	
	47	19	16	6	19	107
Earthquake	3.67%	13.76%	23.85%	28.44%	30.28%	
	4	15	26	31	33	109
Wildfire	10.62%	8.85%	21.24%	22.12%	37.17%	
	12	10	24	25	42	113
Landslide	0.92%	4.59%	4.59%	21.10%	68.81%	
	1	5	5	23	75	109
Hazardous	0.00%	1.83%	2.75%	9.17%	86.24%	
Materials Accident	0	2	3	10	94	109
Disease	0.00%	0.00%	2.78%	12.04%	85.19%	
	0	0	3	13	92	108
Power Outages	44.25%	31.86%	13.27%	4.42%	6.19%	
	50	36	15	5	7	113
Drought	8.93%	7.14%	54.46%	10.71%	18.75%	
	10	8	61	12	21	112
Acts of Violence	4.59%	5.50%	8.26%	23.85%	57.80%	
	5	6	9	26	63	109

Q5 Please selected the top THREE (3) hazards you think are the GREATEST THREAT to your community, considering both frequency of occurrence and potential for severe damage

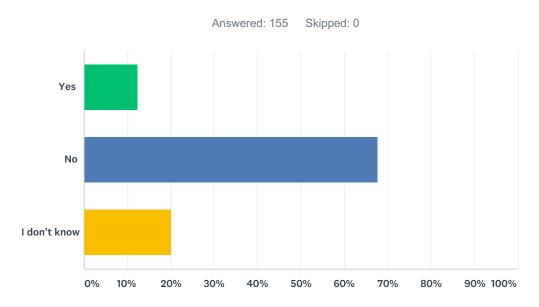


ANSWER CHOICES	RESPONSES	
Flooding	34.84%	54
Winter Storm	61.94%	96
Windstorm	25.81%	40
Earthquake	31.61%	49
Wildfire	89.03%	138
Landslide	5.81%	9

Storey County Hazard Mitigation Public Survey

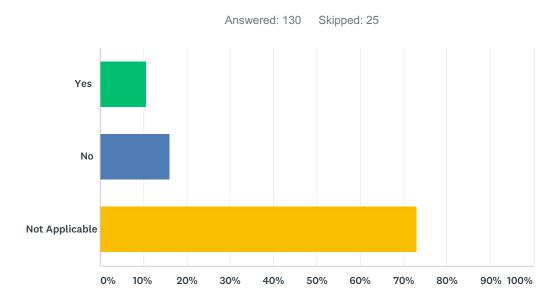
Hazardous Materials Accident	3.87%	6
Disease	1.29%	2
Power Outage	21.94%	34
Drought	17.42%	27
Acts of Violence	5.81%	9
Other (please specify)	1.29%	2
Total Respondents: 155		

Q6 Is your home or business located in a designated floodplain or flood zone?



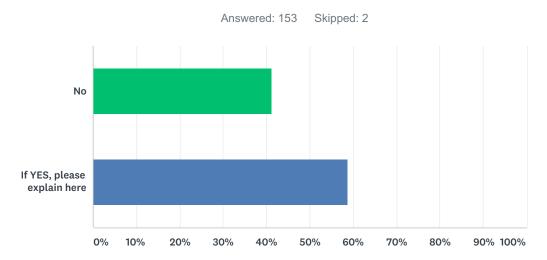
ANSWER CHOICES	RESPONSES	
Yes	12.26%	19
No	67.74%	105
I don't know	20.00%	31
TOTAL		155

Q7 If you responded 'Yes' to the above question, do you currently have flood insurance?



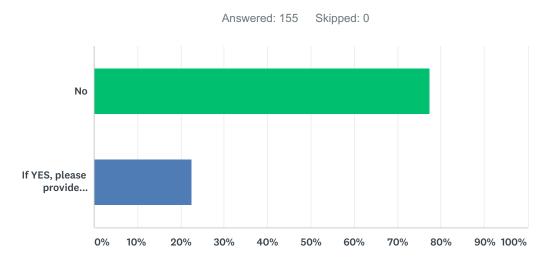
ANSWER CHOICES	RESPONSES	
Yes	10.77%	14
No	16.15%	21
Not Applicable	73.08%	95
TOTAL		130

Q8 Have you taken actions to protect your home and/or business from impacts of hazards?



ANSWER CHOICES	RESPONSES	
No	41.18%	63
If YES, please explain here	58.82%	90
TOTAL		153

Q9 Do you have project ideas for how to protect the community from the impacts of hazards?



ANSWER CHOICES	RESPONSES
No	77.42% 120
If YES, please provide additional detail on what you would like to see	22.58% 35
TOTAL	155

Q10 Are you interested in staying up to date with our progress? Provide your email address and we will provide you with updates and information about what you can do to help us!

Answered: 72 Skipped: 83

Appendix D Meeting Agendas, Meeting Summaries, & Handouts

HMP Final Review Workshop

Date: 15 April 2025

Time: 1300-1500

Location: Storey County Community Library

The County is required by law to update the Hazard Mitigation Plan (HMP) every five years to be eligible for mitigation funding; the last update was done in 2020. Participation is critical to ensure the HMP is informed by the latest information regarding local capabilities and actions to address risk. This meeting will provide a review of the changes decided at the last meetings, and final review and approval by the review committee of the final plan for submission to the Board of County Commissioners.

AGENDA:

Agenda Item	Description	Time
Overview of Plan Changes	Line-by-line review of all	1300-1400
	plan modifications	
BREAK	10-minutes	1400-1410
Review Annexes &	Page-by-page review of all	1410-1450
Appendices	modifications	
Vote to approve	Final opportunity for	1450-1500
	changes or vote to submit	
	as is.	

PROJECT MANAGER CONTACT INFORMATION:

Adam Wilson, Director of Emergency Management

775-847-3577

awilson@storeycounty.org

HAZARD MITIGATION PLAN MEETING

PROJECT:

Hazard Mitigation Plan Final Review

MEETING DATE:

April 15 2025

FACILITATOR:

Adam Wilson

LOCATION:

Virginia City Library

NAME	TITLE	COMPANY	PHONE	EMAIL
Jason Wierzbick	Director	SCPW	7299970	Jourershoch & Anly co.
Jim Morgan	Assistant Chief	F.Re	720 9592	Imorgan & story mark, og.
UsaMariel	Admin Officer	Commish	3427277	maciel Ostory Court, org
Kim Hare	The state of the s	Ston School	775-772-035	Khames @ Story W. com
Dru Map horson	Recorder	Storey County	775.847.0967	dmcpherson@Shrayconaty.org
JANA SEDOON	Assesse	Stray 6.	75-847-0961	isatdonostorecianty org
MIKE Course (THERE	Stoley Can	775 M 230-8447	- Mariene storay Courty - de
PETE RENAUD	DIRECTOR	COMM DEN	775-742-1960	PRENAUDO STORET COUNTY.O
LARAMATKR	BD	STORLYCO	775-1132-1/08	1 LMAHHERESSTOREYCOUNTY.
Undsay Marsh	Water Result	CWSD	775-867-1260	I indsay @cwsd ora
Debloi e Neddlin	TIEP Speci Z	L CWSD	775- 887-1260	debbre@cwsd.org
KathyCanfield	Manager .	Strey Co	847-1144	Kcanfred @ strreycenty
Tanner Dye	monaseur	Dougles 10	775-790-80	
Julia Morenotin	2 POFFICER	Horcy	779.54.31	33 Imprinotritz a) Hurcycou
Stacy York	Director HCS	Storey	775 220 7 202	Syork@Storeycounty.org
-				

Project Kickoff Workshop

Date: 13 June 2024

Time: 1300-1500

Location: Storey County Community Library

The County is required by law to update the Hazard Mitigation Plan (HMP) every five years to be eligible for mitigation funding; the last update was done in 2020. Participation is critical to ensure the HMP is informed by the latest information regarding local capabilities and actions to address risk. The kickoff meeting will provide an overview of the planning process, discuss changes since the last update, and establish action items to move forward.

AGENDA:

Agenda Item	Description	Time
Overview of Plan Process	Introduction to mitigation	1300-1310
	planning desired outcomes	
Hazards	Identify current plan	1310-1340
	aspects	
Public Engagement	How will we engage the	1340-1400
	public and their needs	
BREAK	10-minutes	1400-1410
Review 2020 HMP	Recent disaster impacts	1410-1450
	and hazard rankings	
Next Steps	Next meeting,	1450-1500
	responsibilities, outline	

PROJECT MANAGER CONTACT INFORMATION:

Adam Wilson, Director of Emergency Management

775-634-7443

awilson@storeycounty.org

HAZARD MITIGATION PLAN MEETING

PROJECT:

Hazard Mitigation Plan Review

MEETING DATE:

June, 13 2024

FACILITATOR:

Adam Wilson

LOCATION:

Community Library

-					
	NAME	TITLE	COMPANY	PHONE	EMAIL
_	John Doe	Event manager	The Example	(312) 555-0123	danielle@example.com
) HEON	. Wierzbick		SCPW	775-229-992	Jwierzbich @store
indsau	1 Marsh		CMSD	176-887-1260	,
PETE_	RENAMI		COMM	775-742-1960	PREMANDESTERMINGOU
Dulla	Pherson	Recorder		775-737-1366	drupherson@storyc
Bust	HEINGS	COMM RKSOR	S.C.	<u> てつか-711-984</u>	RHASTINGS @ STORE
Brang	dielopor	Brector	S.C	400-4135	6 lopez at every
Zana	27212	Grants	SC	350-9473	5straz@Stercy
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LYNDI RENAUD PLANNING

STOREY COUNTY



2024 HAZARD MITIGATION PLAN
WORKSHOP

AGENDA

Overview of Process (10 minutes)

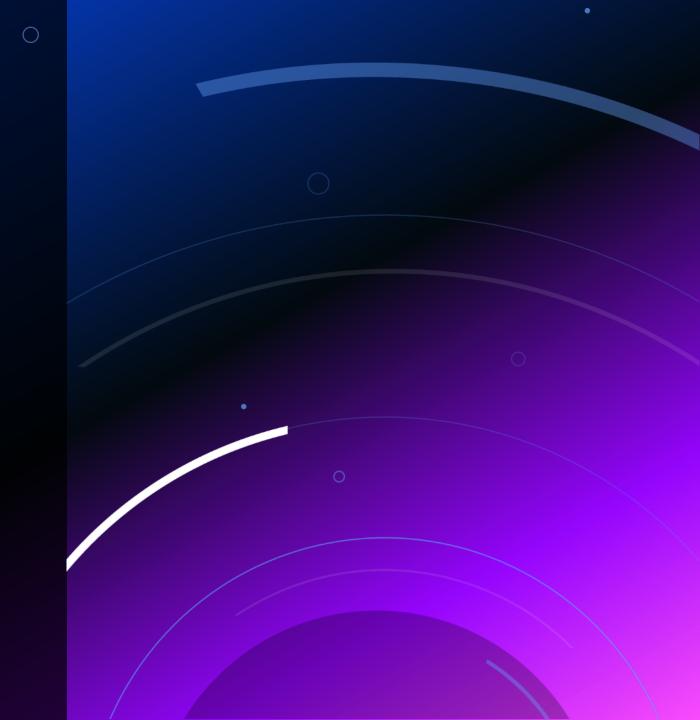
Review 2020 HMP (30 minutes)

Public Engagement (20 minutes)

- Break -

Hazards (40 minutes)

Next Steps (10 minutes)



PLAN REVIEW PROCESS

WHAT IS MITIGATION PLANNING?

- A commitment to reduce risks posed by hazards
- A comprehensive planning process
- Strategy development with clear actions

ASPECTS OF A HAZARD MITIGATION PLAN?

- Community Profile
- Hazard Profiles and vulnerability assessments
- Capability assessment
- Mitigation strategy
- Program implementation

MITIGATION GOALS

- Where do we want to be?
- What does mitigation look like in Storey County?
- Remember risk reduction
- Community values
- All-Hazards approach

HAZARDS



PAST HAZARDS (FROM 2015 & 2020 PLANS)

- Avalanche
- Drought

0

- Earthquake
- Epidemic
- Flood
- Ground Failure (includes mine collapse)
- Severe Weather

- Terrorism
- Wildfire
- Hazardous Material
- Volcano
- Transportation Accident
- Utility Failure
- Avalanche/Landslide

WHAT HAZARDS KEEP YOU UP AT NIGHT?

- 1. What is the hazard?
- 2. What infrastructure is impacted?
- 3. Location(s)?
- 4. Impacted populations?



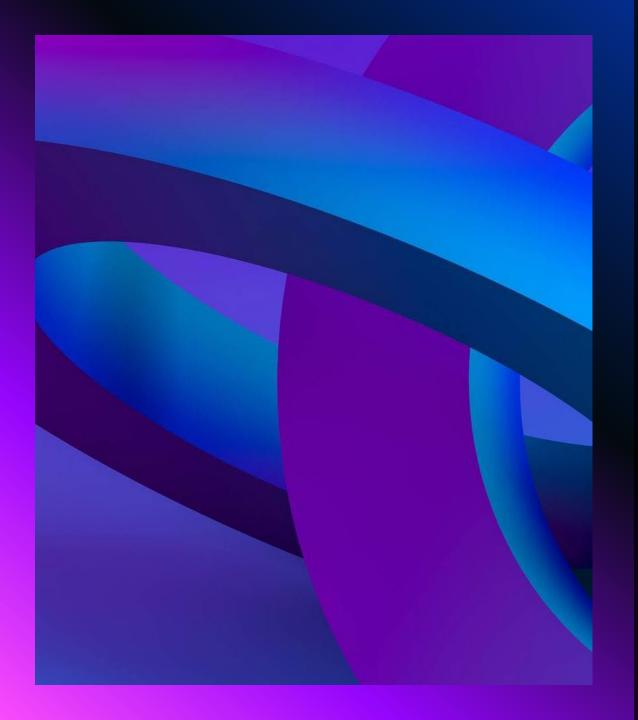






PUBLIC ENGAGEMENT

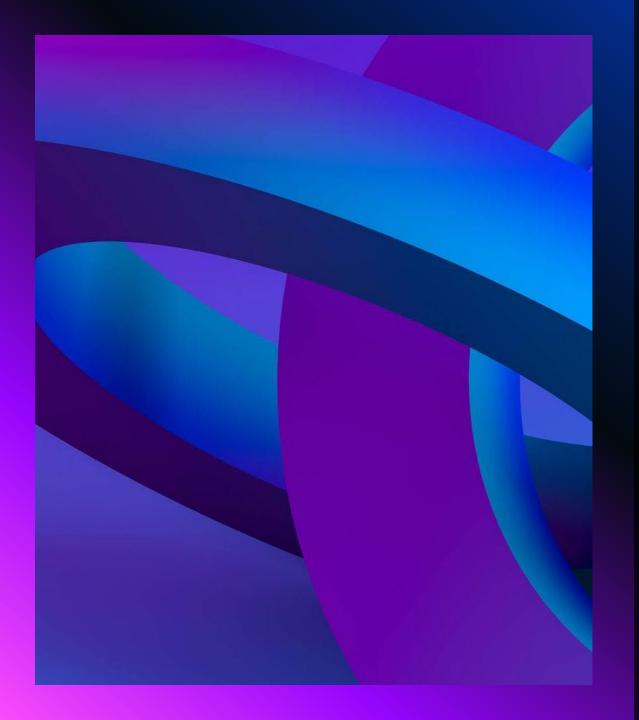




HOW WILL WE GET PUBLIC FEEDBACK ON HAZARDS?

Digital Feedback:

- Survey123
- Survey Monkey
- Microsoft Forms
- Others?



HOW WILL WE GET PUBLIC FEEDBACK ON HAZARDS?

In-Person Feedback:

- Townhalls
- Others?

BREAK



2020 PLAN REVIEW



NEXT MEETING & TAKEAWAYS

- Set a date and time for the next meeting (monthly)
- In-person or virtual
- Reflect on the hazards and be ready to rank them at the next meeting

THANK YOU

Adam Wilson

Director, Storey County Department of Emergency Management

775 – 634-7443

awilson@storeycounty.org



HAZARD MITIGATION PLAN MEETING

PROJECT:

Hazard Mitigation Plan Review

MEETING DATE:

Aug 27 June, 13 2024

FACILITATOR:

Adam Wilson

LOCATION:

Community Library

NAME	TITLE	COMPANY	PHONE	EMAIL	
John Doe	Event manager	The Example	(312) 555-0123	danielle@example.com	
Jason i wierzbich	PW Director	SCPW	175-279-9920	Jwierzbicki @ storegou	włg
Jennier McCain	Compholler	Scowy	275-847-1133	juccain Estoreycounty.ora)
LALA MATHER	BUS. DEY.	STORRY	775-847-0968	LMA+HERESTOREYCOUXTY.	OR
Scrastuta	grantman	4	745-350-01473	SStartz @'	
MIKE NORTHAN	PROJECT MANAGE	r SCPW	775 230 4255	mnorthane	
DRU MOPHERSON	Recorder	Storey	775 737 1366	denciphers on @ storageounty.	ωq
Brandie Lapez	HR Director	Storey	775-480-4185	- blopez (a storey count	J
Todd Tuttle	Townsom Director	HETC	775-811-1500	ttultle@storey country.org	18
Kim Hames	Scsp	Storey	775-8470983	Khamese Storeynu. con	1
Jim Morgan	Asst. Chief SCFPO	SCFAP	775-847-0954	I morgano story early or	
Jeremy Lowcar	Chief Sepp	SCFFI	775-847-0954	, , ,	11
Stacy York		Storey	775-847-0957	Syork@storeycounty.org	k
BOB HASTINGS	COMMUNITY RESOURCE CORDINATER	STORY	775-771-9848	RHASTINGS CSTOREY COUNTY,	080
PETE ROXAND	DIRECTOR COMM DOV	STOREY		NT2	
indsauf	Water Resourch Specialist	CUSD		lindsay@cwsd.org	
masn)

Annual Review Questionnaire

PLAN SECTION	QUESTIONS	YES	NO	COMMENTS	
	Are there internal or external organizations and agencies that have been invaluable to the planning process orto mitigation action?				
PLANNING PROCESS	Are there procedures (e.g., meeting announcement, plan updates) that can be done more efficiently?				
	Has the Steering Committee undertaken any public outreach activities regarding the HMP or implementation of mitigation actions?				
	Has a natural and/or human-caused disasters occurred in this reporting period?				
	Are there natural and/or human-caused hazards that have not been addressed in this HMP and should be?				
RISK ASSESSMENT & VULNERABILITY ANALYSIS	Are additional maps or new hazards studies available? If so, what have they revealed?				
AIVALTSIS	Do any new critical facilities or infrastructure need to be added to the asset lists?				
	Have there been changes in development patterns that could influence the effects of hazards or create additional risks?				
CAPABILITY ASSESSMENT	Are there different or additional resources (financial, technical, and human) that are now available for mitigation planning?				
	Are the goals still applicable?				
	Should new mitigation actions be added to a community's Mitigation Action Plan?				
MITIGATION STRATEGY	Do existing mitigation actions listed in a community's Mitigation Action Plan need to be reprioritized?				
: 	Are the mitigation actions listed in a community's Mitigation Action Plan appropriate for available resources?				

