Douglas County

Board of County Commissioners
Public Meeting Notice and Agenda

Mark Gardner
Sharla Hales
Walt Nowosad
Wesley Rice
Danny Tarkanian

Thursday, December 19, 2024 **10:00 AM** **Historic Courthouse**
1616 Eighth Street
Minden, NV 89423

The Board of County Commissioners sit jointly as the following boards: Liquor Board, License Board, Tahoe-Douglas Transportation District Board, Water District Board, and the Redevelopment Agency. Agenda items may be taken out of order, may be combined for consideration, or may be removed from the agenda at any time. All items designated "for possible action" may include discussion by the County Commissioners and they may take action to approve, modify, deny, take "no action," or continue the item.

To Watch the Meeting: Members of the public may click on the following link to watch the livestream of the Board of County Commissioners meeting: **https://www.youtube.com/@douglascountynevada**

Written Public Comment: To offer public comment before the Board meeting, members of the public may submit public comments online through the County's public comment form by clicking on the following link:
https://www.douglascountynv.gov/government/board_of_county_commissioners/public_comment

Public Comment During the Meeting: Members of the public may attend the meeting in person at the address listed at the top of the agenda to provide public comment.

Supporting Materials:
Copies of supporting material can be requested in person from the Douglas County Clerk/Treasurer's Office, 1616 8th Street, Minden, Nevada or by calling Nicki Leeper at 775-782-9014. Electronic copies of the agenda and supporting materials are also available at the following websites:

State of Nevada Public Notices Website: https://notice.nv.gov/
Douglas County Meeting website: https://douglascountynv.granicus.com/ViewPublisher.php?view_id=1

Notice to Persons with Disabilities:
Members of the public who are disabled or require special assistance or accommodations are requested to notify the Douglas County Manager's Office in writing at Post Office Box 218, Minden, Nevada 89423 or by calling 775-782-9821 at least 20 hours in advance of the meeting.

Members of the public may call the County Manager's office at 775-782-9821 to obtain help making public comment using any of the foregoing methods.

A copy of the finalized agenda is posted at the Minden Inn at 1594 Esmeralda Avenue, Minden Nevada.

DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

FINAL AGENDA

December 19, 2024

LUNCH BREAK
The Board of County Commissioners may break for lunch at approximately noon and will reconvene after a break at the discretion of the Chairperson.

CALL TO ORDER

PLEDGE OF ALLEGIANCE
Led by Commissioner Walt Nowosad

PUBLIC COMMENT (No Action)
Forum Restrictions and Orderly Conduct of Business
The Board of County Commissioners conducts the business of Douglas County and its citizens during its meetings. The Board may impose reasonable, content-neutral restrictions on public comment such as comments that are on topics that are not within the jurisdiction, authority, or control of the Board of County Commissioners, or if the content of the comment is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational, or amounts to a personal attack or interfering with the rights of other speakers. The presiding officer may order the removal of any person whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warnings against disruptive comments or behavior may or may not be given prior to removal. Hand clapping, making remarks or gestures from the audience that may interrupt, interfere or prevent any speaker from commenting should not occur.

Responses to Public Comments
The Board of County Commissioners can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. During the public comment period, speakers may address matters listed or not listed on the published agenda as long as those matters are within the jurisdiction and control of the Board of County Commissioners. The Open Meeting Law does not expressly prohibit responses to public comments by the Commissioners. However, responses from Commissioners to unlisted public comment topics could become deliberation on a matter without notice to the public. On the advice of legal counsel, and to ensure the public has notice of all matters the Board of County Commissioners will consider, Commissioners may choose not to respond to public comments, except to correct factual inaccuracies, ask clarifying questions, or to ask that a matter be listed on a future agenda.

Public comment is limited to three minutes per speaker unless additional time is granted by the Board Chairperson. The Board of Commissioners uses timing lights to ensure that everyone has an opportunity to speak. You will see a green light when you begin, and then a yellow light which indicates that you have thirty seconds left and should conclude your comments. Once the light turns red, please sit down.

In addition to opening public comment, public comment will also be taken on administrative agenda items that are identified for possible action and closing public comment. If you plan to speak on a specific agenda item that is on the administrative agenda and identified for possible action, then please provide your public comment when that agenda item is heard. Public comment will not be taken on Liquor Board agenda items. If you would like to provide public comment on Liquor Board

agenda items, please provide your public comment during opening public comment or closing public comment.

Public comment must be limited to matters that are within the jurisdiction and control of the Board of County Commissioners. Public comment must be addressed to the Chairperson and not to members of the public so that the Board may take future action on the issues that are raised by the public.

At this time, public comment will be taken on those items that are within the jurisdiction and control of the Board of County Commissioners.

APPROVAL OF AGENDA
For possible action. Approval of the proposed agenda. The Board of Commissioners reserves the right to take items in a different order to accomplish business in the most efficient manner, to combine two or more agenda items for consideration, and to remove items from the agenda or delay discussion relating to items on the agenda.

APPROVAL OF PREVIOUS MINUTES

For possible action. Discussion to approve the draft minutes of the November 7, 2024, regular meeting and the November 15, 2024 Special Meeting of the Board of County Commissioners.

CONSENT CALENDAR
Items appearing on the Consent Calendar are items that can be adopted with one motion unless an item is pulled by a Commissioner or a member of the public. Members of the public who wish to have a consent item placed on the Administrative Agenda shall make that request during the public comment section at the beginning of the meeting and specifically state why they are making the request. If items are pulled for discussion by a vote of the Board of County Commissioners, they will automatically be placed on the Administrative Agenda to be heard at the discretion of the Chairperson or may be continued until another meeting.

Motion to approve the Consent Calendar items as presented. **A-U**

A. For possible action. Discussion to approve Amendment 1 to Land Lease 068 (LL068) and Amendment 1 to Land Lease 091 (LL091), both with the Minden-Tahoe Airport, and authorize the County Manager to sign the amendments. The amendments serve to assign each Land Lease from John and Janice Morgan to the Morgan Family Trust. (Heather MacDonnell)

B. For possible action. Discussion to approve a change to the Fiscal Year 2024-25 secured property tax roll as recommended by the Douglas County Assessor pursuant to NRS 361.765 and/or NRS 361.768 to adjust the assessed values of the affected property for a total decrease in net assessed value of $34,400, authorize Chairman Rice to execute an Order to Adjust Tax Bills and Correct Secured and Unsecured Tax Rolls, and direct the Douglas County Treasurer to correct the error in the tax roll pursuant to Nevada law. (Trent Tholen)

C. For possible action. Discussion to approve the purchase of culvert materials from Jensen Precast, in the amount of $154,738.92, for a culvert extension needed where Muller Parkway crosses the Virginia Canal; and authorize the County Manager to sign all paperwork necessary for the transaction. (Tom Dallaire)

D. For possible action. Discussion to Adopt **Resolution 2024R-142**, which augments the budget in the Room Tax fund to account for the Warrior Way Parking program. (Geoff Bonar)

E. For possible action. Discussion to approve a one-year Interlocal Agreement between Douglas County and the Douglas County School District for the paid parking program on Warrior Way from June 1, 2025 to October 1, 2025. (Ryan Stanton)

F. For possible action. Discussion to authorize a letter of support to the Nevada Department of Transportation to install additional No Parking signs on shoulders in the most problematic parking areas along the Douglas County portion of Highway 50, north of the Skyland to Stateline. (Ryan Stanton)

G. For possible action. Discussion to: 1. Accept an amendment to the Mobile Outreach Safety Team (MOST) grant, which increases the amount of the award by $2,000 to $8,000; 2. Adopt **Resolution 2024R-139** which augments the budget in the Social Services Fund to account for the $2,000 increase to the grant amendment, and 3. Authorize the Social Services Manager to sign the grant amendment. (Geoff Bonar)

H. For possible action. Discussion to approve a contract with SoSuTV Corporation for public meeting broadcasting, livestreaming and meeting support effective January 1, 2025, through December 31, 2025, in the amount of $69,660, and authorize the County Manager to sign the contract. If approved, this contract will replace an existing contract with SoSuTV Corporation effective January 1, 2022, through December 31, 2025, recorded on April 27, 2022, as document number 2022-984308. (Jenifer Davidson)

I. For possible action. Discussion to approve a $182,553.92 purchase order with Xybix Systems, Inc. for the replacement of carpet and console furniture in the Douglas County Emergency Communications Center and authorize the County Manager to sign all related documents. (Kara Easton)

J. For possible action. Discussion to approve **Resolution 2024R-143** adopting the 2024 Updated Hazard Mitigation Plan (HMP) reflecting changes in development, mitigation efforts and priorities. (Kara Easton).

K. For possible action. Discussion to approve **Resolution 2024R-130** transferring $29,358 of budgetary authority from General Fund 101 to Douglas County Construction Fund 410. (Kathy Lewis)

L. For possible action. Discussion to adopt **Resolution 2024R-123** augmenting the Fiscal Year 2024-25 Regional Transportation Fund budget by $1,200,000. (Kathy Lewis)

M. For possible action. Discussion to accept the auditor's report on Douglas County's general ledger cash balances through November 15, 2024, per Nevada Revised Statute 251.030. (Kathy Lewis)

N. For possible action. Discussion to approve **Resolution 2024R-129** augmenting Fund 622 (Town of Genoa Ad Valorem Capital Projects) by $16,217. (Kathy Lewis)

O. For possible action. Discussion to adopt **Resolution 2024R-137** to augment various 2024-25 Fiscal Year Douglas County fund budgets using adjusted opening fund balances for prior year commitments or restricted funds in the total net amount of $55,274,668 across all funds

as detailed in the resolution. (Kathy Lewis)

P. For possible action. Discussion to adopt **Resolution 2024R-052** establishing the Douglas County Restricted Accounts Fund. (Kathy Lewis)

Q. For possible action. Discussion to: 1. Accept a $125,000 award for a Safe Streets safety plan; 2) Adopt **Resolution number 2024R-138** augmenting the budget; and 3. Authorize the County Manager to sign the award agreement. The award period is from date of agreement signing to December 31, 2026. (Debbie Swickard)

R. For possible action. Discussion to: 1. Accept a $99,967.38 County-wide debris removal award**,** $97,916.37 Carson City Area Wide award, $80,274.05 Fish Springs Area Roads award, $111,194.69 Minden/Gardnerville Area Roads award, $105,335.69 Ruhenstroth/Pinenut China Spring Area Roads award, $45,559.89 Johnson Lane Area Roads award, $56,060.02 Stephanie Way Area Roads award, $85,313.91 Emergency Protective Measures (EPM) award from Federal Emergency Management Agency (FEMA) for the time period of April 27, 2023 through October 27, 2024; 2. Adopt **Resolution 2024R-073, Resolution 2024R-087, Resolution 2024R-088, Resolution 2024R-089, Resolution 2024R-090, Resolution 2024R-091, Resolution 2024R-092**, **Resolution 2024R-093,** which augments the budget in the Stabilization Fund to account for the grant award; and 3. Authorize the Grants Administrator to sign any necessary documents for the grant awards. (Debbie Swickard and Kathy Lewis)

S. For possible action. Discussion on updates and amendments to Douglas County Administrative Policy and Procedure 200.04 - Uniforms. (Christine Vido)

T. For possible action. Discussion to award a $144,350 construction contract to Summit Plumbing Co. LLC for the 2025 Closed Circuit Television (CCTV) Pipeline Assessment Certification Program (PACP) Gravity Sewer Inspection Project and authorize the County Manager or Public Works Director to execute the contract and change order up to 10% of the original contract price. (Rick Robillard)

U. For possible action. Discussion to accept the County Recorder's report on the use of the Recorder's Technology Funds for Fiscal Year 2024-25 as required pursuant to NRS 247.306. (Shawnyne Garren)

ADMINISTRATIVE AGENDA

The Chairperson will read the agenda title into the public record and will have the discretion to determine how the item will be presented. Agenda items may be considered ahead of or after the schedule indicated by this agenda. Public comment will be taken on items that are identified for possible action.

CONSENT CALENDAR ITEMS PULLED FOR FURTHER DISCUSSION

1. For presentation only. Ceremonial presentation of **Proclamation 2024P-136**, a proclamation recognizing four years of dedicated service to Douglas County by Commissioner Walt

Nowosad. (Chairman Rice)

2. For possible action. Discussion to adopt: 1) Ordinance 2024-1648, an ordinance of the Board of County Commissioners of Douglas County, Nevada, designated by the short title "2025 Justice Center Bond Ordinance"; providing for the issuance of the Douglas County, Nevada, General Obligation (Limited Tax) Justice Center Bonds (Additionally Secured by Pledged Revenues), Series 2025A, in the maximum aggregate principal amount of $37,000,000; providing the form, terms and conditions thereof and covenants relating to the payments of said bonds; and providing the effective date hereof; and the introduction of 2) Ordinance 2024-1649, an ordinance of the Board of County Commissioners of Douglas County, Nevada, designated as the "2025B Medium-Term Bond Ordinance"; providing for the issuance by the County of its General Obligation (Limited Tax) Medium Term Bond, Series 2025B in the maximum aggregate principal amount of $14,000,000; providing covenants, conditions, and other details concerning the bonds, the project and general tax proceeds, and ratifying action previously taken and pertaining to the foregoing by the County and its officers and employees. (Kathy Lewis and Zach Wadlé)

3. For possible action. Discussion to: (1) Authorize the Douglas County Community Services Department to increase the budget for the Cat Cottage project from $40,000 to $140,000, which will be funded from private donations; (2) Authorize the County Manager to approve additional expenses of up to $48,000, which will be funded with funds from Animal Services Donations; and (3) Authorize the County Manager to sign the contract with CORE West, Inc. for project management and site supervision. (Brook Adie)

4. For presentation only. Presentation of **Proclamation 2024P-141** recognizing Core Construction for its generous donation of services towards the construction of the new Cat Cottage Facility at the Douglas County Animal Shelter. (Geoff Bonar)

5. For presentation only. Presentation of **Proclamation 2024P-140** recognizing TSK Architects for its generous donation of services towards the design of the new Cat Cottage Facility at the Douglas County Animal Shelter. (Geoff Bonar)

6. For possible action. Discussion to approve the 2024 Zephyr Cove/Warrior Way Paid Parking Feasibility Plan. (Brook Adie)

7. For possible action. Discussion of the activities of the Douglas County Public Administrator pursuant to NRS 253.091 including the late quarterly report for July 1, 2024, through September 30, 2024; and the current status of estates being investigated or administered by the Public Administrator including, without limitation, the estate of Rene Torrez and the estate of Robert Peart. The character, alleged misconduct or professional competence of the Public Administrator may be discussed during this review and direction may be provided to staff, including possible future revisions to the Douglas County Code. (Jenifer Davidson)

8. For possible action. Discussion to adopt **Ordinance 2024-1639**, an ordinance amending Douglas County Code, Title 10, Chapter 10.08 (Control Devices), to establish vehicle restrictions prohibiting truck traffic on portions of Wildhorse Lane, Vicky Lane, Clapham Lane, Kayne Avenue, Gordon Avenue, Fuller Avenue, and East Valley Road. Second Reading. (Jon Erb)

9. For presentation only. Introduction of **Ordinance 2024-164**5, an Ordinance amending various chapters of Title 20 of the Douglas County Code in order to implement the

requirements of NRS 278.253, by: (a) designating zoning districts in which a tiny house may be located and classified as an accessory dwelling unit; and (b) designating zoning districts in which a tiny house is allowed to be located and classified as a single-family residential unit. First Reading. (Kate Moroles-O'Neil)

10. For presentation only. Introduction of **Ordinance 2024-1642**, a Zoning Text Amendment, amending Chapter 20.703 of the Douglas County Code relative to Tahoe Area Plan Regulations, to implement proposed changes to the South Shore Area Plan, by revising signage regulations within the T-MU/TC and T-T/HDT Overlay zoning districts, modifying height restrictions within the T-MU/TC Overlay zoning district, and updating references to the TRPA Code of Ordinances. The SSAP covers properties generally along US 50 from the California-Nevada Stateline to the lower Kingsbury area and are zoned as Tourist, Recreation, Resort Recreation, and Mixed Use. The applicant is Douglas County. (Kate Moroles-O'Neil)

11. For presentation only. Introduction of **Ordinance 2024-1643**, a Zoning Map Amendment, changing the zoning for a certain property within the South Shore Area Plan (SSAP) by classifying the entirety of the parcel at 201 Manor Drive (APN 1318-23-401-019), comprising approximately 4.54 acres, as T-MU (Tahoe Mixed-Use) with a TC (Town Center) overlay. The SSAP covers properties generally along US 50 from the California-Nevada Stateline to the lower Kingsbury area and are zoned as Tourist, Recreation, Resort Recreation, and Mixed Use. The applicant is Douglas County. (Kate Moroles-O'Neil)

12. For possible action. Discussion to adopt **Ordinance 2024-1644**, an ordinance amending Douglas County Code Chapter 2.56, relative to the term length served by a member of the Water Conveyance Advisory Committee. Second reading. (Jeremy Hutchings)

13. For possible action. Discussion to: (1) approve the purchase of a vacant 40-acre, unaddressed parcel along the Pine Nut Creek for $893,200, for use as a rural park and flood control; (2) authorize the County Manager to sign all documents necessary to acquire the property; and (3) authorize the County Manager to sign a separate contract with a consulting engineer, in an amount not to exceed $100,000, for final design and permitting efforts for the park and flood control facilities. The subject parcel (known commonly as the "Denmar Parcel") is located off of Sawmill Road, south of Fish Springs Road, in the East Valley Community Plan Area. It is identified in the Stormwater Master Plan as a proposed flood basin. APN 1220-02-001-003. (Courtney Walker and Jeremy Hutchings)

14. For possible action. Discussion to eliminate the Chief of Staff position (pay grade 206 - salary range of $102,731-$143,811) and create a Chief Operating Officer position (pay grade 212 - salary range of $170,665-$256,006) in the County Manager's Office. The new position will be funded for the remainder of FY 2024-25 utilizing salary savings created from the elimination of the Chief of Staff position and the retirement and promotion of key personnel. (Jenifer Davidson)

15. For presentation only. Announcements/reports/updates from County Commission members including updates on the various boards and/or commissions that they may be a member of or a liaison to, or any other meetings/functions they have attended, and any request by a Commissioner for discussion of a future agenda item. (Chairman Rice)

CLOSING PUBLIC COMMENT (No Action)

At this time, public comment will be taken on those items that are within the jurisdiction and control of the Board of Commissioners or those agenda items where public comment has not already been taken.

ADJOURNMENT

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM
COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **APPROVAL OF PREVIOUS MINUTES**

TITLE:
For possible action. Discussion to approve the draft minutes of the November 7, 2024, regular meeting and the November 15, 2024 Special Meeting of the Board of County Commissioners.

RECOMMENDED MOTION:
Approve the minutes of the November 7, 2024, regular meeting of the Board of County Commissioners, as presented.

FINANCIAL IMPACT:
None

BACKGROUND:

ATTACHMENTS:
110724ForBoardApproval.pdf
111524ForBoardApproval.pdf

DRAFT

The Regular Meeting of the Board of County Commissioners was held on Thursday, November 7, 2024, beginning at 10:00 AM in the Valley Ballroom of the Carson Valley Inn, 1627 U.S. Highway 395 North, Minden, Nevada and was streamed via Live Stream – Video Link, Douglas County YouTube Channel. **When applicable, the minutes below have been transcribed.**

CALL TO ORDER
The meeting was called to order at 10:00 AM.

COMMISSIONERS PRESENT:
Wesley Rice, Chair
Sharla Hales, Vice Chair
Mark Gardner, Commissioner
Walt Nowosad, Commissioner
Danny Tarkanian, Commissioner

STAFF PRESENT:
Dan Coverley, Sheriff
Jenifer Davidson, County Manager
Scott Morgan, Assistant County Manager
Doug Ritchie, Chief Civil Deputy District Attorney
Nicki Leeper, Assistant County Clerk
Amber Lane, Deputy Clerk

PLEDGE OF ALLEGIANCE
Led by Commissioner Nowosad.

PUBLIC COMMENT (No Action)

Chairman Rice speaks:
Alright, the next item of business will be Public Comment. The Board of County Commissioners conducts the business of Douglas County and it's citizens during it's meetings. The Board may impose reasonable content neutral restrictions on Public Comment, such as comments that are on topics that are not within the jurisdiction, authority, or control of the Board of County Commissioners, or if the content of the comment is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational, or amounts to a personal attack or interfering with the rights of other speakers. The presiding officer may order the removal of any person whose statement or other conduct disrupts the orderly, efficient, or safe conduct of the meeting. Warnings against disruptive comments or behavior may or may not be given prior to removal. Hand clapping, making remarks or gestures from the audience that may interrupt, interfere, or prevent any speaker from commenting should not occur. The Board of County Commissioners can deliberate or take action only if the matter is listed on an agenda properly posted prior to the meeting. During the Public Comment periods speakers may address matters listed or not listed on the public agenda as long as these matters are within the jurisdiction and control of the Board of County Commissioners. The Open Meeting Law does not expressly prohibit responses to Public Comments by the Commissioners; however, responses from Commissioners to unlisted Public Comment topics could become a deliberation on a matter without notice to the public. On the advice of legal counsel and to assure the public has notice of all matters the Board of County Commissioners will consider, Commissioners may choose not to respond to Public Comments, except to correct factual inaccuracies, ask clarifying questions, or ask that a matter be listed on a future agenda.

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speak. You will see a green light when you begin and then a yellow light which indicates that you have 30 seconds left and that should conclude your comments. Once the light turns red, please sit down. In addition to Opening Public Comment, Public Comment will also be taken on Administrative Agenda items that are identified for possible action and Closing Public Comment. If you plan to speak on a specific agenda item that is on the Administrative Agenda and identified for possible action, then please provide your Public Comment when that agenda item is heard. Public Comment will not be taken on Liquor Board agenda items. If you would like to provide Public Comment on Liquor Board agenda items, please provide your Public Comment during Opening Public Comment or Closing Public Comment. Public Comment must be limited to the matters that are within the jurisdiction and control of the Board of County Commissioners. Public Comment will be addressed to the Chairman and not to members of the public so that the Board may take future action on issues that are raised by the public. At this time, Public Comment will be taken on these matters that are within the jurisdiction and control of the Board of County Commissioners. Public Comment is now open.

Jim Jackson speaks:
Good morning. First thing I want to do is make something very clear; there has been a rumor spreading around in our area that I am against any ordinance that restricts truck traffic on any of the roads leading off of Johnson Lane. I want to make it very clear right now, I am in favor of any ordinance that restricts truck traffic on any road in the Johnson Lane area. That being said, I hope that this thing goes away. One of the other things is that I think you have created a problem that you're not aware of yet, we had a rainstorm not too long ago. They are paving the road that is going back to the Knox pit back there at Painted Rock, it's not finished, they've run out of materials or run out of money, I don't know which one it is, but they've paved part of the way back. Now we were told that that wouldn't happen for at least five years into the process of this, well, they're paving it now and it has already started to create some problems out there. Now I know it's on BLM land, you have no jurisdiction over it, but you made a deal with Knox. One of the things that we are very tired of, and I think this past election brought it out on a nationwide business, is governments not being honest with us and what they've told us. And we were told that that would not happen for five years, but it's already happening. One of the other things that we were told was that blasting would not take place out there, well now the agreement that was made, blasting can take place. One of the problems is, is how are you going to notify us? It says Knox will notify the County within X number of days before blasting takes place. Well that's fine that they call you and say we're going to blast but how about the people riding horses out there, walking their dogs out there, and all of a sudden, a large explosion goes off and someone gets thrown from their horse because they had no idea there was going to be any blasting out there? Something needs to be done that they notify every resident in the area when that's going to happen and if that doesn't, believe me, the first person that gets thrown off a horse out there is going to come after you. And my wife's out there riding this morning, so I would be one of the first. Anyway, this whole thing up there, as you well know, is not over yet and everybody is still up in arms about it. But I'm serious, I am in favor of any ordinance that blocks truck traffic on any road in that area. And since there was only two people I talked to that one of them is here in the room now, one isn't, I don't know where it started from, so. Thank you.

Julie Duda speaks:
Good morning. The Town trash fund is a current issue due to the proposed 35 percent increase. As a person with finance and budget background, I've researched the proposed hike, attended Town Board meetings, and discussed the fee hike with County staff. Tuesday, I participated at the Town Board opposing the 35 percent rate increase. Reasons for opposition; number one, there is a need for an audit, past audits focused on payment processing and accounts payable procedure, no audit has been done on the expenses charged to the trash fund. A 35 percent rate increase will cost this Town $1 million over two years. With an increase of this size, an audit of expenses should be standard procedure as the appropriate fiduciary action. Number two, regarding salary/benefit cost allocation, this requires review, adjustment and to be made public. Minden has published their salary/benefit cost allocation and made it part of the

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public record, I suggested Gardnerville should do the same. Number three, three years ago in 2022, a 20 percent trash rate hike was approved, now a 35 percent is proposed, 55 percent in three years. During this same three years, Douglas Disposal also had two rate hikes; one for 4.86 percent and one for 3.29 percent. The County would never approve a 55 percent increase for this private company, so why is the Town allowed a 55 percent increase without an audit? Trash service is mandatory within the Town limits, with unprecedented consecutive rate hikes, customers need reduced service options and a provision for opting out; Carson City has a process to opt out. More oversight is needed by County staff, fiduciary action is necessary to determine if there is public fraud or not. I suggested an audit of expenses to the Town board as a proactive step. Will the County take fiduciary action?

Chairman Rice speaks:
Thank you.

Ellie Waller speaks:
Respectfully, Chair Rice, this is related to your district for which I reside in. I urge you to honor my request to postpone the December 17th first reading of the South Shore Area Plan. I may not live in Tahoe, but spent 20 years addressing Tahoe plans, participated several years on the development of the 2012 Regional Plan Update starting with pathways in 2007, was a citizen representative for the Placer County North Tahoe Area Plan for four years and also participated two plus years on amendments brought forward, of course, other related meetings. Tahoe Township changes ultimately affect the entirety of Douglas County. The South Shore Area Plan is not ready for primetime, it's in flux. One meeting in June that was not needed to be notified, noticed, is not fair. A week before the BoCC meeting is not enough time to review those changes. Respectfully, Vice Chair Hales, I also encourage you to honor this request. As you are aware, there are many moving parts that still need to be understood about the process, let alone propose zoning and map change proposals. Allowing uses to be by right and not requiring a Special Use Permit as an example, new uses allowed as well. Frankly, December 10th is also too soon for the Planning Commission to hear some of the proposed changes until those Commissioners understand the ramifications of a town center boundary line change. Incentivizing redevelopment is not the issue, it's the unintended consequences of not currently permitted uses, it's the hope that there will be comprehensive Staff Reports. Tables showing what is allowed today and what could be allowed with the town center overlay is a must for transparency. Procedural issue perceived, having the Planning Commission provide recommendations on a draft that is still in flux, in my opinion, that has not been released to the public is disingenuous. Until the area plan draft is ready for primetime and TRPA has agreed that it's ready, no public hearing should be held. Releasing a revised area plan a week before the Planning Commission doesn't allow the public or Commissioners to compare the changes. What is the rush? I believe there are incentives that will be approved even without Barton's subdistrict. Even though there is no procedural issue with an outgoing Board of Commissioner reviewing, possibly commenting and making recommendations on a non-action item for first reading and then a new incoming Commissioner coming up to speed and actually voting on a contentious, misunderstood, broken process, in my opinion. I urge you as a Board to direct staff to postpone the Planning and Board of County Commissioner December meetings on the South Shore Area Plan and take them into 2025. Thank you.

Doug Flaherty speaks:
Tahoecleanair.org. Honorable Commissioners, these statements are no reflection of your very fine Sheriff's Office and Tahoe Douglas Fire Protection District, who do all they can to effect a safe and effective wildfire evacuation in Lake Tahoe. Please make this Public Comment letter, as well as the attached Independent Lake Tahoe Basin Wildfire Evacuation Analysis in its entirety along with the attached press release and frequently asked questions document part of the record minutes for this meeting. Copies of these documents have been handed to the meeting staff, please ensure the minutes and the record reflect the entire colored copy of the Independent Evacuation Analysis and not a black and white copy. I want to emphasize that the purpose of the Independent Evacuation Analysis from its

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inception and as it remains so today, is to raise awareness and inform land use planners and the public of potential wildfire evacuation public perils that exist within our unique Lake Tahoe Basin. Douglas County and its partner agencies, including the TRPA, continue public peril land use planning policies and projects that result in increased height, density, and coverage within the Kingsbury concentrated town center; of which will result in increased public peril, intersection evacuation choke points during a fast moving wildfire. This, while purposely ignoring any discussion whatsoever concerning the roadway threshold capacity needed to safely get the public out of the area. No public agency, including this body, should be allowed to make it harder for people to escape a deadly fire. The County must provide a roadway wildfire evacuation capacity analysis indicating how long it may take to get residents and visitors safely out of harm's way during a fast moving, no notice wildfire evacuation. Emergency evacuations are either no notice events or planned events. No notice events occur when an emergency incident poses a sudden, immediate threat to human life. Historically, no notice evacuations have overwhelmed emergency responder resources and defied the rapid implementation of emergency operations plans. Studies of no notice wildfire events consistently report irrational human behavior during the evacuation, especially when evacuees are confronted with smoke and flames from an approaching wildfire. Additionally, specifically relating to the proposed health care subdistricts, potential significant and adverse environmental effects, and potential public safety adverse effects on wildfire evacuation times within an already public peril capacity constrained area plan roadway system. Tahoecleanair.org objects to the currently proposed South Shore Area Plan Amendment; the objections are listed in my letter, which the Clerk has. Thank you so much.

David Nelson speaks:
I want to make this clear that I'm speaking as myself, not for any other group that I belong to. And first thing I want to do is congratulate Commissioners Gardner and Tarkanian on their successful run to remain on the Board. I'm talking today about Item 5 on your agenda; since it's for presentation only, I thought this was the proper time to make my comments. I know you've been negotiating with the developer on this project and I was a little surprised that only one Commissioner on this Board contacted me to see what I would like in that negotiation. And I thank him very much for doing that and you know which one you are. Anyway, talking about this, I own a lot on this that's north of this project, it's 1.48 acres. There are several of my neighbors who also have lots of this size or a little larger. It is 2/100 short of being an acre and a half. Now, we're talking about buffering these things and what I would like is for you to consider allowing the six or seven lots that are just north of this project to do a lot split to split off the half acre, or approximately a half acre, so that we can do our own buffering against this intrusion to our properties. So I don't know how that should be done, but I would like to see that. By doing that, you're giving us an opportunity to get back whatever loss we might have from this project being built next to our larger lots. And so I'm pleading with you to consider that possibility for us so that we can have some control of our destiny. Thank you very much and I appreciate any consideration you will give us. Thank you.

James McKalip speaks:
I want to briefly talk about the situation with Riverview between 395 and the golf course, really about the golf course. I was in a near accident the other day where the car in front of me stopped suddenly, well, I couldn't see from my position, I could not see the golf cart crossing the road. The person in front of me saw it, I wasn't tailgating, I was able to stop. This is a concern in most cases where there's a golf course where the golf cart crosses the road, there's either some kind of overpass or underpass for golf carts, so they're not competing with traffic on it, which is a very busy street. At the minimum, I would suggest that the same kind of signals that we have for pedestrians on 395 where there's something that's high up and lit that shows people that someone's crossing so that we have some notice. And I notice on one of the items that there's the possibility of funds coming from a developer for that road, I actually think the golf course should pay for it. But unless there's going to be some overall solution like an underpass, I think at least some signal so that cars can see beyond the car right in front of you to see that somebody is trying

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to cross, a golf cart just isn't as visible. So I hope some consideration will be given to that kind of signal so at least it's easier for the cars behind to see that the car in front of me is going to stop, there's a golf cart crossing. So I would, I would urge that consideration. Thank you.

Maureen Casey speaks:
Speaking as an individual. I would like to echo what David Nelson said and extend my congratulations to Commissioners Gardner and Tarkanian for their successful reelection, and also to David Nelson for his election to the Ranchos GID. I also want to say publicly that as a registered voter, I am very proud of Amy Burgans, her staff, and all her volunteers that have worked tirelessly since June to ensure the smooth and problem free process that we have undergone these past five months, six months, it's been incredible. And for me as a voter, I can't say enough to express how I appreciate everything. Thank you, just wanted to get it on the record.

Jeanne Shizuru speaks:
For those of you who don't know it, I'm married to David Nelson, so obviously my property is just north of Item 5 also. And I just want to call attention to many of the people who are new to this area that in 1996 when the County put forward their Master Plan, they had designed a lot of density population to go into the Ranchos. There's 500 acres that surrounds the Ranchos, which is destined for about 2,500 homes. But in those years since that Master Plan has come into effect, it has become known that we do not have the water, we do not have the water. Now, maybe that formal presentation hasn't been presented to every citizen here, but the water is not there. That Master Plan, that zone of possible Receiving Area density in the Ranchos is not appropriate anymore. And this development that's going to be considered under Item 5 is kind of like breaking the glass right there, that's the start of trying to get those properties zoned with the density. So I do consider that the zoning down from the one and a half acres of our properties and our neighbors properties is it's not appropriate to zone it so that it's 8,000 square foot properties. We do not have the water, the County does not have the water; I don't care who has ever said we did, it is now known officially with water studies that we do not. Thank you. Especially the GRGID does not have it.

Larry Goss, East Fork Fire Protection Deputy Chief, speaks:
Good morning, Members of the County Commission, I appreciate your time today. East Fork Fire would like to publicly support Items G through J on the Consent Calendar in regards to communications infrastructure in the county. As you're aware, the communication system is in desperate need of overhaul and upgrades, and we appreciate the effort being put forth by Jenifer Davidson, Kara Easton, and Brent Finster identifying the needs, prioritizing them, and making things happen. As you know, these communications infrastructures are needed for firefighter and safety of the Deputies there at DCSO, so we appreciate that effort. Another thing I'd like to just throw out today, because it could tie into communication infrastructure, it's not on the agenda, I believe it's probably a future agenda item, but the East Fork Fire is leasing land potentially for some cell towers. These cell towers, I just wanted to put some positive spin on what these cell tower sites could do for the community, especially the communication system. There is ability there, if needed, to provide potential backhaul off of the current system that's in need of backhaul repairs, it's also the ability to hang communications equipment. But for the public, it really increases access to 911, it increases the ability for Douglas County Emergency Management to push out phone calls and data related to emergency management applications, including evacuation zones, etcetera. Provide increased communications at the high school in case of a major emergency there, as well as providing members of the community who rely on medical devices that are tied into cellular communications to have an ability to transmit that data inside that area where there's decreased cell phone availability. So I appreciate the time. Thank you very much.

Chairman Rice speaks:
Thank you, sir.

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Jim Slade speaks:
I believe that clock is there for the benefit of the speakers, not the public, could you turn it so that we can see it? The primary responsibility of government at every level is to ensure the public health and safety of its citizens, I would hope that all of you would agree with that. At your August 15th meeting, Item 3 concerned the second reading of an ordinance that would limit truck traffic on the eastern end of Johnson Lane. Coming up to the final Board discussion prior to the vote, it seemed to nearly everyone in attendance that the Board was prepared to approve that ordinance. Here's what some of you said; Mark Gardner, it's within our jurisdiction to identify roads within our county and place a weight restriction on them in accordance with County code and NRS, respecting the health and safety of our residents, that's once again the primary concern of us as a Board. Danny Tarkanian, my concern has always been the safety of residents that live in that area, that's my biggest concern. Sharla Hales, I have one driving interest and that is, I want to do what is in the best interest of our residents. Walt Nowosad, the residents of that area are our primary concern, health and safety. Wes Rice didn't mention the health and safety of the residents, though he said at a meeting at the Senior Center earlier in the year, there's not a member of this Board that thinks the Painted Rock Mine is a good idea. None of the Commissioners dwelled on the cost to the County of having to improve Johnson Lane sooner, only one or two even mentioned it. Both attorneys on the Board, Tarkanian and Hales, expressed their objections to the threats from the attorneys for Knox, both in tone and words, and said how inappropriate they were. Jim Jackson was given a last opportunity to speak and said, you've been threatened by two different lawyers, don't cave in. Chairman Rice responded indignantly saying, this Board is not very good at caving. At the end of the day, much to the surprise and disappointment of most of the residents there, the Board agreed to continue the matter until the date certain of November 7th, today, to consider if there was a viable compromise that might satisfy the health and safety concerns of the residents. Yet somehow, rather than that date certain of November 7th, the Board again took up the matter on October 3rd with a compromise proposal. While compromises can be sometimes an effective way to resolve conflicting views, this so-called compromise seemed to be acceptable to Knox, but not to a single resident with their legitimate concerns about their health and safety. To them, it certainly appeared that the Board did, in fact, cave to the threats of Knox. At the August 15th meeting, Commissioner Nowosad, who represents the Johnson Lane area, asked what price does it cost to make sure that the residents' health and safety are protected? On October 3rd, we got the answer; one half of one percent of Knox's gross sale for a few years, then even less. Most residents would agree that the Board, specifically Commissioners Rice, Hales, and Gardner, failed in their duty to protect the health and safety of our residents.

Chairman Rice speaks:
Are there any further Public Comments?

Commissioner Tarkanian speaks:
Chairman, I'd like to…

Chairman Rice speaks:
Yes, sir.

Commissioner Tarkanian speaks:
I think Assistant County Manager, Scott Morgan should address the Riverview light situation because we've talked about that and I think that will please at least one person's comments.

Scott Morgan, Assistant County Manager, speaks:
Thank you, Commissioner Tarkanian. Douglas County, just to cut to the chase, has authorized and approved the expenditure to acquire one speed monitoring device on Riverview, which were the typical light sign that said your speed is X. That has been purchased and we are also procuring two pedestrian crossing signs similar to those that are on Waterloo Lane and other roads in Douglas County. And those

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are just the pedestrian signs that flashes as manually set off by a pedestrian, or in this case, people riding a golf cart. This particular device that we are purchasing will require the golf cart rider to get out of the golf cart and manually activate the signage, which will also encourage the golf cart driver and rider to look up and down the street as they are crossing, rather than thundering across the road under the guise of pedestrian caution.

Chairman Rice speaks:
Thank you, sir. Alright, Public Comment is closed, or at least Opening Public Comment is closed.

APPROVAL OF AGENDA

Chairman Rice speaks:
The next item on the agenda is the approval of the agenda. There are some changes to the agenda; we are removing Items E and I from the Consent Calendar and we will cover that when we go to the Consent Calendar. Are there any other changes to the agenda? Seeing none, I need a motion to approve the agenda.

Vice Chairwoman Hales speaks:
I move we approve the agenda with the removal of Consent Agenda Items E and I.

Commissioner Nowosad speaks:
Second.

Chairman Rice speaks:
Any further comment from the Board? Seeing none, all those in favor say aye. Any opposed? The motion carries 5-0.

MOTION TO: Approve the agenda with Consent Calendar Items E and I pulled from the agenda; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Sharla Hales, Vice Chair
SECONDER:	Walt Nowosad, Commissioner
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Walt Nowosad, Danny Tarkanian

APPROVAL OF PREVIOUS MINUTES

For possible action. Discussion to approve the draft minutes of the October 3, 2024, regular meeting of the Board of County Commissioners.

MOTION TO: Approve the draft minutes of the October 3, 2024, regular meeting of the Board of County Commissioners; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Mark Gardner, Commissioner
SECONDER:	Danny Tarkanian, Commissioner
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Walt Nowosad, Danny Tarkanian

FINAL APPROVED

CONSENT CALENDAR

Chairman Rice speaks:
Now for the Consent Calendar. We have already removed Items E and I from the Consent Calendar. a\Anyone want to remove anything from the Consent Calendar and move it to the regular agenda? Seeing none, I'm ready for a motion.

Commissioner Gardner speaks:
Mr. Chair, I move for the approval of the Consent Calendar Items A through M, minus Items E and I.

Commissioner Tarkanian speaks:
I'll second.

Chairman Rice speaks:
Thank you. It's been moved and seconded, all those in favor say aye. Any opposed? The motion carries.

MOTION TO: Approve the Consent Calendar Items A-M, with Items E and I pulled from the agenda; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Mark Gardner, Commissioner
SECONDER:	Danny Tarkanian, Commissioner
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Walt Nowosad, Danny Tarkanian

A. For possible action. Discussion to approve changes to the Fiscal Year 2023-24 and 2024-25 secured property tax rolls as recommended by the Douglas County Assessor pursuant to NRS 361.765 and/or NRS 361.768 to adjust the assessed values of the affected properties for a total decrease in net assessed value of $159,337, authorize Chairman Rice to execute an Order to Adjust Tax Bills and Correct Secured and Unsecured Tax Rolls, and direct the Douglas County Treasurer to correct the errors in the tax rolls pursuant to Nevada law. (Trent Tholen)

B. For possible action. Discussion on the Outdoor Festival Permit application submitted by Traci Votel of The Food Closet for the Carson Valley Turkey Trot to be held November 28, 2024, from 7:00 AM to 11:30 AM, at Minden Park, 1601 Sixth Street, and the surrounding neighborhood, Minden, Nevada. (Amy Burgans)

C. For possible action. Discussion on the Douglas County Treasurer's Monthly Statement for September 2024 submitted per Nevada Revised Statutes 354.280(2). (Amy Burgans)

D. For possible action. Discussion to accept the cumulative voucher sheets submitted under NRS 244.210 for checks and electronic fund transfers issued for the 09/06/2024 Payables, 09/06/2024 Payroll, 09/06/2024 Payroll #2, 09/13/2024 Payables, 09/13/2024 Payables #2, 09/20/2024 Payables, 09/20/2024 Payroll, 09/20/2024 Payroll #2, 09/27/2024 Payables, and 09/30/2024 Payables. (Amy Burgans)

E. For possible action. Discussion to approve a Memorandum of Understanding with the Oliver Park General Improvement District ("GID") related to the maintenance of stormwater improvements within the GID, and to authorize the County Manger to sign the Memorandum of Understanding. (Courtney Walker)

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F. For possible action. Discussion to approve the elimination of two vacant part-time Recreation Leader Senior positions and the reduction of one vacant part-time Recreation Aide position to create one full-time Recreation Leader Senior position. (Geoff Bonar)

G. For possible action. Discussion to approve a $20,000 blanket purchase order with Sierra Electronics to purchase equipment necessary for the Radio Upgrade Project by the Emergency Management Department. (Brent Finster)

H. For possible action. Discussion to approve a $25,000 blanket purchase order with JPS Interoperability Solutions Inc. to purchase equipment necessary for the Radio Upgrade Project by the Emergency Management Department. (Brent Finster)

I. For possible action. Discussion to approve a 5-year agreement with Priority Dispatch for a total cost of $135,000 ($27,000/year for 5 years). (Brent Finster)

J. For possible action. Discussion to approve an increase of $25,000 on Blanket Purchase Order #2025-00000186, from $50,000 to $75,000 with Talley Communications for the purchase of equipment necessary for the Radio Upgrade Project by the Emergency Management Department. (Brent Finster)

K. For possible action. Discussion to accept the auditor's report on Douglas County's general ledger cash balances through September 30, 2024, per Nevada Revised Statute 251.030. (Kathy Lewis)

L. For possible action. Discussion to revise the budgeted Full Time Equivalent (FTE) position in the Recorder's Office, exchanging the approved and budgeted 0.75 FTE position with the held and unfunded 1.0 FTE position in Fiscal Year 2024-25. (Shawnyne Garren)

M. For possible action. Discussion to approve the Douglas County Sheriff's Office Quarterly Fee and Compensation Report for July 2024 to September 2024. (Undersheriff Elges)

ADMINISTRATIVE AGENDA

1. For presentation only. Ceremonial presentation of Proclamation 2024P-118 declaring November 10-16, 2024, as Nevada Flood Awareness Week in Douglas County. (Courtney Walker)

Chairman Rice read the agenda item and proclamation into the record.

To review the full proclamation please see the Agenda Packet material.

Courtney Walker, Stormwater Program Manager, speaks:
Thank you. I wanted to take a moment and just invite everyone to the Douglas County Flood Awareness Event, it's next Wednesday, November 13th from 4:00 PM to 6:00 PM at the Douglas County Community Center. We have several projects that we're going to highlight at that event; we have the Carson River Floodplain map revision, which has been going on for about a decade now, it's actually going to be effective in May of 2025. It will affect several properties within the Carson River floodplain, so the heart of the Valley, essentially, so we'd like to present that information. We also are going to give a Capital Improvement Project update in regards to our Stormwater Master Plan, we have a Pine Nut Creek Flood Control project update and there'll be several other agencies participating, including FEMA, Division of Water Resources, Carson Water Conservancy District, etcetera. So it's a great event, if you have any

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questions about what we have going on here in the County, I encourage you to attend and if you're unable to, then you can always reach me through the County as well. I also want to just take a moment to put Katie Hay on the spot, she's our newest addition to the Stormwater team as an Engineering Technician and she's been wonderful in getting us organized and on track in being able to provide the best service that we can. Thank you.

Chairman Rice speaks:
Thank you.

Photos were taken.

RESULT:	**PRESENTATION HELD.**

2. For presentation only. Presentation of Proclamation 2024P-119 to recognize the week of November 4 - 11, 2024 in support of Operation Green Light. (Georgianna Drees-Wasmer)

Chairman Rice read the agenda item into the record.

Commissioner Gardner speaks:
Thank you, Mr. Chair. I appreciate you indulging me this opportunity, as our representative, the Board's representative to the Nevada Association of Counties and also on behalf of the National Association of Counties. This effort is an effort that's being spread across the nation today and this week by the 3,200 plus counties throughout the United States in recognition of veterans throughout our country who have protected and preserved and continue to preserve our freedom as a nation. So I appreciate the opportunity. One thing that's not on my resume is service to our country and our military services, so I particularly appreciate the efforts of my father, and my brother, and my sister in their service to our country in that effort. And I'm glad that we had so many veterans show up today, I know that we have other veterans here and I would ask them to also please stand and be recognized. I know Chairman Wes Rice, Navy, Jim Jackson, Army, no, Marine, I'm sorry, Marine, my apologies, I know you treasure that. And Commissioner Nowosad, U.S. Navy also.

Commissioner Gardner read the proclamation into the record.

To review the full proclamation please see the Agenda Packet material.

Commissioner Gardner speaks:
I'd also like to recognize the fact that many organizations, including the Elks Lodge, which I'm a member of, will be posting flags on all the veterans' grave sites at East Side tomorrow at 8:00 AM. So I'll be participating in that. But once again, thank you all so much for your service to our country and also, two Commissioners.

Applause was heard.

Georgianna Drees-Wasmer speaks:
Good morning. I am a Douglas County employee and I am also a veteran, and on behalf of the Carson Valley Veterans, we want to thank Douglas County for participating in Operation Green Light and shedding light on the challenges that veterans face every day. Carson Valley Veterans is a group, some of the members are here, it started as a Facebook page, just an opportunity for local veterans to come together and build camaraderie and just get to know each other within the community. It has quickly turned into an act of service, there are different meeting groups that happen, support systems and they've

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also participated in community service projects for elderly veterans. And so the founders of the Facebook page are currently working to build a nonprofit and so we're looking forward to working with Douglas County in building partnerships so we can continue to serve our local veterans. Thank you.

Photos were taken.

RESULT:	**PRESENTATION HELD.**

3. For presentation only. Presentation from Friends in Service Helping (FISH) regarding the services FISH offers throughout each county. (Jim Peckham, FISH Executive Director)

Chairman Rice read the agenda item into the record.

Jim Peckham, Friends in Service Helping Executive Director, speaks:
Thank you so much for providing me with your valuable time. FISH has been around for 49 years and a lot of the services have been modified, but largely, it's always been the same initial thought of how can we help people who are in need? Recently, I was visiting with someone down here in Douglas County and I was talking with my board about it, and they saw me with a fair amount of food and they're like, where are you going with this? It's like, well, we're using it at FISH and she's kind of looking at me like, your thrift store sells food now? And I had to continue the conversation I've been having for the last 15 years that we're more than a thrift store. Our thrift stores are strategically positioned on main roads so that people can take advantage of that and they help us generate about ten percent of our income. And even more important than that, they provide us a lot of resources that we're able to donate. So when people need coats, when they need winter gear, the Sheriff's Department will call us up and say, hey, we arrested this guy in the summer and they had flip flops and a t-shirt, can you give him coats and pants and everything else? Down in Coleville, oftentimes with the Marines move in, there's a married couple they put into housing, which the house is empty. And so we'll give them couches and dining room tables and all the things that they need to be able to have, and then they're free to take that with them. And certainly we've helped the local veterans organization to get people into different locations, sometimes they need hospital beds, sometimes other furnishings that are needed.

So we do all those sorts of things. As the slide talks about, our main focus, the counties are basically the rural counties; it's Carson, Douglas, Lyon, Storey, a little bit of Churchill, we do not operate a lot in the urban areas of Washoe and Clark. And the frontier areas, what I call most of the other counties in Nevada, just don't have the infrastructure that we're able to work within. We are a unique nonprofit, in my mind we're unique, we don't rely on the government for funding. In fact, our budget is about $5.3 million a year that we raise from within the community, local businesses, individuals, as well as family foundations and things of that sort that support us, and it gives us a lot more nimble opportunities to be able to work in the communities that we serve. So, that's kind of in a nutshell. I also like to make people aware that we train med students and nursing students at UNR at our free medical clinic, we train social workers from all kinds of universities and colleges in our social services facilities. And between them and my 30 employees and 450 volunteers, we make a big impact in the community. Probably in Carson City, if they had to do what we do, it would cost them another $10 million, the things we do in Douglas County, probably at least $5 million. And then some of the other counties, a few million here and there. So, our goal is to do things efficiently, work and collaborate closely with government agencies and other nonprofits, not to duplicate services where appropriate, and again, make an impact. So with that opening remark.

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Mr. Peckham began the presentation and covered the following topic:

- For 45 years of, offering a hand-up, not a handout through Food, Instruction, Shelter, & Healthcare to Northern Nevada community members who want positive life changes!

Mr. Peckham speaks:
So that people that come to us, they have to have some skin in the game because we know if we're just sitting at the corner handing out $20 bills, the line never goes away. So we're willing to help people that are willing to help themselves. We refer them to a lot of other agencies, but there's a lot of things that we're able to do as well. This is our most recent report card, our fiscal year ended June 30th, if we include all the Thanksgiving baskets and things of that matter that we hand out and will be handing out here shortly, we're well over half a million meals that we put into the community. Again, we've got a free medical clinic, we provide free medicine, free medical care predominantly for people who are chronically ill, do the training with UNR as well there. Again, the chronically ill were heart disease, lung disease, diabetes, typically are the people that we're dealing with the most. And if those folks are eligible for government benefits for Medicaid or Medicare, then we certainly try and set those up. But if they've got to wait a long time before that, they can see their provider, then we'll continue to help them until they can transition. We've got homeless shelters, transitional shelters, and we'll talk a little bit later on about. In fact, we've got now what we call student housing or student apartments. Different counties have different needs, in Douglas County we tend to help a lot more retirees that are having a hard time making their checks stretch for the whole month. Probably half of our budget, about $2.2-$2.3 million we spend on food services and helping people to get through that. We also have free dental services, free eyeglasses with the help of the Lions Clubs, we work with Sertoma helping them doing their coat drive now. And they also do some things with audiologists to be able to assist people, we get artificial limbs for people that are disabled, wheelchairs, I mean, all kinds of different things. So I like to tell people that we are very multifaceted, and most people look at me and think, I thought you were a thrift store, and we're that too.

So 99 percent of our funding is local and what I mean by that is it comes from the community, we take very little government grants. Again, when I first got there, we had probably 40 percent of our funding was from government grants and I realized that sometimes we rely on that, and then they would change their focus and that money wasn't available. My first example of that was they were always providing, giving us money to help us with our food services, and then a year came up and they said, no, now we're going to put that money toward people learning how to read by third grade. And it's like, well, that's not something we do. And instead of trying to add something that wasn't within our expertise, we just went and found other funding to be able to continue to focus on food, instruction, shelter, and health care. So 95 cents out of every dollar goes into services, most of our staff are volunteers. As I think I mentioned earlier, we operate with about 450 volunteers a year. Some of them help in the thrift stores by pricing purses and shoes, and some help us load and unload trucks, some help us with fundraising, some help us as coaching and counseling as we're working with people to help them to move out of poverty. And again, we collaborate with tons of other organizations, sometimes other organizations can do some things that we can't do and they've got some funding for that, and that's very helpful. And oftentimes, we'll make funding available to be able to take care of some of the services that others have a need for, but can't figure out a way to fit it into to their budgets.

So one of the things we do is we try and stay very active in the community and try and find issues that the community is dealing with. Back in, I don't know, about 2010 or something, we started to see an awful lot of panhandlers and so we came up with a pretty easy solution, which are called dignity cards.

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I've got some leftover at the door, we've got them in English as well as Spanish and so if you see somebody in need, or panhandling, or something else, give them a dignity card. You can make eye contact as opposed to trying to ignore their stares, don't give them money, don't give them food, send them to us. And we've got a great database that we work with and we share with our partner agencies as well, with a release from the client of course, so that we all understand what's going on in that particular person's life. And in the short run, we can provide them hot meals, showers, housing, all kinds of different things. And oftentimes when you hand that to somebody, the first thing out of their mouth is, oh, I've been to FISH and they wouldn't help me, which is code for I want your cash, not their services. It's our belief that if you send them to us, as a community we win because we'll be able to track them and help them set goals to move along. And there's others that say I hate this region because I can't make any money off these people, they keep giving me business cards, I'm leaving. And if they're leaving with our business cards and not your money, I think as a community we win there as well. So that's kind of the mentality.

Also, oh, probably seven years ago, there was a big issue that there wasn't enough veteran housing, there wasn't enough housing for people with disabilities. So we bought a property and developed a site in Carson City called Richards Crossing is what we call it now and it was set up so that we could have the disabled and we could have the veterans, make sure that they had a good, safe home. A mistake in my mind that we made, and it was a learning thing for me, we accepted a lot of government funding, which put us under Housing First. So the challenges there is, we had a beautiful computer lab, we had built about a 2,800 square foot warehousing space that we were going to teach people how to drywall, and how to do construction projects and small engine repair, and appliance repair, and computer labs and all kinds of things. And when people moved in, we fell under the Housing First, which means you give them housing and then if they voluntarily want to do any of these things, they can. And the response was, I got my vape pen and my skateboard, you gave me a roof over my head, what else do I need? And so now they've just got this empty warehouse space. We ended up selling that project to rural housing and I was pleased to see that they won multiple awards for that and they assisted us with some of the government financing, so not all is lost. Great facility, doing a lot of good things, just not quite the things that that we would typically do.

So then more recently…oh, I'm getting ahead of myself. So anyway, we do provide a hand up, not a hand out, we expect people to work toward their success and helping themselves get out of poverty. I tell my staff if we're working harder than they are, we're never going to get any place. And if you know of anybody that ever wanted to give up tobacco or go on a diet, you nagging them doesn't do much good until they make up their mind that they're going to quit, or they're going to start an exercise routine, or whatever it might be, it's really dependent on that person making some decisions. But we've learned that by changing people's behaviors, we can change their life and that's kind of where our focus is. So more recently, some of the issues that we've come across is the lack of affordable housing and the lack of a skilled workforce. And so, our belief is that instead of building more affordable housing, we should try and figure out how to make fewer people reliant on affordable housing. And we came to that conclusion pretty easily when we started seeing businesses trying to recruit people from outside the area, including the schools. And those people would come to the area and couldn't find housing and so they never were able to make an employment relationship. So we thought we got to do something a little bit different and I've never heard of a nonprofit doing what we've done. We've developed what we call, again, student apartments, so it's student living for people who probably should have gone to college but didn't and making it so that we can help them with scholarships as well as the cost of their housing. So it moves them out of affordable housing, frees that affordable housing up for others, and then we get them into the education so that they can make, right now, our focus is for them to earn $27 an hour or more when they come out of our program. And we'll help them after they graduate and get their degrees and whatnot.

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So I don't know if you guys have been in Carson recently or in the past, you might recognize the Whistle Stop Inn, built in 1939. Apparently, it created an awful lot of entrepreneurs, they were selling a lot of stuff there, none of it legal. And most people remember it as the little gazebo with this goofy looking clown in the middle, some people would say scary clown. So we bought that with the thought that we would move forward with our student housing. We fixed up a couple of rooms, did a pilot program and learned a couple of things; one, 80 percent of the people that were involved were single parents, and oddly enough, half of them were single dads, half of them were single moms. I expected the single moms, I was surprised by the single dads, to be honest with you. And we refined some of our processes and then we realized one other thing is that when mom and dad were sitting at the kitchen table doing homework because now they're back in school, the kids started to sit down and do homework. And we saw on average, kids in elementary and junior high school their grade level going up two levels on average. So if they were a C student, they became an A student, if they were getting D's, they became a B student because they started to understand the value of that education. And probably even more importantly, the parents started to feel like a role model and took on that obligation that they have to their kids to teach them what it's like to have to go into school and study hard so that they can bear the fruit, I guess, of that education and experience and get them out of minimum wage jobs and into something more successful.

So our focus really on trades, technology and medicine, though at this point in time, we also decided we'll let some new teachers in because we figure how are they going to get the education if we don't help the teachers too. And again, we're as a nonprofit, and since we didn't take government funding for our new facility, we are very much able to make flexible choices and decisions when we come across something that made sense. And moving teachers in there made a lot of sense because how are they going to be a good student without a teacher? So they're luxury apartments, they all have washers and dryers in the units, we cover all the utilities, we cover all the internet. They're fully furnished if they want them, but we don't want people to be paying rent on storage units, so if they want to move their stuff in, we'll pick and choose what of our stuff you want, but everything, pots and pans, dishes, couches, lamps, all those things that are included in there. And we've got 20 HUD vouchers, so a lot of people are able to stay there for free, but they've got to work on their education. They have to be enrolled in a program first before we let them go in and it's not unlike universities that you get accepted in the university and then you ask about housing. Same thing with us, the difference is, we don't kick them out as soon as they graduate, we work with them and help them to transition so that they can make it out on their own. It's right on the beginning, right on Carson Street just about a block south of our main store there in Carson. And much to our surprise, we were planning on building two apartments and Carson City said, well, you need a commercial building. We said why, we really don't, we just really want the apartments because that's what feeds into the students, and said, well, we changed the zoning and you need a commercial building. And it's like, why is that? He said well, we don't want anybody to see our parking lots, and it's like, have you been to Carson? That's all you see is parking lots. They said, yeah, we don't like it anymore, so you're the first one we're going to make, so we ended up building, adding another $5 million to the budget. And the bottom left hand corner is the commercial building, it now has some signage on it as well besides a space for rent.

So on the bottom floor we're leasing it out to restaurants. We've got an Asian fusion and sushi restaurant that's going to serve the community from a gentleman who has a restaurant in Monterey and one in Santa Cruz. And then also Genoa Bar and Grill is moving there, and of course, now that they're in Carson, they're going to call themselves Genoa Bar and Grill. I said, aren't you going to confuse people? They said, no, no, they'll just know where to look for us. So on the second floor we're renting out, I've got 40 percent of that rented, is just office space for folks and then the third floor is the FISH training lab or training room. And so up there, the students have to also agree that we have access to their grades and

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whatnot so that we can keep them in line, and also, they agree to attend our training. We found a lot of employers that are saying hey, the community colleges and the trades do a very good job of giving them the technical skills, but these people are crappy employees. They don't show up on time, they're always asking for advances on their payroll, they're argumentative, they all want to be a vice president. It's all these kinds of issues that they try and deal with. So our goal is to try and provide an awful lot of training, including financial management and some other things to be able to make sure that they have more skills and more companies will come to us directly for their students as opposed to just hiring off the street. It's meant for families, so we've got playgrounds in there, we've got gazebo areas, dog walks, all kinds of things so that the whole family can come along as somebody's going through the schools. And that way they've got their support with them. And again, they could be interns, they could be going to community college, they could be working for a HVAC company, they could be working changing oil at one of the auto dealerships, but working toward certification as a mechanic, those sorts of things.

And with that, we always make sure people know that they can volunteer, we take donations, including stocks and bonds. We found out a lot of people have required withdrawals that they need to make, but if they withdraw stock worth $10,000, then they pay taxes on it. They can donate $8,000 to us and they get an $8,000 write off, but if they move all $10,000 worth of stock directly to us, they get a $10,000 write off, so they're much better off in that kind of situation. All those different things are available. The next thing that our focus is on is really homelessness and the two biggest issues that we see that are impacting our community is addiction and mental health. And so we've got a shelter now that we're doing a pilot program that goes from one to three years to help them get through some of those issues because that is a third issue that is kind of hurting our community. I'm happy to make presentations at other organizations, always we're interested in volunteers, and really, the best way to see what we're doing is to tour our facilities because a presentation isn't enough to really help you see all the things that we do. And then I just end with, if you're going up Carson Street and you see that mural, that's the site of our thrift store. And just behind that thrift store is where our administrative offices are and one of our three social work organizations. We have a food bank and social services down in the Ranchos, as well as in Dayton and in Carson. And with that, I don't know if there's any questions.

To review Mr. Peckham's full presentation please see the Agenda Packet material.

Commissioner Nowosad speaks:
One thing, I got in here into the county in 2001, and along about 2004 I became aware of FISH. But one of the things that struck me as very, very interesting and beneficial was that people who were going in through a transition period, say, from homelessness to etcetera and they were family people, that you could get them some housing in the Stewart Indian land?

Mr. Peckham speaks:
Yes.

Commissioner Nowosad speaks:
Is that still in effect?

Mr. Peckham speaks:
It is, yes. We've got three, four, five, six, I think we have eight facilities out there that we use for emergency housing as well as transitional housing. So we have an emergency men's shelter, emergency women's shelter and emergency family shelter, and transitional houses for people with dependent children to help them move forward.

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Commissioner Nowosad speaks:
Thank you.

Chairman Rice speaks:
Commissioner Gardner.

Commissioner Gardner speaks:
Thank you, Mr. Chair. Mr. Peckham, thank you very much for your presentation, I'm so glad that we were able to provide this type of exposure to your program because I don't know that it gets a lot of exposure in our community. So it's certainly a very beneficial service to our community and we appreciate that. My wife and I have made donations of household goods to your program.

Mr. Peckham speaks:
Thank you.

Commissioner Gardner speaks:
So anyways, I did not know, when I see this dignity card, I did not know that you had a facility in the Gardnerville Ranchos also. So I don't know that that has gotten a lot of exposure in our community also, but I know that there are…

Mr. Peckham speaks:
We're two doors down from the GID.

Commissioner Gardner speaks:
Okay. Well good deal. And there are a number of organizations in town that are always looking for guest speakers and so I would encourage you, I'll take your business card also and try to spread it around a little bit. But I know that there's always organizations that are looking for guest speakers and I think this is a great program that you could further explain exactly what your process and program is because it is an essential service to our community. So thank you very much.

Mr. Peckham speaks:
Thank you.

Chairman Rice speaks:
Thank you. Any other comments from the Board?

Vice Chairwoman Hales speaks:
Just briefly, I know that the County provides some overlapping services.

Mr. Peckham speaks:
Yes.

Vice Chairwoman Hales speaks:
And then I wondered if you could just very briefly touch on what is your experience in working alongside the County?

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Mr. Peckham speaks:
We refer people back and forth based on some of the things, like down in Douglas County, we haven't taken the time to set up trying to help people fill out paperwork to get some of their government benefits. But certainly, the Health and Human Services Department does help with that. They do a lot of the flu clinics where we've got flu clinics that we do in other counties that we don't have to rely on that. There are some clients that we're able to help that the County can't based on what some of the processes they have in place. Again, the food bank or the food closet, they've got a great program that that goes on, for the most part, I think they're open one or two days a week and we're open five days a week to be able to help and it's beyond just food. And we collaborate a fair amount if we have got excess of something or if they've got excess of something, we share, so there is a little overlap there. My original thought when I bought the property down off Mitch Street in the Ranchos was to put in a family dining room and Douglas said no we don't want you to do that, we're concerned that it might draw more homeless people. And so we did our food bank and social services, and we're helping a lot of people who kind of feel isolated in the Ranchos. There's much better bus services and some other things, but there's still some people that venturing into town, all two miles or three miles of it, is a big challenge. So, we do a lot of things to help people there and then of course, a lot of help in Indian Hills area, which is a lot closer to our facilities than to some of the County resources.

Vice Chairwoman Hales speaks:
Thank you.

Mr. Peckham speaks:
You didn't say you wanted that brief, did you?

Chairman Rice speaks:
Alright. If there's no more questions or comments from the Board, thank you very much for your presentation, I hope some found it enlightening. And there's some of us that are well aware of what you do.

Mr. Peckham speaks:
Great, yeah.

Chairman Rice speaks:
And others that have no idea.

Mr. Peckham speaks:
Something that I like to leave people with, if you learn something new and it's really good, spread that rumor so that people understand. If it's not so good, come talk to me first and we'll see if we can't fix it.

Chairman Rice speaks:
Alright. Thank you very much, sir.

Mr. Peckham speaks:
Thank you.

RESULT:	**PRESENTATION HELD.**

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Chairman Rice speaks:
And we will now take a ten minute break.

A break was held.

Chairman Rice speaks:
Alright, thank you for coming back to order.

4. For possible action. Discussion to approve a settlement agreement with Ranchos LLC to resolve two lawsuits filed by Ranchos LLC against Douglas County arising out of the County's decision to deny Ranchos LLC's applications to develop a 33.20-acre parcel located at the northeast corner of Main River and Dresslerville Roads (APN 1220-15-701-001) Pursuant to the settlement, Ranchos LLC will agree to waive any claims for damages against the County, including attorneys' fees; modify the design of their development to address concerns raised by the public and County and to enhance neighborhood compatibility; and pay $60,000 toward safety enhancements along Riverview Drive. As a part of the proposed agreement, the County will agree to approve the modified applications. (A.J. Hames and Tom Dallaire)

Chairman Rice speaks:
And the next two items on the agenda, which are Items 4 and 5, I'm going to read together, they're on the same issue. And the Item 4 is for possible action, Item 5 for presentation only, so after we get done reading all of the information and putting it into the record, and we have our presentation for Mr. Dallaire and Mr. Hames, we will take Public Comment.

Chairman Rice read Administrative Agenda Item 4 and 5 into the record.

Tom Dallaire, Community Development Director, speaks:
Thank you, Chairman Rice. First, I guess we'll just go into Item 4 before we go and just do the introduction to the ordinance, but I'll turn the time over to AJ, who was heavily involved in the settlement agreement.

AJ Hames, Deputy District Attorney, speaks:
Thank you, Tom. And I do have a presentation if we could share the screen. Alright, so as indicated by Chairman Rice, we are talking today about the development that was disapproved by this Board back in March, all five of you Board Members were present at those meetings. And the minutes from those meetings are also included in your packet to help refresh your recollection as to what occurred and what was presented. But at those meetings, there was a development that was proposed. So that development was going to be located here, the parcel is in the center of each of these two maps. You'll see the map in dark orange, the parcel is generally a square shape and that dark orange designation there shows that the parcel is the future land use for that parcel is Receiving Area. The other map on the right shows the current zoning of the parcel, which is SFR 8,000 with a PD overlay. There was some discussion at the original hearing in March about what is Receiving Area, what is supposed to happen with Receiving Area? So this excerpt that you see now is from our Master Plan, this is just copied straight out of the Master Plan and presented here. As you can see, Receiving Area is allowed in all base zoning districts and it just requires either a Specific Plan or a planned development, which is why this project is being presented in the form of a planned development. Also, the description of Receiving Area is that it designates parcels within community plans identified for future urban development. So urban development is not a term that's specifically defined in our Master Plan, it was found in past Master Plans, but our current Master Plan does not define that to mean anything specific, especially with regard to residential development. However, urban development in residential areas is typically done at a ratio of 2.01 dwelling units per

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acre or more. And what that means is that traditionally Receiving Area, once developed, will ultimately be zoned either multi-family residential, SFR 8,000, or SFR 12,000. So of those three categories, SFR 12,000 is the least dense residential zoning district associated with Receiving Area.

Commissioner Tarkanian speaks:
Mr. Chairman, may I ask a question? So I asked you this at the break because there were some questions from one of the constituents about this and I'm a little confused. In the email from our constituent, it said that you could have as little as two homes per acre and I think you just said we could have 2.1. But then you said, if I'm understanding correctly, that the lowest density is 12,000 square feet, so I'm a little confused.

Mr. Hames speaks:
Yeah, there's a sort of a gap in our code. Our code has two, it goes from most dense, multi-family residential up to least dense, which would be like a rural residential five acre lot. So you go from multi-family residential, which is high density, to SFR 8,000, which is sort of like a traditional small lot residential development. SFR 12,000, which is what we have for example, in the Pleasantview development, we have that. There's some SFR 12,000, I believe, in the Rocky Terrace development and then further into town we have SFR 12,000 in the Winhaven development for example, just to give you an idea. And then from there, there's not another zoning designation until you get all the way up to SFR one half, which is two dwelling units per acre. So there's a bit of a gap because I believe half an acre is, how many square feet is half an acre?

Commissioner Tarkanian speaks:
A little over 20,000, it's a little over 20,000. So…

Mr. Hames speaks:
There's a bit of a gap between 12,000 and then that roughly 20,000 that the half acre.

Commissioner Tarkanian speaks:
But my question is, can a Receiving Area have half acre lots? Because I was under the impression talking with the staff before that, when you designated the Receiving Area, they can do up to 8,000 square feet and I thought we were tied to that unless they agreed otherwise. Do we have the discretion to require or to limit to only two homes per acre in a Receiving Area?

Mr. Hames speaks:
It's a little bit complicated. Like I said, the Master Plan doesn't specifically define the term urban development, but if you read through the Master Plan, there are other areas within it that talk about what is expected in urban areas. And that talks about densities greater than two dwelling units per acre, so that would exclude SFR one half zoning. So traditionally at least, and I think we'll just stick with that, but traditionally, no, SFR one half zoning districts have not been compatible with Receiving Area.

Commissioner Gardner speaks:
Thank you, Mr. Chair. What I find interesting, and it's probably off the subject, but as long as we're talking about Receiving Areas, is my understanding that Receiving Areas could allow up to 16 dwelling units per acre. Per acre. Now obviously, we can't get there because of our height restrictions, in order to get 16 on an acre dwelling unit, it would have to go higher than what our code allows. So that adds a whole other little wrinkle to this whole thing, right, about minimum lot sizes.

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Mr. Hames speaks:
Right, Receiving Area is compatible with multi-family residential, which would be like your traditional apartment complex. So somebody could bring in a project at this exact location for a sort of high density apartment complex, its master planned for that.

Commissioner Tarkanian speaks:
I'm going to beat a dead horse and I don't mean to, but I just want to be clear on this. It isn't really important to me how dense it can be, as how less dense it could be because we're talking about one of the requirements to be compatible with the neighboring homes and so forth. But what you're saying is, if we designate as a Receiving area, we have to follow what we think the urban definition is and that's not totally clear. But traditionally, we've never allowed half acre lots in Receiving Areas, the biggest lots have been 12,000 square feet. Is that what you're saying?

Mr. Hames speaks:
That's accurate.

Commissioner Tarkanian speaks:
Okay. I just wanted to…

Mr. Hames speaks:
This development is sort of a good illustration of how Receiving Area can sort of move between those zoning designations over time. I think I get into that maybe in my next slide, but yeah, we'll just move right along. 2002 there was a project that was approved at this exact same property and it was a higher density project, it was SFR 8,000, again with a planned development overlay that's required by our Master Plan. It had 95 lots for single family homes, they were a bit different than what's being proposed now, they were a little denser, there were alleyways, they were rear loaded. But that project was never inaugurated, the approvals all expired.

Commissioner Tarkanian speaks:
Mr. Chairman, is it okay if I keep asking while he's going through this?

Chairman Rice speaks:
As long as that dead horse you're beating doesn't get up and run away.

Commissioner Tarkanian speaks;
Yeah, no, this is a new topic and I'll try to be quick. And I don't want to interrupt you too much, but I'm just trying to follow the compatibility with the neighborhoods, were those half acre lots, well basically, they're acre lots, acre and a half lots. Were they there when this was approved in 2002, or were they built after the approval in 2002?

Mr. Hames speaks:
The one acre lots to the north predate most of the development in that area. The SFR one half lots, I believe, were also there, but I don't know when those were developed. I don't know.

Mr. Dallaire speaks:
I believe those were there in the Ranchos, that was the first section of the Ranchos part in the west side of Dresslerville Road had half acre parcels and the east side had one acre or larger, actually larger than that. But a lot of the lots were one acre in size there.

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Mr. Hames speaks:
So yes, those lots were in existence at the time the project was approved in 2002. But like I said, that project sort of died, it expired, went away. Nevertheless, the zoning designation stands, which is a little confusing because it's associated with the planned development, which is coupled with a development plan and a development schedule, all of which are expired. So, developing it is a little complicated at this point, unless the County were to go back and revoke that old zoning designation, which never occurred. So what happened recently, is Ranchos presented a new project for this area because the old development plan was expired, they created a new development plan that is actually less dense than what had previously been approved. In addition, they offered to down zone it to SFR 12,000, which again, traditionally is the lowest density zoning designation for Receiving Area. Their initial plan proposed 85 lots for single family homes and the following slide shows you, this is what they presented earlier this year, this is what you saw back in March. This shows the 85 residential lots, you can also see that surrounding the development was a proposed open space or buffer zone as we referred to it. That area served not only to provide a buffer between the new neighborhood and the existing neighborhoods, but it would also allow for the installation of a public trail. It would create areas for flood water mitigation and retention and provide for open space. You'll recall that some different housing designs were presented to you back in March, this is just to help, again, refresh your recollection, these were some of the designs that are associated with this project. These will not be alley loaded or rear loaded parcels, they'll generally look as they do in these photos here.

So this project was presented first to the Planning Commission, they recommended approval, it was then presented to the Board. That hearing occurred on March 7th and I think the Board generally expressed appreciation for the design. There were comments from all Board Members that the project was a good project, that they liked the layout and other aspects of it; however, there were two primary concerns voiced by some of the Commissioners at that meeting. The first was impact on the safety of Riverview Drive, and there was a lot of discussion specifically, and we've already heard some discussion today about Riverview Drive, and especially near the golf course how that can be an unsafe road. And the traffic in that area, traffic studies show isn't necessarily bad for a standard road; however, Riverview Drive is unique in that it doesn't have any sidewalks. For example, it has a lot of curves, there are trees, so there are poor sight lines and there's a lot of use by that road, not just by cars, but pedestrians. There's even some bicyclists and others that use it to access the commercial corridor along 395, golf carts that cross and travel along the road. And so there's aspects of the road that make it unique and so because of those unique characteristics, this Board expressed some concern that this new development would make it less safe to travel Riverview Drive. There was also concern about the compatibility with the surrounding neighborhoods and specific mention was made about the SFR-1 neighborhood, or the one acre lots to the north. We already talked a little bit about it, but here's just a picture, this is Riverview Drive. This is just a Google Map street view, but this is just to give you an idea of the section of road that we were talking about back in March. You'll see a large portion of the golf course there on the right, the clubhouse is on the left, this is heading west on Riverview Drive away from 395 toward the Ranchos.

Mr. Dallaire speaks:
The Planning Commission actually heard this item on January 9, 2024, and March 7th on your last slide was from this Board meeting. So I just want to make sure that that's clarified on the record.

Mr. Hames speaks:
Thank you, Tom. Yeah, if that wasn't clear, when we're talking about the March meeting and all of this information, this is from that March meeting of this Board. So ultimately then, that was a big concern and that was discussed at length during the meeting. In the original project, there was some payments that

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were going to be made to improve the intersection of Riverview Drive and U.S. Highway 395. It was a $45,000 payment that was going to be made toward future intersection enhancements, but nothing to enhance the safety of Riverview Drive closer to the golf course. There were also some concerns, as I noted before, about neighborhood compatibility. We've already talked a little bit about zoning, this is sort of a pulled back view of the Gardnerville Ranchos area, the area highlighted in red, that is the project site. You can see the current zoning, which is SFR 8,000, that is with the PD overlay. The SFR-1 zoning to the north and SFR one half zoning to the west. You will notice that the SFR one half area is surrounded on all sides by other types of developments; there's SFR 12,000 further west, there's multi-family residential development along Tillman Lane, as well as to the south of that development. And then there is SFR 12,000 and then as you go further south into the Ranchos, it becomes SFR 8,000. So the concern was that the homes to be constructed at the project site would not be compatible with those homes closest to the project, especially those that actually share a border with the project along the northern boundary. There are eight homes along the northern boundary of the project, each of which is zoned SFR-1 and so those are all one acre lots or larger. Ultimately, the concerns with neighborhood compatibility and the safety of Riverview Drive caused this Board to vote 3-2 to deny the project.

Commissioner Tarkanian speaks:
So you said there's eight homes to the north side? I'm counting 11 if…

Commissioner Gardner speaks:
No, no, no, eight homes here.

Commissioner Tarkanian speaks:
Oh, okay, I'm sorry. Okay.

Mr. Hames speaks:
Yeah, there's eight homes that share a boundary, basically, with the project site. So based on the denial, the developer quickly filed two lawsuits; our code requires developers to go through this process. A developer doesn't have time following a denial to sit down and try to hash out issues or to try to work through differences, it's a pretty quick timeline. And so developers following denial have to pretty much focus immediately on getting those lawsuits filed, so that's what occurred here. Shortly after the denial, there were two lawsuits filed by the developer; the first was a petition for judicial review seeking the court's review of this Board's decision and the second was a complaint for damages, specifically, the developer was seeking damages associated with the denial. So those cases are both still pending, they've been now fully briefed and we're just waiting on the court's ruling; the petition for judicial review was fully briefed by July. So I know this was denied in March, but the court goes slowly and that is when everything was fully briefed. Now, with the complaint for damages action, that one has actually been moving even a little bit slower. Our most recent filing in that case occurred in September and that's sort of what set off the most recent settlement discussions. If the County were to lose, they are linked, so if the County were to, if the petition for judicial review were approved, then it's highly likely that the court would also grant or award damages in that other action. So the potential liability to the County if we were to lose both lawsuits would be ultimately, the court would order that the development be approved and that approval would be without any type of concessions or changes to the design, that would be approval as it was presented back in March. And then in addition, there would be damages, the damages in this case would be the cost resulting from the denial, which could possibly include carrying costs for that property over the past months, many attorney's fees incurred or other losses associated with the delay.

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So, as I indicated, in about September of this year, I met with counsel for Ranchos, LLC, which is the developer. And the reason that we met is because we were discussing a case conference report, which had to be filed at that time. And so in September, we met, we discussed, and we brought up again the idea of a settlement, and so that's what sort of got the ball rolling towards the settlement in this matter. In communicating and talking about ways to ultimately resolve the lawsuit, we found some common ground. Over the next month or so, I, with Doug Ritchie, worked under the direction of the County Manager's Office and also the Board to negotiate with the Ranchos. And ultimately, we were able to prepare the Settlement Agreement that's being presented to you today for your consideration. So, the first important aspect of this Settlement Agreement is that there is now a redesign to the project that will, well, I wouldn't necessarily call it a redesign, but it's a payment, a payment that will be made to help enhance the safety of Riverview Drive. Recall that this was not a part of the original plan, it was only going to be a $45,000 payment to enhance the safety at 395. This would be specifically dedicated to be used to enhance Riverview Drive safety at the golf course. The $60,000 number is something that the County actually came up with. One of the ideas to improve safety on Riverview Drive is to restripe it, essentially remove the center turn lane that is currently on Riverview Drive, I can kind of go back maybe to that picture. This is just an idea, but one idea was to remove the center turn lane so that there would be one westbound and one eastbound lane and then use all of that space on the northern side, which is the right side of the picture as a designated area for pedestrians, golf carts, bicycles, etcetera. This would help create a specific space for people to travel so that they're not having to compete for space with vehicles traveling on the road.

Other ideas that the County is already working on were mentioned earlier in this meeting, including new signage, lights, and things to enhance safety in the crossings. Now this is just an idea, but the cost of this idea to implement, including re-slurring the road and then restriping was approximately $60,000. So we asked the Ranchos if they, or Ranchos LLC I should say, not the Ranchos, if they would be willing to pay for that and they agreed that they would. I think they saw value to the community in enhancing the safety of Riverview Drive in that area. Now, the County isn't obligated to implement that design, the County can use those funds to implement other solutions if other solutions present themselves and they appear to be better, right, they're more likely to enhance safety. The County is just obligated to spend that money for safety and we have to do it within a reasonable time period. So again, if we wanted to add more signals, barrier walls, even an overpass if we were feeling ambitious for golf carts, we could use that $60,000 towards those improvements. The settlement also seeks to enhance neighborhood compatibility and it does that in a number of ways. So first of all, development will remain SFR 12,000, which doesn't sound like a benefit, but it actually, as we've already discussed, prevents someone from subsequently coming in and developing this with a higher density project like an SFR 8,000, a multi-family residential or even a commercial project. SFR 12,000 is the lowest density for traditionally urban use. Other means of enhancing neighborhood compatibility include an increase to the lot sizes along that northern boundary, so that's a 1,322 foot roughly boundary and there are eight homes abutting that boundary. And actually the number of homes that would now be on that northern boundary is reduced down to just 13, so that is actually consistent with the nearby SFR one half zoning districts. If you took a measuring tape and you went along the back property lines of the SFR 12,000 or excuse me, SFR one half district across the street, 1,322 feet covers 13 SFR one half homes. So the number of homes on the northern boundary is the same as what you would get in an SFR one half district.

Commissioner Tarkanian speaks:
I appreciate that because that's one of the big issues. But you should at least acknowledge that you're counting the buffer area as part of those to get to the half acres.

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Mr. Hames speaks:
Well, yeah, so it's the total number of houses. So there is a buffer area on the west side of the westernmost house, but that factors in. So there's that boundary line, that 1,300 square feet, there's only going to be 13 homes there. And if you were to just do SFR one half zoning along that entire top boundary, that's how many homes you would get, assuming your lot sizes are consistent with what we already see in the Ranchos. Also, it does maintain that buffer zone, which is actually a benefit because it does increase the distance between the existing houses and the new houses, it also provides an area that cannot be developed. If somebody's property line went all the way back to the SFR-1 property lines, they could put a shed back there, they could do an accessory dwelling, they could do any number of things. The buffer zone prevents development, so it actually increases the space, it also allows for the other benefits to remain, including the walking trail, the open space, and the detention ponds for the flood water. Beyond neighborhood compatibility and safety enhancements to Riverview Drive, there are other benefits associated with this Settlement Agreement; first, this is approval and it is with these changes. So this sounds repetitive, I've already mentioned this, but if we were to lose the lawsuit and this were kicked back to the Board, it would be approved as presented back then. So by approving the settlement, you are getting the development that was proposed, but with the concessions that this Board sought and wanted at the time. Additionally, we avoid the risk of having to pay any damages, including any attorney's fees and then there are other benefits associated with the original projects that are all still present. Again, the open space, the flood mitigation, and that's flood mitigation, by the way, that the County doesn't have to pay for or the Ranchos GID. The Conditions of Approval for this project require the creation of an HOA and that is the entity that will be responsible for maintaining that drainage area. And finally, Ranchos is still paying $45,000 towards the Riverview/395 intersection improvements. So that is a synopsis of the Settlement Agreement, it is found entirely, in its entirety, I should say, on page 305 of your packet. If you have any questions about specific terms, we can get into that now, but I think now would be a good time if you have any questions, I'm available to answer those.

To review Mr. Hames' full presentation please see the Supplemental Meeting Materials.

Chairman Rice speaks:
Commissioner Tarkanian.

Commissioner Tarkanian speaks:
I just have a few follow up questions. First of all, we have a letter from Mr. Sheridan he sent to all the Commissioners, and in that letter, he has emphasized that the Ranchos GID, their water approval for this project has lapsed and they have to come back before the Ranchos GID to get that approved again. How does that affect us if we approve this project before the water is allocated by the GID? It doesn't seem like that works, it seems like we have to wait till the approval is done first and then we would vote on this issue.

Mr. Hames speaks:
Yeah, thank you for the question. There is already a Condition of Approval that was included with the prior development, which is still applicable, so they are unable to develop unless they obtain water service.

Commissioner Tarkanian speaks:
Okay.

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Mr. Hames speaks:
So the only water service in that area is the Gardnerville Ranchos GID service.

Commissioner Tarkanian speaks:
So the timing of it doesn't matter. It's if we do the approval before they approve it, it doesn't really affect what the conditions are?

Mr. Hames speaks:
Not in any real significant sense. Ideally, they would go to the GID first, which they did originally when this was originally brought forward. And the reason we like them to go to the GID first is because then they'll issue a will serve letter and it will be coupled with conditions. So that's exactly what happened in this case, they were issued a will serve letter and then some of the conditions that were imposed were, for example, they aren't planting grass around the exterior of the development because that can be a waste of water, they're doing xeriscaping. So ideally, we'd like to see those conditions before final approval, but in this case, it's not a significant issue because they will ultimately have to get, excuse me, they will ultimately have to get water service before they're allowed to develop.

Commissioner Tarkanian speaks:
I had two questions, but if you wanted to ask…

Vice Chairwoman Hales speaks:
I do want to ask.

Commissioner Tarkanian speaks:
…a specific one.

Vice Chairwoman Hales speaks:
Just to be absurdly detailed, since they don't have a will serve letter, one of the conditions is they have to get water service. So they will have to regardless, if we approve this, they will have to go back to Gardnerville Ranchos to get water service?

Mr. Hames speaks:
Yes.

Vice Chairwoman Hales speaks:
And Gardnerville Ranchos can say no if they have the grounds to say no because we had a constituent say we have no water. So if for some reason they had information in that regard, they could take that step.

Mr. Hames speaks:
They could.

Vice Chairwoman Hales speaks:
Thanks.

Commissioner Tarkanian speaks:
Two follow up questions, both pertain to the letter that we received, the email we received from Mr. Sheridan. The other thing he talked about was the timing of this agenda item, inferring that a couple people on the Board were running for re-elections, and we voted against the project and now that it's over,

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we have to make that vote again. Can you tell us why? First of all, I had no control over the timing on it, I don't know about Commissioner Gardner, but I would think this was something done with County staff. Can you just address that?

Mr. Hames speaks:
Yeah, no, definitely. I already kind of alluded to it a little bit in the presentation, but this settlement is a result of the legal proceedings that are ongoing. There's still no resolution to either of the two lawsuits that were filed against the County. And specifically, this discussion about settlement started in September and it started when I met with counsel for Ranchos LLC. So that was initiated by staff, essentially, it was at that time that staff determined there did seem to be the possibility of settlement and so that's when we sought guidance from the Board, from the County Manager looking for what concerns we should try to address. And then we commenced negotiations and negotiations were ongoing into October. So this is sort of a natural timeline, I think, when you're dealing with courts and just the speed of filings and all of that.

Commissioner Tarkanian speaks:
Okay. And the final question, this is something that I spoke with Mr. Sheridan about… but he had suggested when we talked about a general plan of, in all developments about impact fees to help either maintain or create additional road access. He asked why we had not asked for more of an impact fee on this development because one of the main concerns that I've had has been the impact of the Riverview and the safety issue there. Before you even answer it, I want to say I really like the fact that the suggestions that the County is talking about taking to make that road a lot safer. I appreciate the fact that you, for the first time I've heard somebody in the County staff acknowledge that this is a unique road because of the way it's curved, and the golf carts and so forth. And I think some of the ideas that you had mentioned is going to really help that out, particularly with respect to the golf carts and the other paths. But could we even have imposed an impact fee in this development this late in the game? That's my question.

Mr. Hames speaks:
Well, imposing one, we could have imposed one back in March, at this point in time because it's part of the settlement that's not one of the negotiated terms. I guess it's sort of off the table. But the reason why we didn't push for it at all in March or even in our most recent negotiations with the developer, there's a number of them. So, first of all, the County used to impose impact fees more often and frequently, the imposition of impact fees led to further litigation. So just as a policy decision, I think the County moved away from that and instead, we try to achieve those same objectives that you would achieve through Conditions of Approval. So we try to get the benefits of those fees without actually imposing them. Another limitation on impact fees is NRS actually puts a lot of requirements on their use, I don't recall specifically what the time frame is, but there's a there's a short time frame during which the County has to actually spend that money and if we don't spend the money, then we have to return the impact fees. Now spending the money seems easy, but usually the impact fees don't cover the full cost of a project and so that unless the County is going to be developing more rapidly, it doesn't actually make a lot of sense to seek impact fees because by the time we're actually ready to spend them, it's already past their expiration date, so to speak, and they've been returned to the developer. So just from a practical perspective, it hasn't proven to be beneficial to impose impact fees.

Mr. Dallaire speaks:
Just a follow up to that, sorry. We are collecting the $45,000 impact fee to the intersection of Riverview and 395. We also have, besides this project moving forward, this is something Jon Erb and I have put together, we do have a consultant actually analyzing that intersection further for our next step in the

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Transportation Plan update. And so we are looking at that based on the brand new model that was just generated for the Carson Valley, Carson City, and up into Lyon County, and Reno. And so we are analyzing that the intersection and the current, this particular intersection in the current Transportation Plan was supposed to be improved in, I believe, 2025. But the conditions that the assumptions were under that Transportation Plan that was developed in 2017 haven't been met yet, we haven't increased. None of the development in the Ranchos have happened, so it isn't justified to do those improvements at this time. And so that's what we're having done by this consultant, is to figure out exactly how many cars can turn left off of that movement so we have a better idea of when the triggers happen, which will hopefully, in turn, figure out a better way to calculate our impact fees than what we do today. And the transportation engineer does do the impact fee calculation and then staff approves it.

Mr. Hames speaks:
I did note that impact fees have a time frame. Of course, there is a time frame for the fee that we are obtaining here for the improvements to Riverview Drive and that's found in the Settlement Agreement, I'm trying to remember specifically what they were. So Ranchos will make that payment in full to the County prior to recording their Final Map for phase one and then the County has two years to use those for improvements to Riverview Drive. I did speak with Jon Erb to see kind of what would be the time frame if he wanted to implement, say, the restriping of Riverview. And he said that six months would be probably more than adequate, so two years should be ample time. This isn't going to be, like a lot of impact fees are for the construction of something new and so that's where we run into to trouble with time frames. But in this case, Riverview Drive exists and the problems there exist today. So, some of the common concerns about time frames and impact fees aren't necessarily present for this development, but it's just something to keep in mind generally when thinking about impact fees.

Vice Chairwoman Hales speaks:
Going back to where you referred to lawsuits based on impact fees that the County imposed, I'm assuming you mean unsuccessful lawsuits? Don't know, okay.

Mr. Hames speaks:
I'm not sure.

Vice Chairwoman Hales speaks:
Related question; are we constrained from requiring impact fees over and above what we can tie to what the impact will actually be?

Mr. Hames speaks:
Yes, yes.

Vice Chairwoman Hales speaks:
Okay. We have to have grounds for saying the impact fee would be X and the X is tied into what the impact will be.

Mr. Hames speaks:
Yeah. It's an impact fee and I think the $45,000 fee in this case that's being paid towards Riverview Drive and 395 is a good example. They do an analysis to see what this new development, what the impact it will have on that intersection and they find that because it will eventually, I think within 20 years, push that intersection into a category where it is no longer serving its purpose, they figure out the amount of that impact from this specific project and then they apply that to the total cost that it will require to actually

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make those intersection improvements. So yeah, impact fee is tied specifically to the actual impact from the development.

Chairman Rice speaks:
Commissioner Tarkanian.

Commissioner Tarkanian speaks:
Oh, I was going to ask a follow up on her question. So this is the problem I have with how you calculate the impact fees and this is what happened on Johnson Lane, that it seems like we calculated based upon this development is going to create this amount more traffic. And then they're going to use that percentage of the entire traffic to determine the cost, even though because of this additional amount of traffic, Johnson Lane, the heavy duty trucks here, the additional number of cars coming, you now because of that, you're creating a need to build or revise these roads only because of this additional traffic. It's not because all the other traffic was already there. So I don't know if this is an NRS requirement or this is a Douglas County Code requirement, but if we're going to approve new developments that are going to require significant improvements to the road, those developments should pay the entire cost that's significant development, not a percentage cost of it. Is it an NRS or is it a Douglas County one?

Mr. Hames speaks:
That's an NRS requirement.

Commissioner Tarkanian speaks:
Okay.

Mr. Hames speaks:
But I think that's a good point and I think it shows why in this case, what we've been able to negotiate by way of the Settlement Agreement is so beneficial to the County. I think Ranchos has done a good job of trying to really take care of, or excuse me, Ranchos LLC has done a good job of trying to take into account the County's concerns, the public's concerns, Commissioners' concerns. And so they're agreeing to pay the full cost of one project that was thought up to fix the issues at Riverview Drive, so that is 100 percent essentially what they're agreeing to pay in this instance.

Mr. Dallaire speaks:
Just to follow up on that, Commissioner Tarkanian. If you have an intersection that has 400 cars turning left on it, and then the new development comes in and only produces 20 left turn movements in that hour that the 400 already are on there, that's the impact, that's the only way we can calculate the impact. The road should have been designed based on our County standards at the time of when that road was constructed. And so it has a service life of 20 years, which we should be replacing roads every 20 years in order for the service life to be met and we don't do that, right, so the road ends up being 40 years old and deteriorated, of course.

Commissioner Tarkanian speaks:
Me and you are going to have a beer and talk about that.

Mr. Dallaire speaks:
Okay.

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Commissioner Tarkanian speaks:
Because I'm going to disagree.

Mr. Dallaire speaks:
Yeah, okay, well.

Mr. Hames speaks:
Are there any other questions?

Chairman Rice speaks:
Any other questions by the Board? Seeing none.

Mr. Hames speaks:
We can now, I think, transition into this, it's not really any additional presentation that we have for Item 5, that's the first reading of the ordinance. The information in your packet is there, it's essentially the same as what was presented to you back in March, so you can take that into consideration. The Staff Report was updated with some dates and things like that. I did want to note, too, that the ordinance was actually updated and so for the sake of clarity and transparency going forward, that ordinance, I'd like to just amend it on the record today, the number. So that would be Ordinance 2024-1633-A and I'd just like to make that amendment now and we will continue to refer to it as 1633-A going forward, just to create a nice, clear record for the public as to what was approved now, versus what was denied in March. So, we'll make that record today and then just going forward, 1633-A is the ordinance that we would ask you to consider.

Chairman Rice speaks:
Thank you. I already read the proposed ordinance into the record and I will take note that we have added the addendum of A.

Mr. Hames speaks:
Thank you.

Chairman Rice speaks:
Thank you. Any further questions or comments from the Board? Seeing none, since we combined these two items together, we will go ahead and take Public Comment. Public Comment is now open.

PUBLIC COMMENT

John Sheridan speaks:
I would like to respectfully request an added minute from the Chairman, if I could, just to bring up the, kind of clear the gray area for Mr. Tarkanian. And as Sam indicated, the 12,000 square foot density for Receiving Area is the most likely lowest density when you start to include the things that are required for a planned development, such as open space and that. So, I get Receiving Area does allow for two units per acre, but that would not include any open space within that planned development, it would just include a road to those homes. So I just wanted to clear that up. Thank you. So, the first request I want to make is that this project would, I get this is for presentation only, this project would come back before the GRGID for a will serve. I don't see a problem with the County Commissioners approving it and it coming back before the GRGID in between, but I would respectfully request that this project does come back before the GRGID. And then I want to touch on the idea of impact fees. Commissioner Hales, I know I

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hammer you a lot, but, and so, from the standpoint of, from this podium and putting you on blast, kind of, but when you just mentioned that the lawsuits were lost and we don't, you know and we can't charge impact fees beyond what we're doing. The lawsuits are lost because they're very arbitrary and as you heard Sam just state, one of the projects that was just thought up was this project. We don't have a Master Plan, we have a Douglas County Master Plan on paper, but we don't have a Douglas County Master Plan for the individual communities that are zoned for growth. We need to start there with a Master Plan of the individual communities and the County roads that serve those communities, and the impacts on those. Then once we have a Master Plan and we have signed present worth cost analysis to that, the County can then create an impact fees committee. And as I've indicated in my letter to you guys, the Planning Commission can take that up as long as somebody from the business community or somebody is on there. But once we have a leg to stand on and we actually have a Master Plan, then things don't become so arbitrary and we wouldn't lose the lawsuits in court. So we need to do better planning up front for the communities and I think that starts with the Master Plan creation, not just broadly for transportation across Douglas County, but individually for each community, the creation of an impact fees committee. And then we start to hold the developers accountable and we might have a leg to stand on in court. Thank you.

James McKalip speaks:
I am the Chairman of the Gardnerville Ranchos Board of Trustees, I'm not here in that capacity. It is the issue and I'm not going to rehash the issues, we've already talked about compatibility and safety on Riverview. The long term is this property owner owns a huge amount of property that is designated as a Receiving Area, so the long term may be building 2,000 homes. But you're always going to see it in small packages, so you don't see the real impact on the community that if he presented those 2,000 homes at one time, then you would be looking at it going, well, you're going to have to redesign the bridge or build another bridge. Because that would, you know, if you assume it's almost four people per house in the Ranchos, 2,000 homes is 8,000 more people, it's, you know, it's 4,000 more cars. But you're not getting the full impact because you're always going to see it as 85 homes and then you're going to be told, well, there's not that much impact, and you're going to be told, of course, if you deny it, there's going to be legal action. So you don't get the full impact of what the development of this Receiving Area would really do. So you're never going to get the money to build the infrastructure for this area because everything's going to be in small increments and I think that's the problem. You know, I don't know, it was back in the 90s and this was all declared to be Receiving Area because it was easy for people to live in other parts of the County to say, well, put the development in the Ranchos, that made it easy. But the Ranchos, we have without even talking about water, which is I'm trying not to talk about board issues, but with issues of transportation, of being able to get from one place to another. You're not able to see the whole impact because you're always going to see it one development at a time and if you say no or you impose development fees, that's going to be litigious. But the problem is we're not seeing the impact of developing this entire area, which would substantially increase the population in the Ranchos. Thank you.

Brad Johnston, representing Ranchos LLC, speaks:
Good afternoon, Mr. Chairman. I'm legal counsel to Ranchos LLC and the two pending lawsuits. I don't really have much more to add, I do want to thank Mr. Hames and Mr. Ritchie for the work that we did to come up with this Settlement Agreement. I would reiterate what Mr. Hames said and a couple of points; once this application was denied, we're on a very short timeline under Nevada law to file a petition for judicial review. We're also on a very short timeline to file the separate lawsuit for monetary damages, and why that is and why two separate lawsuits, that's just what the Nevada Supreme Court said we have to do. So we did that. There is a lot of work that then goes into that issue, we have to compile the administrative record, we filed briefs in the petition for judicial review action. And that's a zero sum game, we win and the County loses, or the County wins and we lose. The judge will not be saying, okay,

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well, I'm going to remand it back to the County, but have Ranchos do the following things. That's why settlement is advantageous, it ends both lawsuits, it gets a result that we can't get out of the lawsuit and that's why the two compromise points. As we understood the concerns of the Commission, it was compatibility with neighbors to the north, which was why we removed the one lot, have the buffer zone to make it more compatible and address that concern, and the agreement to pay the $65,000 for improvements on Riverview as traffic was an express concern. It was a compromise, it was a discussion that came from the District Attorney's Office, we hope that you approve this settlement. If it's not approved, we go back to the courts and we let the courts decide. The problem with that is any decision is not necessarily final because then we look at 18 months to two years on appeal to the Nevada Supreme Court, or if it goes to the Court of Appeals, which we don't want. So this is an advantageous resolution for all parties that, in our mind, address the concerns that were expressed by those who voted against the project originally. This is a win-win for both sides, we ask that you approve this Settlement Agreement. Thank you.

Chairman Rice speaks:
Thank you, sir. Any further Public Comment? Seeing none, I will bring it back to the Board.

Commissioner Tarkanian speaks:
Mr. Chairman?

Chairman Rice speaks:
Commissioner Tarkanian.

Commissioner Tarkanian speaks:
Okay. First of all, I wanted to say the statements made by Mr. McKalip are exactly what I was commenting on and voted against the project to begin with. I came in listening, reading the pamphlet last time, seeing the project, liking what the project had, but my concern is the long term impact that all of that Receiving Area is going to have with the road out there with just right now that the way Riverview is. I've talked with County staff over and over again, we got to get a solution to the road problems, we need to find a solution. We're discussing ideas, hopefully this will take care of future developments to what the solution will be. And that's one reason why I really like what the settlement is with respect to the roads because I think in the long term, we won't be coming back on small parcels and voting for just a little bit of a change. We have to have a major impact on how we're going to handle the roads, particularly in the Ranchos area, going out to the 395 from that area. Second of all, with respect to the improvements to Riverview, there's only $60,000, that's not very much money. But it is the cost of what the County felt these changes would be and I think, and I went through the changes with the County staff, and I've been talking about the road problems in Riverview from the time I've been on the Board. And I really like the changes they're talking about, I think it's going to slow down traffic. I think it's going to provide safety for the golf cart riders, the people walking, the bicyclists, I think it's going to be a win-win across the board. And the fact it only cost $60,000 shouldn't be a reason why you vote against it if it's going to solve the problems. The problem I have with this agreement, I talked with Mr. Hames about it before and actually, I've talked with the applicants, I would like to have seen a better compatibility between here and the northern border. I wish we could make those lots a little bit bigger, I do understand the buffer zone and how that's going to create basically a larger area before you get to the smaller lots, I understand all those things. It'd be nice if we could have got a little bit of a bigger area. I appreciate the fact the applicants reduced one of the homes, which you know is probably more than $60,000. I wish there was more we could do, but there are other ways we may be able to solve that problem. I've talked

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with one of the homeowners on the north side that maybe there's a better solution. So I like the settlement, I appreciate this going forward, so I like it, I'm going to vote for it.

Chairman Rice speaks:
Any other? Yes, sir.

Commissioner Gardner speaks:
Thank you, Mr. Chair. I appreciate what Mr. Sheridan brings to us and we've discussed this personally over the last couple of weeks when this looked like it was coming forward. And I don't disagree with his indication that we need…when our Master Plan was built originally, well, not originally, but when a huge Master Plan update was, I believe, in 1996, I believe that's when the Receiving Area concepts came into existence. And I don't disagree with the fact that maybe we need to take a look at those future issues as our community has grown out over the last 30 years, 25 years; however, that's something that that we need to take a look at in the future as we look into next year with the possible update of our Master Plan. So, what we're left with here is what I see almost as the lesser evil of two plans, really. When we recognized and expressed concerns back in March, our primary concerns that I expressed and other Commissioners expressed at that time, were obviously the increase in traffic on Riverview and that unsafe corridor there and what this project might add to that, but also the density question. And so we raised those two questions and I think that that was perhaps the primary reasons why we went ahead and denied that project at that time. I appreciate the fact that the Ranchos LLC has also looked into those two issues and addressed those and that's what has inspired this development agreement. So, I did express, as Mr. Hames pointed out, the appearance of the project, the elevations of the project, the open space of the project, the buffer zones, the residents' amenities, walking and hiking trails around it, flood mitigation on the north end and the HOA. So, I think that the risks of not approving this is we go back to the zoning of 8,000 square foot, which allows as small as 5,000 square foot lots and certainly that's distasteful. So, I don't know that we really have too many options here.

Chairman Rice speaks:
Thank you. Any further comments or questions from the Board? If not, okay, go ahead.

Vice Chairwoman Hales speaks:
A couple quick comments. This is better for the County than what we had in front of us in March and so I'm grateful for that. I appreciate the work of my fellow Commissioners and very much appreciate the developer's willingness to have discussions and our really great legal counsel. So thank you.

Chairman Rice speaks:
Thank you, Vice Chairwoman and…

Vice Chairwoman Hales speaks:
Wait.

Chairman Rice speaks:
Okay.

Vice Chairwoman Hales speaks:
And Tom and his...

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Chairman Rice speaks:
Is it my turn? Thank you. I want to thank you for the work that you've put in, I want to thank the Ranchos LLC for coming to the table and resolving most, if not all, of the concerns that we had with this project. In my opinion, you've been more than reasonable and I just thank everybody involved for bringing us to this point. And having said that, I'm ready for a motion.

Commissioner Tarkanian speaks:
I'll make a motion to approve the Settlement Agreement and Release of Claims with Ranchos LLC, as presented.

Commissioner Gardner speaks:
I will second that.

Chairman Rice speaks:
Alright. We have a motion and a second, we've already had Public Comment, I will call for the vote. All those in favor say aye. Any opposed? The motion carries 5-0. Thank you.

MOTION TO: Approve the Settlement Agreement and Release of Claims with Ranchos, LLC; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Danny Tarkanian, Commissioner
SECONDER:	Mark Gardner, Commissioner
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Walt Nowosad, Danny Tarkanian

5. For presentation only. Introduction of Ordinance 2024-1633, an ordinance approving a zoning map amendment and planned development overlay district for APN 1220-15-701-001, by: (1) repealing Ordinance No. 2002-1022 (which changed the zoning on the subject parcel from FR-19 (forest and range, 19-acre minimum lot size) to SFR-8,000 (single-family residential, 8,000 square foot minimum lot size)) with a PD (planned development) overlay (PD 02-06) because the associated development was never inaugurated and the tentative map expired; and (2) reclassify the same parcel as SFR 12,000 (single-family residential, 12,000 square foot minimum lot size) with a PD (planned development) overlay. The Board may also discuss the associated application for a Tentative Subdivision Map. The subject property is a 33.20-acre parcel located at the northeast corner of Main River and Dresslerville Roads in the SFR-8,000/PD zoning district in the Gardnerville Ranchos Community Plan, and it is designated as receiving area. The applicant is Ranchos, LLC (Keith Serpa and Sam Landis) and the applicant's representative is Manhard Consulting. First Reading. (Tom Dallaire and A.J. Hames)

Administrative Agenda Item 5 combined with Administrative Agenda Item 4.

To review the complete discussion, please see Administrative Agenda Item 4.

RESULT:	**PRESENTATION HELD.**

Chairman Rice speaks:
And we'll move on to Item 6.

UNAPPROVED

Commissioner Gardner speaks:
Mr. Chair?

Chairman Rice speaks:
Yes, sir.

Commissioner Gardner speaks:
I was going to recommend, I know it's 12:35 PM, but we only have really three more items. One possible action and presentation only and Public Comment. So, I would hope that maybe we would agree to power through this and go to lunch perhaps afterwards.

Commissioner Tarkanian speaks:
I just need five minutes.

Chairman Rice speaks:
Alright. We will take a ten-minute break.

Commissioner Tarkanian speaks:
At your age, I wish you had the same problems.

Chairman Rice speaks:
We will take a ten-minute break and we will be back in ten minutes. Thank you.

A break was held.

Chairman Rice speaks:
Okay. If we can get our Commissioners back, we'll get this thing wrapped up.

6. **For possible action. Discussion to adopt Ordinance 2024-1640, an ordinance amending Douglas County Code Title 5 – Business Licenses and Regulations, Chapter 5.36 – Adult Characterized Businesses to: 1) amend Section 5.36.010 – Definitions, Subsection H – Adult Revue, to clarify that an "adult revue," as defined under the Douglas County Code, must be "owned, managed, or controlled by an unlimited gaming licensee" and must occur "within an established and designated showroom or showrooms owned, managed, or controlled by an unlimited gaming licensee"; 2) add Section 5.36.160 – Injunctive Relief, to clarify that any violation of Chapter 5.36 is subject to a civil action by Douglas County for preliminary and permanent injunctive relief to enjoin the violation; and 3) provide for all other properly related matters. Second Reading. (Zach Wadle')**

Chairman Rice read the agenda item into the record.

Zach Wadlé, Deputy District Attorney, speaks:
Thank you, Mr. Chair.

Commissioner Gardner speaks:
Mr. Chair, before we go any further, there was a word that was mispronounced, and I just wanted to make sure that it gets into the record. When you first said owned, managed and you said and controlled, I believe, and the word should be or controlled. I think that that's a very important nuance.

Chairman Rice speaks:
Thank you for the record.

UNAPPROVED

Mr. Wadlé speaks:
Thank you, Mr. Chair. And Commissioner Gardner is correct with that reading. That's what is reproduced in the agenda. That lengthy title really says it all with respect to what this ordinance does so I won't belabor the point. The ordinance was introduced by this Board back in July. We went through the business impact statement process as we're required to do under Nevada law. You heard that item at your last meeting where no substantial business impact, business impact was found with respect to the ordinance and I'm available for any questions at this point. Thank you.

Chairman Rice speaks:
All right. Since this is the second reading of this ordinance, any questions from the Board? Seeing none, this is for possible action, I will open this item for Public Comment. Do we have any Public Comment?

PUBLIC COMMENT- none

Chairman Rice speaks:
Seeing none, I will bring it back to the Board and I will move that we adopt Ordinance 2024-1640 as presented based upon Public Comment, the results of the Business Impact Statement outreach efforts, and the discussion of the County Commission.

Commissioner Nowosad speaks:
Second.

Chairman Rice speaks:
It's been moved and seconded. If there's no further comment, I will call for the vote. All those in favor say aye. Any opposed? Motion carries 5-0. Thank you.

MOTION TO: Adopt Ordinance 2024-1640, an ordinance amending Douglas County Code Title 5 – Business Licenses and Regulations, Chapter 5.36 – Adult Characterized Businesses to: 1) amend Section 5.36.010 – Definitions, Subsection H – Adult Revue, to clarify that an "adult revue," as defined under the Douglas County Code, must be "owned, managed, or controlled by an unlimited gaming licensee" and must occur "within an established and designated showroom or showrooms owned, managed, or controlled by an unlimited gaming licensee"; 2) add Section 5.36.160 – Injunctive Relief, to clarify that any violation of Chapter 5.36 is subject to a civil action by Douglas County for preliminary and permanent injunctive relief to enjoin the violation; and 3) provide for all other properly related matters, based upon Public Comment, the results of the Business Impact Statement outreach efforts, and the discussion of the County Commission; carried.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Wesley Rice, Chair
SECONDER:	Walt Nowosad, Commissioner
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Walt Nowosad, Danny Tarkanian

7. For presentation only. Announcements/reports/updates from County Commission members including updates on the various boards and/or commissions that they may be a member of or a liaison to, or any other meetings/functions they have attended, and any request by a Commissioner for discussion of a future agenda item. (Chairman Rice)

Chairman Rice read the agenda item into the record.

APPROVED

Commissioner Gardner speaks:
You want me to start, Mr. Chair?

Chairman Rice speaks:
Sir.

Commissioner Gardner speaks:
Thank you. I did attend a Parks and Recreation Commission meeting Tuesday night. They were discussing their anticipated capital improvement projects bringing forward to the Board in the next budgetary session. And I took the liberty or the opportunity to recuse myself from that discussion and vote because that eventually will come before this Board and there was a draft of their operations manual as well, or procedures manual. I find myself doing that a lot at that board meeting because most of these things that they discuss always come back to us. And so, it's inappropriate for me to weigh in at that time. Also, I attended the Chamber of Commerce meeting yesterday morning. I just wanted to reiterate the placement of flags at our different, I believe they'll probably take place at our different cemeteries here in the county recognizing our veterans for Veterans Day, which is on, I believe, Monday is Veterans Day. So anyways, once again, thanks to all those in our community and nation that have served in the protection of our freedoms. Thank you.

Chairman Rice speaks:
Thank you. Commissioner Nowosad? Nope. And Vice Chairwoman Hales.

Vice Chairwoman Hales speaks:
Yes. A few things. First, I want to start with I did go to the Día de Los Muertos celebration, which was a lot of fun. I think Main Street Gardnerville does that and it was a great event. I also went to the Chamber of Commerce Community Recognition Awards, and those highlighted some really great people, especially the Henderson Award, which went to Marty Swisher. And I was very pleased to see his good work recognized. Now to my assignments on the Board. I want to note that China Spring Youth Camp engaged in an external review of the PREA requirements. This is not the mandated review, this is a voluntary over and above review because they want to perfect their practices. And I was in their meeting where the consultant presented his report. I very much appreciated their extra efforts in implementing best practices and refining what they already do to make sure they're even better. Although they were found to be in compliance already, they're taking it a notch above. I wanted to report that the Carson Valley Arts Council has received the feasibility study for having the old Copeland Lumber building remodeled into an arts event center, performing arts center, and we've been waiting a long time for that feasibility study and I'll just briefly say that the report is positive about that possibility. The Carson Water Conservancy District is well underway in preparing for the strategic plan meeting which will take place next week. I will note that I have gone to the South Shore Transportation Management Association meetings, and yesterday was able to go to the Tahoe Transportation District meeting, during the period of time when Chairman Rice was unable to be there, as an alternate. I was there as an alternate, his alternate, and I'll just note a couple things in that meeting. The board appointed Jim Marino, Acting Managing Director as of yesterday. And Carl Hasty, then, who had already tendered his resignation, is relieved of that position. With a lot of things from the members of that board, I will just note that they will recruit for that position, but probably not until about February. And that will give them time to sort some things out, including whether they're recruiting for the managing director or the assistant managing director position. Lastly, I will say about that I did share Douglas County's concerns with the JPA and the fact that Nevada is not involved in the JPA as it has been organized, notwithstanding the apparent intended use of resources that are jointly held with California to benefit Nevada. So, I did represent that very specifically. Don't worry, I was very clear about that. That's my report. Thanks. Oh, wait. I'm sorry. One more thing. It was the most important thing. It was listed at the top, and I missed it. I remain concerned

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about the Painted Rock Mine impact on Johnson Lane and I have been talking with the County Manager regarding how does the County monitor the agreement. And how does the County implement, monitor and implement that agreement and what are the mitigation efforts? And it takes some time to figure those things out but I want to note that work is underway on those things. I have a long list of concerns that fall under that category. And once we have enough information to be useful, I'll be reaching out to the Johnson Lane residents to convey that information.

Chairman Rice speaks:
Thank you, Vice Chairwoman. I want to personally thank you. Yesterday I had a major scheduling conflict and as my alternate, you sat in on the Tahoe Transportation District meeting and I appreciate, number one, having you sit in and number two, the impact you had on the meeting. I got several comments after I was able to re-establish my presence, and you did an outstanding job, and I want to thank you for that. Having done that, I will close this item and we will go to Closing Public Comment.

RESULT:	**PRESENTATION HELD.**

CLOSING PUBLIC COMMENT (No Action)

Jim Jackson speaks:
I feel like it's closing time at the bar and I'm the last one here too many times. Appreciate the comments on trying to monitor what's going on up there. The community is already doing that. We've come together and we have said that this is what we're going to be watching, and we're watching for anything that they violate because we frankly don't trust Knox Excavation to be honest to their agreement. A couple of things were clarified. The use of water, they are paying for it. That will help some of the people up there that were paying huge water bills and thinking they were getting it for free. We'll let them know that they are paying for it. The pavement of the road, I understand it was in the last EA. When I said that we had been told that it wasn't going to be paved, that was before this thing really got going, when we were still discussing it and everything, and people were pretty upset about it, especially the way it's being paved and what it's going to do to the flow of water. I was up there this last rainstorm. It does change it. And I'll warn you now you have a Stephanie Lane problem developing up there if we get a really big rainstorm. So, that's somewhere down the road. You've made a lot of enemies in the Johnson Lane area. I think you all know that. It would go a long way if you can come up and convince them that you really are trying to limit the damage that Knox is going to do to the community. I don't know if it'll work, but it would behoove you and the County to do that. Every time I've come down here, I've tried to be very fair and very honest with how I react with you. Not call you names and not say you're a bunch of crooks and all this kind of stuff, even though others have done that. I think that's very unprofessional to do and everything. But I do think that one comment that was made with this last lawsuit that was just filed and you guys finally came to a settlement, another individual from the area came up and said, we didn't have that opportunity. So, that's the way it's interpreted, and you need to look at it from that point of view. We have a lot of people up there. And I'll go back again to the blasting. This is an area where somebody is going to get hurt because, like this morning, my wife was out there riding her horse. If there had been a large explosion out there, it could have dismounted her. She's getting close to 80 years old like I am. We can't fall off of a horse and bounce up like we used to. Now we just count the parts and see if they're all still there. They need to come up with some way, not just of notifying you the County, but of notifying the individuals. We have one member of our community that ran a huge gravel pit, and he said when they blasted, they had to notify everybody within a five-mile area that they were doing that. They did, not the County. So that needs to be done. Thank you.

Chairman Rice speaks:
Thank you, sir. Any further Public Comment?

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Commissioner Gardner speaks:
Mr. Chair?

Chairman Rice speaks:
Yes, sir.

Commissioner Gardner speaks:
I guess I'd like to try to address that last issue. If I'm not mistaken, and hopefully Vice Chairwoman Hales can help me out here or Mr. Ritchie, it's my understanding that with that agreement, they're required to provide the County with 30 days' notice if they anticipate that they might have to blast. And that is only if they get to a point in extracting material where it's not available and they may have to free up some material. But they're required a 30-day notice to us. Now, I concur with Mr. Jackson that beyond just notifying the County, I would agree that we need to make sure that we have a mechanism in there that we would recognize and notify, whether it be the mail, social media or whatever other means that we deem necessary to notify the residents that they're going to blast because you're right, we have a lot of equestrians in that area and a lot of other people. And being a previous rider of horses, I understand how easily they spook and how devastating it can be should you lose control of that animal. So anyways, we are taking your concerns into account, and we'll work on mitigating methods.

Chairman Rice speaks:
Go to the mic, please.

Mr. Jackson speaks:
Thank you. Sorry. When I was in the service, I was in artillery. When we were going to be shooting, I can't hear myself either, believe me, between the artillery and the naval gunfire, my ears are gone. When we were firing anything close to residential areas, and there was a few places at Camp Lejeune that qualified for that, the method that they use to notify everybody that we were going to be firing was they had a large siren that they would set off at least a half hour before we would start firing. That way, anybody that didn't see and I know what you're thinking, but anybody that didn't see any advertisement to it or didn't hear the radio or anything like that, at least had some kind of warning about 15, 20 minutes before the blast was going to go off.

Commissioner Tarkanian speaks:
Just don't do it at 5:00 PM or whatever time we're…

Mr. Jackson speaks:
Yeah.

Chairman Rice speaks:
Okay. Thank you very much. And the County Manager would like to have the microphone for a moment.

Jenifer Davidson, County Manager, speaks:
Thank you, Mr. Chairman, Members of the Commission. I just wanted to jump in. I know there is a high level of interest in the Painted Rock Mine matter, and I know in particular, Members of this Board remain concerned that the County takes care of the residents of Johnson Lane. And I have heard that from each Member of this Commission. I will be bringing back an informational agenda item to a future Board meeting in which we share with the public the steps that we have taken to monitor this project. Additionally, we are setting up an informational web page with accurate information regarding the ongoing operations of the mine, and we appreciate Mr. Maxwell's input on that so that we can make sure that that information we share on our web page is the most current information. We'll be launching that shortly, and I do intend to bring an informational presentation back to you. And I thank the members of

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the public for their continued interest in this project. If anyone has any additional questions or concerns Mr. Jackson, in the neighborhood, and they want to speak to someone, I would encourage them to call my office. Additionally, if they have concerns regarding the enforcement of the agreement at this point, I would refer them to Douglas County Code Enforcement. We are out and actively patrolling the area and monitoring the situation currently.

Chairman Rice speaks:
Thank you. And if there's no further Public Comment, we are adjourned.

ADJOURNMENT

There being no further business to come before the Board of County Commissioners, the meeting adjourned at 1:06 PM.

Respectfully submitted:

_____

Wesley Rice, Chairman
Douglas County Board of County Commissioners

ATTEST:

_____

Amy Burgans, Clerk-Treasurer

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DRAFT

The Special Meeting of the Board of County Commissioners was held on Friday, November 15, 2024, beginning at 3:00 PM in the meeting room of the County Administration Building, 1616 8th Street, Minden, Nevada and via Zoom participation as well as was streamed via Live Stream – Video Link, Douglas County YouTube Channel. **When applicable, the minutes below have been transcribed.**

CALL TO ORDER
The meeting was to order at 3:04 PM.

COMMISSIONERS PRESENT:
Wesley Rice, Chairman - *via Zoom*
Sharla Hales, Vice Chair - *via Zoom*
Mark Gardner, Commissioner
Danny Tarkanian, Commissioner - *via Zoom*

COMMISSIONERS ABSENT:
Walt Nowosad, Commissioner

STAFF PRESENT:
Amy Burgans, Clerk-Treasurer
Jenifer Davidson, County Manager
Doug Ritchie, Chief Civil Deputy District Attorney
Danie Day, Deputy Clerk
Rachael Evanson, Administrative Assistant to the Board

PLEDGE OF ALLEGIANCE
Led by County Manager, Jenifer Davidson.

PUBLIC COMMENT (No Action)

Commissioner Gardner speaks:
So at this time, I'll make the announcements regarding Public Comment. Public Comment is limited to three minutes per speaker unless additional time is granted by the Board Chairperson or myself today. The Board of Commissioners uses timing lights to ensure that everyone has an opportunity to speak. You will see a green light when you begin, and I'm going to have to run the lights system also today, so please indulge me your patience because I haven't really run it before, I've kind of had the opportunity to avoid that. Oh, I also want to indicate that Commissioner Tarkanian has joined us as well. And the reason I'm reading this off, Commissioner Tarkanian, if you heard earlier, but Chairman Rice is snowbound up in Tahoe, so being the only one in Chambers, I'll be doing this today. So where I left off, you will see a green light when you begin, a yellow light which indicates you have 30 seconds left, you'll also hear a buzzer and at that time you should wrap up your comments. Once the light turns red, please sit down. In addition to Opening Public Comment, Public Comment will also be taken on Administrative Agenda items that are identified for possible action and Closing Public Comment. If you plan to speak on a specific agenda item, we only have one today and that's for action, so you'll be able to speak on that and then provide your Public Comment when that item is heard on that item if you have comments or questions at that time. Public Comment must be limited to matters that are within the jurisdiction and control of the Board of County Commissioners. Public Comment must be addressed to the Chairperson and not to members of the public so the Board may take future action on the issues that are raised by the public. So at this time, Public Comment will be taken on those items are within the jurisdiction and control of the Board of County Commissioners. We ask you to please approach the podium, sign in, and state your name, and once you state your name, your time will begin. Thank you.

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Jim Jackson speaks:
Thank you. I want to congratulate Amy on the well-run election. Everybody I've spoken to in our community thinks it is a very well-run, very fair election, unlike some around the country. But we feel that Douglas County did a very good job, so thank you very much. Also, your staff is extremely helpful; I had a few problems before the election, came down, talked to them, and they helped me work through it real easily. So again, thank you. And of course, since I'm here, I have a request to make; Johnson Lane needs a four-way stop at Fremont and Johnson. There's been two accidents up there, one was a fairly serious one, looked like a head-on collision between two automobiles. The second one I was in last winter, eastbound car didn't have to stop, came around the corner where I was stopped, slid on the ice right into me. If he'd had to stop, we wouldn't have hit each other. So I think that would be an excellent place for a very safety minded County to put in a four-way stop and if anybody in the County says you can't do it, fire them. Thank you.

Commissioner Gardner speaks:
Additional Public Comment? And I have to turn that off and reset that. Okay, very good then, we'll close Public Comment and come back to the Board.

APPROVAL OF AGENDA

MOTION TO: Approve the agenda; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Wesley Rice, Chair
SECONDER:	Sharla Hales, Vice Chair
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Danny Tarkanian

ADMINISTRATIVE AGENDA

1. **For possible action. Discussion and canvass of returns from the November 5, 2024 General Election including entering an abstract of the results in the records of the Board of County Commissioners, ordering the Douglas County Clerk to certify the abstract and transmit a report of the abstract to the Nevada Secretary of State in compliance with NRS 293.387. (Amy Burgans)**

Commissioner Gardner read the agenda item into the record.

Commissioner Gardner speaks:
That word, ordering, seems rather harsh, right?

Amy Burgans, Clerk-Treasurer, speaks:
I'm okay with it.

Commissioner Gardner speaks:
Okay, thank you.

Ms. Burgans speaks:
Alright, good afternoon Commissioners, thanks for spending your Friday afternoon with me. We are here today to certify the results of the 2024 General Election that was held in Douglas County on November 5th, but first, I would be remiss if I didn't start with some thank yous. This election year, as most of you know, started last October for Nevada, as that is when we started planning for the Presidential Preference Primary that was held in February. The first ballots went out on Christmas Eve of last year. Between the

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three elections that were held this year, along with Clerks and their staff implementing the new statewide voter registration and election management system, which involved four mock elections this year, we are excited for the election cycle to be over. I cannot be more exhilarated at how well this election went. But the hard work was done prior to Election Day in the planning of each election and the training of staff and election workers to ensure that everything went seamless. There is no way for me to truly thank my staff, all I can offer is a humble thank you. The support that I received this year from each of them was inspiring and I am beyond blessed to be part of such an amazing team of hard-working individuals. I also need to thank my election workers, over 130 citizens stepped up throughout the year to assist with working the elections. Every single election worker trained on the new system to ensure that they understood the processes laid out for checking in a voter at the vote center. I also want to thank a couple of the other County departments; first, I want to thank Technology Services for their assistance with this election, we couldn't have done it without them. I also want to thank Community Services for all their help, the use of the County Community Centers is vital for us to have safe places to hold our elections. And of course, Indian Hills GID for allowing us to use their district office as the newest vote center here in Douglas County servicing the northern part of the county. And the Washoe Tribe for their continued collaboration and allowing us to have a vote center at their Community Center. I also want to thank the amazing support of the Secretary of State's Office for all of their assistance through the transition to this new system. Last but not least, I want to thank the Commissioners and the community, I have watched multiple counties do their certification meetings today. As I watch them, I realize the level of support that I receive here in Douglas County from the citizens, to the Elected Officials, to County staff. What an awesome thing to be part of such a beautiful community of people.

Now onto the certification of the election. I want to just give a couple of facts about what we saw here in Douglas County for this election. During the two weeks of early voting, we had 8,586 in-person voters. On Election Day, we had 4,025 in-person voters. The mail ballot breakdown was, as far as where they were dropped off, at the Douglas County Community Center we received 3,885 mail ballots dropped off, that was through early voting and on Election Day. At the Historic Courthouse during early voting and Election Day, we saw 6,831 ballots dropped off, at Indian Hills GID we saw 470, at Kahle Community Center there were 474, TRE Community Center 159, at the Washoe Tribe Community Center 43. And through the United States Postal Service we saw 10,266 ballots mailed to our office. We had other roaming drop boxes which includes a bipartisan team of election workers that stay with the roaming drop box, at those other locations we saw total 424 mail ballots dropped off. And then I also want to call out that during this last legislative session, a bill was passed for inmate voting and we did have five inmates that asked for a ballot this election cycle. So the total in-person was 12,611. We had our same-day registrations, which are provisional ballots, those are people that come in to vote during the two week timeframe prior to Election Day. We had 483 that my full-time staff handled every single one of those, that is by far the most that I think Douglas County has ever seen. We are usually around 100 and 220 during General Elections, so that was a large increase. And total mail ballots were a little over 23,000.

I also want to call out a couple of things that the community has felt was concerning. First, a lot of people are concerned that they are seeing that their ballot was received, but not seeing that it has been counted and that they don't have vote credit on the Secretary of State's website. I just want to clarify that vote credit is given after the canvass of the election, so sometime after this weekend I would assume that the Secretary of State would implement, or would push that through into your voter registration file when you go and check it. We also received a lot of negative feedback on how long it takes Nevada to count all votes. Unfortunately, there is not much that we can do about that as County Election Officials. The laws which are created and set in motion by the legislature are written in such a way that mail ballots can still be accepted via the United States Post Office through the Saturday after the election. There is no way to predict how many we will receive, so we cannot finalize until after we have finished receiving the ballots in the mail. That is definitely a legislative change if that's something that we want to see revised.

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With that, I'll turn it over to the Commissioners for anything that you would like to discuss or that you have questions about.

Commissioner Gardner speaks:
Thank you, Ms. Burgans, for your very comprehensive report. Commissioners, I'll go to, I don't see Chairman Rice on any longer, hopefully…

Chairman Rice speaks:
No, I'm here.

Commissioner Gardner speaks:
Oh, there he is, okay. So you usually go last, so why don't we let you go first today?

Chairman Rice speaks:
Okay. I would like to commend the entire team. I have not received one report of any shenanigans whatsoever from Douglas County voters or the people who handled the vote. I was extremely proud of Ms. Burgans and her entire team and it seemed to be seamless. I know that I was delighted that I could turn my ballot in the first day that she was accepting ballots, and I'm sure that there were a lot of people that really enjoyed the process and avoided the lines that some other areas had. So thank you for all that you did, and again, kudos.

Ms. Burgans speaks:
Thank you. And I apologize, I also want to say that the majority of the people that are in the room today are my staff and election workers that worked tirelessly. And I asked them to be here today because typically, I am the one that gets credit, but it was us, it was a team effort. So I'm just so grateful that everyone felt that the importance of the integrity of the election being upheld in Douglas County and they worked towards that.

Commissioner Gardner speaks:
Thank you, Chairman Rice. Vice Chairwoman Hales did you have any questions?

Vice Chairwoman Hales speaks:
I will agree with everything that's been said. I wanted to experience using the voting machine so I voted in-person. And I appreciate Ms. Burgans what you said about having an air of importance, and it was efficient and there was an atmosphere that was very respectful of every voter. And I'm really grateful for the job you have done and your whole team because it really was, from my perspective, top-notch, so thank you.

Commissioner Gardner speaks:
Commissioner Tarkanian.

Commissioner Tarkanian speaks:
I don't have anything else to add, I think what's been said has been pretty good.

Commissioner Gardner speaks:
Thank you. And I'm sure you want this rubberstamped so we can get on with the serving, right?

Laughter was heard.

UNAPPROVED

Commissioner Gardner speaks:
Okay. I do have some comments and some questions; I indicated these questions to, most of them, I think, to Ms. Burgans in advance. These are not necessarily questions that I have, but questions that I've been asked by constituents to ask or have asked me. And rather deluge your office with 20,000 questions, it's just easier for me to, it's a short list, but I would appreciate your indulgence in that regard. And I want to start off also by saying thank you and your staff for an incredible job, and like the other Commissioners have experienced, a very smooth run operation without any glitches that we saw whatsoever. The one observation I did make is that while we have our main voting area at the Community and Senior Center, I discovered during the Parks and Recreation Commission meeting the other day that we don't have a backup generator that would necessarily handle the situation should we lose power at that location. And so, I think that's something that we're going to have to address as Commissioners that besides emergencies that we might incur in our County, certainly, I would consider that an emergency if we lost power in that location on Election Day. The others are smaller and we could move them, but not necessarily that one.

Ms. Burgans speaks:
So we have a contingency plan in place for things like that, and just for your awareness, every single piece of equipment that we have at each vote center is plugged in so that the battery life lasts if there is a power outage. They all have battery backups but we keep them plugged so that the battery stays charged, so we can continue to function for multiple hours on the battery life.

Commissioner Gardner speaks:
Good to hear, thank you. Number two, you mentioned the tremendous amount of volunteers that you had and paid staff also. And so, I had questions as late as last evening about why people who want to volunteer to be election workers can't volunteer versus have to be a paid staff member. Can you address that?

Ms. Burgans speaks:
Yeah, I hear that a lot. The election workers are paid $12 an hour, so I don't think any of them are doing it for the money. And sometimes I do have election workers that sign up and they don't want the paycheck, but they don't have the option of opting out of receiving the money. So I usually tell them to just donate it to a good cause or something because we don't have the option of not paying them, that's part of the law.

Commissioner Gardner speaks:
Okay. So it probably puts them into a higher tax bracket, right, that's why they probably don't want…

Ms. Burgans speaks:
That $12 an hour, I'm telling you, yeah.

Laughter was heard.

Commissioner Gardner speaks:
That was a joke.

Ms. Burgans speaks:
Yes.

Commissioner Gardner speaks:
Okay. The question came up regarding poll watchers; what is the procedure in regards to poll watching and what specifically do they do?

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Ms. Burgans speaks:
That's something that I hear a lot prior to an election, people will call my office and want know how to get trained to be a poll watcher. Poll watchers are not run through the Office of Elections, poll watchers can be anyone, there's no training. There are certain organizations that will train people to be a poll watcher; however, my office does not train them, or employ them, or assist in organizing that in any way shape or form. So there was a lot of conversation about the observers this election cycle. Some of our vote centers are fairly small, and we have designated areas and designated amount of chairs for the observers, and we had more observers then we had chairs. So it's first come, first serve; we don't keep track of what party you're with or anything like that. It is first come, first serve, and if someone wants to sit there for 12 hours on Election Day and they were the first ones there, they can do that. There is no criteria for a poll watcher, poll observer other than we have a form that is subscribed by the Secretary of State's Office that you must sign. Basically, saying that you understand the rules that you have to follow, can't use your phone, those types of things, conversations that you can versus can't have and then you have to wear a name tag.

Commissioner Gardner speaks:
Do you have to be registered voter? Do you have to live in the county? Do you have to live in the state?

Ms. Burgans speaks:
You don't even have to be a citizen of the United States to observe. We have international observers that come to watch the elections.

Commissioner Gardner speaks:
Very good, thank you because I know that there were some questions regarding that and that was disturbing, right. Okay, so the other questions, as I understand it, and it was just shortly before the election or during the election, the Supreme Court of the State of Nevada ruled that your office had to accept ballots through the mail that potentially did not have postmarks. Can you tell us about that process?

Ms. Burgans speaks:
Correct. So the way that the law is written and the direction that was provided by the Supreme Court was that mail ballots are accepted through the Saturday after the election; however, if they are not postmarked by Election Day, they are not accepted. So if the postmark is for the day after the election, they are not accepted even if we receive them by that Saturday. If the postmark is missing, if it has no postmark, it will be accepted through the Friday after the election, not for the Saturday. So if we received one on Saturday that had no postmark, it would be determined as being turned in too late.

Commissioner Gardner speaks:
Okay. Remind me to go back to poll watchers for a second here. But no postmarks, now what if a resident tries to turn in a ballot on Wednesday, Thursday, or Friday at either here, your office, or perhaps putting it in the mail, how are those treated?

Ms. Burgans speaks:
Believe it or not, people do try to do that and we do not accept it, we cannot accept them. As far as dropping it off at the Post Office, I obviously have no control over that. If they drop it off and it's not postmarked but it gets to us by Friday, we would accept it because we don't know when it was dropped off. I will say that the Post Office has been amazing; they have a new Postmaster here in Minden and he is stellar. He has the communication and this has been a wonderful election year, as far as the collaboration between the Elections Office and the Post Office.

UNAPPROVED

Commissioner Gardner speaks:
Thank you. Because I know there were some concerns with folks trying to vote after the time period of Tuesday and trying to turn in ballots somewhere else, whether it be the Post Office or here. I'm going back to poll watchers really quick, only because the poll watchers are designated in seats, right. So they can't and basically the public has asked, they are not allowed to watch the process of signature verification, they can't overlook somebodies shoulder, and they can't go up to a voting machine and oversee that process as well.

Ms. Burgans speaks:
No, we have…

Commissioner Gardner speaks:
What are their limitations?

Ms. Burgans speaks:
…we have a designated area with chairs where they can sit and there is a stanchion in front of them, that's where observers are allowed. And the location we chose at each vote center is a location where they have a good view but they can't hear personal information. It's vital for us to ensure that the personal information that the voters are giving when they're checking in or when they're same-day registering is kept confidential. We don't want observers to be able to overhear all of their answers or to be able to sway anyone one way or another.

Commissioner Gardner speaks:
Thank you. I noticed also when I was looking at the ballot, and some people have asked this question, is on some of the races it says none of the above and other races it does not, how is that prescribed?

Ms. Burgans speaks:
State law. It's in state law as to which races on the ballot have none of the above.

Commissioner Gardner speaks:
So those are statewide offices or full state election offices?

Ms. Burgans speaks:
Federal.

Commissioner Gardner speaks:
So to speak, in other words, everybody can vote on those.

Ms. Burgans speaks:
Yes.

Commissioner Gardner speaks:
But the local races, they don't have that designation, is that right?

Ms. Burgans speaks:
Correct.

Commissioner Gardner speaks:
What if somebody were to somehow lose to none of the above?

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Ms. Burgans speaks:
It defaults to the person that received the most ballots or the most votes. It's…

Commissioner Gardner speaks:
The person who received the most ballots.

Ms. Burgans speaks:
Correct.

Commissioner Gardner speaks:
Okay, interesting. So is there any benefit or purpose of having that on the ballot do you think?

Ms. Burgans speaks:
I think it's just another…

Commissioner Gardner speaks:
Maybe I'm asking for a personal question answered.

Ms. Burgans speaks:
Maybe just a way to give voters an opportunity to…

Commissioner Gardner speaks:
Express.

Ms. Burgans speaks:
Express their disdain for both.

Commissioner Gardner speaks:
Okay. It has been proposed, I talked to our Assemblyman quite a bit, quite often, Ken Gray and he has proposed that he would like to see a change in our election law here in the State of Nevada. And you somewhat addressed this, that ballots, he would like to see State statute change to where all ballots must be into your office, your hands no later than 7:00 PM on Election Day. Would you support such an amendment to our NRS in that regard?

Ms. Burgans speaks:
I think that the people across the State of Nevada have spoken that they want results faster. In order for us to have results faster, we have to clean up the election laws to ensure that it's not a matter of Clerks and the Registrars dragging our feet, it is the way that the law is written that makes it take so long to get final results. So yes, that would definitely have to be some cleanup to the election law in order for that to happen.

Commissioner Gardner speaks:
And of course, the other issue we have there is, and it's been universally accepted, appears to be, well you said over 23,000 mail or drop-off ballots. You consider them the same, right?

Ms. Burgans speaks:
Mhmm.

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Commissioner Gardner speaks:
Whether it be put in the mail or dropped off at your voting locations, or your boxes, whatever. But that has been embraced by our county very, very well and appears to be so across the state. And of course, if you have, and I don't know how many you said were turned in the actual day, the Tuesday, so your…

Ms. Burgans speaks:
I didn't pull that information.

Commissioner Gardner speaks:
You don't have that number?

Ms. Burgans speaks:
No.

Commissioner Gardner speaks:
Okay.

Ms. Burgans speaks:
It was minimal, I want to say it was about 2,000, 2,500. It was very low.

Commissioner Gardner speaks:
That's still a substantial task…

Ms. Burgans speaks:
The majority of the mail ballots that we received were...

Commissioner Gardner speaks:
That's almost ten percent.

Ms. Burgans speaks:
Right, but comparatively to 2022 where it was like 12,000, we were thrilled.

Commissioner Gardner speaks:
Yeah, okay. So that's what the public needs to understand, I think, is that you can't do anything with those ballots that are dropped off or put in the mail that you receive from the Post Office, you can't do anything with those on Election Day. So those have to then be received by your office on Wednesday, you go back to work after the election verifying signatures and deconstructing those ballots, right?

Ms. Burgans speaks:
Correct.

Commissioner Gardner speaks:
So that's why we could see a significant swing in who might have won that election based on that turn in on that particular day.

Ms. Burgans speaks:
Correct.

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Commissioner Gardner speaks:
So I think that would happen even if we demanded that all ballots be in by Election Day too, so you couldn't do it until the following day. So you have until Saturday to receive mail and deconstruct those ballots, do you have any idea or do you remember how many you got in actually on Saturday?

Ms. Burgans speaks:
Seven.

Commissioner Gardner speaks:
Saturday.

Ms. Burgans speaks:
I paid overtime staff to come in so that we had a bipartisan team to walk across the street to the Post Office to get seven mail ballots.

Commissioner Gardner speaks:
And you had to pay overtime?

Ms. Burgans speaks:
We drove over there just in case.

Commissioner Gardner speaks:
Which comes out of the County treasury right?

Ms. Burgans speaks:
It was a little excessive.

Commissioner Gardner speaks:
So that comes out of the County treasury?

Ms. Burgans speaks:
It does.

Commissioner Gardner speaks:
Okay, troubling. So once again, unfunded mandates by the State Legislature, right?

Ms. Burgans speaks:
Correct.

Commissioner Gardner speaks:
Yep, okay, coming out of my pocket, your pocket and everybody else's pocket in the county. So, disturbing, disappointing. The 483 provisionals, those are first-time voters?

Ms. Burgans speaks:
The 483 provisionals are first-time voters, first in Douglas County, I should clarify.

Commissioner Gardner speaks:
Ahh, okay.

Ms. Burgans speaks:
New to Douglas County.

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Commissioner Gardner speaks:
Not previously registered in Douglas County?

Ms. Burgans speaks:
Not previously registered in Douglas County.

Commissioner Gardner speaks:
Okay, thank you. And curing of ballots, can you give us a number on that? Anyways, it seemed to be…

Ms. Burgans speaks:
There were…

Commissioner Gardner speaks:
…from what I could gather, it was a very, comparatively to the 83 percent, and congratulations on our voters in Douglas County. Except for the smaller counties that only have 1,000 to 2,000 voters, we were the highest percentage of voter turnout in the state. So congratulations and thank you to the voters of Douglas County for coming out and voting, and performing your basic civic duty, in my mind. So thank you very much. But when I looked at the curing of ballots it seems like everybody seems to be getting the message about how to sign it and do those kinds of things, so very, very few. And I understand we had teams of people working to get those cured, so congratulations, once again, to Douglas County. I think that's it, really, believe it or not. I know I told you I only have a couple questions, but as people understood, this was coming about today. Anyways with that, I don't have any other questions. Did what I said bring anything to mind, Commissioner Tarkanian, Chairman Rice, or Vice Chairwoman Hales? Did you have any additional questions before we go to Public Comment?

Chairman Rice speaks:
No.

Vice Chairwoman Hales speaks:
Nope.

Commissioner Gardner speaks:
Commissioner Tarkanian?

Ms. Burgans speaks:
He dropped off.

Commissioner Gardner speaks:
I'll assume that's a no. So anyways, at this time then, before we come back for action, we will take Public Comment.

PUBLIC COMMENT

Kirk Walder speaks:
Good afternoon. While I'm a member of the Planning Commission, I offer these comments as a private individual. I fully support certification of the 2024 General Election results for Douglas County. Our Clerk, Amy Burgans, deserves the highest praise for work on this election. The soundness of Amy's effort demonstrates the dedication she has given to the election process. She exhibits strong leadership skills and has committed herself to achieving the highest skill level and knowledge of the election process. She has recruited and trained over a hundred election workers, some of whom are in the audience today, they also deserve your praise. And she is assisted by her outstanding Clerk staff, who mirror her skill and

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dedication to conducting fair elections. Amy conducts every election, of which there were three this year, with great integrity and strong ethical standards. Her work is transparent, impartial, and without bias. Commissioner Nowosad often brings up the need for quality control in the conduct of County business, I can assure you that the process that Amy follows has the highest of quality controls. The various devices used, not just the voting machines, are tested and retested, they are safeguarded before, during, and after the voting process. Machinery is secured with numbered seals, the seals are recorded and verified by two people, and they are checked twice a day during the voting process. Finally, Amy puts in countless hours, working nights and weekends to make certain every aspect of the election process goes smoothly. Her dedication is a testament to the importance she places on producing the best election product possible. Thank you.

Commissioner Gardner speaks:
You almost had a full minute left to continue to praise her.

Laughter was heard.

Commissioner Gardner speaks:
Additional Public Comment? Wow, okay, very good, then we'll bring it back to the Board. And what I would say, I hope you didn't feel I was grilling you, that's not why I, but I did ask the questions quickly so that we could try to get out of here at a decent time tonight. With that, Vice Chairwoman Hales, Chairman Rice, Commissioner Tarkanian, anything to add before we entertain a motion?

Chairman Rice speaks:
I'm ready to make a motion, sir.

Commissioner Gardner speaks:
A rare thing for you to do this year. So we'll entertain a motion.

Chairman Rice speaks:
I don't normally get to do this, so I will. I move that we approve the canvass of the returns of the November 5, 2024 General Election including entering an abstract of the results in the records of the Board of County Commissioners, ordering the Douglas County Clerk to certify the abstract and transmit a report of that abstract to the Nevada Secretary of State in compliance with NRS 293.387. Thank you.

Commissioner Gardner speaks:
Do I have a second?

Vice Chairwoman Hales speaks:
Second.

Commissioner Gardner speaks:
Thank you. Okay, we have a motion by Chairman Rice, seconded by Vice Chairwoman Hales to approve the canvass of the returns from the November 5, 2024 General Election. Sensing no discussion, all those in favor signify by saying aye. And I don't know, Commissioner Tarkanian, are you still with us? He dropped off, okay. The vote is three to approve and two abstentions, right? Would that be a correct vote?

Doug Ritchie, Chief Civil Deputy District Attorney, speaks:
Two absent.

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Commissioner Gardner speaks:
Two absent, yes, that's right, they're not here to abstain. The motion is approved 3-0, three with two absent. Okay, thank you. Once again, thank you very much, Ms. Burgans, and what a comprehensive report, I know the voters of Douglas County appreciate that and appreciate you, so thank you. With that, we will conclude that and we'll go to Closing Public Comment.

MOTION TO: Approve and canvass the returns from the November 5, 2024 General Election including entering an abstract of the results in the records of the Board of County Commissioners, ordering the Douglas County Clerk to certify the abstract and transmit a report of the abstract to the Nevada Secretary of State in compliance with NRS 293.387; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Wesley Rice, Chair
SECONDER:	Sharla Hales, Vice Chair
AYES:	Wesley Rice, Sharla Hales, Mark Gardner

CLOSING PUBLIC COMMENT (No Action) - none

Chairman Rice speaks:
At this time, Public Comment will be taken on those items that are within the jurisdiction and control of the Board of Commissioners or those agenda items where Public Comment has not already been taken. Public Comment. Wow, don't everybody get up at once. Okay, very good, with that, we have nothing left on the agenda so the meeting is hereby adjourned and thank you, Commissioners, for making it today.

ADJOURNMENT

There being no further business to come before the Board of County Commissioners, the meeting adjourned at 3:42 PM.

Respectfully submitted:

_____
Wesley Rice, Chairman
Douglas County Board of County Commissioners

ATTEST:

_____
Amy Burgans, Clerk-Treasurer

UNAPPROVED

AGENDA ITEM NO. A.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **CONSENT CALENDAR**

TITLE:
For possible action. Discussion to approve Amendment 1 to Land Lease 068 (LL068) and Amendment 1 to Land Lease 091 (LL091), both with the Minden-Tahoe Airport, and authorize the County Manager to sign the amendments. The amendments serve to assign each Land Lease from John and Janice Morgan to the Morgan Family Trust. (Heather MacDonnell)

RECOMMENDED MOTION:
Approve Amendment 1 to Land Lease 068 (LL068) and Amendment 1 to Land Lease 091 (LL091) as presented, and authorize the County Manager to sign the amendments.

FINANCIAL IMPACT:
An annual increase of $21.76 for Land Lease 068, for a total annual lease amount of $941.34.
An annual increase of $537.36 for Land Lease 091, for a total annual lease amount of $1,081.60.

BACKGROUND:
John and Janice Morgan entered into *Land Lease 068* (LL068) with the Minden-Tahoe Airport on May 2, 2002, when the previous lessee, Aspen International Marketing, Ltd., assigned its interest in the lease to the Morgans with County approval. The Morgans would like to transfer their interest in the Lease to their family trust. The rent will be adjusted annually in proportion to the Consumer Price Index (CPI) increase for the adjustment period.

John and Janice Morgan also entered into *Land Lease 091* (LL091) with the Minden-Tahoe Airport on July 6, 2006, when the previous lessee, Allan and Eleanor Martini, assigned their interest in the lease to the Mr. and Mrs. Morgan with County approval. The Morgans would like to transfer their interest in the Lease to their family trust.
Beginning September 1, 2023, Lessee's annual rent adjusted upward to the then-in effect land lease rate for the west-side of the Airport ($0.40 per square foot per year). Lessee's annual rent obligation, due September 1, 2023, was $1,081.60. Further, in accordance with Paragraph 6 of the Lease, rent is subject to an annual CPI adjustment on the anniversary date. Therefore, Lessee's annual rent obligation, due

September 1, 2024 was $1,110.80. These adjustments are memorialized in the assignment document for ease of reference.

ATTACHMENTS:
LL068_Lease_Amendment.docx
LL091_Amendment_to_Lease_2024.docx

MINDEN-TAHOE AIRPORT

LAND LEASE 068

ASSIGNMENT AND LEASE AMENDMENT # 1

This Assignment of Lease and Lease Amendment # **1** ("Amendment # **1**") is entered into by and between the Lessor, Minden-Tahoe Airport ("Airport") with its principal office at Minden-Tahoe Airport, 1146 Airport Road, Minden, Nevada 89423, and owned by Douglas County, Nevada ("County"), and John M. Morgan and Janice L. Morgan ("Lessee" or "Assignor"), and John M. Morgan and Janice L. Morgan Trustees of the Morgan Family Trust, dated May 22, 2020 ("Assignee"). County, Lessee and Assignee may be referred to herein collectively as "Parties" or individually as the "Party."

WHEREAS, the County owns and operates the Minden-Tahoe Airport located in Douglas County, Nevada, as a general aviation and reliever facility, and is authorized to contract for the use of Airport premises and facilities and the provision of products and services thereon;

WHEREAS, the County entered into a lease with Erect-A-Tube of the West, Inc, effective January 1, 1999 for the lease of approximately **4,320** square feet ("Lease") at the Airport (Recorded as Document No. 456091); and

WHEREAS, Erect-A-Tube of the West, Inc (with County approval) subsequently assigned the Lease to Aspen International Marketing, Ltd., effective May 4, 2000 (Recorded as Document No. 493669), for a term of 25 years commencing on May 4, 2000; and

WHEREAS, Aspen International Marketing, Ltd., (with County approval) assigned the Lease to John M. and Janice L. Morgan, effective May 2, 2002 (Recorded as Document No. 541474); and

WHEREAS, Section **33** of the Lease enables the County and Lessee to amend the terms of the Lease by a written amendment that is approved and signed by County and Lessee;

WHEREAS, Lessee has requested approval by the County to assign 100% of its interest in the Lease to Assignee; and

WHEREAS, Section **21** of the Lease requires Lessee to obtain prior written consent from the County in order to assign, transfer, sublease, or otherwise convey any interest in the Lease;

WHEREAS, the County deems it advantageous to approve Lessee's proposed assignment of an interest in the Lease;

NOW, THEREFORE, be it agreed by and between County and Lessee and Assignee, that the terms of the Lease will be amended as follows:

1. This Amendment # **1** shall become effective on **December 19, 2024** ("Effective Date").
2. Except as explicitly stated or amended herein, the Parties agree that the words and phrases within this Amendment shall have the meanings set forth in Lease.
3. All of the terms, covenants, and conditions of the Lease are hereby ratified and reaffirmed by all Parties hereto.

4. Assignee hereby accepts this assignment and agrees to assume and be bound by all of the terms of the Lease (a copy of which Assignee has received and reviewed), beginning on the Effective Date and to be held liable under the terms of the Lease.
5. The Parties agree that this assignment of the Lease shall not release Lessee from any liability under the Lease and Lessee shall remain jointly and severally liable with Assignee under the terms of the Lease, to the extent that any Liability arises as a result of any cause or occasion on or before the Effective Date.
6. The Parties agree and understand that the County's consent to this assignment shall not constitute consent to any future assignments or subletting.
7. The Parties each agree and acknowledge that the County has fully complied with all of its obligations under the Lease through the Effective Date and, to the extent not expressly modified hereby, all of the terms and conditions of the Lease shall remain unchanged and in full force and effect. If anything contained in this Amendment conflicts with any terms of the Lease, then the terms of this Amendment shall govern.
8. The Parties may execute this Amendment #1 in counterparts, which will constitute one agreement that is binding on all Parties.
9. Notices & Identity: upon the Effective Date, all references to "Lessee" shall be updated to reflect this amendment. Lessee shall be identified as "John M. Morgan and Janice L. Morgan, Trustees of The Morgan Family Trust, dated May 22, 2020." Lessee's noticing address is as follows:

   John M. Morgan and Janice L. Morgan
   Trustees of the Morgan Family Trust
   194 Taylor Creek Road
   Gardnerville, NV 89460

10. Pursuant to Section 6 of LL068, Rent will be adjusted annually in proportion to the CPI increase (all urban, all items, San Francisco – Oakland – San Jose) for the adjustment period. The last rent adjustment occurred in May 2023. The current annual rent is $919.58; Rent will be increased to a new annual rent obligation of $941.34 retroactively effective May 2, 2024.

Each natural person signing this instrument, for or on behalf of a legal entity party hereto, represents, warrants, assures and guarantees to each other such natural person, and to each other such legal entity, that he or she is duly authorized and has the legal power and authority to sign this instrument.

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IN WITNESS WHEREOF, the said parties have hereunto set their hands, the County, by and through Jenifer Davidson, County Manager, as authorized by the Board of County Commissioners during a Public Meeting, John M. and Janice L. Morgan, in their individual capacity as Assignor, and John M. and Janice L. Morgan as Trustees of the Morgan Family Trust, on the respective dates indicated below.

LESSOR:
Douglas County

By: _____
Jenifer Davidson, County Manager
As Authorized by the Board of County Commissioners on December 19, 2024.

ASSIGNOR:
John M. Morgan

Signature:_____

Date: _____

STATE OF NEVADA)
COUNTY OF DOUGLAS)
This instrument was acknowledged before me, a Notary Public, on the ___ day of _____ 2024, by John M. Morgan.

_____
Notary Signature

ASSIGNOR:
Janice L. Morgan

Signature:_____

Date: _____

STATE OF NEVADA)
COUNTY OF DOUGLAS)
This instrument was acknowledged before me, a Notary Public, on the ___ day of _____ 2024, by Janice L. Morgan.

_____
Notary Signature

ASSIGNEE:
Morgan Family Trust dated May 22, 2020
By: John M. Morgan and Janice L. Morgan, Trustees

Signature:_____

Signature:_____

Date: _____

STATE OF NEVADA)
COUNTY OF DOUGLAS)
This instrument was acknowledged before me, a Notary Public, on the ___ day of _____ 2024, by R. John M. Morgan and Janice L. Morgan.

_____
Notary Signature

MINDEN-TAHOE AIRPORT

LAND LEASE 091

ASSIGNMENT AND LEASE AMENDMENT # 1

This Assignment of Lease and Lease Amendment # **1** ("Amendment # **1**") is entered into by and between the Lessor, Douglas County, Nevada ("County"), which owns and operates the Minden-Tahoe Airport ("Airport"), and John M. Morgan and Janice L. Morgan (collectively "Lessee" or "Assignor"), and John M. Morgan and Janice L. Morgan, Trustees of the Morgan Family Trust, dated May 22, 2020 ("Assignee"). County, Lessee and Assignee may be referred to herein collectively as "Parties" or individually as the "Party."

WHEREAS, the County owns and operates the Minden-Tahoe Airport located in Douglas County, Nevada, as a general aviation and reliever facility, and is authorized to contract for the use of Airport premises and facilities and the provision of products and services thereon;

WHEREAS, the County entered into a lease with David White, effective September 1, 1998 for the lease of approximately **2,704** square feet ("Lease") at the Airport (Recorded as Document No. 452862); and

WHEREAS, David White (with County approval) subsequently assigned the Lease to Bill Vaden, effective January 21, 1999 (Recorded as Document No. 460851; and

WHEREAS, Bill Vaden (with County approval) assigned his interest in LL091 to the Martinit Trust, Allan V. Martini and Eleanor F. Martini, trustees, effective August 24, 2000 (Recorded as Document No. 499695); and

WHEREAS, Allan V. Martini and Eleanor F. Martini, Trustees of The Martin Trust (with County approval) assigned the trust's interest in the Lease to John M. Morgan and Janice L. Morgan, effective August 1, 2006 (Recorded as Document No. 680006) and at this time it was identified at "LL091;" and

WHEREAS, Section **34** of the Lease enables the County and Lessee to amend the terms of the Lease by a written amendment that is approved and signed by County and Lessee;

WHEREAS, Lessee has requested approval by the County to assign 100% of its interest in the Lease to Assignee; and

WHEREAS, Section **21** of the Lease requires Lessee to obtain prior written consent from the County in order to assign, transfer, sublease, or otherwise convey any interest in the Lease;

WHEREAS, the County deems it advantageous to approve Lessee's proposed assignment of an interest in the Lease;

NOW, THEREFORE, be it agreed by and between County and Lessee and Assignee, that the terms of the Lease will be amended as follows:

1. This Amendment # **1** shall become effective on **December 19, 2024** ("Effective Date").

2. Except as specifically stated or amended herein, the Parties agree that the words and phrases within this Amendment shall have the meanings set forth in Lease.
3. All of the terms, covenants and conditions of the Lease, are hereby ratified and reaffirmed by all Parties hereto.
4. Assignee hereby accepts this assignment and agrees to assume and be bound by all of the terms of the Lease (a copy of which Assignee has received and reviewed), beginning on the Effective Date and to be held liable under the terms of the Lease.
5. The Parties agree that this assignment of the Lease shall not release Lessee from any liability under the Lease and Lessee shall remain jointly and severally liable with Assignee under the terms of the Lease, to the extent that any Liability arises as a result of any cause or occasion on or before the Effective Date.
6. The Parties agree and understand that County's consent to this assignment shall not constitute a consent to any future assignments or subletting.
7. The Parties each agree and acknowledge that the County has fully complied with all of its obligations under the Lease through the Effective Date and, to the extent not expressly modified hereby, all of the terms and conditions of the Lease shall remain unchanged and in full force and effect. If anything contained in this Amendment conflicts with any terms of the Lease, then the terms of this Amendment shall govern.
8. The Parties may execute this Amendment #1 in counterparts and all will constitute one agreement that will be binding on all the Parties.
9. Notices & Identity: upon the Effective Date, all references to "Lessee" shall be updated to reflect this amendment. Lessee shall be identified as "John M. Morgan and Janice L. Morgan, Trustees of The Morgan Family Trust, dated May 22, 2020." Lessee's noticing address is as follows:

   John M. Morgan and Janice L. Morgan
   Trustees of the Morgan Family Trust
   194 Taylor Creek Road
   Gardnerville, NV 89460

10. The Parties acknowledge that the initial lease term of 25 years expired on August 31, 2023 and that Lessee notified the Airport of its intent to exercise the 15-year option period. Beginning September 1, 2023, Lessee's Annual rent adjusted upward to the then-in effect land lease rate for the west-side of the Airport ($0.40 per square foot per year). Lessee's annual Rent Obligation, due on September 1, 2023 was $1,081.60. Further, in accordance with Paragraph 6 of the Lease, Rent is subject to an annual CPI adjustment on the anniversary date. Therefore, Lessee's annual Rent obligation, due on September 1, 2024 was $1,110.80. Lessee's payments of $544.24 in 2023 and $544.24 in 2024 will be credited to these obligations and Assignee shall pay the balance of $1,103.92 by no later than January 1, 2025.

Each natural person signing this instrument, for or on behalf of a legal entity party hereto, represents, warrants, assures and guarantees to each other such natural person, and to each other such legal entity, that he or she is duly authorized and has the legal power and authority to sign this instrument.

IN WITNESS WHEREOF, the said parties have hereunto set their hands, the County, by and through Jenifer Davidson, County Manager, as authorized by the Board of County Commissioners during a Public Meeting, John M. Morgan and Janice L. Morgan, in their capacity as Assignors, and John M. Morgan and Janice L. Morgan as Trustees of the Morgan Family Trust, on the respective dates indicated below.

LESSOR:
Douglas County

By: _____
Jenifer Davidson, County Manager
As Authorized by the Board of County
Commissioners on December 19, 2024

ASSIGNOR:
John M. Morgan

Signature:_____

Date: _____

STATE OF NEVADA)
COUNTY OF DOUGLAS)
This instrument was acknowledged before me, a Notary Public, on the ___ day of _____ 2024, by John M. Morgan.

_____
Notary Signature

ASSIGNOR:
Janice L. Morgan

Signature:_____

Date: _____

STATE OF NEVADA)
COUNTY OF DOUGLAS)
This instrument was acknowledged before me, a Notary Public, on the ___ day of _____ 2024, by Janice L. Morgan.

_____
Notary Signature

ASSIGNEE:
Morgan Family Trust dated May 22, 2020
By: John M. Morgan and Janice L. Morgan, Trustees

Signature:_____

Signature:_____

Date: _____

STATE OF NEVADA)
COUNTY OF DOUGLAS)
This instrument was acknowledged before me, a Notary Public, on the ___ day of _____ 2024, by R. John M. Morgan and Janice L. Morgan.

_____
Notary Signature

AGENDA ITEM NO. B.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **CONSENT CALENDAR**

TITLE:
For possible action. Discussion to approve a change to the Fiscal Year 2024-25 secured property tax roll as recommended by the Douglas County Assessor pursuant to NRS 361.765 and/or NRS 361.768 to adjust the assessed values of the affected property for a total decrease in net assessed value of $34,400, authorize Chairman Rice to execute an Order to Adjust Tax Bills and Correct Secured and Unsecured Tax Rolls, and direct the Douglas County Treasurer to correct the error in the tax roll pursuant to Nevada law. (Trent Tholen)

RECOMMENDED MOTION:
Approve the change to Fiscal Year 2024-25 secured property tax roll as recommended by the Douglas County Assessor to adjust the assessed value of the affected property for a total decrease in net assessed value of $34,400 as presented, authorize Chairman Rice to execute an Order to Adjust Tax Bills and Correct Secured and Unsecured Tax Rolls, and direct the Douglas County Treasurer to correct the error in the tax roll pursuant to Nevada law.

FINANCIAL IMPACT:
The proposed action will decrease the total assessed value of the affected property by $34,400 in Fiscal Year 2024-25 as detailed in the supporting documentation attached.

BACKGROUND:
As required by NRS Chapter 361, the County Assessor is required to discover, list and value all real and personal property in Douglas County as of July 1st of each year. NRS Chapter 361 also allows for various methods to correct assessment errors.

The Board of County Commissioners is authorized to make corrections to the secured and unsecured assessment rolls, for up to three prior years, caused by a mathematical, clerical, or typographical error under NRS 361.765 or as a result of a factual error under NRS 361.768.

Included in this item is one (1) parcel or account that needs a tax adjustment due to the property owner

submitting an exemption request late, causing the parcel to be overtaxed in Fiscal Year 2024-25. Backup documentation has been provided outlining the necessary change. This correction is being submitted to the Board of County Commissioners for correction under NRS 361.765 and/or NRS 361.768.

ATTACHMENTS:
Listing of Changes 12-19-24.pdf
EXHIBIT A - Tax Rolls 12-19-24.pdf

Parcel Number	FY	Owners Name	Reason for Change	AV Before	AV After	Difference in AV amount
1320-35-002-047	24/25	Kathryn Carricaburu	Veteran's exemption not applied	273,195	238,795	-34,400
					Total AV:	**-34,400**

EXHIBIT "A"

ORDER TO ADJUST TAX BILLS AND CORRECT TAX ROLLS

PURSUANT TO NRS 361.765 and NRS 361.768

GOOD CAUSE APPEARING, pursuant to NRS 361.765 and 361.768, the minutes of the Board of Douglas County Commissioners shall reflect the adjustment of the tax bill of the following property owner and the correction of the applicable 2024/25 secured tax roll for the following property:

APN/Account #	Owner	AV Before	AV After	Difference in AV Amt
1320-35-002-047	Kathryn Carricaburu	273,195	238,795	-34,400

The County Treasurer is hereby directed to correct the errors identified herein pursuant to Nevada law and the direction of the Board of County Commissioners.

DATED this ____ day of _____, 2024.

By: _____
Wesley Rice, Chairman

ATTEST:

By: _____
Douglas County Clerk

AGENDA ITEM NO. C.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **CONSENT CALENDAR**

TITLE:
For possible action. Discussion to approve the purchase of culvert materials from Jensen Precast, in the amount of $154,738.92, for a culvert extension needed where Muller Parkway crosses the Virginia Canal; and authorize the County Manager to sign all paperwork necessary for the transaction. (Tom Dallaire)

RECOMMENDED MOTION:
Approve the purchase of culvert materials from Jensen Precast, in the amount of $154,738.92, and authorize the County Manager to sign any necessary paperwork.

FINANCIAL IMPACT:
$154,738.92, from RTC fund 430 reserved funds, Project No. 20R06.

BACKGROUND:
In 2013, Douglas County funded the installation of a single 12' wide x 8' tall Reinforced Concrete Box (RCB) culvert where two lanes of Muller Parkway cross the Virginia Canal, just north of the Muller Parkway/Pinenut Road roundabout.

The developer of Virginia Ranch is now preparing to complete the construction of four lanes of Muller Parkway from the location of the existing culvert north to Toler Road. The County has entered into an agreement with the developer to design and expand the Virginia Canal culvert. The County's expanded culvert is needed to accommodate the two additional lanes. The extended culvert will also better accommodate Virginia Canal flows during flood events.

Douglas County solicited two quotes from culvert manufacturers in Reno: Rinker and Jensen Precast. The quotes are attached. The Rinker quote was received via email and came in at $179,200. The Jensen

Precast quote came in at $154,738.92. No other bids were selected as these are the only manufacturers in the region that build culverts of this size.

Jensen Precast not only came in with the lowest bid, but they are also the manufacturer of the existing culvert. By using Jensen Precast for the extension project, the County may be able to relocate an existing box culvert to the end of the new extension and use the tongue and groove system to extend the existing culvert, reducing the overall cost.

ATTACHMENTS:
Jensen - ORDER_QUOTATION_REP_2548879 - Virginia Canal.pdf
Rinker Email price for culvert.pdf
19 SOUTH MULLER PARKWAY - Irrigation Ditch Exhibit -small.pdf

JENSEN PRECAST EST. 1968

Quotation - Preliminary K101783

Quotation Date:
Revision No: 1
Customer No: 101150
Project Name: MULLER PKWY
Payment Terms: Cash On Delivery

Quoted By: Derek Goins

Document Address:
Douglas County
Utility Division
P O Box 218
Minden NV 89423

Delivery Address:
Douglas County
Utility Division
P O Box 218
Minden NV 89423

Group	Part No	Description	Shipping Code	Qty	Unit	Unit Price	Net Amount
	Q10127	Box Culvert 12X4 TYPE I BOX CULVERT		64	ft	1,016.40	65,049.60
		Notes: PRICED PER FT. 12X4 TYPE I BOX CULVERT, JENSEN PRECAST TO OFFLOAD AT SITE CUSTOMER TO SET: HEAVIEST PIECE EST. 23,000 LBS. 8 SECTIONS 8' LONG 1 FLAT END FOR FIELD MATCH PIECES WITH CLOSURE POUR, CUSTOMER TO DOWEL, AND COMPLETE IN FIELD					
	Q10127	Box Culvert 8X4 TYPE I BOX CULVERT		128	ft	617.69	79,064.32
		Notes: PRICED PER FT.8X4 TYPE I BOX CULVERT JENSEN PRECAST TO OFFLOAD AT SITE CUSTOMER TO SET: HEAVIEST PIECE EST. 30,000 LBS. 8 15' SECTIONS 1 8' SECTION					
	DELIVERY	Delivery and Handling		17	PCS	625.00	10,625.00
		Notes: PRICED INCLUDES STOCK PILE BOX AT SITE OFFLOAD WITH JENSEN BOOM ONLY CONTRACTOR TO MOVE FROM SITE AND SET IN PLACE.					

Net Total:	**154,738.92**
Estimated Tax:	**0.00**
Gross Total	**154,738.92**

All orders are subject to credit acceptance by seller.
A 3% credit card service fee may be added for all credit card payments.
Delivery trips, setting time, or materials not noted above will be billed accordingly.
Offer to sell subject to Jensen Precast's company policies, terms and conditions.
Please refer to https://www.jensenprecast.com/terms-of-service/ for complete terms and conditions which are hereby incorporated by reference.
All specialized product may be subject to a deposit prior to submittals and/or fabrication.
Quotation is valid for 30 days.
Thank you for choosing Jensen Precast!

JENSEN PRECAST EST. 1968

Quotation - Preliminary K101783

Quotation Date:
Revision No: 1
Customer No: 101150
Project Name: MULLER PKWY
Payment Terms: Cash On Delivery

Douglas County Signature **Date**

Douglas County PO

Quotation - Preliminary K101783

Quotation Date:
Revision No: 1
Customer No: 101150
Project Name: MULLER PKWY
Payment Terms: Cash On Delivery

TERMS AND CONDITIONS

ORDERING INSTRUCTIONS

Please refer to the quotation number and date on all orders. Indicate desired delivery dates, quantities and item priority if applicable. Please contact our office for delivery schedules. Delivery lead-time will be estimated upon receipt of order, and is based on actual demand at that time. Any dates discussed prior to order are non-binding estimates. Orders for non-standard products should be accompanied by specifications, and blue prints or scale drawings. Notify us as soon as possible to insure prompt delivery.

COMPANY POLICIES TERMS AND CONDITIONS

THE POLICY TERMS AND CONDITIONS, DELINEATED HEREIN SHALL APPLY TO ALL QUOTATIONS, OR OFFERS TO SELL

1. Goods to Be Provided: Jensen Enterprises, Inc. dba Jensen Precast ("Jensen Precast") agrees to sell to Customer, on the terms and conditions stated herein, the materials and related items (the "goods") identified in Jensen Precast's quotation to Customer. Customer is solely responsible for determining whether the goods listed are the correct types and/or sufficient in number to meet Customer's needs and/or requirements. Jensen Precast's offer to sell is based on customer approval of Jensen Precast standard product drawings or submittals, and not in accordance with any plans and specifications, unless agreed to in writing by a duly authorized representative of Jensen Precast.
2. No Additional Terms of Sale: Customer's acceptance of Jensen Precast's quotation is limited to these Terms and Conditions of Sale. Any new or different terms or conditions stated or proposed by Customer in its acceptance of Jensen Precast's quotation or in any accompanying or related purchase order or other document are hereby rejected by Jensen Precast and shall not be binding upon Jensen Precast. The entire contract is embodied in this writing. This writing constitutes the final expression of the parties' agreement, and it is a complete and exclusive statement of the terms of that agreement.
3. Payment Terms: Jensen Precast may require payment in full prior to manufacture or shipment of any goods. If Jensen Precast agrees to provide materials on a "Cash on Delivery" basis, payment in full is due upon arrival of Jensen Precast's equipment, prior to setting of product or unloading of trucks. Credit sales will be made only after receipt of a signed Jensen Precast credit application and written credit approval by Jensen Precast's credit manager. On all credit sales, payment in full is due within 30 days after Customer's receipt of materials or services. Customer agrees to pay a service charge of 1.5% per month on all invoices not paid when due. At its option, Jensen Precast may decline to make delivery or shipment to Customer if any invoice remains past due. Customer waives and releases any claim against Jensen Precast for loss or damage allegedly sustained by Customer as a result of Jensen Precast's refusal to make delivery or shipment under such circumstances. All payments shall be made in U.S. dollars and, unless otherwise designated by Jensen Precast in writing, shall be sent to Jensen Precast's Corporate Office, 9895 Double R Blvd, Reno, NV 89521.
4. Price: The price(s) stated in Jensen Precast's quotation to Customer are firm for 30 days. The prices stated in Jensen Precast's quotation are subject to sales and use tax. Customer shall reimburse Jensen Precast for all sales and use taxes imposed upon: (a) the sale of the goods; and/or, (b) the use of any materials consumed by Jensen Precast; and/or, (c) the sale of any fixtures or equipment incident to this contract. Prices are subject to delivery charges unless quoted as delivered (see shipping code definitions on quotation). Jensen Precast reserves the right to increase the cost of delivery or shipment if Customer increases mileage or number of trucks specified in the original quotation. Prices quoted are based on quantities indicated, and on customer acceptance of the entire quote. Jensen Precast reserves the right to accept or reject partial orders.
5. Time for Performance: Jensen Precast will endeavor to meet any reasonable shipping date(s) requested by Customer. However, Jensen Precast does not guarantee that the goods will be furnished by any particular date. All shipping dates stated or indicated are estimates only and are based upon conditions known at the time the dates were stated or indicated. Jensen Precast shall not in any event be liable for any loss or damage sustained by Customer on account of failure to meet any delivery or shipping date.
6. Delivery: Customer or its designated representative shall be prepared to unload, receive, and accept the goods at the time specified on the order. Customer shall provide assistance in delivering the goods, including but not limited to assisting in backing and directing Jensen Precast's truck at the delivery site, providing access to the delivery site that is acceptable to Jensen Precast, and providing a setting location for the truck, crane or other delivery equipment that is acceptable to Jensen Precast. Jensen Precast shall not be liable for any property damage arising from or related to delivery of the goods, including without limitation damage to sidewalks, curbs, fences, valves, conduit, pipes, concrete, asphalt, lawns, trees, or landscaping. All excessive unloading or stand-by time, resetting or re-delivery will be charged for at the current hourly or mileage rates of the equipment involved. If for any reason Jensen Precast cannot set the goods at the time of delivery, Customer shall be responsible for setting the goods by other means, at no cost to Jensen Precast.
7. Customer Responsibilities: The Customer or its designated representative shall be solely responsible for accomplishing the following:
a. Finish grade, leveling and position of the goods.
b. Grouting and/or sealing of vault sections, grade rings, risers, frames, covers, pipes or similar structures, unless a duly authorized representative of Jensen Precast has stated in writing that Jensen Precast will perform installation and sealing of the goods.
c. Excavation, bedding, shoring, backfilling, compacting and grading.
d. Water and/or flotation control.
e. Setting and adjusting ladders, racking, grates or other hardware.
f. Providing a one- or two-person ground crew to assist the Jensen Precast crane operator.
g. All other site work not specified above.
8. Returns: The goods shall not be returned for credit without prior written authorization and approval by a duly authorized representative of Jensen Precast. A minimum handling charge of 15% plus actual shipping or delivery costs shall be made on all goods returned to compensate for costs of accounting, reconditioning, restocking and delivery, except when due to fault or error of Jensen Precast. No credits shall be allowed on used, damaged, custom, specially ordered or specially manufactured goods. Customer shall bear the cost of any labor, damage or transportation associated with return of the goods.
9. Equipment: Unless otherwise agreed to in a writing signed by a duly authorized representative of Jensen Precast, equipment belonging to Jensen Precast cannot be left at any job site for the purpose of unloading or setting by others.
10. Project Information: Customer agrees to furnish to Jensen Precast promptly upon request all project information necessary for Jensen Precast to perfect or provide notice of its mechanic's lien, stop notice, and/or payment bond rights.
11. Buy America(n) Requirements. Purchaser must clearly and affirmatively notify Jensen Precast of the applicability of any order, law, regulation or other requirement that the Products be produced, manufactured, or substantially transformed in the United States, or consist wholly or partly of materials or components produced, manufactured, or substantially transformed in the United States, or that the raw material comprising the Products be of domestic origin. If Purchaser fails to notify Jensen Precast of any such requirements, Purchaser must accept delivery and pay for the Products, regardless of any such requirements, and Purchaser agrees to fully indemnify and hole Jensen Precast harmless from and against any liability, costs and expenses, including reasonable attorney fees, incurred by Jensen Precast in connection with Purchaser's omission.
12. Force Majeure: Jensen Precast will not be liable for any delay or for failure to perform its obligations hereunder resulting from any cause beyond Jensen Precast's reasonable control including, but not limited to: Customer's failure to timely supply Jensen Precast with necessary data or specifications; any changes in such data or specifications at Customer's request; fires; explosions; floods; acts of God; epidemics; quarantine; embargoes; strikes; work stoppages or slowdowns or other industrial disputes; accidents; riots or civil disturbances; acts of civil or military authorities; inability to obtain any license or consent necessary in respect of any the goods; inability to obtain equipment, materials, labor, fuel or supplies; and delay by suppliers or material shortages.
13. Limited Warranty: For a period of one year from the date of shipment or delivery to Customer, Jensen Precast warrants all of the goods which it has manufactured to be free of material defects. If any such goods are found to be materially defective during the warranty period, Jensen Precast agrees to, in its sole discretion, repair or replace the defective goods without charge to Customer. Customer's remedy with respect to such goods is limited to repair or replacement. For goods not manufactured by Jensen Precast, Customer agrees to accept as its sole remedy the warranty, if any, offered by the manufacturer or manufacturers of such goods.