Local Mitigation Plan Review Tool

Cover Page

The Local Mitigation Plan Review Tool (PRT) demonstrates how the local mitigation plan meets the regulation in 44 CFR § 201.6 and offers states and FEMA Mitigation Planners an opportunity to provide feedback to the local governments, including special districts.

- 1. The Multi-Jurisdictional Summary Sheet is a worksheet that is used to document how each jurisdiction met the requirements of the plan elements (Planning Process; Risk Assessment; Mitigation Strategy; Plan Maintenance; Plan Update; and Plan Adoption).
- 2. The Plan Review Checklist summarizes FEMA's evaluation of whether the plan has addressed all requirements.

For greater clarification of the elements in the Plan Review Checklist, please see Section 4 of this guide. Definitions of the terms and phrases used in the PRT can be found in Appendix E of this guide.

	Plan Information
Jurisdiction(s)	Click or tap here to enter text.
Title of Plan	Click or tap here to enter text.
New Plan or Update	Click or tap here to enter text.
Single- or Multi-Jurisdiction	Choose an item.
Date of Plan	Click or tap to enter a date.
	Local Point of Contact
Title	Click or tap here to enter text.
Agency	Click or tap here to enter text.
Address	Click or tap here to enter text.
Phone Number	Click or tap here to enter text.
Email	Click or tap here to enter text.

Additional Point of Contact			
Title	Click or tap here to enter text.		
Agency	Click or tap here to enter text.		
Address	Click or tap here to enter text.		
Phone Number	Click or tap here to enter text.		
Email	Click or tap here to enter text.		

	Review Information
	State Review
State Reviewer(s) and Title	Click or tap here to enter text.
State Review Date	Click or tap to enter a date.
	FEMA Review
FEMA Reviewer(s) and Title	Click or tap here to enter text.
Date Received in FEMA Region	Click or tap to enter a date.
Plan Not Approved	Click or tap to enter a date.
Plan Approvable Pending Adoption	Click or tap to enter a date.
Plan Approved	Click or tap to enter a date.

Multi-Jurisdictional Summary Sheet

In the boxes for each element, mark if the element is met (Y) or not met (N).

#	Jurisdiction Name	A. Planning Process	B. Risk Assessment	C, Mitigation Strategy	D. Plan Maintenance	E. Plan Update	F. Plan Adoption	G. HHPD Requirements	H. Stato Requirements
1									-
2									
3									
4									
5									
6						,			
7									
8									
9									
10									

Plan Review Checklist

The Plan Review Checklist is completed by FEMA. States and local governments are encouraged, but not required, to use the PRT as a checklist to ensure all requirements have been met prior to submitting the plan for review and approval. The purpose of the checklist is to identify the location of relevant or applicable content in the plan by element/sub-element and to determine if each requirement has been "met" or "not met." FEMA completes the "required revisions" summary at the bottom of each element to clearly explain the revisions that are required for plan approval. Required revisions must be explained for each plan sub-element that is "not met." Sub-elements in each summary should be referenced using the appropriate numbers (A1, B3, etc.), where applicable. Requirements for each element and sub-element are described in detail in Section 4: Local Plan Requirements of this guide.

Plan updates must include information from the current planning process.

If some elements of the plan do not require an update, due to minimal or no changes between updates, the plan must document the reasons for that.

Multi-jurisdictional elements must cover information unique to all participating jurisdictions.

Element A: Planning Process

Element A Requirements	Location in Plan (section and/or page number)	Met / Not Met
A1. Does the plan document the planning process, including how it was prepared and who was involved in the process for each jurisdiction? (Requirement 44 CFR § 201.6(c)(1))		
A1-a. Does the plan document how the plan was prepared, including the schedule or time frame and activities that made up the plan's development, as well as who was involved?	Click or tap here to enter text.	Choose an item.
A1-b. Does the plan list the jurisdiction(s) participating in the plan that seek approval, and describe how they participated in the planning process?	Click or tap here to enter text.	Choose an item.

Element A Requirements	Location in Plan (section and/or page number)	Met / Not Met
A2. Does the plan document an opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, and agencies that have the authority to regulate development as well as businesses, academia, and other private and non-profit interests to be involved in the planning process? (Requirement 44 CFR § 201.6(b)(2))		
A2-a. Does the plan identify all stakeholders involved or given an opportunity to be involved in the planning process, and how each stakeholder was presented with this opportunity?	Click or tap here to enter text.	Choose an item.
A3. Does the plan document how the public was involved in the planning process during the drafting stage and prior to plan approval? (Requirement 44 CFR § 201.6(b)(1))		
A3-a. Does the plan document how the public was given the opportunity to be involved in the planning process and how their feedback was included in the plan?	Click or tap here to enter text.	Choose an item.
A4. Does the plan describe the review and incorporation of existing plans, studies, reports, and technical information? (Requirement 44 CFR § 201.6(b)(3))		
A4-a. Does the plan document what existing plans, studies, reports and technical information were reviewed for the development of the plan, as well as how they were incorporated into the document?	Click or tap here to enter text.	Choose an item.
ELEMENT A REQUIRED REVISIONS		
Required Revision:		
Click or tap here to enter text.		

Element B: Risk Assessment

Element B Requirements	Location in Plan (section and/or page number)	Met / Not Met
B1. Does the plan include a description of the type, location, and extent of all natural hazards that can affect the jurisdiction? Does the plan also include information on previous occurrences of hazard events and on the probability of future hazard events? (Requirement 44 CFR § 201.6(c)(2)(i))		
B1-a. Does the plan describe all natural hazards that can affect the jurisdiction(s) in the planning area, and does it provide the rationale if omitting any natural hazards that are commonly recognized to affect the jurisdiction(s) in the planning area?	Click or tap here to enter text.	Choose an item.
B1-b. Does the plan include information on the location of each identified hazard?	Click or tap here to enter text.	Choose an item.
B1-c. Does the plan describe the extent for each identified hazard?	Click or tap here to enter text.	Choose an item.
B1-d. Does the plan include the history of previous hazard events for each identified hazard?	Click or tap here to enter text.	Choose an item.
B1-e. Does the plan include the probability of future events for each identified hazard? Does the plan describe the effects of future conditions, including climate change (e.g., long-term weather patterns, average temperature and sea levels), on the type, location and range of anticipated intensities of identified hazards?	Click or tap here to enter text.	Choose an item.
B1-f. For participating jurisdictions in a multi-jurisdictional plan, does the plan describe any hazards that are unique to and/or vary from those affecting the overall planning area?	Click or tap here to enter text.	Choose an item.
B2. Does the plan include a summary of the jurisdiction's vulnerability and the impacts on the community from the identified hazards? Does this summary also address NFIP-insured structures that have been repetitively damaged by floods? (Requirement 44 CFR § 201.6(c)(2)(ii))		
B2-a. Does the plan provide an overall summary of each jurisdiction's vulnerability to the identified hazards?	Click or tap here to enter text.	Choose an item.

Element B Requirements	Location in Plan (section and/or page number)	Met / Not Met
B2-b. For each participating jurisdiction, does the plan describe the potential impacts of each of the identified hazards on each participating jurisdiction?	Click or tap here to enter text.	Choose an item.
B2-c. Does the plan address NFIP-insured structures within each jurisdiction that have been repetitively damaged by floods?	Click or tap here to enter text.	Choose an item.
ELEMENT B REQUIRED REVISIONS		
Required Revision: Click or tap here to enter text.		

Element C: Mitigation Strategy

Element C Requirements	Location in Plan (section and/or page number)	Met / Not Met
C1. Does the plan document each participant's existing authorities, policies, programs and resources and its ability to expand on and improve these existing policies and programs? (Requirement 44 CFR § 201.6(c)(3))		
C1-a. Does the plan describe how the existing capabilities of each participant are available to support the mitigation strategy? Does this include a discussion of the existing building codes and land use and development ordinances or regulations?	Click or tap here to enter text.	Choose an item.
C1-b. Does the plan describe each participant's ability to expand and improve the identified capabilities to achieve mitigation?	Click or tap here to enter text.	Choose an item.
C2. Does the plan address each jurisdiction's participation in the NFIP and continued compliance with NFIP requirements, as appropriate? (Requirement 44 CFR § 201.6(c)(3)(ii))		
C2-a. Does the plan contain a narrative description or a table/list of their participation activities?	Click or tap here to enter text.	Choose an item.

Element C Requirements	Location in Plan (section and/or page number)	Met / Not Met
C3. Does the plan include goals to reduce/avoid long-term vulnerabilities to the identified hazards? (Requirement 44 CFF § 201.6(c)(3)(i))	3	
C3-a. Does the plan include goals to reduce the risk from the hazards identified in the plan?	Click or tap here to enter text.	Choose an item.
C4. Does the plan identify and analyze a comprehensive range of specific mitigation actions and projects for each jurisdiction being considered to reduce the effects of hazards, with emphasis on new and existing buildings and infrastructure? (Requirement 44 CFR § 201.6(c)(3)(ii))		. Va
C4-a. Does the plan include an analysis of a comprehensive range of actions/projects that each jurisdiction considered to reduce the impacts of hazards identified in the risk assessment?	Click or tap here to enter text.	Choose an item.
C4-b. Does the plan include one or more action(s) per jurisdiction for each of the hazards as identified within the plan's risk assessment?	Click or tap here to enter text.	Choose an item.
C5. Does the plan contain an action plan that describes how the actions identified will be prioritized (including a costbenefit review), implemented, and administered by each jurisdiction? (Requirement 44 CFR § 201.6(c)(3)(iv)); (Requirement §201.6(c)(3)(iii))		
C5-a. Does the plan describe the criteria used for prioritizing actions?	Click or tap here to enter text.	Choose an item.
C5-b. Does the plan provide the position, office, department or agency responsible for implementing/administrating the identified mitigation actions, as well as potential funding sources and expected time frame?	Click or tap here to enter text.	Choose an item.
ELEMENT C REQUIRED REVISIONS		
Required Revision:		
Click or tap here to enter text.		

Element D: Plan Maintenance

Element D Requirements	Location in Plan (section and/or page number)	Met / Not Met
D1. Is there discussion of how each community will continue public participation in the plan maintenance process? (Requirement 44 CFR § 201.6(c)(4)(iii))		
D1-a. Does the plan describe how communities will continue to seek future public participation after the plan has been approved?	Click or tap here to enter text.	Choose an item.
D2. Is there a description of the method and schedule for keeping the plan current (monitoring, evaluating and updating the mitigation plan within a five-year cycle)? (Requirement 44 CFR § 201.6(c)(4)(i))		
D2-a. Does the plan describe the process that will be followed to track the progress/status of the mitigation actions identified within the Mitigation Strategy, along with when this process will occur and who will be responsible for the process?	Click or tap here to enter text.	Choose an item.
D2-b. Does the plan describe the process that will be followed to evaluate the plan for effectiveness? This process must identify the criteria that will be used to evaluate the information in the plan, along with when this process will occur and who will be responsible.	Click or tap here to enter text.	Choose an item.
D2-c. Does the plan describe the process that will be followed to update the plan, along with when this process will occur and who will be responsible for the process?	Click or tap here to enter text.	Choose an item.
D3. Does the plan describe a process by which each community will integrate the requirements of the mitigation plan into other planning mechanisms, such as comprehensive or capital improvement plans, when appropriate? (Requirement 44 CFR § 201.6(c)(4)(ii))		
D3-a. Does the plan describe the process the community will follow to integrate the ideas, information and strategy of the mitigation plan into other planning mechanisms?	Click or tap here to enter text.	Choose an item.
D3-b. Does the plan identify the planning mechanisms for each plan participant into which the ideas, information and strategy from the mitigation plan may be integrated?	Click or tap here to enter text.	Choose an item.
D3-c. For multi-jurisdictional plans, does the plan describe each participant's individual process for integrating information from the mitigation strategy into their identified planning mechanisms?	Click or tap here to enter text.	Choose an item.

ELEMENT D REQUIRED REVISIONS

Required Revision:

Click or tap here to enter text.

Element E: Plan Update

Element E Requirements	Location in Plan (section and/or page number)	Met / Not Met
E1. Was the plan revised to reflect changes in development? (Requirement 44 CFR § 201.6(d)(3))		
E1-a. Does the plan describe the changes in development that have occurred in hazard-prone areas that have increased or decreased each community's vulnerability since the previous plan was approved?	Click or tap here to enter text.	Choose an item.
E2. Was the plan revised to reflect changes in priorities and progress in local mitigation efforts? (Requirement 44 CFR § 201.6(d)(3))		
E2-a. Does the plan describe how it was revised due to changes in community priorities?	Click or tap here to enter text.	Choose an item.
E2-b. Does the plan include a status update for all mitigation actions identified in the previous mitigation plan?	Click or tap here to enter text.	Choose an item.
E2-c. Does the plan describe how jurisdictions integrated the mitigation plan, when appropriate, into other planning mechanisms?	Click or tap here to enter text.	Choose an item.
ELEMENT E REQUIRED REVISIONS		
Required Revision: Click or tap here to enter text.		

Element F: Plan Adoption

Element F Requirements	Location in Plan (section and/or page number)	Met / Not Met
F1. For single-jurisdictional plans, has the governing body of the jurisdiction formally adopted the plan to be eligible for certain FEMA assistance? (Requirement 44 CFR § 201.6(c)(5))		
F1-a. Does the participant include documentation of adoption?	Click or tap here to enter text.	Choose an item.
F2. For multi-jurisdictional plans, has the governing body of each jurisdiction officially adopted the plan to be eligible for certain FEMA assistance? (Requirement 44 CFR § 201.6(c)(5))		
F2-a. Did each participant adopt the plan and provide documentation of that adoption?	Click or tap here to enter text.	Choose an item.
ELEMENT F REQUIRED REVISIONS		
Required Revision:		

Element G: High Hazard Potential Dams (Optional)

HHPD Requirements	Location in Plan (section and/or page number)	Met / Not Met
HHPD1. Did the plan describe the incorporation of existing plans, studies, reports and technical information for HHPDs?		
HHPD1-a. Does the plan describe how the local government worked with local dam owners and/or the state dam safety agency?	Click or tap here to enter text.	Choose an item.
HHPD1-b. Does the plan incorporate information shared by the state and/or local dam owners?	Click or tap here to enter text.	Choose an item.
HHPD2. Did the plan address HHPDs in the risk assessment?		
HHPD2-a. Does the plan describe the risks and vulnerabilities to and from HHPDs?	Click or tap here to enter text.	Choose an item.

HHPD Requirements	Location in Plan (section and/or page number)	Met / Not Met
HHPD2-b. Does the plan document the limitations and describe how to address deficiencies?	Click or tap here to enter text.	Choose an item.
HHPD3. Did the plan include mitigation goals to reduce long-term vulnerabilities from HHPDs?		
HHPD3-a. Does the plan address how to reduce vulnerabilities to and from HHPDs as part of its own goals or with other long-term strategies?	Click or tap here to enter text.	Choose an item.
HHPD3-b. Does the plan link proposed actions to reducing long-term vulnerabilities that are consistent with its goals?	Click or tap here to enter text.	Choose an item.
HHPD4-a. Did the plan include actions that address HHPDs and prioritize mitigation actions to reduce vulnerabilities from HHPDs?		
HHPD4-a. Does the plan describe specific actions to address HHPDs?	Click or tap here to enter text.	Choose an item.
HHPD4-b. Does the plan describe the criteria used to prioritize actions related to HHPDs?	Click or tap here to enter text.	Choose an item.
HHPD4-c. Does the plan identify the position, office, department or agency responsible for implementing and administering the action to mitigate hazards to or from HHPDs?	Click or tap here to enter text.	Choose an item.
HHPD Required Revisions		
Required Revision: Click or tap here to enter text.		

Element H: Additional State Requirements (Optional)

Element H Requirements	Location in Plan (section and/or page number)	Met / Not Met
This space is for the State to include additional requirements.		
Click or tap here to enter text.	Click or tap here to enter text.	Choose an item.

Plan Assessment

These comments can be used to help guide your annual/regularly scheduled updates and the next plan update.

Element A. Planning Process

Strengths

[insert comments]

Opportunities for Improvement

[insert comments]

Element B. Risk Assessment

Strengths

[insert comments]

Opportunities for Improvement

[insert comments]

Element C. Mitigation Strategy

Strengths

[insert comments]

Opportunities for Improvement

[insert comments]

Element D. Plan Maintenance

Strengths

[insert comments]

Opportunities for Improvement

[insert comments]

Element E. Plan Update

Strengths

[insert comments]

Opportunities for Improvement

[insert comments]

Element G. HHPD Requirements (Optional)

Strengths

[insert comments]

Opportunities for Improvement

[insert comments]

Element H. Additional State Requirements (Optional)

Strengths

[insert comments]

Opportunities for Improvement

[insert comments]

Storey County Hazard Mitigation Plan Update

MITIGATION WORKSHOP

DATE: Wednesday, October 9, 2019

TIME: 10:30am-12:00pm

LOCATION: Virginia City Conference Center, 10 South E Street, Virginia City, NV 89440

Thank you for participating in the Hazard Mitigation Planning Team Meeting #2 for the **Storey County Hazard Mitigation Plan Update (HMP)**.

MEETING PURPOSE:

This meeting builds on the concepts discussed in the prior planning meeting. We will discuss the updated hazard rankings, mitigation goals, and begin the process of developing comprehensive mitigation strategies to reduce risks to community members and their property. Participants will be provided with example mitigation strategies and will work as a group to build out additional strategies.

AGENDA:

- 1. Welcome and Introductions (3 minutes)
- 2. Review of Risk Assessments (5 minutes)
- 3. Review of Mitigation Goals (15 minutes)
- 4. Review of Capability Assessment Worksheet (10 minutes)
- 5. Review of 2015 Mitigation Actions (25 minutes)
- 6. Mitigation Strategies Exercise (20 minutes)
- 7. Review of Mitigation Action Worksheet (10 minutes)
- 8. Next Steps (2 minutes)

NEXT STEPS:

Please return the completed Capability Assessment Worksheet and Mitigation Action Worksheet to Alyssa Russell by October 30, 2019.

Alyssa Russell , Ecology and Environment, Inc. (o) 716-684-8060 x4506 | (c) 225-323-0438 arussell@ene.com

NOTES:		

Storey County 2020 Hazard Mitigation Plan Update

MITIGATION STRATEGIES WORKSHOP

DATE: Wednesday, October 9, 2019 **TIME:** 11:00 a.m. – 12:15 p.m.

LOCATION: Virginia City Conference Center

ATTENDEES: See Attachment

SUMMARY:

The Hazard Mitigation Planning Team (HMPT) hosted the second HMPT meeting on October 9, 2019. This HMPT meeting served to validate hazard rankings, form mitigation goals, introduce the capabilities assessment worksheet, and brainstorm mitigation actions the County intends to take within the next five years to decrease risk to hazards. Ecology and Environment, Inc. (E & E) facilitated stakeholders through the workshop.

Welcome and Introductions

Joe Curtis, County Emergency Manager and Director of the Local Emergency Planning Committee (LEPC), thanked the group for coming to the meeting and initiated the LEPC regular meeting. He informed members that the second half of the meeting would be used as a workshop for the Hazard Mitigation Plan (HMP) 2020 update.

LEPC Meeting

See attachment for official meeting minutes for the LEPC portion of the workshop. A short summary is provided below:

- General Comments:
 - o State Emergency Response Commission (SERC) grants are delayed.
 - Community Assessment for Public Health Emergency Response (CASPER) surveys are underway.
 - Being undertaken as a part of Quad County Public Health preparedness.
 - Results will be incorporated into the HMP when available.
 - The survey helps reveal health vulnerabilities in the community that the County would need to be prepared for during emergencies.
 - TRI Partners
 - Asia Union Electronic Chemical Corporation (AUECC)
 - Walmart
 - Emergency exercises
 - Silver Crucible scheduled for November 12. Be prepared to participate.
 - National Weather Service (NWS)
 - The "Blob," which is associated with dryer than average winters is one of the considerations we are taking into account.

- USGS Stream Flow Gauge Data shows more water in the system than normal in late September/early October, which means it may not take a big winter to have flooding impacts.
- Red Flag Warning for Fire. There were only 5 issued in Summer 2019, which is fewer than usual (normally about 14).
- The winters of 2017 and 2019 are examples of high precipitation seasons. There is a lot moisture left over from these years that factors into the current conditions.
- There is the lake effect snow off Pyramid.
- Could partner with NWS on outreach and education concerning winter weather in the I-80 corridor.
- Lack of weather monitoring in the TRI area. Weather stations in industrial center.
- Department/Stakeholder updates:
 - Health
 - Quad County Healthcare Coalition
 - Quad County Public Health Preparedness
 - Local Emergency Planning Committee
 - Resilience Center Planning
 - Medical Countermeasures and POD Planning
 - Flu Clinics
 - CASPER Survey (179 responses)
 - Mental Health First Aid Training
 - o Fire
 - Adding staff to the HazMat Technician Class.
 - Fire suppression and fuels management (open burning season starts soon).
 - NVEnergy
 - Installing weather stations on power poles in Northern Nevada (putting one in Storey County). 25 for the Northern Nevada area that will feed data into the NOAA system and monitor wind, wind gusts, ground saturation.
 - Storey County is not in the Tier 3 area for planned power outages. The
 Highlands likely falls into Tier 2. These areas are focused on hardening (wood to
 metal poles, vegetation management) as opposed to de-energization.
 - Communications
 - Phone and radio upgrade underway.
 - 911 system upgrade NextGen. Text and video to 911 is around the corner.
 - Public Works
 - Heavy equipment
 - Information Technology
 - N/A
 - County Manager
 - Special Use Permit Process. Process to mitigate impacts of hazardous materials process.

- Planning ongoing exercises with facility.
- Creating a Water Resources Plan to look at above and below ground water resources.
- Community Development
 - HazMat Drill at AEUCC.
- Nevada Highway Patrol (NHP)
 - One area problematic with communications (Lyon 4, 5, and 6).
 - 100-foot tower that is built. NDOT working on solar array. Infrastructure is in place to light it up.
 - Interstate 80 issue 9 car pileup this week. Would be useful to pull information on who accident victims are employed by in order to be able to message specifically to them regarding risks.
 - Getting two more troopers.
- FEMA/USACE Meetings
 - Review of local emergency planning documents.
 - FEMA Region IX trying to identify different community concerns.
 - Planning has identified different flooding issues, earthquakes, fires.
- State
 - Hazard mitigation grant period is open.

2020 HMP Update

Project Update / Hazard Rankings

Alyssa Russell with E & E introduced the purpose of this workshop, which is to identify and begin the process of framing mitigation actions that will reduce hazard risks and reviewed the workshop agenda.

Alyssa provided a status update on the project. The project team has been building out the risk assessment sections of the plan based on information the planning team provided in HMPT Meeting #1. Participants reviewed the results of the hazard rankings, agreed that the results were as expected, and concurred with the findings.

Review of HMP Goals

Alyssa reviewed the HMP goals from 2015 and encouraged participants to consider the 2020 hazard rankings and risks as they developed goals for the 2020 plan update. In small groups, participants brainstormed ideas for mitigation goals. Participants brought their ideas to the group, and together the planning team formed a comprehensive list of mitigation goals for 2020.

Goals from the 2015 HMP include:

- Goal 1: Promote increased and ongoing involvement in hazard-mitigation planning and projects.
- Goal 2: Build and support local capacity to enable the public to prepare for, respond to, and recover from disaster.
- Goal 3: Reduce the possibility of damage and losses due to earthquakes.
- Goal 4: Reduce the possibility of damage and losses due to flood and flash floods.

- Goal 5: Reduce the possibility of damage and losses due to severe weather.
- Goal 6: Reduce the possibility of damage and losses due to wildland fires.
- Goal 7: Reduce the possibility of damage and losses due to hazardous materials release.

Draft goals for the 2020 HMP include:

- Goal 1: Adopt an all-hazard approach to risk reduction in the community that considers both the natural and human environment.
- Goal 2: Establish a culture of risk reduction and mitigation in the County through effective communication, outreach, and education.
- Goal 3: Build community capacity and relationships to foster successful planning and implementation of mitigation strategies.

Draft objectives for the 2020 HMP include:

Goal 1

- Objective 1: Enhance cyber security to combat threats of cyber terrorism and align with state and federal goals.
- Objective 2: Develop strategies that reflect the County's geographic/transportation constraints and the County's ability to respond to emergencies due to issues of access.

Goal 2

- Objective 1: Build resiliency into communication networks. Build in redundancies and reduce dependencies.
- Objective 2: Target hard-to-reach populations, such as the elderly, when exploring avenues for disseminating information related to emergencies.

• Goal 3

- Objective 1: Strengthen strategic partnerships through Quad County relationships and through fostering public-private partnerships.
- Objective 2: Identify methods and mechanisms for increasing funding for mitigation strategies. Utilize public-private partnerships to boost financial investment in the community. Explore opportunities with conservation districts and potential funding mechanisms available through those relationships.
- Objective 3: Enhance information retention and knowledge transfer.

Capabilities Assessment

Matthew Lieuallen of E & E introduced the capabilities assessment and the importance of identifying local capabilities (plans, policies, staff, equipment, fiscal mechanisms) that are available to advance mitigation strategies. Matthew walked through the capabilities assessment worksheet and informed participants that they would receive a copy via email in the upcoming days to complete.

Mitigation Action Planning

Due to time constraints, the planning team decided to postpone review of the 2015 mitigation actions. Follow-up actions will be taken after the meeting to obtain a status update on the 2015 mitigation actions.

Alyssa introduced the mitigation strategies exercise. Alyssa discussed the process of developing actions, including the need to use SMART criteria (Specific, Measurable, Actionable, Realistic, and Time-related). Ideally, strategies should be able to reach significant milestones within five years, so that they can be revisited and adjusted during the next plan update. Participants divided into small groups to brainstorm ideas for 2020 mitigation actions. Alyssa informed participants that they would receive a copy of the mitigation action worksheet via email in the upcoming days to complete.

2020 Mitigation Action Brainstorming:

- Public health targets planning, training, and relationship building.
- Public outreach to residents regarding mitigation actions that individuals, families, and businesses can take.
- Holistic communication strategy. Currently there is no media that specifically serves Storey
 County, and many methods such as social media do not target the elderly population. Need
 communication/media/outreach that is all-inclusive and considers the micro-climate of Storey
 County when interpreting weather data of surrounding areas.
- Need to hire a fulltime emergency manager.
- In terms of flooding in the Lockwood Creek area, there is a need to review flood mapping documentation and data to understand if the current FEMA mapping is accurate for present conditions. The outcome of this assessment will help determine what areas are vulnerable to impacts and help identify options to mitigate risks.
- Establish fiscal mechanisms for hazard mitigation.
- Integrate mitigation into strategic/capital planning efforts.
- Establish methods of knowledge transfer and how to address staffing issues.
- Identify grant/funding opportunities to leverage smaller budgets.

Action items / next steps:

- Provide completed capabilities assessment worksheets and mitigation action worksheets to the E & E team for incorporation in the HMP.
- The draft plan is anticipated to be released in November 2019.
- The draft plan workshop is scheduled for November 20, 2019.

CONTACT INFORMATION:

Joe Curtis, Emergency Manager Storey County Emergency Management jcurtis@storeycounty.org Alyssa Russell, E & E Project Manager Ecology and Environment, Inc. arussell@ene.com



Hazard Mitigation Plan

Storey County 2020

Mitigation Workshop Packet

Packet Contents

- 1. 2020 Preliminary Hazard Rankings
- 2. Mitigation Goals
- 3. Capabilities Assessment Worksheet Instructions
- 4. Capabilities Assessment Worksheet
- 5. 2015 Mitigation Actions Check-in
- 6. Workshop Exercise 2020 Mitigation Actions
- 7. Mitigation Action Worksheet Instructions
- 8. STAPLEE Overview
- 9. Mitigation Action Worksheet

Hazard Rankings

During the first Hazard Mitigation Plan meeting on July 17, 2019, the Planning Committee members were tasked with prioritizing local hazards by their total impact in the community. An exercise requiring the committee to complete a form which tabulated their ratings of each hazard was accomplished. The following hazard prioritization is the result of this exercise.

Please consider these results *preliminary* and *draft*, as input is still being collected from Planning Committee members. The list below may be reordered based on the additional forms received between now and the October 9, 2019 planning meeting. For the October 9, 2019 planning meeting, be prepared to review the hazard ranking results and discuss as a group.

Preliminary and Draft

Storey County - 2020 Hazard Rankings							
	Magnitude	Frequency	Onset	Duration			
Hazard Type	(1=lowest,	(1=lowest,	(1=slowest,	(1=shortest,		Average	Rank
	5=highest)	5=highest)	5=fastest)	5=longest)			
Wildland Fire	3.71	4.43	4.29	4.14		4.14	1
Earthquake	4.29	2.86	4.86	3.57		3.89	2
Hazardous Materials Event	3.00	3.14	4.86	3.43		3.61	3
Flood	3.43	3.71	3.86	3.14		3.54	4
Severe Weather (Snow, Ice, Wind, Hail)	3.00	3.86	3.29	3.29		3.36	5
Terrorism	3.71	1.43	5.00	3.14		3.32	6
Caving Ground (Mine Collapse)	3.00	2.14	5.00	2.71		3.21	7
Drought	2.00	4.00	2.00	4.43		3.11	8
Epidemic	2.86	1.86	3.29	3.29		2.82	9
Avalanche	2.14	1.57	4.14	1.86		2.43	10

Mitigation Goals

When planning for Storey County's 2020 mitigation goals and strategies, consider the County's 2015 mitigation goals. Should any goals from the 2015 Hazard Mitigation Plan be carried over into the planning process for the upcoming 5-year period? Have priorities shifted that necessitate new goals? Do goals align with the results of the 2020 hazard rankings?

2015 Goals	2020 Goals
Goal 1 Promote increased and ongoing involvement in hazard-mitigation planning and projects	
Goal 2 Build and support local capacity to enable the public to prepare for, respond to, and recover from disasters	
Goal 3 Reduce the possibility of damage and losses due to earthquakes	
Goal 4 Reduce the possibility of damage and losses due to flood and flash flood	
Goal 5 Reduce the possibility of damage and losses due to severe weather	
Goal 6 Reduce the possibility of damage and losses due to wildland fires	
Goal 7 Reduce the possibility of damage and losses due to hazardous materials release	

Capability Assessment Worksheet Instructions

- 1. Think about hazard mitigation in the context of your departmental/organizational mission and essential functions. Not all hazards impact your operations in the same way and you may be uniquely vulnerable to certain hazards (e.g., facilities known to be in a hazard zone), or uniquely prepared for others (e.g., backup generators during a power disruption). You also might have functions that are specific to a particular hazard (e.g., public health's responsibility during a disease outbreak, or the fire department's role in fire prevention and suppression). This analysis also creates an important link between your department/organization's approach to hazard mitigation (how we reduce our risk) and continuity of operations (how we maintain our essential functions during a disruption). Based on this exercise, answer the following two questions for your department/organization:
 - a. What hazards are you most concerned about that would impact your ability to provide your essential functions?
 - b. What would you consider your biggest vulnerability to those hazards?
 - c. What would you consider your **biggest strength** is in being resilient to hazard events?
- 2. Think about what capabilities do you have to create a more resilient department organization to hazards and threats. All partners in the community's hazard mitigation have a role in reducing vulnerability to hazards. That may come in the form of policies (e.g., policies restricting development in hazard zones), plans (e.g., strategies or operational plans to address hazards and threats), specialized staff (e.g., engineers, geospatial professionals), specialized equipment or systems (e.g., damage assessment tool, sandbagging machine), and fiscal mechanisms to support risk reduction (e.g., fees, grants). Based on this exercise answer the following questions for your department/organization:
 - a. What plans and policies do you have in place to support community risk reduction?
 - b. What **staff and equipment** do you have in place to support community risk reduction?
 - c. What **fiscal mechanisms** to you have in place to support risk reduction?
 - d. What actions have you taken in the last 5 years (since the last plan update) to build these capabilities?

Table 1 provides examples of plans and policies, staff and equipment, and fiscal mechanisms to support risk reduction. This list is not intended to be all-inclusive—please provide feedback on any asset or capability you think is appropriate.

- 3. Think about your answers to the first two exercises—what strategies or actions might you propose to build on your existing capabilities and reduce both your department/organization's and the community's risks to hazards and threats. A successful hazard mitigation strategy proposes actions that build on existing strengths and fill known gaps in capability. Based on this exercise, answer the following question:
 - a. What **future investments** in any of these program elements do you foresee in the next 5 years to support risk reduction?

Table 1 Capability Element Examples

Plans and Policies					
Plans	Policies and Regulations				
> Department Hazard Mitigation Plan or	Zoning Ordinance				
Hazard Analysis	➤ Flood Damage Prevention Ordinance				
> Department Emergency Operations or	Mutual Aid or Other Mutual Assistance				
Emergency Response Plan	Agreements				
Floodplain Management Plan	➤ National Flood Insurance Program				
Land Use Plan	Community Rating System				
Stormwater Management Plan	➤ Building Code				
Continuity of Operations Plan or Business	> Fire Code				
Continuity Plan					
Capital Improvements Plan					

Staff and Equipment Capability

Staff

- Planners with knowledge of land development and land management practices
- Engineers or professionals trained in construction practices related to buildings and/or infrastructure
- ➤ Planners or engineers with an understanding of natural and/or human-caused hazards
- > Emergency manager
- > Floodplain manager
- > Scientist familiar with hazards of the area
- Staff with education or expertise to assess vulnerability to hazards
- Personnel skilled in Geographic Information Systems (GIS)
- > Resource development staff or grant writers

Equipment

- > Damage assessment tool
- > Sandbagging machine
- > Snow plows
- > Generators
- Communication devices
- ➤ Personal Protective Equipment (PPE), such as hearing protective devices (earplugs, muffs), hard hats, respirators, gloves, eye protective devices (googles), full body suits
- > Shelters
- > Utility fleet

Fiscal Capability

- > Capital Improvement Program
- ➤ Community Development Block Grants (CDBG)
- > Special Purpose Taxes (or taxing districts)
- ➤ Utility Fees
- > Development Impact Fees
- ➤ General Obligation, Revenue, and/or Special Tax Bonds
- > Partnering arrangements or intergovernmental agreements

Capability Assessment Worksheet

Contact Information:			
Name:	Department/Org	anization:	Title:
Phone:	E-	Mail:	1
Overview			
1. What hazards are you essential functions?	n most concerned about th	at would imp	pact your ability to provide your

2.	What would you consider your biggest vulnerability to those hazards?

3.	What would you	u consider your	biggest strength is in	being resilient	to hazard events?

4.	What plans	and policie	s do you	have in	place to	support	community	risk	reduction?
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Plan/Policy	Notes

5. What staff and equipment do you have in place to support community risk reduction?

Staff/Equipment	Notes

6. What fiscal mechanisms to you have in place to support risk reduction?

Plan/Policy	Notes

Storey County 2020 Hazard Mitigation Plan Update

Capability Assessment Worksheet

7.	What actions have you taken in the last 5 years (since the last plan update) to build these capabilities?
Ad	lditional Notes

2015 Mitigation Actions Check-in

	Goals	Description	Progress Update (Completed, Altered, Ongoing, Carryover, Cancelled)
■ Completed: The mitigation action has been completed as written.			
• Altered: The mitigation action was changed to address a similar problem.			
Ongoing: Progress has begun on the mitigation action.			
• Carryover: The mitigation has not begun due to funding or priority limitations but is still a desired action.		is still a desired action.	
• Cancelled: The mitigation action is no longer a priority.			

Goals	Description	Progress Update (Completed, Altered, Ongoing, Carryover, Cancelled)
Goal 1: Promote increased and ongoing	Update the Master Plan to be consistent with the hazard area maps and implementation strategies developed in the HMP every 10 years. Review & update ordinances & code every 3 years.	
involvement in hazard-mitigation planning and projects	Continue GIS data sharing agreements with Douglas County.	
	Continue and expand Risk Watch outreach program that coordinates with the school district to teach children about the hazards in their community and what they can do to mitigate, prevent, and prepare for these hazard events. Additionally, the safety tips will be posted on the County Web site.	
Goal 2:	Develop and sustain a public outreach programs that encourages consistent hazard mitigation content including all hazards addressed in this mitigation plan.	
Build and support local capacity to enable the public to prepare for, respond to, and	Develop outreach program that will teach adults how to anchor parapets, signs, glass, machinery, shelving, fixtures, and other nonstructural elements or architectural detailing that might cause injury if items were to fall or break during an earthquake.	
recover from disasters	Use seasonal firefighters to conduct an outreach program to inform homeowners about the threat of wildfires; to explain how homeowners can reduce the wildfire hazards around their homes; to encourage homeowners to take the necessary action to improve the chance of their home surviving a wildfire; encourage homeowners to become involved with the Living With Fire program; and encourage attendance of existing Fire Safe Chapter members to the annual Wildfire Urban Interface Fire Summit.	

Goals	Description	Progress Update (Completed, Altered, Ongoing, Carryover, Cancelled)
	Expand Highlands Fire Safe Council to include additional communities to inform Fire Safe councils, homeowner associations, and property owners about best management practices for Piñon-Juniper woodlands.	
	Initiate an outreach program to inform and instruct building contractors, County and State road maintenance agencies, and Storey County schools in best management practices for vegetation management in developments, around existing and new construction, and along road right-of-ways.	
	Within and immediately surrounding the area of the Virginia Highlands, the local chapter of the Nevada Fire Safe Council continue outreach efforts to emphasize the importance of internal fuel breaks to property owners in the community as a necessary prerequisite to enhancing fire protection.	
Goal 3: Reduce the	Develop a voluntary building inspection program in which homes, businesses, schools, and critical facilities and infrastructure are inspected by a building official for nonstructural elements that might break during an earthquake. In conjunction with this action, develop a nonstructural retrofitting program to correct identified problems.	
possibility of damage and losses due to earthquakes	Recommend retrofit for private business, homes, and government, with higher priority to critical facilities, infrastructure, and government agencies located within identified historical buildings.	
	Initiate program to provide funding for structural engineers to inspect County-owned critical facilities and infrastructure within identified high-shaking areas and historical buildings.	