AS TO ALL GOODS SOLD BY JENSEN PRECAST TO CUSTOMER, THE WARRANTY DESCRIBED IN THIS PARAGRAPH SHALL BE IN LIEU OF ANY OTHER WARRANTY, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

JENSEN PRECAST SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL OR LIQUIDATED DAMAGES OF ANY KIND, WHETHER THE CUSTOMER'S CLAIM IS BASED UPON CONTRACT, TORT OR ANY OTHER LEGAL THEORY.

14. Indemnity: Customer is solely responsible for the selection, installation, and use of the goods. Therefore, to the fullest extent permitted by law, Customer agrees to defend and indemnify Jensen Precast from and against any claim for loss or damage, including attorneys' fees and experts' or consultants' fees, arising from or relating to such selection, installation, and use. This indemnity applies regardless of any active and/or passive negligent act or omission on the part of Jensen Precast or its employees; provided, however, Customer shall not be obligated to indemnify Jensen Precast for the sole negligence or willful misconduct of Jensen Precast or its employees.
15. Risk of Loss: The risk of loss shall pass to Customer based on the applicable shipping code:
a. "Delivered and Set": Risk of loss shall pass to Customer when Jensen Precast's delivery truck has unloaded the product.
b. "Delivered - F.O.B. Truck": Risk of loss shall pass to Customer when Jensen Precast's delivery truck arrives at Customer's jobsite.
c. "Delivered and offloaded": Risk of loss shall pass to Customer when Jensen Precast's delivery truck arrives at Customer's jobsite.
d. "F.O.B. Jensen Precast Yard": Risk of loss shall pass upon tender of delivery of the goods to a common carrier or Customer's truck. Buyer shall procure and maintain insurance on the goods sufficient to protect its interests.
16. Dispute Resolution: All disputes arising from or relating to these Terms and Conditions of Sale and/or the furnishing of any goods by Jensen Precast to Customer shall be heard and decided exclusively in the state or federal court where the delivery or pick up of the Product(s) is located. The construction, interpretation and performance of this order and all transactions hereunder shall be governed by the laws of the state where delivery or pick up the Products is located, without regard to its choice of law principles. These Terms and Conditions of Sale (the "Terms") apply to all quotations and sales by Jensen Precast's (including its Water Resources, Metal Tech and other branded products) products, materials, services, components, accessories, and panels (collectively, "Products"). No terms or conditions other than those stated in these Terms, and no agreement or understanding, oral or written, purporting to modify these Terms, whether contained in a purchaser's purchase forms or elsewhere, will be binding on Jensen Precast unless signed by an authorized executive manager of Jensen Precast. Customer consents to these Terms for all Products. In any legal proceedings, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs.
17. Submittals and Tests: Jensen Precast reserves the right to charge customers for the cost of submittals, engineering or tests that are in addition to those customarily provided.
18. Custom Products: Jensen Precast will charge customer for any work completed at the time of cancellation of a custom or special order. All custom orders will be invoiced to customer if not released for delivery within 30 days past estimated date of delivery.
19. Storage Fees: For every month beyond the requested manufacture date that the product remains in Jensen Precast's possession, a fee of 3% per month of total sale price of product will be added to the invoice total due upon final delivery/pick up.
20. Invoice Date: Customer will be invoiced for product at either, date of delivery or 60 days past date of originally requested delivery/pick up date.

SHIPPING POLICY

1. The customer will be prepared to receive products at the specified delivery time. Excessive unloading or stand-by time, resetting or re-delivery not caused by Jensen Precast will be charged at the hourly rate for the equipment involved.
2. The customer will be solely responsible for the following:
a. Finish grade, leveling, and position of product.
b. Grouting, and/or sealing of vault sections, grade rings, risers, frames and covers, pipes, etc.
c. Excavation, bedding, shoring, backfilling, compacting and grading.
d. Water and/or flotation control.
e. Setting and adjusting ladders, racking, grates or other hardware.
f. All other site work not specifically referred to.
3. Equipment belonging to the company cannot be left at any jobsite for the purpose of unloading or setting by others unless previously agreed to in writing between Jensen Precast and the customer.
4. Carriers are responsible for goods lost or damaged in transit. Damages or shortages should be indicated on the carrier's delivery receipt and any claims should be made in writing directly to the carrier.
5. All products are to be delivered in the number of trips specified. Charges will be added for additional trips.

SHIPPING CODE DEFINITIONS

Code #1 - DELIVERED AND SET

Quoted prices include product delivery and setting with our boom truck subject to the following provisions:
a. Jensen Precast will provide driver/crane operator services only using Jensen Precast's boom truck, unless otherwise specified.
b. Customer will be solely responsible for all other site work associated with setting and installing this product unless specifically referred to in writing.
c. Most products require assistance from the customer in setting (generally one or two laborers). Contact Jensen Precast for the specific requirements of each product.
d. The customer will provide a properly prepared, sized and graded, excavation. Access and setting location for our boom truck must be acceptable to our driver or representative.
e. Since site conditions, products, and delivery equipment vary, the logistics must be considered to determine the best approach for setting the product.
Attention must be given to the variables of the set, including:
a. Capacity of the Jensen Precast boom truck and truck crane to be used.
b. The maximum product weight relative to the setting distance from the center of the crane to the center of the excavation cannot exceed the boom truck rated capacity.
c. The route to the setting location must be accessible for the boom truck without towing or pushing.
d. The type of terrain, site slope, and ground conditions for outrigger footings, at the setting location.
e. Overhead restrictions and other physical constraints.
f. Any or all of the above could prevent Jensen Precast from setting the product. In cases where Jensen Precast cannot set the product, we will off load the product in accordance with shipping code definition #3 herein.
NOTE: If for any reason Jensen Precast cannot set the product, Jensen Precast will not be responsible, or charged, for setting by any other means.

Code #2 - DELIVERED - F.O.B. TRUCK:

Quoted prices include product delivery to the job site only; "Free On Board" the truck. Generally, this would be a flatbed truck without a crane or other unloading equipment subject to the following provisions:
a. The company will provide driver services only and the customer will supply means of unloading and setting products at time of delivery. 1 hour of off-load time is allotted per truck from time of arrival at delivery location or entry point. Additional standby time not caused by Jensen Precast will be charged at the hourly rate for the equipment involved.

Code #3 - DELIVERED AND OFFLOADED:

Quoted prices include product delivery to the job site and unloaded from our truck subject to the following provisions:
a. Jensen Precast will provide driver services and a means of unloading products.

b. The customer will provide an acceptable location for unloading and storing products, and the means for setting the product in the permanent location.

Code #4 - F.O.B. - JENSEN PRECAST YARD:

Quoted prices include product loading on customer or common carrier trucks in the yard subject to the following provisions:
a. Customer will be responsible for any additional charges, including charges for freight, shipping, delivery and setting.
b. Customer or common carrier will be responsible for tie down, dunnage, pallets, etc., unless specifically referred to.
c. Yard location will be addressed in section one of the quotation.

Code #5 - OTHER AS SPECIFIED:

If not specified in section one of this quotation, please consult our office for more specific information or written clarification.

From: Lex Lindholm
To: Tom Dallaire
Subject: RE: [EXTERNAL] Fwd: Pipe
Date: Monday, November 18, 2024 9:43:23 AM
Attachments: image001.png

CAUTION: This email originated from outside of the organization. If you did not expect to receive something from this sender - we suggest you call the sender to verify (only if you know the sender).

Otherwise - Do not click links or open attachments unless you recognize the sender and know the content is safe. You should almost NEVER be prompted to enter your login credentials as a result of opening or clicking anything.

Tom,

Use 1200/LF for the 12x4..

Respectfully,

Lex H. Lindholm
Nevada Sales Manager

Las Vegas and Reno Pipe Divisions
E-Mail: Lex.Lindholm@RinkerPipe.com
Mobile: 702-630-0121

From: Tom Dallaire <tdallaire@douglasnv.us>
Sent: Monday, November 18, 2024 9:28 AM
To: Lex Lindholm <Lex.Lindholm@Rinkerpipe.com>
Subject: RE: [EXTERNAL] Fwd: Pipe

Hi Lex. This is Tom Dallaire again from Douglas County.

I am sorry I missed this email back in July. I am trying to get a good comparison of costs for the materials for this project.
I attached the plans that Manhard is working on and that I sketched up to try to help show what we are doing for the project.

The plans show we need
64' - 12x4 RCP
And
128' – 8x4 RCB which I assume it $800/lf. Or $102,400

If you could just confirm the 12'x4' RCP that would be great.

Thanks you and have a great Monday!

Tom Dallaire, P.E., CFM

Douglas County
Director, Community Development
1594 Esmeralda Avenue
PO Box 218
Minden, NV 89423

(o) 775.782.6201
(e) tdallaire@douglasnv.us

From: Lex Lindholm <Lex.Lindholm@Rinkerpipe.com>
Sent: Tuesday, July 9, 2024 1:01 PM
To: Tom Dallaire <tdallaire@douglasnv.us>
Subject: RE: [EXTERNAL] Fwd: Pipe

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Otherwise - Do not click links or open attachments unless you recognize the sender and know the content is safe. You should almost NEVER be prompted to enter your login credentials as a result of opening or clicking anything.

Tom,

Sorry for the delay…

128' of 16x5 RCB – 1450.00/LF
64' of 8x4 RCB – 800.00/LF
Delivered to Garnerville, NV - Contractor to unload..
Steel exposed ends for wingwalls(by others)
TAX NOT INCLUDED

Respectfully,

Lex H. Lindholm
Nevada Sales Manager

Las Vegas and Reno Pipe Divisions
E-Mail: Lex.Lindholm@RinkerPipe.com
Mobile: 702-630-0121

From: Tom Dallaire <tdallaire@douglasnv.us>
Sent: Friday, July 5, 2024 2:04 PM
To: Lex Lindholm <Lex.Lindholm@Rinkerpipe.com>
Subject: RE: [EXTERNAL] Fwd: Pipe

No problem Lex I understand this is not easy. I do not need a price quote to buy the product. I need a ballpark budget number for our purposes. A higher number is great I just want to make sure that if we do get the point of buying the units they are less than this quote not more. I know its difficult with the plans set. I am working with Manhard to get a set of plans for this.

I think there is about a foot of base and then the road pavement section. But it could be 2 feet based on the elevations that the surveyor shot for us. Definitely not more than 2 feet from the top of the box to the finished surface of the paved road section.

With the connection issue between Jensen's product and your product, I am also looking at Jensen to see if it would be easier to extend their boxes. I believe the overall finished length is around 124 feet total. We have 64 feet of the Jensen product in the ground today and are looking to extend that 60 feet culvert. And add your new 4x8 ft box next to it.

Thanks Lex.
Tom

From: Lex Lindholm <Lex.Lindholm@Rinkerpipe.com>
Sent: Monday, June 24, 2024 2:51 PM
To: Tom Dallaire <tdallaire@douglasnv.us>
Subject: RE: [EXTERNAL] Fwd: Pipe

CAUTION: This email originated from outside of the organization. If you did not expect to receive something from this sender - we suggest you call the sender to verify (only if you know the sender).

Otherwise - Do not click links or open attachments unless you recognize the sender and know the content is safe. You should almost NEVER be prompted to enter your login credentials as a result of opening or clicking anything.

Tom,

The plans you sent are the same. I am not making out the footages you need. Can you let me know the quantities of both and the fill over the box so we can quote according.. Sorry for the delay..

Respectfully,

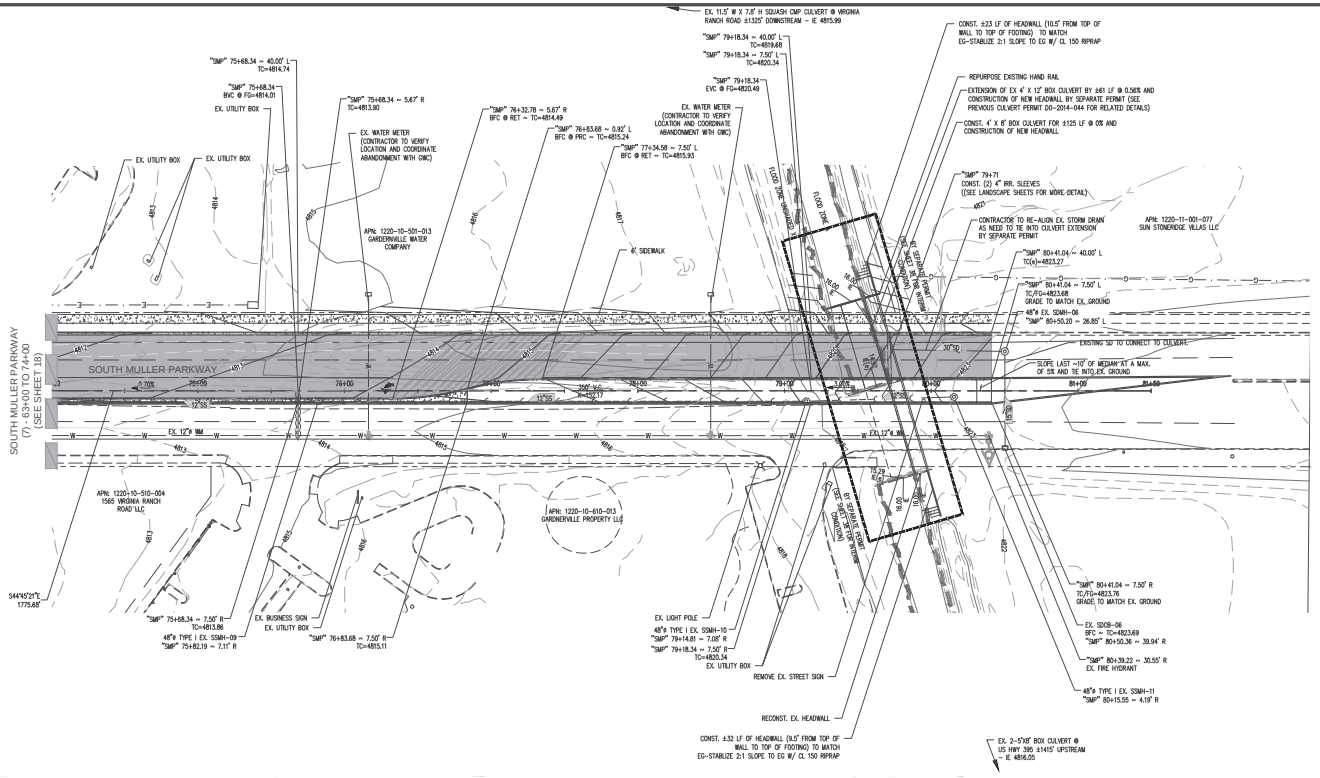
Lex H. Lindholm
Nevada Sales Manager

Las Vegas and Reno Pipe Divisions
E-Mail: Lex.Lindholm@RinkerPipe.com
Mobile: 702-630-0121

From: Tom Dallaire <tdallaire@douglasnv.us>
Sent: Tuesday, June 18, 2024 6:28 PM
To: Lex Lindholm <Lex.Lindholm@rinkerpipe.com>
Subject: [EXTERNAL] Fwd: Pipe

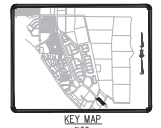
CAUTION: This email originated from outside of the organization. Exercise caution when opening attachments or clicking links, especially from *UNKNOWN* senders.

Hi lex. Here are the attachments i spoke about.
Thank you
Tom



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.
VERTICAL SCALE
1 inch = 4 ft.



KEY MAP
N.T.S.

LEGEND

- PROPOSED STORM DRAIN W/ DIRECTION
- PROPOSED SANITARY SEWER W/ DIRECTION
- PROPOSED WATER MAIN (DASHED IF EXISTING)
- MANHOLE – STORM DRAIN (HOLLOW IF EXISTING)
- MANHOLE – SANITARY DRAIN (HOLLOW IF EXISTING)
- CATCH BASIN (HOLLOW IF EXISTING)
- PROJECT BOUNDARY
- PROPOSED FIRE HYDRANT
- EXISTING CONTOUR LINE
- A.C. PAVEMENT AREA – 6" TYPE 3 ON 12" TYPE 2 CLASS B AGG. BASE
- A.C. PAVEMENT AREA – 4" TYPE 3 ON 8" TYPE 2 CLASS B AGG. BASE
- CONCRETE AREA
- MILL AND OVERLAY
- SPECIAL PROTECTION AREA
- GRADE BREAK
- CUT OR FILL SLOPE
- SURVEY MONUMENT

CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION. LOCATIONS AND DEPTHS SHOWN ARE ESTIMATED.

NOTES:
1. EXCAVATED SOIL AND SPOILS NOT SUITABLE FOR STRUCTURAL FILL SHALL BE STOCKPILED ALONG THE EAST SIDE ON SOUTH MULLER PARKWAY IN DIMENSIONS NO MORE THAN 225' IN LENGTH, 100' IN WIDTH, 6' IN HEIGHT, AND 3:1 MAXIMUM IN SIDE SLOPES. A MINIMUM OF 20' SEPARATION BETWEEN STOCKPILES IS NEEDED TO ALLOW DRAINAGE THROUGH.
2. ALL PROPOSED EASEMENTS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED

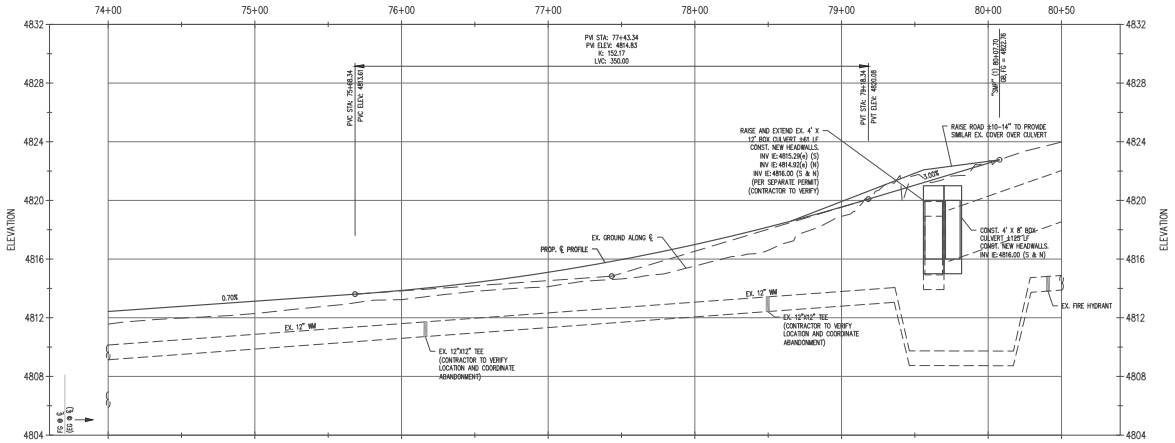
NDEP CROSSING REQUIREMENTS

THE METHOD TO BE USED IN THE AREAS OF SPECIAL PROTECTIONS, UNLESS OTHERWISE NOTED, ARE: A REASONABLE EFFORT MUST BE MADE TO CENTER THE WATER AND STORM/SEWER PIPE AT THE POINT OF CROSSING. ALL WATER MAIN JOINTS WITHIN TEN FEET OF STORM/SEWER MAINS AND LATERALS ARE TO BE RESTRAINED. STORM/SEWER JOINTS ARE TO BE ENCASED IN CONCRETE. WATER LATERALS ARE TO BE JOINTLESS HDPE PIPE. THE MINIMUM ALLOWABLE MITIGATED SEPARATION IS 6 INCHES

REFERENCE DETAIL G-15 ON SHEET 36 FOR WATER MAIN VERTICAL SEPARATION REQUIREMENTS

SOUTH MULLER PARKWAY (8) (1)

"SMP" (1) 74+00.00 TO "SMP" (1) 80+50.00



Manhard CONSULTING LTD

DRAWN BY:	CHECK BY:
DATE:	
REVISIONS:	

SOUTH MULLER PARKWAY - VIRGINIA CANAL CROSSING
GARDNERVILLE, NEVADA
SOUTH MULLER PARKWAY (8) - 74+00 TO 80+50

PROJ. MGR.:	SDF
PROJ. ASSOC.:	ZAW
DRAWN BY:	###
DATE:	OCT 2024
SCALE:	AS SHOWN

SHEET 1 OF 1

LUC.DCNV01

© 2023 ALL RIGHTS RESERVED

EXHIBIT

October 08, 2024 - 12:29 Dwg Name: K:\Land\LUC\LA Muller Pkwy\dwg\Sheets\Exhibit SOUTH MULLER PARKWAY (8) - 74+00 TO 80+50 - Engineering Exhibit.dwg Modified By: mfallon

AGENDA ITEM NO. D.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **CONSENT CALENDAR**

TITLE:
For possible action. Discussion to Adopt **Resolution 2024R-142**, which augments the budget in the Room Tax fund to account for the Warrior Way Parking program. (Geoff Bonar)

RECOMMENDED MOTION:
Adopt Resolution 2024R-142, which augments the budget in the Room Tax fund to account for the Warrior Way Parking program.

FINANCIAL IMPACT:
Resolution 2024R-142 will augment the budget in the Room Tax Fund by increasing revenues in the "Vehicle Parking" account (234-000 344.601) to account for the money that the program brought in during the summer of 2024. The budget augmentation increases budgeted expenses in the "Contributions" account to budget for the payments to the School District and to the parents group. The augmentation also increases budgeted expenses in various other accounts in the Room Tax fund to cover the costs of running the program. Of the initial revenues of $135,601.48, $70,834.18 were given as contributions to the Zephyr Cove Elementary School parents group ($30,000) and $40,834.18 to the School District.

BACKGROUND:
The Douglas County Community Services Division entered into an Interlocal Agreement with the Douglas County School District in June 2024. The contract obligates Douglas County Community Services to pay the Douglas County School District for revenues collected from June 15, 2024 through October 1, 2024. The distribution of revenues for this parking program is:
1. Zephyr Cove Elementary School parents group (20%) or $30,000, whichever is greater;
2. Douglas County School District (40%); and
3. Douglas County Community Services (40%).

The initial parking program had a total net profit of $111,668.35. The payments are therefore $30,000 to the parents group, $40,834.18 to the School District, and $40,834.17 to Douglas County Community

Services.

ATTACHMENTS:
Resolution 2024R-142.pdf

RESOLUTION NUMBER 2024R-142

RESOLUTION AUGMENTING DEPARTMENT
234
2024-2025 FISCAL YEAR BUDGET

WHEREAS, there is a need to revise the budget to reflect revised revenues and expenditures to the County as follows:

Project: 2024 Warrior Way Parking Program
Project # 25P08

Revenue		
234-000 344.601	Vehicle Parking	132,363.79
234-000 301.000	Opening Fund Balance	3,237.69
	TOTAL REVENUES	135,601.48
Expenditures		
234-801 540.001	Contributions	70,834.18
234-805 533.802	Small Equipment	1,150.00
234-805 532.091	Signs	2,350.20
234-805 520.097	Maintenance - Bldgs & Grounds	23,734.17
234-805 520.091	Refuse	5,691.70
234-805 520.136	Rents & Leases - Equipment	8,990.00
234-805 520.085	Telephone/Communications	5,380.07
237-807 510.000	Salaries & Wages	17,471.16
	TOTAL EXPENDITURES	135,601.48

NOW, THEREFORE, BE IT RESOLVED THAT the 2024-2025 Fiscal Year budget is herein amended.

Adopted this 19th day of December, 2024 by the following vote:

VOTE: Ayes Commissioners: _____

_____

_____

_____

_____

Nays Commissioners: _____

_____

Absent Commissioners: _____

_____

_____
Wesley Rice, Chairman
Douglas County Board of Commissioners

ATTEST:

_____
Amy Burgans
Douglas County Clerk-Treasurer

AGENDA ITEM NO. E.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **CONSENT CALENDAR**

TITLE:
For possible action. Discussion to approve a one-year Interlocal Agreement between Douglas County and the Douglas County School District for the paid parking program on Warrior Way from June 1, 2025 to October 1, 2025. (Ryan Stanton)

RECOMMENDED MOTION:
Approve an Interlocal Agreement between Douglas County and the Douglas County School District for the paid parking program on Warrior Way from June 1, 2025 to October 1, 2025, as presented.

FINANCIAL IMPACT:
Revenue realized by Douglas County is dependent on parking program proceeds.

BACKGROUND:
Douglas County conducted a feasibility study for the implementation of a paid parking program on Warrior Way, Zephyr Cove Park, George Whittell High School and Zephyr Cove Elementary School. This program will involve land that is owned by the County and the Douglas County School District. The program will require cooperation from both entities. This agreement also outlines the distribution of net proceeds, to be distributed 40% to the School District 40% to Douglas County and 20% to the Parents Club for parking attendant services rendered during peak or three day weekends.

ATTACHMENTS:
Douglas County -DCSD MOU Lake Parking 2025 - Signed.pdf

INTERLOCAL CONTRACT

BETWEEN

DOUGLAS COUNTY, NEVADA

AND

DOUGLAS COUNTY SCHOOL DISTRICT

This Interlocal Contract ("Contract") is made by and between Douglas County (the "County"), a political subdivision of the State of Nevada, and the Douglas County School District (the "DCSD"). The County and DCSD are at times collectively referred to hereinafter as the "Parties" or individually as a "Party."

RECITALS

WHEREAS, the Parties are public agencies pursuant to Nevada Revised Statues (NRS) 277.100; and

WHEREAS, NRS 277.110 authorizes one or more public agencies to contract with any other public agency to perform any governmental service, activity, or undertaking which any of the contracting agencies is authorized by law to perform; and

WHEREAS, each Party is authorized by the laws of the State of Nevada to perform or undertake governmental functions and responsibilities as separate legal entities; and

WHEREAS, the Nevada Department of Transportation has designated areas along Highway 50 as "No Parking" zones; and

WHEREAS, the County owns and maintains Warrior Way and Zephyr Cove Park; and

WHEREAS, DCSD owns and maintains Zephyr Cove Elementary School and George Whittell High School; and

WHEREAS, the impact of summer beach parking and traffic patterns in the Zephyr Cove area, including impacts on Warrior Way, Zephyr Cove Park, Zephyr Cove Elementary School, and George Whittell High School are of mutual concern to the Parties; and

WHEREAS, the Parties have undertaken a paid parking program along Warrior Way, Zephyr Cove Park, Zephyr Cove Elementary School, and George Whittell High School to help alleviate unsafe traffic and parking patterns.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth, the Parties agree as follows:

1. **EFFECTIVE DATE OF CONTRACT AND TERM.** The term of the Contract shall commence on June 1, 2025, and will terminate on October 1, 2025, unless earlier terminated in accordance with Paragraph 7 of the Contract.

2. **PARKING CONTROL SEASON.** For the purpose of this Contract, the "Parking Control Season" means those hours of the day from sunup to sundown as follows:
   a. For the period between the last day of school through the first day of the next following school year, the days of Sunday through Saturday (i.e., seven days a week).
   b. For the period between the first day of school through the last day of the same school year, Saturday and Sunday only, including the Labor Day federal holiday.

3. **PARKING CONTROL.** The Parties agree to implement the following parking control measures during the Parking Control Season:
   a. The County will post Warrior Way as private drive.
   b. The County will post a "No Public Beach Parking" sign on Warrior Way except for allowed paid public parking during the Parking Control Season.
   c. The County will only allow paid public parking during the Parking Control Season on Warrior Way.
   d. The County will only allow paid public parking during the Parking Control Season at Zephyr Cove Park.
   e. DCSD will only allow paid public parking during the Parking Control Season at Zephyr Cove Elementary School.
   f. DCSD will only allow paid public parking during the Parking Control Season at George Whittell High School.
   g. No parking will be allowed at any time in fire lanes or posted "No Parking" areas.
   h. No public beach parking will be allowed at the Douglas County Library or the Zephyr Cove Tennis Courts. Parking will only be provided for patrons of these facilities.

4. **PAYMENT FOR SERVICES.** Because the Parties will incur expenses related to the enforcement of the Parking Controls, damage to County or DCSD facilities, providing sanitation services such as dumpsters and porta-potties to the public, ongoing maintenance of the public parking areas and software costs, it is understood and agreed by the Parties that the County will adopt and impose parking rates for paid parking during the Parking Control Season. It is anticipated that the parking rate structure will be based on public demand and weekend parking rates will be higher than weekday rates.

5. **EXCEPTIONS FROM PAYMENT FOR PARKING.** The Parties mutually agree that the following classification of persons will not be charged for parking under the terms of this Contract:

a. Residents of Douglas County with a registered Douglas County vehicle.
b. Current DCSD employees as verified by either an issued parking pass or authorized vehicle license plate.
c. Current County employees as verified by either an issued parking pass or authorized vehicle license plate.
d. Douglas County library patrons as verified by either an issued parking pass or authorized vehicle license plate.
e. Zephyr Cove Tennis Court users as verified by either an issued parking pass or authorized vehicle license plate.
f. Participants at an approved DCSD special event as verified by DCSD.
g. Participants at an approved County special event or Community Services Park facility reservation as verified by the County.

6. **DISTRIBUTION OF REVENUES.** Neither DCSD nor any DCSD affiliated non-profit organization will be responsible for any costs incurred under this Contract. After the County deducts any reasonable and necessary expenses related to the implementation and administration of this Contract, any net revenues will be distributed as follow:

   a. Twenty percent (20%) to the Zephyr Cove Elementary School Parents Club.
   b. Forty-percent (40%) to DCSD.
   c. Forty-percent (40%) to the County.

Notwithstanding the foregoing, DCSD and the County mutually agree that the Zephyr Cove Elementary School Parents Club will receive at least $30,000 from the net revenues during the term of this Contract if sufficient funds are collected.

It is anticipated that the County will enter a separate agreement with the Zephyr Cove Elementary School Parents Club outlining its duties and responsibilities to act as on-site parking ambassadors and to track the service hours provided by volunteers through its non-profit corporation, the George Whittell Boosters Club, and any other qualified non-profit corporation that provides parking ambassador services.

7. **TERMINATION OF CONTRACT.** Either Party may revoke the Contract without cause, provided only that a revocation shall not be effective until 30 days after the terminating party has served written notice upon the other party. Any monies due and owing up to the point of termination shall be paid to the County who will then distribute the funds according to the terms of this Contract.

8. **INDEMNIFICATION.** DCSD agrees to indemnify, defend, and save and hold harmless the County, its officers, elected officials, agents and employees from any and all claims, causes of action or liability arising from the performance of the Contract by DCSD or DCSD's agents and employees.

9. **CONSTRUCTION OF CONTRACT.** The Contract shall be construed and interpreted according to the laws of the State of Nevada. Any dispute regarding the Contract shall be resolved by binding arbitration, with an arbiter to be selected from a list of senior judges maintained by the Nevada Supreme Court of senior judges, with both parties to pay an equal share of the expenses charged by the senior judge and any other related court fees. Each party is responsible for their own attorney's fees. There shall be no presumption for or against the drafter in interpreting or enforcing the Contract.

10. **COMPLIANCE WITH APPLICABLE LAWS.** The Parties, and each of them, promise and agree to fully and completely comply with all applicable local, state and federal laws, regulations, orders, or requirements of any sort in carrying out the obligations of the Contract.

11. **DCSD INSPECTION.** The books, records, documents and accounting procedures and practices of the County related to the Contract shall be subject to inspection, examination and audit by a designated DCSD representative. DCSD shall give reasonable advance written notice to County before conducting any inspection. Such written notice must be given at least ten business days in advance of the requested inspection.

12. **MODIFICATION OF CONTRACT.** This Contract constitutes the entire agreement between the parties and may only be modified by a written amendment signed by the Parties.

13. **SEVERABILITY.** The illegality or invalidity of any provision or portion of this Contract shall not affect the validity of the remainder of the Contract.

14. **NON-APPROPRIATION OF FUNDS.** All payments and services provided under this contract are contingent upon the availability of the necessary public funding. In the event Douglas County does not receive the funding necessary to perform in accordance with the terms of the Contract, the Contract shall automatically terminate and all fees due and owing shall be paid.

15. **ASSIGNMENT.** DCSD understands that it cannot and will not assign, transfer or delegate any rights, obligations or duties under the Contract. This Contract is not intended to benefit any other person or entity other than the County and DCSD. Although the Zephyr Cove Elementary School Parents Club and the George

Whittell Boosters Club are referenced in this Contract, they are not parties to this Contract and have no express or implied legal rights granted under this Contract.

16. **ENTIRE CONTRACT.** The Contract constitutes the full and final contract between the Parties and shall not be modified except in writing and signed by both Parties.

17. **NOTICE.** All written notices under the Contract shall be mailed or hand delivered to the following officials at the addresses stated below:

County Manager Douglas County Post Office Box 218 Minden, Nevada 89423	DCSD Superintendent Douglas County School District 1638 Mono Avenue Minden, Nevada 89423

IN WITNESS WHEREOF, the parties hereto have caused this Interlocal Contract between Douglas County and the Douglas County School District to be executed.

On behalf of and with authority to sign for Douglas County:

By: _____
Wesley A. Rice, Chairman (Date)
Douglas County Board of Commissioners

On behalf of and with authority to sign for Douglas County School District:

By: Frankie Alvarado
Frankie Alvarado, Superintendent (Date)
Douglas County School District

AGENDA ITEM NO. F.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **CONSENT CALENDAR**

TITLE:
For possible action. Discussion to authorize a letter of support to the Nevada Department of Transportation to install additional No Parking signs on shoulders in the most problematic parking areas along the Douglas County portion of Highway 50, north of the Skyland to Stateline. (Ryan Stanton)

RECOMMENDED MOTION:
Authorize a letter of support to the Nevada Department of Transportation to install additional No Parking signs on shoulders in the most problematic parking areas along the Douglas County portion of Highway 50, north of the Skyland to Stateline..

FINANCIAL IMPACT:
N/A

BACKGROUND:

Douglas County would like to formally request the installation of additional No Parking signs on shoulders in the most commonly parked areas along the Douglas County portion of Highway 50, North of Skyland, to Stateline. Installing additional signage along Highway 50 would increase public safety for residents and visitors and enhance Douglas County's resident's quality of life. There is an increasing concern about the public safety of residents within the area, and placing additional signage in the specified area would satisfy the residents within this area. The Douglas County Sheriff's Department has committed to enforce illegally parked vehicles through ticket and towing in this specified Douglas County area north of Skyland to the Stateline.

ATTACHMENTS:
No Parking Letter to NDOT v3.pdf

Wesley Rice, Chair
Sharla Hales, Vice Chair
Mark Gardner
Walt Nowosad
Danny Tarkanian

1594 Esmeralda Avenue
Minden, Nevada 89423

www.douglascountynv.gov
775-782-9821

BOARD OF COUNTY COMMISSIONERS

TO: Tracy Larkin, Nevada Department of Transportation Director

FROM: Douglas County Boarrd of County Commissioners

RE: Parking in Douglas County on Highway 50

DATE: December 19, 2024

The Douglas County Board of County Commissioners, during their regularly scheduled meeting on December 19, 2024, and the Douglas County Parks and Recreation Advisory Board, during their meeting on December 9, 2024, made a formal motion requesting that the Nevada Department of Transportation install additional "No Parking" signs along the Douglas County portion of Highway 50, from the Skyland subdivision to the Nevada/California state line. The request is to place these signs along the shoulders in the areas where parking is most problematic.

During the busy summer months, the dirt and, in some cases, paved shoulders of Highway 50 become overcrowded with parked vehicles. This leads to vehicles encroaching into the road and narrowing traffic lanes, which creates a significant safety hazard. Additionally, pedestrians frequently spill onto the road as they exit their vehicles and attempt to cross to the beach, often in an illegal and unsafe manner. This congestion leads to beach overcrowding, and poses both a safety risk and an environmental concern, contributing to beach overcapacity and sanitation issues.

Both the Douglas County Board of County Commissioners and the Douglas County Parks and Recreation Advisory Board have received numerous public comments expressing concern about the current parking situation along Highway 50. The installation of additional "No Parking" signs would enhance public safety, alleviate the negative impact on our beaches and neighborhoods, and address the concerns voiced by residents.

The Douglas County Sheriff's Department has also voiced their support for this request, agreeing that the current parking situation presents a safety hazard for both pedestrians and vehicles. They have committed to enforcing the new signage by ticketing and towing illegally parked vehicles along this stretch of highway.

Thank you for your consideration.

Sincerely,

Douglas County Board of County Commissioners,
Chairman Wesley Rice

Cc: Governor Lombardo
Daniel Coverley, Douglas County Sheriff
George Togliatti, Nevada Department of Public Safety Director

AGENDA ITEM NO. G.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **CONSENT CALENDAR**

TITLE:
For possible action. Discussion to: 1. Accept an amendment to the Mobile Outreach Safety Team (MOST) grant, which increases the amount of the award by $2,000 to $8,000; 2. Adopt **Resolution 2024R-139** which augments the budget in the Social Services Fund to account for the $2,000 increase to the grant amendment, and 3. Authorize the Social Services Manager to sign the grant amendment. (Geoff Bonar)

RECOMMENDED MOTION:
Accept an amendment to the MOST grant, which increases the amount of the award to a total of $8,000, adopt Resolution 2024R-139 which augments the budget in the Social Services Fund to account for the $2,000 increase to the grant amendment, and authorize the County Manager to sign the grant amendment.

FINANCIAL IMPACT:
Resolution 2024R-139 will augment the Fiscal Year 2024-25 budget in the Social Services fund, increasing budgeted revenues and expenses by $2,000, which is the amount of the grant amendment. There is no match requirement.

BACKGROUND:
The MOST grant is a state grant award that is awarded to Partnership Douglas County. The Douglas County Social Services Department is a subrecipient. The MOST program provides mental health assistance outreach services. The role of the Douglas County Social Services Department is to provide case management. The original MOST grant award was $6,000, which was approved by the BOCC on August 1, 2024. This amendment increases the amount of the award by $2,000, to a total of $8,000. The grant period is July 1, 2024 through June 30, 2025 and has not changed. The grant has been reviewed and approved by the Grants Administrator and has been assigned a project number (25G04). There is no match requirement.

ATTACHMENTS:

Resolution 2024R-139.pdf
DCSS MOST Contract FY25- AMENDED.pdf
GrantFormsPacket - FY25 MOST Grant Additional 2K Funding.pdf

RESOLUTION NUMBER 2024R-139

RESOLUTION AUGMENTING DEPARTMENT
216
2024-2025 FISCAL YEAR BUDGET

WHEREAS, there is a need to revise the budget to reflect revised revenues and expenditures to the County as follows:

Project: Mobile Outreach Safety Team (MOST) Grant - FY25
Project # 25G04

Revenue		
216-000 331.510	Grant Revenue - State	2,000.00
	TOTAL REVENUES	2,000.00
Expenditures		
Various	Salaries & Benefits	2,000.00
	TOTAL EXPENDITURES	2,000.00

NOW, THEREFORE, BE IT RESOLVED THAT the 2024-2025 Fiscal Year budget is herein amended.

Adopted this 19th day of December, 2024 by the following vote:

VOTE: Ayes Commissioners: _____

_____

_____

_____

_____

Nays Commissioners: _____

_____

Absent Commissioners: _____

_____

_____
Wesley Rice
Douglas County Board of Commissioners

ATTEST:

_____
Amy Burgans
Douglas County Clerk-Treasurer

Contract for Services

This contract is made and executed on the date indicated below, by and between Partnership Douglas County (PDC) and Douglas County Social Services (DCSS).

The parties agree as follows:

1. **Services:** DCSS agrees to perform the services and produce the work products described in Exhibit A, Work Plan.

2. **Fee:** In consideration of the consulting services outlined in the contract, PDC agrees to pay DCSS at an agreed upon rate, plus reasonable expenses incurred at the request of PDC as set for in Exhibit B, Compensation.

3. **Billing:** DCSS agrees to invoice PDC monthly.

4. **Responsibilities:** DCSS will operate as an independent contractor and is not an employee of PDC. DCSS is responsible for obtaining any necessary insurance, reporting any income, and making necessary tax payments.

5. **Term:** The term of this contract shall commence on July 1, 2024 and shall end on June 30, 2025.

6. **Termination:** Either party may terminate this agreement by giving the other party 10 days written notice of termination. Notice shall be deemed given upon the date of deposit of the written notice of termination in the United States mail, first class with postage prepaid addressed as follows:

Partnership Douglas County
PO Box 651
Minden, NV 89423

Douglas County Social Services
2300 Meadow Lane
Gardnerville NV 89410

If this contract is terminated, DCSS shall be paid the amount due for work properly completed based upon actual services performed. Upon termination, DCSS shall submit invoice to PDC for the amount, which represents the total costs of services actually and properly performed under this contract to the date of said notice of termination, for which DCSS has not previously been compensated. Upon approval of the invoice by PDC, DCSS shall be paid the sum found due.

7. **Amendments:** This contract sets forth the entire agreement of the parties. Any changes, additions, or deletions to this shall be in writing and signed by both parties.

8. **Conflict of Interest:** DCSS covenants that they currently have no interest, and shall not acquire any interest, which would conflict in any way with the performance of this agreement. No member, officer or employee of PDC shall have any interest, direct or indirect, in this contract or the proceeds thereof.

9. **Ownership of Work:** Upon completion of the contract, or in the event of termination, all finished or unfinished documents, data supplies, drawings, maps, photographs, and reports (work products) prepared by DCSS shall be property of PDC.

10. **Assignability:** DCSS shall not assign or transfer any interest in this contract without prior written approval by PDC. Any assignment or transfer without written approval of PDC is void.

11. **Applicably by Law:** This agreement shall be governed by the laws of State of Nevada.

12. **Entire Agreement:** This document constitutes the entire agreement of the parties and supersedes all previous agreements whether written or oral. This agreement may be amended only by an instrument in writing signed by both parties hereto.

13. **Multiple Originals:** Two (2) copies of this agreement have been executed by the parties. Each executed copy shall be deemed an original.

Daria Singer 11/1/2024

Daria Singer, Executive Director, Partnership Douglas County Date

Jodi Martinez, Social Services Manager, Douglas County Social Services Date

Exhibit A
Work Plan

Douglas County Social Services will perform all activities as outlined in Work Plan as negotiated with the Nevada Division of Public and Behavioral Health (DPBH) and Partnership Douglas County (PDC) to address some or all of the following:

1. Scope of Work: Provide a case manager trained in crisis intervention one day/week to complete MOST activities including, addressing the basic needs of low-level MOST clients, and refer to the appropriate level of services.
2. Collect data indicators agreed upon with PDC and DPBH and provide to PDC for required monthly reporting. Data to be collected will include:
    a. Number of referrals from MOST (new and existing clients)
    b. Number of Service Plans developed
    c. Number of Services provided, and types of services provided

*Data must be submitted by the 10th of each month in alignment with the invoice.

Exhibit B
Compensation

Period: 7/1/24 – 6/30/2025

Rate: $8,000 per year (Additional $2,000 added November 1st)
Cannot Exceed the total of $8,000 for grant period request

Expenses: Reasonable cost and expenses incurred at the request of PDC and while fulfilling contract deliverables will be reimbursed at cost.

If an invoice is received after the 30-day closing period, PDC may not be able to provide reimbursement.

Bills and supporting information are to be submitted to:
Daria Singer, Executive Director at dsinger@pdcnv.org and Audrey Brooks-Scott, Financial Coordinator at ascott@pdcnv.org

Exhibit C
Terms and Conditions

Both parties agree:
• The site visit/monitoring schedule may be clarified here.
• All reports of expenditures and requests for reimbursement processed by the PDC are SUBJECT TO AUDIT.
• This subaward agreement may be TERMINATED by either party prior to the date set forth on the Notice of Subaward, provided the termination shall not be effective until 30 days after a party has served written notice upon the other party. This agreement may be terminated by mutual consent of both parties or unilaterally by either party without cause.

Financial Reporting Requirements
• An invoice is due on a monthly basis, based on the terms of the contract agreement, no later than the 10th of the month.
• Reimbursement is based on actual expenditures incurred during the period being reported.
• Payment will not be processed without all reporting being current.
• Reimbursement may only be claimed for expenditures approved within the Contract for Service

Douglas County Finance Department

Grant Information Form

Complete only GREY areas

Today's Date	7/5/2024	**Fund-Department #**	216 551
Project Number	25G04	**Fund-Department Name**	Social Services
Grant Title	Mobile Outreach Safety Team (MOST) Grant - FY25		
Grant Purpose	The Douglas County Mobile Outreach Safety Team (MOST) is a jail and hospitilization diversion program where public safety personnel, a behavioral health clinician, and a Douglas County Social Services case manager work in collaboration to assist individuals who are experiencing subacute crisis		
Awarding Entity	State of Nevada Division of Public and Behavioral Health		
Total Grant Funds	$ 8,000.00	$2,000.00 added to the original funding of $6,000.00	
Grant Start Date		**End Date**	6/30/2025
Grant Type	☐ Federal- Enter CFDA ☑ State ☐ Other	(description of Other)	
Federal CFDA#			
Method of Funding	☐ Advance ☑ Reimbursement		
Reporting Frequency	☑ Monthly ☐ Quarterly ☐ Semi-Annually ☐ Annually ☐ Upon Completion		
County Match Required?	☑ No ☐ Yes - enter $amount or %	**Match Amt**	**or Match %** 0%
Match Type	☐ In-Kind **or** ☐ Cash		

County Contact Information

Contact Name	Geoff Bonar	**Phone#**	775-782-6243
Contact email	gbonar@douglasnv.us		

Grantor Information

Grantor Contact Name		**Grantor Contact Phone #**	
Grantor Contact Email			
Pass-Through Entity	Partnership Douglas County	**Pass-Through Contract #**	
Pass-Thru Contact Name	Daria Singer	**Pass-Thru Contact Phone #**	782-8611 x100
Pass-Thru Contact Email	dsinger@pdcnv.org		

Financial Information

Revenue			**Source of Funds**
216-000 331.500	Grant Revenue - Federal	$ -	(Awarding entity, county match, etc)
216-000 331.510	Grant Revenue - State	$ 6,000.00	Original award was 6,000.00
216-000 360.300	Grant Revenue - Non-Govt.	$ -	
	Match - Non Grant Reimbursement	$ -	
	Total Revenue	$ 6,000.00	

Expenditure			**Is this Budgeted?**	
Various	Salaries & Benefits	$ 6,000.00		
216-551 511.150	Grant Match - Salary	$ -	☐ Yes	☐ No - explain below
216-551 511.999	Grant Match Offset	$ -		
	Where is the match coming from?		GL	
216-551 540.010	Grants-Services & Supplies	$ -		
216-551 541.501	Grant Match - Serv & Supplies	$ -	☐ Yes	☐ No - explain below
216-551 533.999	Grant Match - Serv & Supplies Offset	0.00		
	Where is the match coming from?		GL	
216-551 562.100	Grants-Capital Outlay			
216-551 562.110	Grant Match - Capital Outlay		☐ Yes	☐ No - explain below
	Where is the match coming from?		GL	
	Total Expenditure	$ 6,000.00		

Where will match funds come from?

Estimated Grant Funds (including County Match) by Fiscal Year

Year	**Amount**	
FY23-24	$ -	
FY24-25	$ 8,000.00	Original award was 6,000.00
FY25-26	$ -	
Total	$ 8,000.00	

Required Approvals

Approval to apply	*D Swickard*	**Date**	**11.16.24**
Internal Review Committee		**Date**	
Board of County Commissioners		**Date**	

Douglas County Finance Department

Grant Information Form

Complete only GREY areas

Today's Date	7/5/2024	**Fund-Department #**	216 551
Project Number	25G04	**Fund-Department Name**	Social Services
Grant Title	Mobile Outreach Safety Team (MOST) Grant - FY25		

AGENDA ITEM NO. H.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED: 5 minute presentation (approximate).

AGENDA: **CONSENT CALENDAR**

TITLE:
For possible action. Discussion to approve a contract with SoSuTV Corporation for public meeting broadcasting, livestreaming and meeting support effective January 1, 2025, through December 31, 2025, in the amount of $69,660, and authorize the County Manager to sign the contract. If approved, this contract will replace an existing contract with SoSuTV Corporation effective January 1, 2022, through December 31, 2025, recorded on April 27, 2022, as document number 2022-984308. (Jenifer Davidson)

RECOMMENDED MOTION:
Approve a contract with SoSuTV Corporation for public meeting broadcasting, livestreaming, and meeting support effective January 1, 2025, through December 31, 2025, in the amount of $69,660, as presented, and authorize the County Manager to sign the contract.

FINANCIAL IMPACT:
For the remainder of Fiscal Year 2024-25, the contract will be funded from the County Commissioners budget in the Professional Services line item (101-112 521.100 - Professional Services). The increase to the budget for the FY2024-25 fiscal year will be $1,014.48.

BACKGROUND:
A contract was awarded by the Board of County Commissioners on January 1, 2022, to SoSuTV for ongoing videographer services for the Douglas County Board of Commissioners and Planning Commission meetings. Although the contract was written as a four-year agreement, the amount for the fourth year was not listed in the contract.

ATTACHMENTS:
SoSu Contract.pdf
Exhibit A to the SoSuTV Contract.pdf

DOUGLAS COUNTY, NV
This is a no fee document
NO FEE
DOUGLAS COUNTY/COUNTY MANAGER

2022-984308
04/28/2022 02:53 PM
Pgs=14

00153771202209843080140143

KAREN ELLISON, RECORDER

Recorder's Office Cover Sheet

Recording Requested By:

Name: Marcia Johnson

Department: County Manager

Type of Document: (please select one)

- ☐ **Agreement**
- ☒ **Contract**
- ☐ **Grant**
- ☐ **Change Order**
- ☐ **Easement**
- ☐ **Other** **specify:**_____

COPY

FILED
NO. 2022.075
4/27/2022
DATE
DOUGLAS COUNTY CLERK
MINDEN, NV
BY ____ DEPUTY

CONTRACT FOR PROFESSIONAL SERVICES

A CONTRACT BETWEEN

DOUGLAS COUNTY, NEVADA

AND

SOSUTV CORPORATION

THIS CONTRACT FOR PROFESSIONAL SERVICES (THE "CONTRACT") IS ENTERED INTO BY AND BETWEEN DOUGLAS COUNTY, NEVADA, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA ("COUNTY"), AND SOSUTV CORPORATION, A NEVADA CORPORATION ("CONTRACTOR"). THE COUNTY AND CONTRACTOR ARE AT TIMES COLLECTIVELY REFERRED TO HEREINAFTER AS THE "PARTIES" OR INDIVIDUALLY AS THE "PARTY."

WHEREAS, the County, from time to time, requires the services of independent contractors;

WHEREAS, the County believes that the services of Contractor are necessary, desirable, and in the best interests of Douglas County; and

WHEREAS, Contractor represents that Contractor is duly qualified, equipped, competent, ready, willing and able to perform the services required by County as hereinafter described.

WHEREAS, Contractor represents that Contractor possess all required licenses and permits to perform the services required by County;

NOW, THEREFORE, in consideration of the agreements herein made, the parties mutually agree as follows:

1. **TERM AND EFFECTIVE DATE OF CONTRACT.** Upon execution by all parties, this Contract shall be effective on the date it is approved and signed by representatives of both Parties (the "Effective Date"), and will terminate on December 31, 2025, unless the Contract is terminated earlier in accordance with Paragraph 8. Time is of the essence in this Contract.

2. **SERVICES TO BE PERFORMED.** The Parties agree that the Contractor will perform services related to professional broadcast services. The services are more particularly described and shall be completed in accordance with the requirements set forth in Exhibit "A."

3. **PAYMENT FOR SERVICES.** Contractor agrees to provide the services set forth in Paragraph 2 on a time and materials basis as set forth in Exhibit "A." Unless the County provides advanced approval in writing, the annual cost to complete the services under the Contract shall not exceed a total of **Sixty-Three Thousand and Seven Hundred and**

Fifty Dollars ($63,750) in year one, Sixty-Five Thousand and Six Hundred and Sixty-Two Dollars ($65,662) for year two, and Sixty-Seven Thousand and Six Hundred and Thirty-Two Dollars ($67,632) for year three (the "Contract Price"). Unless Contractor has received a written exemption from the County, Contractor shall submit monthly requests for payment for services performed under this Contract. Requests for payment shall be submitted no later than fifteen (15) days after the end of a month and must include a detailed summary of the expenditures reported in a form that supports the approved budget. Specifically, Contractor agrees to provide with each request for payment a schedule of actual expenditures for the period, cumulative total expenditures for the entire contract, and a comparison of cumulative total expenditures to the maximum expected fee for the services and tasks set forth in Paragraph 2.

Contractor shall be responsible for all costs and expenses incurred while performing any services under this Contract including, without limitation, licenses fees, memberships and dues; automobile and other travel expenses; and all salary, expenses and other compensation paid to Contractor's employees or contract personnel Contractor hires to perform the services described by this Contractor.

4. INDEPENDENT CONTRACTOR STATUS. The Parties agree that Contractor, its associates and employees shall have the status of an independent contractors and that this contract, by explicit agreement of the parties, incorporates and applies the provisions of NRS 333.700, as necessarily adapted to the parties, including that Contractor is not a Douglas County employee and that there shall be no:

(1) Withholding of income taxes by the County;
(2) Industrial insurance coverage provided by the County;
(3) Participation in group insurance plans which may be available to employees of the County;
(4) Participation or contributions by either the independent contractor or the County to the public employees' retirement system;
(5) Accumulation of vacation leave or sick leave;
(6) Unemployment compensation coverage provided by the County if the requirements of NRS 612.085 for independent contractors are met.

Contractor and County agree to the following rights and obligations consistent with an independent contractor relationship between the Parties:

a. Contractor has the right to perform services for others during the term of this Agreement.
b. Contractor has the sole right to control and direct the means, manner and method by which the services required by this Agreement will be performed.
c. Contractor shall not be assigned a work location on County premises.
d. Contractor, at Contractor's sole expense, will furnish all equipment and materials used to provide the services required by this Agreement.
e. Contractor, at Contractor's sole expense, has the right to hire assistants as subcontractors, or to use Contractor's employees to provide the services

required by this Agreement.

f. Contractor or Contractor's employees or contract personnel shall perform the services required by this Agreement, and Contractor agrees to the faithful performance and delivery of described services in accordance with the time frames contained herein; County shall not hire, supervise or pay any assistants to help Contractor.

g. Neither Contractor nor contractor's employees or contract personnel shall receive any training from County in the skills necessary to perform the services required by this Agreement.

h. County shall not require Contractor or Contractor's employees or contract personnel to devote full time to performing the services required by this Agreement.

i. Contractor understands that Contractor is solely responsible to pay any federal and state taxes and/or any social security or related payments applicable to money received for services provided under the terms of this contract. Contractor understands that an IRS Form 1099 will be filed by County for all payments County makes to Contractor.

5. INDUSTRIAL INSURANCE. Contractor shall, as a precondition to the performance of any work under this Contract and as a precondition to any obligation of the County to make any payment under this Contract, provide the County with a work certificate and/or a certificate issued by a qualified insurer in accordance with NRS 616B.627. Contractor also shall, prior to commencing any work under the contract, complete and provide the following written request to a qualified insurer:

> ***SoSuTV Corporation*** *has entered into a contract with Douglas County to perform work related to videography through December 31, 2025, and requests that the insurer provide to Douglas County (1) a certificate of coverage issued pursuant to NRS 616B.627 and (2) notice of any lapse in coverage or nonpayment of coverage that the contractor is required to maintain.*
>
> *The certificate and notice should be mailed to:*
>
> *Douglas County Manager*
> *Post Office Box 218*
> *Minden, Nevada 89423*

Contractor agrees to maintain required workers compensation coverage throughout the entire term of the Contract. If Contractor does not maintain coverage throughout the entire term of the Contract, Contractor agrees that County may, at any time the coverage is not maintained by Contractor, order the Contractor to stop work, suspend the Contract, or terminate the Contract. For each six-month period this Contract is in effect, Contractor agrees, prior to the expiration of the six-month period, to provide another written request to a qualified insurer for the provision of a certificate and notice of lapse in or nonpayment of coverage. If Contractor does not make the request or does not provide the certificate before the expiration of the six-month period, Contractor agrees that County may order the Contractor to stop work, suspend the Contract, or terminate the Contract.

6. **LICENSING.** Contractor agrees to maintain any required licenses to perform any services for County. The failure to maintain any required license will result in immediate termination of this Contract.

7. **GENERAL LIABILITY INSURANCE.** Douglas County's liability coverage will not extend to the Contractor and Contractor is required to acquire and maintain general liability insurance in the minimum amount of $1,000,000 during the term of this Contract at Contractor's sole expense. Proof of insurance must be sent to the Douglas County Manager. Such proof of insurance must be provided at least annually throughout the term of this Contract and Douglas County must be notified at least 30 days in advance of any cancellation or nonrenewal of such insurance.

8. **TERMINATION OF CONTRACT.** This Contract may be revoked without cause by either Party prior to the date set forth in Paragraph 1, provided that a revocation shall not be effective until 30 days after a party has served written notice upon the other party. The Contractor shall submit billings for work performed up to the effective date of termination.

9. **CONSTRUCTION OF CONTRACT.** This Contract shall be construed and interpreted according to the laws of the State of Nevada. Any dispute regarding this Contract shall be resolved by binding arbitration, with an arbiter jointly selected from a list maintained by the Nevada Supreme Court of senior/retired judges, with both parties to pay their own attorney fees. There shall be no presumption for or against the drafter in interpreting or enforcing this Contract.

10. **COMPLIANCE WITH APPLICABLE LAWS.** Contractor shall fully and completely comply with all applicable local, state and federal laws, regulations, orders, or requirements of any sort in carrying out the obligations of this contract, including, but not limited to, all federal, state, and local accounting procedures and requirements and all immigration and naturalization laws.

11. **ASSIGNMENT.** Contractor shall neither assign, transfer nor delegate any rights, obligations or duties under this contract without the prior written consent of the County.

12. **COUNTY INSPECTION.** The books, records, documents and accounting procedures and practices of Contractor related to this contract shall be subject to inspection, examination and audit by the County.

13. **DISPOSITION OF CONTRACT MATERIALS.** Any books, reports, studies, photographs, negatives or other documents, data, or other materials prepared by or supplied to Contractor in the performance of its obligations under this Contract shall be the exclusive property of the County and all such materials shall be remitted and delivered, at Contractor's expense, by Contractor to the County upon completion of the project, or termination or cancellation of this Contract.

14. PUBLIC RECORDS LAW. Contractor expressly agrees that all documents submitted, filed, or deposited with the County by Contractor, unless designated as confidential by a specific statute of the State of Nevada or a court of competent jurisdiction, shall be treated as public records pursuant to NRS Chapter 239 and shall be available for inspection and copying by any person, as defined in NRS 0.039, or any governmental entity.

15. INDEMNIFICATION. Contractor agrees to indemnify and save and hold the County, its agents and employees harmless from any and all claims, causes of action or liability arising from the performance of this contract by Contractor or Contractor's agents or employees.

16. MODIFICATION OF CONTRACT. This Contract constitutes the entire agreement between the Parties and may only be modified by a written amendment signed by the Parties.

17. AUTHORITY. The Parties represent and warrant that they have the authority to enter into this Contract. Each signatory individually warrants that he or she is authorized to sign on behalf of the party for whom he or she is signing.

18. INCORPORATED DOCUMENTS. The Parties agree that this Contract references or incorporates no other documents or exhibits.

19. SEVERABILITY. The illegality or invalidity of any provision or portion of this Agreement shall not affect the validity of the remainder of the Agreement and this Agreement shall be construed as if such provision did not exist and the non-enforceability of such provision shall not be held to render any other provision or provisions of the Agreement unenforceable.

20. NO APPROPRIATION OF FUNDS. All payments and services provided under this agreement are contingent upon the availability of the necessary public funding. In the event that Douglas County does not receive the funding necessary to perform in accordance with the terms of this Agreement, this Agreement shall automatically terminate and all fees due and owing shall be paid.

21. NOTICES. All notices or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given three business days after mailing by United States, postage prepaid, first class mail addressed to the other party at the addresses set forth below:

To County:
Douglas County
Attn: County Manager's Office
Post Office Box 218
Minden, Nevada 89423

To Contractor: SoSuTV Corporation
Attn: Dana Hatjakes
3938 S. McCarran Blvd. #427
Reno, NV 89502

22. CONFLICT OF INTEREST. By signing the Contract, Contractor agrees that any information obtained from Douglas County, in whatever form, will not be divulged to other competing interests without the permission of the County Manager. In the event of a breach of this provision, Douglas County may immediately withdraw, without penalty or any payment, from the Contract. Contractor must notify Douglas County of any other contracts or projects Contractor is working on that may impact Douglas County.

IN WITNESS WHEREOF, the parties hereto have caused this contract for professional services to be signed and intend to be legally bound thereby.

SoSuTV Corporation

By: _____ 04-05-2021
Dana Hatjakes
President (Date)

Douglas County

By: _____ 4/18/22
Patrick Cates
County Manager (Date)

COPY

SoSu TV

Professional Broadcast Services ('22-'25)

Douglas County

December 01, 2021 | *Prepared by:* Casey Kasten

Prepared for: Natalie Wood

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SoSu.TV Overview

SoSu.TV is the premiere government video production company whose core focus is to effectively broadcast and stream public meetings. It is our goal to increase citizen engagement through consistent and reliable broadcasting and livestreaming.

We have a professionally trained staff of videographers and engineers with combined experience of over 50 years. SoSu.TV has proven experience in both the creative and technical aspects of live public meeting production and streaming. We also have experience with numerous agenda and audio visual systems. With the growing need for web conferencing, we have specialized in hybrid meeting solutions for government organizations.

Broadcast Meetings - Producing Transparency

Our primary goal is to increase transparency, engagement, and production quality by providing timely information about Douglas County through the County's cable television station, the Douglas County website and social media. To this end, we will produce visually and emotionally compelling content to connect and engage citizens. We will help Douglas County to be innovators in this proven field of video broadcast and distribution. We fully understand the 24/7 programming needs of the County and PEG requirements, having worked with a wide range of government agencies across the region on their broadcast, content development, programming, maintenance, branding, and graphic design.

Fee Summary

Meeting Broadcast / Livestream Services *(per year)* $39,500

SoSu.TV's core meeting broadcast & streaming services include personnel to operate control room equipment to produce the audio/video portion of a public meeting.

- SoSu.TV Proposed Responsibilities
  - SoSu.TV to provide approximately 33 hours of control room production monthly (unused hours to be accumulated for work over the year up to a total of 395 hours annually of control room broadcast production including breaks for lunch and dinner) billed at the rate of $100 an hour, and to provide production services to convert meetings for upload to a website archive.
  - SoSu.TV to provide live coverage of Regularly Scheduled Douglas County Board of County Commissioner Meetings and any "other meetings" as directed by the County Manager's Office. The regular meetings are held twice

monthly unless otherwise specified in the schedule.

- Provide live coverage of Douglas County Planning Commission Meetings once to twice a month, if production hours are available.
- SoSu.TV will provide live broadcast of meetings at remote location with capability to stream live to YouTube. (Additional set up time is tallied out above hours for remote meetings.)
- Send final Audio and Video files to appropriate parties after meeting conclusion
- SoSu.TV will arrive in advance of a meeting to properly input graphics for the meeting into the character generator.
- SoSu.TV will stream the meetings to Granicus encoder as well as YouTube.
- SoSu.TV will assist with routine updates of television broadcast equipment, provide troubleshooting and repair options, and recommend resolutions to problems encountered in the broadcast and archiving of live meetings.
- SoSu.TV will work with the Douglas County Manger's Office to plan and schedule all meetings covered by this contract, giving at least two weeks' notice if they are unable to provide coverage for any particular meeting. It will be the Providers responsibility to sub-contract and/or assign resources to operate the control room for a meeting broadcast production if the provider has an emergency or other scheduling conflict.
- SoSu.TV will work with County Manager to develop and maintain special programming/events.
- SoSu.TV will display a professional attitude and business attire appropriate for a public meeting.
- SoSu.TV will keep the control room neat and report any malfunctions in equipment immediately to the Manager's office.

- SoSu.TV will comply with all applicable ordinances, laws, rules, and regulations of the city, county, state, and federal government.
- Douglas County Responsibilities
  - Provide control room for the live broadcasts and capture of the meetings for replay using a five camera system with a channel management server and web streaming equipment.
  - Provide equipment that is functioning.
  - Provide immediate notice of any changes in schedules.
  - Provide assistance in uploading archival meetings to the County's website or YouTube account. Provide any other information needed to perform the control room duties
  - In order to maintain a standard of excellence, client agrees to provide a professional and courteous work environment.

Meeting Support, Granicus Operation & Maintenance *(per year)* $11,750

SoSu.TV support services will be expanded to include meeting time stamping and technical troubleshooting related to broadcasts/livestreaming among the multiple departments who are stakeholders in BOCC meetings.

SoSu.TV will provide:

- Administrative time for scheduling / attending meetings and brainstorming resolutions
- Time stamping for meetings on Granicus platform after meeting conclusion
- Sending YouTube links in advance of meeting
- Working to help schedule Granicus recordings
- SoSu.TV will work closely with Clerks Office, Manager's Office and IT department to troubleshoot and resolve meeting technical issues.
- 125 Total Hours or 10.5 hours per month. Additional time will be billed out at the rate of $100 an hour with pre-approval of the Manager's Office

Yearly Total **$51,250**

Grand Total **$51,250**

Optional Items

Note: Optional items are not included in proposal fees

Room (Chambers) & Zoom Support *(per year)* $12,500

SoSu.TV will provide an additional staff member to field requests for A/V technical support in Douglas County chambers. This additional staff member will also help with Zoom meeting hosting, speaker pinning, etc. (As part of normal meeting broadcast, SoSu.TV will not troubleshoot A/V errors in chambers unless this option is selected.)

Next Steps

To take advantage of this proposal and proceed with the project as outlined, Douglas County's next steps must be to:

- Accept the proposal as-is

COPY

- Discuss desired changes with SoSu.TV
- Finalize and sign the contract
- Net 30 billing

Once completed, SoSu.TV will contact Douglas County to schedule a project launch meeting to make introductions, develop a project timeline and gather information before beginning the work.

We are happy to make changes to project scope on Douglas County's request at any time, but may be subject to additional billing.

5 Reasons Why Governments Choose SoSu.TV

• SoSu.TV has developed award winning meeting broadcast strategies, delivering them on air and online

• SoSu.TV has a proven track record in assessing infrastructure and developing live broadcast solutions for both small and large agencies

• SoSu.TV has successfully broadcast thousands of hours of live government meetings while integrating streaming, cable output and agenda management

• SoSu.TV has successfully built and upgraded channel management platforms in order to unify and innovate government communications

• SoSu.TV has built a reputation for integrating live broadcast with content development to help governments increase citizen engagement

Employment of SoSu.TV

Douglas County agrees to engage SoSu.TV and SoSu.TV agrees to perform the services as described in the Douglas County's Broadcast Professional Services Agreement per the scope of work and budget.

Time and Performance

The services to be performed here under SoSu.TV shall be performed during the period commencing January 1, 2022 through January 1, 2025 with Douglas County retaining the option to renew this agreement for two additional, one year periods.

SoSu.TV will bill an additional 3% per year in cost of living increases.

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Method of Payment

SoSu.TV shall bill Douglas County a monthly retainer for all television broadcasting services provided under this agreement.

Year one total cost: $51,250

Year one monthly fee: $4,271

Year two total cost: $52,788

Year two monthly fee: $4,399

Year three total cost: $54,372

Year three monthly fee: $4,531

Douglas County shall pay monthly invoices within 30 days of receipt.

Compensation

Douglas County agrees to pay SoSu.TV pursuant to SoSu.TV proposal for television broadcast services. The scope of work and budget not to exceed aforementioned amount without the prior approval of the Douglas County Manager.

Services and Materials to be provided by the Douglas County

Douglas County shall furnish SoSu.TV will the necessary information, data, and equipment to pertinent to the execution of the this agreement. Douglas County shall cooperate with SoSu.TV in carrying out the work herein and shall provide adequate staff for liaison with SoSu.TV.

Terms and Conditions

SoSu.TV assumes Douglas County has permission from the rightful owner to use any content, audio, video, code, scripts, data, and reports provided by Douglas County for inclusion in its materials, and will hold harmless, protect, and defend SoSu.TV from any claim or suit arising from the use of such work.

SoSu.TV retains the right to display graphics and other web content elements as examples of their work in their portfolio and as content features in other projects.

COPY

This agreement becomes effective only when signed by agents of Douglas County and SoSu.TV. Regardless of the place of signing of this agreement, Douglas County agrees that for purposes of venue, this contract was entered into in NEVADA and any dispute will be litigated or arbitrated in NEVADA.

The agreement contained in this contract constitutes the sole agreement between Douglas County and the SoSu.TV regarding all items included in this agreement.

COPY

Douglas County State of Nevada

CERTIFIED COPY

I certify that the document to which this certificate is attached is a full and correct copy of the original record on file in the Clerk-Treasurer's Office on this

27th day of APRIL, 2022

By Tammy [illegible] Deputy

Prepared For **Melissa Elges**

11/07/2024

Broadcast Services 2025

By
SoSu.TV

Contact
Mickayala@sosu.tv

Overview

BACKGROUND INFORMATION
Founded in 2012, SoSu.TV is a Reno, NV-based video production firm specializing in government television and communications. We have worked with dozens of government agencies and have produced hundreds of videos and livestreams. This experience uniquely positions us with an expertise specific to public agency video production. We have a professionally trained staff of videographers, news journalists, editors, graphic design artists, and scriptwriters with combined experience of more than 50 years. SoSu.TV has state of the art equipment including broadcast-level 4k cameras, lighting equipment, industry-standard editing software, time lapse capabilities as well as drone-based cameras for the ultimate cinematic effect. We have the tools necessary to produce a timeless piece that can be used to educate, inform, and compel citizen engagement.
Our Mission: At SoSuTV we believe increasing citizen engagement and government transparency is imperative for the future of our democracy and can be achieved through innovative communications.
Our Vision: Revolutionize government communications through effective live streaming and video content solutions for small to mid size government agencies in the United States.
The Values We Live By:
1. **We Care**: We are committed to excellence because we genuinely care about our clients and their overall success.
2. **We Innovate**: Continuous innovation requires understanding our clients changing needs and shifting landscapes. We believe client collaboration leads to achievement of shared goals.
3. **We Connect**: True connection involves honesty and transparency. We value this in all of our relationships both internally and externally.
4. **We Serve**: Service is at our core and we believe it is through friendliness and skillful acts of service that we can impact not only our clients but our community.
SoSu.TV serves government agencies in a sole source capacity by providing the following areas of expertise:

- Video production including short form PSA's, State of the City addresses, and long form documentaries
- Television broadcasting of public meetings
- Control room design, installation and maintenance
- PEG channel content development and programming

Broadcast Meetings - Producing Transparency

Our primary goal is to increase transparency, engagement, and production quality by providing timely information about Douglas County through the County's cable television station, the Douglas County website and social media. To this end, we will produce visually and emotionally compelling content to connect and engage citizens. We will help Douglas County to be innovators in this proven field of video broadcast and distribution. We fully understand the 24/7 programming needs of the County and PEG requirements, having worked with a wide range of government agencies across the region on their broadcast, content development, programming, maintenance, branding, and graphic design.

Meeting Broadcast and Livestream Services 2025

SoSu.TV's core meeting broadcast & streaming services include personnel to operate control room equipment to produce the audio/video portion of a public meeting.

- SoSu.TV Proposed ResponsibilitiesSoSu.TV to provide approximately 33 hours of control room production monthly (unused hours to be accumulated for work over the year up to a total of 395 hours annually of control room broadcast production including breaks for lunch and dinner) billed at the rate of $100 an hour, and to provide production services to convert meetings for upload to a website archive.
    - SoSu.TV to provide live coverage of Regularly Scheduled Douglas County Board of County Commissioner Meetings and any "other meetings" as directed by the County Manager's Office. The regular meetings are held twice monthly unless otherwise specified in the schedule.

Provide live coverage of Douglas County Planning Commission Meetings once to twice a month, if production hours are available.
    - SoSu.TV will provide live broadcast of meetings at remote location with capability to stream live to YouTube. (Additional set up time is tallied out above hours for remote meetings.)
      Send final Audio and Video files to appropriate parties after meeting conclusion
    - SoSu.TV will arrive in advance of a meeting to properly input graphics for the meeting into the character generator.
    - SoSu.TV will stream the meetings to Granicus encoder as well as YouTube.
      SoSu.TV will assist with routine updates of television broadcast equipment, provide troubleshooting and repair options, and recommend resolutions to problems encountered in the broadcast and archiving of live meetings.
    - SoSu.TV will work with the Douglas County Manger's Office to plan and schedule all meetings covered by this contract, giving at least two weeks' notice if they are unable to provide coverage for any particular meeting. It will be the Providers responsibility to sub-contract and/or assign resources to operate the control room for a meeting broadcast production if the provider has an emergency or other scheduling conflict.
    - SoSu.TV will work with County Manager to develop and maintain special programming/events.
    - SoSu.TV will display a professional attitude and business attire appropriate for a public meeting.
    - SoSu.TV will keep the control room neat and report any malfunctions in equipment immediately to the Manager's office.
- SoSu.TV will comply with all applicable ordinances, laws, rules, and regulations of the city, county, state, and federal government.
- Douglas County Responsibilities
    - Provide control room for the live broadcasts and capture of the meetings for replay using a five camera system with a channel management server and web streaming equipment.
    - Provide equipment that is functioning.
    - Provide immediate notice of any changes in schedules.
    - Provide assistance in uploading archival meetings to the County's website or YouTube account.
      Provide any other information needed to perform the control room duties
    - In order to maintain a standard of excellence, client agrees to provide a professional and courteous work environment.

Meeting Support, Granicus Operation & Maintenance

SoSu.TV support services will be expanded to include meeting time stamping and technical troubleshooting related to broadcasts/livestreaming among the multiple departments who are stakeholders in BOCC meetings.
SoSu.TV will provide:

- Administrative time for scheduling / attending meetings and brainstorming resolutions
- Time stamping for meetings on Granicus platform after meeting conclusion
- Sending YouTube links in advance of meeting
- Working to help schedule Granicus recordings
- SoSu.TV will work closely with Clerks Office, Manager's Office and IT department to troubleshoot and resolve meeting technical issues.
- 125 Total Hours or 10.5 hours per month. Additional time will be billed out at the rate of $100 an hour with pre-approval of the Manager's Office

Room (Chambers) & Zoom Support

SoSu.TV will provide an additional staff member to field requests for A/V technical support in Douglas County chambers. This additional staff member will also help with Zoom meeting hosting, speaker pinning, etc. (As part of normal meeting broadcast, SoSu.TV will not troubleshoot A/V errors in chambers unless this option is selected.)

Cost Breakdown

Annually

Meeting Broadcast / Livestream Services	**$43,300.00**
Meeting Support, Granicus Operation & Maintenance	**$12,600.00**
Room (Chambers) & Zoom Support	**$13,760.00**
Total	**$69,660.00**

Time and Performance

The services to be performed here under SoSu.TV shall be performed during the period commencing January 1, 2025 through December 31, 2025 with Douglas County retaining the option to renew this agreement for one additional, one year period.

SoSu.TV will bill an additional 3% per year in cost of living increases.

Method of Payment

SoSu.TV shall bill Douglas County a monthly retainer for all television broadcasting services provided under this agreement. Given the complete annual cost of $69,660, the monthly cost will be $5,805.

Per the contract, if additional fees are incurred they will be charged separately.

Next Steps

To take advantage of this proposal and proceed with the project as outlined, Douglas County's next steps must be to:

- Accept the proposal as-is
- Discuss desired changes with SoSu.TV
- Finalize and sign the contract
- Net 30 billing

Once completed, SoSu.TV will contact Douglas County to schedule a project launch meeting to make introductions, develop a project timeline and gather information before beginning the work.
We are happy to make changes to project scope on Douglas County's request at any time, but may be subject to additional billing.

Compensation

Douglas County agrees to pay SoSu.TV pursuant to SoSu.TV proposal for television broadcast services. The scope of work and budget not to exceed aforementioned amount without the prior approval of the Douglas County Manager.

Services and Materials to be provided by the Douglas County

Douglas County shall furnish SoSu.TV will the necessary information, data, and equipment to pertinent to the execution of the this agreement. Douglas County shall cooperate with SoSu.TV in carrying out the

work herein and shall provide adequate staff for liaison with SoSu.TV.

Terms and Conditions 2025

Once the project fee is paid in full to SoSu.TV, any elements of text, graphics, photos, contents, trademarks, or other artwork furnished to the Douglas County for inclusion in the video are owned by the Douglas County.
SoSu.TV assumes the Douglas County has permission from the rightful owner to use any code, scripts, data, and reports provided by the Douglas County for inclusion in its materials, and will hold harmless, protect, and defend SoSu.TV from any claim or suit arising from the use of such work.
SoSu.TV retains the right to display video, graphics and other web content elements as examples of their work in their portfolio and as content features in other projects.
PAYMENT TERMS: Production Projects will require a down or full payment: a minimum 50% deposit is due at contract signing to commence work. A final payment of 50% is due upon project delivery or day of event unless project is paid for upfront. Broadcast contracts will be billed Annually or Monthly based on contract terms
STORAGE OF DIGITAL WORKS: Once the client receives the final project files as agreed upon, they accept all responsibility for archiving and protecting any digital files related to the project. SoSu.TV will archive the digital files for up to 3 months but does not permanently archive these digital files. SoSu.TV can provide an archival hard drive with all of the raw footage accumulated during the filming process to Douglas County after project completion, for an additional fee. SoSu.TV is not responsible for the lifespan of any digital media provided, or for any future changes in technology or media readers that might result in an inability to read the data provided. It is the clients responsibility to make sure that digital files are copied to new media and backed up as required. SoSu.TV strongly recommends keeping at least one archival back-up of your digital files in a different location (online backup).
SoSu.TV STREAMING: Streaming Requirements for Venue **Fee will be added if internet connection is required to be set up for event at venue location**

- A minimum of 10mbps egress and 10mbps ingress
- 30×30 or greater connection on site
- Latency of less then 80ms to our server
- Low jitter, packet loss of less then .01%
- A dedicated switch port with no other broadcast traffic
- 100mbps, or Gigabit preferred

DESIGN FEE: Any equipment or AV recommendations designed to spec for a specific location will be charged a 10% design fee of the total cost of the project. This includes any proposals that specify equipment and/or AV integration recommendations.
CHANGES TO SCOPE OF WORK OR ADDITIONAL WORK REQUESTS: If at any time, Client desires to make any changes or variations from the current project, and such changes result in additional costs to SoSu.TV, SoSu.TV agrees to notify the Client of the amount in writing before any such additional costs are incurred. SoSu.TV shall proceed only after receiving written approval from Client. Any deadlines are dependent on receiving all paperwork, assets and applicable deposits in a timely manner. Assets include but are not limited to logos, content, graphics and any necessary information. The deadline also depends on receiving timely client feedback.
CONTINGENCY AND WEATHER DAYS: A Contingency day is any day where a scheduled day has been prevented from occurring due to circumstances beyond the control of the production company. These circumstances may include but not be limited to: Weather conditions (rain, fog, sleet, hail or any adverse condition that is not consistent with the prescribed shooting conditions desired by the Client), Injury, illness or absence of client-supplied elements (e.g. key talent, props, locations), “Force of Nature” (meaning but not limited to earthquake, riot, fire, flood, volcanic eruption, acts of war, strikes, labor unrests, civil authority, terrorism, and acts of God), “Client Issued Re-Shoots” (any additional days for a job issued by the Client, who is therefore authorizing the expenditure). The Client should be provided with a contingency day cost, which should be approved prior to proceeding with that day. SoSu.TV

recognizes its obligation to minimize contingency day liabilities and will apply accepted industry cancellation practices.
LIMITATION OF LIABILITY: Client agrees that they shall not hold SoSu.TV or her/his agents or employees liable for any incidental or consequential damages that arise from Clients' failure to perform any aspect of the project in a timely manner, regardless of where such failure was caused by intentional and negligent acts or omissions of the developer of a third party. Furthermore, SoSu.TV disclaims all implied warranties, including the warranty of merchantability and fitness for a particular use. SoSu.TV takes full responsibility for all third party vendors and guarantees final delivery of a high quality product to Client. Although all equipment is checked regularly and maintained, and reasonable steps are taken to ensure backup equipment is available, SoSu.TV will not be responsible for anything not produced due to technical failure. SoSu.TV carries an extensive $2 million dollar insurance policy that provides coverage in cases of liability, equipment, vehicles, workers, and third party damages.
TERMINATION/CANCELLATION: In the event of cancellation of a Production Project (Video / Photo / Audio) by the Client, there will be a cancellation fee of 30% of the total cost of the project. Event Crew or Gear canceled or modified without 48 hour notice (weekends excluded) may be subject to 100% of the scheduled rate. This agreement shall terminate automatically upon completion of the services required by this agreement.
LATE PAYMENTS: An invoice is considered late after 30 days. A 3% late fee will be applied until invoice is paid in full monthly. Any expenses incurred in collecting a past due account will be added to the balance. Continued delinquency will cause us to close your account and refer it to a Collections Agency.
This agreement becomes effective only when signed by agents of the Douglas County and SoSu.TV. Regardless of the place of signing of this agreement, the Douglas County agrees that for purposes of venue, this contract was entered into in NEVADA and any dispute will be litigated or arbitrated in NEVADA.
If you would like to pay for a SoSu.TV invoice by credit card and/or by phone a 3% credit card fee will apply.
The agreement contained in this contract constitutes the sole agreement between the Douglas County and the SoSu.TV regarding all items included in this agreement.

Signature

Dana Hatjakes

Dana

Melissa Elges

AGENDA ITEM NO. I.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **CONSENT CALENDAR**

TITLE:
For possible action. Discussion to approve a $182,553.92 purchase order with Xybix Systems, Inc. for the replacement of carpet and console furniture in the Douglas County Emergency Communications Center and authorize the County Manager to sign all related documents. (Kara Easton)

RECOMMENDED MOTION:
Approve a $182,553.92 purchase order with Xybix Systems, Inc. for the replacement of carpet and console furniture in the Douglas County Emergency Communications Center and authorize the County Manager to sign all related documents.

FINANCIAL IMPACT:
This project (24X01) has been approved and budgeted in 256-678. This purchase is exempt from competitive bidding per NRS 332.115 1(g) and NRS 332.115(s).

BACKGROUND:
The console and carpet upgrade project expenditure has been identified in the 9-1-1 Surcharge 5-Year Master Plan. It is vital to staff to have consoles (work stations) that not only accommodate all of the technology required to do the job functions but also a comfortable work setting since the entire work shift is spent at the console. The carpet upgrade is part of this purchase order as it has special copper wiring underneath to remove the potential for static build up, which could compromise the functionality of the center thus impact emergency services to the community.

ATTACHMENTS:
Douglas County 911 Communications R2 QUOTE29223C.pdf
Douglas County 911 Communications R3 QUOTE29225G.pdf

Xybix Systems, Inc.
8207 SouthPark Circle
Littleton CO 80120
Phone: 303-683-5656
Fax: 303-683-5454
Thereseb

Quote

Quote Number: 29223

Quote Date: 11/13/2024
Revision: C
Orig Create Date: 10/3/2024
Expires: 12/31/2024
Opp #: 0022700

Terms: 1% 20 Days, NET 30 Days

QUOTE TO:
Acct: DOUCOUMINV
Nonie McCandless
Douglas County Communications
PO BOX 218
Minden NV 89423

Phone:
Email:

SHIP TO:
Douglas County Communications
1615 8th St
Minden, NV 89423
USA

Salesperson: EFFIE BAKER
Phone: (720) 919-1266
Email: EffieB@xybix.com

HGAC EC07-23
** Concrete Floor*
** Removal & Disposal of Existing Carpet*
** New Carpet & Cove Base Installed*
** Apply new Pressure Sensitive Releasable Glue*

10.3.24- Update to most current priclist-TRB
4.18.23-Updated to HGAC pricelist-TRB
(7.21.21): Carpet Quote for Opp#: (WORKSTATION Opp#0022646)
7.27..21-R0 Updated to 2021 Pricing-TRB
3.10.20-R0 Create Drawing-TRB

"Due to a recent Price Increase, Xybix will honor the current pricing for this Quote until 12/31/2024. If a Purchase Order is not received on or prior to this date, the Quote will be revised to reflect the new HGAC contract pricing.

****Quote is to install new carpet in the dispatch area only. All items that may need to be moved to install new carpet that are not part of the Xybix order will need to be moved by the customer. The existing carpet must not be permanently attached to the flooring for easy removal by Xybix****

****Carpet MUST be installed with workstation installation or additional charges may apply.****

1104

Line	Part Num	Desc		Qty U/M	List Ea.	Disc. %	Disc. Price	Net Price
1.00	16437	Carpet Tiles: 24x24 (48 sq ft box) - TBD 1152	1	24.00 BX	$349.00	0.00 %	$349.00	$8,376.00
2.00	16416	Carpet Tile Conductive Release Adhesive - 4 Gallons	9	1.00 EA	$523.00	0.00 %	$523.00	$523.00
2.01	16417	Carpet Tile Conductive Release Adhesive - 1 Gallon	11	2.00 EA	$140.00	0.00 %	$140.00	$280.00
3.00	16559	4" Base Cove - TBD	3	141.00 EA	$6.00	0.00 %	$6.00	$846.00
4.00	16390	Base Cove Adhesive, (covers 75LF)	4	2.00 EA	$20.00	0.00 %	$20.00	$40.00
5.00	16419	Copper Ground Strip, Carpet tiles installed on Concrete	10	1.00 EA	$13.00	0.00 %	$13.00	$13.00
6.00	16388	Floor Transition Carpet to Resilient, Black, 12'	6	2.00 EA	$52.00	0.00 %	$52.00	$104.00
7.00	16805	Carpet Install Tools	12	1.00 EA	$0.00	0.00 %	$0.00	$130

Xybix Systems, Inc.
8207 SouthPark Circle
Littleton CO 80120
Phone: 303-683-5656
Fax: 303-683-5454
Thereseb

xybix

Quote

Quote Number: 29223

Quote Date:	**11/13/2024**
Revision:	**C**
Orig Create Date:	**10/3/2024**
Expires:	**12/31/2024**
Opp #:	**0022700**

Terms: 1% 20 Days, NET 30 Days

Line	Part Num	Desc		Qty U/M	List Ea.	Disc. %	Disc. Price	Net Price
8.00	16797	U-Notch Trowel for carpet installation	20	2.00 EA	$0.00	0.00 %	$0.00	$0.00
90.00	10166	Skid Packaging for Shipment	21	1.00 EA	$238.00	0.00 %	$238.00	$238.00
99.00	Other	Other Charges & Services	7	1.00 EA	$0.00	0.00 %	$0.00	$0.00

Line (7) - Miscellaneous Charge -

	Description	Ext. Price
1.)	Removal	908.00
2.)	Disposal	900.00
3.)	Install Carpeting Only	3,405.00
4.)	LTL TKeep w Lift Install	1,179.66

List Price Total:	$10,420.00	Lines Total:	$10,420.00
		Line Miscellaneous Charges Total:	$6,392.66
		Taxes Total:	$0.00
		Quote Total:	**$16,812.66**

Note 1:
All quoted taxes are estimated. Any applicable taxes, fees, permits, etc. must be added to this quote.