Goals	Description	Progress Update (Completed, Altered, Ongoing, Carryover, Cancelled)
	Retrofit all critical assets within strong shaking areas that do not meet the most current IBC requirements for safety; with higher priority given to critical facilities, infrastructure, and government agencies located within identified historical buildings.	
	Work with utility companies to evaluate the seismic risk to their transmission pipelines and implement mitigation measures, such as automatic shut-off valves.	
	Install on all private and public buildings propane earthquake disconnect values.	
	Continue seismic retrofit on facades on B & C Streets.	
Goal 4:	Review and update flood plans that would include coordination with adjacent counties, cities, and special districts supporting a regional approach to flood control	
Reduce the possibility of damage and losses	Install new flood facilities including upgrade of the existing storm drain system to current standards including culverts and channel improvements throughout Storey Co.	
due to flood and flash flood	Protect and enhance existing water conveyance structures, storage, and treatment facilities to reduce impact from flood (i.e. Lockwood, VC)	
Goal 5: Reduce the possibility of damage and losses due to Severe Weather	In areas at risk to severe weather, retrofit public buildings to withstand snow loads and sever winds to prevent roof collapse/damage (Sheriff Sub-station, EOC, Courthouse)	

	Develop partnerships for a community based vegetation management program including chipping programs	
	Within the VH create manageable, shaded fuel breaks thru entire subdivision including VC Highlands and Highland Ranches	
Goal 6: Reduce the	Continue program using seasonal firefighters and community service groups to provide veg. mgmt. services to elderly, disable, or low-income persons to remove flammable veg. around homes	
possibility of damage and losses	Create a veg. mgmt. program to replace cheat grass w/perennial grasses around communities to slow wildfire spread	
due to wildland fires	Perform study to determine appropriate method to retrofit buildings located VC urban fire hazard zone. (i.e. critical facilities, commercial business district, historic district and infrastructure)	
	Implement fuels-reduction treatment along all boundaries of Six Mile Canyon to protect residences and community infastructure	
Goal 7: Reduce the possibility of damage and losses due to hazardous materials release	Enforce zoning ordinances to reduce public health risks from hazardous materials releases	

Workshop Exercise – 2020 Mitigation Actions

Hazard mitigation plans are intended to drive action, and the mitigation strategy developed through this process is an important tool to support the community in ongoing activities for risk reduction. The purpose of this exercise is to brainstorm potential mitigation actions for the 2020 plan update and assist departments and community partners in identifying and prioritizing new or revised mitigation actions. The product of this activity will form a list of mitigation actions for the 2020 plan update, each of which will be further explored and analyzed when completing the Mitigation Action Worksheet.

1. Identify the Problems. Mitigation actions should be tied to the vulnerabilities your community is experiencing based on the hazards and threats identified through the planning process. What problem is your action intended to address?

Storey County 2020 Hazard Mitigation Plan Update Workshop Exercise – 2020 Mitigation Actions

2. Mitigation Actions. Brainstorm actions to respond to the problems identified above. Consider SMART criteria (Specific, Measurable, Actionable, Realistic, and Time-related). Ideally, strategies should be able to reach significant milestones within five years, so that they can be revisited and adjusted during the
next plan update.

Mitigation Action Worksheet Instructions

Hazard mitigation plans are intended to drive action and the mitigation strategy developed through this process is an important tool to support the community in ongoing activities for risk reduction. Including risk-driven and realistic mitigation in the plans not only provides partners with strategy to implement, but also ensures that projects that may be eligible for FEMA funding are captured in the document. The following instructions are designed to assist departments and community partners in identifying and prioritizing new or revised mitigation actions for the plan update. The instructions supplement the *Mitigation Action Worksheet* and are meant to provide additional information for each of the worksheet elements.

- 1. Contact Information. It is important to have a primary contact for each mitigation action item to allow for follow up questions and clarification. If you are providing the action on behalf of another individual, please provide their information as well. At a minimum please provide full name, department/organization, title, phone number, and email.
- 2. Problem Statement. Mitigation actions should be tied to the vulnerabilities your community is experiencing based on the hazards and threats identified through the planning process. What problem is your action intended to address? For example, repetitive flooding of properties might drive an action related to elevation of structures or buyouts.
- **3a. Mitigation Action.** Describe your action in a manner detailed enough to be understood by the plan's readers. Consider using the SMART method of describing objectives to develop your actions:
 - Specific target a specific area for improvement.
 - Measurable quantify or at least suggest an indicator of progress.
 - **Assignable** specify who will do it.
 - Realistic state what results can realistically be achieved, given available resources.
 - **Time-related** specify when the result(s) can be achieved.
- **3a. Alternatives.** What other actions, if any, have you considered to address the problem? How does it compare to the stated mitigation action? Are there challenges to implementing the alternative? Are there benefits of the alternative? Could the alternative realistically be achieved?
- **4. Action Status.** Identify the status of the action:
 - New-The action is new and will be included for the first time in the plan update.
 - Existing The action was implemented prior to the plan update but is ongoing, and additional or ongoing action is required for completion.
 - Complete The action has been completed.

- **5. Type of Action.** Identify the type of action:
 - Plans and Regulations Regulatory actions or planning processes that result in reducing vulnerability to hazards.
 - Infrastructure/Capital Projects Actions taken to modify existing buildings or structures to protect them from a hazard or remove them from the hazard area.
 - Natural Systems Protection Actions that, in addition to minimizing hazard losses, also preserve or restore the functions of natural systems.
 - Education and Awareness Actions taken to inform and educate citizens, elected officials, and property owners about hazards and potential ways to mitigate them.
 - **Preparedness and Response** Actions that protect people and property during and immediately after a disaster or hazard event.
- **6. Goals Supported.** Identify which of the goals the action supports (you may select more than one):
 - The October 9, 2019 Mitigation Workshop will establish the 2020 Mitigation Goals. Based on the updated list of goals, identify which goals the action supports. The 2020 Mitigation Goals established at the workshop will be distributed via email for reference.
- 7. Hazards Addressed. This section lists all of the hazards identified in the update of the hazard mitigation plan. Check all hazards that will be mitigated by the action. If it is a general action, then check "All Hazards." Your department may have a specific responsibility for reducing the risk of certain hazards. If so, you may wish to focus your actions on those key hazards.

Examples:

- Electric utility partners should develop actions to reduce the effects of power outages.
- Fire services may develop actions to address hazardous materials.
- School districts should develop actions, in coordination with law enforcement, to address active shooter incidents.
- **8a.** Lead Department/Organization. Identify what department(s), or community partner(s), would be primarily responsible for implementing the action.
- **8b.** Supporting Department/Organization. Identify what department(s), or community partner(s), would be key to support implementing the action.
- **9a. Timeline for Implementation**. Indicate the expected timeline for completion of the action.
- 9b. Life of Action. Identify how long the mitigation action is intended to remain in effect.
 - **Temporary** Action is a time-limited, one-time activity.

- **Short-Term (Interim)** Generally defined as an action that can be accomplished within one year of the plan adoption.
- Long-Term Generally defined as an action that takes longer than a year or is ongoing throughout several years.
- **10a. Anticipated Cost (if known).** If possible, identify the estimated cost of the action based on best available data. If the cost is unknown, you may make a more qualitative assessment of the cost impact based on the following considerations:
 - High Existing funding levels are not adequate to cover the costs for the proposed action, and implementation would require an increase in revenue through alternate sources.
 - Medium The action could be implemented with existing funding but would require a
 reapportionment of the budget or a budget amendment, or the cost of the action would
 have to be spread out over time.
 - Low The action could be funded under the existing budget. The action is part of or can be part of an existing or ongoing program.
- **10b. Funding Available?** Identify whether funding for the action is currently or is anticipated to be available.
- **10c. Funding Source.** If funding is available, please identify the anticipated funding source (e.g., existing budget, grants, bond/levy). The cost of some actions may consist only of staff time and administrative resources.
- 11. STAPLEE Prioritization. A key element of the community's mitigation strategy is prioritizing mitigation actions. The methodology being used for this update is FEMA's STAPLEE criteria. Refer to the *STAPLEE Overview* for a description of each criterion.

 Table 1
 Mitigation Action Examples

Type of Action	Description	Examples
Plans and Regulations	These actions include government authorities, policies, or codes that influence the way land and buildings are developed and built.	 Comprehensive plans Director's Rules Department Standard Operating Procedures Land Use Plans Subdivision regulations Building codes and enforcement NFIP Community Rating System Capital improvement programs Open Space Preservation Stormwater management regulations and master plan
Infrastructure/Capital Project	These actions involve modifying existing structures and infrastructure to protect them from a hazard or remove them from a hazard area. This could apply to public or private structures as well as critical facilities and infrastructure. This type of action also involves projects to construct manmade structures to reduce the impact of hazards.	 Utility undergrounding Structural retrofits Non-structural measures Sea walls and retaining walls Detention and retention structures Culverts
Natural Systems Protection	These actions minimize damage and losses and also preserve or restore the functions of natural systems and cultural and historic resources.	 Sediment and erosion control Stream corridor restoration Green space management Conservation easements Wetland restoration and preservation Identification of historic and cultural resources in high hazard areas

Type of Action	Description	Examples
Education and Aware ness	These actions inform and educate citizens, elected officials, and property owners about hazards and potential ways to mitigate them. Although this type of mitigation reduces risk less directly than structural projects or regulation, it is an important foundation. A greater understanding and awareness of hazards and risk among local officials, stakeholders, and the public is more likely to lead to direct actions.	 Radio or television spots Websites with maps and information Real estate disclosure Presentations to school groups or neighborhood organizations Mailings to residents in hazard-prone areas StormReady Firewise Communities
Preparedness and Response	These actions protect people and property during and immediately after a disaster or hazard event. Services include warning systems, emergency response services, and protection of critical facilities.	 Identify resources and supplies that may be required in an emergency Designate facilities for emergency use Restore critical infrastructure Enhance warning and communications systems

STAPLEE Overview

A key element of the community's mitigation strategy is prioritizing mitigation actions. The methodology being used for this update is FEMA's STAPLEE criteria. Each element of the criteria is described below.

S: Is it Socially acceptable?

The public must support the overall implementation strategy and specific mitigation actions. Therefore, the actions will have to be evaluated in terms of community acceptance by asking questions such as:

- Will the proposed action adversely affect one segment of the population?
- Will the action disrupt established neighborhoods, break up voting districts, or cause the relocation of lower income people?
- Is the action compatible with present and future community values?
- If the community is a tribal entity, will the actions adversely affect cultural values or resources?

T: Is it Technically feasible and potentially successful?

It is important to determine whether the proposed action is technically feasible, will help to reduce losses in the long term, and has minimal secondary impacts. Here, you will determine whether the alternative action is a whole or partial solution, or not a solution at all, by considering the following types of issues:

- How effective is the action in avoiding or reducing future losses?
 For example, if the proposed action involves upgrading culverts and storm drains to handle a 10-year storm event, and the objective is to reduce the potential impacts of a catastrophic flood, the proposed mitigation cannot be considered effective. Conversely, if the objective were to reduce the adverse impacts of frequent flooding events, the same action would certainly meet the technical feasibility criterion.
- Will it create more problems than it solves?
- Does it solve the problem or only a symptom?

A: Does the responsible agency have the Administrative capacity to execute this action?

Under this part of the evaluation criteria, you will examine the anticipated staffing, funding, and maintenance requirements for the mitigation action to determine if the jurisdiction has the personnel and administrative capabilities necessary to implement the action or whether outside help will be necessary.

- Does the jurisdiction have the capability (staff, technical experts, and/or funding) to implement the action, or can it be readily obtained?
- Can the community provide the necessary maintenance?
- Can it be accomplished in a timely manner?

P: Is it Politically acceptable?

Understanding how your current community and state political leadership feel about issues related to the environment, economic development, safety, and emergency management will provide valuable insight into the level of political support you are likely to have for mitigation activities and programs.

Proposed mitigation objectives sometimes fail because of a lack of political acceptability. This can be avoided by considering the following questions:

- Is there political support to implement and maintain this action?
- Have political leaders participated in the planning process so far?
- Is there a local champion willing to help see the action to completion?
- Who are the stakeholders in this proposed action?
- Is there enough public support to ensure the success of the action?
- Have all stakeholders been offered an opportunity to participate in the planning process?
- How can the mitigation objectives be accomplished at the lowest "cost" to the public?

L: Is there Legal authority to implement?

Without the appropriate legal authority, the action cannot lawfully be undertaken. When considering this criterion, you will determine whether your jurisdiction has the legal authority to implement the action, or whether the jurisdiction must pass new laws or regulations.

You should identify the unit of government undertaking the mitigation action and include an analysis of the interrelationships among local, regional, state, and federal governments. Legal authority is likely to have a significant role later in the process when your community will have to determine how mitigation activities can best be carried out and to what extent mitigation policies and programs can be enforced.

- Does the community have the authority to implement the proposed action?
- Is there a technical, scientific, or legal basis for the mitigation action (i.e., does the mitigation action "fit" the hazard setting)?
- Are the proper laws, ordinances, and resolutions in place to implement the action?
- Are there any potential legal consequences?
- Will the action, or lack of action, result in legal liability for the community?
- Is the action likely to be challenged by stakeholders who may be negatively affected?

E: Is it Economically beneficial?

Everyone experiences budget constraints at one time or another. Cost-effective mitigation actions that can be funded in current or upcoming budget cycles are much more likely to be implemented than mitigation actions requiring general obligation bonds or other instruments that would incur long-term debt to a community. A community with tight budgets or budget shortfalls may be more willing to undertake a mitigation initiative if it can be funded, at least in part, by outside sources. "Big ticket" mitigation actions, such as large-scale acquisition and relocation, are often considered for implementation in a post-disaster scenario when additional federal and state funding for mitigation is available.

Economic considerations must include the present economic base and projected growth and should be based on answers to questions such as:

Are there currently sources of funds that can be used to implement the action?

- What benefits will the action provide?
- Does the cost seem reasonable for the size of the problem and likely benefits?
- What burden will be placed on the tax base or local economy to implement this action?
- Does the action contribute to other community economic goals, such as capital improvements or economic development?
- What proposed actions should be considered but "tabled" for implementation until outside sources of funding are available?

E: Will the action have either a neutral or positive impact on the natural Environment?

Impact on the environment is an important consideration because of public desire for sustainable and environmentally healthy communities and the many statutory considerations, such as the National Environmental Policy Act (NEPA), to keep in mind when using federal funds.

You will need to evaluate whether a mitigation action would have negative consequences for environmental assets such as threatened and endangered species, wetlands, and other protected natural resources, by considering questions such as:

- How will this action affect the environment (land, water, endangered species)?
- Will this action comply with local, state, and federal environmental laws or regulations?
- Is the action consistent with community environmental goals?

Will historic structures or key cultural resources be saved or protected?

Impacts on historic or key cultural resources are important to your community. You will need to evaluate whether a mitigation action would result in negative consequence or impact to historic structures or important cultural resources.

Can the action be implemented quickly?

The ability of the community to quickly and effectively implement a mitigation action may impact how it is prioritized. Consider questions such as:

- Could this action be started easily and within a reasonable timeframe?
- Could the action be implemented immediately?
- Would this action require other actions to be completed before it could be implemented?

Will the implemented action result in lives saved or a reduction in disaster damage?

Protecting lives and property is the fundamental goal of the mitigation actions. You will need to evaluate whether the action would prevent loss of life in future events. Please rank these based on the following considerations:

- High The action will have an immediate impact on the reduction of risk exposure to life and property.
- Medium The action will have a long-term impact on the reduction of risk exposure to life and property or will provide an immediate reduction in risk exposure to property.
- Low Long-term benefits of the action are difficult to quantify in the short-term.

Mitigation Action Worksheet

1. Contact Information:

Name:	Department/Organi	zation:	Title:
Phone:	E-Ma	ail:	-
2. Identify the Problem			
3a. Mitigation Action			
3b. Alternatives			
4. Action Status:			
□ New □ Existing □ Co	omplete		
5. Type of Action:			
□ Plans and Regulations□ Education and Awareness	Infrastructure/Capital ☑ Preparedness and	•	☐ Natural Systems Protection
6. Goals Supported: [The Oct Mitigation Goals. Based on th The 2020 Mitigation Goals est reference]	e updated list of goals,	identify w	which goals the action supports.
□ Goal 1 □ Goal 2 □ Go	oal 3 🗆 Goal 4 🗀 C	Goal 5 □	Goal 6 □ Goal 7

Storey County 2020 Hazard Mitigation Plan Update

Mitigation Action Worksheet

		O
7. Hazards Addressed (Check	k all that apply):	
 □ All Hazards □ Avalanche □ Caving Ground (Mine Collapse) □ Drought 	 □ Earthquake □ Epidemic □ Flood □ Hazardous Materials Event 	□ Severe Weather (snow, ice, wind, hail)□ Terrorism□ Wildland Fire
8a. Lead Department/Organi	zation:	
8b. Supporting Departments	Organizations:	
9a. Timeline: ☐ Immediate	$\square < 1 \text{ year } \square 1 - 3 \text{ years } \square$	3-5 years
9b. Life of Action: ☐ Temp	orary Short-Term (Interim)	□ Long-Term
10a. Anticipated Cost (if kno	wn): No known costs.	
10b. Funding Available?: □	l Yes □ Anticipated □ No	
10c. Funding Source: □ Exist	ting Budget □ Grant □ Bond	/Levy □ No/minimal cost
Other:		

11. STAPLEE Prioritization

STAPLEE Criteria	Evaluation Rating	Score
S: Is it Socially acceptable?		
T: Is it Technically feasible and potentially successful?		
A : Does the responsible state agency/department have the Administrative capacity to execute this action?		
P: Is it Politically acceptable?	D 6: 11 L MED 0	
L: Is there Legal authority to implement?	Definitely YES = 3 Maybe YES = 2	
E: Is it Economically beneficial?	Probably NO = 1 Definitely NO = 0	
E: Will the project have either a neutral or positive impact on the natural Environment? (score a 3 if positive impact, 2 if neutral impact)	Definitely NO = 0	
Will historic structures or key cultural resources be saved or protected?		
Could it be implemented quickly?		
	STAPLEE Score Total	
Mitigation Effectiveness Criteria	Evaluation Rating	Score
Will the implemented action result in lives saved?	High = 5 Medium = 3 Low = 1	
Will the implemented action result in a reduction of disaster damage?	High = 5 Medium = 3 Low = 1	
Mitigation E	ffectiveness Score Total	
Total Score (STAPLEE + Mitigation Effectiveness)		

Storey County 2020 HMP Update Meeting # 3 - Draft Workshop Sign In Sheet

NAME	TITLE	DEPARTMENT/AGENCY	PHONE	EMAIL
1. Daniel Hiles	EHS Compliance	Westein 102 Power Plane	951-316-0060	dan. hiles e piccoold. com
Jen Chapman	Admin Other	Storey		johopmanosterey cunty og
3. Lyndi Renaud	Planning Asst.	Storey	7758471144	ZRanaced
4. Sham Didon	Batta lon Chut	story.	847 -0954	54xora Stanculy ovo
5. Mamey tancan Wating	Recorder	Storey	847-0967	Munartime Strey county
Mamentancan Warting 6. Vanessa Stephens	Clerk / Treasurer	Force	847-0969	votephensestoreycounty
Anne Langer	DK	strey	847-0964	alanger 2 storeyo
8.	PHP comms Specialist	Quaz-County PHD	283-7536	TRapple Carson. org
^	C	StoreyCounty	2.30-1474	

NAME	TITLE	DEPARTMENT/AGENCY	PHONE	EMAIL
Debbi'e Neddentiep	Woter Resources Specialist 2	1 222	775.887. 1260 2555-04 38	debbiera Cusalora
Neddentiep 11. Alysson Prssell	annionmenta Specialist	1 232	2255-04	ene.com
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Storey County Hazard Mitigation Plan Update

DRAFT WORKSHOP

DATE: Wednesday, November 20, 2019

TIME: 9:00 am - 11:00 am / E & E available on-site for one-on-one meetings until 12:00 pm

LOCATION: Virginia City Conference Center, 10 South E Street, Virginia City, NV 89440

Thank you for participating in the Hazard Mitigation Planning Team Meeting #3 for the **Storey County Hazard Mitigation Plan Update (HMP)**.

MEETING PURPOSE:

Meeting #3 provides an opportunity for the group to discuss comments on the Draft HMP. This meeting will be largely discussion based, so please come prepared with your comments. E & E will be available for an hour following the group workshop to discuss any comments specific to an agency/department's expertise.

AGENDA:

- 1. Welcome and Introductions (5 minutes)
- 2. Overview of Draft HMP (5 minutes)
- 3. Discussion of Data Gaps and Comments/Plan Review (60 minutes)
- 4. Review of Mitigation Action Prioritization (35 minutes)
- 5. Next Steps (15 minutes)

NEXT STEPS:

Please provide any additional comments on the Preliminary Draft HMP to Alyssa Russell by **November 25, 2019**.

Alyssa Russell , Ecology and Environment, Inc. (o) 716-684-8060 x4506 | (c) 225-323-0438 arussell@ene.com

NOTES:	

Storey County 2020 Hazard Mitigation Plan Update

DRAFT WORKSHOP

DATE: Wednesday, November 20, 2019

TIME: 9:00 a.m. – 11:00 a.m. / E & E available on-site for one-on-one meetings until 12:00 p.m.

LOCATION: Virginia City Conference Center, 10 South E Street, Virginia City, NV 89440

ATTENDEES: See Attachment

SUMMARY:

The Hazard Mitigation Planning Team (HMPT) hosted the third HMPT meeting on November 20, 2019. This HMPT meeting served to provide an opportunity for the group to discuss comments on the Draft HMP and address data gaps. Ecology and Environment, Inc. (E & E) facilitated stakeholders through the workshop.

Welcome and Introductions

Joe Curtis, County Emergency Manager and Director of the Local Emergency Planning Committee (LEPC), thanked the group for coming to the meeting and initiated the meeting.

Alyssa Russell with E & E introduced the purpose of this workshop, which is to discuss comments on the Draft HMP and address data gaps. She reviewed the workshop agenda and provided a status update on the project. The project team has been building out the plan based on information the planning team provided in HMPT Meeting #2.

Review of Draft HMP

Participants reviewed the plan, addressed data gaps, and provided comments and feedback. Comments and feedback were related to:

- An Annex for Carson Water Subconservancy District
- Labor force statistics
- Stakeholder outreach efforts
- GIS services
- Critical facilities and infrastructure
- Repetitive loss properties
- Additional plans related to flooding and historical flood events
- Hazardous material releases
- Additional plans and procedures related to regulatory and legal capabilities
- Additional information related to fiscal capabilities
- Key mitigation accomplishments in the past 5 years
- Validation and modification of the mitigation actions and prioritization
- Addition of a mitigation action related to coordination between DOT, State Highway Patrol, and Storey County Emergency Management to reduce and respond to emergencies along US

Parkway and I-80 sections (including evacuation routes, signage, communication tower) with an all-hazards approach to planning. County and State also to coordinate and share data to better understand potential hazards occurring on roads within the County, especially in relation to the transport of hazardous materials.

Action items / next steps:

- Provide additional comments on the Draft HMP to the E & E team for incorporation by November 25, 2019.
- Comments and feedback to be incorporated into the Draft HMP prior to public release.
- The Draft HMP is anticipated to be released for public comment beginning December 2, 2019.
- Final HMP presentation is scheduled to coincide with the LEPC meeting on January 8, 2020.

CONTACT INFORMATION:

Joe Curtis, Emergency Manager Storey County Emergency Management jcurtis@storeycounty.org Alyssa Russell, E & E Project Manager Ecology and Environment, Inc. arussell@ene.com

Storey County 2020 HMP Update Meeting # 4 – Final HMP Presentation Sign In Sheet

	1	aign in affect		
NAME	TITLE	DEPARTMENT/AGENCY	PHONE	EMAIL
1. MACTIN AZ EVEDO	Fixe MAKShox	Compeu	493-7103	MAZEURO SERO YREUTY.
Lauren Staffen	PHP Planner	annel Co PHP		Lstaffen@carson.org
DAUG BALLA	Dir Communetin	secom		Oballa Jostanjants
JASON Wierzbick	Director Palw	orks		Swerzsich & sto
Alex Lanza	NDEP CAPP		(+75) 687-9334	alanzaendep.m.
JEFF NEVIN	FIEE CHIEF	STOREY COUNTY	847-09541	JNEUTING STEVERY CONTY
7.				
8,				
9.				

STOREY COUNTY LOCAL EMERGENCY PLANNING COMMITTEE

JANUARY 8, 2020 10:00 A.M. Virginia City Conference Center 10 South E Street Virginia City, NV

NAME (PLEASE PRINT)	AGENCY	EMAIL	SIGNATURE
ton Becht	Walnut	Dune, Beiht Qualmit.	
Cance Offs	GCEM-VOL	Gerelal 9651 Catt.	
Sephana Houghton	Walnart	Stephane Hongaton @W	Demark Com Str
JEN CHAPMAN	Storey		country org
VASON Wierzbick	Storey	Unierzbicki Ostorego	antsorg Jasoll
Alex Lanza	NDEP- CAPP	alanzaendep.nv.g	or Al Sig
Marxlarmonne	NECC	MARKACATMORNE PROJECE	muche '
Alex Retesse	AUECC	alex. roberson @ areac.	con. tu alalle
Jennier M. Cain	Story	inccains observant	ore Ar
Lori De Gristina		Idearisting & aps.	State on us Carpester
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Storey County Hazard Mitigation Plan Update

Final HMP Presentation

DATE: Wednesday, January 8, 2020

TIME: 10:00 am - 12:00 pm

LOCATION: Virginia City Conference Center, 10 South E Street, Virginia City, NV 89440

Thank you for participating in the Hazard Mitigation Planning Team Meeting #4 for the **Storey County Hazard Mitigation Plan Update (HMP)**.

MEETING PURPOSE:

Meeting #4 provides a presentation of the Final HMP. This meeting will provide an overview of the planning process; review of the HMP; and overview of next steps for plan review and adoption.

AGENDA:

- 1. Welcome and Introductions (5 minutes)
- 2. Overview of the Planning Process (10 minutes)
- 3. Final HMP Review (10 minutes)
- 4. Next Steps (5 minutes)

CONTACT INFORMATION:

Joe Curtis, Emergency Manager Storey County Emergency Management (o) 775-847-0986 jcurtis@storeycounty.org

Alyssa Russell , Ecology and Environment, Inc. (o) 716-684-8060 x4506 | (c) 225-323-0438 arussell@ene.com

NOTES:			

Appendix E Plan Maintenance Document

Sample Press Release for:

Annual Hazard Mitigation Plan Maintenance Meeting

Storey County, Nevada is meeting to review and maintain its Hazard Mitigation Plan to assess risks posed by natural and manmade disasters and identify ways to reduce those risks. This plan is required under the Federal Disaster Mitigation Act of 2000 as a prerequisite for receiving certain forms of Federal disaster assistance. The plan can be found on the County's website at www.storeycounty.org.

Public comments and participation are welcomed. For additional information, to request to participate, or to submit comments, please contact Storey County Emergency Management, at (775) 847-3577 or em@storeycounty.org

Annual Review Questionnaire

PLAN SECTION	QUESTIONS	YES	NO	COMMENTS
	Are there internal or external organizations and agencies that have been invaluable to the planning process orto mitigation action?			
PLANNING PROCESS	Are there procedures (e.g., meeting announcement, plan updates) that can be done more efficiently?			
	Has the Steering Committee undertaken any public outreach activities regarding the HMP or implementation of mitigation actions?			
	Has a natural and/or human-caused disasters occurred in this reporting period?			
	Are there natural and/or human-caused hazards that have not been addressed in this HMP and should be?			
RISK ASSESSMENT & VULNERA BILITY	Are additional maps or new hazards studies available? If so, what have they revealed?			
ANALYSIS	Do any new critical facilities or infrastructure need to be added to the asset lists?			
	Have there been changes in development patterns that could influence the effects of hazards or create additional risks?			
CAPABILITY ASSESSMENT	Are there different or additional resources (financial, technical, and human) that are now available for mitigation planning?			
	Are the goals still applicable?			
	Should new mitigation actions be added to a community's Mitigation Action Plan?			
MITIGATION STRATEGY	Do existing mitigation actions listed in a community's Mitigation Action Plan need to be reprioritized?			
	Are the mitigation actions listed in a community's Mitigation Action Plan appropriate for available resources?			

Mitigation Action Progress Report

Progress Report Period:	to
(date)	(date)
Project Title:	Project ID#
Responsible Agency:	
Address:	
City:	
Contact Person:	
Phone # (s):	email address:
List Supporting Agencies and Contacts:	
Total Project Cost:	
Anticipated Cost:	
Overrun/Underrun:	
Date of Project Approval:	
Start date of the project:	
Anticipated completion date:	
Description of the Project (include a description of eacompleting each phase):	ach phase, if applicable, and the time frame for

Plan Goal(s) Address Goal:		
Indicator of Success:		
Project Status	Project Cost Status	
□ Project on schedule	☐ Cost unchanged	
□ Project completed	☐ Cost overrun*	
□ Project delayed*	*explain	
*explain		
	□ Cost underrun*	
☐ Project Cancelled	*explain	
Summary of progress on project for this	report:	
ourimary or progresso or project for this	, report.	
A. what was accomplished during this re	eporting period?	
D.W. () ()		
B. What obstacles, problems, or delays	ald you encounter, if any?	
C. How was each problem resolved?		
		_

Next Steps:	: What are the next step(s) to be accomplished over the next reporting period?
Other Comm	nents:

Appendix F Status of Previous Actions

2020 Mitigation Actions Check-in

Goals	Description	Progress Update (Completed, Altered, Ongoing, Carryover, Cancelled)
Completed:	The mitigation action has been completed as written.	
Altered: The	mitigation action was changed to address a similar problem.	
Ongoing: Pro	ogress has begun on the mitigation action.	
Carryover: 7	The mitigation has not begun due to funding or priority limitations but	is still a desired action.
Cancelled: T	he mitigation action is no longer a priority.	

Goals	Description	Progress Update (Completed, Altered, Ongoing, Carryover, Cancelled)
Goal 1: Adopt an all-hazard approach to risk reduction in	Enhance cyber-security to combat threats of cyber-terrorism and align with state and federal goals.	Ongoing: Modernizing equipment and installing resilient infrastructure.
the community that considers both the natural and human environment.	Develop strategies that reflect the County's geographic/ transportation constraints and ability to respond to emergencies due to issues of access.	Ongoing: Improved with regional partnerships, more work needed.
Goal 2: Establish a culture of risk reduction and mitigation in the County through effective communication and implementation of mitigation strategies.	Expand public education initiatives and outreach. Coordinate efforts with media resources.	Completed/Maintain: Added dedicated staff. Increased events and outreach.
	Target hard-to-reach populations such as elderly, when exploring avenues for disseminating information related to emergencies.	Completed/Maintain: Storey County Emergency Management and Health & Community Services coordinate Public Outreach through email, social media, and public events.

Goals	Description	Progress Update (Completed, Altered, Ongoing, Carryover, Cancelled)
Goal 3:	Strengthen strategic partnerships through Quad County relationships and through fostering public-private partnerships.	Ongoing. Fire Department does this annually.
Build community capacity and relationships to foster successful planning and implementation of mitigation strategies.	Identify methods and mechanisms for increasing funding for mitigation strategies. Utilize public-private partnerships to boost financial investment in the communiaty. Explore opportunities with conservation districts and potential funding mechanisms through those relationships.	Ongoing. With increased staffing, partnerships across the public-private and region have steadily expanded.
	Enhance information retention and knowledge transfer.	Altered. There was no metric included to evaluate success or failure.



Hazard Mitigation Plan

Storey County 2025

Mitigation Workshop Packet

Hazard Rankings

During the first Hazard Mitigation Plan meeting on June 13, 2024, the Planning Committee members were tasked with prioritizing local hazards by their total impact in the community. An exercise requiring the committee to complete a form which tabulated their ratings of each hazard was accomplished. The following hazard prioritization is the result of this exercise.

Storey County - 2025 Hazard Rankings

Hazard Type	Probability	Magnitude	Average	Rank
,.	(weighted average)	(weighted average)		
Wildfire	2.25	2.80	2.53	1
Severe Weather	2.57	2.46	2.52	2
Drought	2.13	2.11	2.12	3
Transportation Accidents	2.21	1.91	2.06	4
Utility Failure	1.73	2.39	2.06	4
Earthquake	1.46	2.32	1.89	5
Flood	1.45	1.96	1.71	6
Hazardous Materials Incident	1.46	1.91	1.69	7
Ground Collapse (Mine Collapse)	1.39	1.93	1.66	8
Criminal Acts (Terrorism, Cyber)	1.23	2.05	1.64	9
Epidemic	1.18	1.77	1.48	10
Avalanche/Landslide	1.02	1.57	1.30	11
Volcano	0.09	.084	.087	12

Mitigation Goals

When planning for Storey County's 2025 mitigation goals and strategies, consider the County's 2020 mitigation goals. Should any goals from the 2020 Hazard Mitigation Plan be carried over into the planning process for the upcoming 5-year period? Have priorities shifted that necessitate new goals? Do goals align with the results of the 2025 hazard rankings?

2020 Goals	2025 Goals
Goal 1 Adopt an all-hazard approach to risk reduction in the community that considers both the natural and human environment.	
Goal 2 Establish a culture of risk reduction and mitigation in the County through effective communication and implementation of mitigation strategies.	
Goal 3 Build community capacity and relationships to foster successful planning and implementation of mitigation strategies.	

Capability Assessment Worksheet Instructions

- 1. Think about hazard mitigation in the context of your departmental/organizational mission and essential functions. Not all hazards impact your operations in the same way and you may be uniquely vulnerable to certain hazards (e.g., facilities known to be in a hazard zone), or uniquely prepared for others (e.g., backup generators during a power disruption). You also might have functions that are specific to a particular hazard (e.g., public health's responsibility during a disease outbreak, or the fire department's role in fire prevention and suppression). This analysis also creates an important link between your department/organization's approach to hazard mitigation (how we reduce our risk) and continuity of operations (how we maintain our essential functions during a disruption). Based on this exercise, answer the following two questions for your department/organization:
 - a. What hazards are you most concerned about that would impact your ability to provide your essential functions?
 - b. What would you consider your **biggest vulnerability** to those hazards?
 - c. What would you consider your **biggest strength** is in being resilient to hazard events?
- 2. Think about what capabilities do you have to create a more resilient department organization to hazards and threats. All partners in the community's hazard mitigation have a role in reducing vulnerability to hazards. That may come in the form of policies (e.g., policies restricting development in hazard zones), plans (e.g., strategies or operational plans to address hazards and threats), specialized staff (e.g., engineers, geospatial professionals), specialized equipment or systems (e.g., damage assessment tool, sandbagging machine), and fiscal mechanisms to support risk reduction (e.g., fees, grants). Based on this exercise answer the following questions for your department/organization:
 - a. What plans and policies do you have in place to support community risk reduction?
 - b. What **staff and equipment** do you have in place to support community risk reduction?
 - c. What **fiscal mechanisms** to you have in place to support risk reduction?
 - d. What actions have you taken in the last 5 years (since the last plan update) to build these capabilities?

Table 1 provides examples of plans and policies, staff and equipment, and fiscal mechanisms to support risk reduction. This list is not intended to be all-inclusive—please provide feedback on any asset or capability you think is appropriate.

- 3. Think about your answers to the first two exercises—what strategies or actions might you propose to build on your existing capabilities and reduce both your department/organization's and the community's risks to hazards and threats. A successful hazard mitigation strategy proposes actions that build on existing strengths and fill known gaps in capability. Based on this exercise, answer the following question:
 - a. What **future investments** in any of these program elements do you foresee in the next 5 years to support risk reduction?

Table 1 Capability Element Examples

Plans and Policies Policies and Regulations **Plans** > Department Hazard Mitigation Plan or > Zoning Ordinance Hazard Analysis > Flood Damage Prevention Ordinance Mutual Aid or Other Mutual Assistance > Department Emergency Operations or Emergency Response Plan Agreements > Floodplain Management Plan > National Flood Insurance Program > Community Rating System Land Use Plan > Stormwater Management Plan > Building Code > Continuity of Operations Plan or Business Fire Code Continuity Plan > Capital Improvements Plan

Staff and Equipment Capability

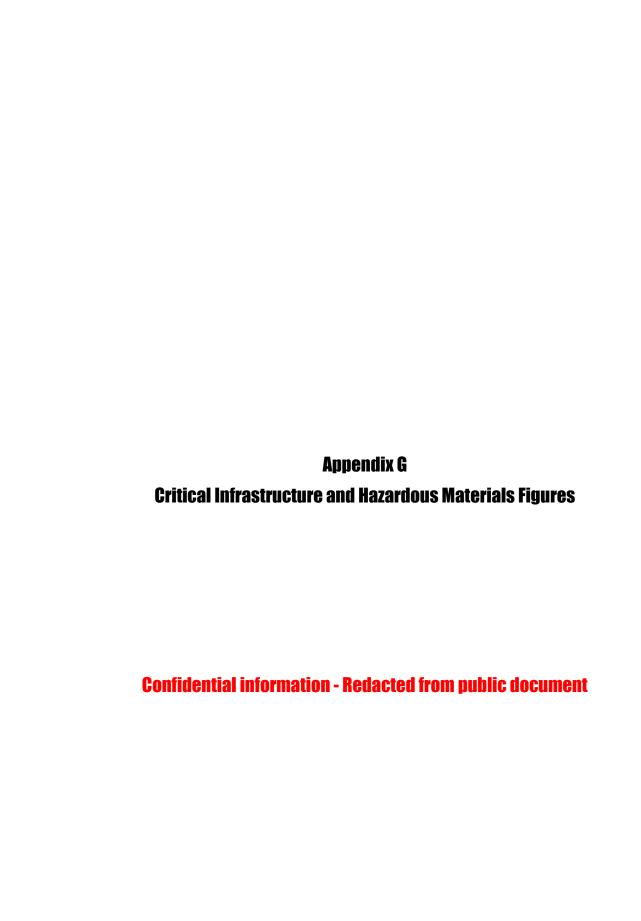
- Planners with knowledge of land development and land management practices
- Engineers or professionals trained in construction practices related to buildings and/or infrastructure
- ➤ Planners or engineers with an understanding of natural and/or human-caused hazards
- > Emergency manager
- > Floodplain manager
- > Scientist familiar with hazards of the area
- > Staff with education or expertise to assess vulnerability to hazards
- Personnel skilled in Geographic Information Systems (GIS)
- > Resource development staff or grant writers

Equipment

- > Damage assessment tool
- > Sandbagging machine
- > Snow plows
- ➢ Generators
- > Communication devices
- Personal Protective Equipment (PPE), such as hearing protective devices (earplugs, muffs), hard hats, respirators, gloves, eye protective devices (googles), full body suits
- > Shelters
- > Utility fleet

Fiscal Capability

- > Capital Improvement Program
- > Community Development Block Grants (CDBG)
- > Special Purpose Taxes (or taxing districts)
- > Utility Fees
- > Development Impact Fees
- > General Obligation, Revenue, and/or Special Tax Bonds
- > Partnering arrangements or intergovernmental agreements



Appendix H FEMA Local Plan Review Tool

LOCAL HAZARD MITIGATION PLAN REVIEW TOOL

The Local Hazard Mitigation Plan Review Tool demonstrates how the Local Hazard Mitigation Plan meets the regulation in 44 CFR §201.6 and offers State and FEMA Mitigation Planners an opportunity to provide feedback to the community.