Note 2:
Where installation is listed on quote it is based in non-union labor and on one trip for installation only. Client is responsible for coordination of Technicians and other Vendors/Contractors. Waiting time will be charged at the rate of $75 per man hour straight time and $115 per man hour for OT plus subsistence expenses.
Additionally, this quote is based upon a remodel in an existing space and/or new building - completely finished with a Certificate of Occupancy. Any project where the General Contractor is still on the job is subject to additional charges.

We appreciate this opportunity to provide this quote. Our goal is to substantially improve working conditions for your valuable staff. We look forward to meeting with you to review this proposal in detail. In the meantime please don't hesitate to call us with any questions.

Xybix Systems, Inc.
8207 SouthPark Circle
Littleton CO 80120
Phone: 303-683-5656
Fax: 303-683-5454
Thereseb

Quote

Quote Number: 29225

Quote Date:	**11/13/2024**
Revision:	**G**
Orig Create Date:	**10/11/2024**
Expires:	**12/31/2024**
Opp #:	**0022646**

Terms: 1% 20 Days, NET 30 Days

QUOTE TO:
Acct: DOUCOUMINV
Nonie McCandless
Douglas County Communications
PO BOX 218
Minden NV 89423

Phone:
Email:

SHIP TO:
Douglas County Communications
1615 8th St
Minden, NV 89423
USA

Salesperson: EFFIE BAKER
Phone: (720) 919-1266
Email: EffieB@xybix.com

Xybix Systems, Inc.
8207 SouthPark Circle
Littleton CO 80120
Phone: 303-683-5656
Fax: 303-683-5454
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Quote

Quote Number: 29225

Quote Date:	**11/13/2024**
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Opp #:	**0022646**

Terms: 1% 20 Days, NET 30 Days

HGAC EC07-23
Eagle line w/ axys
Install:Standard, Live Cut
Removal and disposal qty 7
carpet opp: 0022700

10.11.24-R3 removed storage-TRB
09.27.24- back to R2-TRB
7.27.21-R1 New Axys System-TRB
Updated panel system price, customer is reusing panel frames.
3.24.2020 TP
3.21.20-R0 CREATE DRAWING-TRB

"Due to a recent Price Increase, Xybix will honor the current pricing for this Quote until 12/31/2024. If a Purchase Order is not received on or prior to this date, the Quote will be revised to reflect the new HGAC contract pricing. "

Xybix is not registered to collect sales tax in the state o f (NV) and any sales tax due on your transaction will need to be paid directly by you toyour State agency (this is commonly referred to as USE Tax).

All equipment and electrical must be removed from the existing workstations prior to removal. Removal is priced to take place during the installation of the new Xybix workstations.

Line	Part Num	Desc		Qty U/M	List Ea.	Disc. %	Disc. Price	Net Price
1.00	C-12343.	Panel System Priced by the Linear Foot: Grade 3 Fabric 12343-1-SS - 29-48in - 9.0 LF @ $287.000/LF 12343-1-DS - 29-48in - 64.5 LF @ $388.000/LF Acrylic 16717 - Lit & Blank - 71.5 LF @ 272.000/LF Upper Tiles Fabric Color: TBD Grade 3 G2 Lower Tiles Fabric Color: TBD Grade 3 G2 Panel Trim Color: Black Panel System Reconfigure Panel Trim Color: Black Price reduced by $3894.00 off list. Replacing all Top Caps and End and Base Covers. Panel Frame items being reused below: Panel Frame 48h x 18w Qty - 2 Panel Frame 48h x 30w Qty- 1 Panel Frame 48h x 36w Qty-19	25	1.00 EA	$43,163.00	50.00 %	$21,581.50	$21,581.50
1.01	13875-3D.	Panel Tile Panel Segment 3D Laminate 14h x 36w Upgrade	32	5.00 EA	$27.00	50.00 %	$13.50	$67.50
1.02	13869-3D.	Panel Tile Panel Segment 3D Laminate 24h x 36w Upgrade	51	5.00 EA	$27.00	50.00 %	$13.50	$67.50

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xybix

Quote

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Terms: 1% 20 Days, NET 30 Days

Line	Part Num	Desc		Qty U/M	List Ea.	Disc. %	Disc. Price	Net Price
2.00	14486-3D.	Adj. Table Worksurface - Corner Dual Surface - 72L x 72R - Cable Management Included	29	8.00 EA	$2,999.00	50.00 %	$1,499.50	$11,996.00
3.00	15844	L5S Table Base for 72X72 Corner Worksurface	27	8.00 EA	$9,128.00	50.00 %	$4,564.00	$36,512.00
4.00	16744.	Monitor Mount 3 - Rollervision - Corner Dual Surface - 72L x 72R 16674 - Std VESA Mount Qty = 2 Total: $828.00 - 16676 - Std VESA Mount 2 HI 2 Knuckle Qty = 2 Total: $2,030.00 -	31	8.00 EA	$5,645.00	50.00 %	$2,822.50	$22,580.00
5.00	13074	Cable, TBD	21	48.00 EA	$124.00	50.00 %	$62.00	$2,976.00
5.01	16130-8	Datadock 2 - Keyboard Snap-In Cable Organizer Includes: 8 - USB Ports 1 - RJ45 Port	28	8.00 EA	$841.00	50.00 %	$420.50	$3,364.00
6.00	11792-BLK	Power Bar - 10 Outlet With Black Sticker	22	8.00 EA	$185.00	50.00 %	$92.50	$740.00
6.01	11792-OR	Power Bar - 10 Outlet With Orange Sticker	23	8.00 EA	$185.00	50.00 %	$92.50	$740.00
6.02	14976	6 Outlet Power Strip 25'	55	4.00 EA	$196.00	50.00 %	$98.00	$392.00
7.00	16708.	Axys Control System with Fan Base Price: $2,121.00 16707AXS - Heat - $675.00 16709AXS - Task Lights - $270.00 16710AXS - PS Light Controller 16711AXS - Footwell Lighting - $259.00 16712AXS - Down Bias Lighting - $159.00 16771AXS - Axys Status Light 3 HI - $1,812.00	1	8.00 EA	$5,296.00	50.00 %	$2,648.00	$21,184.00
7.01	15560	Acrylic Cleaning Kit	44	1.00 EA	$159.00	50.00 %	$79.50	$79.50
8.00	16909	Shelf, Under Surface, With Power, 1 AC Outlet, 1 USB Charge, 1 USB-C Charge, Metal, Black **OPEN MARKET**	26	8.00 EA	$364.00	50.00 %	$182.00	$1,456.00
10.00	12033-3D.	Return Worksurface - 18Wx36D	3	2.00 EA	$782.00	50.00 %	$391.00	$782.00
10.01	12033-3D.	Return Worksurface - 30Wx36D	4	1.00 EA	$782.00	50.00 %	$391.00	$391.00

Xybix Systems, Inc.
8207 SouthPark Circle
Littleton CO 80120
Phone: 303-683-5656
Fax: 303-683-5454
Thereseb

Quote

Quote Number: 29225

Quote Date: 11/13/2024
Revision: G
Orig Create Date: 10/11/2024
Expires: 12/31/2024
Opp #: 0022646

Terms: 1% 20 Days, NET 30 Days

Line	Part Num	Desc		Qty U/M	List Ea.	Disc. %	Disc. Price	Net Price
10.02	12033-3D-FT.	Flip Top Return Worksurface - 30Wx36D	20	1.00 EA	$782.00	50.00 %	$391.00	$391.00
10.03	12033-3D.	Return Worksurface - 39.25Wx36D	54	1.00 EA	$782.00	50.00 %	$391.00	$391.00
11.00	17030	Cable Bridge, Corner, Left **OPEN MARKET**	6	5.00 EA	$301.00	50.00 %	$150.50	$752.50
11.01	17031	Cable Bridge, Corner, Right **OPEN MARKET**	7	4.00 EA	$301.00	50.00 %	$150.50	$602.00
11.02	15447-3D.	CPU Cabinet - ERGO ACCESS Tech Tower 18Wx42H Left Access	9	1.00 EA	$2,301.00	50.00 %	$1,150.50	$1,150.50
11.03	15447-3D.	CPU Cabinet - ERGO ACCESS Tech Tower 18Wx42H Right Access	10	2.00 EA	$2,301.00	50.00 %	$1,150.50	$2,301.00
11.04	15450-3D.	CPU Cabinet - ERGO ACCESS Back To Back 18Wx42H	8	2.00 EA	$4,477.00	50.00 %	$2,238.50	$4,477.00
11.05	15486-3D-FT.	CPU Cabinet - ERGO ACCESS Under Work Surface 30Wx34.5D With Flip Top Hinge	11	1.00 EA	$1,966.00	50.00 %	$983.00	$983.00
12.00	12428-3D.	Drawer Pedestal - Fixed - Bookcase Right - 30W - 6-6-12 Drawers 18W 22D	13	1.00 EA	$1,712.00	50.00 %	$856.00	$856.00
12.01	11352-3D.	Drawer Pedestal - Fixed - Single - 18W - 6-6-12 Drawers 18W 22D	16	4.00 EA	$1,548.00	50.00 %	$774.00	$3,096.00
18.00	14329-3D.	Filler Panel	12	1.00 EA	$172.00	50.00 %	$86.00	$86.00
19.00	10176EXT	Cup Holder - Extended for Eagle	17	8.00 EA	$125.00	50.00 %	$62.50	$500.00
90.00	16139	Installers Kit Eagle Line	18	8.00 EA	$0.00	0.00 %	$0.00	$0.00
99.00	Other	Other Charges & Services	19	1.00 EA	$0.00	0.00 %	$0.00	$0.00

Line (19) - Miscellaneous Charge -

	Description	Ext. Price
1.)	Freight - Full Truck	3,375.73
2.)	Removal & Disposal qty 7	5,220.00
3.)	Installation	16,650.53

Xybix Systems, Inc.
8207 SouthPark Circle
Littleton CO 80120
Phone: 303-683-5656
Fax: 303-683-5454
Thereseb

Quote

Quote Number: 29225

Quote Date:	**11/13/2024**
Revision:	**G**
Orig Create Date:	**10/11/2024**
Expires:	**12/31/2024**
Opp #:	**0022646**

Terms: 1% 20 Days, NET 30 Days

Line	Part Num	Desc		Qty U/M	List Ea.	Disc. %	Disc. Price	Net Price
		List Price Total:	$280,990.00	Lines Total:				$140,495.00
				Line Miscellaneous Charges Total:				$25,246.26
				Taxes Total:				$0.00
				Quote Total:				**$165,741.26**

Note 1:
All quoted taxes are estimated. Any applicable taxes, fees, permits, etc. must be added to this quote.

Note 2:
Where installation is listed on quote it is based in non-union labor and on one trip for installation only. Client is responsible for coordination of Technicians and other Vendors/Contractors. Waiting time will be charged at the rate of $75 per man hour straight time and $115 per man hour for OT plus subsistence expenses.
Additionally, this quote is based upon a remodel in an existing space and/or new building - completely finished with a Certificate of Occupancy. Any project where the General Contractor is still on the job is subject to additional charges.

We appreciate this opportunity to provide this quote. Our goal is to substantially improve working conditions for your valuable staff. We look forward to meeting with you to review this proposal in detail. In the meantime please don't hesitate to call us with any questions.

AGENDA ITEM NO. J.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **CONSENT CALENDAR**

TITLE:
For possible action. Discussion to approve **Resolution 2024R-143** adopting the 2024 Updated Hazard Mitigation Plan (HMP) reflecting changes in development, mitigation efforts and priorities. (Kara Easton).

RECOMMENDED MOTION:
Approve Resolution 2024R-143 adopting the 2024 Updated Douglas County Multi-Hazard Mitigation Plan.

FINANCIAL IMPACT:
The plan highlights mitigation projects and outlines spending priorities. The plan also ensures the County is eligible to apply for and receive mitigation grant funds for those projects outlined in the plan.

BACKGROUND:
The HMP is updated every five years, with the last HMP adopted in 2019. It profiles the various hazards which could affect the County, assesses risk, and includes potential mitigation strategies to reduce risk. These strategies are the basis of grant applications for FEMA Mitigation grants, and a five year review and update of the plan is required to remain eligible for this funding per 44 CFR 201.5. As part of the update process, the plan was open for 30 days for public comment between November 15, 2024 and December 13, 2024. All received written public comments will be uploaded to this item as supplemental material.

ATTACHMENTS:
Resolution 2024R-143 Douglas County 2024 MHMP.pdf

RESOLUTION 2024R-143

A resolution adopting the 2024 Updated Multi-Hazard Mitigation Plan.

WHEREAS, Douglas County Board of Commissioners adopted a Multi-Hazard Mitigation Plan (MHMP) in 2019 to protect lives, property, and educate the Douglas County community to be more prepared during natural and man-made disasters; and

WHEREAS, adoption of the MHMP allows Douglas County to be a direct applicant/recipient/sub-recipient of Federal Emergency Management Agency grants and Federal aid during disaster recovery as required by 44 CFR §201;

WHEREAS, a five year review and update of the MHMP is required in order for Douglas County to maintain its eligibility for FEMA grants and other Federal disaster aid; and

WHEREAS, after reviewing changes in development since 2019, mitigation efforts, receiving public input, the Board desires to update the MHMP plan including identifying natural hazards that affect Douglas County government, identifying actions to reduce losses from those hazards, and establishing a coordinated process to implement the plan; and

NOW, THEREFORE, BE IT RESOLVED by the Douglas County Board of Commissioners as follows:

Douglas County has conducted a five-year review of its MHMP and adopts the presented updates to the MHMP as set forth in the Douglas County 2024 Updated Multi-Hazard Mitigation Plan Update, attached and incorporated as Exhibit A.

ADOPTED this ____day of December, 2024, by the following vote:

Ayes: Commissioners: _____

_____

_____

_____

_____

Nays: Commissioners: _____

_____

_____

_____

_____

Absent: Commissioners: _____

_____

_____
Wesley A. Rice, Chairman
Douglas County Board of Commissioners

ATTEST:

_____
Amy Burgans, Douglas County Clerk

Douglas County

Multi-Hazard Mitigation Plan Update

November 2024

Prepared for:

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Executive Summary

"The purpose of hazard mitigation is to reduce potential losses from future disasters. The intent of mitigation planning, therefore, is to maintain a process that leads to hazard mitigation actions. County mitigation plans identify the natural hazards that affect the Douglas County Government, identify actions to reduce losses from those hazards, and establish a coordinated process to implement the plan (44 CFR § 201.1(b))." (Federal Emergency Management Agency 2018)

A. Introduction

Douglas County developed this plan to protect lives, property, and the environment and support County sovereignty. Douglas County feels strongly about completing mitigation actions, to include education, to help the County's community to be more prepared and better able to assist themselves and the surrounding local communities during disasters. Douglas County looks forward to working with whole community partners, and endeavors to create and sustain a stable, secure, and resilient environment and community no matter what the hazards it faces. Of note, in 2017, the National Institute of Building Science\s (NIBS) released a finding that every $1 invested in disaster mitigation by three federal agencies saves society $6. (Fuchs, PEW 2018) Therefore, in addition to protecting lives, property, and the environment, there is a strong business case for taking pre-disaster mitigation measures.

All Douglas County departments, sub jurisdictions, residents, and whole community partners will benefit from this update to the Douglas County Multi-Hazard Mitigation Plan (MHMP). These same whole community partners also play a vital role in disaster preparedness, response, and recovery. Therefore, it is necessary to have a plan that strategically outlines the steps necessary to reduce the risk from any natural hazard. It is also important for the County to increase its capacity to respond to natural disasters in a way that is well planned and organized.

B. What is Hazard Mitigation?

Hazard mitigation is any action taken to reduce or eliminate the long-term risk to human life and property from human-caused or natural hazards. A hazard is any event or condition with the potential to cause fatalities, injuries, property/infrastructure damage, agricultural loss, environmental damage, business interruption, or other structural and financial loss. As

communities grow, hazard mitigation plays an even more important role in the government's primary objective of protecting its citizens' health, safety, and welfare.

Hazard mitigation aims to make human development and the natural environment safer and more resilient. Hazard mitigation generally involves altering the built environment to significantly reduce risks and vulnerability to hazards so that life and property losses can be avoided or reduced. Mitigation can also include removing the built environment from disaster prone areas and maintaining natural mitigating features such as wetlands or floodplains. Hazard mitigation makes it easier and less expensive to respond to and recover from disasters by breaking the damage and repair cycle.

Examples of hazard mitigation measures include, but are not limited to the following:

- Development of mitigation standards, regulations, policies, and programs
- Land use/zoning policies
- Strong statewide building code and floodplain management regulations
- Dam safety program, seawalls, and levee systems
- Acquisition of flood prone and environmentally sensitive lands
- Retrofitting/hardening/elevating structures and critical facilities
- Relocation of structures, infrastructure, and facilities out of vulnerable areas
- Public awareness/education campaigns
- Improvement of warning and evacuation systems

Benefits of hazard mitigation include:

- Saving lives and protecting public health
- Preventing or minimizing property damage
- Minimizing social dislocation and stress
- Reducing economic losses
- Protecting and preserving infrastructure
- Less expenditures on response and recovery efforts

C. Why Develop This Plan?

The future welfare of Douglas County is strengthened when the County adapts to climate change, becomes more resilient to disasters, and mitigates the effects of both. Disasters are increasingly devastating and costly. As damage and the associated costs from disasters continue to increase, Douglas County realizes the importance of identifying effective ways to reduce its

vulnerability to disasters. This hazard mitigation plan assists Douglas County in reducing risks from hazards by focusing on the effects of the most significant hazards and threats, identifying the County's vulnerabilities and resources, sharing information, and developing strategies for risk reduction. The plan also helps to guide and coordinate mitigation activities throughout Douglas County. This plan provides a set of action items to reduce risk from hazards through education and outreach programs and to foster the development of Foster Partnerships and Implementation of preventative activities, such as land use programs that control development in areas subject to damage from hazards.

Jurisdictions that desire to be direct applicants/recipients (vice sub-applicants) of mitigation grants are required to have a current hazard mitigation plan. In addition, jurisdictions requesting the full complement of Federal aid during disaster recovery must have a current, FEMA-approved hazard mitigation plan (Table 1-1) (Federal Emergency Management Agency 2023).

Table 1-1. FEMA Assistance Programs and Mitigation Plan Requirements.

FEMA Assistance Program	Required for a State/County Applicant?	Required for a County/Local Sub-Applicant?
Individual Assistance (IA)	No	No
Public Assistance (PA) **Categories A and B (e.g., debris removal, emergency protective measures)**	No	No
Public Assistance (PA) **Categories C through G (e.g., repairs to damaged infrastructure, publicly owned buildings)**	Yes	No
Fire Mitigation Assistance Grants (FMAG)	Yes	No
Hazard Mitigation Grant Program Post Fire	Yes	Yes
Hazard Mitigation Grant Program (HMGP) **planning grant**	Yes+	No
Hazard Mitigation Grant Program (HMGP) **project grant**	Yes+	Yes++
Building Resilient Infrastructure and Communities (BRIC) **planning grant**	Yes*	No

Table 1-1. FEMA Assistance Programs and Mitigation Plan Requirements.		
FEMA Assistance Program	Required for a State/County Applicant?	Required for a County/Local Sub-Applicant?
Building Resilient Infrastructure and Communities (BRIC) project grant	Yes*	Yes**
Safeguarding Tomorrow Revolving Loan Fund Program	Yes	Yes
Flood Mitigation Assistance (FMA) planning grant	Yes*	No
Flood Mitigation Assistance (FMA) project grant	Yes*	Yes**

[+] At the time of the Presidential major disaster declaration and at the time of obligation of HMGP grant funds.

[++] At the time of obligation of HMGP grant funds for mitigation projects.

[*] By the application deadline and at the time of obligation of the BRIC or FMA award.

[**] By the application deadline and at the time of obligation of BRIC or FMA grant funds for mitigation projects.

D. Federal Emergency Management Agency Guidance

1. Code of Federal Regulations, Title 44

Douglas County is updating its multi-hazard mitigation plan in compliance with the Code of Federal Regulations, Title 44, Chapter 1, Subchapter D, Part 201, Section 201.6 (44 CFR §201.6), which defines local mitigation plan requirements. Hazard mitigation plans must be updated every five (5) years to remain current. Title 44, Chapter 1, Part 201 (44 CFR Part 201) of the Code of Federal Regulations (CFR) contains requirements and procedures to implement the hazard mitigation planning provisions of the Stafford Act. Title 44 CFR Part 201 directs State, local, and Indian tribal governments to identify the natural hazards that impact them, to identify actions and activities to reduce any losses from those hazards, and to establish a coordinated process to implement the plan, taking advantage of a wide range of resources. Local mitigation planning requirements are defined under 44 CFR §201. The 44 CFR §201.6 requirements are derived from the Disaster Mitigation Act of 2000 (Public Law 106-390), which amends the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act), which seeks:

"…to reduce the loss of life and property, human suffering, economic disruption, and disaster assistance costs resulting from natural disasters."

2. 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 identified in their appropriate sections throughout the Plan.

The overall purpose of DMA2K is to establish a national program for pre-disaster mitigation, streamline administration of disaster relief at both the federal and state levels, and control federal costs of disaster assistance. Congress envisioned that implementation of these new requirements would result in the following key benefits:

- Reduction of loss of life and property, human suffering, economic disruption, and disaster costs.
- Prioritization of hazard mitigation planning at the local level, with an increased emphasis placed on planning and public involvement, assessing risks, implementing loss reduction measures, and ensuring critical services/facilities survive a disaster.
- Establishment of economic incentives, awareness and education via federal support to state, County, and local governments, that will result in forming community-based partnerships, implementing effective hazard mitigation measures, leveraging additional non-Federal resources, and establishing commitments to long-term hazard mitigation efforts.

In general, the DMA2K legislation requires State, local, and tribal governments to develop a hazard mitigation plan for their respective community to be eligible to receive certain types of non-emergency disaster assistance. Approval and adoption of this plan will also satisfy the Flood Mitigation Assistance Program (FMA) requirements (Table 1-1).

Executive Summary

In addition to satisfying the regulatory requirements of DMA2K, the primary purpose of this plan is to identify natural and human-caused hazards that impact Douglas County, assess the vulnerability and risk posed by those hazards to community-wide human and structural assets, develop strategies for mitigation of those identified hazards, present future maintenance procedures for the plan, and document the planning process.

E. Organization

This Douglas County Multi-Hazard Mitigation Plan update has been significantly updated from the previous version. This plan is arranged and prepared to satisfy local level planning requirements mandated by the Disaster Mitigation Act of 2000 (DMA2K). DMA2K requirements are provided as appropriate in each section. Notably, the plan is organized in sections around FEMA's five required hazard mitigation planning elements:

I. Element A - Planning Process
II. Element B - Hazard Identification and Risk Assessment
III. Element C - Mitigation Strategy
IV. Element D - Plan Updates
V. Element E - Assurances and Plan Adoption
VI. Appendices

While all the elements are essential, the most important element is the mitigation strategy because it contains the actions that Douglas County will take to lessen the impacts of disasters.

1. Section I – The Planning Process

As described in the executive summary above, Douglas County has developed this MHMP update to protect people, property, and the environment by lessening the impacts of disasters. In creating this update, Douglas County took a whole community approach to maximize the input from its staff, County residents, surrounding jurisdictions, the State of Nevada, the Federal government, the private sector, non-profit organizations, and volunteer agencies. Douglas County used web-based surveys to establish a baseline assessment with whole community partners (Appendix B). Planners also conducted interviews (Appendix C) of key Douglas County staff and open community workshops to garner input. From that input, the Planning Team developed a new set of goals and objectives. While a full description of the goals and objectives is provided in Section I, the goals are:

- **Goal #1:** Protect Lives, Property, and the Natural Environment

- **Goal #2:** Promote Disaster Resilient Development
- **Goal #3:** Increase Public Awareness of Local Hazards
- **Goal #4:** Partnership and Implementation
- **Goal #5:** Strengthen Emergency Services Capability

It is important to note that the goals are NOT in priority order. This is deliberate because many are interdependent and have a temporal element that may require a specific order in accomplishing them. For example, Goal #2 is a typical top goal in emergency management, but Douglas County feels strongly about taking all actions in a sustainable manner. In addition, Goal #5 enables the accomplishment of many mitigation actions. It is important that the Douglas County MHMP Planning Team intends to accomplish mitigation actions deliberately and methodically.

2. Section II – Hazard Identification and Risk Assessment

Section II changed significantly from the previous MHMP. First, the number and types of disasters addressed has been expanded based on whole community input. The second significant change is the hazard identification and risk assessment terminology has also changed to reflect FEMA's factors for evaluating hazards – location, extent, and probability of occurrence. In consideration of climate change as well as actual events, Douglas County has evaluated additional natural hazards. Based on whole community input via surveys, workshops, and interviews, the threats and hazards of concern in priority order are in Table 1-2.

Table 1-2. Threats and Hazards of Concern.

Natural Hazards	Technological Hazards	Human-caused Threats
Wildland Fire	Flash Floods ("Flooding Along Irrigation Ditches and Canals")	Cyberattack - Ransomware
Flood	Utility Failure / Planned Shutoff	Active Shooter
Winter Storms & Extreme Cold	HAZMAT	Cyberattack - SCADA (pipeline/utility)
Thunderstorms & Lightning	Dam Failure	Terrorism
Drought		

Table 1-2. Threats and Hazards of Concern.		
Natural Hazards	Technological Hazards	Human-caused Threats
Extreme Heat		
Straight-Line Winds		
Earthquake		
Climate Change		
Landslide		
Epidemic		
Infestation		
Volcanic Activity		
Seiche		

3. Section III – Mitigation Strategy

A significant change from the previous MHMP is the expansion of goals and objectives to include a focus on greater resilience. The Planning Team and community members added new mitigation actions and conducted analysis to prioritize their accomplishment. Mitigation actions increased from 44 in the previous MHMP to 71 in this plan. These mitigation actions will be assigned to specific Douglas County staff during the execution of the strategy in the years to come. While most of the actions are executable in three-to-five-year time frame, actions are included that could take longer to accomplish.

4. Section IV – Plan Updates

Through its deliberate planning process, the County has made a number of updates from the previous plan.

1. Overall, this Plan has been completely reorganized to align with FEMA's Local Hazard Mitigation Planning Handbook, dated May 2023.
2. The Douglas County 2020 Master Plan and the 2024 Douglas County Strategic Plan both focused on resilience. This 2024 Douglas County MHMP update built upon those

strategic documents to be in lock step with them. For example, "Goal #2: Promote Resilient Development," actualizes the County's resilience goals. In addition, the 2020 Master Plan and 2024 Strategic Plan both seek to increase public safety.

3. The order of the goals was changed to prioritize mitigation actions.
4. The updated HMP incorporates additional goals, new goals, and 27 additional actions in the strategy. The planning team took a broader and more in-depth look at its strategy.
5. The updated HMP incorporates the Centers for Disease Control and Prevention and Agency for Toxic Substances and Disease Registry Social Vulnerability Index (SVI) in the Hazard Identification and Risk Assessment to help highlight vulnerable populations and their resilience.
6. The updated HMP incorporates FEMA's National Risk Index (NRI) in the Hazard Identification and Risk Assessment in order to incorporate standardized, nationally recognized data sets. Use of the NRI also enables the jurisdiction to easily reproduce the results as data sets are updated.
7. The updated HMP reorganizes hazards to align with the State of Nevada Threats and Hazards Guide.
8. The updated HMP incorporates additional natural hazards. Some hazards are for informational purposes only and do not have associated actions because they are of very low risk and the planning team felt they would not prioritize actions over the lifetime of this update.
9. The updated HMP incorporates technological hazards and human-caused threats in order to better inform this plan; other planning efforts; and to align with work on the regional Threat and Hazard Identification and Risk Assessment.
10. The updated HMP uses a new mitigation action strategy and worksheets to evaluate actions based on FEMA's Local Hazard Mitigation Planning Handbook, dated May 2023.

5. Section V – Assurance and Plan Adoption

This plan was developed with grants and assistance from the Federal Emergency Management Agency (FEMA), as well as other Federal, State, and local resources.

The plan was formally adopted by the Douglas County Council on November XX, 2024. The plan was approved by FEMA Region 10 on November XX, 2024.

The effective dates for the Douglas County Hazard Mitigation Plan are November XX, 2024 - November XX, 2029.

Executive Summary

6. Section VI – Appendices

In the interest of minimizing the size of the base plan, where a large volume of supporting information is required, it is located in appendices.

Executive Summary

F. Summary

Douglas County is dedicated to sustaining and expanding its resilience efforts through hazard mitigation planning and actions. The MHMP is an important foundational document in realizing the overall objective of increasing County resilience.

In addition to simply being in the best interest of the County, having a FEMA-approved hazard mitigation plan is a condition for receiving certain types of Federal assistance (Table 1-1). Per 44 CFR §201.6, the County is updating its MHMP within the five (5) year timeframe to keep it current.

This plan is organized along FEMA's five (5) required elements in order to both ensure its completeness and to make reviewing and following the plan as straight forward as possible. First, the Plan describes the planning process itself. Second, a new hazard identification and risk assessment identifies and/or describes the threats and hazard of concern. Third, the Plan contains an updated strategy with new goals, objectives, and mitigation actions items. Fourth, The Plan identifies updates from the previous revision. Fifth, the Plan contains assurances and the adoption of the Plan itself. Finally, supporting information is included in appendices. Through both mitigation actions and other preparedness efforts, the Douglas County endeavors to ensure the resilience of the County for generations to come.

Section I. The Planning Process

I. The Planning Process

"The mitigation plan belongs to the local community." (Federal Emergency Management Agency 2023, I-2)

Element	Requirements
A1. Does the plan document the planning process, including how it was prepared and who was involved in the process? **44 CFR § 201.6(c)(1)**	a. The plan must describe the current planning process. Documentation requirements typically are met with a narrative description, but may also include other records such as copies of meeting minutes, sign-in sheets or newspaper articles. When a narrative description is provided, supporting documentation such as meeting minutes, sign-in sheets, etc., does not need to be included in the plan itself. Planners are encouraged to retain supporting documentation in a Plan Appendix as a record of how decisions were made and who was involved. ***Document*** *means to provide the factual evidence for how the participants developed / updated the plan.* ***Involvement*** *means being engaged and actively participating in the development of the plan; providing input and directly providing, affecting or editing plan content as the representative of the participating jurisdiction(s) or organization. If applicable, ensure that participating Community Rating System (CRS) jurisdictions maximize points throughout the planning process.*

Section I. The Planning Process

A. Planning Process and Planning Team

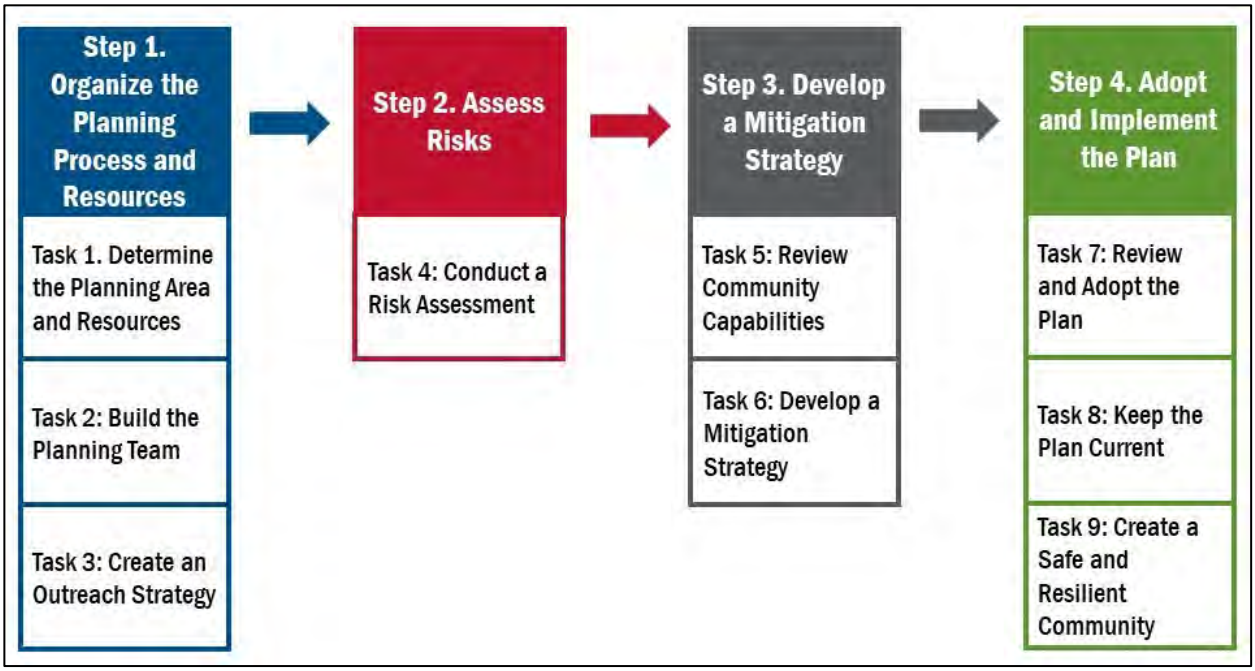

Figure 1-1. FEMA's Four-Step Local Hazard Mitigation Plan Development Process.

1. FEMA's Four-Step Local Hazard Mitigation Plan Development Process.

Douglas County used FEMA's nine tasks in its four-step local hazard mitigation planning process to develop this plan (Figure 1-1).

1. **Organize the planning process and resources**
    a. **Determine the planning area and resources.** The community profile effort involved reviewing the:
        i. Current Hazard Mitigation Plan
        ii. State of Nevada EHMP
        iii. State of Nevada Threat and Hazard Identification and Risk Assessment (THIRA)
        iv. State of Nevada Threats and Hazards Guide
        v. FEMA National Risk Index
        vi. FEMA/CDC Social Vulnerability
        vii. Historical research
        viii. Online surveys

b. **Build the planning team.** On April 26, 2024, the Planning Team held a kick-off meeting to officially begin the planning process. Douglas County staff then invited other key players to join the planning team. The team was solidified through interviews and the workshops May 27th-29th, 2024.

c. **Create and outreach strategy.** The outreach strategy involved a combination of virtual and in-person efforts. People participated virtually for meetings, surveys, planning activities, and plan reviews. People participated in-person at planning events to collaborate on significant decisions and to stimulate robust discussion.

2. **Risk Assessment**

a. **Identify your hazards**. As detailed in Section II, Douglas County used existing plans and assessments, studies, as well as new surveys (Appendix B), workshops, and interviews (Appendix C) to fully capture and articulate the hazards and threats of greatest concern with respect to the location each hazard affects; the extent of the damage due to the magnitude; vulnerability of the County; and probability of occurrence. The outreach included County employees, State, and Federal partners. Of note, the County hosted workshops and departmental interviews on May 27th-29th to garner whole community input.

Through the surveys, the participants first assessed each threat/hazard based on location, extent, probability, and concerns. Based on the survey results, the Planning Team had open discussions about the impacts of the threats/hazards of concern on May 27th – 29th. The workshops solidified the assessment impacts of the threats/hazards. In addition to surveys and workshops, studies, models and additional subject matter expert input was used to explain the impacts of the threats and hazards as depicted in Section II. Follow up workshops September 5th, 2024, also included strategy discussions.

3. **Develop a Mitigation strategy**

a. **Review community capabilities**. An analysis of current capabilities to mitigate impacts began with the basic review of the current MHMP. Interviews and strategy workshops informed the current capabilities to mitigate the impacts came from interviews conducted with each County department. The first round of interviews occurred May 27th-29th. Additional new and follow up interviews were conducted August September 5th-6th, 2024.

b. **Develop a mitigation strategy.** As detailed in Section III, Douglas County used a combination of surveys, workshops, and interviews to develop the strategy. The County used a classic strategy-to-task methodology to then derive supporting action items for each objective.

Section I. The Planning Process

As detailed in Section III, through a whole community effort, Douglas County established goals, objectives, and priorities to guide the County's mitigation efforts over the five-year span of this plan and beyond. The prioritized action plan is based on factors that help identify likelihood of project success:

i. **Life and Safety**
   1. What impact will the project have on businesses, residences, and properties in the planning area?
   2. Will the project proactively reduce natural hazard risk?

ii. **Administrative/Technical Assistance**
   1. Is there sufficient staff to implement the project?
   2. Is training required for the staff to implement the project?
   3. Is there political support for the project?
   4. Does the community have the legal authority to do the project

iii. **Project Cost and Economic Factors**
   1. What is the cost of the project?
   2. Does the community have the funds for the project on the whole or the local match?

iv. **Support for Community Objectives**
   1. Does the action advance other objectives or plans, like the capital improvement, economic development, environmental quality, or open space preservation?

v. **Equity**
   1. Will the action adversely affect underserved and socially vulnerable populations?
   2. Does the action build resilience for underserved and socially vulnerable populations?

4. **Adopt and Implement the plan**
   a. **Review and adopt the plan.** As detailed in Sections IV and V, Douglas County has adopted this plan and will begin implementing the plan by conducting the mitigation activities in a prioritized manner.
   b. **Keep the plan current.** The Planning Team will review the plan and status of the mitigation efforts semi-annually and adjust as required. In addition, Douglas County participates in regularly scheduled State of Nevada Hazard Mitigation Working Group meetings to coordinate efforts with other counties and the State in general.
   c. **Create a safe and resilient community.** The overall objective is to increase the resilience of the Douglas County whole community. This is especially important as

the County has seen impacts due to natural hazards in locations and severity that were not anticipated in the last Plan update.

2. How the plan was prepared.

First and foremost, this plan was developed using whole community concepts to be inclusive and to ensure the highest-quality information available. This update was developed based on FEMA's "County Mitigation Planning Handbook," dated May 2019, and "County Mitigation Plan Review Guide," effective December 5, 2018. Of note, this update incorporates the option reflected in the handbook and review guide to include technological hazards as well as human-caused threats that are described in the "National Preparedness Goal", Second Edition (2015). Furthermore, this update was developed in conjunction with the State of Nevada's 2023 Threat and Hazard Identification and Risk Assessment (THIRA) and Stakeholder Preparedness Report (SPR) per FEMA's Comprehensive Preparedness Guide (CPG) 201, 3rd Edition (2018). Information in the Mitigation Plan is based on research from a variety of sources. The intent is to integrate Douglas County's HMP with the six elements of the "National Preparedness System." Planners conducted data research and analysis, whole community surveys (Appendix B), facilitated Planning Team meetings, Douglas County departmental interviews (Appendix C), County employee workshop, and public whole community workshops. Workshop and meeting agendas are in Appendix D. Sign-in sheets are available from the Department of Emergency Management on request. In developing the plan, the team followed the following steps:

- Planning Team formation –
    - Planning Team kick-off meeting for the MHMP update – April 26th, 2024.
- Preliminary research on existing Douglas County plans and risk assessments – Beginning April 26th, 2024
    - The 2019 Douglas County HMP was set as the baseline for the revision
        - The layout and format were changed to reflect guidance such as FEMA's Local Mitigation Planning Handbook (2023) and FEMA's Local Mitigation Plan Review Guide (April 2022).
        - Ultimately, the elements of FEMA's County Mitigation Plan Review Guide were chosen as the organization structure to increase clarity and simplicity.
        - Hazard profiles were expanded based on experience since the 2019 MHMP was adopted.
    - The 2019 Douglas County Hazard Mitigation Plan

Section I. The Planning Process

- FEMA Approved Mitigation Plans (State, County)
  - Nevada State Enhanced Hazard Mitigation Plan, 2023
    - Provided information about hazards, climate, geography, geology, goals, and objectives
  - Douglas County HMP, 2019
    - County general descriptions, natural hazard considerations, etc.
- Reviewed other external plans and assessments
    - 2018 National Climate Assessment
    - University of Nebraska National Drought Monitoring Center
    - Western Regional Climate Center
    - National Weather Service Storm Prediction Center
    - Nevada Bureau of Mines and Geology
    - Nevada State Division Forestry
    - University of Nevada – multiple tools and sites
    - U.S. Census
  - Douglas County GIS databases
  - HAZUS
    - Used to both map vulnerable areas/facilities and identify the magnitude of risks
  - FEMA Disaster Data Visualization Tool
    - Provided historical information about the types, number, frequency and times of year for past Federally declared disasters
  - FEMA's Resilience Analysis and Planning Tool (RAPT)
  - FEMA's National Risk Index tools
  - CDC/ATSDR Social Vulnerability Index
  - Nevada Bureau of Mines and Geology maps
  - Historical research, current wildfire events
    - Provided information about non-Federally declared disasters
    - Current and recent events provided information about the trend of increasing intensity of disasters in Nevada
  - Online surveys (Appendix B)
    - Provided demographic information for the whole community participation.
    - Provided whole community input regarding the location, extent, and probability of the hazards of most concern.
    - Provided information to prioritize the hazards of most concern.
- Site visits – May 27th – 29th, 2024, and September 5th – 6th, 2024

- Douglas County Board of Commissioners meeting – August 8, 2024
- Douglas County Planning Team meetings May 27th – 29th, 2024, and September 5th – 6th, 2024
- Interviews (Appendix B) – May 27th – 29th, 2024, and September 5th – 6th, 2024
- Workshop and meeting agendas - Appendix D

- Draft MHMP plan reviews
  - Ongoing section reviews as they were completed
  - First draft plan review – November 4th, 2024
  - Second draft plan review – XX
  - Final Plan Review – XX

3. The Planning Team

Element	Requirements
A1. Does the plan document the planning process, including how it was prepared and who was involved in the process? **44 CFR § 201.6(c)(1)**	a. The plan must list the representatives from each of the participants in the current plan that will seek approval, and how they participated in the planning process. **Participant** means any local government or entity developing or updating a local mitigation plan. **Participation** means being engaged and having the chance to provide input on the plan. It can be defined and met in a variety of ways (such as attendance at meetings, reviewing and commenting on drafts, etc.).

The Douglas County's Multi-Hazard Mitigation Plan (MHMP) is the result of a collaborative effort among the Douglas County Planning Team, department directors, and the whole community (Table 1-3). The Douglas County Director of Emergency Management served as the Project Manager and played a key role in all aspects of the plan's development.

The Planning Team guided development of the Multi-Hazard Mitigation Plan. The team played an integral role in developing the mission, goals, and action items for the mitigation plan.

The Planning Team has the authority and responsibility to address hazards, develop the mitigation plan, organize resources, find appropriate funding, and oversee the activity for

implementation, monitoring, and evaluation. Due to the various members' work with external partners, they have established relationships to form the baseline of a whole community approach.

Table 1-3. Planning Team Members.

Name	Role	Contribution
Jenifer Davidson	County Manager	Provided overall senior leader intent and guidance.
Kara Easton	Douglas County Director of Emergency Management	Project Manager
Tanner Dye	Douglas County Emergency Management Coordinator	Project management assistant and day-to-day planning point of contact
Melissa Elges	Public Information Officer	P.I.O. specific insight as well as public outreach.
Michelle Simpson	Public Information Officer	P.I.O. specific insight as well as public outreach.
Todd Carlini	East Fork Fire Protection District	Subject Matter Expert (SME) for fire; continuity from the last MHMP update
Debbie Neddenriep+	Carson Water Subconservancy District	SME for Carson River watershed-wide planning.
Tom Dallaire	Douglas County Community Development	SME for building, engineering, planning, and administration.
David Alexander+	Douglas County GIS	SME and GIS support for the Assessor, parcels, zoning, floodplain, ditches, 911, etc.
Phil Ritger	Douglas County Public Works	SME for Public Works in general and especially for stormwater management.
Philip Ritger	Douglas County Public Works	SME for stormwater management.

Section I. The Planning Process

Table 1-3. Planning Team Members.		
Name	**Role**	**Contribution**
Lisa Christensen	Washoe Tribe of Nevada and California	Integration with tribal planning efforts.
Jeremy Hutchings	Douglas County Engineer	SME for County infrastructure & mitigation projects.
Kevin Lawson	Tahoe-Douglas Fire Protection District	SME for fire mitigation efforts in regard to Lake Tahoe.

4. Involving Neighboring Communities, Local and Regional Agencies

Element	Requirements
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? **44 CFR § 201.6(b)(2))**	a. The plan must provide documentation of an opportunity for stakeholders to be involved in the current planning process. Documentation of this opportunity must identify how *each* of the following types of stakeholders were presented with this opportunity, as applicable. 1. Local and regional agencies involved in hazard mitigation activities: • Examples include public works, emergency management, local floodplain administration and Geographic Information Systems (GIS) departments. 2. Agencies that have the authority to regulate development: • Examples include: zoning, planning, community and economic development departments; building officials; planning commissions; or other elected officials. 3. Neighboring communities: • Examples include adjacent local governments, including special districts, such as those that are affected by similar hazard events or may share a mitigation action or project that crosses boundaries. Neighboring communities may be partners in hazard mitigation and response activities, or may be where critical

	assets, such as dams, are located. 4. Representatives of businesses, academia, and other private organizations: • Examples include private utilities or major employers that sustain community lifelines. 5. Representatives of nonprofit organizations, including community-based organizations, that work directly with and/or provide support to underserved communities and socially vulnerable populations, among others: • Examples include housing, healthcare or social service agencies. An ***opportunity to be involved*** in the planning process means that these stakeholders are invited to be engaged or are asked to provide information or input to inform the plan's content. Different communities may necessitate more targeted outreach and engagement, especially underserved communities. ***Community Lifelines*** are the most fundamental services in the community that, when stabilized, enable all other aspects of society to function. The integrated network of assets, services and capabilities that provide community lifeline services are used day to day to support recurring needs. Lifelines enable the continuous operation of critical government and business functions and are essential to human health and safety or economic security, as described in the National Response Framework, 4th Edition. *The specific entities may be defined by each jurisdiction based on the unique characteristics of the local government, including special districts. The purpose of inviting input is to integrate natural hazard risk reduction across all community systems, as well as encourage implementation of mitigation actions.*

Douglas County maintains a robust team of planning partners and advertised information about each step of the planning process through their normal communication outreach. Department directors, as well as close external partners were specifically invited to workshops during site visits. The Planning Team also conducted interviews (Appendix C) of department directors, their staff, and close external partners. The interview questions (Appendix C) included general organizational roles and responsibilities; disasters of greatest concern; capabilities to address disasters; and resources put at risk due to disasters. Internal to Douglas County, the planning team specifically interviewed:

- Douglas County Manager
- Community Development
- Douglas County Stormwater Manager
- Public Works
- Douglas County Animal Services
- GIS
- Community Relations and Public Information Team
- East Fork Fire Protection District
- Tahoe Douglas Fire Protection District

Externally, the Planning Team provided notifications and updates to such partners as:

- State of Nevada
- Carson Water Subconservancy District
- Washoe Tribe of Nevada and California

Douglas County Staff attend regular coordination meetings with its partners. The staff invited their external partners to participate through a variety of means - in-person, email correspondence, and physical handouts/flyers.

Section I. The Planning Process

B. Public Partnership

Element	Requirements
A3. Does the plan document how the public was involved in the planning process during the drafting stage and prior to plan approval? **44 CFR § 201.6(b)(1)**	a. The plan must document how the public had an opportunity to be involved in the current planning process, and what that participation entailed, including how underserved communities and vulnerable populations within the planning area were provided an opportunity to be involved. The opportunity must occur during the plan's development, which means prior to the plan's submission for formal review. In addition, the plan must document how public feedback was included throughout the planning process. *Examples of documentation include, but are not limited to, narratives, materials from open meetings, screenshots of social media postings and/or interactive websites with drafts for public review and comment, questionnaires or surveys through utility bills, etc.*

1. The Public

In addition to County employees, the public was invited to provide input. One component of Douglas County's public outreach was a risk assessment survey (Appendix B). The survey was available online. Those taking the survey were asked to identify themselves according to common occupations, their County affiliation, and/or their residency. Table 1-4 is the list of categories by which those taking the survey could identify themselves. Those taking the survey could select multiple options as well as write in additional identifiers.

Table 1-4. Douglas County Public Outreach Partner Categories.			
Agriculture	Forestry	Leisure / Entertainment	Retail trade
Construction	Government - city	Mining (quarrying, oil, gas)	Science
Education - College	Government - county	Natural Resources	Transportation and warehousing
Education K-12	Government - Federal	Non-profit Organization	County Member
Emergency Management	Government - state	Non-County member residing or working on County land/businesses	Utilities
Facility Maintenance	Government – County nation	Parks and Recreation	Volunteer Organization
Faith-based community	Health and social services	Planning	Wholesale trade
Finance and Insurance	Hunting	Professional, technical services	Other services
Firefighting	Information	Public Works	
Fishing	Law Enforcement	Real Estate renting and leasing	

Figure 2 depicts the backgrounds of survey participants. With 32 different categories of backgrounds represented, the results suggest that a well-rounded group of people provided input to the risk survey.

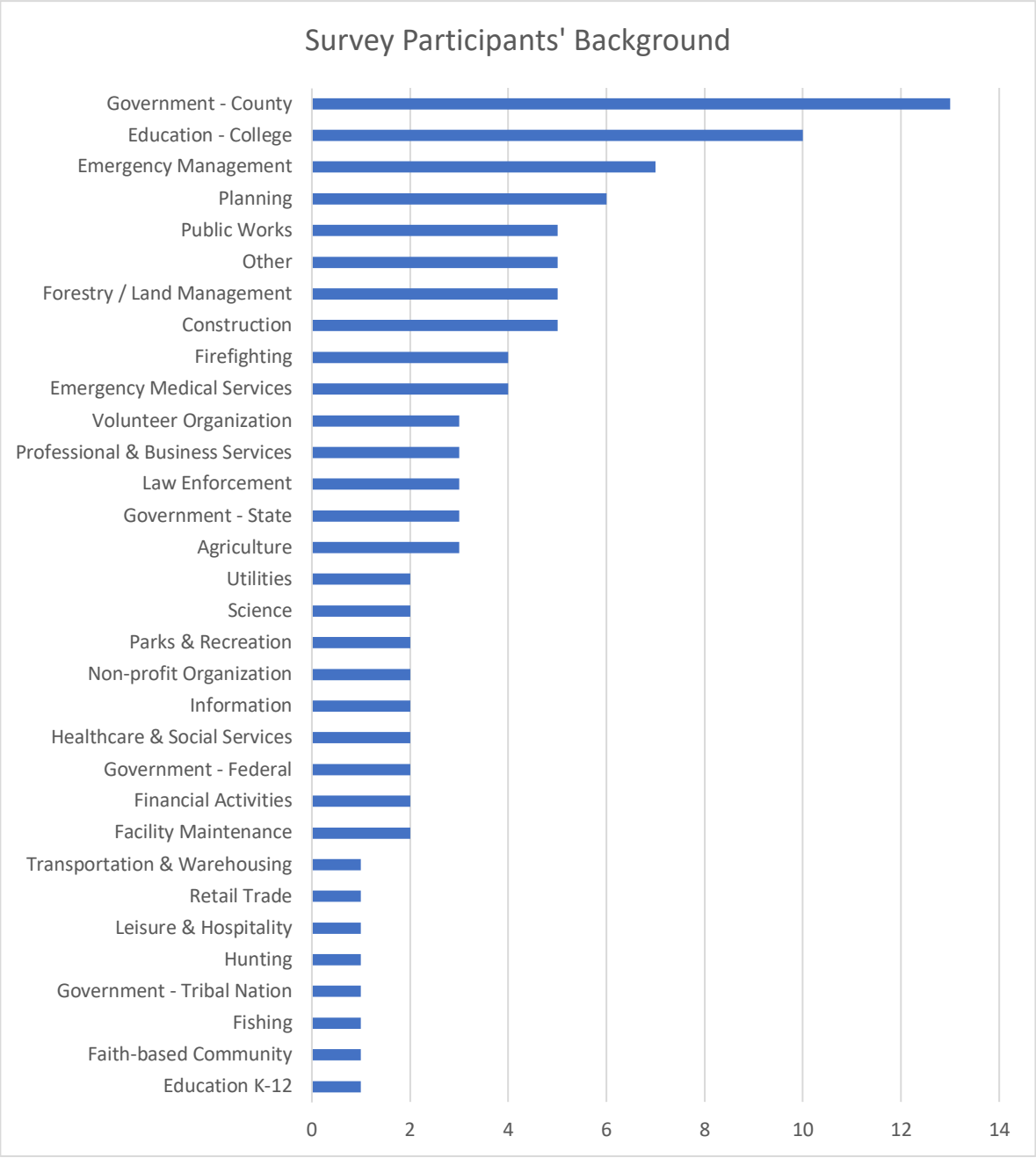

Figure 1-2. Risk Survey Participants.

In addition, participants were given the opportunity to identify as having disabilities and/or access and functional needs (AFN) or working with those who work with the AFN population. Figure 1-3 depicts the distribution of people who work with people with access and functional needs and/or those who identify as having access and functional needs.

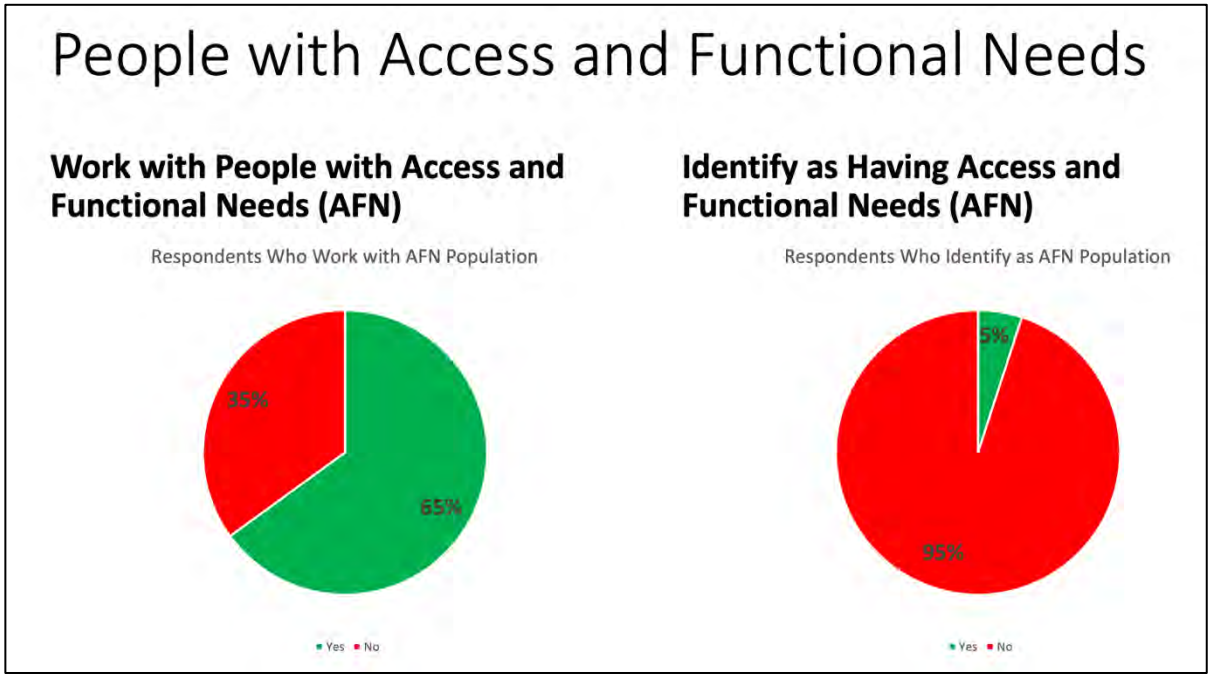

Figure 1-3. Risk Survey Participants' Experience with Access and Functional Needs.

2. Public Involvement

The public was afforded the opportunity to engage in the planning process through multiple means:

- Online Risk assessment survey beginning May 20th, 2024.
- County employee workshops – May 27th – 29th, 2024; September 5th – 6th, 2024.
- Interaction through ongoing whole community meetings such as regular Douglas County Emergency Management Agencies.
- Publicly available draft plan
    - Electronic beginning November 4th, 2024.
    - Print copy available at XX beginning November 4th, 2024.

Figure 1-2 depicts the backgrounds of the survey respondents and Figure 1-3 depicts their experience with disabilities and others with access and functional needs.

3. Incorporation of Public Feedback

Public feedback informed the Douglas County MHMP update during all phases:

- **Organizing the planning process and resources** – The public was invited to comment on the Plan.
- **Assessing Risks** – multiple steps of the risk assessment survey (Appendix B) were used to collect and incorporate public information in three ways. First, surveys provided input on threats and hazards if concern. Second, workshops further refined the threats and hazards of concern. Third, individual interviews provided detailed information about the threats and hazards of greatest concern. Table 1-5 shows the mathematical values for each factor in the threat and hazard scoring methodology. Tables 1-6, 1-7, and 1-8 highlight how public input was used to prioritize threats and hazards.

Table 1-5: Threat and Hazard Scoring Methodology.

Location		Extent		Probability		Concern	
Description	**Weight**	**Description**	**Weight**	**Description**	**Weight**	**Description**	**Weight**
Extensive	3	Catastrophic	4	Highly Likely	4	Very High	5
Moderate	2	Critical	3	Likely	3	High	4
Limited	1	Limited	2	Possibly	2	Moderate	3
		Negligible	1	Unlikely	1	Low	2
						Very Low	1

The results for each assessment category were summed to arrive at a total score for each threat/hazard. The hazard identification and risk assessment resulted in the prioritized natural hazards of most concern shown in Table 1-6, Technological hazards of concern in Table 1-7, and human-caused threats of concern in Table 1-8.

Table 1-6: Douglas County's Natural Hazards of Greatest Concern.

Hazard	Location	Extent	Probability	Concern	Total Score	Rank
Wildland Fire	58	71	77	86	292	1
Flood	53	61	73	75	262	2

Table 1-6: Douglas County's Natural Hazards of Greatest Concern.						
Hazard	**Location**	**Extent**	**Probability**	**Concern**	**Total Score**	**Rank**
Winter Storms & Extreme Cold	53	59	74	68	254	3
Thunderstorms & Lightning	50	55	70	64	239	4
Drought	50	55	67	57	229	5
Extreme Heat	44	49	62	56	211	6
Straight-Line Winds	43	50	63	55	211	7
Earthquake	44	56	55	55	210	8
Climate Change	42	47	54	45	188	9
Landslide	33	41	47	39	160	10
Epidemic	34	42	45	38	159	11
Infestation	29	39	38	35	141	12
Volcanic Activity	47	30	29	27	133	13
Seiche	26	38	35	31	130	14

Table 1-7: Douglas County's Technological Hazards of Greatest Concern.						
Hazard	**Location**	**Extent**	**Probability**	**Concern**	**Total Score**	**Rank**
Flash Floods ("Flooding Along Irrigation Ditches and Canals")	52	60	195	75	382	1
Utility Failure / Planned Shutoff	42	54	60	58	214	2
HAZMAT	34	46	44	46	170	3

Table 1-7: Douglas County's Technological Hazards of Greatest Concern.						
Hazard	**Location**	**Extent**	**Probability**	**Concern**	**Total Score**	**Rank**
Dam Failure	35	29	27	48	139	4

Table 1-8: Douglas County's Human-Caused Threats of Greatest Concern.						
Hazard	**Location**	**Extent**	**Probability**	**Concern**	**Total Score**	**Rank**
Cyberattack - Ransomware	45	56	52	61	214	1
Active Shooter	37	57	49	67	210	2
Cyberattack - SCADA (pipeline/utility)	40	55	48	59	202	3
Terrorism	31	47	32	46	156	4

- **Developing a Mitigation Strategy** – interviews (Appendix B) during the site visits and workshops during site visits were used to collect input regarding mitigation strategy elements. Surveys were used to garner initial feedback on goals, objectives, and actions. The public forums were used to finalize the goals, objectives, resources, and prioritized actions.
- **Adopting and Implementing the Plan** – the Douglas County public information requirements ensured there was multiple means of notification for meetings with Planning Team members and County Council; public workshops; and review of documents, including the final MHMP, before County Council adoption.

Section I. The Planning Process

C. Incorporation of Existing Plans, Studies, Reports, and Technical Information

Element	Requirements
A4. Does the plan describe the review and incorporation of existing plans, studies, and reports? **44 CFR § 201.6(b)(3)**	a. The plan must document what existing plans, studies, reports and technical information were reviewed and how they were incorporated, if appropriate, into the development/update of the plan. For jurisdictions with structures for which National Flood Insurance Program (NFIP) coverage is available, regulatory flood mapping products 13 are required to be incorporated, if appropriate. Participants may use other jurisdiction-specific materials, including non-regulatory flood mapping products, that improve upon NFIP regulatory flood mapping products. Gaps and limitations may be addressed as actions in the mitigation strategy, in particular for items that require additional assistance. ***Incorporate*** means to reference or include information from other existing sources to form the content of the mitigation plan. The documentation requirement may be met with narrative or citations (i.e., footnotes, in-text citations or a bibliography). Examples of the types of existing sources include, but are not limited to: the state hazard mitigation plan; local plans (such as comprehensive/master/general land use, economic development, capital improvement, affordable housing, resource management, resilience, climate, etc.); *and hazard-specific reports and plans (such as Community Wildfire Protection Plans).*

Section I. The Planning Process

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 includes.

- **Douglas County, Nevada Hazard Mitigation Plan (2019):** Due to FEMA's updated guidance, this plan is a complete re-write. However, it does build upon the existing hazard mitigation plan.
- **Douglas County Building Code (International Building Code 2021):** These regulations concern zoning districts, variances, and general development standards for structures other than residential structures within Douglas County.
- **Douglas County Fire Code (International Fire Code 2021):** This document includes a wildland/urban interface section that delineates regulations for building and maintaining homes in wildland fire prone areas.
- **Douglas County Master Plan (Douglas County Community Development 2020):** The master plan includes such subjects the requirement for a hazard mitigation plan, land use, conservation, growth management, public facilities, and public safety.
- **Douglas County Open Space and Agricultural Lands Preservation Implementation Plan:** This plan guides the creation of open space through the use of public land and public resources within the county boundaries.
- **Douglas County Code Title 20 Zoning Ordinance of Douglas County:** This land use zoning ordinance encourages, guides, and provides orderly planned use of land and water resources and future growth and development.
- **FEMA Updated Flood Maps (Open for appeal. April 18, 2024):** This update outlines the principal flood problems and floodplains within the county. The new flood maps are open for appeal as of the writing of this Plan.
- **Douglas County 2024 Stormwater Master Plan:** Developed to assist the County in meeting goals and policies to maintain safe and effective infrastructure to protect life and property, meet regulatory water quality mandates, and identify projects and programs necessary to improve, operate, and maintain facilities within Douglas County.
- **Carson Water Subconservency District (CWSD), Carson River Watershed Regional Floodplain Management Plan, 2018:** This purpose of the plan is to create a long-term vision and strategies which use a Living River Approach for meeting floodplain management objectives to reduce flood damage impacts in the Carson River Watershed.
- **East Fork Fire Protection District Community Wildfire Protection Plan (February 2023):** This document includes findings and recommendations for mitigating the threat to property from wildland fires.

- **Tahoe Douglas Fire Protection District Wildfire Protection Plan (2024):** Interactive, online map with a living storyboard.
- **Emergency Operations Plan (2010)**: This document is the main reference source for managing disasters and large-scale emergencies in Douglas County. The plan has several annexes that apply to the HMP including Firefighting (including wildland fire fighting), Health and Medical (including epidemic), Recovery, Public Works and Engineering, Utilities, Human Services, Hazard Mitigation, and Hazardous Materials.
- **Carson River Geographic Response Plan (April 2006)**: This is a regional plan covering five counties in two states. The plan was developed to protect the health, safety, environment, and property (both public and private) from the effects of hazardous materials incidents in or near the Carson River.
- **State of Nevada Enhanced Multi-Hazard Mitigation Plan (2023)**: This plan, prepared by NDEM, was used to ensure that the Counties HMP was consistent with the State's Plan.
- **Washoe Tribe of NV & CA Hazard Mitigation Plan (2024 draft):** This plan includes multiple segments of land within the Douglas County border.
- **FEMA Local Mitigation Planning Handbook (2023) and FEMA's Local Mitigation Plan Review Guide (April 2022).**
- **2018 National Climate Assessment**
- **University of Nebraska National Drought Monitoring Center**
- **Western Regional Climate Center**
- **National Weather Service Storm Prediction Center**
- **Nevada Bureau of Mines and Geology maps**
- **Nevada State Division Forestry**
- **University of Nevada – multiple tools and sites**
- **U.S. Census**
- **HAZUS**
- **FEMA Disaster Data Visualization Tool**
- **FEMA's Resilience Analysis and Planning Tool (RAPT)**
- **FEMA's National Risk Index tools**

Section I. The Planning Process

Planning Team members will continue to participate in local, state, and Federal activities that support this plan. Goal # 4 and Goal #5 include specific actions that focus on including multiple departments, external stakeholders, and community members.

Goal #4: Partnerships and Implementation

- ***Description:*** Build and support local partnerships to continuously become less vulnerable to hazards. Strengthen emergency operations by increasing collaboration and coordination among public agencies, non-profit organizations, business, and industry.
- **Objective #4.1:** Build and support local partnerships with stakeholders in the community.
    - **Action #4.1.1:** Strengthen all Partnerships to reduce hazards throughout county departments and the areas of county they manage.
    - **Action #4.1.2:** Build and support local partnerships with stakeholders in the community.
    - **Action #4.1.3:** Work with school districts and other partners within / outside of county (ex. police, fire, tribal liaisons, social and behavioral health, most teams, etc.) to develop a public outreach campaign that teaches partners how to avoid danger and behave during an emergency.

Goal #5: Strengthen Emergency Services Capability

- ***Description:*** Establish policies and procedures to ensure mitigation projects for critical facilities, services, and infrastructure.
- **Objective #5.1:** Serve our community with quality county services to protect public health, safety, and welfare with professional law enforcement, fire protection, and emergency medical services.
    - **Action #5.1.1:** Seek funding for mitigation actions that support resilience of first responder such as preparedness, training, facility hardening, redundant power and communications, etc.
- **Objective #5.2:** Continue to expand and improve emergency management preparedness and response capabilities.
    - **Action #5.2.1:** Bolster size and training program of Community Emergency Response Team (CERT) to provide an organic volunteer response capability.
    - **Action #5.2.2:** Strengthen emergency operations by increasing collaboration and coordination among public agencies, non-profit organizations, business, and industry.

II. Hazard Identification and Risk Assessment

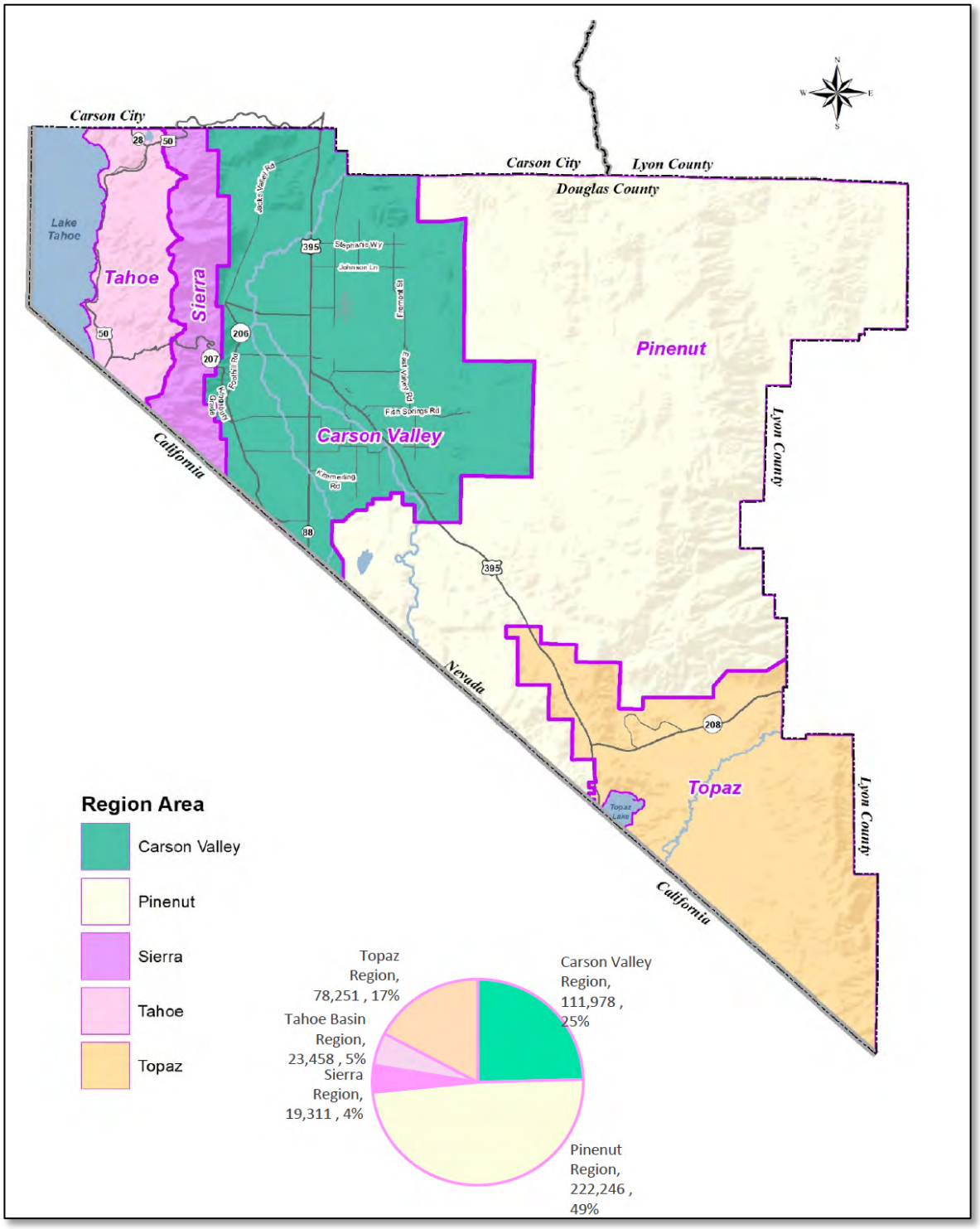

Figure 2-1. Douglas County Planning Area.

Section II: Hazard Identification and Risk Assessment

A. The Planning Area

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

1. History and Government

Trading posts were established in the area starting in the 1850s. The county is named for Stephen A. Douglas, famous for his 1858 Presidential campaign debates with Abraham Lincoln. Douglas County was established on November 25, 1861, becoming one of the first of nine counties created by the Nevada Territorial Legislature. The County was retained after the territory became the 36th State in the Union on October 31, 1864. Many of the earliest communities in the County were developed as trading posts and centers of farming and ranching. Genoa, originally known as Mormon Station, is the oldest community in the County. The County seat was originally in Genoa but was subsequently moved to Minden in 1916.

Douglas County is located in Northern Nevada (Figure 5) and contains a total area of 737.7 square miles, or 472,133 acres. The County is bordered by the Consolidated Municipality of Carson City ("Carson City"), also the State Capital, to the north, Lyon County to the south and east, and the State of California to the west and southwest. Douglas County includes a portion of Lake Tahoe, Topaz Lake, as well as the Carson and Walker Rivers. The Carson Range of the Sierra Nevada Mountains borders the western portion of Douglas County while the eastern portion is bordered by the Pinenut Mountain Range.

Since statehood, the boundaries of Douglas County have only been realigned two times: between Douglas County and Ormsby County (now Carson City) in 1965, and between Douglas County and Lyon County in 1967.

Elevations within the County vary from a low of 4,625 feet on the valley floor to a high of 9,500 feet at East Peak. The proximity of the Carson Valley to the Sierra Nevada Mountains creates one of the most comfortable daily temperature ranges in the continental United States. Generally, the climate is arid, with warm summers, moderate winters, and cool evening temperatures year-round. Because of the elevation, the cold air is dry; likewise, the summer heat is also very dry. Annual rainfall averages 9.4 inches and snowfall averages 19.4 inches. The heaviest precipitation occurs during the months of December, January and March. Afternoon thunderstorms in July and August bring warm summer rains.

Section II: Hazard Identification and Risk Assessment

2. Government

Douglas County, while exhibiting a predominately rural flavor, is once again seeing some growth that was stalled due to the economic downturn. However, it ranks as the third smallest county in Nevada geographically. There are two principle geographic and political areas, the East Fork Township and the Tahoe Township. Douglas County, to date, has no incorporated areas.

East Fork Township

The East Fork Township is the larger of the two areas. The majority of the population resides in the Carson Valley. The township includes; Minden (County seat) and neighboring Gardnerville, Genoa. The most populated area is the Gardnerville Ranchos General Improvement District. The main geographic features include the Carson Valley, the east and west forks of the Carson River, the east slope of the Carson Range (Sierra Nevada Mountains), the Pinenut Mountains, and Topaz Lake. There are numerous environmentally sensitive areas (e.g... wetlands, rivers, lakes, reservoirs, agricultural lands, etc.) located in this township. Land uses include undeveloped forest and rangelands, agricultural fields and pasture, and urban development of housing and commercial/industrial uses. Also included in the area are several acres of land held in trust by the Washoe Tribe of Nevada and California, many of these areas contain important cultural resources. The major transportation routes for this area are US Highway 395 and US Highway 88.

Tahoe Township

The Tahoe Township is the smaller of the two townships. The Tahoe Township is that area of Douglas County located within the Tahoe Basin and includes Stateline and smaller communities along U.S. Highway 50 from the California border to the Douglas/Carson County line. The Stateline area is made up of several large hotel resort casinos, residences, condominiums, apartments, and a wide variety of businesses. The tourist population in the area could increase the size of the population base by as many as 100,000 during peak seasonal and holiday periods. The geography is dominated by Lake Tahoe and the surrounding slopes of the Sierra Nevada Mountains. The basin is a heavy forested area with a very sensitive environmental system. The major transportation routes for this area are U.S. Highway 50 and Nevada State Route 207, Kingsbury Grade.

Section II: Hazard Identification and Risk Assessment

County Government

Douglas County has a commission-manager form of government with a County Manager appointed by the five-member Board of Commissioners. The County is comprised of ten (10) functional areas (Table 2-1).

Table 2-1. County Government Functional Areas.

General Government	Health
Judicial	Welfare
Public Safety	Culture and Recreation
Public Works	Community Support
Sanitation	Utilities

County residents elect officials to provide community leadership and administration. Currently, the county operates under a commission-manager form of government. Douglas County government includes elected officials, departments, boards, commissions, and committees.

The Board of Commissioners is the governing legislative body for Douglas County. The five members of the Board are elected at large, by district. Commissioners serve four-year, overlapping terms, and receive limited compensation for their service to the community. Each year, the Board selects one of its members to serve as Chairman to preside over public meetings.

Douglas County also has numerous special districts and three jurisdictions designated as "towns" under Nevada Revised Statutes. Those special districts and towns are listed below. These entities were all invited to participate in the process either through direct committee participation or through the solicitation of hazard potential within each jurisdiction.

Key Officials

In addition to the five-member board of commissioners, other elected officials include the following:

- District Attorney
- Sheriff
- Assessor

- Recorder
- Public Administrator
- District Court Judges
- Justices of the Peace
- Clerk-Treasurer

Towns, General Improvement Districts, and Special Purpose Districts

There are three unincorporated towns within the East Fork Township: Gardnerville, Genoa, and Minden. Each of the three unincorporated towns has an elected five-member town board as well as a Town Manager, a Town Engineer, and additional staff persons (Table 2-2). (Douglas County 2020)

Table 2-2. Douglas County Unincorporated Towns.

Unincorporated Town	# Parcels	Total Acreage	Number of Dwelling Units (2024)
Gardnerville	2,430	1,237.6	2,877
Genoa	152	176.88	121
Minden	1,976	938.5	1,959
Total	**4,558**	**2,463.19**	**4,585**

In addition to the three unincorporated towns, there are several general improvement districts (GID) and special purpose districts that provide urban-type services to residents of Douglas County, including Gardnerville Ranchos, Indian Hills, Topaz Ranch Estates, Kingsbury GID, and others. Both the East Fork and Tahoe Townships have general improvement and special purpose districts within them.

There are 31 taxing districts in Douglas County, including 17 General Improvement Districts (GIDs) as shown in Table 2-3. (Douglas County 2020, 204)

Table 2-3. Douglas County General Improvement Districts by Region.

General Improvement District	#Parcels	Total Acreage	Number of Dwelling Units (2024)
Carson Valley Region			
Gardnerville Ranchos GID	4,174	2,410.56	4,521
Indian Hills GID	1,862	1,389.67	1,923
Sierra Estates GID	67	65.06	64

Table 2-3. Douglas County General Improvement Districts by Region.			
General Improvement District	#Parcels	Total Acreage	Number of Dwelling Units (2024)
Subtotal	*6,103*	*3,865.29*	*6,508*
Tahoe Basin Region			
Cave Rock GID	132	65.02	90
Elk Point GID	97	22.24	99
Kingsbury GID	2,840	4,980.33	2,311
Lakeridge	101	31.01	78
Logan Creek GID	72	67.10	22
Marla Bay GID	122	29.28	120
Oliver Park GID	92	39.14	364
Round Hill GID	634	667.96	579
Skyland GID	237	73.65	232
Tahoe-Douglas GID	N/A	N/A	705
Zephyr Cove GID	79	21.99	77
Zephyr Heights GID	291	83.88	240
Zephyr Knolls GID	94	22.94	63
Subtotal	*4,791*	*6,104.54*	*4,980*
Topaz Region			
Ranch Estates GID	909	2,852.08	797
Subtotal	*909*	*2,852.08*	*797*
Grand Total	**11,803**	**12,821.91**	**12,285**
Other Regions			**14,901**
Total County Private	**28,395**	**450,678.38**	**26,389**

Washoe Tribe

There is one federally recognized community under the Washoe Tribe of Nevada and California that is located within the jurisdictional boundary covered by this Hazard Mitigation Plan. That is the Dresslerville Colony located five miles south of the Town of Gardnerville, Nevada. The

Section II: Hazard Identification and Risk Assessment

Washoe Tribal headquarters is centrally located on Tribal Land within the Dresslerville Community and within a 20-mile radius of nearly all current Tribal lands.

The Washoe Tribe maintains its own hazard mitigation plan.

The Tribe is organized under the provisions of the Indian Reorganization Act of June 18, 1934, exercising rights of home rule and responsibility for the general welfare of its membership. The Washoe Tribal Council, a 12-member body, serves as the local authority for purposes of authorizing any planning program for the Tribe's future.

The ancestral homeland of the Washoe Tribe radiated from Lake Tahoe, a spiritual and cultural center in the central Sierra Nevada Mountain Range west of Douglas County, Carson City, and southern portions of Washoe County. The area originally encompassed over 1.5 million acres and the traditional homelands stretched from the Central Sierra Nevada in California to the Great Basin in Nevada.

Today, through ongoing tribal efforts and federal collaborations, the Tribe has recovered approximately 4,920 acres and approximately 61,000 acres of individual trust allotments within the ancestral homelands. Washoe Tribal lands are unique in that they do not comprise a single reservation, but are fractionated into several discrete parcels, located in six different counties and two different states. While the Tribe has some forested lands in the Sierra Nevada, most current lands are located just within the boundaries of the Great Basin Desert, in the Carson River Watershed.

The Tribe has four communities, including three in Nevada (Stewart, Carson, and Dresslerville) and one in California (Woodfords). There is also a Washoe community located within the Reno-Sparks Indian Colony. Each of these communities has two representatives on the Washoe Tribal Council. Off reservation, Washoe people also have two representatives on the tribal council. Each community also has a Community Tribal Council with five members from their community on their council.

The U.S. Census 2018-2022 American Survey 5-year Estimates lists a Total population for the Washoe Ranches Trust Land at 3,303. (U.S. Census Bureau 2022) In addition, the Tribe maintains more than 200 employees, most of whom work out of the administration buildings in the Dresslerville parcel. While many of these employees are not residents of Tribal lands, they are nonetheless exposed to the hazards therein.

Section II: Hazard Identification and Risk Assessment

3. Demographics

Population

Since the 1960s, Douglas County has grown from a small, predominantly agricultural community to a mid-size community comprised of both urban and rural areas. The population boom began in the 1960s with the greatest growth rate between 1970 and 1980. The population increased from 6,882 in 1970 to 19,421 in 1980. Table 2-4 summarizes the population changes from 2010-2023 for the County overall and the Towns of Gardnerville, Genoa, and Minden, based on the State of Nevada Demographer.

Table 2-4. Douglas County Population.

Area	2010	2020	2023	2020-2023 Change	2020-2023 Change (%)
Douglas County	49,242	49,082	54,343	5,261	10.7%
Gardnerville	4,983	5,933	5,667	-266	-4.5%
Genoa	244	218	217	-1	-0.5%
Minden	3,213	3,294	3,559	265	8.0%

The average age for residents in Douglas County has increased from 47.4 in 2010 to 54.1 in the 2020 Census.

Table 2-5 summarizes the Nevada State Demographer's five-year projection for Douglas County from 2023-2028.

Table 2-5. Five-year Projected Population Growth 2023-2028.

Year	Total Population	Change from Previous Year	Percent Change
2023	54,343		
2024	54,918	575	1.1%
2025	55,457	539	1.0%
2026	55,983	526	0.9%
2027	56,495	512	0.9%

Table 2-5. Five-year Projected Population Growth 2023-2028.			
Year	**Total Population**	**Change from Previous Year**	**Percent Change**
2028	56,988	493	0.9%

Housing

The 2024 Douglas County Strategic Plan notes that interest rates, inflation, and housing prices have risen drastically since the last plan. According to the U.S. Census(at the writing of this plan:)

- There are 25,066 housing units – 76.7% owner-occupied
- Median value of owner-occupied units - $529,600
- Median selected monthly owner costs
  - $2,015 with a mortgage
  - $575 without a mortgage
- Median gross rent - $1,360
- 312 permits (2023)

At the writing of this Plan, Zillow published the following Zillow Home Value Index for select communities:

- Gardnerville - $585,078
- Minden - $673,302
- Genoa - $1,168,822
- Stateline - $669,084
- Zephyr Cove - $1,133,691

Employment

In its 2022 American Community Survey, the U.S. Census reported very robust employment:

- Median household income - $84,262
- Mean household income - $114,346
- Per capita income - $49,115
- Unemployment rate – 3.1%

Figure 2-2 depicts the total household income breakout. (U.S. Census 2022)

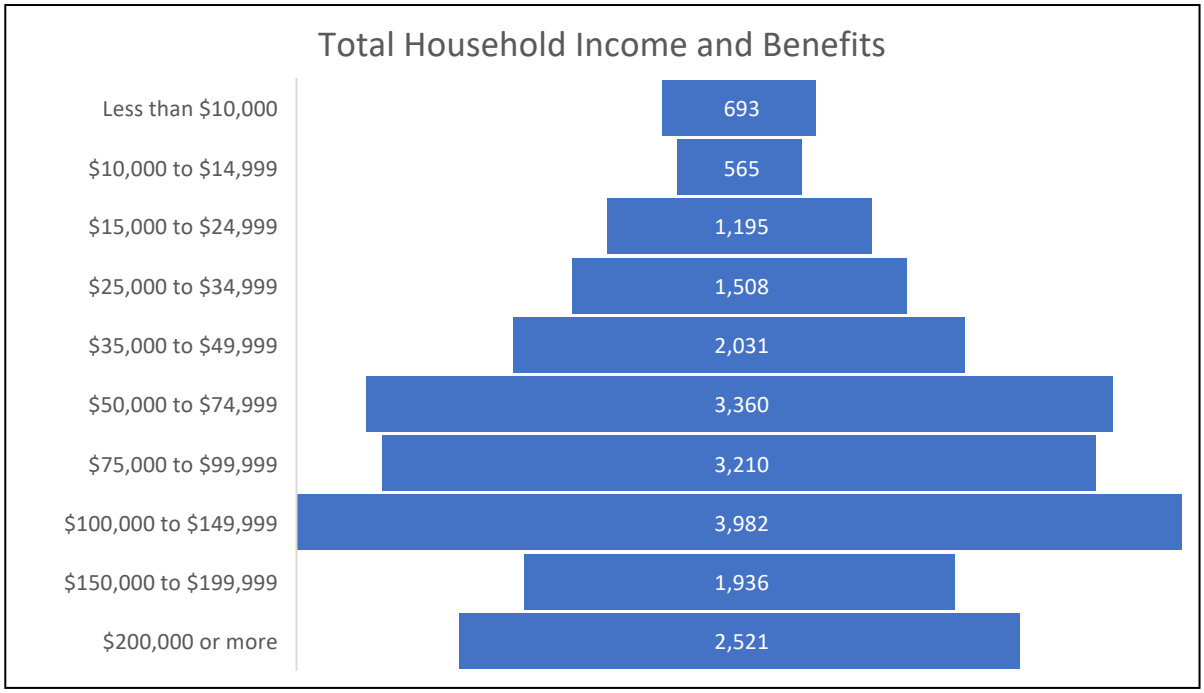

Figure 2-2. Total Household Income and Benefits.

Figure 2-3 depicts the breakout of employment by industry. (U.S. Census 2022)

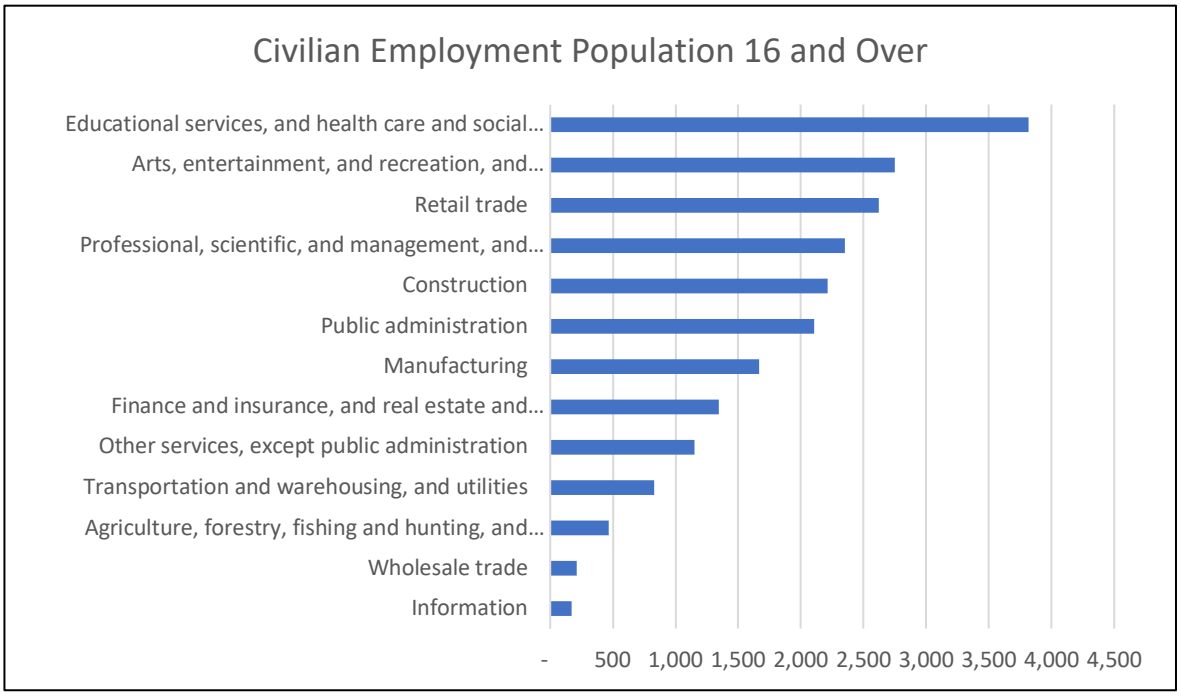

Figure 2-3. Civilian Employment by Industry.