- The <u>Regulation Checklist</u> provides a summary of FEMA's evaluation of whether the plan has addressed all requirements.
- The <u>Plan Assessment</u> identifies the plan's strengths as well as documents areas for future improvement. This section also includes a list of resources for implementation of the plan.
- The <u>Multi-Jurisdiction Summary Sheet</u> is a mandatory worksheet for multi-jurisdictional plans that is used to document which jurisdictions are eligible to adopt the plan.
- The <u>Hazard Identification and Risk Assessment Matrix</u> is a tool for plan reviewers to identify if all components of Element B are met.

Jurisdiction:	Title of Plan:		Date of Plan:
Storey County, Nevada	Hazard Mitigation F	Plan	June 2025
	, ,		
Local Point of Contact:		Address:	
Adam Wilson		372 S. C Street, P.O.	Box 7, Virginia City, NV 89440
Title:			
Storey County Director of Emerge	ncy Management	_	
Agency:			
Storey County Emergency Manage	ement and		
Homeland Security			
Phone Number:		E-Mail:	
775-847-3577		awilson@storeycour	nty.org
State Reviewer:	Title:		Date:
Janell Woodward	SHMO		6/1/2025
2478 Fairview Drive			
Carson City, NV 89701			
775-687-9056			
Data Bassinal at Chata Assuran			
Date Received at State Agency			
Date Sent to FEMA			
	1		
FEMA Reviewer:	Title:		Date:
Date Received in FEMA Region IX			
Date Not Approved			
Date Approvable Pending Adopti	on		
Date Approved			
• • • • • • • • • • • • • • • • • • • •			

SECTION 1: REGULATION CHECKLIST

INSTRUCTIONS: The Regulation Checklist must be completed by FEMA. The purpose of the Checklist is to identify the location of relevant or applicable content in the plan by element/sub-element and to determine if each requirement has been 'Met' or 'Not Met.' The 'Required Revisions' summary at the bottom of each element must be completed by FEMA to provide a clear explanation of the revisions that are required for plan approval. Required revisions must be explained for each plan sub-element that is 'Not Met.' Sub-elements should be referenced in each summary by using the appropriate numbers (A1, B3, etc.), where applicable. Requirements for each Element and sub-element are described in detail in the *Local Plan Review Guide* in Section 4, Regulation Checklist.

1. REGULATION CHECKLIST Regulation (44 CFR 201.6 Local Mitigation Plans)		Location in Plan (section and/or page number)	Met	Not Met
ELEMENT A. PLANNING PROCESS				
A1. Does the plan document the planning process, including how it was prepared and who was involved in the process for each jurisdiction? (Requirement §201.6(c)(1))	a. Does the plan provide documentation of how the plan was prepared? This documentation must include the schedule or timeframe and activities that made up the plan's development as well as who was involved. b. Does the plan list the jurisdiction(s) participating in the plan that are seeking approval?	HMP Section 4.1, 4.2, 4.3 HMP Section 1.2, 2.3, 4.1; Annex A: Carson Water Subconservancy		
	c. Does the plan identify who represented each jurisdiction? (At a minimum, it must identify the jurisdiction represented and the person's position or title and agency within the jurisdiction.)	District (CWSD) HMP Section 4.2.1; Annex A: Carson Water Subconservancy District (CWSD)		

1. REGULATION CHECKLIST Regulation (44 CFR 201.6 Local Mitigation Plans)		Location in Plan (section and/or page number)	Met	Not Met
A2. Does the plan document an opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, agencies that have the authority to regulate development as well as other interests to be involved in the planning process? (Requirement §201.6(b)(2))	a. Does the plan document an opportunity for neighboring communities, local, and regional agencies involved in hazard mitigation activities, agencies that have the authority to regulate development, as well as other interested parties to be involved in the planning process?	HMP Section 4.2.1 and 4.3; Appendix D; Annex A: Carson Water Subconservancy District (CWSD)		
	b. Does the plan identify how the stakeholders were invited to participate in the process?	HMP Section 4.3		
A3. Does the plan document how the public was involved in the planning process during the drafting stage? (Requirement §201.6(b)(1))	a. Does the plan document how the public was given the opportunity to be involved in the planning process?	HMP Section 4.3		
	b. Does the plan document how the public's feedback was incorporated into the plan?	HMP Section 4.3		
A4. Does the plan describe the review and incorpor studies, reports, and technical information? (Requir		HMP Section 4.4		
A5. Is there discussion of how the community(ies) w		HMP Section		
participation in the plan maintenance process? (Red		8.3		
A6. Is there a description of the method and schedule for keeping the plan current (monitoring, evaluating and updating the mitigation plan within a 5-year cycle)? (Requirement §201.6(c)(4)(i))	a. Does the plan identify how, when, and by whom the plan will be monitored (how will implementation be tracked) over time?	HMP Section 8.1		
	b. Does the plan identify how, when, and by whom the plan will be evaluated (assessing the effectiveness of the plan at achieving stated purpose and goals) over time?	HMP Section 8.1		
	c. Does the plan identify how, when, and by whom the plan will be updated during the 5-year cycle?	HMP Section 8.1		

1. REGULATION CHECKLIST

Regulation (44 CFR 201.6 Local Mitigation Plans)

Location in Plan (section and/or page number)

Not Met

Met

ELEMENT A: REQUIRED REVISIONS

ELEMENT B. HAZARD IDENTIFICATION AND			
(Reviewer: See Section 4 for assistance with Elemen			
B1. Does the plan include a description of the	a. Does the plan include a	HMP Section	
type, location, and extent of all natural hazards	general description of all	5.5.1-5.5.10	
that can affect each jurisdiction(s)? (Requirement	natural hazards that can		
§201.6(c)(2)(i))	affect each jurisdiction?		
	b. Does the plan provide	HMP Section	
	rationale for the omission	5.1	
	of any natural hazards		
	that are commonly		
	recognized to affect the		
	jurisdiction(s) in the		
	planning area?		
	c. Does the plan include a	HMP Section	
	description of the type of	5.5.1-5.5.10	
	all natural hazards that		
	can affect each		
	jurisdiction?		
	d. Does the plan include a	HMP Section	
	description of the location	5.5.1-5.5.10	
	for all natural hazards that		
	can affect each		
	jurisdiction?		
	e. Does the plan include a	HMP Section	
	description of the extent	5.5.1-5.5.10	
	for all natural hazards that		
	can affect each		
	jurisdiction?		
B2. Does the plan include information on previous	a. Does the plan include	HMP Section	
occurrences of hazard events and on the	information on previous	5.5.1-5.5.10	
probability of future hazard events for each	occurrences of hazard		
jurisdiction? (Requirement §201.6(c)(2)(i))	events for each		
	jurisdiction?		
	b. Does the plan include	HMP Section	
	information on the	5.5.1-5.5.10	
	probability of future		
	hazard events for each		
	jurisdiction?		
B3. Is there a description of each identified	a. Is there a description of	HMP Section	
hazard's impact on the community as well as an	each hazard's impacts on	5.4; 5.5.1-	
overall summary of the community's vulnerability	each jurisdiction (what	5.5.10;	
for each jurisdiction? (Requirement	happens to structures,	Appendix B and	
§201.6(c)(2)(ii))	infrastructure, people,	G	
	environment, etc.)?		

1. REGULATION CHECKLIST Regulation (44 CFR 201.6 Local Mitigation Plans)		Location in Plan (section and/or page number)	Met	Not Met
	b. Is there a description of	HMP Section		
	each identified hazard's	5.4; 5.5.1-		
	overall vulnerability	5.5.10;		
	(structures, systems,	Appendix B and		
	populations, or other	G		
	community assets defined			
	by the community that			
	are identified as being			
	susceptible to damage			
	and loss from hazard			
	events) for each			
	jurisdiction?			
B4. Does the plan address NFIP insured structures v	vithin the jurisdiction that	HMP Section		
have been repetitively damaged by floods? (Require	ement §201.6(c)(2)(ii))	5.4.4		
ELEMENT D. DECLUDED DEVICIONS		*		

ELEMENT B: REQUIRED REVISIONS

ELEMENT C. MITIGATION STRATEGY			
C1. Does the plan document each jurisdiction's	a. Does the plan	HMP Section	
existing authorities, policies, programs and	document each	6.1-6.4	
resources and its ability to expand on and improve	jurisdiction's existing		
these existing policies and programs?	authorities, policies,		
(Requirement §201.6(c)(3))	programs and resources?		
	b. Does the plan	HMP Section	
	document each	6.4	
	jurisdiction's ability to		
	expand on and improve		
	these existing policies and		
	programs?		
C2. Does the plan address each jurisdiction's participation in the NFIP and		HMP Section	
continued compliance with NFIP requirements, as appropriate? (Requirement		6.4.1	
§201.6(c)(3)(ii))			
C3. Does the plan include goals to reduce/avoid long-term vulnerabilities to the		HMP Section	
identified hazards? (Requirement §201.6(c)(3)(i))		7.1	
C4. Does the plan identify and analyze a	a. Does the plan identify	HMP Section	
comprehensive range of specific mitigation	and analyze a	7.2-7.4;	
actions and projects for each jurisdiction being	comprehensive range of	Appendix F	
considered to reduce the effects of hazards, with	specific mitigation actions		
emphasis on new and existing buildings and	and projects to reduce the		
infrastructure? (Requirement §201.6(c)(3)(ii))	impacts from hazards?		

1. REGULATION CHECKLIST		Location in		
Regulation (44 CFR 201.6 Local Mitigation Plans)		Plan	Met	Not
		(section and/or	Wice	Met
	b. Does the plan identify	page number) HMP Section		
	mitigation actions for	7.2-7.4;		
	every hazard posing a	Appendix F		
	threat to each			
	participating jurisdiction?			
	c. Do the identified	HMP Section		
	mitigation actions and	7.2-7.4;		
	projects have an emphasis	Appendix F		
	on new and existing			
	buildings and			
	infrastructure?			
C5. Does the plan contain an action plan that	a. Does the plan explain	HMP Section		
describes how the actions identified will be	how the mitigation	7.3-7.4		
prioritized (including cost benefit review), implemented, and administered by each	actions will be prioritized (including cost benefit			
jurisdiction? (Requirement §201.6(c)(3)(iv));	review)?			
(Requirement §201.6(c)(3)(iii))	b. Does the plan identify	HMP Section		
(//equilement 320210(0)(0)(11))	the position, office,	7.4		
	department, or agency			
	responsible for			
	implementing and			
	administering the action,			
	potential funding sources			
	and expected timeframes			
	for completion?			
C6. Does the plan describe a process by which	a. Does the plan identify	HMP Section		
local governments will integrate the requirements	the local planning	7.4; 8.2		
of the mitigation plan into other planning	mechanisms where			
mechanisms, such as comprehensive or capital improvement plans, when appropriate?	hazard mitigation information and/or			
(Requirement \$201.6(c)(4)(ii))	actions may be			
	incorporated?			
	b. Does the plan describe	HMP Section		
	each community's process	7.4; 8.2		
	to integrate the data,	,		
	information, and hazard			
	mitigation goals and			
	actions into other			
	planning mechanisms?			
	c. The updated plan must	HMP Section		
	explain how the	8.2		
	jurisdiction(s)	/== ==		
	incorporated the	(TO BE		
	mitigation plan, when	INITIATED		
	appropriate, into other	UPON PLAN APPROVAL AND		
	planning mechanisms as a demonstration of	ADOPTION)		
	progress in local hazard	ADDITION)		
	mitigation efforts.			
		l .	I.	

1. REGULATION CHECKLIST Regulation (44 CFR 201.6 Local Mitigation Plans)	Location in Plan (section and/or	Met	Not Met
	page number)		Wice
ELEMENT C: REQUIRED REVISIONS			
ELEMENT D. PLAN REVIEW, EVALUATION, AND IMPLEMENTATION (Applicable to plan updates only)	J		
D1. Was the plan revised to reflect changes in development? (Requirement	HMP Section 3;		
§201.6(d)(3))	5.5.1-5.5.10		
D2. Was the plan revised to reflect progress in local mitigation efforts?	Section 6.4;		
(Requirement §201.6(d)(3))	Appendix F Basic Plan		
D3. Was the plan revised to reflect changes in priorities? (Requirement §201.6(d)(3))	Section 4.1; 5.1;		
3201.0(d)(3))	5.2		
ELEMENT D: REQUIRED REVISIONS	3.2		
ELEMENT E. PLAN ADOPTION			
E1. Does the plan include documentation that the plan has been formally	HMP Section		
adopted by the governing body of the jurisdiction requesting approval?	1.2; Appendix A		
(Requirement §201.6(c)(5))	[DLAN TO DE		
	[PLAN TO BE ADOPTED		
	FOLLOWING		
	APPROVAL]		
E2. For multi-jurisdictional plans, has each jurisdiction requesting approval of	[PLAN TO BE		
the plan documented formal plan adoption? (Requirement §201.6(c)(5))	ADOPTED		
	FOLLOWING		
	APPROVAL]		
ELEMENT E: REQUIRED REVISIONS			
FLENATRIT F. ADDITIONAL CTATE DECLUDENTENTS			
ELEMENT F. ADDITIONAL STATE REQUIREMENTS			
(Optional for State Reviewers only; not to be completed by FEMA)			
F1.			
F2.			
ELEMENT F: REQUIRED REVISIONS			

SECTION 2: PLAN ASSESSMENT

INSTRUCTIONS: The purpose of this Plan Assessment is to offer the local community more comprehensive feedback to the community on the quality and utility of the plan in a narrative format. The Plan Assessment **must** be completed by FEMA.

The Assessment is an opportunity for FEMA to provide feedback and information to the community on: 1) suggested improvements to the plan; 2) specific sections in the plan where the community has gone above and beyond minimum requirements; 3) recommendations for plan implementation; and 4) ongoing partnership(s) and information on other FEMA programs, specifically Risk MAP and Hazard Mitigation Assistance programs.

The Plan Assessment is divided into two sections:

- 1) Plan Strengths and Opportunities for Improvement
- 2) Resources for Implementing Your Approved Plan

Plan Strengths and Opportunities for Improvement is organized according to the plan elements listed in the Regulation Checklist. Each element includes a series of italicized bulleted items that are suggested topics for consideration while evaluating plans, but it is not intended to be a comprehensive list. FEMA Mitigation Planners are not required to answer each bullet item, and should use them as a guide to paraphrase their own written assessment (2-3 sentences) of each element.

The Plan Assessment must not reiterate the required revisions from the Regulation Checklist or be regulatory in nature, and should be open-ended and to provide the community with suggestions for improvements or recommended revisions. The recommended revisions are suggestions for improvement and are not required to be made for the plan to meet Federal regulatory requirements. The italicized text should be deleted once FEMA has added comments regarding strengths of the plan and potential improvements for future plan revisions. It is recommended that the Plan Assessment be a short synopsis of the overall strengths and weaknesses of the Plan (no longer than two pages), rather than a complete recap section by section.

Resources for Implementing Your Approved Plan provides a place for FEMA to offer information, data sources and general suggestions on the overall plan implementation and maintenance process. Information on other possible sources of assistance including, but not limited to, existing publications, grant funding or training opportunities, can be provided. States may add state and local resources, if available.

A. Plan Strengths and Opportunities for Improvement

This section provides a discussion of the strengths of the plan document and identifies areas where these could be improved beyond minimum requirements.