Section II: Hazard Identification and Risk Assessment

4. Land Use and Development Trends

Douglas County is one of 17 counties in the State of Nevada and is the third smallest county in the State (after Storey County and Carson City.) The County includes 737.7 square miles of land area and 26.3 square miles of water.

Similar to the pattern of land ownership for the entire State of Nevada, a significant portion of the County is in public lands as shown in Table 2-6 and Figure 2-4. Federal lands account for 67.9% of the total acreage.

Table 2-6. Land Ownership.

Public Entity	Acres	Total County Area %
Bureau of Land Management	167,865	36%
Local Government or Private Ownership	137,033	29%
US Forest Service	86,185	18%
Bureau of Indian Affairs	58,210	12%
Lakes Tahoe and Topaz	16,866	4%
Washoe Tribe of Nevada & California	3,749	1%
State of Nevada	1,643	0.3%
Bureau of Reclamation	567	0.1%
US Fish & Wildlife	24	0.01%

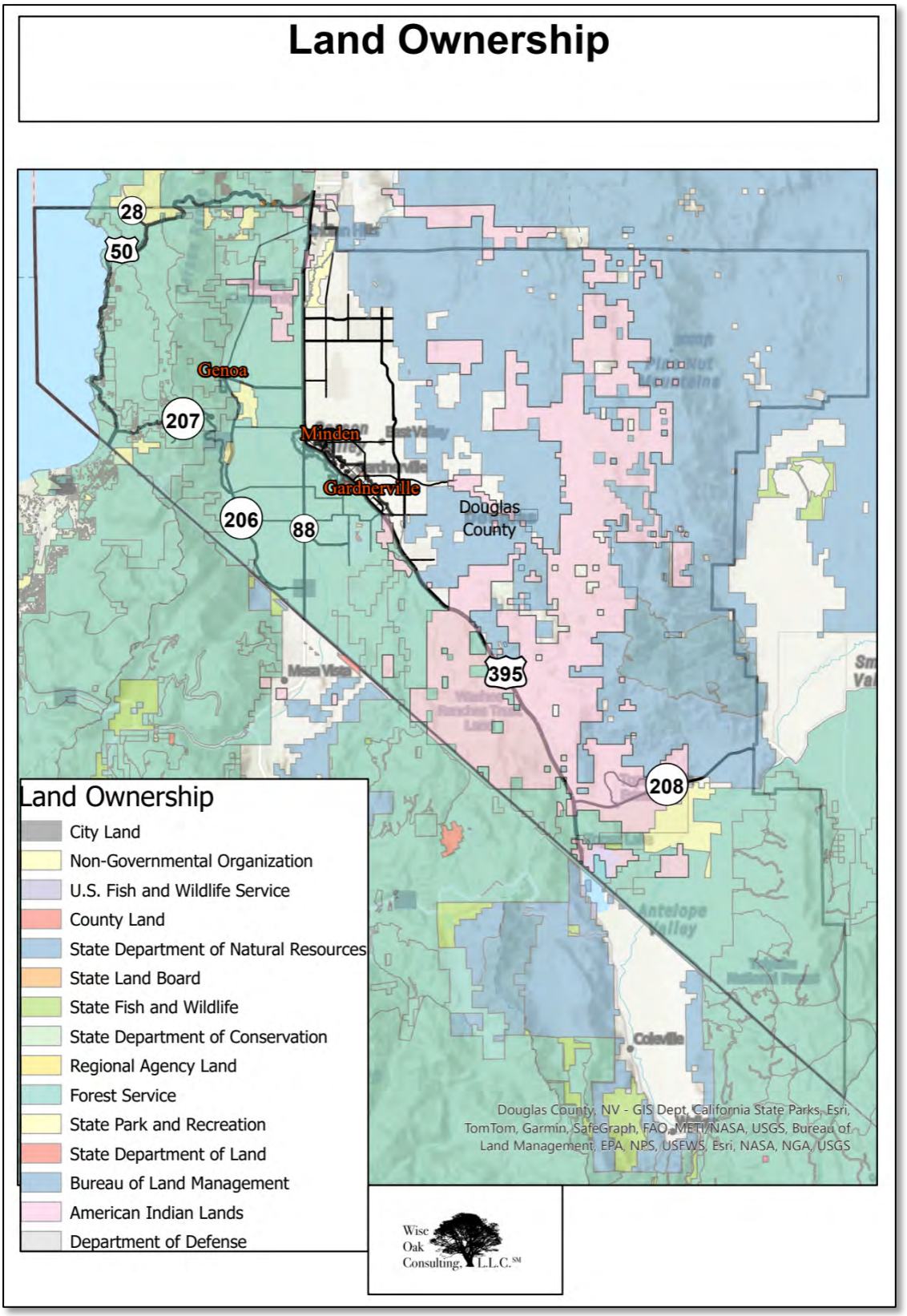

Figure 2-4. Land Ownership.

Figure 2-5 depicts the future land use per the Douglas County 2020 Master Plan. Refer to that document for detailed information.

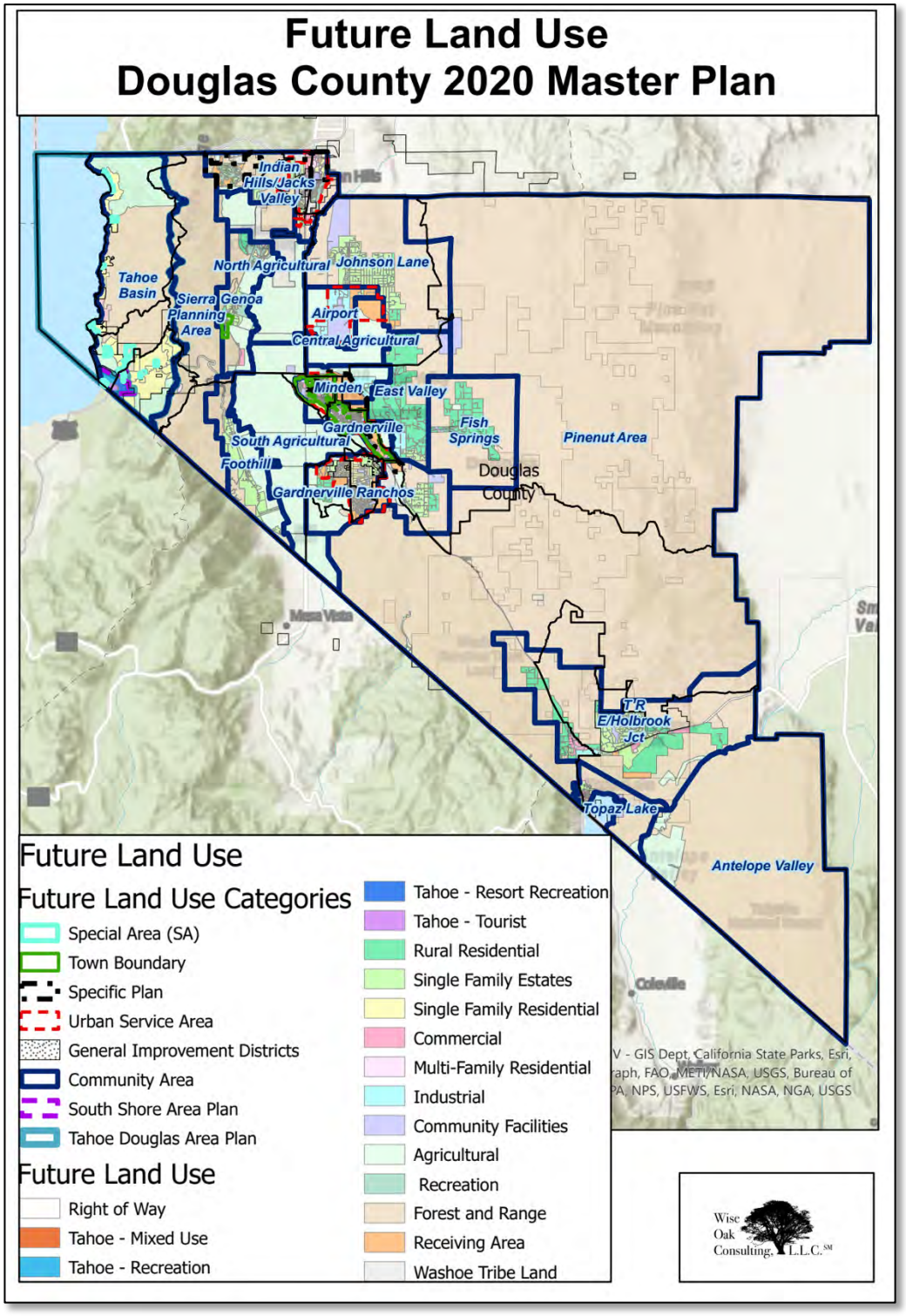

Figure 2-5. Future Land Use.

5. Critical Infrastructure

"Douglas County owns and operates a number of facilities to provide government services to residents in and around the County. These facilities house over 20 departments, including several with multiple divisions. However, with a county-wide population approaching 50,000 residents, operations in many departments have exceeded capacity at multiple locations, requiring some divisions to be split between multiple buildings. Functions such as assessments, recording, records management, elections, planning, permitting, code enforcement, public works, courts, public safety, emergency communications, internal service departments (information technology, finance, and human resources), and similar activities all require additional space. The County has conducted two space needs assessments to determine the existing capacity, useful life, technology requirements, and accessibility of County facilities." (Douglas County 2020)

Figure 2-6 depicts the location of Douglas County facilities.

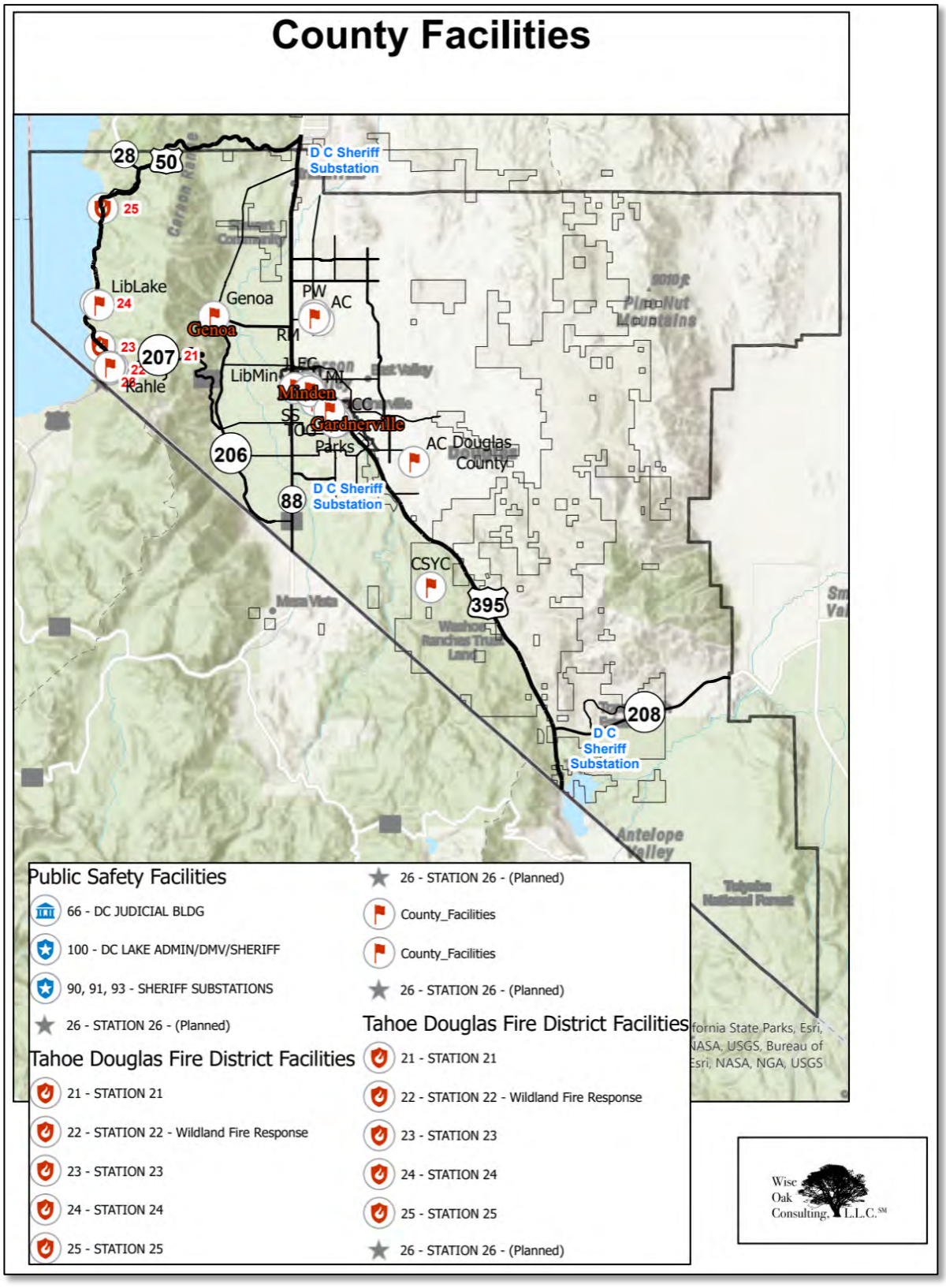

Figure 2-6. Douglas County Facilities.

6. Geography

"Douglas County is located in the northwestern portion of Nevada and is bordered by the State of California to the west and southwest, the consolidated municipality of Carson City to the north, and Lyon County to the northeast and east (see Diagram ES1). The County is one of the smallest in the State of Nevada, with a total area of 737.7 square miles or 472,133 acres. The terrain includes the Carson Range of the Sierra Nevada Mountains in the west and the Pine Nut Mountains in the east. The elevations in Douglas County range from 9,593 feet at East Peak to approximately 4,640 feet where the Carson River flows into Carson City. Most of the County is located in the Great Basin Desert and is characterized by an arid climate. Carson Valley lies in the middle of the County and covers approximately 420 square miles. The Valley is a productive agricultural region that depends on the Carson River Watershed. Other water bodies in Douglas County include Lake Tahoe (shared with the State of California), Topaz Lake (shared with the State of California), and the Walker River." (Douglas County 2020)

Ecoregions

Figure 2-7 depicts the ecoregions for Douglas County, which changes rapidly from the Northern Sierra Upper Montane Forests through the Carson Valley Semiarid Hills and Basins in the mountain rain shadows to the Sierra Nevada to the rapidly rising Sierra Nevada Influenced High Elevation Mountains. This highly varied ecology supports a wide variation of wildlife and agriculture.

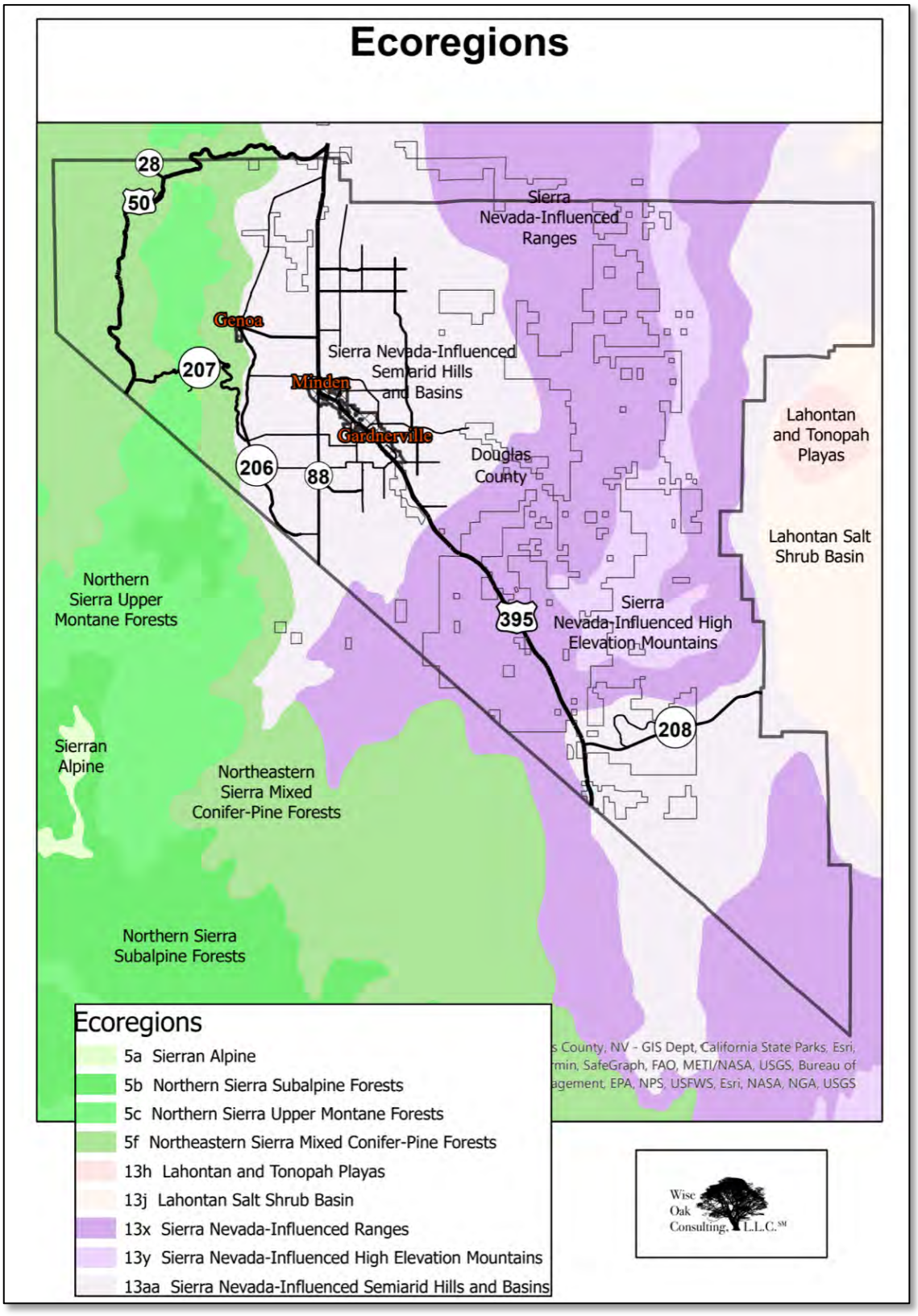

Figure 2-7. Ecoregions.

Section II: Hazard Identification and Risk Assessment

Geology

Figure 2-8 depicts the geology of Douglas County. As with the ecoregions, the geology also changes rapidly with the mountain ranges predominated by granite and the Carson Valley predominated by alluvial deposits.

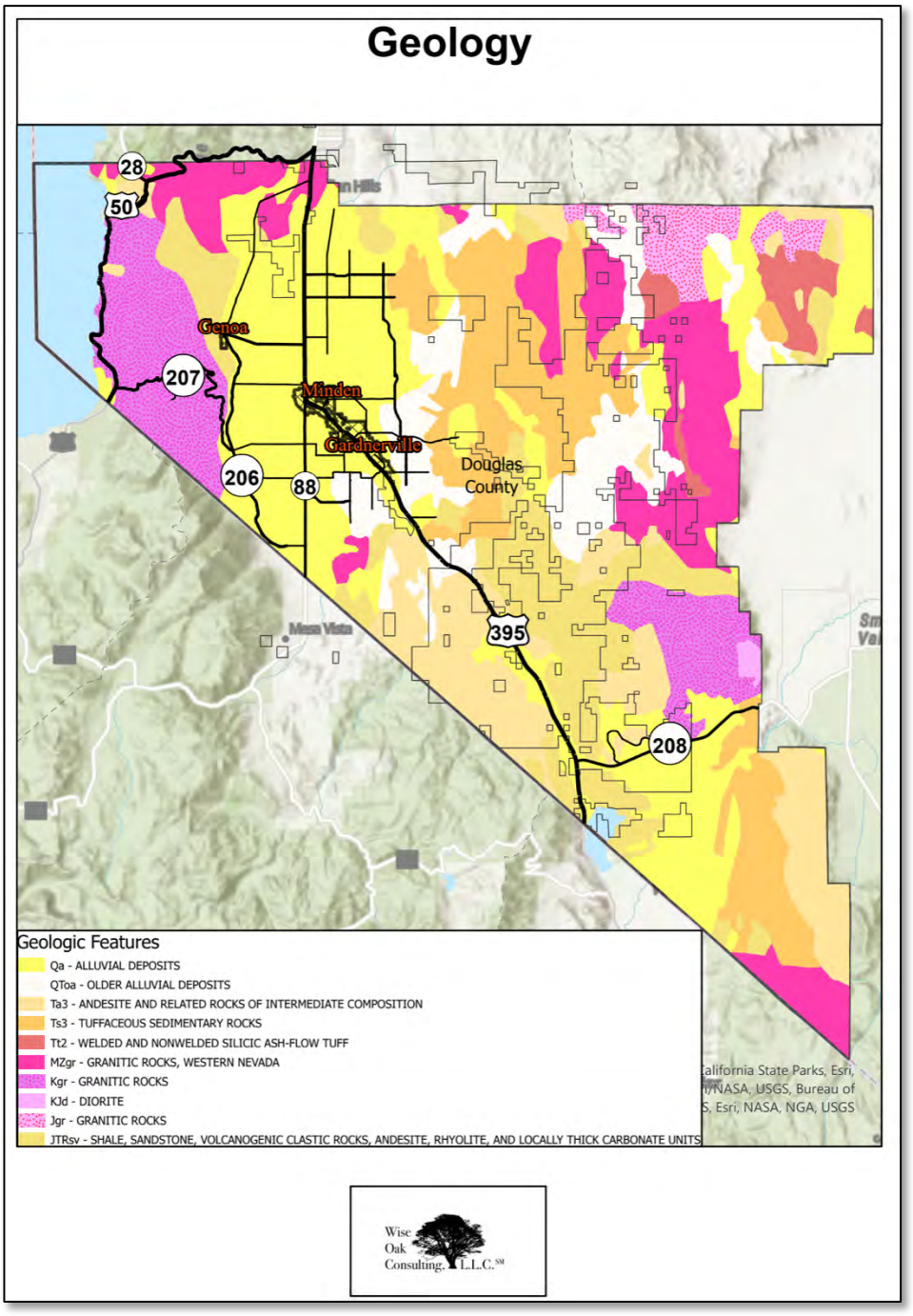

Figure 2-8. Geology.

Soils

Figure 2-9 depicts the types of soil in Douglas County. The soil types follow the ecoregions and geology with richer soils in the mountains and arid soils in Carson Valley.

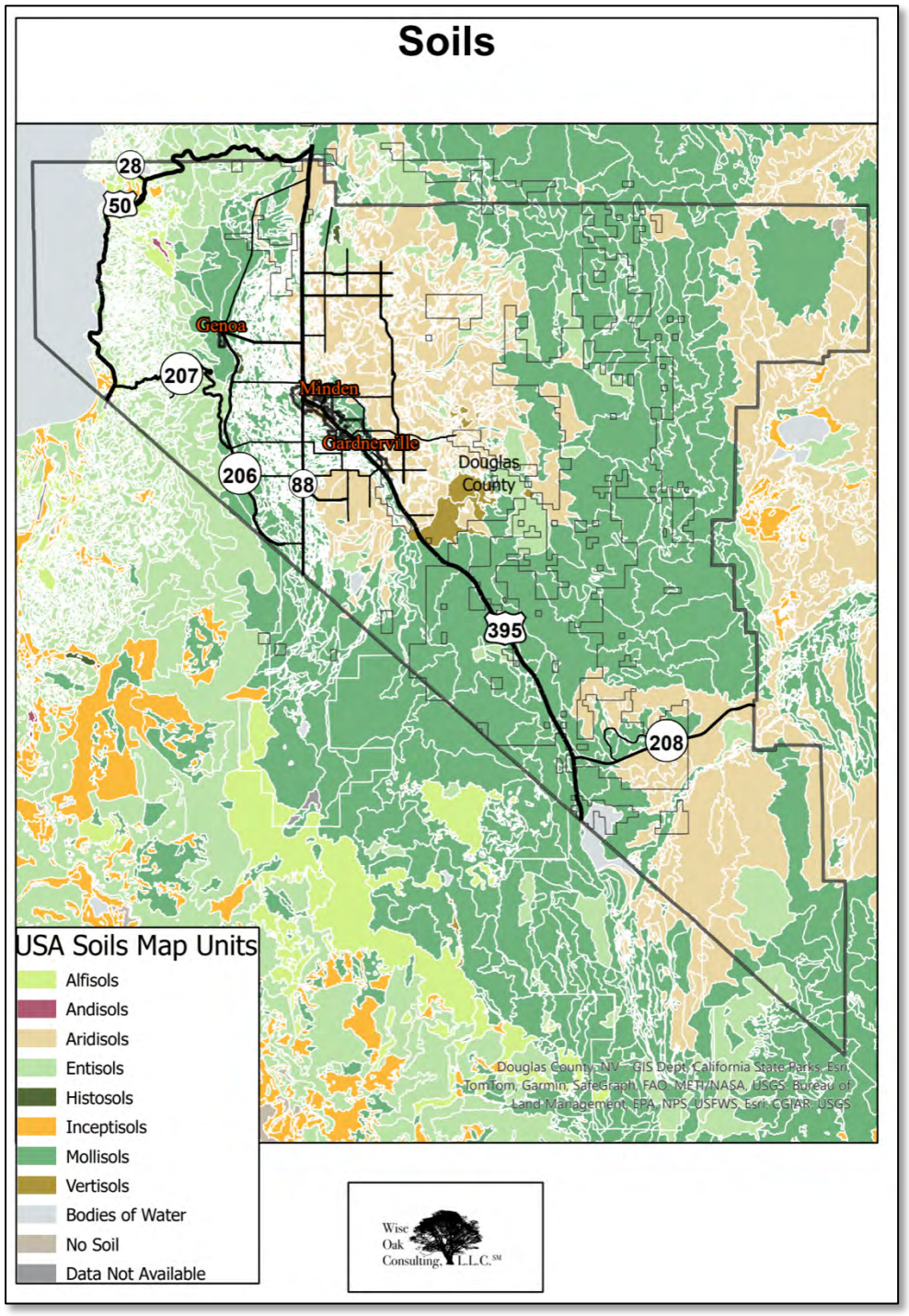

Figure 2-9. Soils.

Section II: Hazard Identification and Risk Assessment

Climate

Figure 2-10 depicts the climate for Minden and Figure 2-11 depicts the climate for South Lake Tahoe. The climate for the two regions follows similar trends with South Lake Tahoe receiving approximately twice the precipitation and seeing temperatures approximately 10 degrees cooler.

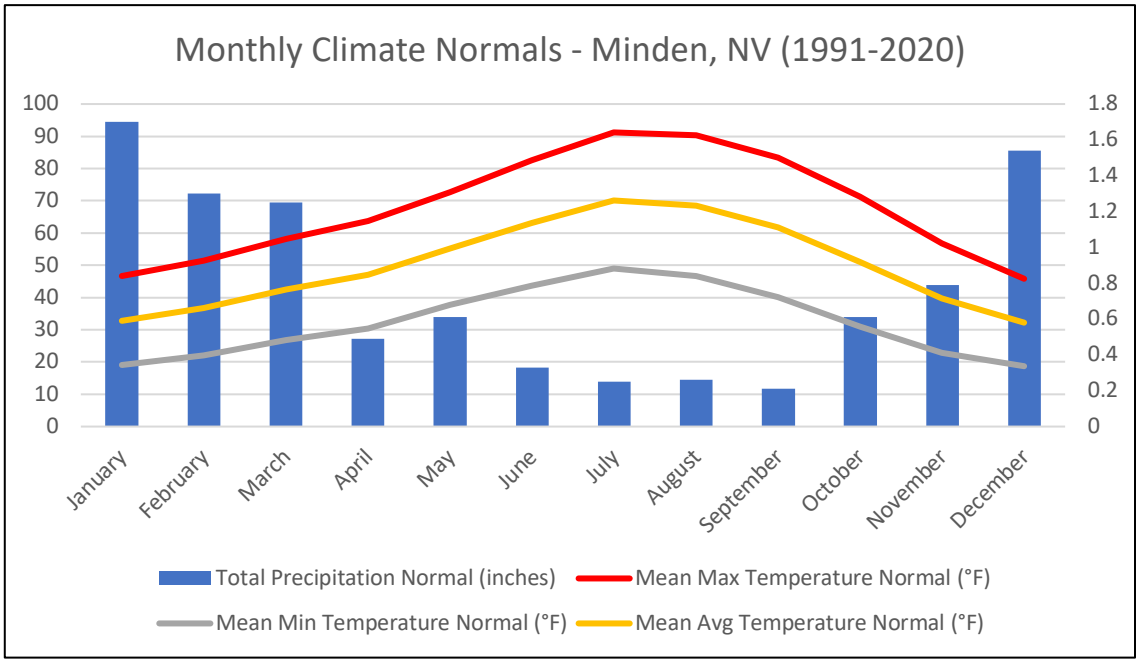

Figure 2-10. Climate Normals - Minden, NV, (1991-2020).

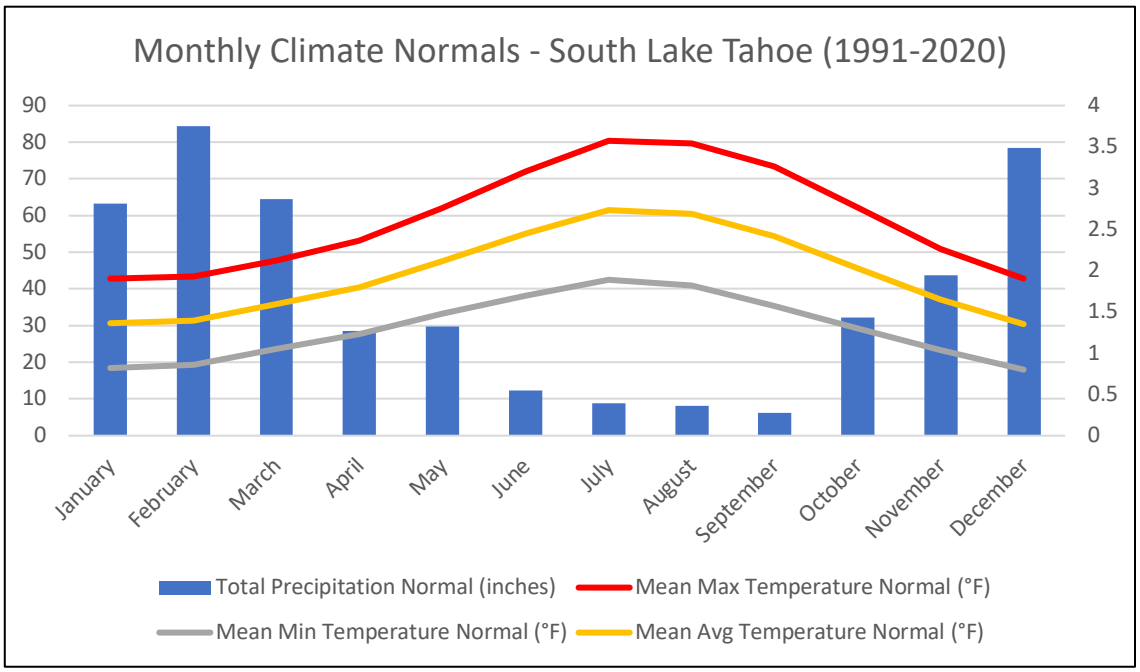

Figure 2-11. Climate Normals – South Lake Tahoe, (1991-2020).

Section II: Hazard Identification and Risk Assessment

B. Identified Hazards of Concern

1. Hazard Selection

Element	Requirements
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? **44 CFR § 201.6(c)(2)(i)**	a. The plan must include a description of all natural hazards that can affect the jurisdiction(s) in the planning area and their assets, such as dams, located outside of the planning area. This requirement may be met with either a narrative description or definition. The plan must provide the rationale if omitting any natural hazards that are commonly recognized to affect the participant(s) in the planning area. There is no prescribed method for explaining the omission, but the plan must demonstrate the lack of risk to the participant(s) that omits the hazard. **Natural hazards** are a source of harm or difficulty created by a meteorological, environmental or geological event. Natural hazards, such as flooding and earthquakes, impact the built environment, including dams and levees. *Identifying hazards includes identifying all the types of hazards that can occur, e.g., the different types of flood hazards (flash, riverine, storm surge, debris flows, ice jams, dam/levee failure, etc.).*
	b. The plan must include information on location for each identified hazard. **Location** is defined as the unique geographic boundaries within the planning area, or assets outside of geographic boundaries that may be affected by the identified hazard. Maps are an efficient way to illustrate location. However, location may be described through plan narratives or other formats. *If maps are used, provide sufficient detail and scale to clearly identify the hazard locations within*

Section II: Hazard Identification and Risk Assessment

Element	Requirements
	and/or affecting assets owned by the participating jurisdiction(s). If narrative descriptions are used, they must contain enough detail to clearly identify the area(s) (and assets, as applicable) that will be affected by the hazard.
	c. The plan must provide the extent of the hazards that can affect the planning area. When describing extent using charts or scales (e.g., Saffir-Simpson scale for hurricane wind speed; Enhanced Fujita scale for tornado), the plan must document how the scale applies to each jurisdiction. **Extent** is defined as the range of anticipated intensities of the identified hazards. The information must relate to each of the plan participants or the planning area, depending on the hazard. Extent is most commonly expressed using various scientific scales.
	d. The plan must include information on previous hazard events for each hazard that affects the planning area. At a minimum, this includes any state and federal major disaster declarations for the planning area since the last update. *Previous occurrences can be included in a variety of ways, but should include an emphasis on significant events, as determined by the community. If no events have occurred for a hazard, this must be stated.*
	e. The plan must include the probability of future events for the identified hazards that can affect the planning area. Probability may be met in a variety of ways; however, general descriptors must be quantitatively defined. Probability must include 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.

Section II: Hazard Identification and Risk Assessment

Element	Requirements
	Probability of future hazard events means the likelihood of the hazard occurring or reoccurring. It may be defined in historical frequencies, statistical probabilities, hazard probability maps and/or general descriptors (e.g., unlikely, likely, highly likely). If general descriptors are used, they must be quantified or defined in the plan. For example, "highly likely" could be defined as "100% chance of occurrence next year" or "one event every year."
	f. For multi-jurisdictional plans, when hazard risks differ across the planning area and between participating jurisdictions, the plan must specify the unique and varied risk information for each applicable jurisdiction and their assets outside the planning area.

Element	Requirements
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? **44 CFR § 201.6(c)(2)(ii)**	a. The plan must describe the vulnerability of each participant to the identified hazards. The description must include current and future assets (including people) and the risk that makes them susceptible to damage from the identified hazards. For plan updates, the risk assessment must meet element E1-a. The risk assessment must describe the vulnerability of plan participant(s) to each identified hazard. The vulnerability description must include a summary (such as a problem statement) of the hazard and its consequences or effects on the participant(s) and their assets. A list of assets without context is not sufficient. **Vulnerability** is a description of which assets, including structures, systems, populations and other assets as defined by the community, within locations identified to be hazard prone, are at risk from the effects of the identified hazard(s).

Section II: Hazard Identification and Risk Assessment

Element	Requirements
	Assets are determined by the community and include, but are not limited to: • People (including underserved communities and socially vulnerable populations). • Structures (including facilities, lifelines and critical infrastructure). • Systems (including networks and capabilities). • Natural, historic, and cultural resources. • Activities that have value to the community. *To form the vulnerability description, plan participant(s) may identify which specific assets are most important and most susceptible to damage or loss from hazards. (For example, this may be expressed as replacement cost).*
	b. The plan must describe the potential impacts on each participating jurisdiction and its identified assets. Impacts must include the effects of climate change, changes in population patterns (migration, density, or the makeup of socially vulnerable populations), and changes in land use and development. **Impacts** are consequences or effect of each hazard on the participant's identified in the vulnerability assessment. For example, impacts could be described by referencing historical disaster damages with an estimate of potential future losses (such as percentage of damage vs. total exposure). *Gaps and limitations may be addressed as actions in the mitigation strategy, in particular for items that require additional assistance.*
	c. The plan must address repetitively flooded NFIP-insured structures by including the estimated numbers and types (residential, commercial, institutional, etc.) of repetitive/severe repetitive loss properties. *Participants should consider addressing all properties at high risk of flooding that may not be NFIP*

Element	Requirements
	repetitive loss properties. For example, properties in the Special Flood Hazard Area (SFHA) with their lowest floor below the established Base Flood Elevation are at risk of flood damage from the base flood and potentially from more frequent flood events. **Repetitive loss structure** means a structure covered under an NFIP flood insurance policy that (1) has incurred flood-related damage on two occasions, in which the cost of repair, on average, equaled or exceeded 25% of the value of the structure at the time of each such flood event; and (2) at the time of the second incidence of flood-related damage, the contract for flood insurance contains increased cost of compliance coverage. (44 CFR § 77.2(i)) **Severe repetitive loss structure** means a structure that is covered under an NFIP flood insurance policy and has incurred flood-related damage (1) for which four or more separate claims have been made under flood insurance coverage, with the amount of each claim (including building and contents payments) exceeding $5,000 and with the cumulative amount of such claims payments exceeding $20,000; or (2) for which at least two separate flood insurance claims payments (building payments only) have been made, with cumulative amount of such claims exceeding the value of the insured structure. (44 CFR § 77.2(j)) *Use of flood insurance claim and disaster assistance information is subject to The Privacy Act of 1974, as amended, which prohibits public release of the names of policyholders or recipients of financial assistance and the amount of the claim payment or assistance. However, maps showing general areas where claims have been paid can be made public.* ***If a plan includes the names of policyholders or recipients of financial assistance, or the amount of the claim payment or assistance, the plan cannot be approved until the information covered by the Privacy Act is removed***

Section II: Hazard Identification and Risk Assessment

Element	Requirements
	from the plan or is properly protected per the Privacy Act.

a) Hazard Selection Process

Step 1: Identify and Screen Hazards

To take a more wholistic approach to its risk management, Douglas County is including the three categories of hazards and threats defined by the National Preparedness Goal:

- *Natural hazards, which result from acts of nature, such as hurricanes, earthquakes, tornadoes, animal disease outbreak, pandemics, or epidemics.*
- *Technological hazards, which result from accidents or the failures of systems and structures, such as hazardous materials spills or dam failures.*
- *Human-caused incidents, which result from the intentional actions of an adversary, such as a threatened or actual chemical attack, biological attack, active shooter, or cyber incident.*

While technological hazards and human-caused threats are optional and not evaluated by FEMA as a part of Hazard Mitigation Planning reviews, Douglas County is including them in its Multi Hazard Mitigation Plan to better integrate the MHMP with all elements of the National Preparedness System such as the state's Threat and Hazard Identification and Risk Assessment (THIRA) and Stakeholder Preparedness Review (SPR).

Step 2: Profile Hazards

Hazards are profiled according to the following format in each respective section:

1. General hazard description
2. Location
3. Extent
4. Previous Occurrences on Douglas County
5. Probability of Future Events on Douglas County
6. Impact on Douglas County
7. Vulnerability of Douglas County

Step 3: Identify Assets

Assets are defined as population; buildings; critical facilities and infrastructures; economic resources; cultural and environmental resources that may be affected by hazard events.

Step 4: Assess Vulnerabilities

A vulnerability analysis predicts the extent of exposure that may result from a hazard event of a given intensity in a given area. The assessment provides quantitative data that may be used to identify and prioritize potential mitigation measures by allowing the County to focus attention on areas with the greatest risk of damage.

Step 5: Analyze Potential Losses

The final stage of the risk assessment process provides a general overview of vulnerable populations, structures, critical facilities, and resources in hazardous areas. This information provides groundwork for decisions about where the mitigation strategies would be most effective. A useful modeling tool to accomplish this is HAZUS, a risk assessment software program developed by FEMA to analyze potential losses from floods, hurricane winds, and earthquakes. HAZUS couples current scientific and engineering data with GIS technology to produce estimates of hazard-related damage before, or after, a disaster occurs.

b) Social Vulnerability

To maximize standardization across the nation, Douglas County is incorporating FEMA's National Risk Index and the Centers for Disease Control and Prevention (CDC) Social Vulnerability Index (SVI) and associated Social Vulnerability Themes. Figures 2-12 – 2-16 show the overall census tract-level Social Vulnerability Index and the four Social Vulnerability Themes – Socioeconomic; Household Composition/Disability; Minority/Language; and Housing/Transportation. In general, darker colors represent higher (worse) vulnerability. The County can use the SVI maps to help determine how it might prioritize mitigation and preparedness projects. "Social Vulnerability refers to the resilience of communities (the ability to survive and thrive) when confronted by external stresses on human health, stresses such as natural or human-caused disasters, or disease outbreaks. Reducing social vulnerability can decrease both human suffering and economic loss." (Centers for Disease Control and Prevention 2022) The overall Social Vulnerability Index (SVI) is based on four (4) themes:

- "**Socioeconomic** status (below 150% poverty, unemployed, housing cost burden, no high school diploma, no health insurance)
- **Household characteristics** (aged 65 or older, aged 17 or younger, civilian with a disability, single-parent households, English language proficiency)
- **Racial and ethnic minority status** (Hispanic or Latino (of any race); Black and African American, Not Hispanic or Latino; American Indian and Alaska Native, Not Hispanic or Latino; Asian, Not Hispanic or Latino; Native Hawaiian and Other Pacific Islander, Not

Hispanic or Latino; Two or More Races, Not Hispanic or Latino; Other Races, Not Hispanic or Latino)

- **Housing type & transportation** (multi-unit structures, mobile homes, crowding, no vehicle, group quarters)" (Centers for Disease Control and Prevention 2022)

***Note. This Plan makes extensive use of FEMA's National Risk Index. The National Risk Index incorporates social vulnerability in each hazard analysis. The overall National Risk Index Score is a function of:**

- **Expected Annual Loss**
- **Social Vulnerability**
- **Community Resilience**

Overall Social Vulnerability Index

As can be seen in Figure 2-12, many of the northern census tracts have a low overall SVI and the southern Topaz Region has a low-medium overall SVI. The swath through the central part of Douglas County encompassing the southern Carson Valley and Pinenut Regions has a medium-high overall SVI. In addition, the census tract at South Lake Tahoe has an elevated (low-medium) SVI. The elevated SVI for South Lake Tahoe and the south-central portion of the county extends across all four themes.

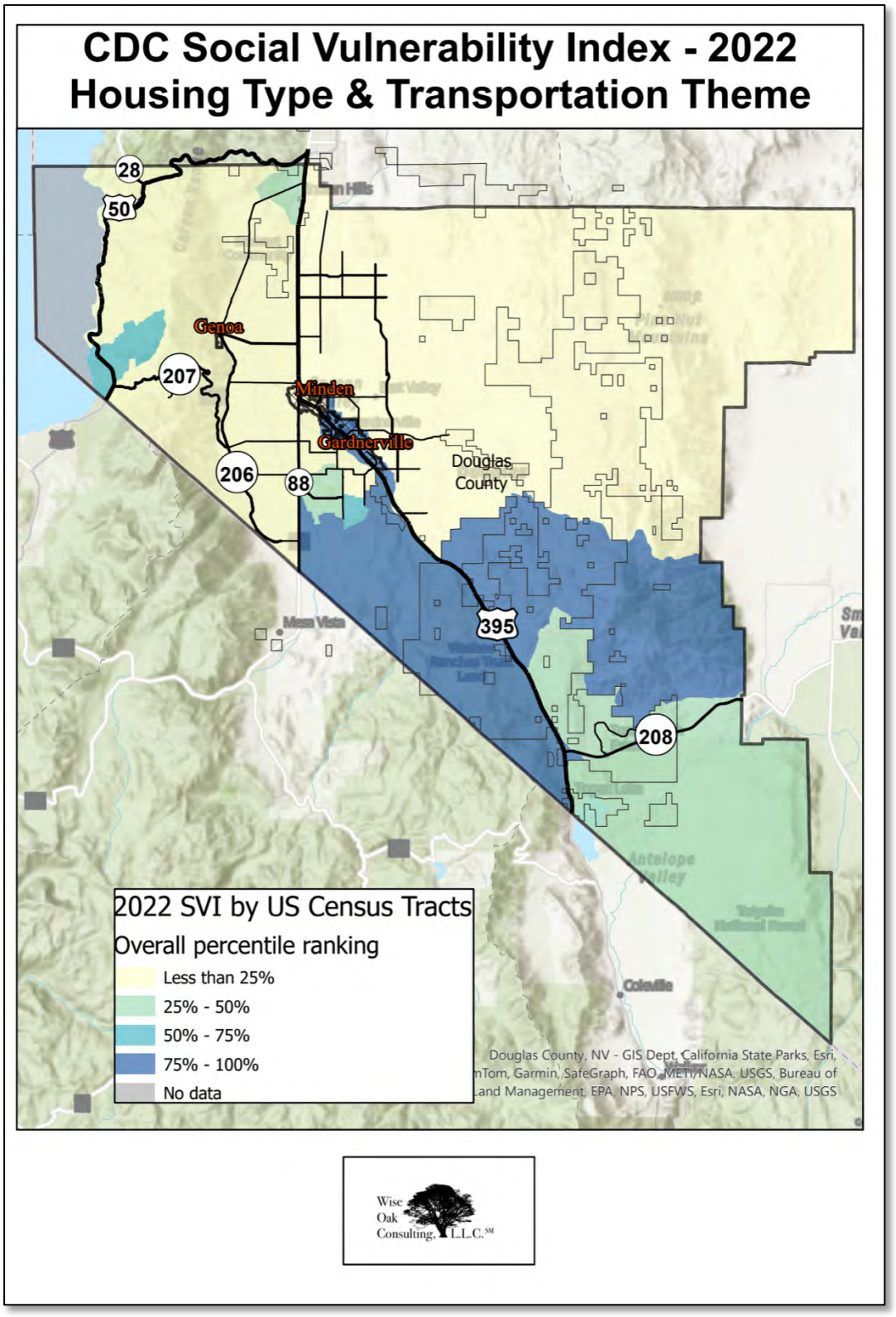

Figure 2-12. CDC Social Vulnerability Index (2022): Overall SVI.

Section II: Hazard Identification and Risk Assessment

Social Vulnerability Index – Socioeconomic Theme

Figure 2-13 depicts the SVI Socioeconomic theme. In general, the northern half of the county has a low SVI and the southern half has a low-medium SVI. The factors that determine the SVI Socioeconomic theme reflects the following population characteristics:

- Below 150% poverty
- Unemployed
- Housing cost burden
- No high school diploma
- No health insurance

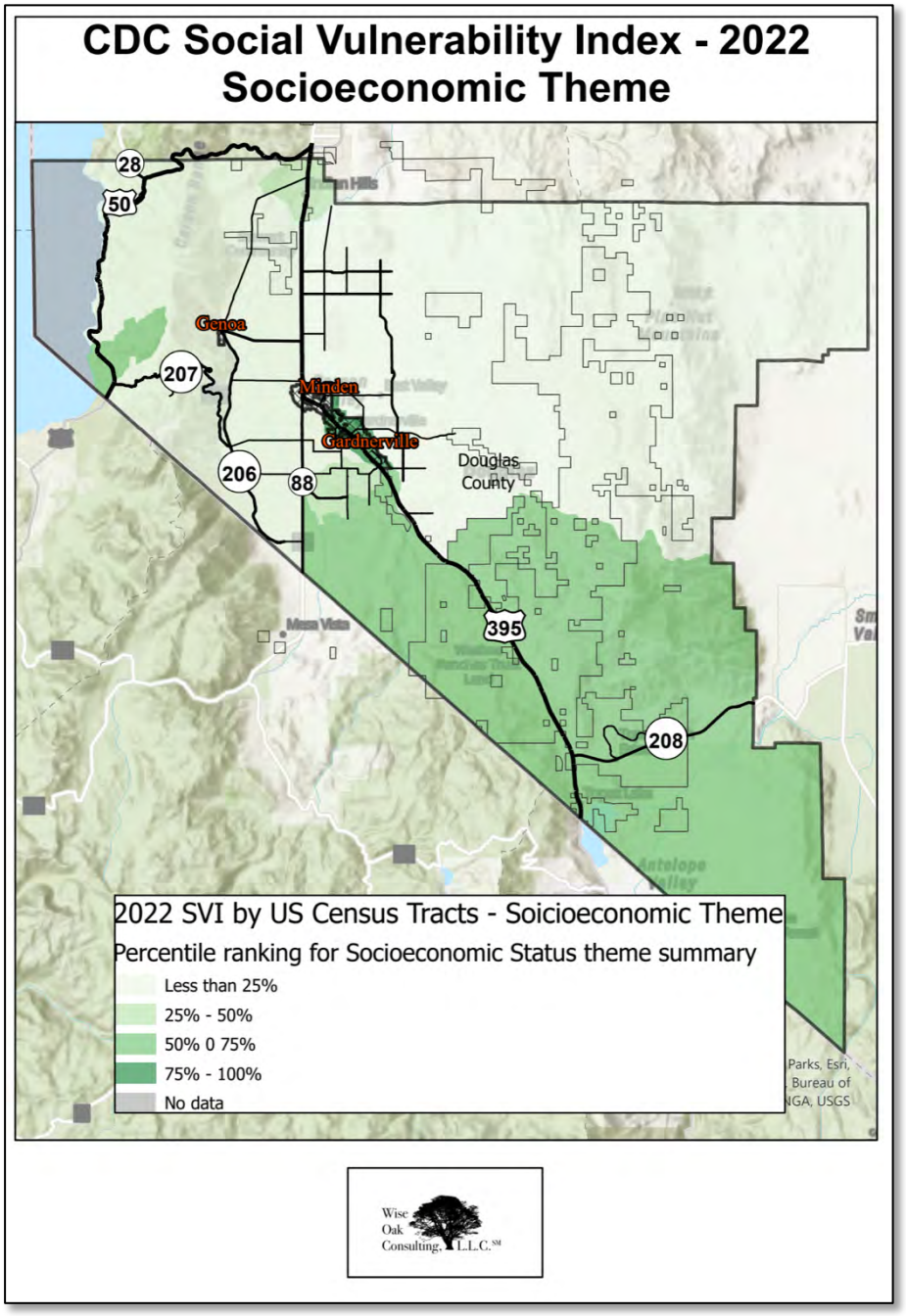

Figure 2-13. CDC Social Vulnerability Index (2022): Socioeconomic.

Section II: Hazard Identification and Risk Assessment

Social Vulnerability Index – Household Composition / Disability Theme

Figure 2-14 depicts the SVI Household Composition/Disability theme. There is clearly more variance across the county in the Household Composition/Disability theme than the others and this appears to follow the I-395 corridor. However, the southern portions of Carson Valley and Pinenut Regions have a high SVI. In addition, significant portions of the Carson Valley, Sierra and Tahoe Regions also have elevated SVI levels for the Household Composition/Disability theme. The factors that determine the SVI Socioeconomic theme reflects the following population characteristics:

- Aged 65 or older
- Aged 17 or younger
- Civilian with a disability
- Single-parent households
- English language proficiency

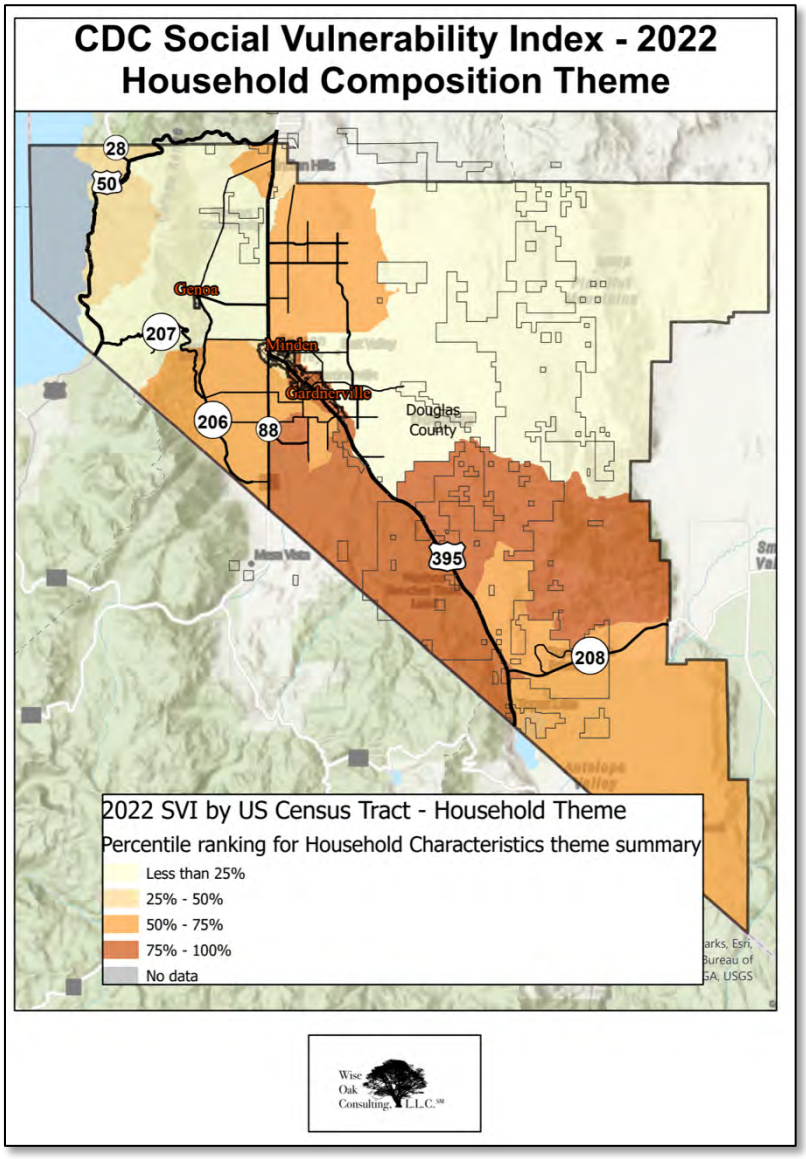

Figure 2-14. CDC Social Vulnerability Index (2022): Household Composition / Disability Theme.

Social Vulnerability Index – Racial / Ethnic Minority Theme

As can be seen in Figure 2-15, much of the northern census tracts, as well as the Topaz Region, have a low Racial/Ethnic Minority SVI. Again, the swath through the central part of Douglas County encompassing the southern Carson Valley and Pinenut Regions has an elevated (low-medium) medium-high Household Minority/Language SVI. Similarly, the census tract at South Lake Tahoe has an elevated social vulnerability score for this theme. The factors that determine the SVI Household Minority/Language theme reflects the various minorities in the U.S. Census:

- Hispanic or Latino (of any race)
- Black and African American, Not Hispanic or Latino
- American Indian and Alaska Native, Not Hispanic or Latino
- Asian, Not Hispanic or Latino
- Native Hawaiian and Other Pacific Islander, Not Hispanic or Latino
- Two or More Races, Not Hispanic or Latino
- Other Races, Not Hispanic or Latino

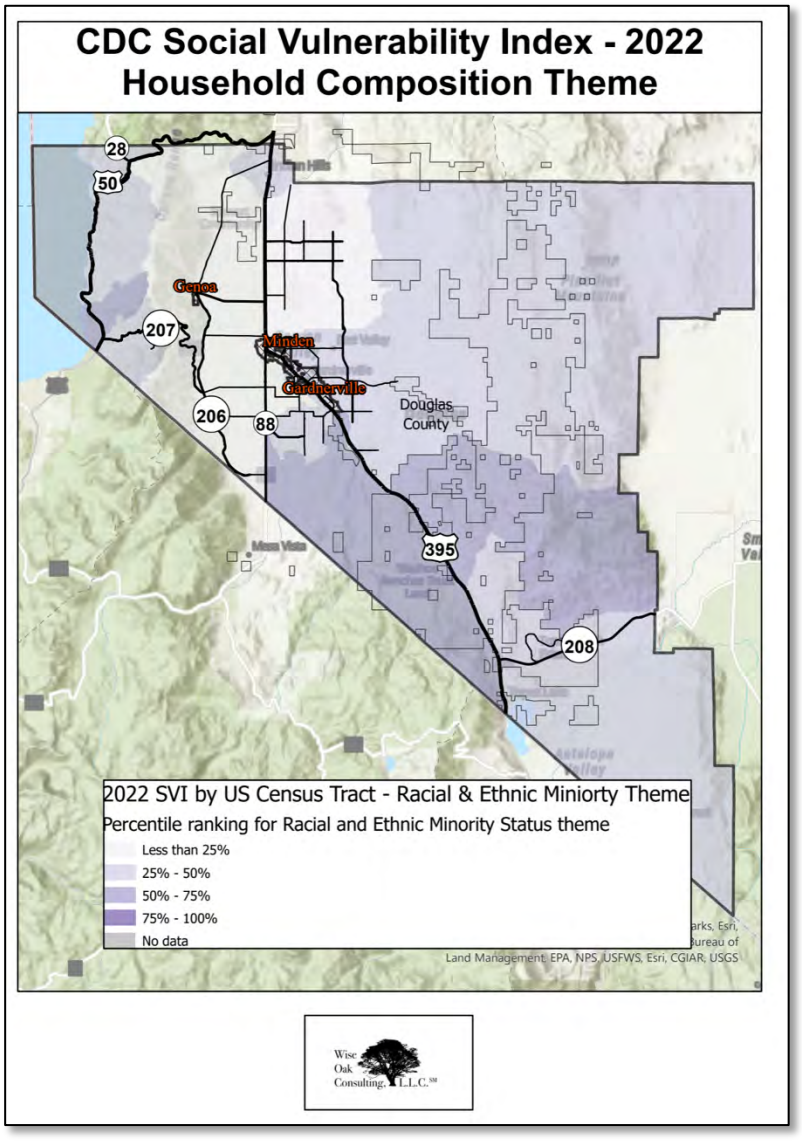

Figure 2-15. CDC Social Vulnerability Index (2022): Household Minority / Language Theme.

Social Vulnerability Index – Housing / Transportation Theme

As can be seen in Figure 2-16, the Housing/Transportation Theme SVI is the most varied of all with the index ranging from low to high. Again, the swath through the central part of Douglas County encompassing the southern Carson Valley and Pinenut Regions has an elevated (high) Housing/Transportation Theme SVI. The census tract at South Lake Tahoe has an elevated (medium-high) SVI. The factors that determine the SVI Housing/Transportation theme reflects the following population characteristics:

- Multi-unit structures
- Mobile homes
- Crowding
- No vehicle
- Group quarters

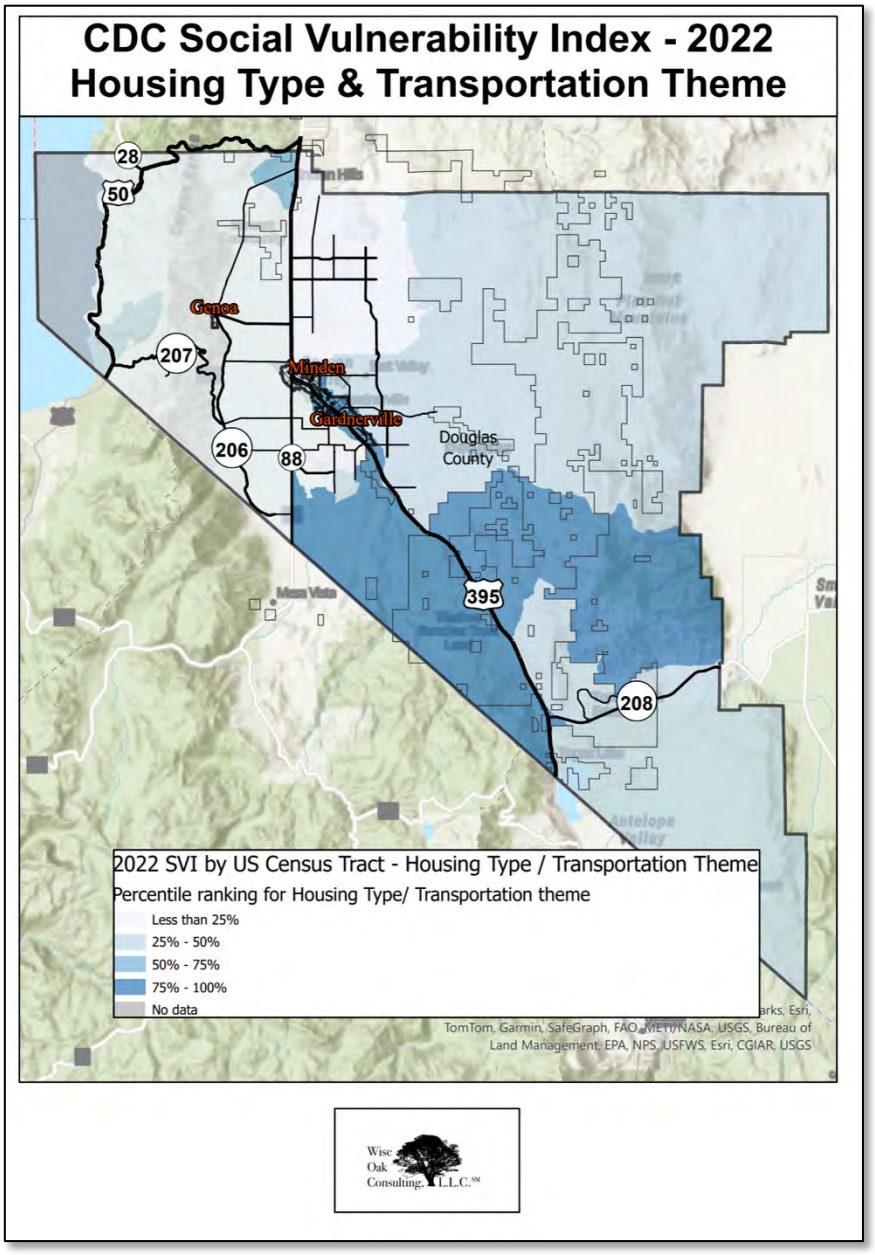

Figure 2-16. CDC Social Vulnerability Index (2022): Housing / Transportation Theme.

Overall, there are definite trends in social vulnerability. Most notably, the census tracts at South Lake Tahoe and the south-central section of the county generally have higher social vulnerability and, therefore, less resilience. These regions may be in need to be the focus of preparedness/mitigation efforts.

Again, the risk equation behind the National Risk Index includes social vulnerability and community resilience factors. In addition, the expected annual loss (EAL) also has vulnerability built in (NRI Exposure) in developing the consequences of each hazard. Therefore, every hazard profile that includes NRI information incorporates social vulnerability.

c) Presidential Disaster Declarations

Douglas County has had 12 presidential disaster declarations between 1953 and August 16, 2024. As depicted in Figure 2-17, severe storms followed by floods have been the most frequent cause of a Federal disaster declaration . As with the West in general, Douglas County faces more frequent and more intense severe storms and floods. Of note, three (3) of the seven (7) severe storm/flood disasters have occurred since 2017. Also note that the hurricane disaster is the national response to Hurricane Katrina.

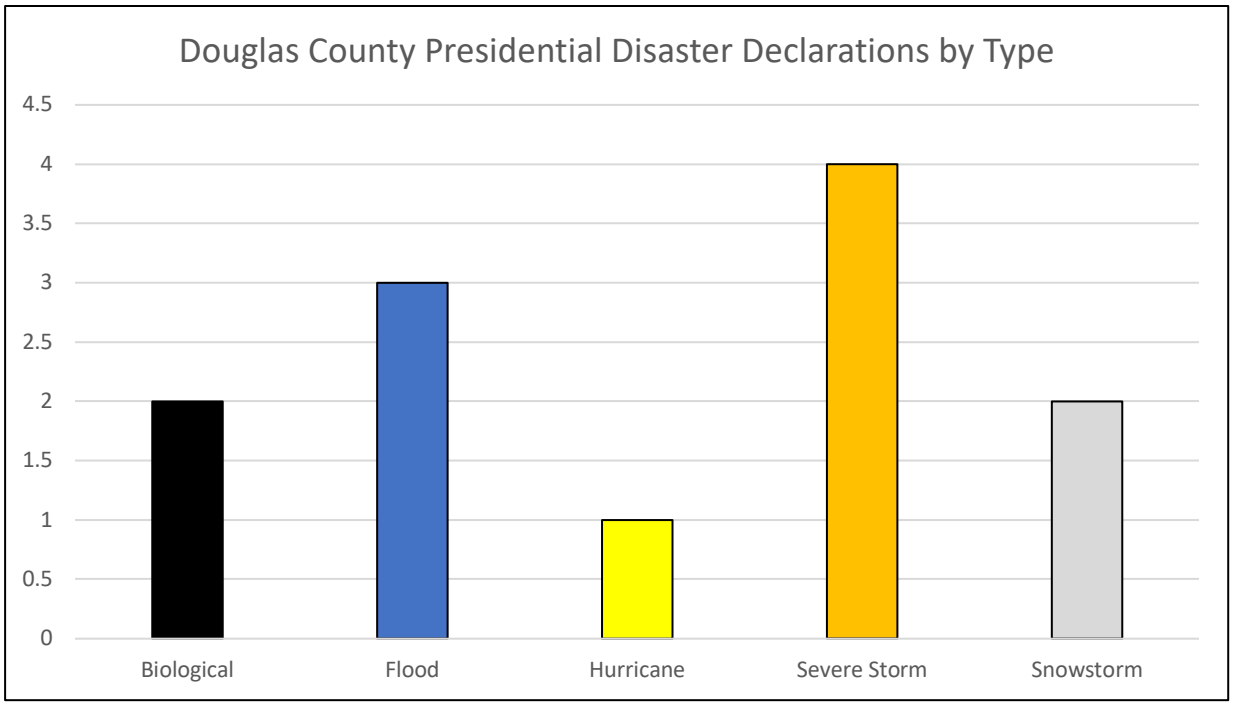

Figure 2-17. Douglas County Presidential Disaster Declarations by Type.

Figure 2-18 reveals a definite pattern of two distinct disaster seasons. The severe storm/flood season follows the western pattern of occurring Winter and into Spring. Combined with

snowstorms, the winter months present the greatest weather-related disasters potential and perhaps necessitating mitigation actions.

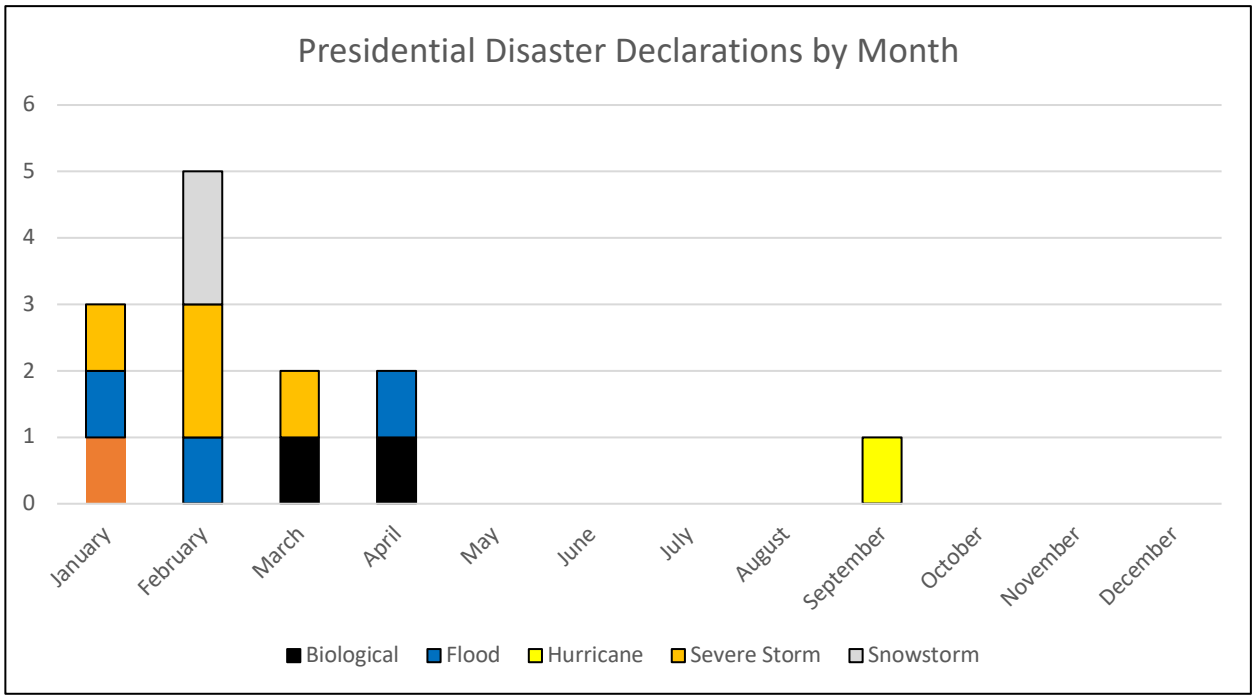

Figure 2-18. Douglas County Presidential Disaster Declarations by Month.

Table 2-7 summarizes the presidential disaster declarations from Figures 2-17 and 2-18 for which Douglas County has been a designated area.

Table 2-7. Land Ownership.

Disaster Type	Disaster Declaration*	Incident Period	Total FEMA Assistance ($)**
Flood	DR-4708-NV	03/08/2023-04/27/2023	PA: Categories A-B - $2,519,996 Categories C-G - $4,693,868 IA: N/A HMGP: $1,009,805
Biological	DR-4523-NV	01/20/2020-05/11/2023	PA: Category B - $159,035,907 IA: $23,311,640
Biological	EM-3443-NV	01/20/2020-05/11/2023	PA: Category B - $834,941 IA: N/A

Table 2-7. Land Ownership.			
Disaster Type	**Disaster Declaration***	**Incident Period**	**Total FEMA Assistance ($)****
Severe Winter Storms, Flooding, Mudslides	DR-4307-NV	02/05/2017-02/22/2017	PA: Categories A-B - $8,456,618 Categories C-G - $5,361,444 IA: N/A HMGP: $1,009,805
Severe Winter Storms, Flooding, Mudslides	DR-4303-NV	01/05/2017-01/14/2017	PA: Categories A-B - $3,736,414 Categories C-G - $6,014,573 IA: N/A HMGP: $757,390
Severe Storm, Flooding	DR-1629-NV	12/31/2005-01/04/2006	PA: Category A-B - $2,747,132 Categories C-G - $5,063,363 IA: N/A
Hurricane	EM-3243-NV	08/29/2005-10/01/2005	PA: Category B - $1,247,817 IA: N/A
Snowstorm	EM-3204-NV	01/06/2005-01/10/2005	PA: Category B - $2,448,149 IA: N/A
Snowstorm	EM-3202-NV	12/29/2004-01/02/2005	PA: Category B - $1,690,912 IA: N/A
Severe Storms, Flooding	DR-1153-NV	12/20/1996-01/17/1997	PA: Unknown IA: Unknown
Flood	DR-759-NV	02/15/1986-03/12/1986	PA: Unknown IA: Not declared
Flood	DR-187-NV	01/18/1965	PA: Unknown IA: Unknown

*Types of disaster declarations

- EM (Emergency Declaration): "Emergency Declarations, an incident is any instance that the President determines warrants supplemental emergency assistance to save lives and protect property and public health and safety, or to lessen or avert the threat of a catastrophe." (Federal Emergency Management Agency 2020)
- DR (Major Disaster Declaration): "For Major Disaster Declarations, an incident is any natural catastrophe (including any hurricane, tornado, storm, high water, wind driven water, tidal wave, tsunami, earthquake, volcanic eruption, landslide, mudslide, snowstorm, or drought), or, regardless of cause, any fire, flood, or explosion. Major

Disaster Declarations may include a combination of incident types, such as storms and landslides." (Federal Emergency Management Agency 2020)

** Types of financial assistance

- Public Assistance (PA): Assistance for emergency work (Categories A-b) and the repair or replacement of disaster-damaged facilities (Categories C-G).
- Individual Assistance (IA): Financial and direct assistance available to individuals and households.
- Hazard Mitigation Grant Program (HMGP): Funding to state, local, tribal and territorial governments so they can develop hazard mitigation plans and rebuild in a way that reduces, or mitigates, future disaster losses in their communities. This grant funding is available after a presidentially declared disaster.

d) Fire Management Assistance Grants

While Douglas County has not received a presidential declaration for wildfire, it has received assistance 12 times under FEMA's Fire Management Assistance Grants (FMAG) program. FMAG declarations are declared by FEMA Regional Administrator. The objective of the program is to prevent damage that could result in a major presidential disaster declaration. Due to the nature of Fire Management Assistance Grants, the scope of eligible costs is limited to:

- Field camps
- Repair and replacement Tools
- Mobilization and demobilization activities
- Equipment use
- Materials and supplies

As seen in Figure 2-19, the FMAG declarations follow the typical western pattern of fire season running from Spring through Fall. Table 2-8 summarizes the assistance from FMAG declarations.

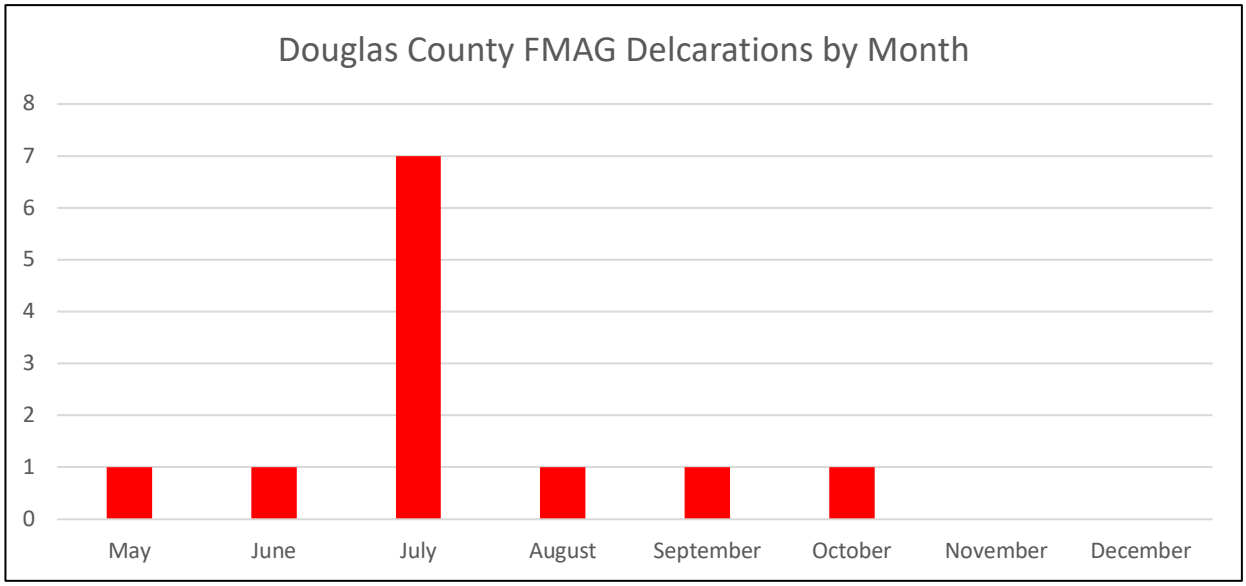

Figure 2-19. Douglas County Fire Management Assistance Grants by Month.

Table 2-8. Douglas County Fire Management Assistance Grant (FMAG Declarations).

Incident Name	Disaster Declaration*	Incident Period	Total FEMA Assistance ($)**
Nevada Spring Valley Fire	FM-5509-NV	07/16/2024-07/16/2024	PA: Categories B&H - Unknown
Nevada Tamarack Fire	FM-5402-NV	07/22/2021-07/29/2021	PA: Categories B&H - Unknown
Nevada Jacks Valley Fire	FM-5390-NV	06/09/2021-06/10/2021	PA: Categories B&H - Unknown
Nevada Numbers Fire	FM-5319-NV	07/06/2020-07/11/2020	PA: Categories B&H - Unknown
Nevada Canyon Fire	FM-5289-NV	08/21/2019-08/21/2019	PA: Categories B&H - $80,415.48
Nevada Preacher Fire	FM-5193-NV	07/24/2017-07/29/2017	PA: Categories B&H - $202,450.63
Nevada Frontage Fire	FM-5154-NV	10/02/2016-10/04/2016	PA: Categories B-H - $3,644.11 HMPG: $282,390.00
Nevada TRE Fire	FM-2977-NV	05/22/2012-05/22/2012	PA: Categories B&H - $43,502.24

Table 2-8. Douglas County Fire Management Assistance Grant (FMAG Declarations).			
Incident Name	**Disaster Declaration***	**Incident Period**	**Total FEMA Assistance ($)****
Nevada Holbrook Fire	FM-2969-NV	09/10/2011-09/11/2011	PA: Categories B&H - $79,137.88
Nevada Sleepy Elephant Fire	FM-2705-NV	07/06/2007-07/08/2007	PA: Categories B&H - $83,718.03
Nevada Gate Fire Complex	FSA-2441-NV	07/14/2002-07/26/2002	PA: Category B – Unknown
Nevada Gondola Fire	FM-2438-NV	07/03/2002-07/09/2002	PA: Category B - $244,734.82

*Types of disaster declarations

- Fire Management Assistance Grant (FM): The Fire Management Assistance Grant (FMAG) Program is available to states, local and tribal governments, for the mitigation, management, and control of fires on publicly or privately owned forests or grasslands, which threats of destruction as would constitute a major disaster. (Federal Emergency Management Agency 2024)
- Farm Service Agency (FSA): The Secretary of Agriculture is authorized to designate counties as disaster areas to make emergency loans available to producers suffering losses in those counties and in counties contiguous to a designated county. (United States Department of Agriculture 2024)

** Types of financial assistance

- Public Assistance (PA) - Assistance for emergency work (Categories A-b) and the repair or replacement of disaster-damaged facilities (Categories C-G).
- Hazard Mitigation Grant Program (HMGP) - Funding to state, local, tribal and territorial governments so they can develop hazard mitigation plans and rebuild in a way that reduces, or mitigates, future disaster losses in their communities. This grant funding is available after a presidentially declared disaster.

e) Hazard Selection Process

The Douglas County Planning Team reviewed the State of Nevada Enhanced Hazard Mitigation Plan and FEMA's listing of hazards to ascertain if any new hazards specific to Douglas were missing or if any hazards previously removed needed to be reconsidered. The Planning Team

then used county-specific data, recent occurrences of natural disasters, local plans, and the individual expertise of its members to screen the list for those hazards that should be profiled for Douglas County. The data in Table 2-9 are the result of this screening process. Hazard Type names have been changed since 2019 to match the "Nevada Threats & Hazards Guide." Where applicable, FEMA's National Risk Index (NRI) name is included for reference. This alignment enables greater standardization both across state risk assessment effort and with national analyses. Severe weather hazards (not including winter storms, extreme snowfall, and windstorms) were identified and profiled individually according to their character. Technological hazards and human-caused threats were included in the risk assessment in order to support a more wholistic planning process. They are profiled in this plan but are addressed through such efforts as the Northern Nevada and Statewide Threat and Hazard Identification (THIRA)/Stakeholder Preparedness Review (SPR) processes and the Homeland Security Grant program (HSGP).

Table 2-9. Threats and Hazards of Concern.

Hazard	Should it be profiled?	If "Yes," is this a new hazard?	Explanation
Avalanche	No		While Douglas County is located in an area prone to frequent or significant snowfall, there are no historical record of avalanches causing damage to property.
Drought	Yes	No	Statewide drought declarations were issued in 2002 and 2004, including a Governor declared drought proclamation in 2021. The USDA declared drought conditions including Douglas County in 2002, 2004, 2012, 2013, 2015, 2016, 2017, 2019, 2020, 2021, 2022, and 2023.
Earthquake	Yes	No	Several active fault zones pass through the County.
Epidemic	Yes	No	Due to the typical time interval between epidemics, the Planning Team felt that the risk was too low to warrant mitigation actions in this revision of the plan. This hazard is addressed in the State Multi-Hazard Mitigation Plan.

Table 2-9. Threats and Hazards of Concern.			
Hazard	**Should it be profiled?**	**If "Yes," is this a new hazard?**	**Explanation**
Expansive Soils	No		No significant historic events have occurred in the County.
Extreme Heat	Yes	Yes	As with other forms of severe weather, extreme heat is becoming more common throughout the State of Nevada.
Flood	Yes	No	Flash floods and other flood events occur regularly during rainstorms.
Infestations	Yes	Yes	In particular, there are aquatic invasive species of possible concern.
Land Subsidence	No		No significant historic events have occurred in the County.
Landslide & Debris Flow **(Formerly "Landslide"** **(NRI – Landslide)**	Yes	No	In Nevada, rockslides are more common than normal landslides seen in other areas. They tend to be localized; however, this hazard can occur with earthquakes, major storms, floods, and melting ice and snow. They are a concern for government infrastructure such as mountain roads.
Seiche **(NRI - Tsunami)**	Yes	Yes	No recent historic events have occurred; however, the Tahoe Basin is at risk. To a much lesser extent, Topaz lake could also experience a seiche.
Straight-Line Winds **(Formerly under Severe Weather)**	Yes	No	Douglas County is susceptible to severe storms. Previous events have occurred including winter storms, thunderstorms, and high winds.
Thunderstorms & Lightning	Yes	No	The County is susceptible to thunderstorms which may cause localized flooding and wildfire.

Table 2-9. Threats and Hazards of Concern.			
Hazard	**Should it be profiled?**	**If "Yes," is this a new hazard?**	**Explanation**
(Formerly under Severe Weather) **(NRI – Hail, Lightning, Strong Wind)**			
Tornado	No		Tornadoes are rare. While they are possible, planners felt the risk was too low to warrant mitigation measures in this revision of the plan.
Winter Storms and Extreme Cold **(Formerly Severe Weather)** **(NRI – Winter Weather)** **(NRI – (Ice Storm)**	Yes	No	Winter storms are an annual occurrence, especially in the mountains.
Volcanoes **(Formerly "Volcano")** **(NRI – Volcanic Activity)**	Yes	No	No recent historic events have occurred in the County. However, there have been some indicators of volcanic activity in neighboring areas. In addition, the County is in the path of smoke and settling debris.
Fire: Wildland Fire & Wildland	Yes	No	The terrain, vegetation, and weather conditions in the region are favorable for the ignition and rapid spread of wildland fires.

Table 2-9. Threats and Hazards of Concern.			
Hazard	**Should it be profiled?**	**If "Yes," is this a new hazard?**	**Explanation**
Urban Interface **(Formerly Wildland Fire)** **(NRI – Wildfire)**			
Technological Hazards			
Dam Failure	Yes	Yes	The Dam Failure hazard is fully profiled in the State oof Nevada Enhanced Hazard Mitigation Plan. Refer to the State of Nevada 2023 Enhanced Hazard Mitigation Plan. In addition
Flash Flood ("Flooding Along Irrigation Ditches and Canals")	Yes	Yes	Technological hazards are new to this HMP revision. Flood damage occurs regularly in Nevada. Flooding may result from rapid snowmelt, thunderstorm-induced flash floods, mudslides, dam failure, or failure of canal walls.
HAZMAT	Yes	Yes	Technological hazards are new to this HMP revision. Hazardous materials are not only present in existing and abandoned mines but are also regularly transported through the county.
Utility Failure / Planned Shutoff	Yes	Yes	Technological hazards are new to this HMP revision. Both unplanned and planned Public Safety Outage Management (PSOM) power outages are increasing in frequency throughout the State of Nevada.
Human-Caused Threats			
Active Shooter	Yes	Yes	Human-caused threats are new to this revision of the HMP. The Active Shooter threat is fully addressed in

Table 2-9. Threats and Hazards of Concern.			
Hazard	**Should it be profiled?**	**If "Yes," is this a new hazard?**	**Explanation**
			the Northern Nevada and Statewide THIRA effort and via the Homeland Security Grant Program (HSGP).
Cyberattack - Ransomware	Yes	Yes	Human-caused threats are new to this revision of the HMP. The ransomware attack on infrastructure such as pipelines threat is fully addressed in the Northern Nevada and Statewide THIRA effort and via the Homeland Security Grant Program (HSGP).
Cyberattack - SCADA (pipeline/utility)	Yes	Yes	Human-caused threats are new to this revision of the HMP. The SCADA attack on infrastructure such as utilities threat is fully addressed in the Northern Nevada and Statewide THIRA effort and via the Homeland Security Grant Program (HSGP).

No natural hazards common to the planning area have been intentionally omitted. Those hazards that the Planning Team chose not to profile either ranked very low in the risk matrix and/or were considered too remote of a risk to address in the five-year lifespan of this plan.

f) Risk Assessment Factors

Per FEMA's Local Mitigation Planning Guide, the analysis factors used to compare the hazards and threats are location, extent, previous occurrences, and probability of occurrence. (Federal Emergency Management Agency 2023) To quantify the whole community's assessment for the threats and hazards of concern, the planning team used location, extent, probability of occurrence ,and general concern for each threat and hazard as described in this section.

Location

- Extensive: 50% or more of County land/assets affected
- Moderate: 25%-50% of County land/assets affected
- Limited: 25% or less of County land/assets affected

Section II: Hazard Identification and Risk Assessment

Extent

The magnitude of the hazard (Richter Scale, wind strength, etc.)

- Catastrophic:
  - Severe property damage (greater than 50% of critical and non-critical facilities and infrastructure).
  - Injuries or illnesses result in permanent disability and multiple deaths.
  - Overwhelming damage requiring Federal assistance and months to years to recover.
- Critical:
  - Moderate property damages (greater than 25% and less than 50% of critical and non-critical facilities and infrastructure).
  - Injuries or illnesses result in permanent disability and at least one death.
  - Shut down of critical facilities for more than 1 week and less than 1 month.
- Limited:
  - Slight property damage (greater than 5% and less than 25% of critical and non-critical facilities and infrastructure).
  - Injuries or illnesses do not result in permanent disability and there are no deaths.
  - Moderate quality of life lost.
  - Shut down of critical facilities for more than 1 day and less than 1 week.
- Negligible:
  - Negligible property damage (less than 5% of critical and non-critical facilities and infrastructure). Injuries or illnesses are treatable with first aid and there are no deaths.
  - Negligible quality of life lost. Shut down of critical facilities for less than 24 hours.

Probability of Occurrence

- Highly Likely: Frequent events with a well-documented history of occurrence. Annual probability that is greater than 10%.
- Likely: Between Occasional occurrences with at least two or more documented historic events. Annual probability is between 10% and 1%.
- Possibly: Rare occurrences with at least one documented or anecdotal historic event. Annual probability is between 1% and .1%.
- Unlikely: Extremely rare with no documented history of occurrences or events. Annual probability of less than .1%.

Level of Concern

- Very High: Keeps people up at night.
- High: Of great concern.
- Moderate: General concern.
- Low: On people's radar but they are not particularly worried.
- Very Low: Not worth addressing.

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The results from the survey and workshop participants using each of the definitions were given numerical factors based on the weight values in Table 2-10.

Table 2-10: Threat and Hazard Scoring Methodology.

Location		Extent		Probability		Concern	
Description	**Weight**	**Description**	**Weight**	**Description**	**Weight**	**Description**	**Weight**
Extensive	3	Catastrophic	4	Highly Likely	4	Very High	5
Moderate	2	Critical	3	Likely	3	High	4
Limited	1	Limited	2	Possibly	2	Moderate	3
		Negligible	1	Unlikely	1	Low	2
						Very Low	1

The results for each assessment category were summed to arrive at a total score for each threat/hazard. The hazard identification and risk assessment resulted in the prioritized natural hazards of most concern shown in Table 2-11, Technological hazards of concern in Table 2-12, and human-caused threats of concern in Table 2-13.

Table 2-11: Douglas County's Natural Hazards of Greatest Concern.

Hazard	Location	Extent	Probability	Concern	Total Score	Rank
Wildland Fire	58	71	77	86	292	1
Flood	53	61	73	75	262	2
Winter Storms & Extreme Cold	53	59	74	68	254	3
Thunderstorms & Lightning	50	55	70	64	239	4
Drought	50	55	67	57	229	5
Extreme Heat	44	49	62	56	211	6

Table 2-11: Douglas County's Natural Hazards of Greatest Concern.						
Hazard	**Location**	**Extent**	**Probability**	**Concern**	**Total Score**	**Rank**
Straight-Line Winds	43	50	63	55	211	7
Earthquake	44	56	55	55	210	8
Climate Change	42	47	54	45	188	9
Landslide	33	41	47	39	160	10
Epidemic	34	42	45	38	159	11
Infestation	29	39	38	35	141	12
Volcanic Activity	47	30	29	27	133	13
Seiche	26	38	35	31	130	14

Due to the large natural break in scores, the Planning team chose to profile the top eight (8) natural hazards initially; Wildfire – Earthquake. However, due to the regular damage to roads due to slides as well as the desire to prepare for a seiche in Southlake Tahoe, the Team decided to also profile landslide and seiche. The prioritized hazard list, in conjunction with Douglas County's objectives, was used to develop the mitigation strategy in Section III.

Table 2-12: Douglas County's Technological Hazards of Greatest Concern.						
Hazard	**Location**	**Extent**	**Probability**	**Concern**	**Total Score**	**Rank**
Flash Floods ("Flooding Along Irrigation Ditches and Canals")	52	60	195	75	382	1
Utility Failure / Planned Shutoff	42	54	60	58	214	2
HAZMAT	34	46	44	46	170	3

Table 2-12: Douglas County's Technological Hazards of Greatest Concern.						
Hazard	**Location**	**Extent**	**Probability**	**Concern**	**Total Score**	**Rank**
Dam Failure	35	29	27	48	139	4

Due to the State of Nevada's in-depth analysis and management of dams, the Planning Team chose to profile the top three (3) technological hazards of concern; flash floods – HAZMAT.

Table 2-13: Douglas County's Human-Caused Threats of Greatest Concern.						
Hazard	**Location**	**Extent**	**Probability**	**Concern**	**Total Score**	**Rank**
Cyberattack - Ransomware	45	56	52	61	214	1
Active Shooter	37	57	49	67	210	2
Cyberattack - SCADA (pipeline/utility)	40	55	48	59	202	3
Terrorism	31	47	32	46	156	4

Due to the significant natural break between a SCADA cyberattack and Terrorism, the Planning Team chose to profile the top three (3) human-caused threats of concern; Ransomware – SCADA attack.

Section II: Hazard Identification and Risk Assessment

C. Natural Hazard Analysis

Element	Requirements
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? **44 CFR § 201.6(c)(2)(i)**	a. The plan must include a description of all natural hazards that can affect the jurisdiction(s) in the planning area and their assets, such as dams, located outside of the planning area. This requirement may be met with either a narrative description or definition. The plan must provide the rationale if omitting any natural hazards that are commonly recognized to affect the participant(s) in the planning area. There is no prescribed method for explaining the omission, but the plan must demonstrate the lack of risk to the participant(s) that omits the hazard. **Natural hazards** are a source of harm or difficulty created by a meteorological, environmental or geological event. Natural hazards, such as flooding and earthquakes, impact the built environment, including dams and levees. *Identifying hazards includes identifying all the types of hazards that can occur, e.g., the different types of flood hazards (flash, riverine, storm surge, debris flows, ice jams, dam/levee failure, etc.).*
	b. The plan must include information on the location for each identified hazard. **Location** is defined as the unique geographic boundaries within the planning area, or assets outside of geographic boundaries that may be affected by the identified hazard. Maps are an efficient way to illustrate location. However, location may be described through plan narratives or other formats. *If maps are used, provide sufficient detail and scale to clearly identify the hazard locations within and/or affecting assets owned by the participating jurisdiction(s). If narrative descriptions are used,*

Element	Requirements
	they must contain enough detail to clearly identify the area(s) (and assets, as applicable) that will be affected by the hazard.
	c. The plan must provide the extent of the hazards that can affect the planning area. When describing the extent using charts or scales (e.g., Saffir-Simpson scale for hurricane wind speed; Enhanced Fujita scale for tornado), the plan must document how the scale applies to each jurisdiction. **Extent** is defined as the range of anticipated intensities of the identified hazards. The information must relate to each of the plan participants or the planning area, depending on the hazard. Extent is most commonly expressed using various scientific scales.
	d. The plan must include information on previous hazard events for each hazard that affects the planning area. At a minimum, this includes any state and federal major disaster declarations for the planning area since the last update. *Previous occurrences can be included in a variety of ways, but should include an emphasis on significant events, as determined by the community. If no events have occurred for a hazard, this must be stated.*
	e. The plan must include the probability of future events for the identified hazards that can affect the planning area. Probability may be met in a variety of ways; however, general descriptors must be quantitatively defined. Probability must include 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. **Probability of future hazard events** means the likelihood of the hazard occurring or reoccurring. It

Section II: Hazard Identification and Risk Assessment

Element	Requirements
	may be defined in historical frequencies, statistical probabilities, hazard probability maps and/or general descriptors (e.g., unlikely, likely, highly likely). If general descriptors are used, they must be quantified or defined in the plan. For example, "highly likely" could be defined as "100% chance of occurrence next year" or "one event every year."
	f. For multi-jurisdictional plans, when hazard risks differ across the planning area and between participating jurisdictions, the plan must specify the unique and varied risk information for each applicable jurisdiction and their assets outside the planning area.

Element	Requirements
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? **44 CFR § 201.6(c)(2)(ii)**	d. The plan must describe the vulnerability of each participant to the identified hazards. The description must include current and future assets (including people) and the risk that makes them susceptible to damage from the identified hazards. For plan updates, the risk assessment must meet element E1-a. The risk assessment must describe the vulnerability of plan participant(s) to each identified hazard. The vulnerability description must include a summary (such as a problem statement) of the hazard and its consequences or effects on the participant(s) and their assets. A list of assets without context is not sufficient. **Vulnerability** is a description of which assets, including structures, systems, populations and other assets as defined by the community, within locations identified to be hazard prone, are at risk from the effects of the identified hazard(s). **Assets** are determined by the community and include, but are not limited to:

Section II: Hazard Identification and Risk Assessment

Element	Requirements
	• People (including underserved communities and socially vulnerable populations). • Structures (including facilities, lifelines and critical infrastructure). • Systems (including networks and capabilities). • Natural, historic, and cultural resources. • Activities that have value to the community. *To form the vulnerability description, plan participant(s) may identify which specific assets are most important and most susceptible to damage or loss from hazards. (For example, this may be expressed as replacement cost).*
	e. The plan must describe the potential impacts on each participating jurisdiction and its identified assets. Impacts must include the effects of climate change, changes in population patterns (migration, density, or the makeup of socially vulnerable populations), and changes in land use and development. **Impacts** are consequences or effect of each hazard on the participant's identified in the vulnerability assessment. For example, impacts could be described by referencing historical disaster damages with an estimate of potential future losses (such as percentage of damage vs. total exposure). *Gaps and limitations may be addressed as actions in the mitigation strategy, in particular for items that require additional assistance.*
	f. The plan must address repetitively flooded NFIP-insured structures by including the estimated numbers and types (residential, commercial, institutional, etc.) of repetitive/severe repetitive loss properties. *Participants should consider addressing all properties at high risk of flooding that may not be NFIP repetitive loss properties. For example, properties in the Special Flood Hazard Area (SFHA) with their lowest floor below the established Base Flood*

Section II: Hazard Identification and Risk Assessment

Element	Requirements
	Elevation are at risk of flood damage from the base flood and potentially from more frequent flood events. **Repetitive loss structure** means a structure covered under an NFIP flood insurance policy that (1) has incurred flood-related damage on two occasions, in which the cost of repair, on average, equaled or exceeded 25% of the value of the structure at the time of each such flood event; and (2) at the time of the second incidence of flood-related damage, the contract for flood insurance contains increased cost of compliance coverage. (44 CFR § 77.2(i)) **Severe repetitive loss structure** means a structure that is covered under an NFIP flood insurance policy and has incurred flood-related damage (1) for which four or more separate claims have been made under flood insurance coverage, with the amount of each claim (including building and contents payments) exceeding $5,000 and with the cumulative amount of such claims payments exceeding $20,000; or (2) for which at least two separate flood insurance claims payments (building payments only) have been made, with cumulative amount of such claims exceeding the value of the insured structure. (44 CFR § 77.2(j)) *Use of flood insurance claim and disaster assistance information is subject to The Privacy Act of 1974, as amended, which prohibits public release of the names of policyholders or recipients of financial assistance and the amount of the claim payment or assistance. However, maps showing general areas where claims have been paid can be made public.* ***If a plan includes the names of policyholders or recipients of financial assistance, or the amount of the claim payment or assistance, the plan cannot be approved until the information covered by the Privacy Act is removed from the plan or is properly protected per the Privacy Act.***

Section II: Hazard Identification and Risk Assessment

In alignment with FEMA's Local Mitigation Planning Guide, each hazard profile is organized around the following factors:

1. **General hazard description**
2. **Location**
3. **Extent**
4. **Previous Occurrences in Douglas County**
5. **Probability of Future Events on Douglas County**
6. **Vulnerability of Douglas County**
7. **Impact on Douglas County**
8. **Impact of Climate change**

Section II: Hazard Identification and Risk Assessment

1. Drought (Planning Significance - High)

1. General hazard description:

Nevada is a generally dry state, with the lowest statewide-average precipitation in the U.S. In much of Nevada, most of the precipitation falls between autumn and spring. In the northern part of the state, less than 20% of the annual precipitation falls during the summer (June – August). However, Nevada is not continuously in drought or in drought every summer. Drought occurs when it is drier than normal for the location and time of year. The American Meteorological Society defines drought as unusually dry weather that causes negative impacts. Different regions, sectors, and individuals within a region can be differently impacted by the same drought.

Typically, lack of precipitation is the primary driver of drought, but higher than normal temperatures can cause or worsen drought. With warmer temperatures, the atmosphere's demand for moisture increases, so evapotranspiration is higher. With higher evapotranspiration, plants and soils dry more rapidly, and water levels in streams, lakes and reservoirs drop more than would be expected given the precipitation shortfall. Drought can also change patterns of water use, increasing the need for agricultural irrigation and residential watering. Figure 2-20 depicts the interaction of several factors that determine drought conditions.

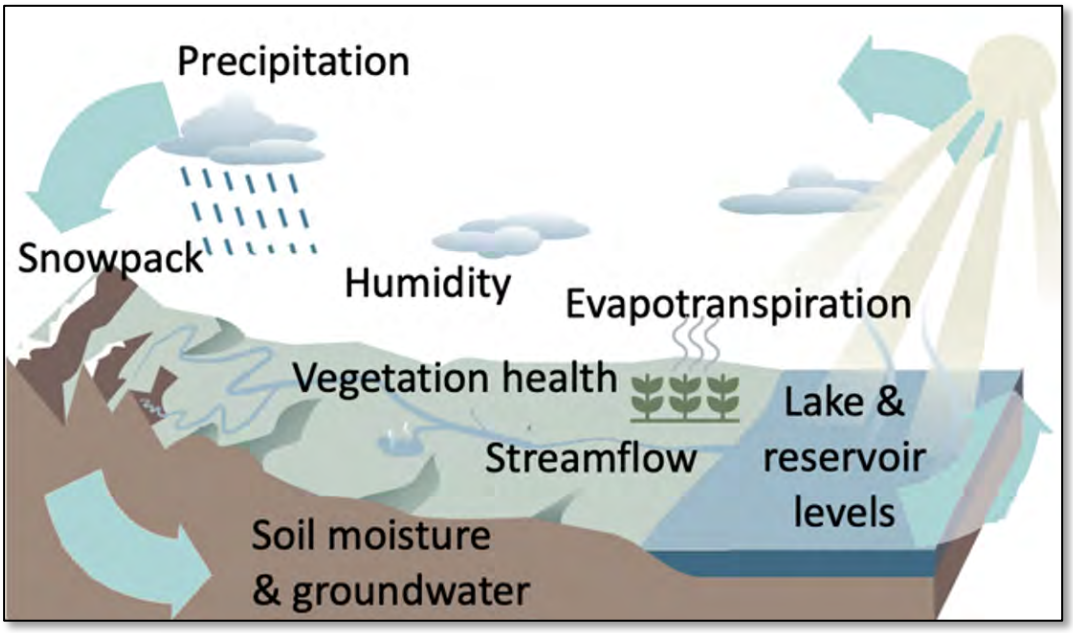


Figure 2-20. Types of Data the U.S. Drought Monitor Uses in its Analysis. (U.S. Drough Monitor 2024)

When winter temperatures are higher, precipitation is more likely to fall as rain instead of snow, and the snowpack can melt earlier. In Nevada, as in much of the West, the winter snowpack is an important reservoir within the water resource system. For example, Figure 2-21 shows that in the later winter and spring, there is more water stored in the Lake Tahoe Basin snowpack than there is in the reservoir portion of the lake (i.e. water levels above the natural rim). As a result, receiving less snow than usual can strain water resources and ecosystems, even if the overall amount of precipitation is normal. This is referred to as snow drought.

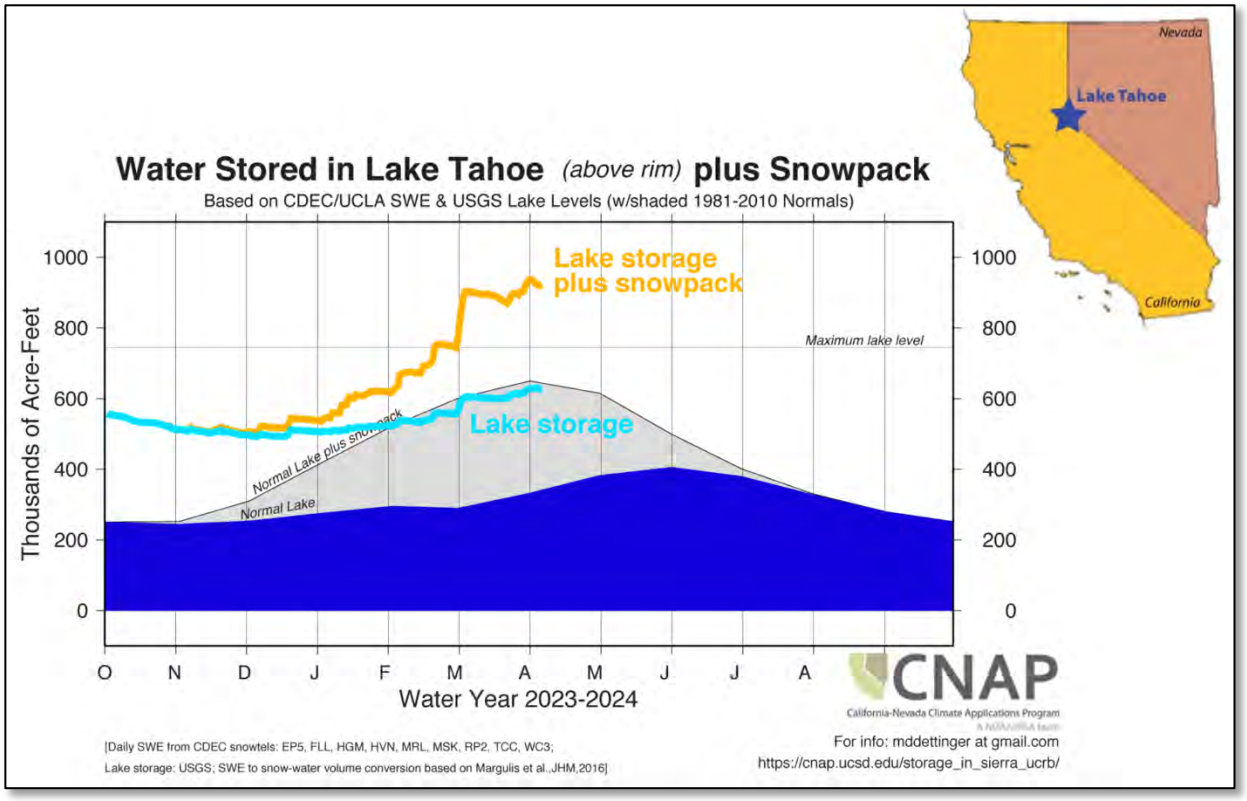


Figure 2-21. Snowpack and Reservoir Storage in the Lake Tahoe Basin. (UC San Diego: Scripts Institution of Oceanography 2024)

In Figure 2-21, the average reservoir and lake storage between 1981 and 2010 are shown with blue and gray shading, respectively. The light blue and orange lines show water storage in the lake and in the lake and snow from October 2022 through February 2023.

Drought can be tracked in a variety of ways. Currently the U.S. Drought Monitor is the most commonly used tool. It is a joint effort from the U.S. Department of Agriculture, the National Oceanic and Atmospheric Administration, and the National Drought Mitigation Center, located at the University of Nebraska-Lincoln. The U.S. Drought Monitor provides information about drought status as a weekly map and narrative. It has been used to track drought since 2000. To

compile the map, authors assess many lines of evidence including information about precipitation, temperature, reservoir storage, soil moisture, and crop and vegetation conditions. There are four (4) levels of drought, increasing in severity:

- D0 Abnormally Dry (not yet dry enough to be in drought)
- D1 Moderate Drought
- D2 Severe Drought
- D3 Extreme Drought
- D4 Exceptional Drought.

Figure 2-22 depicts the Drought Monitor assessment at the time of the writing of this plan. At the time of the writing of this plan, Douglas County is assessed to be abnormally dry but not in drought conditions.

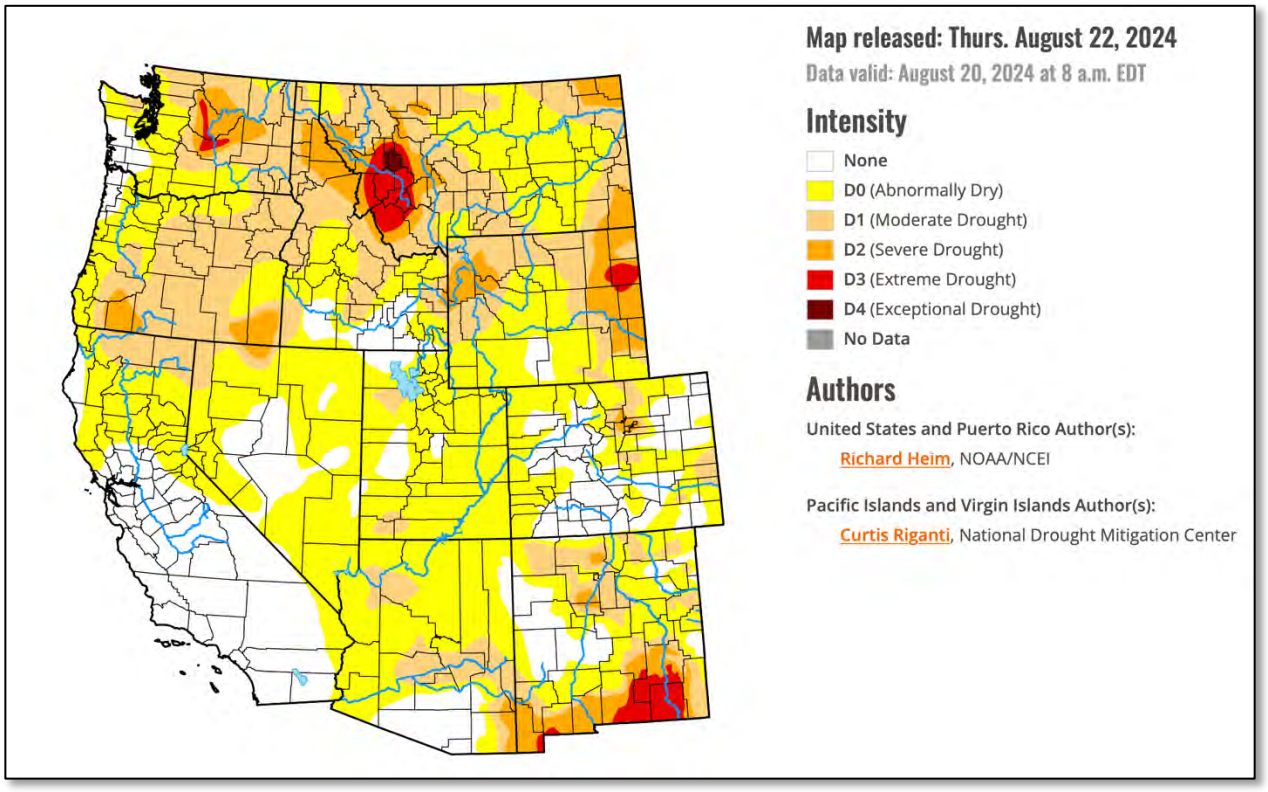


Figure 2-22. U.S. Drought Monitor Current Conditions as of August 22, 2024. (U.S. Drought Monitor 2024)

As of the writing of this Plan, the U.S. Drought Monitor does not predict a drought through November 2024 (Figure 2-23).

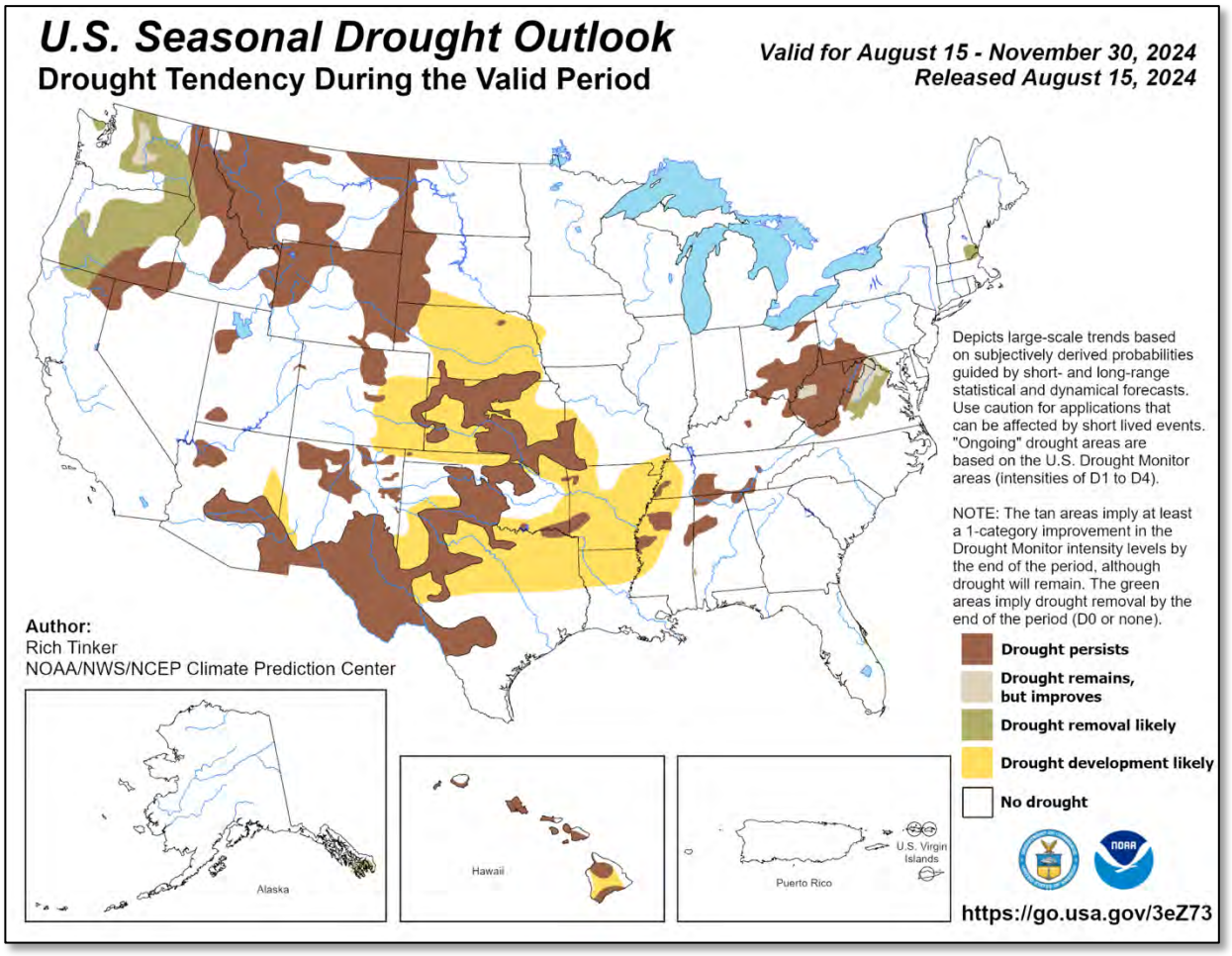


Figure 2-23. U.S. Drought Monitor Seasonal Outlook: August 15 – November 30, 2024. (U.S. Dourght monitor 2024)

Since 2012, the U.S. Drought Monitor has been used to designate drought disasters through the Fast Track process. When a drought disaster is declared in a county, farmers and ranchers have access to a range of federal disaster relief programs through the U.S. Department of Agriculture. (U.S. Department of Agriculture 2023)

Figure 2-24 depicts the National Risk Index (NRI) Score. Lying in a rain shadow due to the Sierra Nevada Mountain Range, virtually the entire county has an elevated risk of drought. Note that the Very High region running through the south-central portion of the state is also the region of highest social vulnerability. As can be seen by the large swaths of land that have Relatively High and Very High National Risk Index Scores, Douglas County has a higher risk of drought than most of the nation.

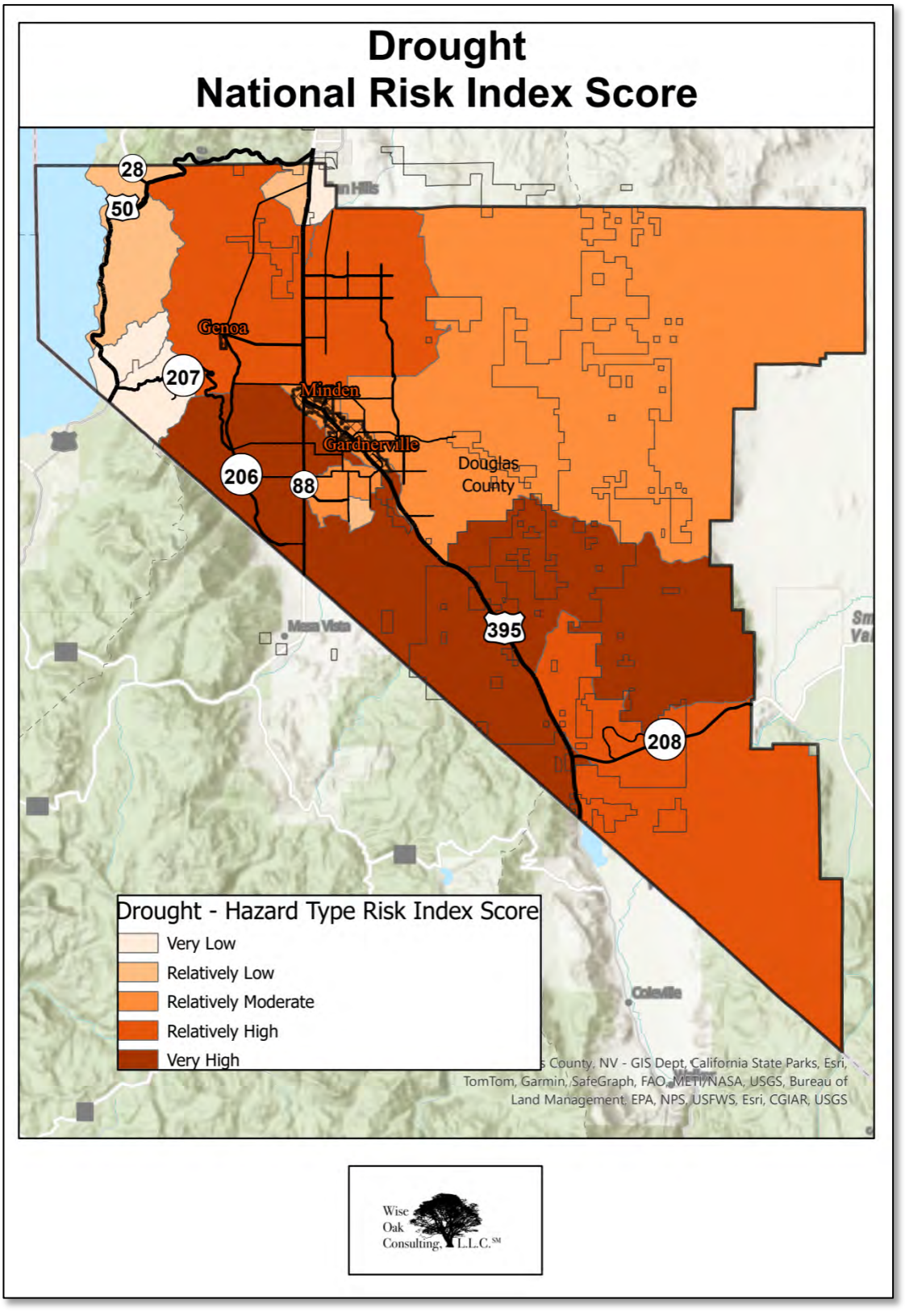


Figure 2-24. Drought National Risk Index Score.

Section II: Hazard Identification and Risk Assessment

2. Location:

Figure 2-25 depicts the National Risk Index (NRI) Events. The unique geography and climate are clear with areas of Douglas County being more highly affected moving into the rain shadow from west to east.

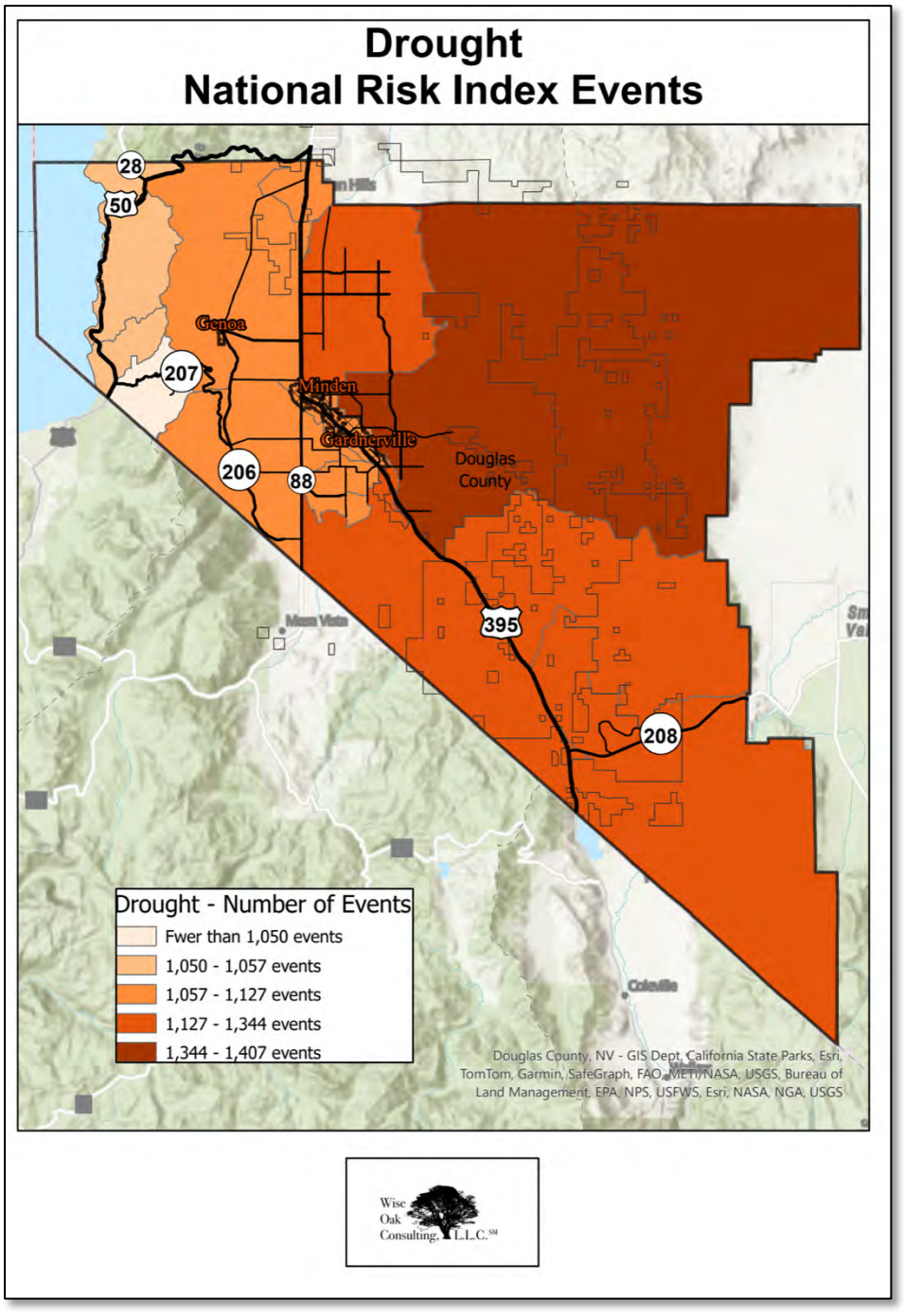


Figure 2-25. Drought National Risk Index Events.

3. **Extent:**

Figure 2-26 clearly displays that in the recent past, Douglas County has faced D4 level drought. The levels of drought are:

- **Abnormally Dry (D0):** A region is either going into or coming out of drought. This can mean short-term dryness that affects planting, crop growth, and fire risk.
- **Moderate Drought (D1):** Some damage to crops and pastures, high fire risk, and low water levels in streams, reservoirs, and wells.
- **Severe Drought (D2):** Crop or pasture losses are likely, fire risk is very high, and water shortages are common.
- **Extreme Drought (D3):** Major crop or pasture losses, extreme fire danger, and widespread water shortages or restrictions.
- **Exceptional Drought (D4):** Exceptional and widespread crop or pasture losses, exceptional fire risk, and shortages of water in reservoirs, streams, and wells.

As such, Douglas County can assume it may face D4 drought in the future.

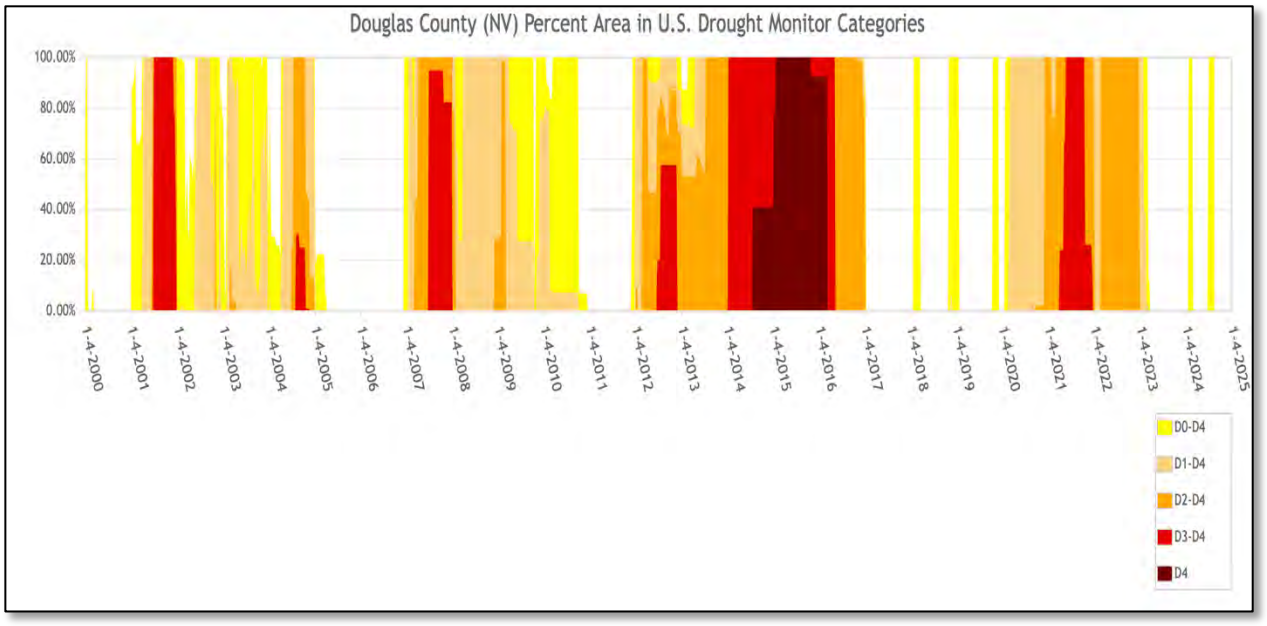


Figure 2-26. Douglas County Drought Conditions 2022-2024. (U.S. Drough Monitor 2024)

4. Previous Occurrences in Douglas County:

Increased wildfire risk, water shortages and an anomalous insect infestation have all been attributed to recent droughts. Statewide drought declarations were issued in 2002 and 2004. The Governor declared drought proclamation in 2021. The USDA declared drought conditions that included Douglas County in 2002, 2004, 2007, 2008, 2009, 2012, 2013, 2015, 2016, 2017, 2019, 2020, 2021, 2022, and 2023. Figure 2-26 depicts the percentage of Douglas County in various stages of drought from 2000 through the end of 2024 (projected).

The National Risk Index Historic Loss Ratio is 0.005 across Douglas County – no map is included.

5. Probability of Future Events on Douglas County:

Precipitation in the State of Nevada has been historically difficult to predict, with different models providing varying results. However, the average of projections shown in the State of Nevada Climate Initiative suggest the potential for slightly more precipitation in northern Nevada (Figure 2-27). (State of Nevada Climate Initiative n.d.)

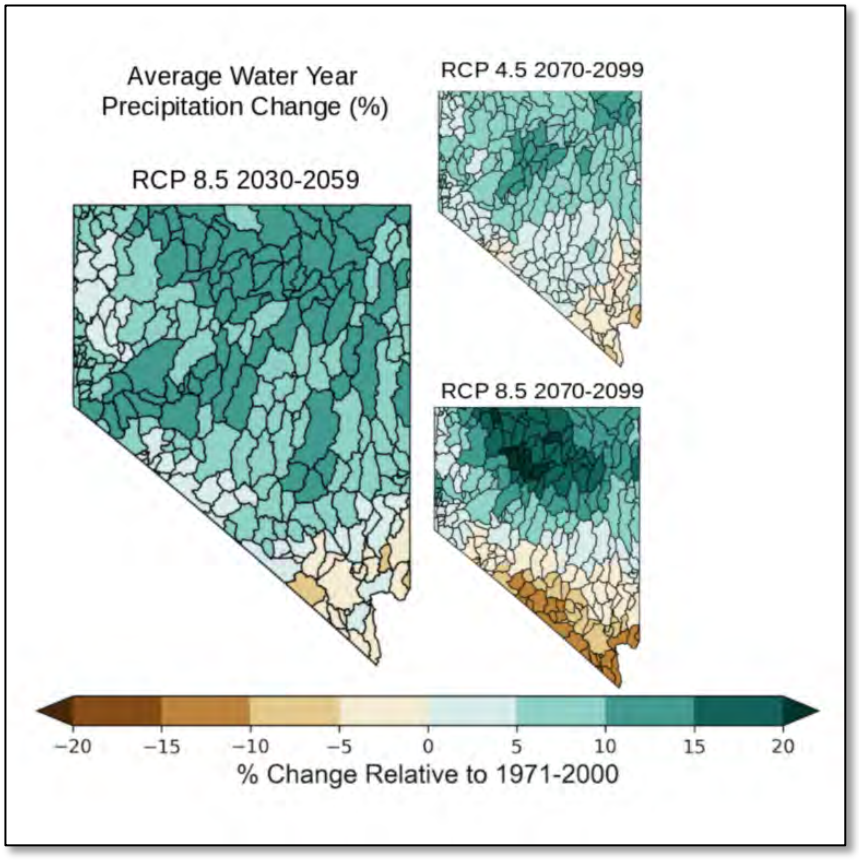


Figure 2-27. Average Water Year Percentage Change (%).

If precipitation does increase, it is not expected to offset the drying effects of higher temperatures (Figure 2-28). Changes in average temperature and/or precipitation will combine with the occurrence of periodic droughts related to precipitation shortfalls and/or periods of warmer than normal temperature. In much of the state, the occurrence of dry and/or low-snow winters that can precipitate drought are not easy to forecast. Climate projections suggest that there is potential for greater year-to-year variability in precipitation. (Danieal Swain 2018)This may further complicate drought planning in the future.

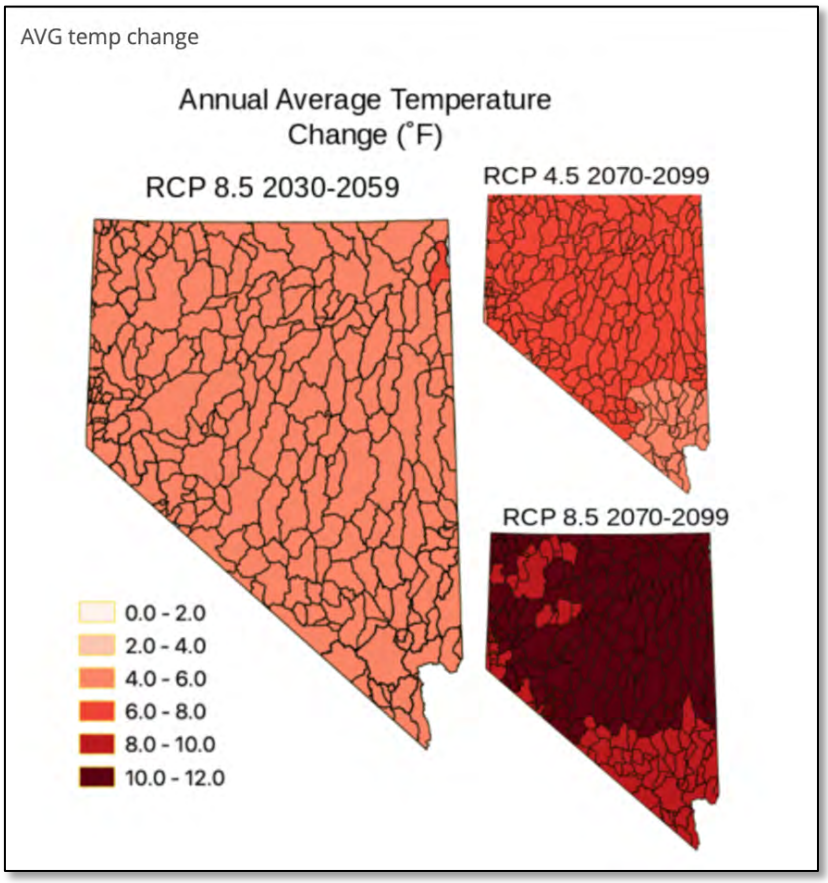


Figure 2-28. Average Annual Temperature Change.

Projections for increasing temperature, irrespective of any changes in precipitation will increase the chance for drought in Nevada over the coming decades because of increased evaporative demand and a shift from rain to snow. By the end of this century (2070-2099), average temperatures in Nevada are expected to increase 4-6 °F if greenhouse gas emissions are low and could increase 10-12 °F if emissions are high (Figure 2-28). (State of Nevada Climate Initiative n.d.)

The increase in temperature will contribute to increases in evaporative demand of 5% to more than 20% relative to the 1971-2000 average. According to the State's 2020 climate assessment, average conditions in Douglas County in the late 21st century will be similar to current D1-Moderate Drought (RCP 4.5 – intermediate emission scenario), to D2-Severe Drought (RCP 8.5-unabated emission scenario) if emissions are high (Figure 2-28). (State of Nevada Climate Initiative n.d.)

Figure 2-29 shows that Douglas County is expected to get drier over this century as shown by the map of Standardized Precipitation Evaporation Index (SPEI). The SPEI represents normalized differences between precipitation and evaporative demand.

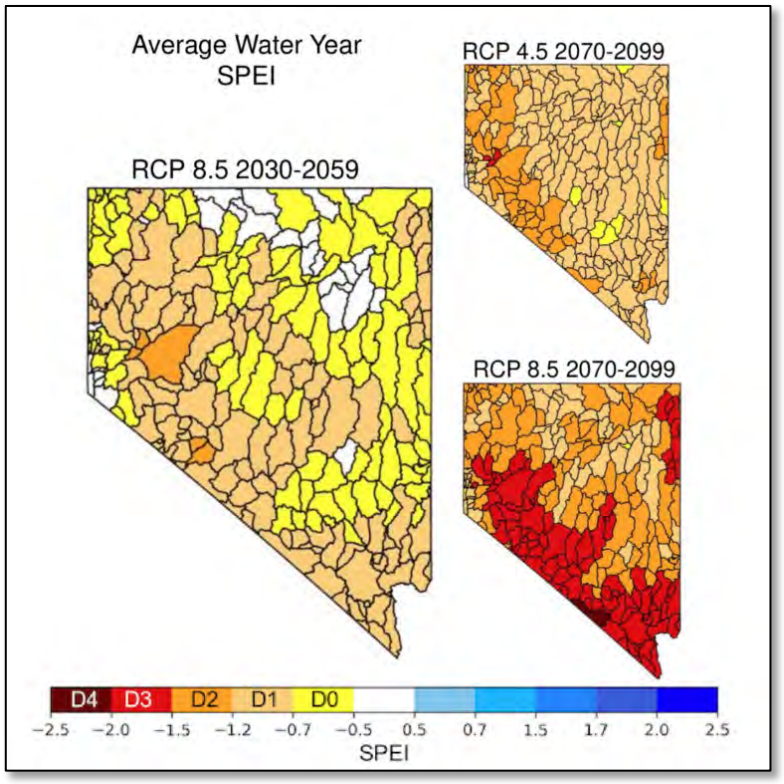


Figure 2-29. Average Water Year SPEI.

With warming temperatures, Douglas County is also likely to experience a shift in the balance between rain and snow, with more of the winter precipitation arriving as rain rather than snow. Douglas County could see approximately 10%-25% more precipitation as rain rather than snow under a reduced-emission scenario and 15%-30% more rain under a higher-emissions scenario (Figure 2-30). (State of Nevada Climate Initiative n.d.)

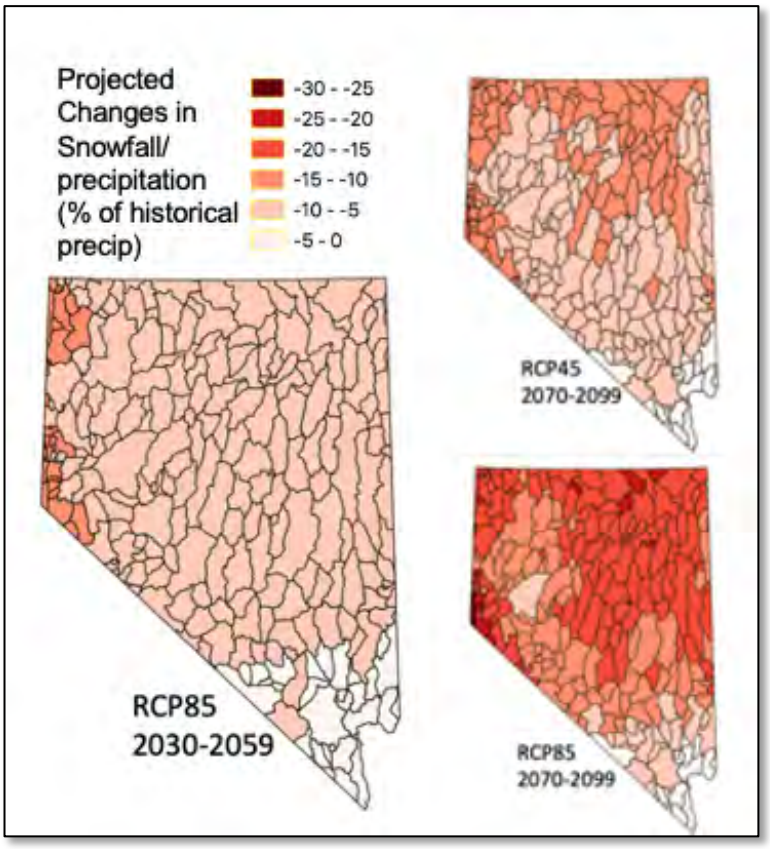


Figure 2-30. Projected Changes in Snowfall Percentage of Precipitation (% of historical precipitation).

The state has had a drought plan to provide a general framework for coordinating drought response in place since at least 1991. It was revised in 2003 and again in 2012. The current State of Nevada Drought Response Plan is available at:

http://water.nv.gov/programs/planning/StateDroughtResponsePlan2012.pdf.

Figure 2-31 depicts the National Risk Index for Annualized Frequency. As with past events, the National Risk Index predicts an increasing number of events from west to east across the County.

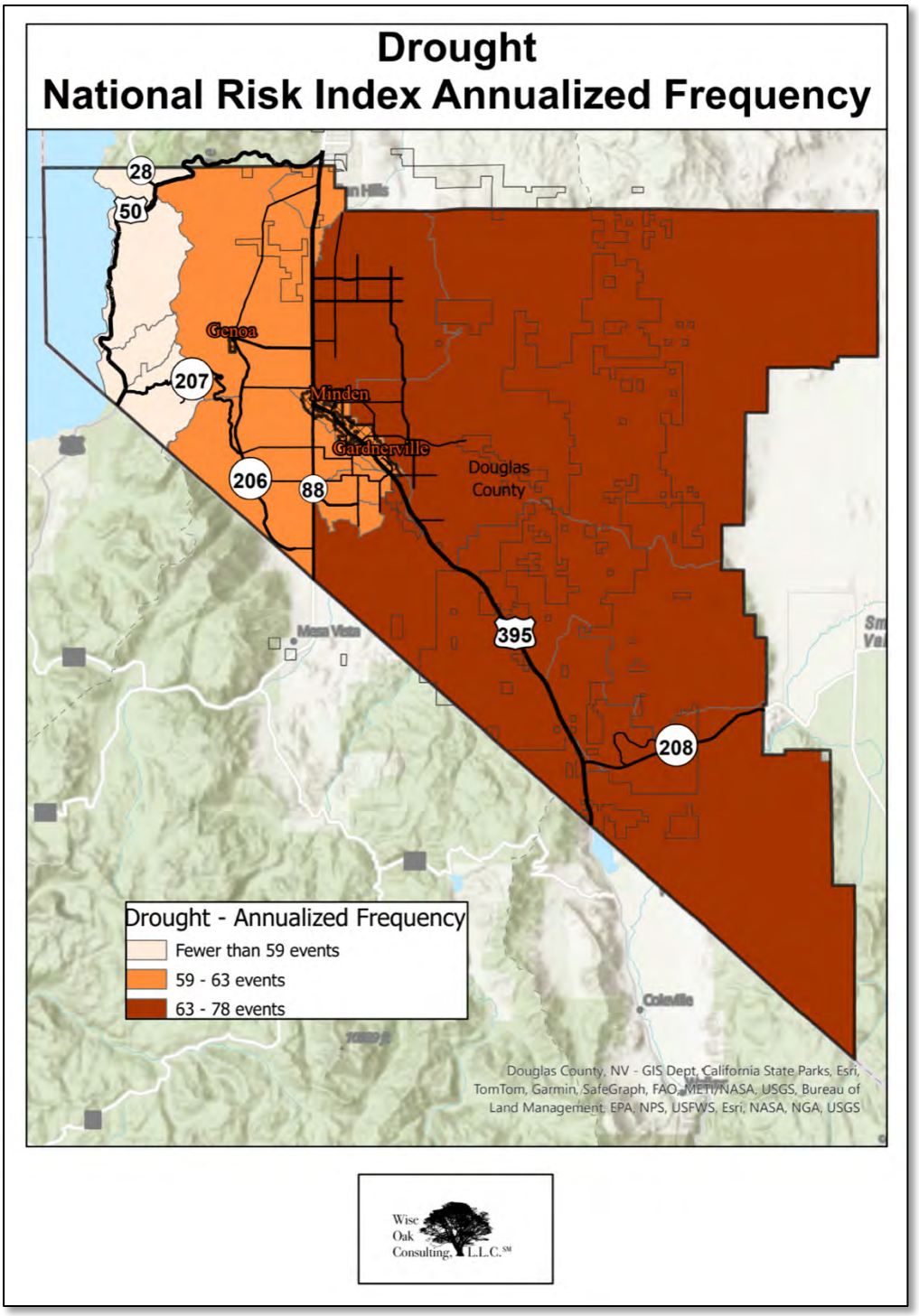


Figure 2-31. National Risk Index Annualized Frequency.

6. Vulnerability of Douglas County:

The greatest vulnerability is from agriculture. In fact, the National Risk Index only includes agriculture in its calculations, with the vulnerability to buildings and people being negligible by comparison.

Figure 2-32 depicts the NRI Exposure in dollar values. The exposure is largely due to agriculture. Though agricultural wells do irrigate considerable cropland, agricultural irrigation in Douglas County is predominantly from surface water. There is comparatively little upstream storage of surface water other than the winter snowpack itself. Therefore, irrigated agricultural land in Douglas County is very susceptible to precipitation shortages.

Surface water also recharges groundwater that is necessary for agricultural irrigation wells. Similarly, the majority of domestic (human) water in Douglas County comes from wells recharged by surface water.

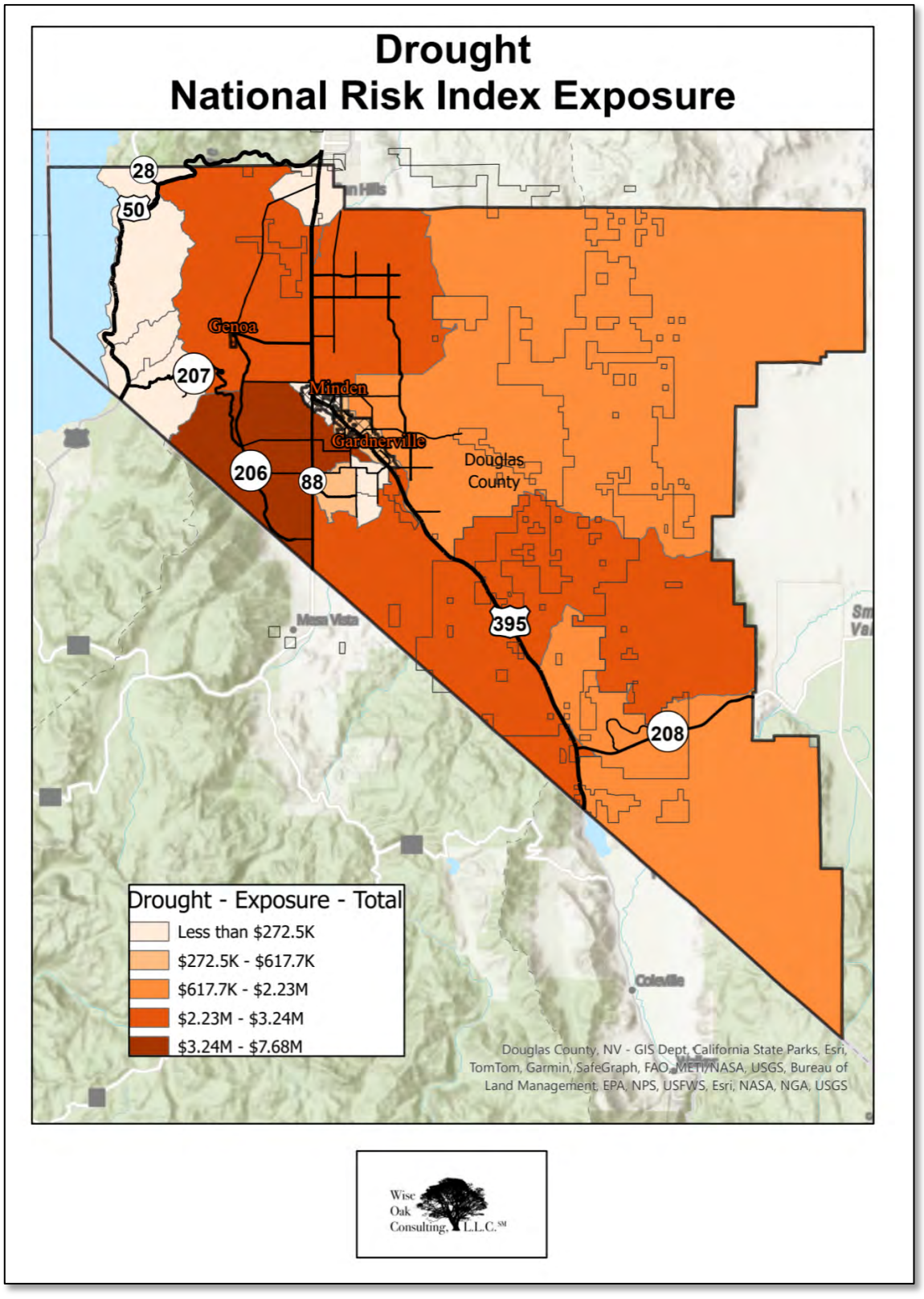


Figure 2-32. Drought National Risk Index Exposure.

7. Impact on Douglas County:

Groundwater supplies are typically better buffered against drought impacts because of greater storage. Drought has the greatest impact on groundwater levels in the mountains. Due to agriculture's heavy reliance on surface water in Douglas County, drought can be expected to have a significant impact both in the mountains and in the agricultural areas.

Figure 2-33 depicts the NRI Expected Annual Loss due to drought. Expected Annual Loss is a function of:

- Exposure
- Annualized Frequency
- Historic Loss Ratio

With an expected annual loss as high as $2.46 million in one census tract, drought can be expected to have a significant impact on Douglas County.

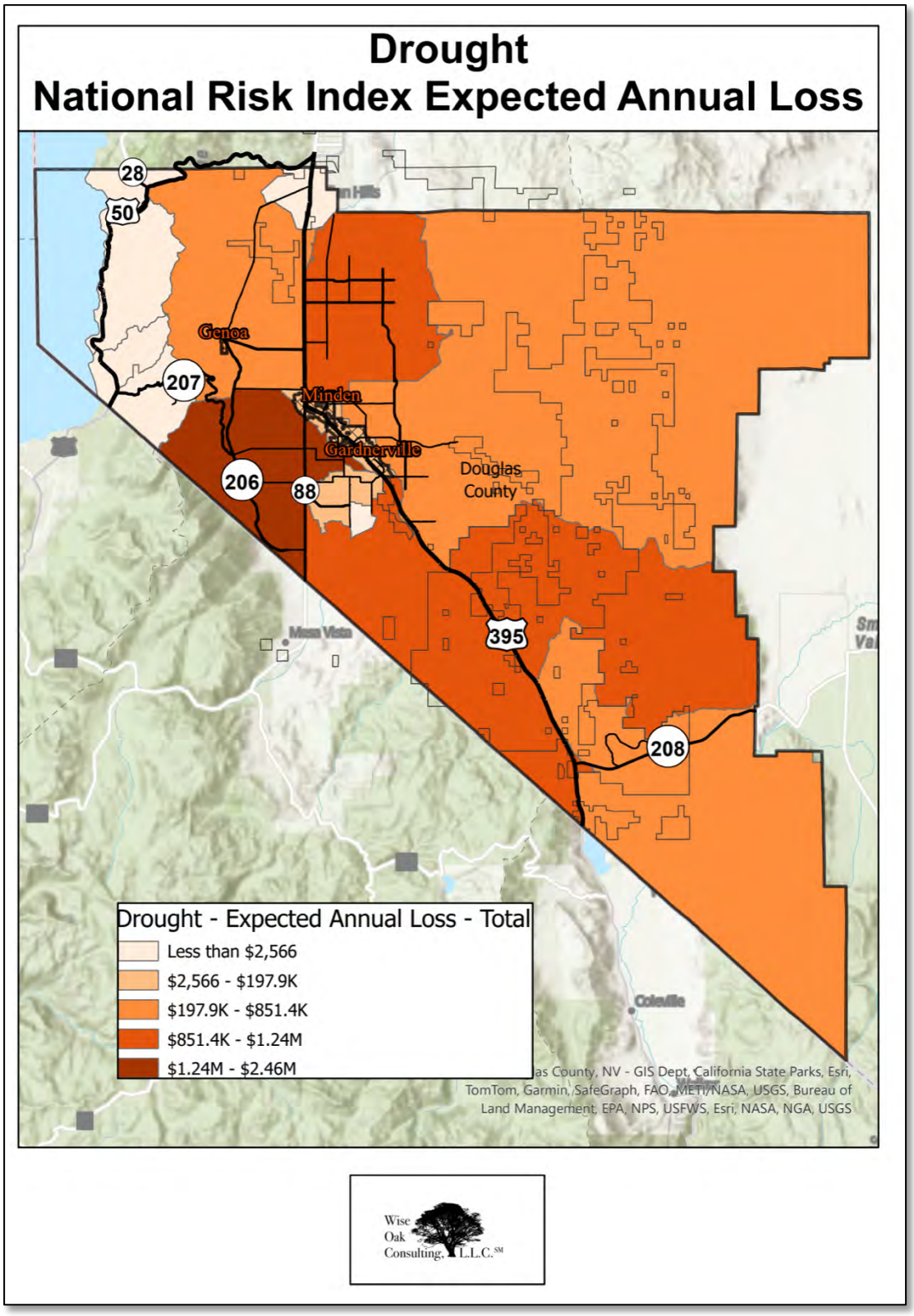


Figure 2-33. Drought National Risk Index Expected Annual Loss.

8. Impact of Climate change:

Table 2-14 reflects Nevada's Climate Strategy's expected impacts from drought due to climate change. (State of Nevada Climate Initiative n.d.)

Table 2-14. Impacts of Climate Change to Drought.

Public Health	• Potential for mental health impacts • Increased dust due to drying and lowered water levels in desert and terminal lakes
Water Resources	• Increase demand and decrease supply, limiting water availability for all sectors
Environment	• Drought impacts to plant health and growth • Potential for plant mortality
Recreation & Hospitality	• Partial loss of recreational opportunities due to limited snowpack • Dust to negatively impact tourism
Agriculture & Ranching	• Potential decrease on crop yield and production • Decreased forage quantity and range conditions • Increased Water hauling needs • Reduction in Federal land • Increased need for feeding hay • Reduction in land available for production

Public Health

According to a 2022 white paper by the Office of Management and Budget (OMB), Federal healthcare costs due to climate change for Valley Fever, southwest dust, and wildfires (respiratory injuries) could range between $169M and $353M by the end of the century. (Office of Management and Budget 2022) Since these three risks affect Nevada, the State and Counties can assume they will also see healthcare costs increase. Drought is a factor in all three of these risks. In 2020, state and local governments healthcare costs represented 14.3% of the $4.1T national healthcare spending. (Office of Management and Budget 2022) If the same ratio were to hold true, state and local government share of the cost of Valley Fever, southwest dust, and wildfires would be approximately $24M to $50M by the end of the century. Based on Douglas

County's population, a gross estimate of the cost due to climate change by the end of the century for Valley Fever, southwest dust, and wildfires for state and local jurisdictions is $3.6K - $7.25K.

Leisure and Hospitality

In 2022, arts, entertainment, recreation, accommodation, and food services accounted for $477M (16%) of the $2.98B of private industry GDP. (Bureau of Economic Analysis 2022)

Outdoor activities in Nevada include water sports, winter sports, fishing, bird hunting, wildlife watching, hiking, and golfing. Climate change will impact all of these activities.

Agriculture

Agriculture, Forestry, Fishing, and Hunting generated $433M in GDP for the State in 2022. During 2022, Nevada agriculture producers saw almost $210M in losses (winter weather, freezing, and irrigation system failures have been excluded). (U.S. Department of Agriculture n.d.) Insurance payments to U.S. farmers due to drought increased 400% in the 25 years from 1995 to 2020. (Douglas 2022) If the same trend were to hold true for the next 25 years, Nevada farmers could see more than $840M (2022 dollars) in losses yearly by mid-century. Even a 50% increase would result in over $315M (2022 dollars) in losses per year. A 2021 Stanford study estimates that global warming accounts for 19% of crop losses between 1991 and 2017. At 19% of the total, the impact of climate change on crop loss increases by mid-century of between $934,500 and $2.5M in Douglas County - $177,555-$473,480 due to climate change (Table 2-15).

There is a large variance in loss increase in part because it depends on the mitigation measures that jurisdictions put in place.

While insurance premiums will also rise, the interplay between such factors as yield decreases and price increases makes estimating the premium increase extremely difficult.

Table 2-15. Estimated Agricultural Loss Increase Due to Climate Change.					
County	2022 Loss	2047 Estimated Loss - Low (50% Increase)	2047 Estimated Loss - High (400% Increase)	2047 Loss Due to Climate Change - Low (50% Increase)	2047 Loss Due to Climate Change - High (400% Increase)
Churchill	$10,052,934	$15,079,401	$40,211,736	$2,865,086	$7,640,230
Clark	$322,801	$484,202	$1,291,204	$91,998	$245,329
Douglas	$623,000	$934,500	$2,492,000	$177,555	$473,480
Elko	$39,047,062	$58,570,593	$156,188,248	$11,128,413	$29,675,767
Esmeralda	$7,062,480	$10,593,720	$28,249,920	$2,012,807	$5,367,485
Eureka	$10,170,867	$15,256,301	$40,683,468	$2,898,697	$7,729,859
Humboldt	$7,711,237	$11,566,856	$30,844,948	$ 2,197,703	$5,860,540
Lander	$28,698,121	$43,047,182	$114,792,484	$8,178,964	$21,810,572
Lincoln	$13,955,762	$20,933,643	$55,823,048	$3,977,392	$10,606,379
Lyon	$7,163,988	$10,745,982	$28,655,952	$2,041,737	$5,444,631
Mineral	$3,745,111	$5,617,667	$14,980,444	$1,067,357	$2,846,284
Nye	$19,976,959	$29,965,439	$79,907,836	$5,693,433	$15,182,489
Pershing	$25,926,216	$38,889,324	$103,704,864	$7,388,972	$19,703,924
Washoe	$10,275,703	$15,413,555	$41,102,812	$2,928,575	$7,809,534
White Pine	$25,416,301	$38,124,452	$101,665,204	$7,243,646	$19,316,389
All Other Counties	$160,358	$240,537	$641,432	$45,702	$121,872
Total	$210,308,900	$315,463,350	$841,235,600	$59,938,037	$159,834,764

2. Earthquake (Planning Significance - High)

1. General hazard description:

While earthquakes occur nearly daily in Nevada, most are too small to be felt or cause damage. Nevada is in earthquake country. Over 250,000 earthquakes have been recorded within or adjacent to the state since 1857. During this same period, another one million earthquakes (estimated) occurred but were not recorded. The Nevada Seismological Laboratory records between 8,000 and 17,000 background earthquakes each year in Nevada. The largest earthquakes were over magnitude 7 and shook the entire state. While they are less common, large earthquakes can cause significant damage to infrastructure - buildings, roads, ditches, bridges, dams, utilities, etc.

Earthquakes are responsible for the formation of the Nevada mountain ranges, which continue to develop. Earthquakes occur along faults which are features in the Earth's crust where rock periodically breaks and moves, releasing seismic energy. Faults may be categorized into three types that produce different types of earthquakes – normal, reverse, and strike-slip (Figure 2-34). (U.S. Geological Society 2017)

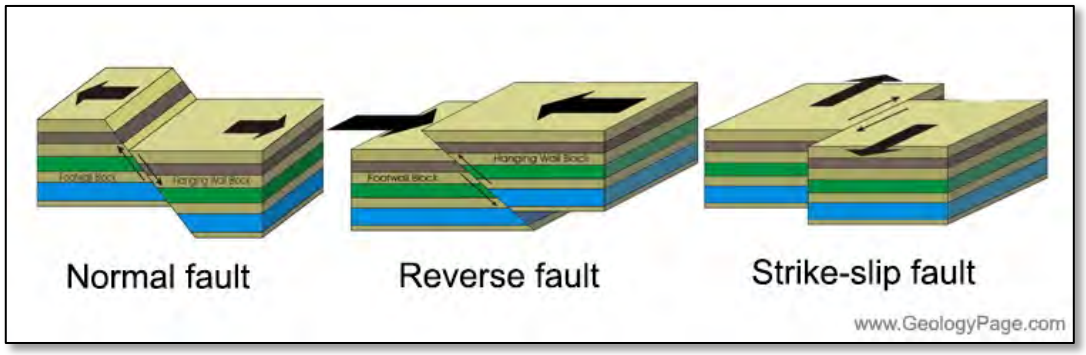


Figure 2-34. Three Main Types of Faults. (Geology Page 2017)

- **Normal Faults** occur when two blocks are pulled away from each other.
- **Reverse faults** occur when two blocks are pushed together and one moves up and over the other.
- **Strike-slip faults** occur when two blocks move past each other. The San Andreas fault in California is a well-known strike-slip fault. (U.S. Geological Society 2017)

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 causing 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 intensity level, shaking, and damage are often defined by the Modified Mercalli Intensity Scale (Figure 2-35).

Intensity	Shaking	Description/Damage
I	Not felt	Not felt except by a very few under especially favorable conditions.
II	Weak	Felt only by a few persons at rest,especially on upper floors of buildings.
III	Weak	Felt quite noticeably by persons indoors, especially on upper floors of buildings. Many people do not recognize it as an earthquake. Standing motor cars may rock slightly. Vibrations similar to the passing of a truck. Duration estimated.
IV	Light	Felt indoors by many, outdoors by few during the day. At night, some awakened. Dishes, windows, doors disturbed; walls make cracking sound. Sensation like heavy truck striking building. Standing motor cars rocked noticeably.
V	Moderate	Felt by nearly everyone; many awakened. Some dishes, windows broken. Unstable objects overturned. Pendulum clocks may stop.
VI	Strong	Felt by all, many frightened. Some heavy furniture moved; a few instances of fallen plaster. Damage slight.
VII	Very strong	Damage negligible in buildings of good design and construction; slight to moderate in well-built ordinary structures; considerable damage in poorly built or badly designed structures; some chimneys broken.
VIII	Severe	Damage slight in specially designed structures; considerable damage in ordinary substantial buildings with partial collapse. Damage great in poorly built structures. Fall of chimneys, factory stacks, columns, monuments, walls. Heavy furniture overturned.
IX	Violent	Damage considerable in specially designed structures; well-designed frame structures thrown out of plumb. Damage great in substantial buildings, with partial collapse. Buildings shifted off foundations.
X	Extreme	Some well-built wooden structures destroyed; most masonry and frame structures destroyed with foundations. Rails bent.

Figure 2-35. Modified Mercalli Intensity Scale. (Society 2024)

Earthquake Strong Ground Motion Hazard

Shaking of the ground is the most damaging and widespread effect from earthquakes. Estimating the potential earthquake ground motion at a site is an involved process because several factors affect this motion including the size of an earthquake, its distance, whether there are rock or soft sediments, and the size and shape of sedimentary basin. Thus, seismologists and engineers need to have information on a number of parameters to make site-specific characterizations of potential earthquake ground motion.

The 2014 National Seismic Hazard Map indicates that some of the highest ground motion levels in the state can occur in Douglas County. The specific ground motions from the next earthquake cannot be precisely predicted because of the many variables involved that influence ground motion, but the peak ground accelerations indicated by Figure 2-39 range from ~47 g to ~100% g, with a 2% chance of being exceeded in 50 years. Such ground motions, if sustained for a short period of time, can cause damage commensurate with Modified Mercalli Intensity IX, or levels where significant damage occurs in buildings that lack earthquake resistance in their design and construction. Peak ground velocity estimates, another measure of ground motion, are 49 cm/s to 140 cm/s, with a 2% chance of being exceeded in 50 years. (University of Nevada Reno 2014) Ground motion values tend to mean more to engineers that have to design buildings to withstand earthquakes than the general public.

Earthquake Surface Rupture Hazard

When earthquakes reach magnitude 6.5 ±0.3, the rupture tends to offset the ground surface (dePolo, 1994). These offsets are known as earthquake surface or ground rupture. In Douglas County, evidence for surface rupture hazard includes paleo-earthquake ground ruptures and offset landforms that were created by repeated offset of the ground surface along a fault. Historical surface fractures were formed aseismically in 1980 along a fault on the west side of Fish Spring Flat (Bell and Helm, 1998) and on the same fault trace, fracturing was triggered by the 1994 Double Spring Flat earthquake (Ramelli and others, 2003).

The potential for ground surface rupture is along and immediately adjacent to the mapped traces of late Quaternary faults (faults that have moved in the last 130,000 years). This timeframe is longer than in places like western California, mostly because faults within this timeframe have had major earthquakes in the Basin and Range Province (dePolo and Slemmons, 1998). The 1887 magnitude 7.4 Sonoran, Mexico earthquake, the largest historical normal dip-slip earthquake in the province, occurred along a fault that hadn't moved in 100,000 years (Bull and Pearthree, 1988).

In Douglas County there are many late Quaternary fault traces and many fault traces with unknown activity. Some faults are relatively simple ruptures, such as sections of the Genoa fault, and others are broad and include many fault traces, such as the Eastern Carson Valley fault zone. Surface rupture hazard partly depends on the complexity fault traces, so the multi-trace Eastern Carson Valley fault zone poses a high surface rupture hazard.

Earthquake Liquefaction Hazard

Liquefaction hazards exist in Carson Valley, along the shores of South Lake Tahoe, in northern Antelope Valley, and in several small basins. Liquefaction occurs in places where groundwater is shallow and sediments, classically fine sands, are young and unconsolidated. When these types of saturated sediments are shaken strongly for a period of time, they can consolidate and expel the water from pore spaces. When pore pressure increases rapidly and cannot be dissipated, a phenomenon known as liquefaction occurs. During liquefaction, the soil column can behave as a liquid. When this happens, a sand-water mixture can squirt out of the ground, the land surface can flow downhill or sideways, and the ground may no longer be able to support the weight of buildings. Buildings on liquefied ground can sink and break up. Other effects of liquefaction are violent oscillations that are potentially damaging to buildings and infrastructure.

Figure 2-36 depicts the National Risk Index Score. The risk is clearly highest in the region of most faults and infrastructure along the I-395 corridor.

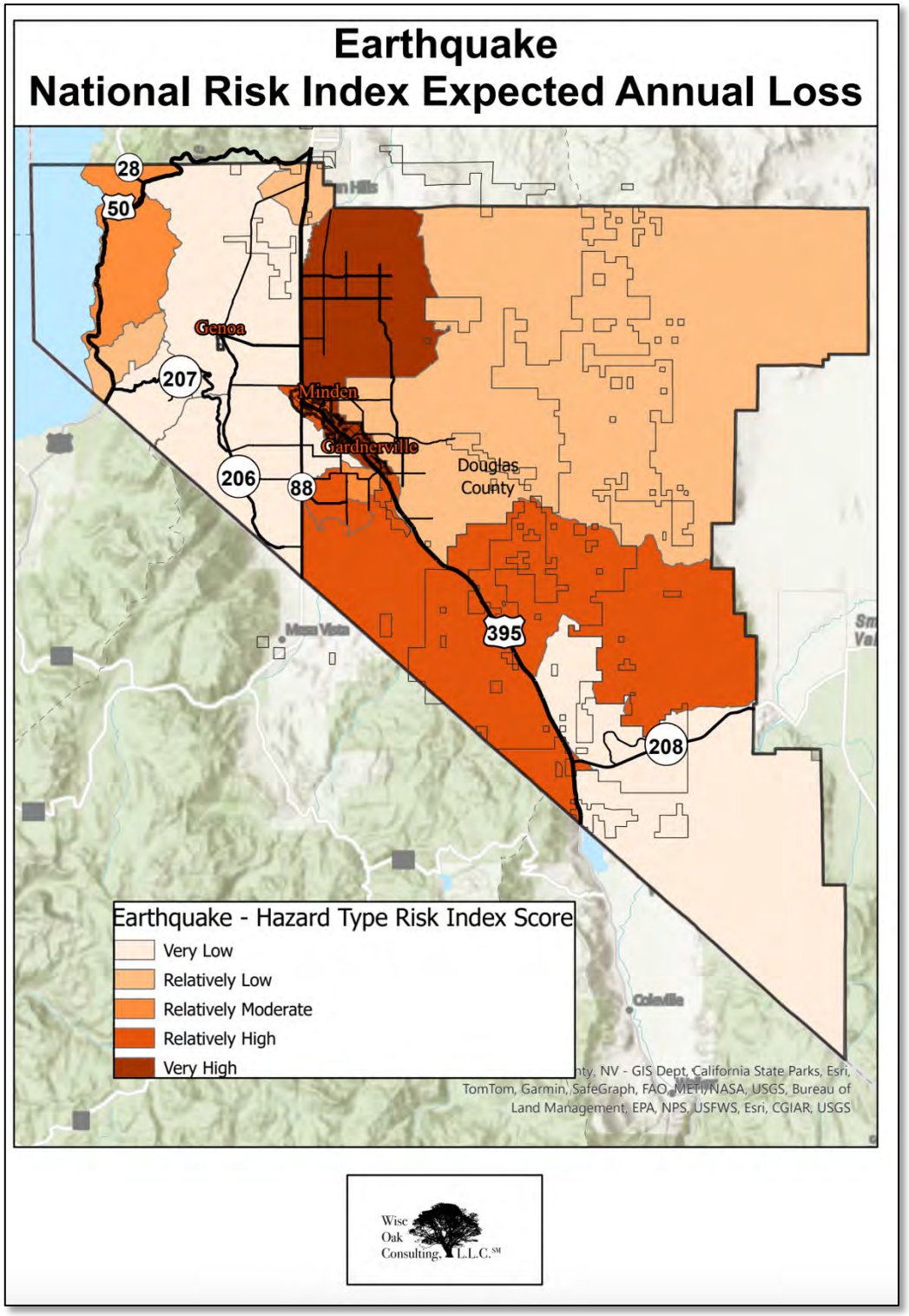


Figure 2-36. Earthquake National Risk Index Score.

2. Location

Nevada is undergoing two fundamental Earth forces that create the stresses that cause earthquakes. One is extension, or the pulling apart, of the crust. Extension occurs throughout Nevada. As the crust extends, some portions drop down, creating valleys, while other areas are uplifted and become mountains. Normal dip-slip faults, faults with principally downward motion on a dipping surface, bound most mountain ranges in Nevada. The second force is from the boundary between the Pacific Plate and the North American Plate located primarily along the coast of California (where there is also an earthquake hazard). This boundary displays lateral motion and creates strike-slip faults. About a fifth of this plate boundary motion is accommodated in western Nevada in a region known as the Walker Lane belt. This region has experienced large strike-slip and normal dip-slip earthquakes. The highest earthquake hazard in the state is along the Walker Lane belt.

Table 2-16 identifies eight (8) major faults in Douglas County by type.

Table 2-16. Major Fault Types in Douglas County.

Fault	Normal Dip-Slip Fault	Possible Strike-Slip Fault
Antelope Valley fault (AVF)	**X**	
Eastern Antelope Valley fault zone (EAVFZ)	**X**	**X**
Eastern Carson Valley fault zone (ECVFZ)	**X**	**X**
Double Spring Flat fault zone (right-lateral) (DSSFZ)		**X**
Genoa fault (GF)	**X**	
Mud Lake fault zone (left-lateral) (MLFZ)		**X**
Smith Valley fault (SVF)	**X**	
West Tahoe-Dollar Point fault (WTDPF)	**X**	

As depicted in Figure 2-37, faults and folds run throughout Douglas County, from the Tahoe lakebed east to the Pinenut Mountains. The eight (8) major late Quaternary faults in Douglas County are highlighted.

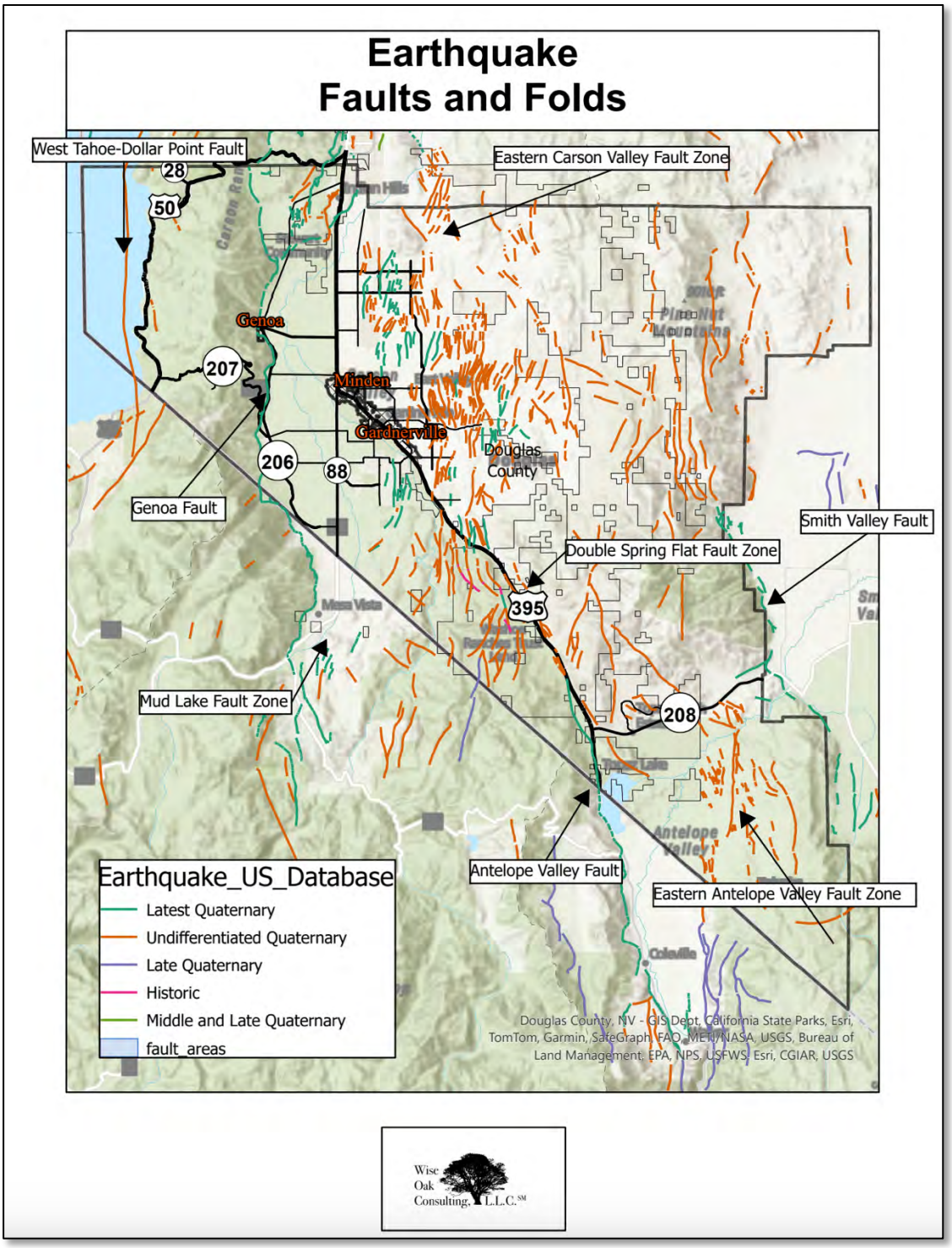


Figure 2-37. Faults and Folds in Douglas County.

As described in Table 2-14, the normal faults depicted in Figure 2-37 are two general types, large east-side-down range-bounding faults and smaller, generally west-side-down distributed fault zones. The large normal faults are all northerly striking, and the relative down-dropping of their eastern sides created Carson, Antelope, Tahoe, and Smith Valleys. These faults appear to have had large earthquakes that offset the ground vertically by 1 to 5 m (3 to 16 ft). The smaller, west-side-down normal faults are more of an enigma. They are antithetic to the larger range-bounding normal faults and are on the opposite side of the basin created by the larger faults. The west-side-down faults appear to have a role in the breakup of the hanging wall of the range-bounding faults and based on rupture patterns may also accommodate right-lateral strike-slip motion.

Two of the eight faults identified likely accommodate dominantly strike-slip movement, the Double Spring Flat and the Mud Lake fault zones. These faults are limited in their length and thus, their earthquake potential. They appear to have apparent secondary tectonic roles, connecting normal faults to one another. It is likely that other strike-slip faults exist in the county but have not been mapped.

The estimated maximum magnitude earthquakes for the major faults in Douglas County range from magnitude 6.5 to 7.2. These major earthquakes usually occur every few thousand years to tens of thousands of years along any individual fault. The high earthquake hazard in Douglas County is the result of these larger faults and hundreds of other smaller faults. For earthquake preparedness, risk mitigation, emergency and recovery planning purposes, understanding the largest earthquakes that can occur in the county are the most important.

There are also several major faults that surround Douglas County and earthquakes along these faults can also cause damage in the county. The major faults that immediately surround the county are in Table 2-17, but they are not discussed or modeled. The potential effects from earthquakes on these faults are covered by the modeling of the major faults within Douglas County.

Table 2-17. Major Fault Types Surrounding Douglas County.

Fault	Normal Dip-Slip Fault	Possible Strike-Slip Fault
Incline Village fault	**X**	
Northern Carson Range fault zone faults	**X**	

Table 2-17. Major Fault Types Surrounding Douglas County.		
Fault	Normal Dip-Slip Fault	Possible Strike-Slip Fault
North Tahoe fault	**X**	
Pine Nut Mountains fault zone	**X**	
Genoa fault (GF)	**X**	
Singatzse Range fault zone	**X**	
Slinkard Valley fault	**X**	
Wabuska lineament (left-lateral)		**X**
Waterhouse Peak fault	**X**	

3. Extent:

One of the most significant earthquake hazards in Douglas County is based on the M 7.1 Carson Range earthquake scenario. As depicted in Figure 2-38, Douglas County can expect to feel violent shaking per the Modified Mercalli Intensity Scale.

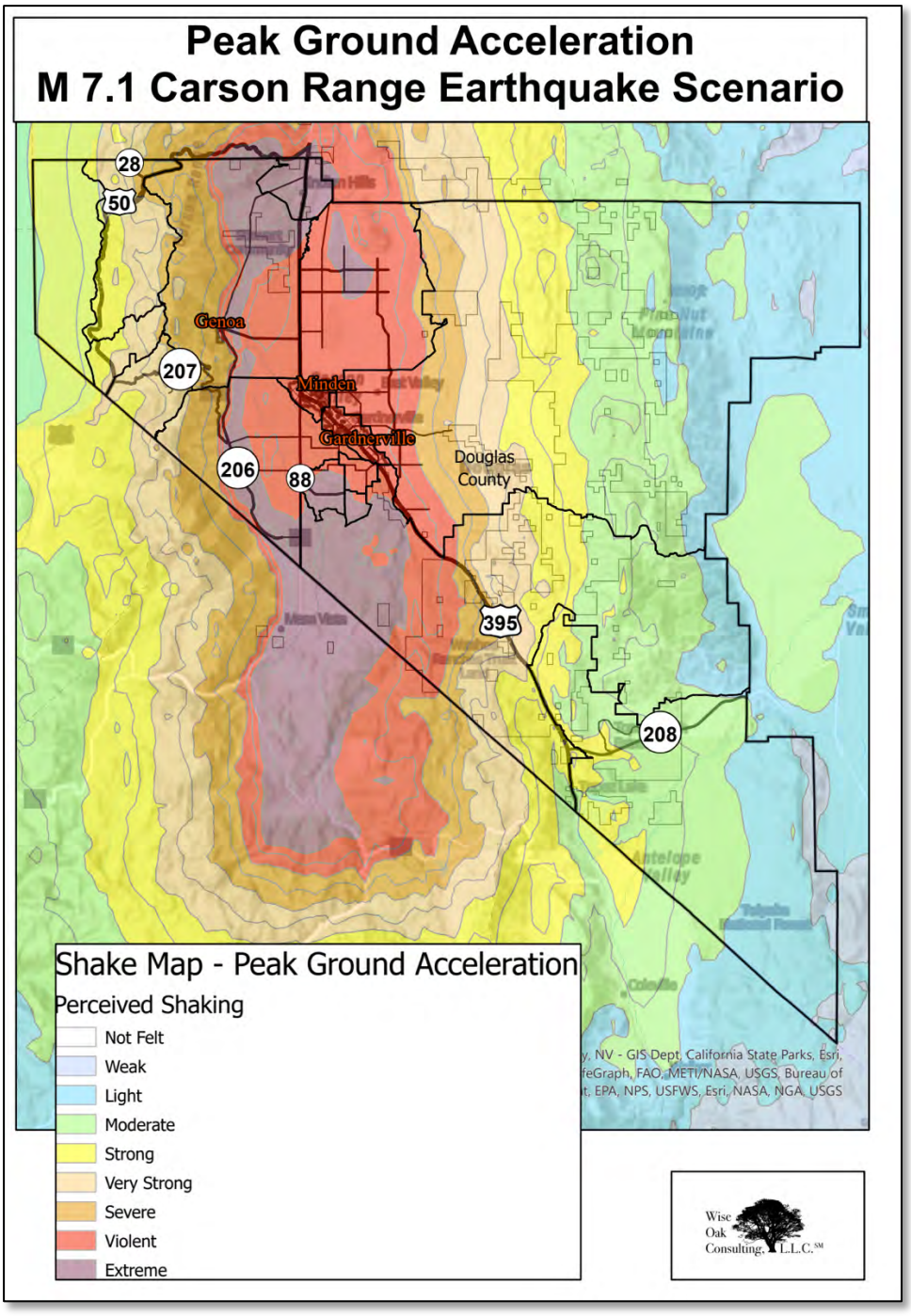


Figure 2-38. M 7.1 Carson Range Earthquake Scenario Shake Map.