Element A: Planning Process

Strengths:

- 1) Goals and objectives adjusted to be realistic and timely
- 2) Broad participation by partners
- 3) Increased public feedback using digital survey

Opportunities for Improvement:

- 1) Increase meeting frequencies and shorten overall meeting lengths
- 2) Changing policies allows for opportunities to evaluate content
- 3) Changes in funding likely to have broad impacts

Element B: Hazard Identification and Risk Assessment

Strengths:

- 1) New studies and supporting plans add to quality of information
- 2) Advances in technology (AI) assisted in evaluating data
- 3) Higher participation from public at large

Opportunities for Improvement:

- 1) Some hazards have no mitigation opportunities locally, i.e Volcanoes
- 2) Risk assessments contain bias from public on what impacts them most
- 3) Assumptions on cascading impacts are unknown factors

Element C: Mitigation Strategy

Strengths:

- 1) Achievable mitigation projects in plan timeline
- 2) Regional approaches to many projects enhance success probability
- 3) Strong public-private partnerships in county

Opportunities for Improvement:

- 1) Identifying reliable sources of funding for large projects
- 2) Delayed maintenance projects cause mitigation impacts
- 3) Historic facilities and sites require additional permitting and approval

Element D: Plan Update, Evaluation, and Implementation (Plan Updates Only)

Strengths:

- 1) Internal rather than contract team update provided more specific information
- 2) Increased staffing
- 3) Increased County level funds

Opportunities for Improvement:

- 1) Difficulties in maintaining long-term community engagement
- 2) Need improved matrix to ensure objectives are measurable
- 3) Loss of grant funding will have significant impacts

B. Resources for Implementing and Updating Your Approved Plan

This resource section is organized into three categories:

- 1) Guidance and Resources
- 2) Training Topics and Courses
- 3) Funding Sources

Guidance and Resources

Local Mitigation Planning Handbook

https://www.fema.gov/media-library/assets/documents/31598

Beyond the Basics

http://mitigationguide.org/

Mitigation Ideas

https://www.fema.gov/media-library/assets/documents/30627

Plan Integration: Linking Local Planning Efforts

https://www.fema.gov/media-library/assets/documents/108893

Integrating Disaster Data into Hazard Mitigation Planning

https://www.fema.gov/media-library/assets/documents/103486

Integrating Historic Property and Cultural Resource Considerations into Hazard Mitigation Planning

https://www.fema.gov/ar/media-library/assets/documents/4317

Community Rating System User Manual

https://www.fema.gov/media-library/assets/documents/8768

U.S. Climate Resilient Toolkit

https://toolkit.climate.gov/

2014 National Climate Assessment

http://nca2014.globalchange.gov/

Managing the Risks of Extreme Events and Disasters to Advance Climate Change Adaptation

http://ipcc-wg2.gov/SREX/images/uploads/SREX-All FINAL.pdf

FY15 Hazard Mitigation Assistance Unified Guidance

https://www.fema.gov/media-library/assets/documents/103279

Climate Resilient Mitigation Activities for Hazard Mitigation Assistance

https://www.fema.gov/media-library/assets/documents/110202

Training

More information at https://training.fema.gov/emi.aspx or through your State Training Officer

Mitigation Planning

IS-318 Mitigation Planning for Local and Tribal Communities

https://training.fema.gov/is/courseoverview.aspx?code=is-318

IS-393 Introduction to Hazard Mitigation

https://training.fema.gov/is/courseoverview.aspx?code=is-393.a

G-318 Preparing and Reviewing Local Plans

G-393 Mitigation for Emergency Managers

Hazard Mitigation Assistance (HMA) Grant Programs

IS-212.b Introduction to Unified HMA

http://www.training.fema.gov/is/courseoverview.aspx?code=IS-212.b

IS-277 Benefit Cost Analysis Entry Level

http://www.training.fema.gov/is/courseoverview.aspx?code=IS-277

E-212 HMA: Developing Quality Application Elements

E-213 HMA: Application Review and Evaluation

E-214 HMA: Project Implementation and Programmatic Closeout

E-276 Benefit-Cost Analysis Entry Level

GIS and Hazus-MH

IS-922 Application of GIS for Emergency Management

http://www.training.fema.gov/is/courseoverview.aspx?code=IS-922

E-190 ArcGIS for Emergency Managers

E-296 Application of Hazus-MH for Risk Assessment

E-313 Basic Hazus-MH

Floodplain Management

E-273 Managing Floodplain Development through the NFIP

E-278 National Flood Insurance Program/ Community Rating System

Potential Funding Sources

Hazard Mitigation Grant Program

POC: FEMA Region IX and State Hazard Mitigation Officer Website: https://www.fema.gov/hazard-mitigation-grant-program

Pre-Disaster Mitigation Grant Program

POC: FEMA Region IX and State Hazard Mitigation Officer Website: https://www.fema.gov/pre-disaster-mitigation-grant-program

Flood Mitigation Assistance Grant Program

POC: FEMA Region IX and State Hazard Mitigation Officer

Website: https://www.fema.gov/flood-mitigation-assistance-grant-program

Emergency Management Performance Grant Program

POC: FEMA Region IX

Website: https://www.fema.gov/emergency-management-performance-grant-program

SECTION 3:

MULTI-JURISDICTIONAL SUMMARY SHEET

INSTRUCTIONS: For multi-jurisdictional plans, this summary sheet must be completed by listing each participating jurisdiction that is <u>eligible</u> to adopt the plan.

#	Jurisdiction Name	Jurisdiction Type	Plan POC	Email
1	Storey County	County	Adam Wilson	awilson@storeycounty.org
2	Carson Water Subconservancy District (CWSD)	Multi-county, bi-state agency	Deborah Neddenriep	debbie@cwsd.org
3				
4				
5				
6				
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12				
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14				
15				

SECTION 4:

HAZARD IDENTIFICATION AND RISK ASSESSMENT MATRIX (OPTIONAL)

INSTRUCTIONS: This matrix can be used by the plan reviewer to help identify if all of the components of Element B have been met. List out <u>natural</u> hazard names that are identified in the plan in the column labeled "Hazards" and put a "Y" or "N" for each component of Element B.

	HAZARD IDENTIFICATION AND RISK ASSESSMENT MATRIX							
		Requirement Met? (Y/N)						
Hazard	Туре	Location	Extent	Previous Occurrences	Probability	Impacts	Vulnerability	Mitigation Action

Annex A: Carson Water Subconservancy District



Annex A: Carson Water Subconservancy District Attachment to 2024 Storey County Hazard Mitigation Plan

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3	THR	EE Risk and Vulnerability Assessment	4-1
	3.3	VULNERABILITY ASSESSMENT	4-2
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	3.3.2	Pata Limitations	4-2
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	3.3.4	Exposure Assessment	4-3
	3.4	HAZARD PROFILES AND VULNERABILITY ASSESSMENTS	4-3
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	3.4.5	Hazardous Materials Events	4-4
4	FOU	R Capability Assessment	5-1
	4.1	LEGAL AND REGULATORY CAPABILITIES	5-1
	4.2	ADMINISTRATIVE AND TECHNICAL CAPABILITIES	5-2
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6	SIX I	Pafarancas	7_1

1 ONE Introduction

1.1 CARSON WATER SUBCONSERVANCY DISTRICT

The Carson Water Subconservancy District (CWSD) is a unique multi-county, bi-state agency which crosses both agency and political boundaries between counties and other stakeholders. CWSD Board of Directors consists of fifteen members with representatives from five counties in Nevada and includes several agricultural representatives; all are within the Carson River Watershed; two directors represent Storey County. Additionally, two representatives from Alpine County also serve on the CWSD Board of Directors.

CWSD's mission is to work within existing governmental frameworks to promote cooperative action in the Carson River Watershed which crosses both agency and political boundaries. CWSD acts as lead agency for integrated watershed planning and facilitates the Carson River Coalition (CRC). CWSD strives to involve all counties and communities within the watershed as it develops regional planning and management solutions for the Carson River Watershed. CWSD also works to ensure flood hazards within the region are recognized, prioritized, and addressed.

- CWSD has no regulatory authority.
- CWSD is funded by ad valorem taxes and federal, state, and local grants.
- CWSD is the designated Clean Water Act 208 Planning Agency.
- CWSD's Adaptive Stewardship Plan for the Carson River Watershed meets the funding requirements of EPA's clean water act, section 319.
- CWSD's is a Cooperating Technical Partner (CTP) with FEMA and signed a Charter Agreement with FEMA. As such, CWSD leverages its revenue with FEMA CTP funding.
- CWSD is currently in the process of updating the 2018 Regional Floodplain Management Plan for the Carson River Watershed.
- As part of Storey County's 2020 hazard mitigation plan, CWSD became a recognized jurisdiction and is eligible for FEMA mitigation grants through Nevada Division of Emergency Management.
- CWSD was added as a jurisdiction to Lyon County's Hazard Mitigation Plan in 2023.
- CWSD will be as a jurisdiction to Douglas County's Hazard Mitigation Plan in 2024.

2. TWO Background: Community Description

2.1 HISTORY, LOCATION, AND GEOGRAPHY

The Carson River Watershed is located east of the Sierra range in Nevada and California (Figure 1). The Watershed is surrounded by mountains ranging in elevation from 6,000 to 11,000 feet MSL and flows north and then east the Carson Sink. The area is seismically active with a complex series of faults spanning a large area of Western Nevada. The Genoa Fault Zone is one of the most active faults in the region (Ramelli, et al., 1999).

The Watershed consists of 3,966 square miles, with 606 square miles located in California. The Carson River flows approximately 184 miles from its headwaters in Alpine County, California, to the terminus at the Carson Sink in Churchill County, Nevada. The upper watershed in the Sierra Nevada experiences long, very cold winters and short, moderate to warm summers. The upper elevations receive more than 40 inches of precipitation per year, usually as snowfall, decreasing to about four to eight inches in the arid to semi-arid valley floors. Habitats within the watershed range from dry, salt desert scrublands, and sagebrush steppes to lush mountain meadows, forest, and aspen groves. Watershed characteristics and history are comprehensively detailed in Section 3 of the Carson River Watershed Adaptive Stewardship Plan (CWSD 2017).

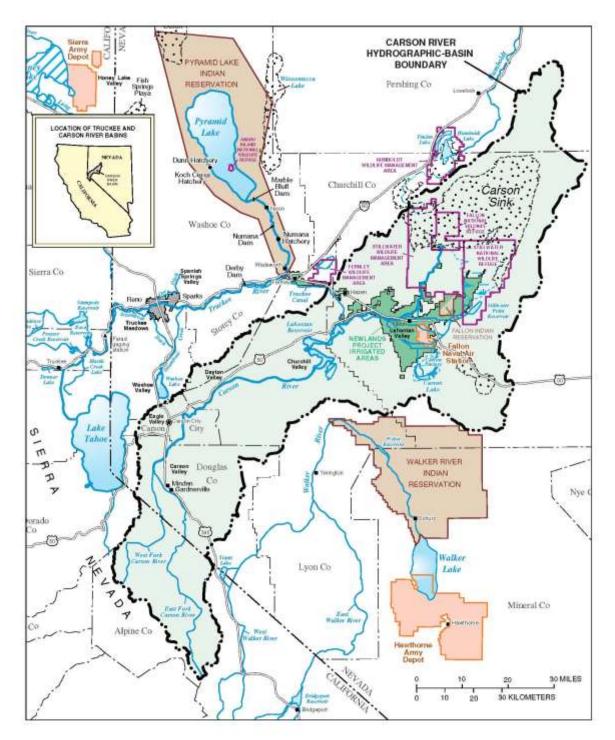


Figure 1. USGS hydrologic features map of the Carson River watershed and surroundings.

2.2 DEMOGRAPHICS

Population centers in the watershed include the Minden/Gardnerville area in Douglas County, Carson City, Dayton and Silver Springs in Lyon County, Virginia City in Storey County, and Fallon in Churchill County. The physical setting of the watershed has somewhat influenced the occurrence and size of population centers. Localized urban and residential areas (often located along or near the river) are separated by larger areas of ranchlands, farmlands, or sagebrush. Table 2.1 lists each watershed county's entire population and indicates an increase over the last few decades, with Lyon and Douglas Counties experiencing the greatest population growth. Lyon County and Douglas County also provide the greatest opportunities for continued floodplain protection.

Table 2.1 Carson River Watershed Demographics					
County	2019	2023			
Alpine, CA.	1,071*	1204*			
Douglas, NV.	48,300	54,343			
Carson City, NV.	55,438	58,923			
Storey, NV.	4,084	4,454			
Lyon, NV.	54,657	63,179			
Churchill, Nv.	25,387	26,940			
*2015 & 2020 data used for Alpine County using U.S. Census					
data. (www.data.gov)					

2023 Source; Nevada Department of Taxation. (https://tax.nv.gov/news-publications/demographics/)

Large portions of the Carson River Watershed are inhabited by rural and unincorporated communities. Many of the communities are undeserved and are at a higher risk index when compared to incorporated areas.

Storey County communities that are in the Carson River Watershed include:

- Virginia City
- Gold Hill
- Mark Twain.

The Carson River Watershed is home to several indigenous communities whose members belong to the;

- Washoe Tribe of Nevada and California
- Fallon Paiute Shoshone Tribe

THREE Risk and Vulnerability Assessment

HAZARD IDENTIFICATION 3.1

CSWD tabulated hazard rankings considering the historical occurrence of each respective hazard, the potential area of impact when the disaster does occur, and the magnitude. Please see Table 3-1 below for scoring criteria.

Table 3-1. Vulnerability Ratings Rubric

Table 5-1. Valliciability Ratings Rubile							
		Probability/ Frequency	Magnitude	Onset	Duration		
Lowest	1	Highly unlikely (less than every 25 years)	No injuries or deaths expected, minimal property damage	Greater than 30 days of warning	Only brief moments		
	2	Fairly unlikely (10-25 years)	Between 1 and 5 injuries or deaths, minor property damage	5-30 days of warning	1-24 hours		
	3	Moderate (5-10 years)	Between 5 and 25 injuries or deaths, moderate property damage	1-5 days of warning	Days to weeks		
	4	Likely (1-5 years)	Between 25 and 50 injuries or deaths, severe property damage	1-10 hours of warning	Weeks to months		
Highest	5	Highly likely (once per year)	Greater than 50 injuries or deaths, catastrophic property damage	No warning	Months to years		

In Table 3.2, CWSD addresses 5 hazards which pose a threat in the Carson River Watershed: alluvial fan flooding, riverine flooding, drought, severe weather, wildland fires, and hazardous materials events. CWSD has a regional focus on hazards in the watershed.

CWSD recognizes that several hazards can have cascading events on public health. Flooding can exacerbate pollution, disease, and fires can cause air quality concerns. Our hazard identification for this hazard mitigation plan solely focuses on the primary hazards and not on long-term health effects or multi-hazards...

Table 3-2. 2020 Carson Water Subconservancy District Hazard Rankings						
	Probability/ Frequency (1=lowest, 5=highest)	Magnitude (1=lowest, 5=highest)	Onset (1=slowest, 5=fastest)	Duration (1=shortest, 5=longest)	Average	Rank
Alluvial Fan Flooding	3.00	5.00	4.00	2.00	3.50	1
Riverine Flooding	3.00	4.00	3.00	3.00	3.25	2
Drought	2.00	3.00	1.00	5.00	2.75	3
Severe Weather	2.00	2.00	3.00	2.00	2.25	4
Wildland Fire (Post Fire)	2.00	3.00	2.00	2.00	2.25	4
Hazardous Materials Event	1.00	1.00	5.00	2.00	2.25	4

3.2 PLANNING FOR RISK AND VULNERABILITY

CWSD is a regional watershed planning agency which provides technical, financial, and outreach assistance to Alpine County, California; Carson City, Churchill County, Douglas County, Lyon County, and Storey County Nevada. CWSD is a cooperating technical partner (CTP) with FEMA.

3.3 VULNERABILITY ASSESSMENT

In the past, CWSD has participated in various counties' hazard mitigation planning processes. Although each county may have slight differences in their hazard mitigation scoring, CWSD's flood hazards include Carson River floods, flash floods in dry riverbeds and stormwater floods in developed areas. Drought and climate variability are vulnerabilities to consider in planning and response. Severe weather, fires and hazardous materials round out the list of highest ranked hazards identified by CWSD.

3.3.1 Identifying Critical Infrastructure

Being a regional watershed planning agency, CWSD does not own or operate any facilities or infrastructure.

3.3.2 Data Limitations

Carson Water Subconservancy District is a regional watershed planning agency. As such, CWSD collects, compiles, and analyzes data from State and Federal Agencies regarding floods, droughts, severe weather, earthquakes, wildland fires, and hazardous materials events.

3.3.3 Repetitive Loss Properties

The repetitive loss properties recorded in the Carson River Watershed are listed in Table 3.4.

Table 3.4 Repetitive Losses in Carson River Watershed			
Jurisdiction	Repetitive Loss Properties		
Alpine County, CA.	0 repetitive loss properties		
	Within Douglas County there are 4 repetitive loss properties in Genoa,		
Douglas County, NV.	3 in Gardnerville, and 5 in Minden.		
Carson City, NV.	6 repetitive loss properties		
Storey County, NV.	0 repetitive loss properties		
	1 repetitive loss property in		
Lyon County, NV.	Dayton		
Churchill County, Nv.	1 repetitive loss property.		

3.4 Exposure Assessment

Since 1998, CWSD has been collecting and studying various hazards in the Carson River Watershed. CWSD has various studies and data available on cwsd.org. Examples include the Carson River Watershed Adaptive Stewardship Plan (2017) and the Regional Floodplain Management Plan (2018), which is currently updated.

3.4 HAZARD PROFILES AND VULNERABILITY ASSESSMENTS

3.4.1 Alluvial Fan Flooding

Planning Significance: High

As a cooperative agency, CWSD works with counties to address ways to reduce flood risks in the watershed. On June 6, 2005, CWSD became a Cooperating Technical Partner (CTP) with FEMA. Alluvial fan flooding is defined in the 2018 Carson River Watershed Floodplain Management Plan as "flooding [aka flash flooding] results from intense rainfall during summer thunderstorms on alluvial fan surfaces (gently sloping, fan-shaped landforms common just below mountain canyons). Flash flooding is characterized by high-velocity flows, sediment and bedload transport, erosion and deposition, and unpredictable flow paths." CWSD has coordinated many alluvial fan drainage studies in the Carson River Watershed. These studies have focused on reducing flood risks in communities with significant risk from flash flooding.

3.4.2 Riverine Flooding

Planning Significance: High

As a cooperative agency, CWSD works with counties to address ways to reduce flood risks in the watershed. On June 6, 2005, CWSD became a Cooperating Technical Partner (CTP) with FEMA. Riverine (or main channel) flooding primarily occurs during large winter storms in valley bottoms. Warm rain that quickly melts the mountain snowpack has caused the most devasting winter floods in the Carson River Watershed. Since 2005, the CTP program has

provided funding for CWSD to coordinate several flood studies in the Carson River Watershed. These studies have focused on reducing flood risks.

3.4.2 Drought

Planning Significance: High

As a cooperative agency, CWSD works with counties and various water purveyors in the Watershed to ensure adequate water supplies during droughts. CWSD provides regions with water supply studies and provides funding assistance to intertie the various water purveyors together to provide water redundancy. On November 22, 2022, CWSD received Nevada Emergency Funding to create a 30-year Regional Drought Plan.

3.4.3 Severe Weather

Planning Significance: Moderate

As a cooperative agency, CWSD works with counties to address severe weather. CWSD has conducted several studies evaluating stormwater impacts to various communities in the Watershed. These studies identify storm hazards and propose various projects to reduce these hazards.

CWSD also funds conservation districts river rehabilitation projects on the Carson River. Bank stabilization projects assist in preventing hazards due to sediment and property encroachment when severe weather arrives.

3.4.4 Wildland Fire (Post Fire)

As a cooperative agency, CWSD works with counties to address increased flood hazards due to impacts caused by wildfires. CWSD also funds conservation districts and/or counties to mitigate wildland fire by removing noxious invasive species and promoting native vegetation.

3.4.5 Hazardous Materials Events

As a cooperative agency, CWSD works with counties to address Hazardous Materials Events as they relate to impacts to surface and groundwater supplies. CWSD primarily monitors such events and shares information with critical partners if needed.

5 FOUR Capability Assessment

4.1 LEGAL AND REGULATORY CAPABILITIES

CWSD does not have any legal or regulatory capability but provides technical and financial support to the various communities in the Carson River Watershed.

Table 4.1 is a list of various hazard mitigation support that CWSD provides in the watershed:

Master Plan	If asked, CWSD provides technical assistance, review and / or comment
Zoning Ordinance	If asked, CWSD provides technical assistance, review and / or comment
Subdivision Ordinance	If asked, CWSD provides technical assistance, review and / or comment
Growth management related to water supply	If asked, CWSD provides technical assistance, review and / or comment
Floodplain ordinance	Funded through FEMA, CWSD provides technical assistance and support city/county ordinance update.
Other special purpose ordinance (stormwater, steep slope, wildfire)	With Section 208 funding provided by NDEP, CWSD is providing technical assistance and support for city/county to review Low Impact Development Ordinances.
Stormwater management program	Provides information on ways to reduce storm water using low impact development reports
Reduce flood risk	Provide funding and technical support to reduce flood risks
Water Supply	Provide funding and technical support to enhance water reliability

4.2 ADMINISTRATIVE AND TECHNICAL CAPABILITIES

The administrative and technical capability of the CWSD provides an identification of the staff resources available to expedite the actions identified in the Mitigation Strategy.