Figure 2-39 depicts the National Seismic Hazard Map (PGA) – USGS; 2014 Simplified Peak Ground Acceleration Non-Exceedance in 50 Years. (University of Nevada Reno 2014) The International Building Code (IBC)-2000 defines the maximum considered earthquake (MCE) ground motion, as a collapse-level earthquake with a 2 percent probability of exceedance in 50 years.

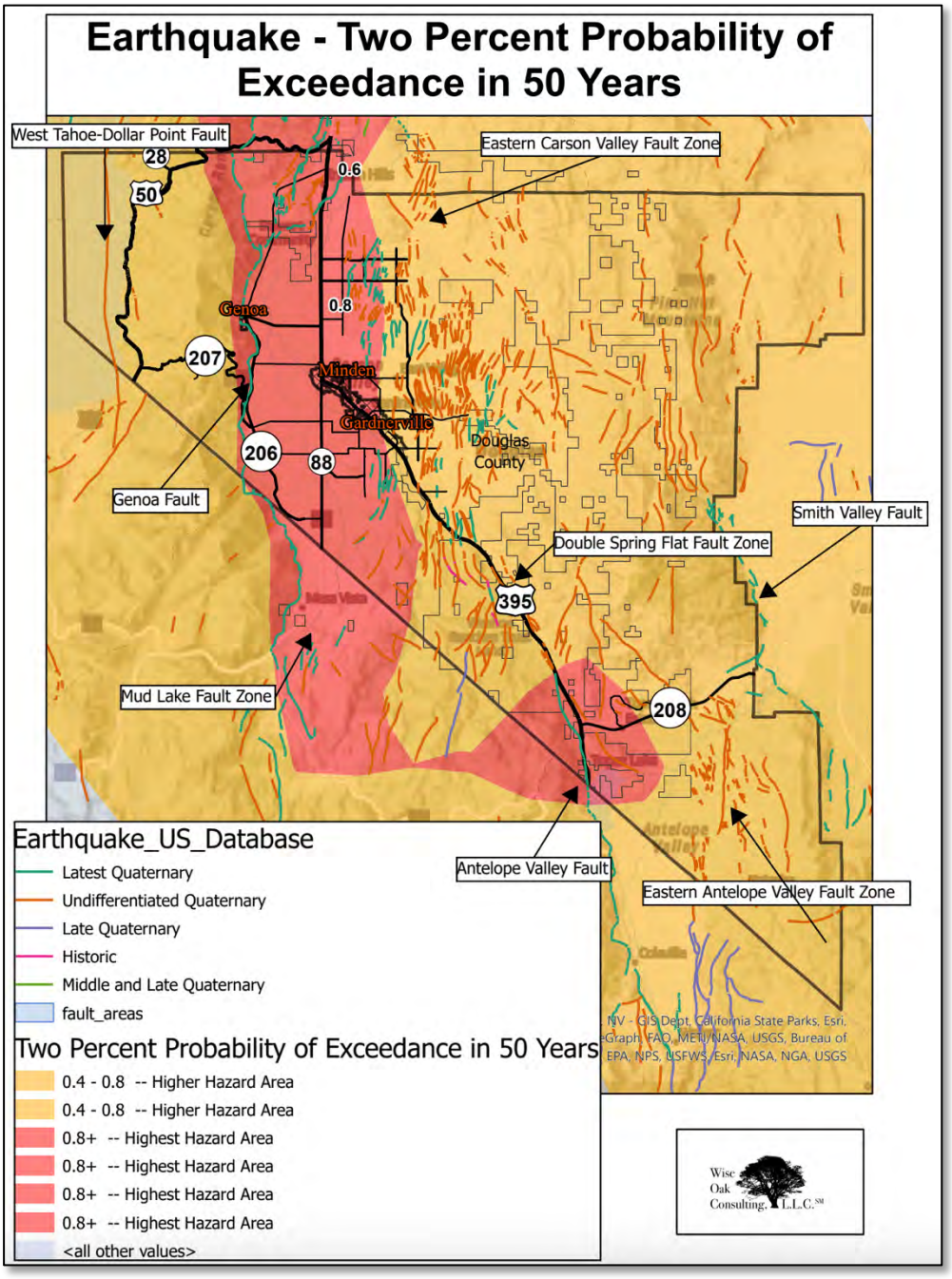


Figure 2-39. Two Percent Probability of Exceedance in 50 Years.

Figure 2-40 depicts a preliminary representation of liquefaction from the 1996 Planning Scenario for a Western Nevada Earthquake. (dePolo et, al.) This map was made with the information available at the time. It is generalized and does not include southern Douglas County. For planning and appropriate land use purposes, a more detailed, county-wide liquefaction analysis is necessary. Updated detailed geologic mapping and groundwater information can be utilized for a more detailed map. The 1996 liquefaction map illustrates the hazard.

There were reports of liquefaction in Carson Valley during the June 6, 1887, Carson City earthquake. The Nevada Tribune reported that, "In the corral, walking across either way, the ground seems as though all was hollow underneath, and by driving a pole down two or three feet, water flows immediately to the surface, and wherever a fissure is seen, black sand several inches deep has been thrown up," on the Boyd Property. This is a fairly precise description of liquefaction.

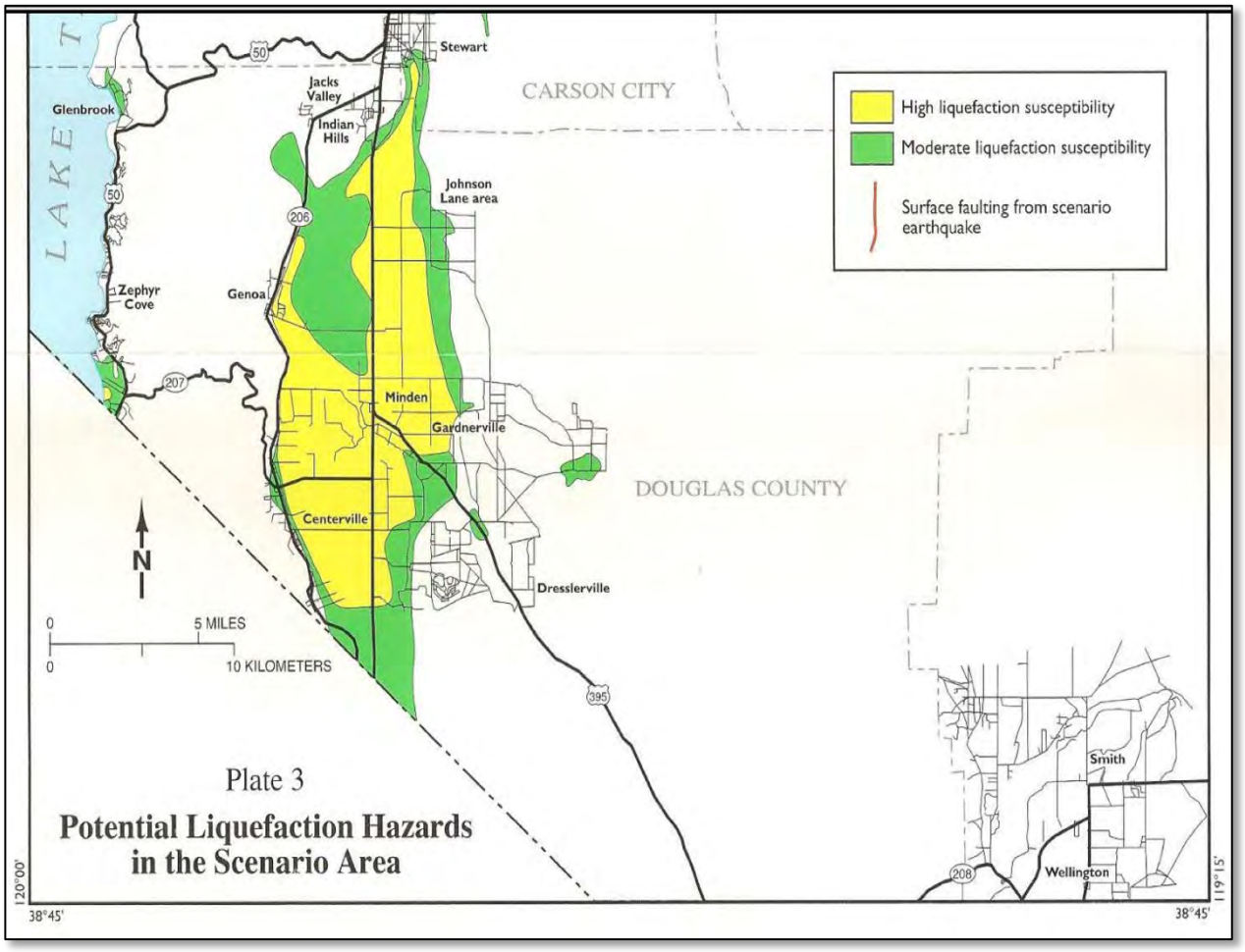


Figure 2-40. M 6.9 Mount Rose Fault Shake Map. (Nevada Bureau of Mines and Geology n.d.)

4. Previous Occurrences on Douglas County:

Figure 2-41 depicts historical earthquakes magnitude 2.0 and greater from 1881 through 2020.

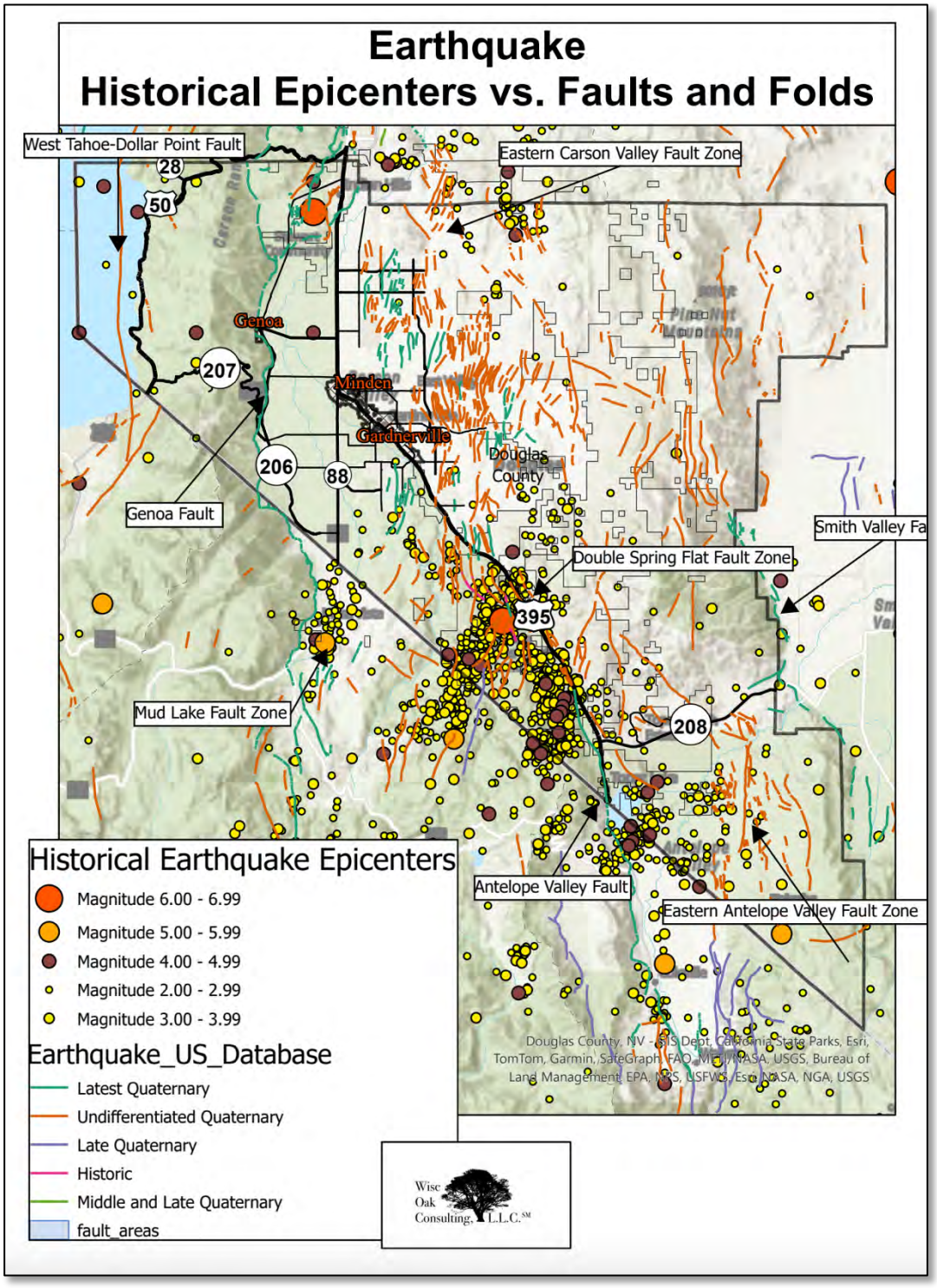


Figure 2-41. Historical Earthquakes Magnitude 3.0 and Greater: 1881-2020.

Section II: Hazard Identification and Risk Assessment

While Douglas County has not received an earthquake federal disaster declaration, Table 2-18 depicts some earthquakes that have occurred in the region. This table only includes the largest events. In some cases, these events were accompanied by hundreds of microearthquakes.

Table 2-18. Select Regional Earthquakes.

Location	Date; Time	Magnitude, Description, Damage
Carson City	June 3, 1887	Mw 6.5; liquefaction.
Gabbs	December 20, 1932	Mw 7.1; surface rupture, chimney damage.
Wabuska	June 25, 1933	Mw 6.0; building and chimney damage.
Gardnerville	September 12; 1994	Mw 5.8; chimney damage, foundation cracking.
Washoe County, 4.5 mi NNW of Incline Village	June 22, 2012 20:51 (PDT)	Mw 4.0 earthquake; strike-slip event.
10.0 mi SSW of Topaz Lake	January 24, 2013 15:25 (PST)	Mw 4.0 earthquake; strike-slip event.
Washoe County, 4.3 mi W of Mt Rose	December 6, 2013 12:20 (PST)	Mw 3.1 earthquake; strike-slip event.
5.8 mi W of Mt Rose	April 7, 2015 22:06 (PDT)	Mw 3.4 earthquake; strike-slip event.
Douglas County, 2.2 mi SSE of Double Springs Flat, NV	June 6, 2017 15:45 (PDT)	Mw 3.8 earthquake; strike-slip event.
Carson City County, 4.3 mi SSE of Carson City	**March 20, 2020 18:34 (PST)**	Mw 4.5 earthquake.

5. Probability of Future Events on Douglas County:

Pats activity of earthquake faults is an indicator of future earthquakes. Faults have been created throughout Earth's history. Old faults are commonly inactive and are not considered threatening. For earthquake hazards, the most recently active faults are of concern. Figure 2-41 above shows the known rupture history on Quaternary faults in Nevada and adjacent areas. Quaternary, (the past 2.6 million years), is a common age of faults that are observed to be hazards. Only a small number of the faults shown on Figure 2-41 have been investigated. For many of these faults, activity has been inferred by geomorphic surface expression. Faults with movement in the last 130,000 years (Latest Quaternary) are active and considered potential earthquake hazards; some of the other faults that have poor surface expression will fall into this category as well. These faults should be considered when investigating local earthquake hazards and building across them should be avoided, if possible.

Figure 2-42 shows the calculated probability for an earthquake of magnitude ≥6 occurring within 50 km (31 miles) and over a 50-year time period in Nevada. Although we know the map is not an exact calculation of the real probability of having an event, it does appear to mimic the earthquake hazard. Of concern, regions of Douglas County are projected to have a greater than 55% probability of a M 6.0 earthquake in the next 50 years. The elevated risk in the Walker Lane belt is clear.

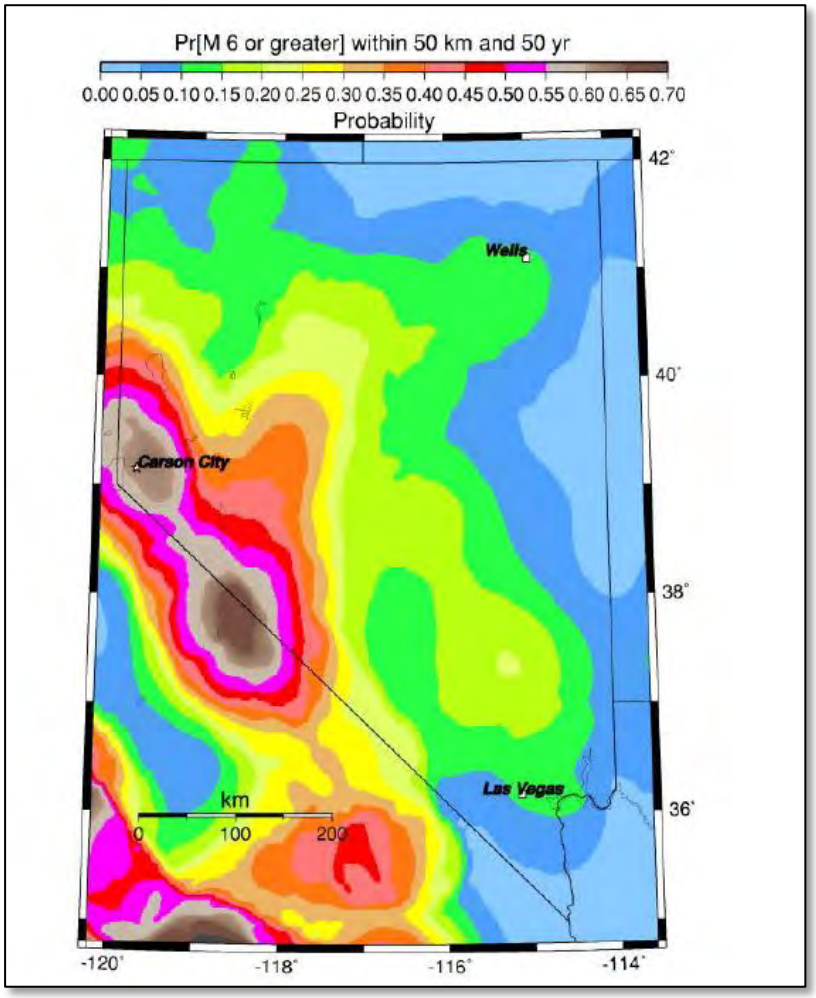


Figure 2-42. Probabilities for a Magnitude ≥6 Earthquake Within 31 Miles and 50 Years of a Location.

Corresponding with Figure 2-42 depicting the probabilities of a M 6.0 earthquake in the next 50 years, Figure 2-43 depicts the higher National Risk Index Annualized Frequency along the border.

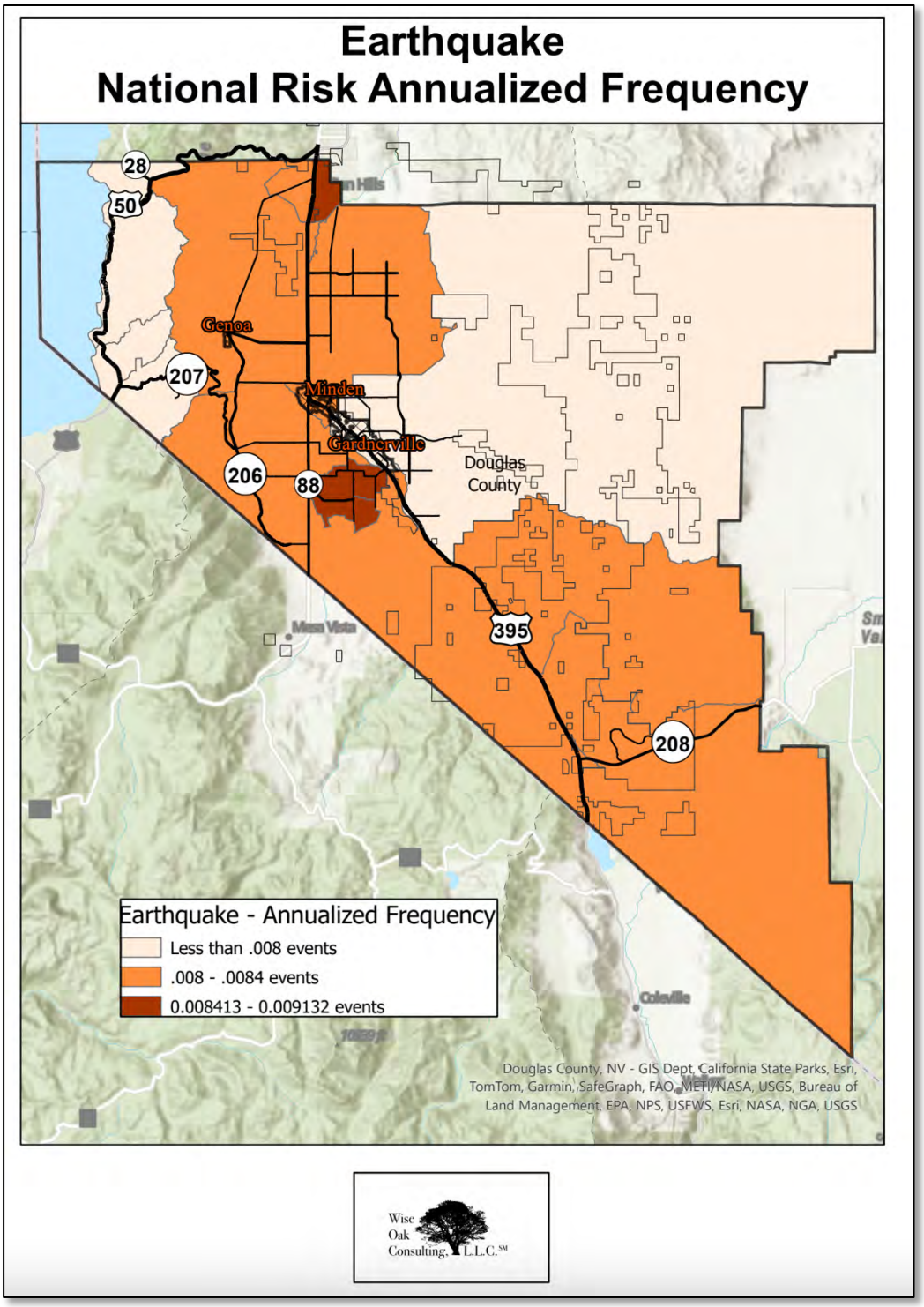


Figure 2-43. Earthquake National Risk Index Annualized Frequency.

6. Vulnerability of Douglas County:

As noted earlier, the heightened earthquake risk in terms of both probability and magnitude runs through the hearts of the County. Figure 2-44 depicts County facilities versus the earthquake risk.

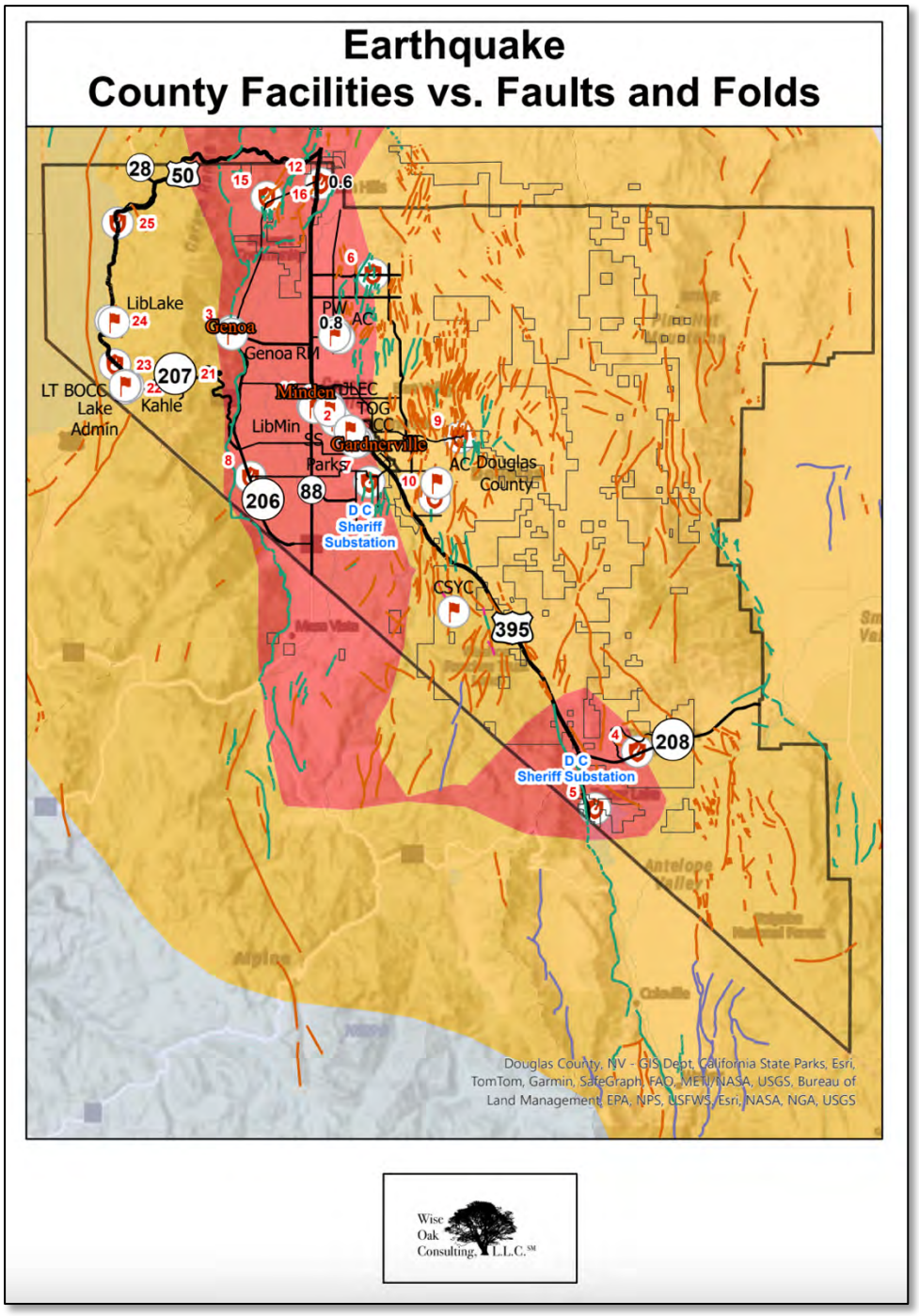


Figure 2-44. Douglas County Facilities vs. Earthquake Risk.

Figure 2-45 depicts the National Risk Index Exposure; running from less than $10.5B in the sparsely populated mountains to $51.5B in the more heavily populated areas along the I-395 corridor.

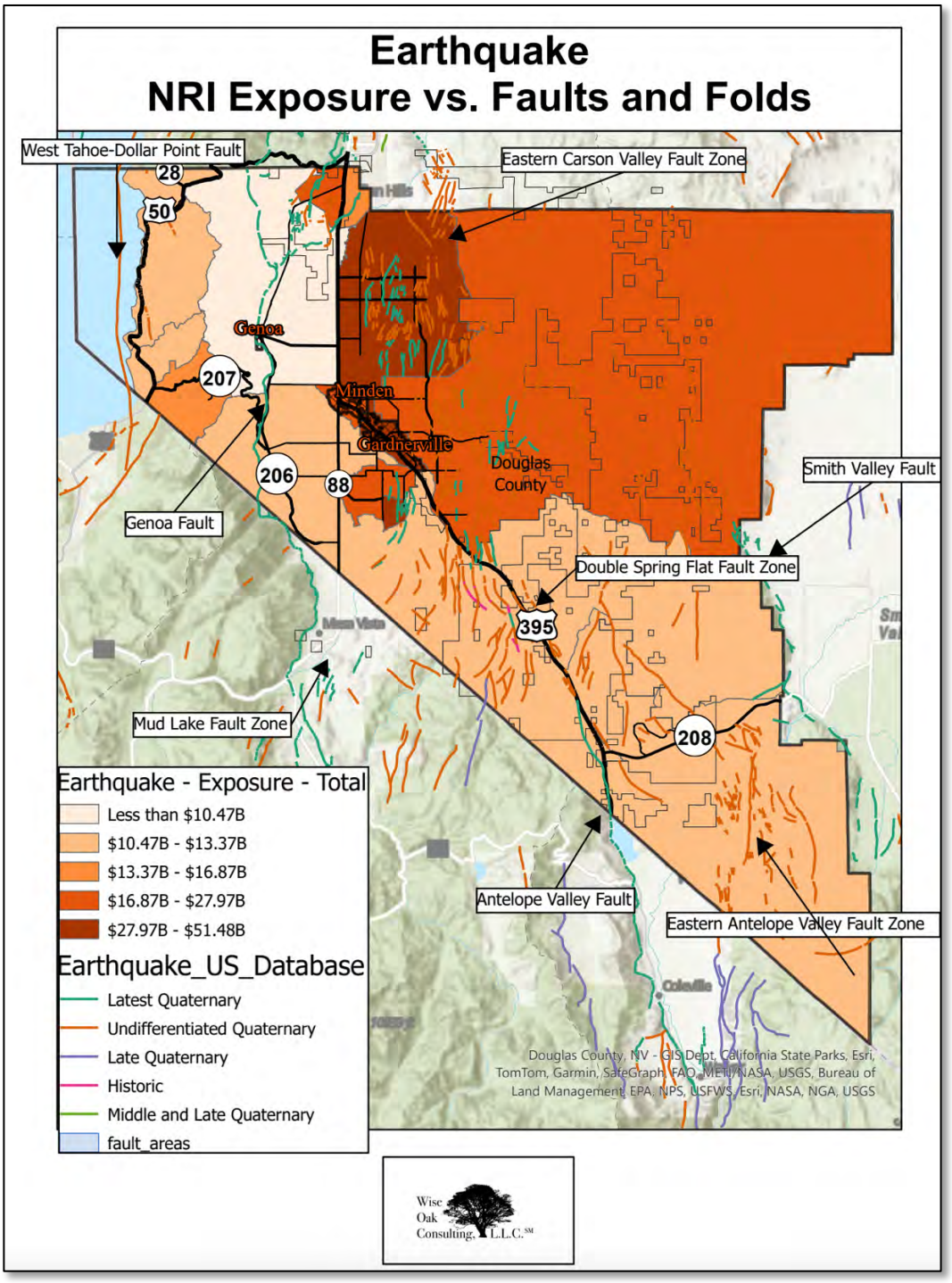


Figure 2-45. Earthquake National Risk Index Exposure.

7. Impact on Douglas County:

Many of the County's people, property and structures would be impacted by an earthquake. Disruptions caused by power outages and loss of communications would also have economic impacts.

Table 2-19 summarizes the 50-year and 100-year Probabilities of VI-IX occurring in Douglas County. The table was developed by Dr. John Anderson of the Nevada Seismological Laboratory based on the U.S. Geological Survey the National Seismic Hazard Map tool.

Table 2-19. Probabilities of Modified Mercalli Intensity Levels Occurring in Douglas County.

Earthquake Intensity	50-Year Probability	100-year Probability
VI	68%-78%	90%-95%
VII	39%-48%	63%-73%
VIII	11%-19%	21%-35%
IX	2%-8%	5%-16%

Figure 2-46 depicts the shake map for the U.S. geological Survey M 7.1 Carson Range Fault Scenario. The heart of Douglas County can expect very strong to severe shaking with moderate to moderate/heavy damage. Based on Table 2-17, Douglas County has a 39%-48% probability of experiencing this level of earthquake in the next 50 years.

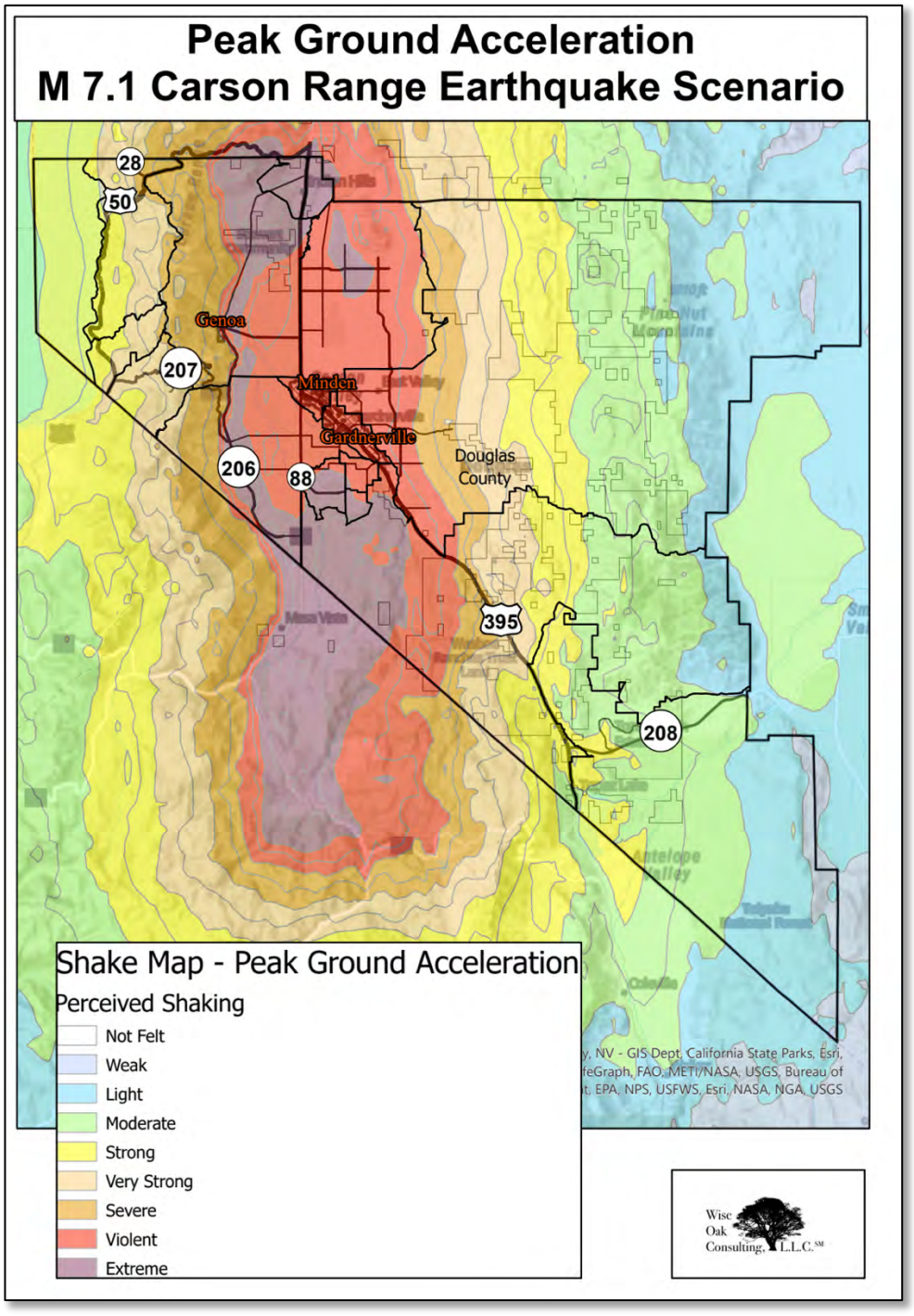


Figure 2-46. Shake Map for M 7.1 Carson Range Earthquake Scenario.

Figure 2-47 depicts the National Risk Index for Expected Annual Loss due to earthquake. Expected Annual Loss is a function of:

- Exposure
- Annualized Frequency
- Historic Loss Ratio

With an expected annual loss as high as $1.19 million in one census tract, the community can expect earthquakes to have a significant impact on Douglas County.

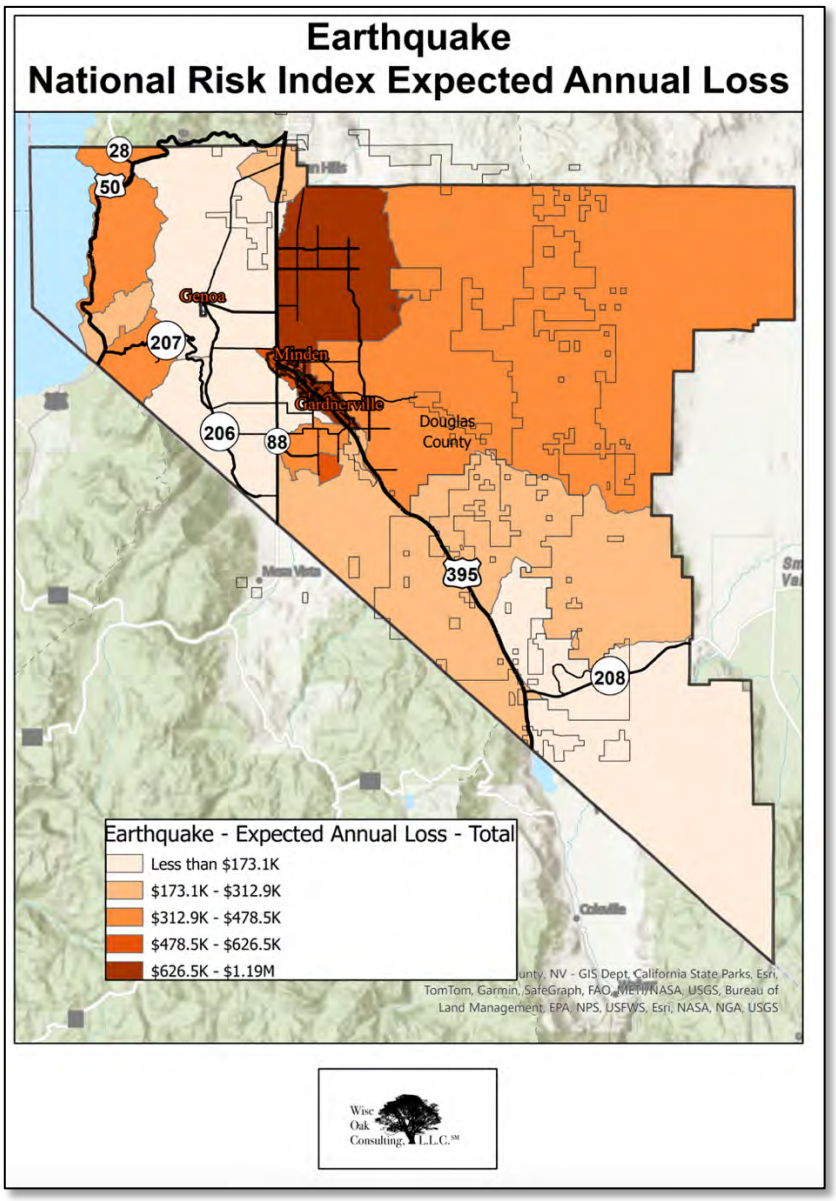


Figure 2-47. Earthquake National Risk Index Expected Annual Loss.

8. Impact of Climate change:

Hammond et al. (2019, Jour. Of Geophysical Research, v. 124, p. 6072) made the case that the 2011 drought influenced not only seismicity in western Nevada, but also magmatic inflation of the Long Valley volcanic system near Mammoth Lakes and crustal deformation. Thus, it is plausible that large precipitation trends, in the form of droughts or years of heavy precipitation, could influence earthquake behavior in the short term. Over the long term, tectonics would likely override these shorter-term modulations of earthquake activity. As a result, there is insufficient data to develop a quantitative impact of climate change on earthquakes.

3. Extreme Heat (Planning Significance - Low)

1. General hazard description:

Extreme heat refers to high day and/or nighttime temperatures, usually during the summer, that endanger human and animal health and can damage infrastructure or cause other disruptions. According to National Weather Service (NWS) statistics, heat is a particularly dangerous kind of extreme weather. In 2021 alone, the National Weather Service (NWS) reported 190 deaths due to extreme heat – an increase of 19 over the 10-year average and 24 over the 20-year average (Figure 2-48). (National Weather Service 2024) This is more than twice as many people as were killed by tornados, flooding, or riptides (Figure 2-48). Thirty-three (33) of those fatalities occurred in Nevada. (National Weather Service 2024) The majority of heat-related deaths occurred in southern Nevada. However, Douglas County is also seeing more high-heat days and nights. While we often think about dangers associated with extremely high daytime temperatures, nighttime temperatures can also have significant health effects. Heat waves impact some individuals more than others. Children, older adults, people with certain medical conditions, and pregnant people are, on average, more physically vulnerable to the effects of high temperatures. People who work outdoors, take public transportation, or use transportation without cooling, and who do not have access to indoor cooling at home have greater heat exposure. Access to functional home cooling and the resources to run it can reduce exposure to heat.

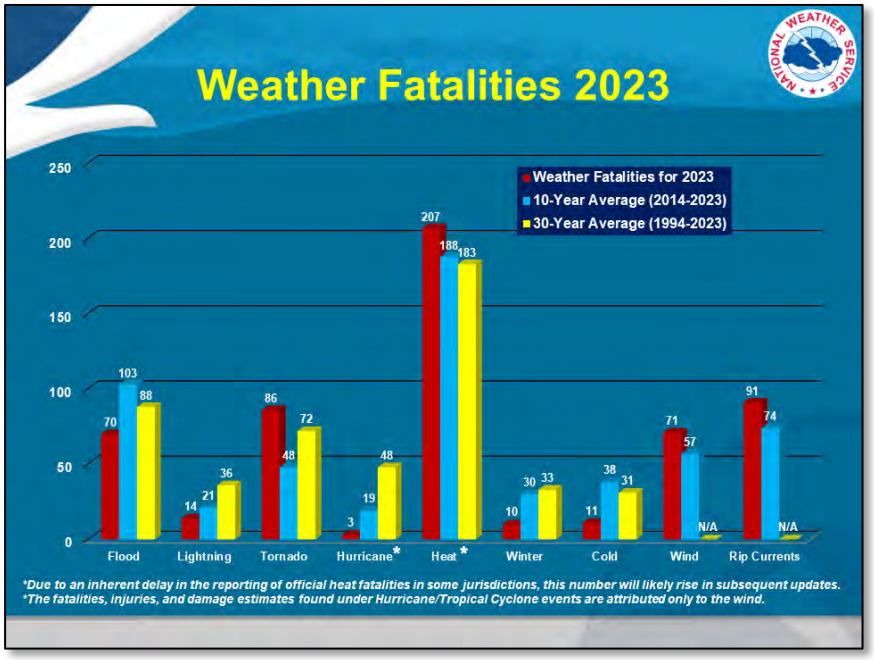


Figure 2-48. Weather Fatalities in 2023.

High temperatures also reduce the reliability of transportation and electrical infrastructure. During heat waves, demand for electricity increases for cooling, and power generation and distribution systems are less efficient. Particularly high temperatures can also disrupt air travel and helicopter operations because hot air is thinner and reduces aircraft performance.

Currently, the National Risk Index Score for Heat Wave in Douglas County is "Very Low."

2. Location:

While increased heat will affect the entire county, the lower elevations are more at risk. Figure 2-49 depicts the number of properties at risk to increased Heat Factors. (First Street 2024) The distribution of properties at risk clearly follows the more highly populated areas.

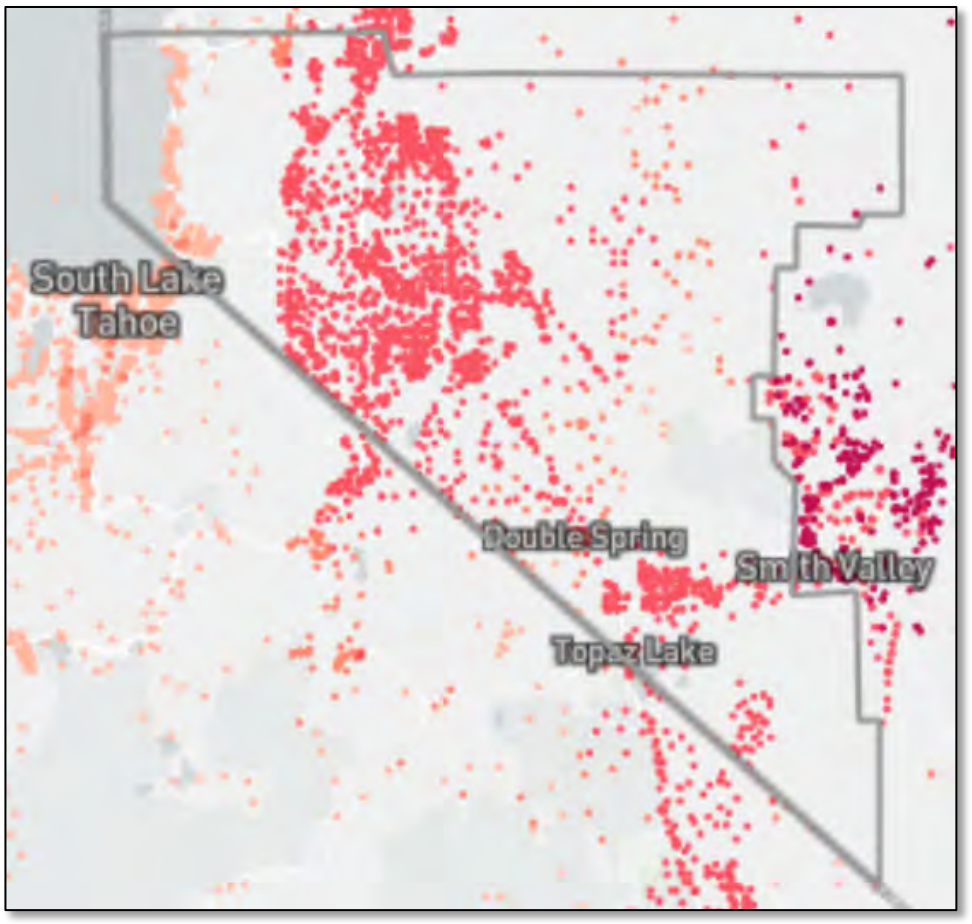


Figure 2-49. Properties at Risk from Heat.

3. Extent:

Douglas County is considered to have a moderate heat risk as 83% of homes have a moderate Heat Factor (Figure 2-50). (First Street 2024)

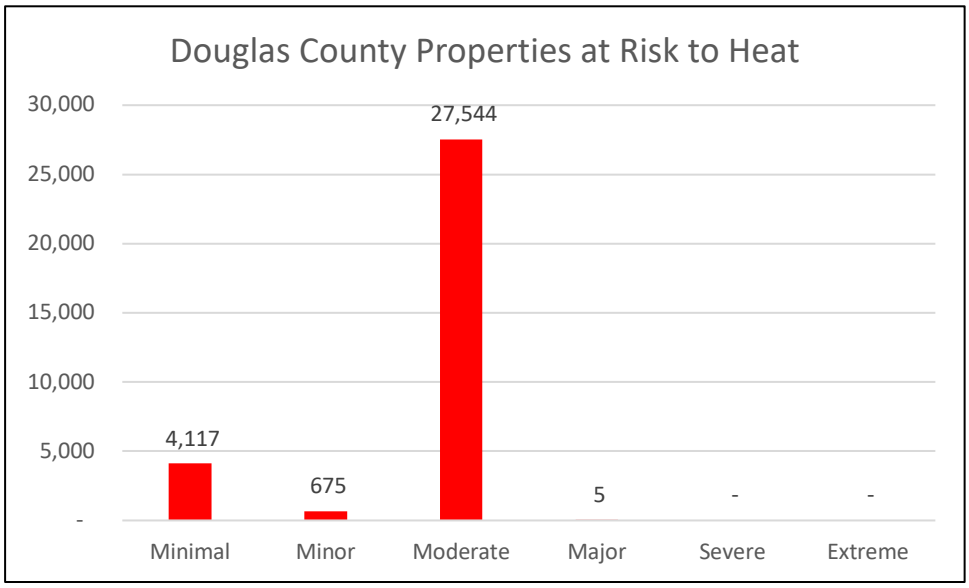


Figure 2-50. Distribution of Properties at Risk from Heat.

4. Previous Occurrences in Douglas County:

Neither FEMA nor the National Weather Service report any recorded heat-related disasters in Douglas County since 1957. However, there were 6 days between 90-100º F recorded 30 years ago. In 2024, there were 15 days between 90-100º F – almost triple the number. Figure 2-51 depicts the minimum, mean, and maximum temperature norms for Minden from 1991-2020. (National Weather Service 2024) Most notably, the annual normal has increased markedly over time.

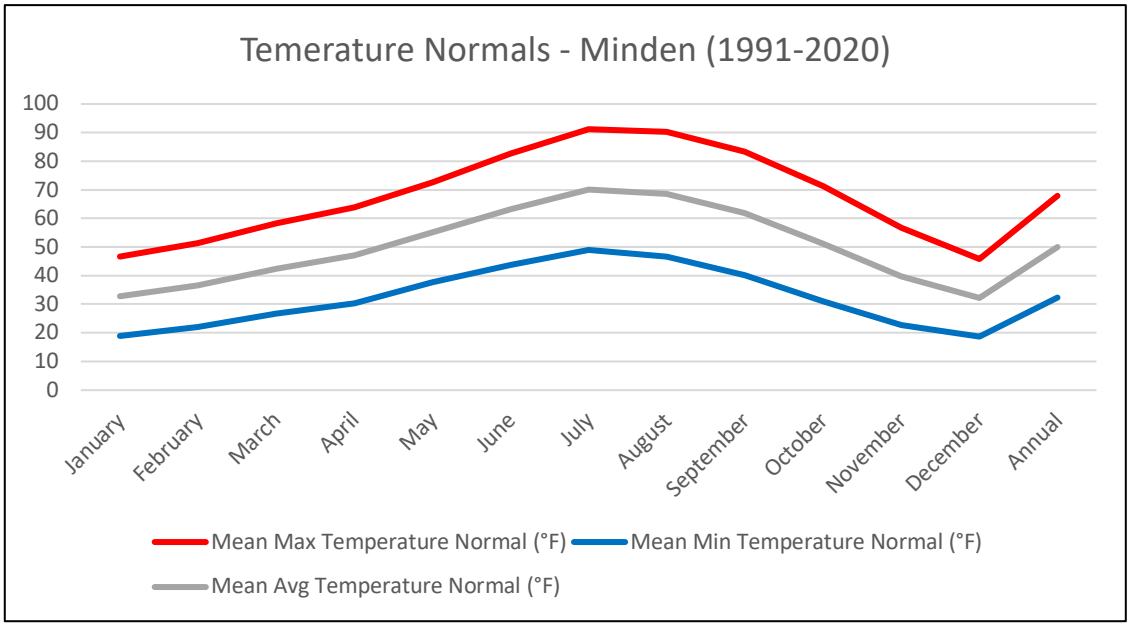


Figure 2-51. Temperature Normals for Minden, Nevada, 1991-2020.

Figure 2-52 depicts the highest minimum, mean, and maximum temperature for Minden in 2023-2024. What is notable is that the highest temperatures are reaching was 10º F above the normal from 1991-2020. (National Weather Service 2024)

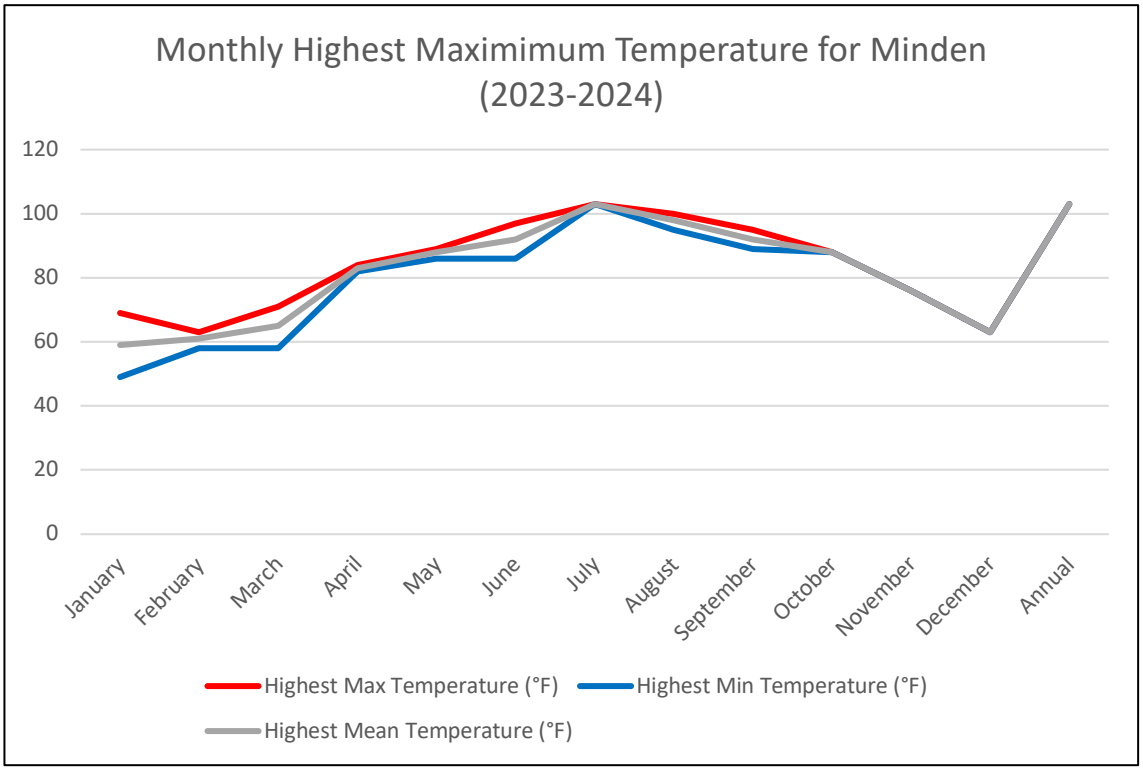


Figure 2-52. Monthly Highest Maximum Temperature for Minden, Nevada, 2023-2024.

5. Probability of Future Events on Douglas County:

While Douglas County had six (6) days 90-100º F 30 years ago and 15 days 90-100º in 2024, there is an estimated 65% chance that there will be 27 days 90-100º in 30 years. (First Street 2024) Furthermore, Figure 2-53 is a side-by-side comparison of the number of days that feel as if they are above 94º F both in 2024 and 30 years into the future. The Heat Factor "Feels Like" calculation is based on air temperature and relative humidity.

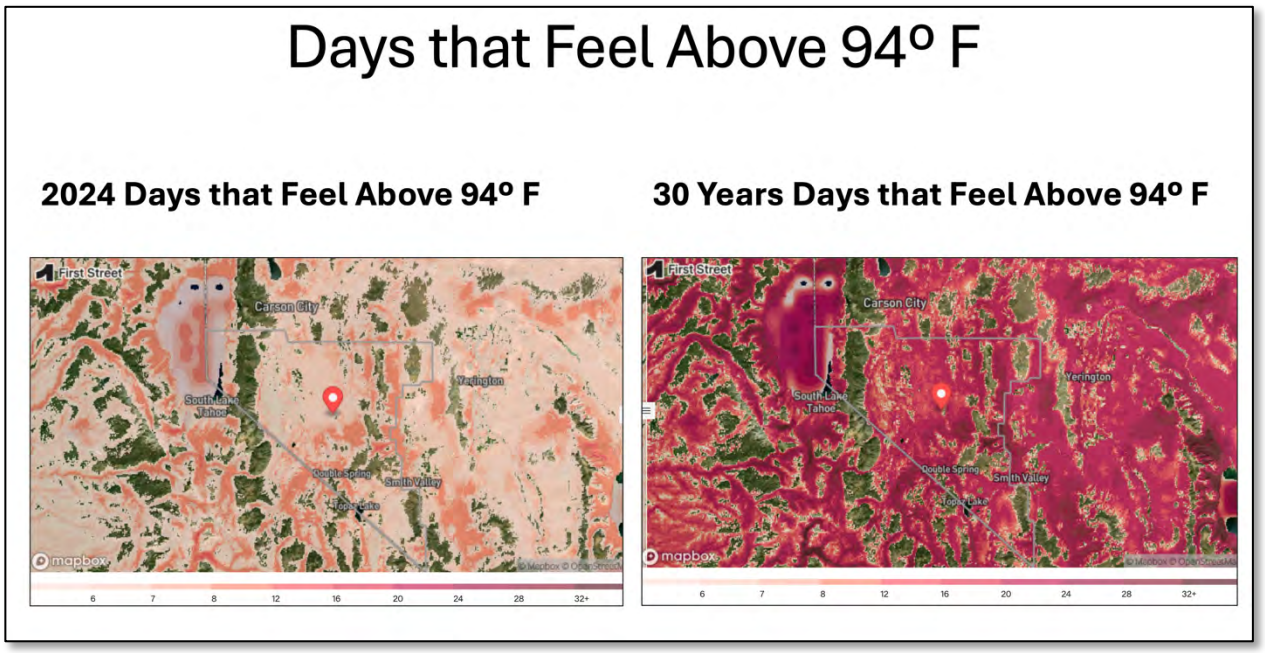


Figure 2-53. Number of Days that Feel Above 94º F in 2024 and in 30 Years. (First Street 2024)

6. Vulnerability of Douglas County:

Figure 2-54 (repeated) depicts the number of properties at risk to increased Heat Factors. (First Street 2024) The distribution of properties at risk clearly follows the more highly populated areas.

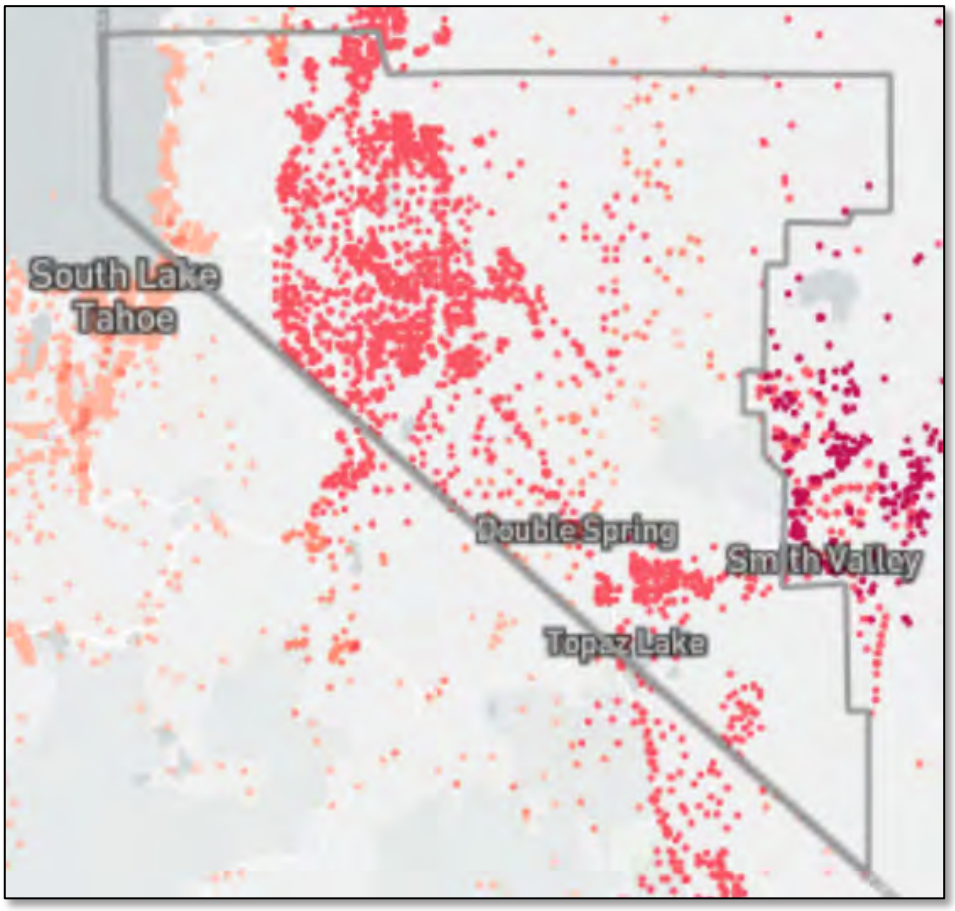


Figure 2-54. Properties at Risk from Heat.

In its National Risk Index, FEMA does not have an estimate for Annualized Frequency or Expected Annual Loss for Douglas County.

7. Impact on Douglas County:

Figure 2-55 depicts the health impacts of extreme heat at 80º F and 90º F, including the predicted number of days above those temperatures.

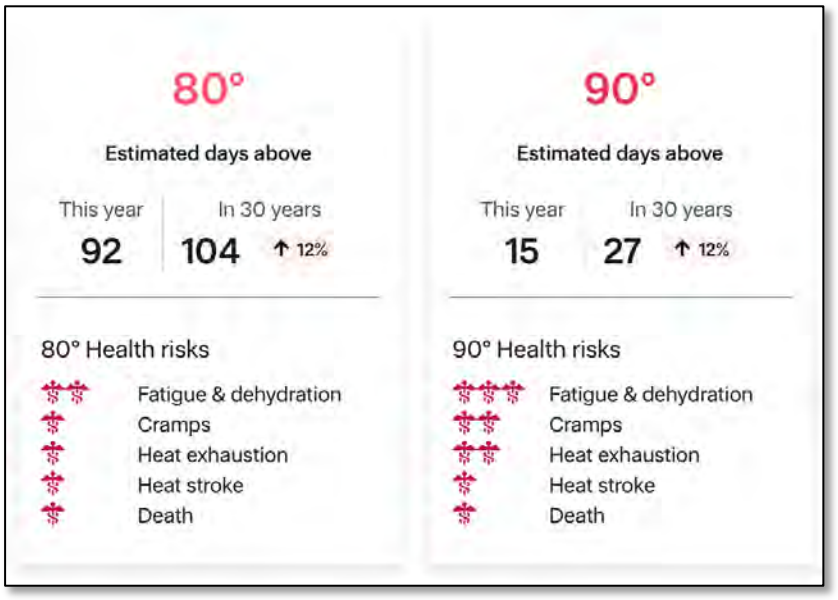


Figure 2-55. Health Impact of 80º F and 90º F Days in 2024 and in 30 Years.

Extreme Heat also causes an increase in energy consumption; there are currently 151 days in Douglas County in which the use of air conditioners would cause increased energy consumption. (First Street 2024)

8. Impact of Climate change:

The State climate assessment projects that in the relatively near future – the middle of this century – northern Nevada will experience, on average, 7 – 35 more extremely hot days. In the near-term, the number of warm nights is also expected to increase, with larger increases in the southern part of the State (Figure 2-56). Both images use the RCP 8.5 emissions scenario. This is a higher emissions scenario in the long-term, similar to the RCP4.5 scenario in the near-term. (State of Nevada Climate Initiative n.d.)

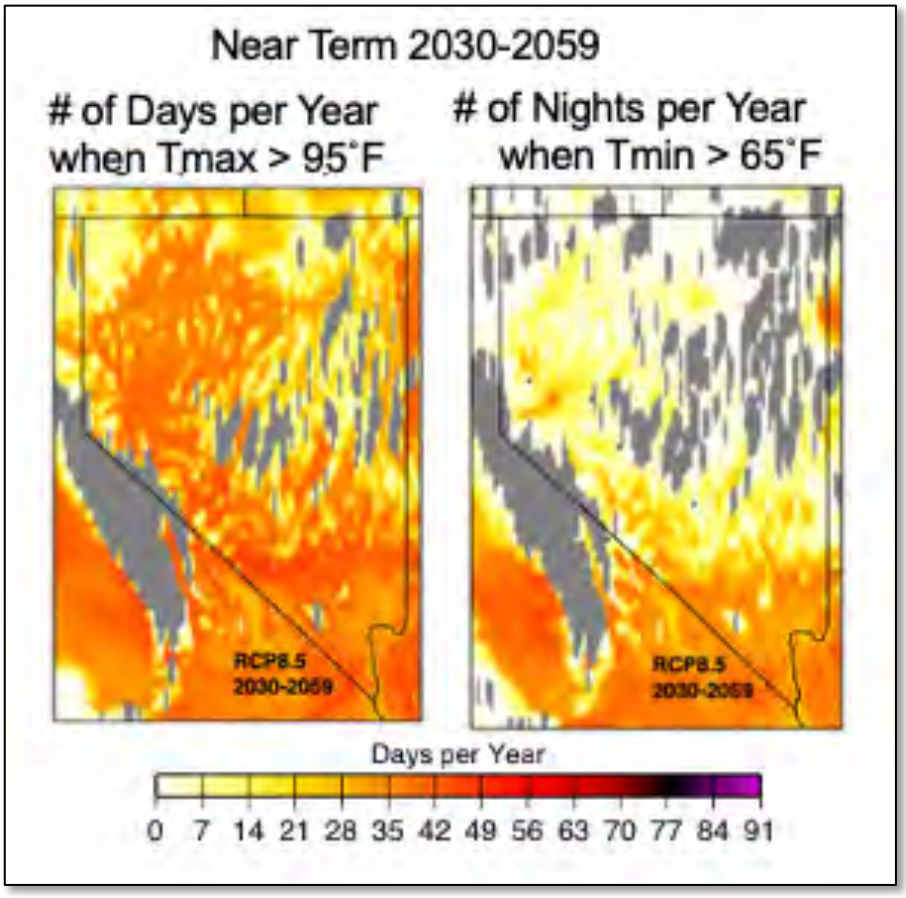


Figure 2-56. Near-Term Increase in Days with Highs Above 95°F and Nighttime Lows Above 65°F. (State of Nevada Climate Initiative n.d.)

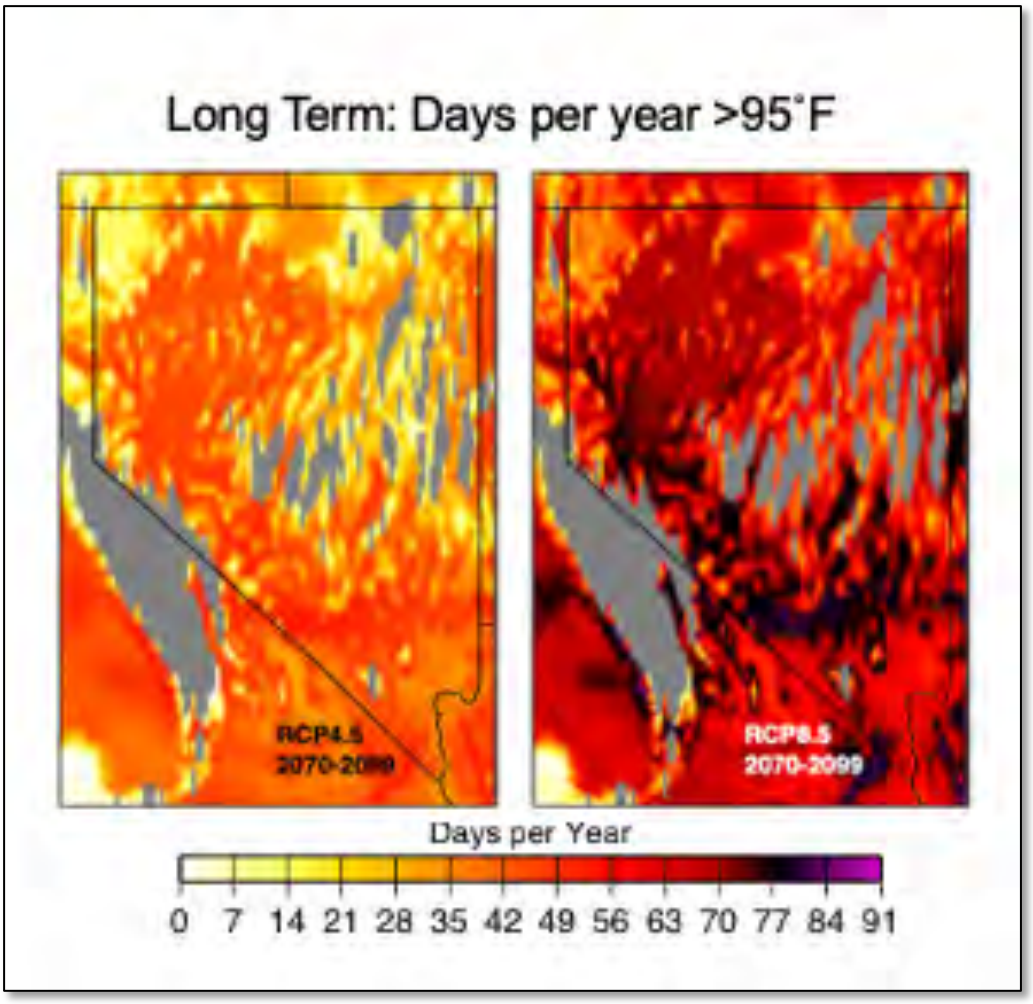


Figure 2-57. Long-Term Increase in Days with Highs Above 95°F and Nighttime Lows Above 65°F.

The State climate assessment projects that in the relatively near future – the middle of this century – northern Nevada will experience, on average, 7 – 35 more extremely hot days. In southern Nevada, there may be an additional month or more when daytime maximum temperatures exceed 95°F. In the near-term, the number of warm nights is also expected to increase, with larger increases in the southern part of the State (Figure 2-57). (State of Nevada Climate Initiative n.d.)

As depicted in Table 2-20, Nevada's Climate Strategy highlights expected impacts from heat and heat waves due to climate change. (State of Nevada Climate Initiative n.d.)

Table 2-20. Impacts of Climate Change to Heat and Heat Waves.

Public Health	• Increased risk of mortality and morbidity • Increase in preterm births
Water Resources	• Degradation of water quality • Increased water loss due to higher evaporative demand
Environment	• Species' ranges will shift • Some local extinctions • Negative impacts on wildlife health including higher mortality
Recreation & Hospitality	• Decrease in time available to be safely outside • Deterrent to attracting visitors
Agriculture & Ranching	• Health impacts of being outdoors during heat waves • Heat impacts to livestock health and milk production • Longer growing seasons and new crop varieties • Impacts to plant health and crop production • Delayed or reduced production from adapting to shifting seasons and crop performance

Public Health

According to a 2022 white paper by the Office of Management and Budget (OMB),

"More frequent, severe, prolonged extreme heat events will lead to elevated temperature exposure and increased heat-related deaths and illnesses (USGCRP, 2016). Exposure to climate or weather-related disasters can cause or exacerbate stress and mental health consequences, with greater risk for certain populations (ibid). The risk of food-borne illness may grow with increased exposure of food to certain pathogens and toxins (ibid). Increases in water temperatures will likely alter the timing and location of water-born illnesses (ibid). Increased growth of pathogens, such as Salmonella, are expected due to increased warmer winters (ibid). Many impacts of climate change will create a greater need for healthcare and related community facilities. They will also create a greater demand for specialists in related medical fields." (White House Office of Management and Budget 2013)

OMB expects both mortality from premature deaths and morbidity from non-fatal health problems to increase, with morbidity having a large impact on healthcare costs. However, OMB notes that the quantitative impact of climate change on morbidity has only been assessed for a subset of morbidity effects. The white paper notes, "Climate change can directly affect human health, but it also interacts with non-climate stressors to indirectly affect individual and community health. These interactions make it difficult to quantify overarching climate impacts on healthcare." (White House Office of Management and Budget 2013) However, OMB estimates the impact on mortality for several factors as shown in Table 2-21. The public health discussion that follows is for the state of Nevada and comes directly from the 2023 State of Nevada Enhanced Mitigation Plan. Due to the immense change in Extreme Heat impacts between Northern and Southern Nevada, it is not possible to extrapolate the direct expected impact on Douglas County.

Table 2-21. Mid and Late-Century Mortality Estimates.					
Sector	Impact Type	RCP 4.5 Mortality[1]		RCP 8.5 Mortality[2]	
		Mid-century annual premature deaths	Late-century annual premature deaths	Mid-century annual premature deaths	Late-century annual premature deaths
Air Quality	Ozone	360	550	510	1,200
	Particulate Matter less than 2.5 micrometers	1,120	1,790	1,580	3,700
Extreme Temperatures	Extreme Heat and Cold	5,000	7,460	6,800	14,780

With Nevada accounting for 9.5% of the national population, premature deaths due to all causes in Table 3-16 may range from 616 (RCP 4.5 mid-century) to 1,870 (RCP 8.5 late-century). Furthermore, the OMB estimates that the financial risk due to the impact of climate change on air quality could be $700M - $21.5B per year if not mitigated. In 2020, state and local governments healthcare costs represented 14.3% of the $4.1T national healthcare spending. (White House Office of Management and Budget 2013) If the same ratio were to hold true, state and local government share of the cost due to air quality for the State of Nevada would be $100M - $3B. In addition to heat related illnesses that include, "…cardiovascular and respiratory complications, renal failure, electrolyte imbalance, kidney stones, negative impacts on fetal health, and preterm birth (NCA, 2018)…Productivity declines 1.7% for each 1 degree C of temperature increase above 15 degrees Celsius (NBER, 2015)." (White House Office of Management and Budget 2013) Increased emergency room costs due to hyperthermia could reach $9M - $118M by the end of the century. (White House Office of Management and Budget

[1] The RCP 4.5 scenario assumes that global greenhouse gas emissions will peak around the year 2040 and then decline, leading to a stabilization of atmospheric CO2 concentrations at around 540 ppm by 2100.

[2] The RCP 8.5 scenario assumes that global greenhouse gas emissions will continue to increase throughout the 21st century without any significant climate policies to reduce them.

2013) Again, using a factor of 14.3% of the national expenditure, Nevada could see an increased cost of $1.2M - $16.8M.
Although quantitative estimates are evolving, the impact of extreme heat due to climate change will be significant for Nevada.

Leisure and Hospitality

While Leisure and hospitality is the leading economic sector in Nevada as a whole, it is relatively minor in the economy of Douglas County. The impact due to Extreme Heat is expected to be minimal.

Outdoor activities in Nevada include water sports, winter sports, fishing, bird hunting, wildlife watching, hiking, and golfing. Climate change will impact all of these activities. Increased temperatures are expected to make precipitation more erratic with wetter winters (reduced snowpack), earlier snowmelt, increased runoff, and more arid summers. (University of Maryland 2023) The increased heat will lead to more precipitation in northern Nevada.

Agriculture

This section on agriculture is taken directly from the 2023 State of Nevada Enhanced Hazard Mitigation Plan. Since northern Nevada may actually see more rain due to climate change, the overall impact of extreme heat on agriculture in the region is extremely difficult to estimate.

Agriculture, Forestry, Fishing, and Hunting generated $433M in GDP for the State in 2022. During 2022, Nevada agriculture producers saw almost $210M in losses (winter weather, freezing, and irrigation system failures have been excluded).[3] Insurance payments to U.S. farmers due to drought increased 400% in the 25 years from 1995 to 2020. (Douglas, U.S. Crop Insurance Payouts Rise Sharply as Climate Change Worsens Droughts, Floods. 2023) Both annual increases in temperatures and Extreme Heat events affect the drought conditions. If the same trend were to hold true for the next 25 years, Nevada farmers could see more than $840M (2022 dollars) in losses in a year by mid-century. Even a 50% increase would result in over $315M (2022 dollars) in losses per year. A 2021 Stanford study estimates that global warming accounted for 19% of crop losses between 1991 and 2017. At 19% of the total, the impact of climate change on crop loss increases by mid-century of between $315M and $840M would be approximately $60M and $159M per year (Table 2-22). There is a large variance in loss increase in part because it depends on the mitigation measures that jurisdictions put in place.

[3] Cause of Loss Historical Data Files, March 10, 2023.

During 2022, the total crop insurance premiums for agriculture producers amounted to $84.4M on $311M in total liabilities. (U.S. Department of Agriculture 2022) While insurance premiums will also rise, the interplay between such factors as yield decreases and price increases makes estimating the premium increase extremely difficult. However, insurance premiums are expected to rise between 3.5% and 22%, or an increase in premiums of between $2.96M and $18.6M for Nevada producers. (Douglas, U.S. Crop Insurance Payouts Rise Sharply as Climate Change Worsens Droughts, Floods. 2023)

Table 2-22. Estimated Agricultural Loss Increase Due to Climate Change.

County	2022 Loss	2047 Estimated Loss - Low (50% Increase)	2047 Estimated Loss - High (400% Increase)	2047 Loss Due to Climate Change - Low (50% Increase)	2047 Loss Due to Climate Change - High (400% Increase)
Churchill	$10,052,934	$15,079,401	$40,211,736	$2,865,086	$7,640,230
Clark	$322,801	$484,202	$1,291,204	$91,998	$245,329
Douglas	$623,000	$934,500	$2,492,000	$177,555	$473,480
Elko	$39,047,062	$58,570,593	$156,188,248	$11,128,413	$29,675,767
Esmeralda	$7,062,480	$10,593,720	$28,249,920	$2,012,807	$5,367,485
Eureka	$10,170,867	$15,256,301	$40,683,468	$2,898,697	$7,729,859
Humboldt	$7,711,237	$11,566,856	$30,844,948	$ 2,197,703	$5,860,540
Lander	$28,698,121	$43,047,182	$114,792,484	$8,178,964	$21,810,572
Lincoln	$13,955,762	$20,933,643	$55,823,048	$3,977,392	$10,606,379
Lyon	$7,163,988	$10,745,982	$28,655,952	$2,041,737	$5,444,631
Mineral	$3,745,111	$5,617,667	$14,980,444	$1,067,357	$2,846,284
Nye	$19,976,959	$29,965,439	$79,907,836	$5,693,433	$15,182,489
Pershing	$25,926,216	$38,889,324	$103,704,864	$7,388,972	$19,703,924
Washoe	$10,275,703	$15,413,555	$41,102,812	$2,928,575	$7,809,534

Table 2-22. Estimated Agricultural Loss Increase Due to Climate Change.					
County	**2022 Loss**	**2047 Estimated Loss - Low (50% Increase)**	**2047 Estimated Loss - High (400% Increase)**	**2047 Loss Due to Climate Change - Low (50% Increase)**	**2047 Loss Due to Climate Change - High (400% Increase)**
White Pine	$25,416,301	$38,124,452	$101,665,204	$7,243,646	$19,316,389
All Other Counties	$160,358	$240,537	$641,432	$45,702	$121,872
Total	$210,308,900	$315,463,350	$841,235,600	$59,938,037	$159,834,764

According to a 2022 white paper by the Office of Management and Budget (OMB), crop yields will generally decrease under warming scenarios. (White House Office of Management and Budget 2013) Since many of the crops grown are for feed, the decreased yields will have a ripple effect through ranching.

Note. This hazard is profiled for informational purposes. Therefore no mitigation actions are included in this revision of the Plan.

4. Flood – Riverine (Planning Significance - High)

1. General hazard description:

Floodplains: Flooding is the accumulation of water where there usually is none, or the overflow of excess water from a stream, river, lake, canal, reservoir, or coastal body of water onto adjacent floodplains. Floodplains are lowlands adjacent to water bodies that are subject to recurring floods. Flooding may occur slowly over several days as a result of rainfall or snowmelt, or rapidly due to an event such as an earthquake or dam failure. Flooding due to dam failure is a special case addressed in a separate subsection at the end of the Floods section.

"The level area bordering a river channel is known as the floodplain, the area that is naturally subject to flooding (Figure 2-58).

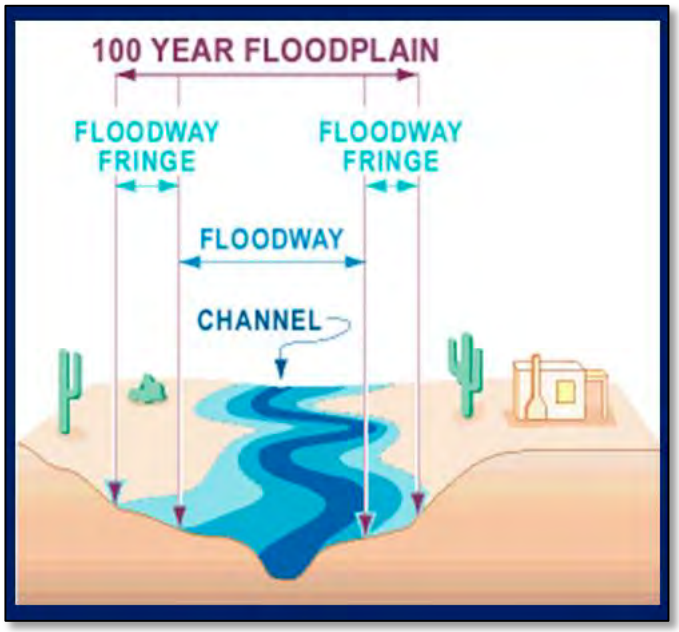


Figure 2-58. Floodplains.

The river channel meanders through the landscape and over time shapes the surface geology of the landscape and deposits sand, silt, and other material. These deposits are referred to as alluvium.

The floodway is a critical component of the floodplain relative to maintaining the flood carrying capacity of the river. For regulatory purposes, the floodplain is divided into the floodway and the floodway fringe. A "Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Communities

must regulate development in these floodways to ensure that there are no increases (also known as zero rise) in flood elevations. Within the floodway fringe, there must be no more than a 1' rise in flood elevations above base flood elevations.

Floodplains perform natural and beneficial functions. FEMA describes three types of "natural and beneficial functions" that warrant protecting floodplains in their natural state (FEMA 2002).

1. Floodplains in their natural state have an important positive impact on flooding. Flood waters can spread over a large area in floodplains that have not been encroached upon. This reduces flood velocities and provides flood storage to reduce peak flows downstream. Vegetation on the floodplain surface stabilizes soil during flooding. Protected floodplains reduce flood energy and, therefore, reduce damage to adjacent properties and areas downstream.
2. Floodplains in their natural state provide "ancillary beneficial functions" beyond flood reduction. Water quality is improved in areas where natural vegetative cover acts as a filter for runoff and overbank flows. Natural floodplains moderate water temperature, reducing the possibility of damaging impacts to plants and animals.
3. Floodplains can act as recharge areas for groundwater, reduce the frequency of low flow events, and increase minimum flow rates of riverine systems.
4. Floodplains provide habitat for diverse species of flora and fauna, some of which can live nowhere else." (Michael Baker International 2018)

Floods also occur along streams and arroyos (stream channels that are normally dry) that do not have classic floodplains. These include flash floods in mountains (sometimes with rapidly rising water several tens of feet deep) and on alluvial fans, which are typically fan-shaped, gently sloping areas between the steep parts of mountain ranges and the nearly flat valley floors.

"**Alluvial Fan Flooding:** Also known as flash flooding, alluvial fan flooding results from intense rainfall during summer thunderstorms on alluvial fan surfaces (gently sloping, fan-shaped landforms common just below mountain canyons – Figure 2-59). Flash flooding is characterized by high-velocity flows, sediment and bedload transport, erosion and deposition, and unpredictable flow paths. The risks from this type of flooding increase if development occurs on alluvial fans.

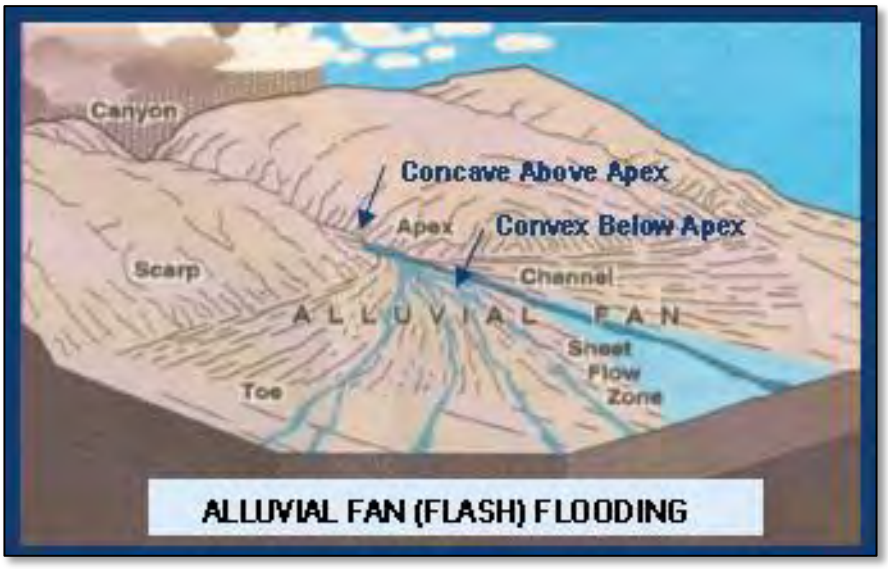


Figure 2-59. Alluvial Fan (Flash) Flooding.

In the summer of 2014, the Johnson Lane area of Douglas County was damaged from three intense flash flood events (July 20, July 30 and August 6). The Nevada Division of Emergency Management (NDEM) conducted a damage assessment and estimated that 101 properties were damaged with a total cost to private homeowners of $1.5 million. Damage to public infrastructure was estimated at $927,205. In the summer of 2015, the Johnson Lane area of Douglas County was inundated from flash floods on July 8 and 9. A damage assessment conducted by NDEM estimated that 162 properties were damaged, and $2.2 million was required to restore damaged public infrastructure." (Michael Baker International 2018)

Ponding: (Zone AO and AH FIRM Maps): Ponding occurs when water has no available outlet. Ponding floodwaters are typified by low or no velocities and a depth. In areas where rivers exceed floodwater storage capacity, excess water will begin to pond. Ponding is common in the Carson Valley adjacent to the Carson River and away from the Carson and Pinenut Mountain Ranges.

Flood Description: Floods are described in terms of their extent (including both the horizontal surface area affected and the vertical depth of floodwaters) and the related probability of occurrence.

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

- Time of year and temperature
- Rainfall intensity and duration
- Antecedent moisture conditions

- Watershed conditions, including steepness of terrain, soil types, amount and type of vegetation, and density of development
- Changes in landscape resulting from wildfires (loss of moisture-trapping vegetation and increased sediment available for runoff)
- Climate Change
- The existence of attenuating features in the watershed, including natural features such as swamps and lakes, and human-built features such as dams, irrigation ditches, canals, and roadways
- The existence of flood control features, such as levees, flood control channels, and detention basins
- Velocity of flow
- Availability of sediment for transport, and the susceptibility of the bed and banks of the watercourse to erosion

Floods from snowmelt caused by heavy, long-duration rainfall can occur anytime between October and March. Flooding is more severe when antecedent rainfall has resulted in saturated ground conditions, when the ground is frozen and infiltration is minimal, or when warm rain on the snow in higher elevations of the tributary areas adds snow melts to rain flood run-off. These storms are also known as wet-mantle storms.