Table 4-2: Administrative and Technical Capability

Staff/Personnel Resources	Position
Planner/Engineer with knowledge of land development/land management practices	Licensed Engineer
Engineer/ Professional trained in construction practices related to buildings and/or infrastructure	Licensed Engineer
Planner/engineer/scientist with an understanding of natural hazards	Watershed Program Manager
Engineer/scientist with an understanding of natural hazards	Watershed Resource Specialist 1
Floodplain Manager	Water Resources Specialist 2, CFM

4.3 FINANCIAL CAPABILITIES

Specific financial and budgetary tools available to CWSD for hazard mitigation include ad valorem taxes from watershed counties.

Table 4-3: Fiscal Capability

Financial Resources	Accessible or Eligible to Use (Yes/No/Don't Know)
Community Development Block Grants (CDBG)	No
Capital improvements project funding	No
Authority to levy taxes for specific purposes	CWSD has authority to levy \$.03 per \$100 from assessed valuation of properties located in the Nevada portion of the Watershed.
Fees for water, sewer, gas, or electric service	No
Insurance	No
Impact fees for homebuyers or developers for new developments/homes	No
Incur debt through general obligation bonds	No
Incur debt through special tax and revenue bonds	No

Incur debt through private activity bonds	No
Withhold spending in hazard-prone areas	No
Fire Department, Plan Review fees	No
Ambulance fees	No
Business license and events fees	No
Assistance available through mutual aid agreements/Quad County resources	No

4.4 CURRENT MITIGATION CAPABILITIES

Table 4-4 lists CWSD's primary strengths and actions taken to increase capabilities. CWSD's staffs' roles and responsibilities flex with available grant funding.

Table 4-4: CWSD Mitigation Capability

Applicable Programs, Plans, Policies, Regulations, Funding, or Practices	Point of Contact	Strengths	Key Mitigation Accomplishments
Water Law, Flood & Drought Policy, Engineering	Edwin D. James	Understanding of State and Federal Water Law, Legislative Process, Funding Mechanisms to leverage local money to achieve Regional Watershed Management goals	Through FEMA Cooperating Technical Partner grants, assist counties in data collection for flood and mitigation studies & expand community engagement and flood awareness. Procured USBR grant to create Water Marketing Strategy to reduce conflict and ensure water sustainability.
Watershed Program Management	Brenda Hunt	Coordinates integrated watershed management process and facilitates Carson River Coalition Stakeholder group.	Through Watershed Literacy Campaign, help residents understand they live in a watershed and how open floodplain lands are the best defense against flooding.
Water Resource Specialist 1	Lindsay Marsh	Engineering background and technical experience. Assists in grant management and community outreach.	Advocates for Carson River Watershed on Nevada Water Resources Association Board; Assists in the 30-year regional plan writing and FEMA grant Management.
Water Resource Specialist 2	Debbie Neddenriep	Grant Management of FEMA grants from cradle to grave: aka grant.gov, PARS system, ND Grants, and Mapping Information Platform. Coordinate community engagement and flood awareness in Carson River Watershed	CTP and NDEM grant development and management to build resilience in the Carson River Watershed. Lead for community engagement and flood awareness.

6 FIVE Mitigation Strategy

5.1 MITIGATION GOALS AND OBJECTIVES

CWSD reviewed the hazard profiles as a basis for developing mitigation goals and objectives. CWSD works with local governments to address mitigation capability as it relates to flooding, drought, severe weather and fire.

Mitigation actions are usually grouped into six broad categories: prevention, property protection, public education and awareness, natural resource protection, emergency services, and structural projects. Table 5-1 lists CWSD goals and potential actions selected for this HMP.

Table 5-1: Mitigation Goals							
Goal Number	Goal Description	Objective					
1	Goal 1: Promote increased and ongoing involvement in hazard-mitigation planning and projects.	Coordinate Carson River Watershed hazard mitigation planning with local, state, and federal plans. Create Carson River Hazard Mitigation Plan					
2	Goal 2: Reduce the possibility of damage and losses due to drought.	Property protection: CWSD works to improve regional water supply, 2024 30-year Regional Water Plan, 2013 Regional Comprehensive Watershed Plan, considers long-term impacts of pumping and Carson River flows. Potential for mitigating future effects. Property protection: CWSD works to improve water supply - Water Marketing Strategy for the Carson River Watershed to ensure water supply and reduce conflict between users. Create an annual water rate report of 13 water purveyors in the Carson River Watershed. Property protection: CWSD helps fund USGS well monitoring of water levels in Carson River Watershed to ensure consistent data sets.					
3	Goal 3: Reduce the possibility of damage and losses due to floods.	2018 Regional Floodplain Management Plan lists potential projects and suggested actions to mitigate flood hazards. This plan was adopted by Storey County Board 12/2018. Currently being updated.					

	Virginia City /6-Mile Canyon Area
	Drainage Master Plan (2023) and Gold
	Hill Area Drainage Master Plan (2026),
	Building Cost Analysis for Flood
	Structures in North Dayton Valley (2026)
	CWSD is funded through FEMA to assist
	local counties and cities conduct
	community engagement and flood
	outreach in the Carson River Watershed.
	National Night Out in Virginia City is an
	example of public flood outreach in the
	county.

5.2 IDENTIFYING, EVALUATING, AND PRIORITIZING MITIGATION ACTIONS

CWSD identified, evaluated, and prioritized each mitigation action. To complete this task, the STAPLE+E evaluation criteria were used, including rankings of zero for lowest and three for highest priority, acceptance, feasibility etc. The rankings for each action were totaled. See Table 5-2 for the evaluation criteria.

TABLE 5-2: STAPLE+E EVALUATION CRITERIA FOR MITIGATION ACTIONS

EVALUATION CATEGORY	DISCUSSION "IT IS IMPORTANT TO CONSIDER"	CONSIDERATIONS
Social	The public support for the overall mitigation strategy and specific mitigation actions	Community acceptance of risk, need for preparedness; and understand how it adversely affects population
Technical	If the mitigation action is technically feasible and if it is the whole or partial solution	Technical feasibility; Long-term solutions; Secondary impacts
Administrative	If the community has the personnel and administrative capabilities necessary to implement the action or whether outside help will be necessary	Staffing: Funding allocation; Maintenance/operations
Political	What the community and its members feel about issues related to the environment, economic development, safety, and emergency management	Political support; Local champion; Public support
Legal	Whether the community has the legal authority to implement the	Local, State, and Federal authority; Potential legal challenge

	action, or whether the community must pass new regulations	
Economic	If the action can be funded with current or future internal and external sources, if the costs seem reasonable for the size of the project, and if enough information is available to complete a FEMA Benefit Cost Analysis	Benefit/cost of action; Contributes to other economic goals; Outside funding required; FEMA Benefit Cost Analysis
Environmental	The impact on the environment because of public desire for a sustainable and environmentally healthy community	Effect on local flora and fauna; Consistent with community environmental goals; Consistent with local, State and Federal laws

7 SIX References

Carson Water Subconservancy District /Brenda Hunt. 2017. Adaptive Stewardship Plan.

Carson Water Subconservancy District /Deborah Neddenriep. 2018. Carson River Watershed Floodplain Management Plan. http://www.cwsd.org/wp-content/uploads/2018/10/2018-10-18-RFMP-Bd-Approved-Final.pdf.



• Board Action:

Board of Storey County CommissionersAgenda Action Report

	ing date: 5/20/2025 10:00 AM -	Estimate of Time Required: 30 min.					
	C Meeting						
Agen	Agenda Item Type: Discussion/Possible Action						
•	upcoming bills and legislation affectin following: Senate Bill 69; bills regardi Carson, Douglas, and cities; SB78; AE the Nevada Association of Counties (N	direction to county staff and lobbyists regarding g Storey County including, but not limited to, the ng regional impacts in Storey, Washoe, Lyon, 332 V&T Railway; bills supported or opposed by JACO); bills proposed by the Governor and ard meeting, and bills shown in the attached possible positions.					
•		nmissioner] motion to direct county staff and n known BDRs, bills, and other potential follows:					
•	Prepared by: Austin Osborne						
	<u>Department:</u> Commissioners	<u>Contact Number:</u> 7758470968					
•	Staff Summary: Bills and legislative	actions are listed in the enclosed list.					
•	Other Bills in NELIS: https://www.leg.state.nv.us/App/NELIS/REL/83rd2025/Bills/List						
•	Supporting Materials: See Attachme	nts					
•	Fiscal Impact:						
•	Legal review required: False						
•	Reviewed by:						
	Department Head	Department Name:					
	County Manager	Other Agency Review:					

[] Approved	[] Approved with Modification
[] Denied	[] Continued
	[] Continued

5/13/2025

Bill Number:	BOCC Date:	Subject	Status	Position Storey County	Position Nevada NACO	Notes
AB147	02/18/2025	Registered Candidates	Failed	Support	Failed	Requires candidates to be registered to vote in Nevada.
AB61	03/04/2025	Sparks Toll Road	Failed	Support	Failed	Authorizes Washoe County toll road proposal connecting I-80 to North Valleys.
ADC4	00/10/0005	Onen Meeting Dules	Failed	Cummant		Allows quorum to deliberate with attorney outside of public meeting, amends open meeting and posting requirements, and amends
AB64	02/18/2025	Open Meeting Rules	Failed	Support	none	testimony requirements.
AB66	02/19/2025	Add Court Judges	Passed	Neutral	none	Increasing number of District Court judges, including 1 additional judge in First District Court (Carson-Storey).
ADOO	02/10/2023	Add Court Judges	rasseu	Neutrat	Hone	increasing number of district court judges, including 1 additional judge in this court (carson-storey).
AB70	02/18/2025	Renewable Tax Abate	Passed	Neutral	NACO Bill	Requiring Office of Energy to consider written comments from county commissions regarding renewable energy tax abatements.
						, , , , , , , , , , , , , , , , , , , ,
AB96	02/18/2025	Heat Island Planning	Passed	Neutral	none	Requiring large jurisdictions to implement heat island mitigation in master plans. Pop. cap, does not impact small counties.
AB112	02/18/2025	Sick Leave for Family	Passed	Oppose	none	Adding to union CBAs employee rights to use sick leave to assist family members.
						Public records requests ombudsman in AG's Office to review and possibly overturn local jurisdictions on confidential records.
AB128	03/04/2025	Public Records Ombudsman	Passed	Oppose	Oppose	(Amended to gut and replace with task force study).
						Accessory dwelling units to historic districts. Storey already does this. Amended to include tax exemptions for ADUs. Bill applies to
AB131	02/18/2025	ADUs in Historic Dist.	Failed	Neutral	Oppose	Washoe and Clark only.
AB147	02/18/2025	Voter ID	Failed	Support	Failed	Requiring proof of identity to vote.
AB152	02/18/2025	Records Retention, Request	Failed	Support	Support	Local gov. exempt from providing records beyond required record retention times.
AB180	02/18/2025	Sidewalk Vendors	Failed	Neutral	Failed	Allows sidewalk vendors. Pop capped so does not impact Storey or small counties.
AB222	02/18/2025	Apprentices and Projects	Failed	Oppose	Failed	Employment and use of apprentices and certain workers for type of projects.
AB226	02/18/2025	Community Ben. Tax Abate		Neutral	none	Tax abatements to submit "community benefit plan" to be approved by GOED.
AB242	03/04/2025	Sagebrush Ecosystems	Exempt	Oppose	none	Sagebrush ecosystem damage mitigation council. Concerns about fire fuels reduction.
AB538	04/01/2025	GOED Temp. Board Member	Failed	Neutral	Failed	Requiring temporary member on GOED board for tax abatement applications.
	03/04/2025	Daylight Savings Time	Passed	Neutral	Reviewing	Change Daylight Savings Time to stay Standard Time yearround. No more spring forward.
SB69	04/01/2025	Local Gov. Control Tax Abate	Passed	Support	Support	Storey Bill: GSA 10-20% of local abatement value, retro fiscal year, no data centes.
						Comstock Historic District. Amended, no issues. Oppose as text still contains CHDC. Note: Monitoring passage of bill with CHDC still
SB78		Consolidating Boards	Passed	Oppose		included for possible removal.
AB32	03/04/2025	V&T Interim Study	Passed*	Support	Support	Study V&T Railway Commission long-term options. (*In Ways and Means).
SB28	05/06/2025	Southern NV RTC	Passed	Neutral	none	Southern Nevada RTC sales tax, definition of median gross income threshold from 60% to 120% to be considered affordable. Possible
						to go on ballot. Monitor for statewide applicable.
SB147	05/06/2025	Regional Planning	Failed	Neutral	none	Regional housing and transportation planning. Monitor for local impacts.
SB232	05/06/2025	Veterans' Center in VC	Exempt	Support	none	Veteran's center in Virginia City fund at \$750,000
SB364	05/06/2025	Rail Spur Abatements	Exempt	Oppose	Oppose	Rail spur "inland ports" and project improvement abatements. Monitor, possible oppose.
AB256	05/06/2025	Transit Rail Study Group	Passed	Neutral	none	Transit rail interim study group. Amended to be "regions".
AB528		Green Build Abatements	Exempt	Neutral	none	LEED "green" construction partial abatements. No hearing yet.
AB77		Abatements Benefit to State	Failed	Oppose	Failed	Tax abatements to be denied by GOED if "no benefit to the State". No hearing yet.
SB410		Family Health Benfits CBA	Passed	Oppose	none	Mandatory bargaining health and family health benefits in union CBAs.
AB491	04/15/2025	Candidate Residency	Passed	Oppose	none	Responsese from SOS regarding candidates residency.
SB100	04/15/2025	Clerk Removal for Deadlines	Passed	Oppose	Oppose	Allows removal of County Clerk for failing to meet election-related deadlines.
AB496	04/15/2025	Mail-In Ballot Tracking	Passed	Oppose	none	Mandates daily USPS reporting on ballots in possession by county.

Bill Number:	BOCC Date:	Subject	Status	Position Storey County	Position Nevada NACO	Notes
AJR1	04/15/2025	Revised Property Tax Assess.		Neutral	none	Amend NV Constitution to allow classess of property tax caps.
AB491	04/15/2025	Clerk 48-Hour Response SOS	Passed	Oppose	none	Requires County Clerk's to respond to SOS requests within 48 hours w/o severe penalties.
AB499	04/15/2025	Ballot Personal Identification	Passed	Neutral	none	Allows voters to include personal information on ballots.
AB241	05/06/2025	Multi-Fam Housing on Comm	Passed	Oppose	Oppose	Requires counties to allow multi-family housing on Commercial zoned lots.
SB180	05/06/2025	Minimum Insurance Trucking	Passed	Oppose	none	Establishing minimum insurance standards for motor carriers.
NOTES	NOTES					
Draft for review, confirmation, and possible amendments from the board.						
NACO's p	NACO's position will be updated at the upcoming board meeting.					
05-13-25	05-13-25 draft					



Board of Storey County Commissioners Agenda Action Report

Meeting date: 5/20/2025 10:00 AM - Estimate of Time Required: 0-5

BOCC Meeting

Agenda Item Type: Discussion/Possible Action

- <u>Title:</u> For Consideration and possible approval of business license second readings:
- A. Anning-Johnson Company Contractor / 6460 Warbonnet Way ~ Las Vegas, NV
- B. BCA Industries Inc. Out of County / 7026 N. Teutonia Ave ~ Milwaukee, WI
- C. Great Basin Solar LLC Contractor / 50 Butte Pl. ~ Reno, NV
- D. Harrigan Builders Inc. Contractor / 219 Black Raven Ct. ~ Reno, NV
- E. Largo Concrete Inc. Contractor / 2741 Walnut Ave ~ Tustin, CA
- F. Lotusworks Inc. Professional / 10 Cabot Rd. Ste. 212 ~ Medford, MA
- G. Malvern Panalytical, Inc. Out of County / 2400 Computer Dr. Ste 2100 ~ Westborough, MA
- H. Marshall Mint General / 96 N. C St. ~ Virginia City, NV
- I. Mastec Network Solutions Inc. Contractor / 910 Striker Ave Ste. A ~ Sacramento, CA
- J. MCR Equipment Services LLC Out of County / 11310 Chesapeake Dr. ~ Reno, NV
- K. Olson Electric Company LLC Contractor / 3676 W. California Ave. Ste A-117 ~ Salt Lake City, UT
- L. Pittsburg Tank & Tower Contractor / 1 Watertank Pl. ~ Henderson, KY
- M. Rigaku Americas Holding Inc. Out of County / 9009 New Trails Dr. ~The Woodlands, TX
- N. Rolling Rock LLC Contractor / 475 Territory Rd. ~ Dayton, NV
- O. S2M Contractor / 8839 N. Cedar Ave. Ste 1 ~ Fresno, CA
- P. Service Station Compliance & Testing LLC Contractor / 7210 Placid St. ~ Las Vegas, NV
- Q. Shimmick Construction Company Inc. Contractor / 530 Technology Dr. Ste 300 ~ Irvine, CA
- R. Strategic Development Partners LLC Contractor / 155 S Water St. Ste. 220 ~ Henderson, NV
- Recommended motion: Approval.
- **Prepared by:** Ashley Mead

Department: Community Development **Contact Number:** 775-847-0966

• <u>Staff Summary:</u> Second readings of submitted business license applications are normally approved unless, for various reasons, requested to be continued to the next meeting. A follow-up letter noting those to be continued or approved will be submitted

•	Supporting Materials: See Attachments	
•	Fiscal Impact:	
•	Legal review required: False	
•	Reviewed by:	
	Department Head	Department Name:
	County Manager	Other Agency Review:
•	Board Action:	
	[] Annroyed	[] Approved with Modification

[] Continued

prior to the Commission Meeting. The business licenses are then printed and mailed to

the new business license holder.

[] Denied

Storey County Community Development



110 Toll Road ~ Gold Hill Divide P O Box 526 ~ Virginia City NV 89440 (775) 847-0966 ~ Fax (775) 847-0935 CommunityDevelopment@storeycounty.org

To: Jim Hindle, Clerk's office

Austin Osborne, County Manager

May 12, 2025 Via Email

Fr: Ashley Mead

Please add the following item(s) to the May 20, 2025

COMMISSIONERS Consent Agenda:

SECOND READINGS:

- A. Anning-Johnson Company Contractor / 6460 Warbonnet Way ~ Las Vegas, NV
- **B.** BCA Industries Inc. Out of County / 7026 N. Teutonia Ave ~ Milwaukee, WI
- C. Great Basin Solar LLC Contractor / 50 Butte Pl. ~ Reno, NV
- **D.** Harrigan Builders Inc. Contractor / 219 Black Raven Ct. ~ Reno, NV
- E. Largo Concrete Inc. Contractor / 2741 Walnut Ave ~ Tustin, CA
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- R. Strategic Development Partners LLC Contractor / 155 S Water St. Ste. 220 ~ Henderson, NV

Ec: Community Development Commissioner's Office

Planning Department Comptroller's Office

Sheriff's Office