Severe but localized flooding may also result from cloudburst storms centered over tributary basins. These storms may occur from late spring to early fall, but generally occur in June, July, and August. Runoff from cloud bursts is characterized by high peak flows with a short duration. These storms are also known as dry-mantle storms, causing flash floods or debris flows.

Floods are natural events that are considered hazards only when people and property are affected. Nationwide, on an annual basis, floods have resulted in more property damage than any other natural hazard. Physical damage from floods includes the following:

- Injury or loss of life
- 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 rendering them unstable or useless
- 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.

- Inundation of cars, trucks, and other types of vehicles
- 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 severed

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

Figures 2-60 depicts the National Risk Index Score for Riverine Flooding.

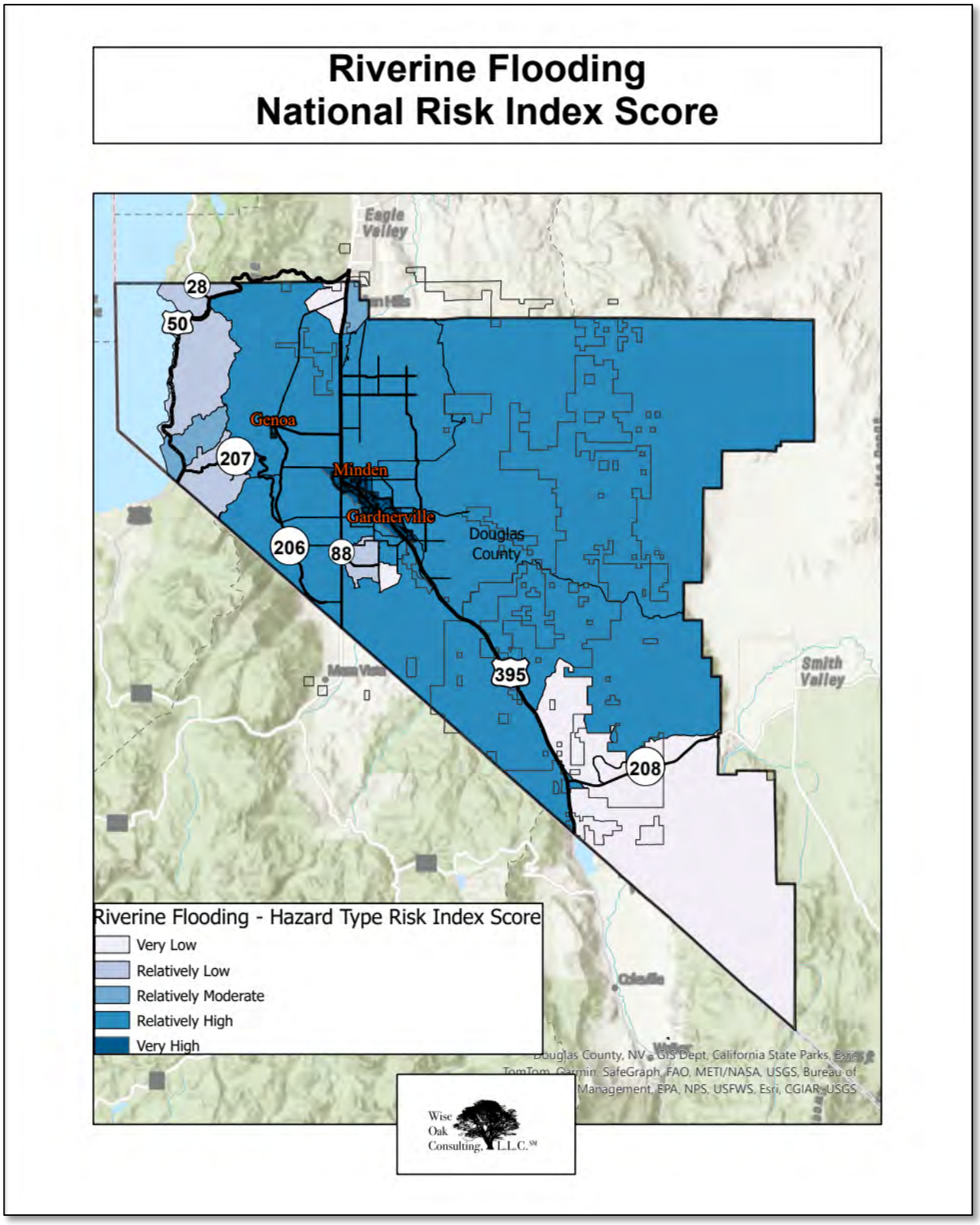


Figure 2-60. Riverine Flooding National Risk Index Score.

2. **Location:**

Figure 2-61 depicts the HAZUS-MH Version 6.1 100-year Carson River Flood zones.

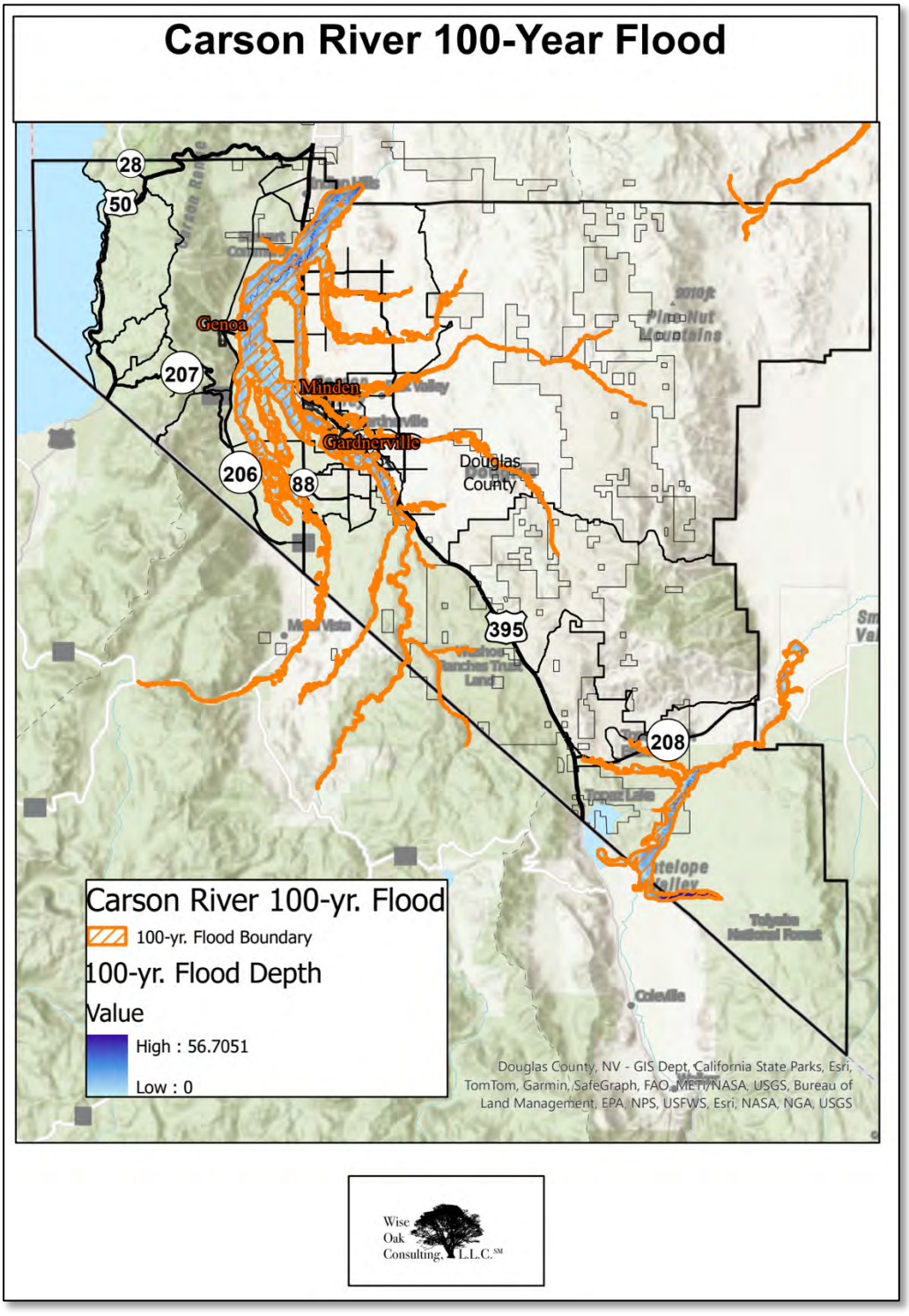


Figure 2-61. Carson River 100-Year Flood: HAZUS-MH Version 6.1.

The Carson River begins in multiple large watersheds in the Sierra Nevada in California south of Lake Tahoe, and consists of two forks, the West Fork Carson River and the East Fork Carson River. These tributaries flow northward into Nevada before joining to form the main-stem Carson River in mid-Carson Valley. The West Fork Carson River enters Nevada west of Mud Lake and several miles west of U.S. 395. It continues in a northerly to northwesterly direction along the western side of Carson Valley and is joined by several small streams from the Carson Range to the west and joins the East Fork. The East Fork enters Nevada approximately 5 miles east and south of the West Fork in a deep, narrow canyon incised into volcanic bedrock. It flows northerly and enters the southern end of Carson Valley a few miles east of the West Fork. The East Fork then turns northwestward, flows to the west of the towns of Minden and Gardnerville, and joins the West Fork southeast of Genoa, near the western side of the valley (Figure 2-60).

From near Genoa, the main-stem Carson River flows northeasterly through the northern part of Carson Valley, crosses under U.S. 395 at Cradlebaugh Bridge, and exits the valley at its northeast corner. The river then flows northerly along a deep, bedrock canyon near Empire, just south of U.S. 50. After exiting the deep but short bedrock canyon a little west of Dayton, the Carson River continues in a northeasterly direction for several miles, traversing the broad, alluvial Carson Plains before entering a relatively confined bedrock-bounded channel in the northern end of the Pine Nut Mountains at the east end of the Carson Plains. As it enters the northern Pine Nut Mountains, the river turns nearly due east and flows a total distance of about 12 air miles before exiting the mountains at Fort Churchill. Downstream, the Carson River passes under Weeks Bridge on U.S. 95 Alt and enters Lahontan Reservoir a few more miles to the east. Downstream from Lahontan Reservoir, the river flows northeastward to its terminus at Carson Sink. The Carson River Basin in Nevada and California encompasses about 3,966 square miles, of which about 3,360 square miles are in Nevada (CWSD).

3. Extent:

As depicted in Figure 2-61, the Carson River is the most significant floodplain risk in northern Douglas County and the Walker River is the most significant floodplain risk in southern Douglas County. Significantly, the East Fork of the Carson River flows in close proximity to the Towns of Minden and Gardnerville. The result is two of the most densely populated areas in the state also lie in and/or adjacent to both 100-year and 500-year floodplains (Figure 2-62). Similarly, Genoa encompasses both 100-year and 500-year floodplains.

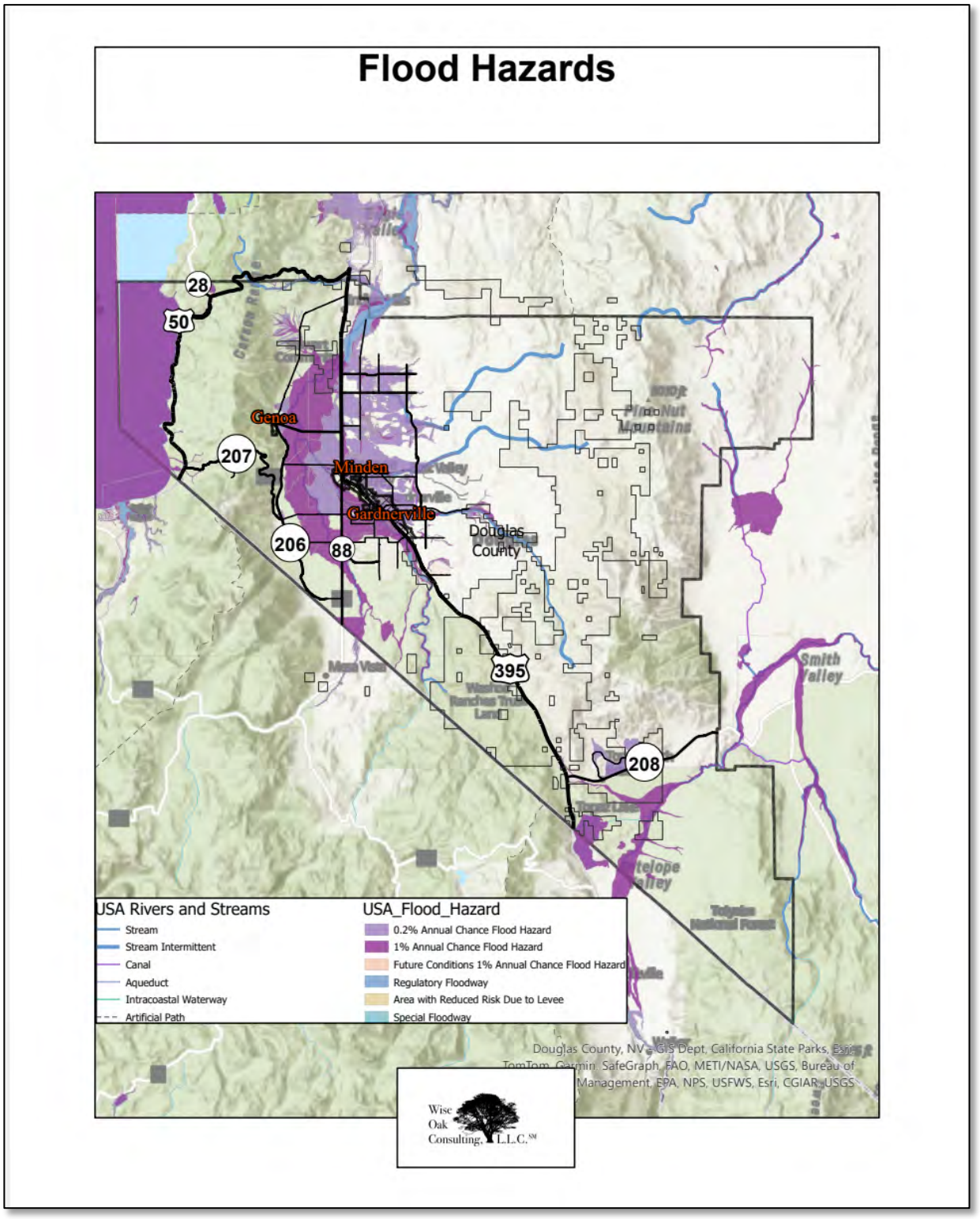


Figure 2-62. FEMA Flood Hazards.

Figure 2-63 overlays the FEMA Flood Zones over the National Risk Index exposure map, highlighting the double threat of the greatest economic exposure in the county lying within floodplains.

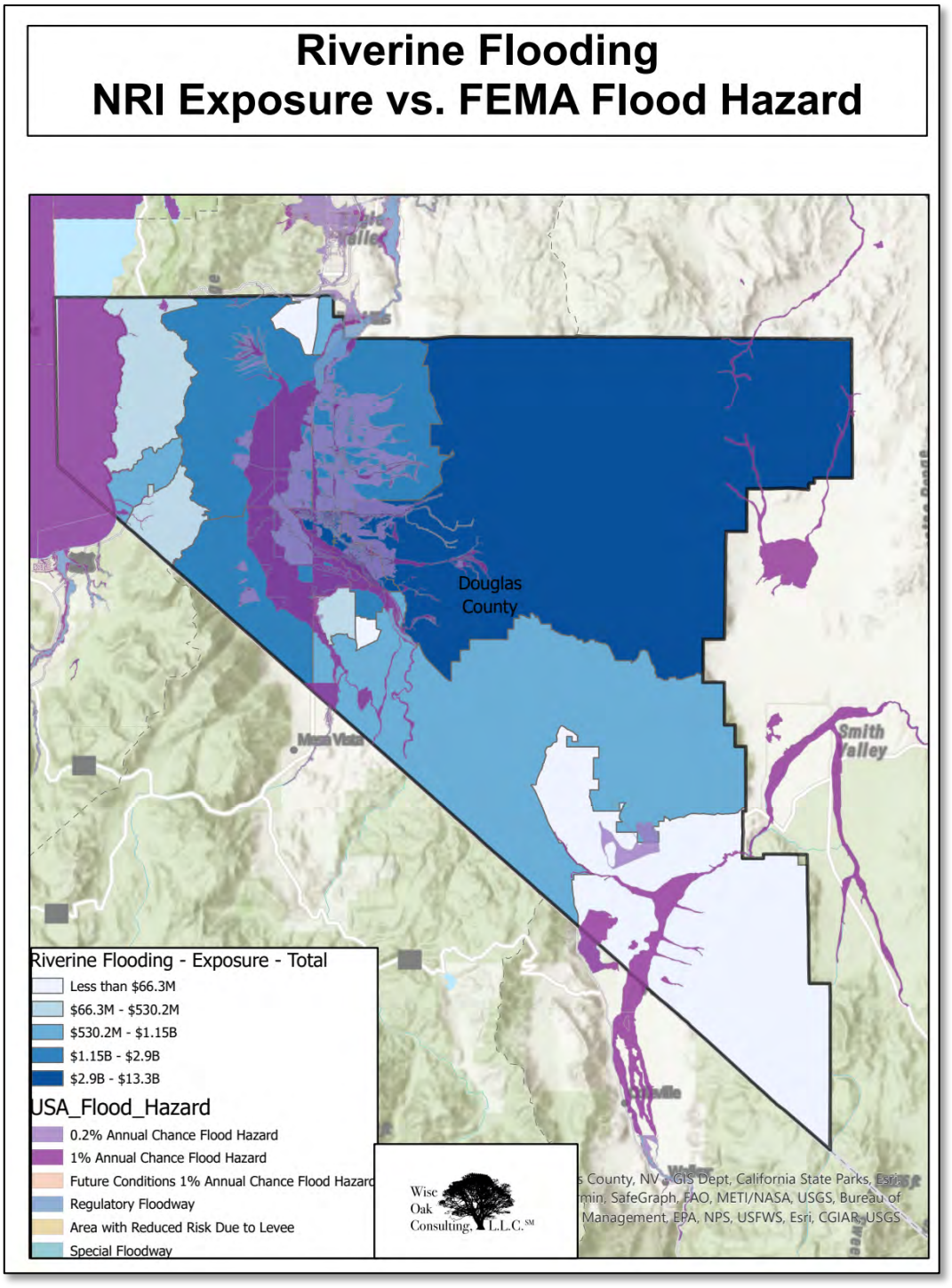


Figure 2-63. FEMA Flood Hazards vs. National Risk Index Exposure.

Douglas County Riverine Flooding (Zone A and AE FIRM Maps): Stream channels are adjusted to carry the normal discharge of water from upstream and from tributaries. Most of the time, the water level remains within the confines of the stream banks, but periodically the flow of water is beyond the capacity of the channel to hold, and the water spills over the banks causing (riverine) flooding Riverine flooding is more devastating to a community than alluvial flooding or ponding. Riverine flooding can inundate hundreds of square miles, and the floodwaters could take several weeks to recede. In addition, riverine flooding may cause disruptions in utility services and may close large portions of the local transportation network. Douglas County is affected by riverine flooding under the following three scenarios:

- Flash floods caused by summer thunderstorms
- Floods caused by rapid snowmelt
- Floods caused by frontal rains and frontal rains on snow or frozen grounds

As depicted in Figure 2-61, the riverine flooding risk largely follows the Carson River through more heavily populated areas.

Flash floods result from intense rainfall in localized areas during thunderstorms, usually between the months of June and November. These floods, while intense, tend to be localized because the storms usually cover a small area. Washes along the eastern boundary of Douglas County abutting the Pinenut Mountains are the most likely to be affected by summer flash flooding. As seen in Figure 2-61, these flood areas contribute to 500-year flood zones that drain toward the Carson River. Floods from rapid snowmelt tend to occur between March and June and can cover a large area but tend to flood areas close to the main river channel. Floods resulting from rain on snow or frozen ground tend to occur between November and April and have caused some of the greatest regional historical floods.

In Douglas County, the primary cause of riverine flooding is winter rainstorms saturating and melting the Sierra snowpack at elevations between 4,500 and 8,000 feet or higher. Though most winter storms bring snow to elevations above 6,000 feet, a pattern of warm storms (known as Atmospheric Rivers or Pineapple Express because the storms come from the warm Pacific Islands) occasionally dumps rain at higher elevations. Winter floods can occur any time between November and April in successive years, or not occur at all for many years.

Ponding (Zone AO and AH FIRM Maps): Ponding occurs when water has no available outlet. Ponding floodwaters are typified by low or no velocities and a depth. In areas where rivers exceed floodwater storage capacity excess water will begin to pond. Ponding is common in the Carson Valley adjacent to the Carson River and away from the Carson and Pinenut Mountain Ranges (Figures 2-64 and 2-65).

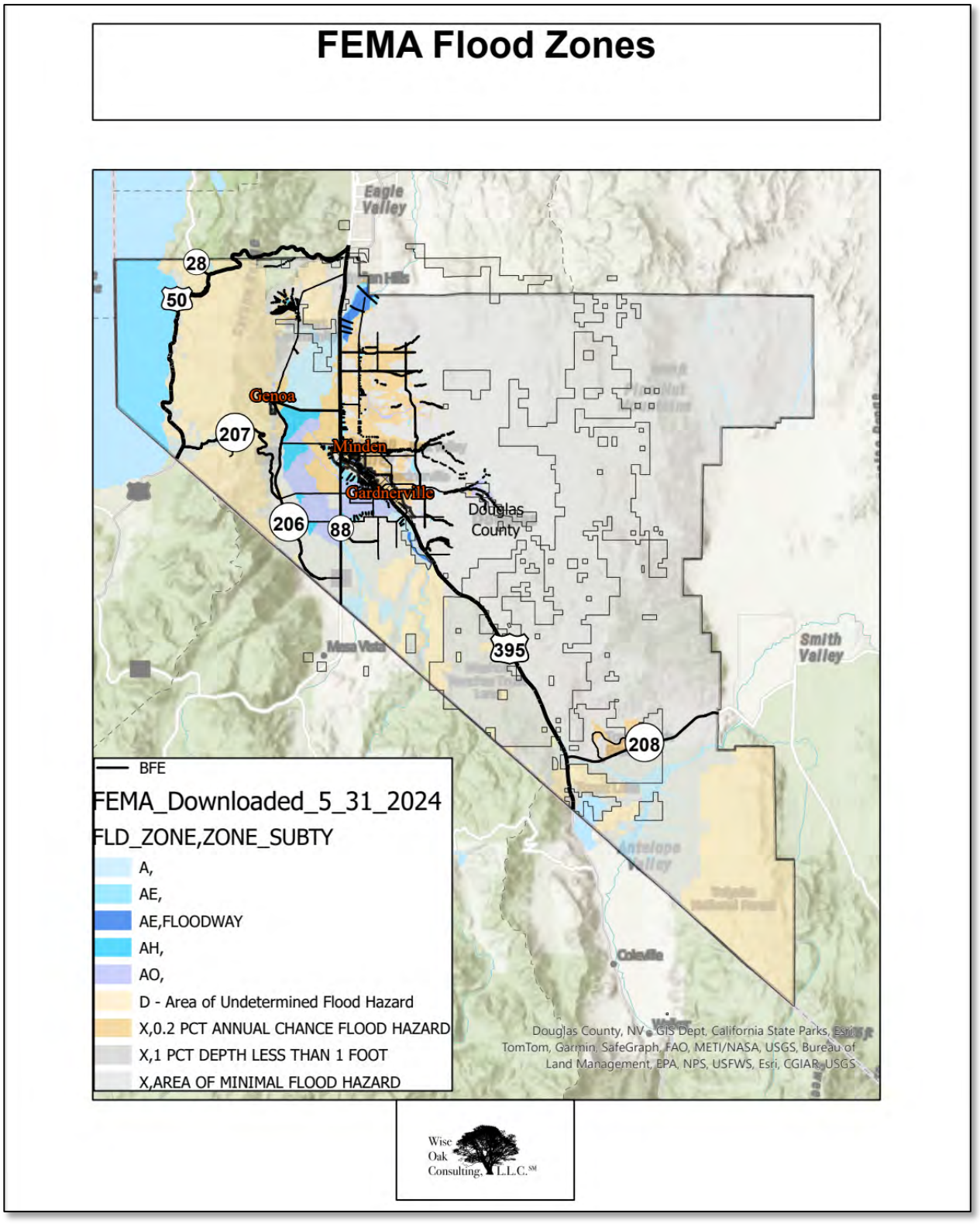


Figure 2-64. FEMA Flood Zones - Countywide.

Alluvial Fan Flooding (Zone AO FIRM Maps): Alluvial fans occur mainly in dry mountainous regions and are deposits of rock and soil that have eroded from mountainsides and accumulated on valley floors in a fan-shaped pattern. The deposits are narrow and steep at the head of the fan, broadening as they spread out onto the valley floor. Channels along fans are not well defined and flow paths are unpredictable. As rain runs off steep valley walls, it gains velocity, carrying large boulders and other debris. When the debris fills the runoff channels of the fan, floodwaters spill out, spreading laterally and cutting new channels. The process is then repeated, resulting in shifting channels and combined erosion and flooding problems over a large area. Alluvial fan floodwaters are typified by velocity and depth.

As depicted in Figures 2-64 and 2-65, the alluvial fans are especially prevalent in the foothills to the west of Minden and Gardenville and drainages toward the Carson River.

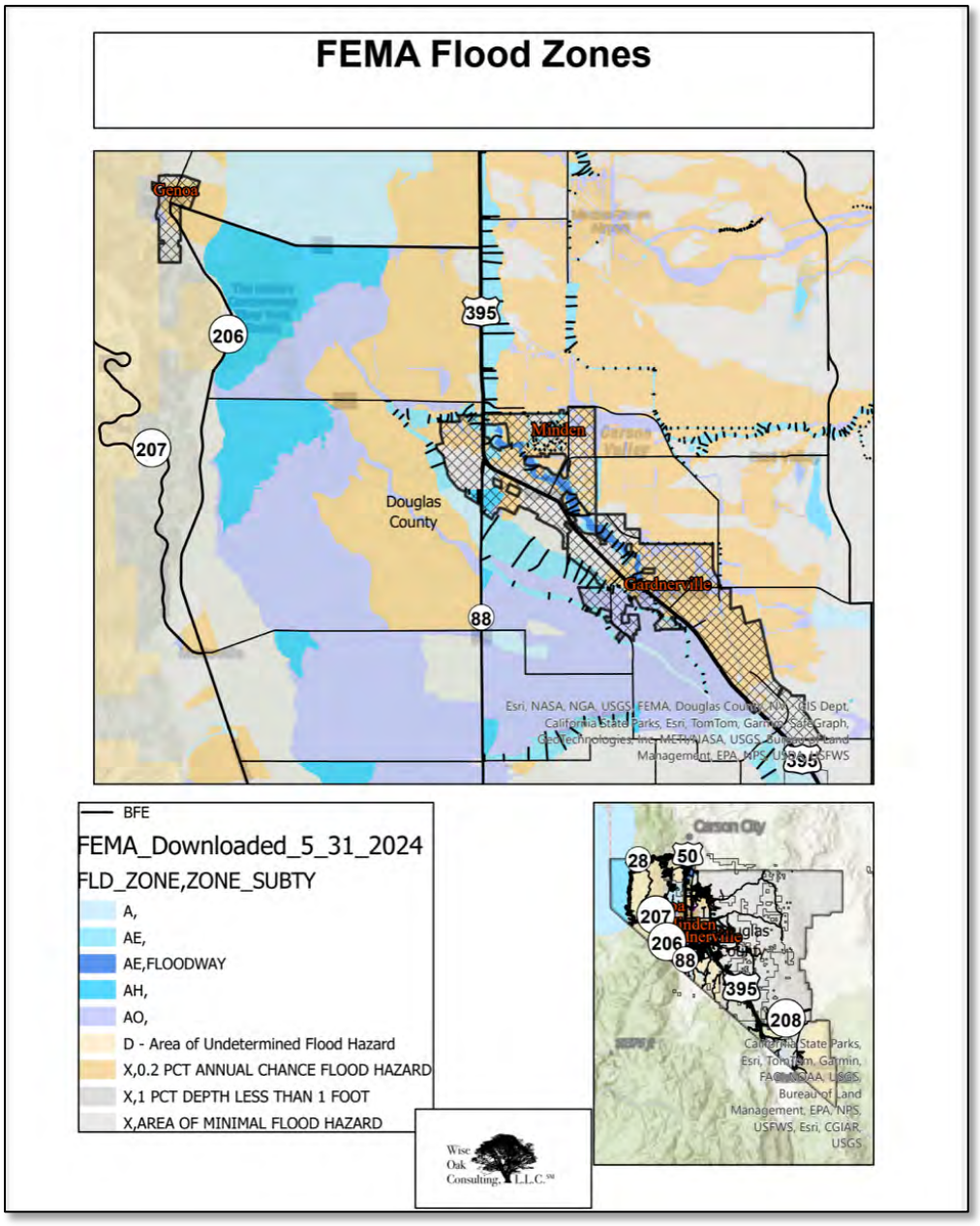


Figure 2-65. FEMA Flood Zones - Towns.

4. Previous Occurrences in Douglas County:

While the National Risk Index Historic Loss Ratio is "Very Low," Douglas County has had repeated flood disasters that appear to be more frequent, more intense, and in locations that they have not occurred in recent history.

Douglas County entered into the National Flood Insurance Program on January 3, 1975, under the Emergency Program and then on March 28, 1980, under the regular program. The first

Flood Insurance Rate Maps (FIRMs) for Douglas County were dated March 28, 1980. Figures 2-63 and 2-64 uses FIRM data updated on April 11, 2024. The County is covered by published FIRM panels in all unincorporated areas. As of July 31, 2024, Douglas County had 861 flood insurance policies in effect for a total coverage of $260,274,000 on $673,421 in total written premiums. (Federal Emergency Management Agency 2024)

The NFIP has paid a total of $1,001,118 on 35 of 52 claims 1997-2023 (Table 2-23). (Federal Emergency Management Agency 2024)

Table 2-23. Number of NFIP Claims Paid by the Closest Community.

Number of Claims	Community
10	Gardnerville Ranchos and west to the state line
9	Genoa
7	East Valley / Fish Springs Communities
6	Johnson Lane Community
1	Minden
1	Round Hill Village
1	Long Drive Community

Table 2-24 Summarizes FEMA Federal disaster declarations since 1953 for flood and severe storms with flooding, including financial assistance. Note that the total financial assistance is for the disaster, which typically includes multiple counties.

Table 2-24. Douglas County Presidential Disaster Declarations & FEMA Financial Assistance.

Disaster Type	Designated Areas	Disaster Declaration*	Dates	Total FEMA Assistance ($)**
Flood	Douglas, Lyon, Storey, Washoe Counties	DR-187-NV	01/18/1965	PA – unknown IA – unknown

Table 2-24. Douglas County Presidential Disaster Declarations & FEMA Financial Assistance.

Disaster Type	Designated Areas	Disaster Declaration*	Dates	Total FEMA Assistance ($)**
Flood	Carson City, Douglas, Humboldt, Lyon, Storey, Washoe Counties	DR-759-NV	02/15/1986 – 03/12/1986	PA – unknown IA – unknown
Severe Storm	Carson City, Churchill, Douglas, Lyon, Mineral, Storey, Washoe Counties	DR-1153-NV	12/20/1996 - 01/17/1997	PA – unknown IA – unknown
Severe Storm	Carson City, Douglas, Elko, Lyon, Storey, Washoe Counties	DR-1629-NV	12/31/2005 – 01/04/2006	• PA: $7,817,752.50 o (Categories A-B): $2,747,131.51 o (Categories C-G): $5,063,3 63.18 • IA – unknown
Severe Storm	Carson City, Douglas, Lyon, Storey, Washoe Counties, Pyramid Lake Indian Reservation, Reno-Sparks Colony, Washoe Tribe of Nevada and California	DR- 4303-NV	01/05/2017 – 01/14/2017	• PA: $10,114,487.93 o (Categories A-B): $3,736,413.80 o (Categories C-G): $6,014,573.13 • HMGP - $757,390.00 • IA – not designated
Severe Storm	Carson City, Churchill, Douglas, Elko, Humboldt, Lyon, Storey, Washoe Counties	DR-4307-NV	02/05/2017 – 02/22/2017	• PA: $14,267,184.29 o (Categories A-B): $8,456,617.77 o (Categories C-G): $5,361,443.52 • HMGP - $1,009,805.25 • IA – not designated

Table 2-24. Douglas County Presidential Disaster Declarations & FEMA Financial Assistance.				
Disaster Type	**Designated Areas**	**Disaster Declaration***	**Dates**	**Total FEMA Assistance ($)****
Flood	Douglas, Eureka, Lincoln, Lyon, Mineral, Storey Counties	DR-4708-NV	03/08/2023 – 03/19/2023	• PA: $7,724,571.85 o (Categories A-B): $2,519,995.69 o (Categories C-G): $4,693,868.18 • HMGP - $0 • IA – not designated

*Types of disaster declarations

- EM (Emergency Declaration): "Emergency Declarations, an incident is any instance that the President determines warrants supplemental emergency assistance to save lives and protect property and public health and safety, or to lessen or avert the threat of a catastrophe." (Federal Emergency Management Agency 2020)
- DR (Major Disaster Declaration): "For Major Disaster Declarations, an incident is any natural catastrophe (including any hurricane, tornado, storm, high water, wind driven water, tidal wave, tsunami, earthquake, volcanic eruption, landslide, mudslide, snowstorm, or drought), or, regardless of cause, any fire, flood, or explosion. Major Disaster Declarations may include a combination of incident types, such as storms and landslides." (Federal Emergency Management Agency 2020)

** Public Assistance - Dollars Obligated: Funds made available to the State/Tribe via electronic transfer following FEMA's final review and approval of Public Assistance projects.

Section II: Hazard Identification and Risk Assessment

In addition to Federal disaster declarations, Table 2-25 has other noteworthy flooding events.

Table 2-25. Douglas County Noteworthy Flooding Events.

Dates	Flooding Location	Comments	Estimated losses
December 1852	Carson Valley	Two days of heavy snowfall were followed by four days of warm rain. Little damage occurred because settlements were located away from the low areas. It is likely flooding occurred along other western Nevada rivers at this time.	No Figures available
December 1861 - January 1862	Carson and Truckee River Basins	Two days of heavy snow fell before Christmas, followed by extreme cold temperatures freezing the snow. From Christmas Day until December 27, a warm rain fell. It was reported that Carson Valley became a lake. At that time, most of the settlements were located out of the valley along the eastern slope of the Sierra Nevada, so little damage was reported.	No Figures available
December 1867 - January 1868	Carson and Truckee River Basins	On December 20, an unseasonably warm rainstorm fell on snow accumulations in the Sierra Nevada. This storm became more intense on December 24 and ended on Christmas Day. After a period of clear weather, a second intense rainstorm began on December 30 and continued through January 2, 1868. The Carson Valley again became a lake. This flooding exceeded the 1861 flood crest. All bridges in the Carson Valley crossing the East Fork and West Fork Carson River as well as the main stem, were swept away, including William Cradelbaugh's toll bridge, the first bridge over the Carson River in Carson Valley.	No Figures available

Table 2-25. Douglas County Noteworthy Flooding Events.			
Dates	**Flooding Location**	**Comments**	**Estimated losses**
March 1907	Walker, Carson and Truckee River Basins	A series of snowstorms began on March 16, turning to rain and continuing until March 20. The Truckee River severely damaged the Electric Light Bridge. In Carson Valley, all of the bridges of the East Fork and West Fork Carson River as well as the main-stem Carson River were either destroyed or seriously damaged. Among the bridges destroyed on the Carson River were the Cradlebaugh bridges on the Gardnerville-Carson City Road (U.S 395, and the McTarnahan bridge on the toll-road on the south end of Prison Hill.	No Figures available
March 1928	Walker, Carson and Truckee River Basins	A snowstorm began March 23 and soon turned to a rainstorm below the 8,000-foot elevation. On March 26, temperatures dropped. In the Carson Valley, both forks of the Carson River and the main-stem Carson River overflowed their banks, but little damage was reported.	No Figures available
December 1937	Carson and Truckee River Basins	Rain began on the evening of December 9 and continued until the afternoon of December 11, melting most of the snowpack at the higher elevations. After a short break, the rain restarted and continued until December 13. On the East Fork Carson River, the Douglas Power (Ruhenstroth) Dam was severely damaged. Flooding began in the south end of Carson Valley on December 10. In the Gardnerville area, the flood crested at 10.300 cfs late in the afternoon of December 11 at the USGS stream gage on	No Figures available

Table 2-25. Douglas County Noteworthy Flooding Events.			
Dates	**Flooding Location**	**Comments**	**Estimated losses**
		the East Fork Carson River near Gardnerville. On the West Fork Carson River, parts SR 37 to present day SR 88, were flooded to a depth of 14 inches. On the Carson River, Cradlebaugh Bridge was under about 18 inches of water, and the main highway between Carson City and Gardnerville was closed and not reopened until December 13.	
November - December 1950	Walker, Carson and Truckee River Basins.	A sequence of rapidly moving storms and unseasonably high temperatures melted most of the early snowpack in the Sierra. During a period from November 13 to December 8, total precipitation ranged from about 5 inches at the foot of the Sierra Nevada in Nevada to about 30 inches at the crest in California. On the East Fork Carson River near Gardnerville, the flood crested on November 21, at 12,100 cfs. At the north end of Carson Valley, the peak discharge near Carson City was 15,500 cfs on November 22. (U.S. Geological Survey 1954)	The estimate of damages in the three river basins was $4.36 million ($56.83 million in 2024 dollars). (U.S. Geological Survey 1954)
December 1955	Truckee, Carson and Walker River Basins	During December 21 to 24, an intense storm of unseasonably high temperatures melted part of the snowpack in the Northern Sierra Nevada. Precipitation at the headwaters of the principal river basins averaged from 10 to 13 inches. On the East Fork of the Carson River near Gardnerville, the flood crested at 17,600 cfs on December 23. On the West Fork Carson River at Woodfords, California, the flood crested on December 23 at 4,810	The estimate of damages in the three river basins was $3.992 million ($46.77 million in 2024 dollars) (U.S. Geological Society 1963)

Table 2-25. Douglas County Noteworthy Flooding Events.			
Dates	**Flooding Location**	**Comments**	**Estimated losses**
		cfs. In Carson Valley, over 16,000 acres were flooded (about the same acreage flooded in the New Year's flood in 1997), and many families were forced to move out when their homes were isolated and flooded. The largest structure destroyed in Carson Valley was Lutheran Bridge, which collapsed. At the north end of Carson Valley, the flood crested near Carson City on December 24 at 30,000 cfs, setting a record that stood until the New Year's flood of 1997. (U.S. Geological Society 1963)	
January - February 1963	Truckee, Walker and Carson River Basins	As late as January 27, western Nevada was having one of its worst winter droughts. An intense storm of unseasonably high temperatures started late on January 28 and continued through February 1. Precipitation varied from 5 to more than 13 inches. The freezing level was above 8,000 feet during most of the storm and as high as 11,000 feet at times. On February 1, the flood crested at 13,360 cfs on the East Fork Carson River near Gardnerville, and at 4,890 cfs on the West Fork Carson river at Woodfords. (U.S. Geological Survey 1966)	Damage in the three river basins was estimated at $3.248 million ($33.27 million in 1997 in dollars) (U.S. Geological Survey 1966)
December 1964	Truckee and Carson River Basins	This flood resulted from a storm of unseasonably high temperature and rain melting part of the snowpack. During December 21-23, a warm air mass raised temperatures, increased wind velocities and caused torrential rains, as much as 16 inches in the mountain areas. This flood	The estimate of damages in these two river basins was $2.236 million ($22.61 million in 2024 dollars) (U.S. Geological Survey 1971)

Table 2-25. Douglas County Noteworthy Flooding Events.			
Dates	**Flooding Location**	**Comments**	**Estimated losses**
		was similar to the December 1955 flood. On December 23, the East Fork Carson river near Gardnerville crested at 8,230 cfs and the West Fork Carson River at Woodfords crested at 3,100 cfs. In Carson Valley, 13,500 acres of pasture, hay and grain were flooded. The flood crested on the Carson River near Carson City on Christmas Day at 8,740 cfs (U.S. Geological Survey 1971)	
February 1986	Truckee and Carson River Basins	A light rain began February 12 becoming heavy on February 15 and diminishing on February 18. On February 19, the East Fork Carson River near Gardnerville crested at 7,380 cfs, and the West Fork Carson River at Woodfords crested at 551 cfs (Pupacko and others, 1988). Flooding in Carson Valley caused the closing of Cradlebaugh Bridge on U.S. 395 over the Carson River on February 17.	Damage resulting from this flood was estimated at $12.7 million ($36.35 million in 2024 dollars) (Donna Garcia, U.S. Army Corps of Engineers, verbal communications, 1997).
December 1996 January 1997	Walker, Carson and Truckee River Basins	This flood resulted from several moderate to heavy snowstorms during December 1996, followed by three subtropical, heavy rainstorms from the Pacific. The third storm melted most of the snowpack in the Sierra Nevada below 7,000 feet and produced heavy rainfall up to 10,000 feet. On January 2, 1997, the East Fork Carson River near Markleeville crested at 18,900 cfs and the West Fork Carson River at Woodfords crested at 8,100 cfs. (National Wather Service 1997)	Estimated initial damage (Interagency Hazard mitigation Team for FEMA-1153-DR-NV) $21,310,567 ($41.64 million in 2024 dollars).

Table 2-25. Douglas County Noteworthy Flooding Events.			
Dates	**Flooding Location**	**Comments**	**Estimated losses**
August 2012	Preacher/Ray May Fire area watersheds	This flash flood resulted from thunderstorm rain on wildfire footprints. The debris covered and closed U.S. Highway 395.	Estimated initial damage : $92,000.00 ($125,697 in 2024 dollars). (Nevada Department of Transportation)
July/August 2014	Johnson lane area	This flash flood produced 1.23 inches of precipitation in two hours. Weeks later, 1.5 inches of precipitation fell in 20 minutes.	An estimated 146 parcels of land were damaged by flood waters. Estimated damage to public infrastructure was $927,205 and $1,556,983 ($1.23 - $2.07 million in 2024 dollars) damage occurred to private properties.
July/August 2015	Johnson Lane and Fish Springs areas		Estimated 162 parcels of land were damaged by flood waters and an estimated $2.2 million ($2.91 million in 2024 dollars) to public infrastructure.
January 2017	Walker, Carson, Truckee River Basins	Gardnerville gauge peaked at 16.13 on 1/8/17, Woodfords peaked at 14.07 on 1/9/17	$386,216 ($494 thousand in 2024 dollars) damage to public infrastructure in Douglas County
February 2017	Walker, Carson, Truckee River Basins	Gardnerville gauge peaked at 14.13 on 2/8/17, Woodfords peaked at 13.55 on 2/9/17	$86,194 in labor and equipment for clean-up efforts
Late February and March 2023		The 2023 Water Year (October 1-September 30), in particular the period from late December through the first half of January, and then again from late February through March, brought historical precipitation and snowpack conditions to parts of California and	

Table 2-25. Douglas County Noteworthy Flooding Events.			
Dates	**Flooding Location**	**Comments**	**Estimated losses**
		Nevada. Many of the storm systems were characterized by cool temperatures and low snow levels, brought on by numerous moist and strong low-pressure systems, including over a dozen Atmospheric Rivers (also referred to as ARs) and three bomb cyclones (a rapidly developing area of low pressure where the atmospheric pressure drops at least 24 millibars over a 24-hour period) during the period from December 2022 through March 2023. The East Fork of the Carson River reached flood stage in the December-January storms and the West Fork of the Carson River reached flood stage during the February-March storms.	

5. Probability of Future Events on Douglas County:

The FEMA National Risk Index (NRI) Annualized Frequency is .708 across the county – essentially a 71% chance of seeing a flood on any given year –in short, floods are likely. Flooding, whether localized or basin-wide, is a common phenomenon in the Carson River Basin and occurs with some regularity over the historic period of record. There is no reason to assume this will change now or in the future. Earlier snowmelt or less overall snow accumulation (in favor of more rain at higher elevations) may occur in response to climate change. However, both localized and regional-scale flooding will continue to be of concern to communities living in or near flood-prone areas.

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.

Climate change may be expected to lead to more frequent extreme weather conditions in the future. Nevada's desert climate characterized by hot summers and low humidity may become more extreme. The potential for experiencing wet and dry weather extremes from year-to-year is also increased.

6. Vulnerability of Douglas County:

Figure 2-66 overlays the FEMA Flood Hazards over the National Risk Index (NRI) Exposure map. Again, it is clear that the highest value of assets (dark blue on NRI map) also lies within 100 year and 50year floodplains.

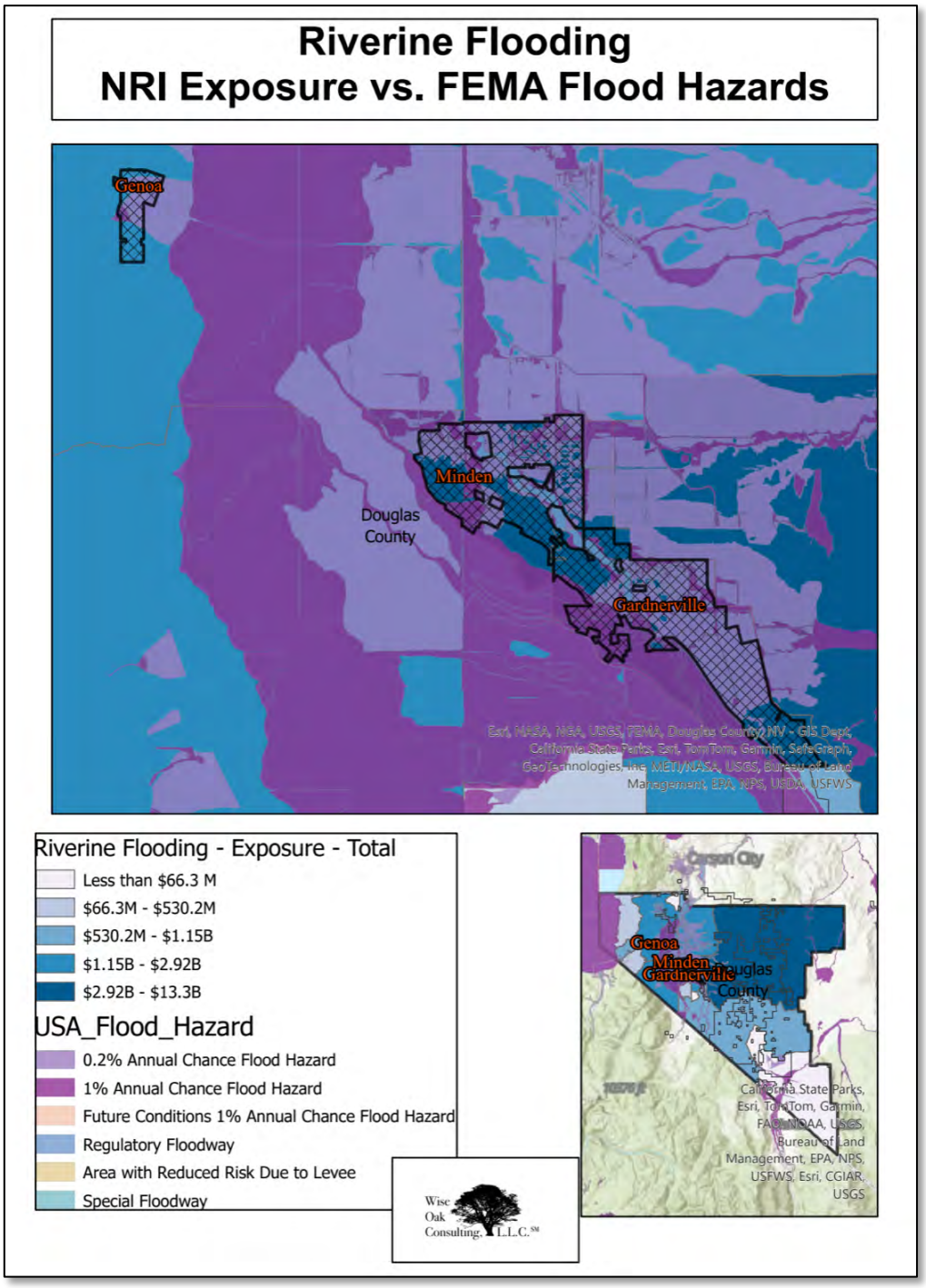


Figure 2-66. Riverine Flooding National Risk Index Exposure vs. FEMA Flood Hazards.

Figure 2-67 displays the location of the National Weather Service (NWS) National Water Prediction Service (NWPS) Gauges with the status as of the writing of this Plan.

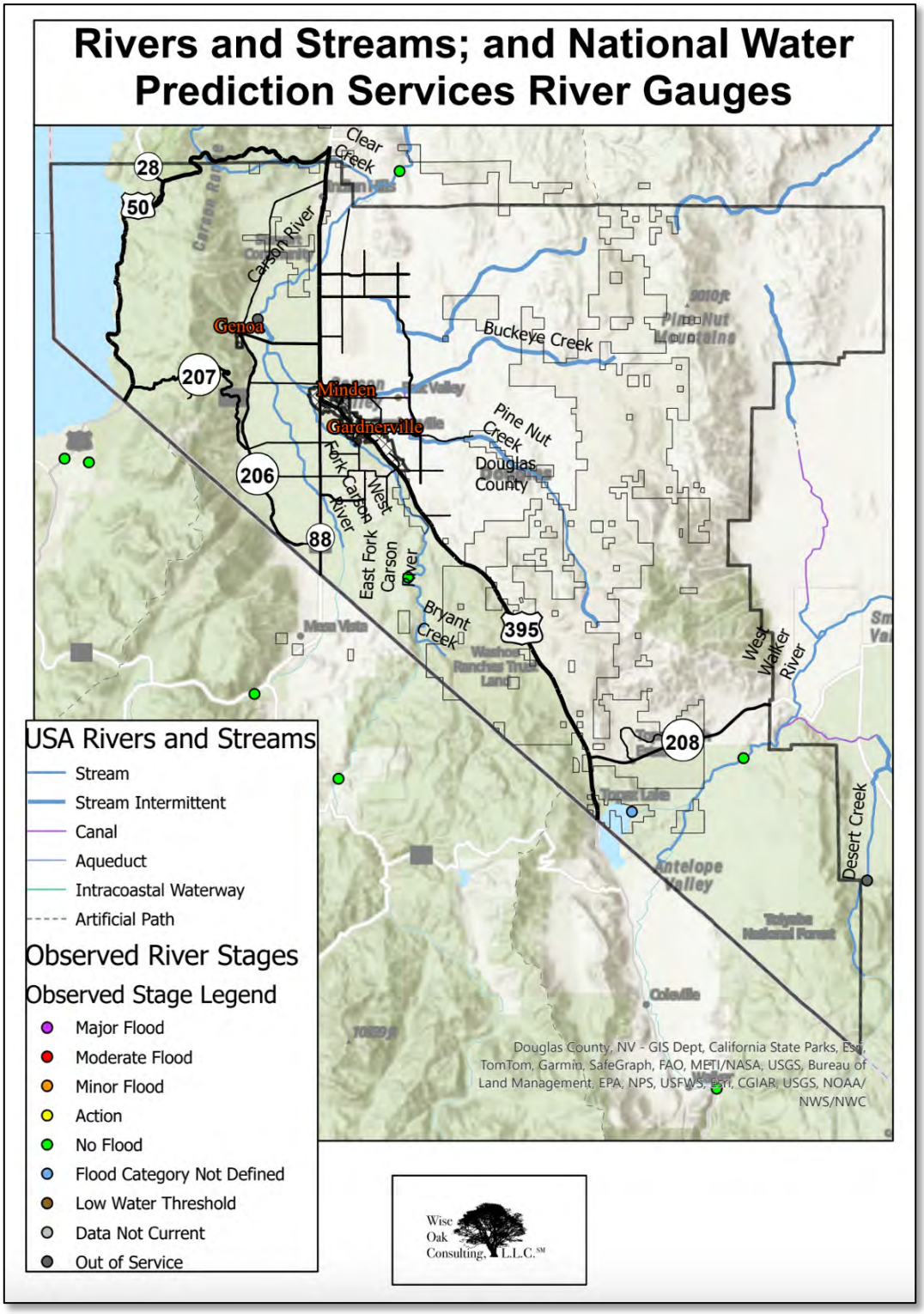


Figure 2-67. National Weather Service Stream Gauges.

Table 2-26 summarizes the potential flood impacts for the East Fork in the vicinity of Gardnerville and Table 2-27 summarizes the potential flood impacts of the West Walker River at Hoye Bridge near Wellington. The potential flood impacts are not modelled at the gauge at Topaz Lake.

Table 2-26. Potential Flood Impacts – East Fork of the Carson River Near Gardnerville.

Level (ft)	Potential Flood Impacts
20	Record Flooding. All roads in and out of Carson Valley flooded. Large portion of Carson Valley under water. Extensive damage to homes, businesses, schools, roads, and bridges. Transportation, communications, water, and power severely affected. Massive bank and channel erosion capable of sweeping away buildings, roads, and vehicles. Similar to the January 1997 event.
19.5	Near Record Flooding. All roads in and out of Carson Valley flooded. Extensive damage to homes, businesses, schools, roads, and bridges. Transportation, communications, water and power severely affected. Massive bank and channel erosion capable of sweeping away buildings, roads, and vehicles. Approaching the January 1997 event.
19	Widespread flood damage in Carson Valley. Extensive damage to homes, businesses, schools, roads, and bridges. Transportation, communications, water and power severely affected. Massive bank and channel erosion capable of sweeping away buildings, roads, and vehicles.
18.5	Widespread flood damage in Carson Valley. Extensive damage to homes, businesses, schools, roads, and bridges. Transportation, communications, water and power severely affected. Potential for major bank and channel erosion capable of sweeping away buildings, roads, and vehicles.
18	Widespread flood damage in Carson Valley. Extensive damage to homes, businesses, schools, roads, and bridges. Transportation, communications, water and power severely affected. Potential for massive bank and channel erosion capable of sweeping away buildings, roads, and vehicles.

Table 2-26. Potential Flood Impacts – East Fork of the Carson River Near Gardnerville.	
Level (ft)	**Potential Flood Impacts**
17.5	Major flooding in Carson valley with significant damage. The East Fork of the Carson River feeds Rocky, Cottonwood, Martin, and Henningson Sloughs which flood portions of the Minden/Gardnerville downtown areas, causing damage to homes, businesses, schools, roads, and bridges. Major effects to transportation, communication, water, and power systems.
17	Major flooding in Carson valley with significant damage. The East Fork of the Carson River feeds Rocky, Cottonwood, Martin, and Henningson Sloughs which flood portions of Minden/Gardnerville near downtown, causing damage to homes, businesses, schools, roads, and bridges. Major effects to transportation, communication, and water and power systems.
16.5	Major Flood Stage. Major flooding in Carson Valley with significant damage. East Fork of Carson River feeds Rocky, Cottonwood, Martin, and Henninson Sloughs, which flood low portions of Minden/Gardnerville near downtown causing damage to homes, businesses, schools, roads, and bridges. Transportation, including prolonged impacts to Highway 395 north of Stephanie Way, communication, and water and power systems significantly affected.
16	Moderate flood damage in Carson Valley including some homes, businesses, schools, roads, and bridges in lower portions of Minden, Gardnerville, Centerville, Genoa, and Washoe Tribe Reservation flood. Moderate flood impacts to transportation, communication, water and power systems. Highway 395 closure north of Stephanie Way likely. Flood level similar to January 2017 event.
15.5	Moderate Flood Stage. Moderate flood damage in Carson Valley . Flooding starts to impact homes, businesses, schools, transportation, communication, and water and power systems. Closure of Highway 395 north of Stephanie Way likely.
15	Minor flooding in Carson Valley with some mobile home communities, outbuildings, many roads, and bridges in lower portions of Minden, Gardnerville,

Table 2-26. Potential Flood Impacts – East Fork of the Carson River Near Gardnerville.	
Level (ft)	**Potential Flood Impacts**
	Centerville, Washoe Tribe Reservation and Genoa flooded. Lane closures on Highway 395 north of Stephanie Way likely. Similar level to February 2017 flood.
14.5	Minor flooding in Carson Valley with some outbuildings, roads, and bridges in lower portions of Minden, Gardnerville, Centerville, Washoe Tribe Reservation and Genoa flooded. Highway 395 lane closures north of Stephanie Way are possible if combined with high flows from the west fork. Similar to 12/31/2022 peak.
14	Minor Flood Stage. Minor lowland flooding in Carson Valley. Low-lying roads, bridges, and drainage structures begin to sustain minor damage. Cottonwood Slough begins to flood Lampe Park. Flood prone areas include Washoe Tribe Reservation, Carson Valley Country Club, Glenwood Dr, Riverview Dr., Centerville Ln., NV Highway 88, Westwood Village, Rocky Slough, Waterloo and Mottsville Lanes. Possible impacts to south bound Highway 395 lanes north of Stephanie Way if combined with high flows from the West Fork.
13.5	Lowest portions of Carson Valley begin to have flood threat. The most flood prone areas include the Washoe Tribe Reservation, Carson Valley Country Club, Glenwood Drive, Riverview Drive, Centerville Road, NV Hwy 88, Westwood Village, Rocky Slough, Dresslerville Road, Waterloo and Mottsville Lanes.
13	Monitor stage. Near Bank full, no flooding occurring. Residents along the river should prepare for flooding if additional rise due to snowmelt and/or rainfall runoff occurs. Flood prone areas include Washoe Tribe Reservation, Carson Valley Country Club, Glenwood Dr, Riverview Dr, Centerville Rd., NV Highway 88, Westwood Village, Rocky Slough, Dresslerville Rd, Waterloo and Mottsville Lanes.

Table 2-27. Potential Flood Impacts – West Fork of the Walker River at the Hoye Bridge.	
Level (ft)	**Potential Flood Impacts**
10.5	Major flooding below Topaz Lake to Mason, including the Smith Valley and Wellington area. Many buildings, roads flooded or washed out, with major damage to agricultural lands. Transportation affected with NV route 208 in Smith Valley/Wilson Canyon likely damaged or washed out in some areas.
10	Major flooding below Topaz Lake to Mason, including the Smith Valley and Wellington area. Many buildings, roads flooded or washed out, with major damage to agricultural lands. Transportation affected with NV Route 208 in Smith Valley/Wilson Canyon possibly damaged or washed out in some areas.
9.5	Moderate flooding of area along the West Walker River from Topaz Lake to Mason including the Smith and Wellington areas. Flooding of some roads, yards and basements near the river in the Smith-Wellington area.
9	Moderate flooding of lowlands, agricultural land and rural roads along the West Walker River from Topaz Lake to Mason including the Smith and Wellington areas. Some flooding of lowest yards and basements near river in the Smith-Wellington area.
8.5	Minor to moderate flooding of lowlands, agricultural land, and rural roads along the West Walker River from Topaz Lake to Mason including the Smith and Wellington areas. Very limited flooding of lowest yards and basements near river in the Smith-Wellington area.
8	Flood Stage. Minor flooding of lowlands, pasture & rural roads on the West Walker from Topaz Lake to Mason, including the Smith and Wellington areas.
7.5	Some inundation of the lowest portions of reach on the West Walker from Topaz Lake to Mason, including the Smith and Wellington areas.
7	Monitor Stage. No flooding. Approx. 1940 cfs.

7. Impact on Douglas County:

FEMA's National Risk Index (NRI) Expected Annual Loss is based on exposure of people, buildings, and agriculture; annualized frequency (.708 for Douglas County); and NRI Historic Loss Ratio. Figure 2-68 depicts the Riverine Flooding Expected Annual Loss for the census tracts of Douglas County. Figure 2-68 clearly depicts the higher expected annual loss in the more heavily populated areas along the East fork of the Carson River.

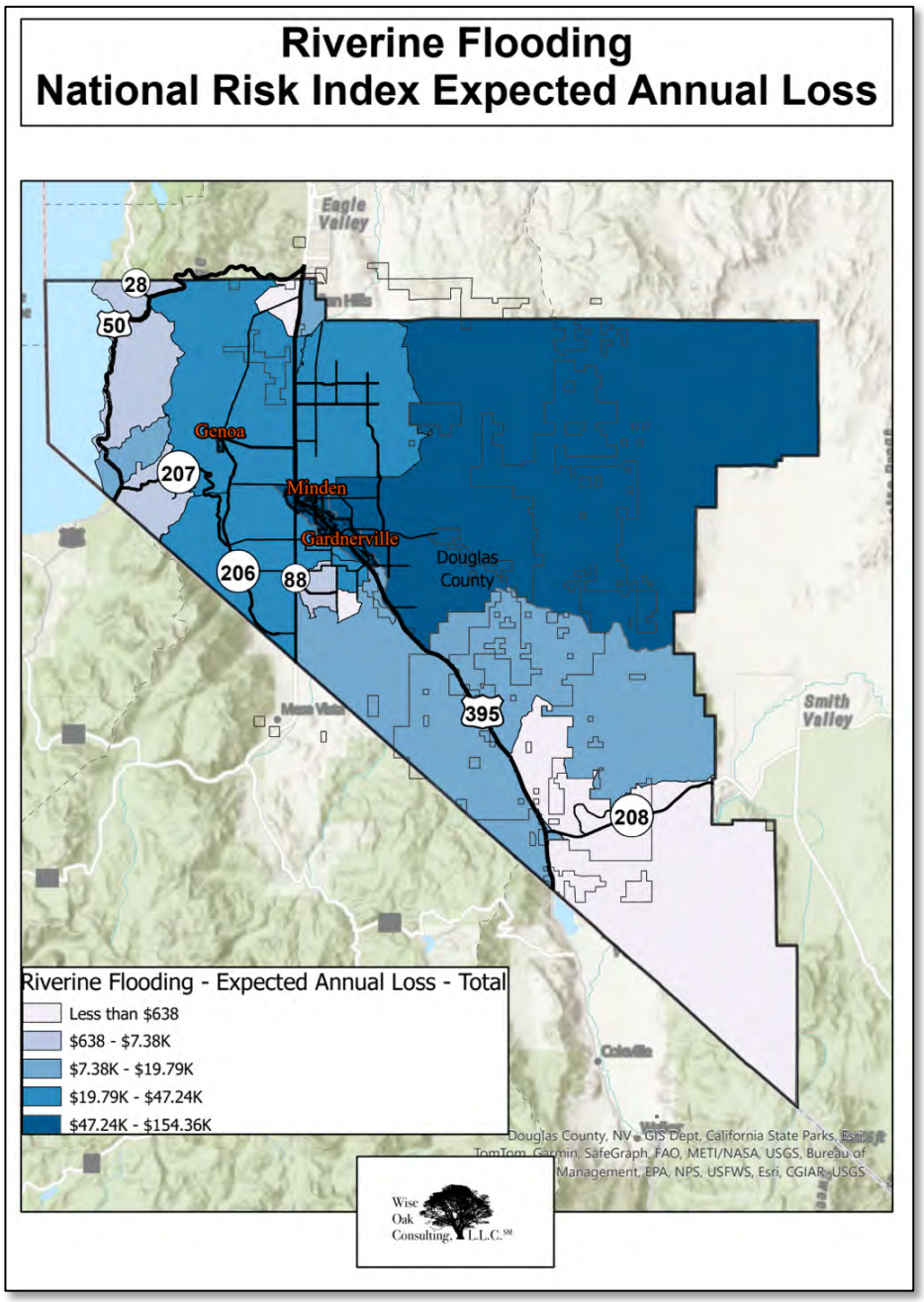


Figure 2-68. National Risk Index Expected Annual Loss.

8. Impact of Climate change:

While Nevada has not had historical flooding trends, analysts have high confidence that there will be more frequent flooding due to a shift from snow to rain and more intense storms – even if precipitation does not increase. (University of Nevada, Reno 2024)

"Fact Sheet FS-21-06," compiled by the University of Nevada, Reno Extension in a partnership of Nevada counties, University of Nevada, Reno, and the U.S. Department of Agriculture, 2021, provides a summary of Climate Change in Nevada. This report written as part of Nevada's State Climate Initiative states:

"While well known as the driest state, Nevada has experienced many catastrophic floods. Because a warmer atmosphere can carry more water, the most extreme storms are expected to become even more extreme. For example, projected near-term and long-term changes in peak annual runoff rates (the maximum daily runoff rate occurring during the average year) are projected to increase more than 25% to 50% above historical peak rates across much of the state, especially in and around many mountain ranges." (University of Nevada, Reno 2024)

Table 2-28. Impacts of Climate Change to Floods (State of Nevada Governor's Office 2020)

Public Health	Greater risks to public safety, private property, and public infrastructure
Water Resources	Decrease in water quality May limit the ability to capture rainwater and runoff for water supply (i.e., too much, too fast)
Environment	Increased sheet and riverbank erosion affecting Riparian habitats
Recreation and Hospitality	Flooding impacts downtown areas of Reno and Las Vegas Road closures due to flood and landslide risks following wildfire
Agriculture and Ranching	Increase erosion and soil loss Potential crop loss/damage Damage to water holding and confinement structures Microbial contamination of crops

Section II: Hazard Identification and Risk Assessment

The State climate assessment projects that warmer temperatures will likely result in more frequent and more intense storms. There will likely be increased flooding due to the warmer temperatures resulting in more precipitation as rain rather than snow. The climate change factors may have a synergistic effect that magnifies the flood risk beyond each factor alone. As seen in Figure 2-69, more precipitation is expected with climate change. The left side of the Figure shows an increase of 5% - 15% in the first half of the century for climate change case Representative Concentration Pathways (RCP) 8.5 (little or no action world-wide to reduce greenhouse gases). The right half of Figure 2-69 depicts predicted change in precipitation for both RCP 8.5 and RCP 4.5 (moderate action worldwide to moderate greenhouse gases). While southern Nevada is expected to be dryer, (especially under RCP 8.5), precipitation in Douglas County is expected to increase approximately 5% - 15%.

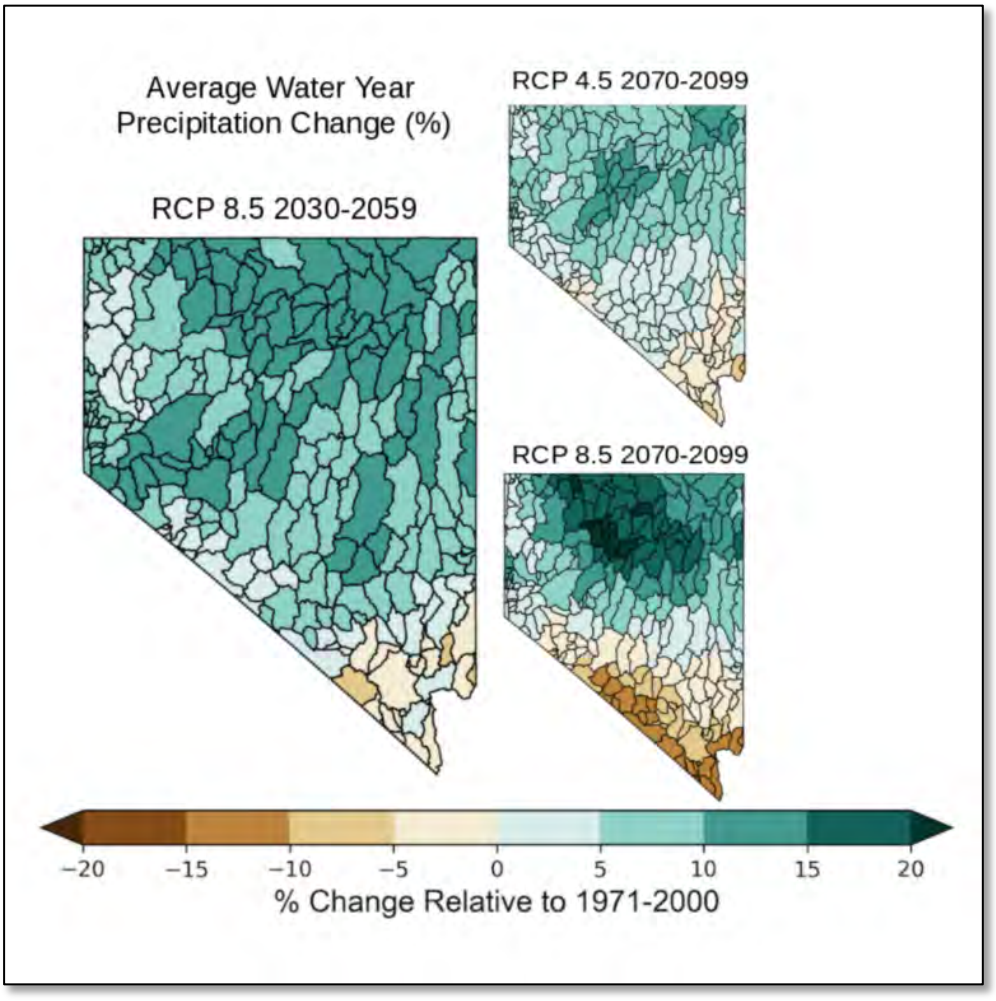


Figure 2-69. Percent Change in Precipitation relative to 1971 – 2000, Due to Climate Change. (State of Nevada Governor's Office 2020)

In terms of flooding, the White House Office of Management and Budget cites a 2013 study that predicts that by 2100, the 100-year floodplain area will increase by 40-45%. (White House Office of Management and Budget 2013) Since future costs of such a floodplain expansion depend on the full complement of mitigation measures, it is not possible to estimate the increased cost of this factor. The National Flood Insurance Program (NFIP) modelled the increase in average annualize losses (AAL) due to climate change based on a baseline scenario (current losses), based on a 1-in-20 annual loss level and a 1-in-50 loss level. The 1-in-20 and 1-in-50 annual loss levels are annual loss levels at which the yearly losses are larger than 95% and 98% of loss years, respectively. (White House Office of Management and Budget 2013) In 2022, Nevada saw $23.2M in total NFIP payments (losses). (Federal Emergency Management Agency 2024) Table 2-29 shows the estimate of what the annual NFIP payments would be in Nevada under the OMB's baseline increase, for the 1-in-20 and for the 1-in-50 scenarios. (White House Office of Management and Budget 2013) The table assumes the same level of increase for Nevada as for the nation as a whole and uses the same percentage increase over baseline as OMB's calculations. While this may be an over-simplification, it does provide a general picture of the impact of climate change on estimated losses. As can be seen, the baseline estimated losses range anywhere from a 7% increase mid-century for the RCP 4.5 scenario to an 84% increase late century for an RCP 8.5 scenario. At the extreme, a 1-in-50 loss level, which is already increased over the baseline, increases an additional 54% by the end of the century. All told, this represents almost an eight-fold increase from 2022 losses in Nevada in 2020 dollars.

Table 2-29. Estimated NFIP Average Annualized Loss Due to Climate Change.

Scenario	Baseline	RCP 4.5		RCP 8.5	
		Mid-Century (2050)	Late-Century (2100)	Mid-Century (2050)	Late-Century (2100)
Douglas County 2023 NFIP Payments	$36,400	$38,948	$50,960	$41,132	$66,975
Increase over baseline	N/A	7%	40%	13%	84%
1-in-20 loss level	$113,194	$121,117	$158,471	$127,909	$208,276
Increase over baseline	N/A	7%	35%	10%	64%

Table 2-29. Estimated NFIP Average Annualized Loss Due to Climate Change.					
Scenario	Baseline	RCP 4.5		RCP 8.5	
		Mid-Century (2050)	Late-Century (2100)	Mid-Century (2050)	Late-Century (2100)
1-in-50 loss level	$188,835	$202,053	$264,369	$213,384	$347,456
Increase over baseline	N/A	7%	31%	10%	54%

Public Health

Climate change will likely result in greater runoff and flash floods. In addition to the immediate danger to public safety, private property, and public infrastructure from the flooding events, water quality will decrease. The resulting water stagnation that is likely to follow will be conducive to breeding mosquitoes carrying malaria and other water borne diseases such as giardia and cryptosporidium. Such health problems could discourage tourist from choosing Nevada as a destination and impact the economy.

Leisure and Hospitality

Leisure and hospitality is the leading economic sector in Nevada, accounting for 356,300 jobs in July, 2024 – 22.4% of the wages and salary. (U.S. Bureau of Labor Statistics 2024) However, as of the writing of this Plan, Douglas County has just 454 jobs of 21,885 employed individuals in the arts, design, sports, and media occupations – 2%. (Nevada Department of Employment Training and Rehabilitation 2024) While much of tourism is focused on gaming, golf, and other summer sports, according to the National Ski Areas Association, approximately 113,000 skiers and snowboarders visited Nevada in 2019-2020. The economic impact on leisure and hospitality due to a shorter winter sport season is small.

Agriculture

Agriculture, Forestry, Fishing, and Hunting generated $433M in GDP for the State in 2022. As of the writing of this Plan, Douglas County had just 295 jobs of 21,885 employed individuals in farming, fishing, and forestry occupations. (Nevada Department of Employment Training and Rehabilitation 2024) Climate change, with the warming trend and increased expected precipitation in much of Nevada (Figure 2-68), will alter growing regions in Nevada. Yields

may actually increase initially in many regions. Higher temperatures and increased annual precipitation may lead to temporary increases in productivity and yield, particularly for low irrigation crops. However, flooding results in decreased water quality. In addition, "…the increasing unpredictability of the seasons and competition for water resources are likely to make agriculture a risky economic venture in the future. Milk production and livestock development in general will suffer from heat waves and warmer temperatures..." (University of Maryland 2023) The conflicting trends prevent a definitive estimate of the economic impact of floods due to climate change due to floods.

5. Infectious Disease (Planning Significance - Low)

1. General hazard description:

An infectious disease that appears suddenly or presents in greater than normal numbers for a particular location is considered an outbreak. An infectious disease that occurs in greater than normal numbers in several communities or that crosses geographical boundaries is considered an epidemic. The same infectious disease that involves a large population in several countries or continents is considered a pandemic. The use of these terms is somewhat subjective and frequently used interchangeably. Infectious diseases emerge suddenly or gradually in various environments and may spread across a region or even the world. If the disease was previously unknown, then the disease is said to be a *novel disease*. If the disease had never occurred in the region before, it is considered a virgin soil outbreak. If the disease is continuing to spread, or rapidly increasing in incidence or range, it is considered an emerging disease.

These terms are used to illustrate the number of occurrences, size, or scope of the disease impact and the healthcare sector's familiarity with the disease; the terms do not indicate the virulence, mortality, or morbidity of a particular illness. Epidemics are described as contemporary health catastrophes by the World Health Organization (WHO). Epidemics are commonplace in the world. According to the WHO, every country on earth has experienced at least one epidemic since the year 2000. Some epidemics such as H1N1 (2009), SARS, Ebola, and COVID-19 have developed into pandemics with a global reach, but far more often epidemics strike at lessor geographic levels causing loss of life and livelihoods on a more regional or local level.

Although epidemics and outbreaks of disease have traditionally been associated with disease caused by infectious agents, in the second half of the 20th century the term epidemic has also become associated with non-infectious disease such as obesity and diabetes or diseases caused by lifestyle and environmental factors such as smoking-related heart disease and cancer clusters. In this plan, we will address only epidemic diseases caused by infectious agents.

The impact of outbreaks of pathogens on communities differs depending upon the disease, the population of the community, the age of the primary targets, socio-economic situation of the community affected, and the public health and medical response capabilities of the affected community. For example, 100 cases of meningitis across Las Vegas may be a concern, but 10 cases of the same meningitis may close the entire school system in Douglas County. Four deaths from an infectious disease may not stretch public health resources in Reno but may create an emergency in Douglas County.

Section II: Hazard Identification and Risk Assessment

"Epidemics almost always produce unanticipated questions and novel problems which are likely to vary over the course of the outbreak. Recognizing these problems when they arise and formulating effective responses requires adequate and timely situational awareness." (In-Q-Tel, Inc 2023) "There is an observable pattern of indicators associated with the demand placed on healthcare and public health infrastructures by routine verses non-routine infectious disease. Indicators of a health security crisis evolve as the extent of the impact to a given community changes from that of an event to crisis to disaster. Different patterns of indicators are associated with different types of infectious diseases (e.g., respiratory disease verse mosquito-transmitted disease) and some indicators are considered critical and especially characteristic for health security crisis and cannot be missed due to the potential for high consequences." (Wilson 2022)

Disease outbreaks and epidemics are not confined to human populations. Diseases such as hoof-and-mouth disease and mad cow disease, if introduced into the livestock population, could decimate the beef industry for decades. In the past, global pandemics involving avian influenza and birds have also occurred, potentially having widespread consequences.

Pandemic influenza and other emerging diseases present a major threat to life, economies, and security in an increasingly globalized world. The impact of disease epidemics has increased dramatically as the world becomes ever more interconnected. In the past 25 years, emerging diseases have included: HIV/AIDS, Hepatitis C, Ebola, Lyme disease, Hantavirus, SARS, MERS, COVID-19, Enterovirus D68 Ebola, and Chikungunya virus. Additionally, some "old-school" diseases are now re-emerging as the disease becomes resistant to anti-microbial medications and vaccines. These diseases include things such as: measles, TB, pertussis (whooping cough) and bacterial pneumonia. Trade, commerce, and financial markets are increasingly interrelated.

Some challenges presented by epidemics:

- Epidemics associated with emerging and re-emerging infectious diseases are now occurring in historically unprecedented numbers.
- Inconsistent leadership and politicization of a health crisis creates considerable obstacles to emergency response and efforts to unify public trust[2].
- Warning operations are not specifically funded,[2] limiting maintenance of "warm" capabilities and public health and healthcare resources must acquiesce to the "panic and neglect" cycles that characterize grant funding[1].
- Public health and hospital systems are weak in many areas and vulnerable populations are further stressed by social determinants of health.

- Climate change is believed to contribute to emerging disease progression into new locations - Zika, Chikungunya, and other vector borne diseases.

In Nevada, we have seen occurrences of anthrax, whooping cough, and measles. Some of our rodents carry the plague bacteria and the Hantavirus pathogen. In 2009-2010, the H1N1 influenza affected the population in each county and strained our public health capacity.

2. Location:

Diseases are unique in who they affect the most. For example, the 2009 H1N1 outbreak was especially harmful to children. COVID-19, on the other hand affected elderly people more than the young. Although different demographic groups may be more adversely affected by infectious disease outbreaks, they do not adhere to geographic boundaries. Therefore, the entire county can expect to be affected by infectious disease outbreaks.

3. Extent:

Again, each infectious disease outbreak is unique in its impact to the population to a different extent. Using COVID-19 (through May 20, 2023) as an example, the Extent of a novel virus in Douglas County could be:

- Total Population – 48,123
- Confirmed cases – 8,816
- Cases per 100,000 – 17,814
- Deaths – 98
- County fatality rate – 1.11

Beyond cases and fatalities, virtually every part of society may be interrupted by social distancing and other extreme disease control measures, including:

- Hospitals overloaded
- Evacuation of the sick Business closures
- Loss of tax revenue
- Culling of animals

In 2019-2023, COVID-19 affected the Nevada population in ways which included more than ten thousand deaths; 900,000 sick individuals and tens of thousands of hospitalizations. The entire state economy was effectively shut down and international air travel closed. The COVID-19 pandemic is the worst naturally occurring event in the history of Nevada both in terms of lives lost and in terms of economic damage.

Section II: Hazard Identification and Risk Assessment

Table 2-30 presents 20th and 21st Century incidences of pandemics, epidemics, and major infectious disease affecting people in the U.S.

Table 2-30. 20th and 21st Century U.S. Pandemics and Epidemic Occurrences

Date	Details
1918-1919	The influenza pandemic of 1918 and 1919, known as the Spanish Flu or Swine Flu, had the highest mortality rate in recent history for an infectious disease. More than 20 million persons were killed worldwide, some 500,000 of which were in the U.S. alone (CDC, October 1998).
1916, 1949	Polio epidemics prior to the advent of the polio vaccine killed over 7,000 people in 1916 and over 3,000 in 1949.
1957, 1968	In the 20th century, the world also experienced influenza pandemics in 1957 and 1968, although were less virulent than the 1918 Spanish Flu, caused millions of infections and many deaths.
1999, 2002	West Nile Virus (WNV), a seasonal infection transmitted by mosquitoes, caused an epidemic which grew from an initial U.S. outbreak of 62 disease cases in 1999 to 4,156 reported cases, including 284 deaths, in 2002 (CDC, July 8, 2003).
1980 – 2000	Physicians began seeing immunodeficiency disorders in gay men; this was the beginning of the AIDS pandemic. In twenty years, AIDS claimed over 40 million people worldwide.
2003	Severe acute respiratory syndrome (SARS) was estimated to have killed 915 and infected 8,422 worldwide by mid-August 2003 (WHO, August 15, 2003). In the U.S., there were 175 suspect cases and 36 probable cases, although no reported deaths (CDC, July 17, 2003).
2003-present	Although most cases go unrecognized, Norovirus is believed to affect over 20 million people in the U.S. each year. Norovirus accounts for 96 percent of all non-bacterial outbreaks of gastroenteritis (Arizona Department of Health Services, March/April 2003).
2009 – 2010	In April of 2009, novel H1N1 influenza virus started to circulate in Mexico. It soon spread to the United States, and within 2 months of its first isolation, the virus became a global pandemic.
2014-2015	Enterovirus D68 (EV-D68), a non-polio enterovirus, re-emerges in the US in 2014. More than 1,150 patients in 49 states experienced a severe respiratory illness. Most of these cases wherein children with a previous history of asthma. 14 deaths occurred and likely millions of others had a mild form of the disease but did not seek medical attention.
2015	An outbreak of Measles was tracked back to an amusement park in CA; this resulted in 104 confirmed cases in 14 states. The majority of cases were not vaccinated or did not know if they had ever been vaccinated.
2015	West Africa experiences an epidemic of Ebola which effects more than 28,000 people and results in more than 11,000 deaths worldwide. Cases spread to multiple countries, including the USA, via the air transportation grid, . Ebola became an

Table 2-30. 20th and 21st Century U.S. Pandemics and Epidemic Occurrences	
Date	**Details**
	occupational illness in the US spreading to 2 healthcare professionals who were treating an Ebola patient.
2015	After spreading from the Caribbean, Chikungunya virus was discovered in MX and 29 other countries . Starting in 2016, the CDC adds this to the National Notifiable Disease Surveillance System as a reportable condition.
2015	Prior to 2015, Zika virus outbreaks occurred in Africa, Southeast Asia, and the Pacific Islands. In July of 2015, Brazil reported an association between Zika and Guillain-Barre syndrome. The Zika virus is spread through mosquito bites and can cause birth defects and neurological disorders. In the U.S., localized Zika mosquito-borne transmission has been reported in Brownsville, Texas and South Florida. There has been one symptomatic disease case in Nevada.
2019- current	COVID-19 pandemic starts. This affected the Nevada population in multiple ways, including more than ten thousand deaths, 900,000 sick individuals, and tens of thousands of hospitalizations. The entire state economy was effectively shut down and international air travel closed. The COVID-19 pandemic is the worst naturally occurring event in the history of Nevada both in terms of lives lost and of economic damage.
2021	Africa experiences another epidemic of Ebola.
2021	The world, United States, and Nevada experienced outbreaks of Monkeypox, now renamed MPOX. This outbreak had a new transmission method, primarily occurring as a sexually transmitted disease or via close contact.
2022-current	Measles outbreak in Ohio occurred. Currently there are more than 100 reported cases, including some requiring hospitalization.
2022-2023	Influenza and RSV cases exceeded normal seasonal levels throughout the nation and along with the concurrent COVID-19 pandemic, hospitals exceeded capacity including pediatric units and PICUs. This was referred to in the press as a, "Tridemic."

Section II: Hazard Identification and Risk Assessment

4. Previous Occurrences in Douglas County:

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.

COVID-19

COVID-19 (coronavirus disease 2019) is a disease caused by the SARS-CoV-2 virus. It can be very contagious and can spread quickly. As of June 1, 2024, nearly 1.2 million people have died of COVID-19 in the U.S.

COVID-19 spreads when an infected person breathes out droplets and very small particles that contain the virus. Other people can breathe in these droplets and particles, or these droplets and particles can land on the eyes, nose, or mouth. In some circumstances, these droplets may contaminate the surfaces they touch. Anyone infected with COVID-19 can spread it, even if they do **NOT** have symptoms. COVID-19 can even spread from people to animals in some situations.

Some people are more likely than others to get very sick if they get COVID-19. This includes people who:

- are older
- are immunocompromised (have a weakened immune system)
- have certain disabilities
- have underlying health conditions

Core Prevention Strategies:

- Immunizations for Respiratory Viruses
- Hygiene and Respiratory Virus Prevention
- Taking Steps for Cleaner Air for Respiratory Virus Prevention
- Preventing Spread of Respiratory Viruses When You're Sick
- Treatment of Respiratory Viruses

Additional Prevention Strategies:

- Masks and Respiratory Virus Prevention
- Physical Distancing and Respiratory Viruses
- Testing and Respiratory Viruses

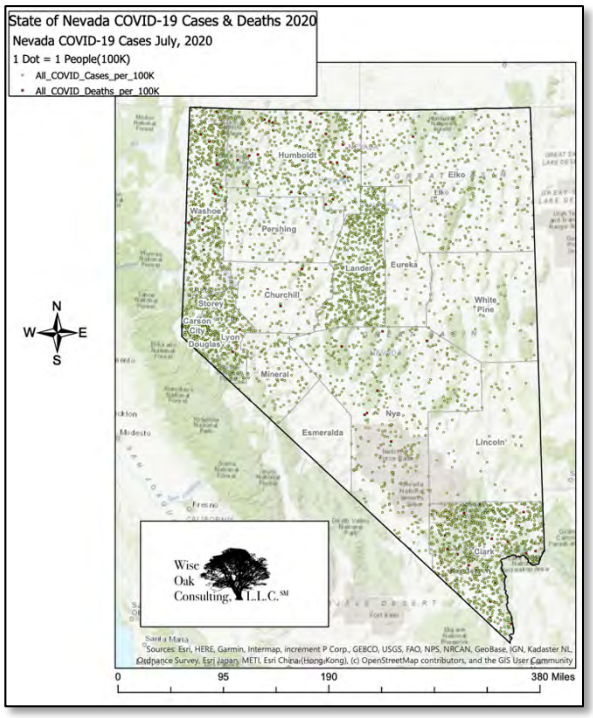
FDA has authorized or approved several antiviral medications used to treat mild to moderate COVID-19 in people who are more likely to get very sick.

- **Antiviral medications** target specific parts of the virus to prevent it from multiplying in the body once someone is infected, helping to prevent severe illness and death.
- The Infectious Diseases Society of America provides Guidelines on the Treatment and Management of Patients with COVID-19 for healthcare providers to help them work with their patients and determine the best treatment options for their patients. Several treatment options are available for treating COVID-19 (Table 2-31). They include:

Table 2-31. COVID-19 Treatment Guidelines.

Treatment	Who (Among people who are at high risk of getting sick)	When	How
Nirmatrelvir with Ritonavir (Paxlovid) **Antiviral**	Adults; children ages 12 years and older	Start as soon as possible; must begin within 5 days of when symptoms start	Taken at home by mouth (orally)
Veklury (remdesivir) **Antiviral**	Adults and children	Start as soon as possible; must begin within 7 days of when symptoms start	Intravenous (IV) infusions at a healthcare facility for 3 consecutive days
Molnupiravir (Lagevrio) **Antiviral**	Adults	Start as soon as possible; must begin within 5 days of when symptoms start	Taken at home by mouth (orally)

Figures 2-70 and 2-71 show the rapid spread of COVID-19 across Nevada from July 31, 2020, to October 30, 2020.



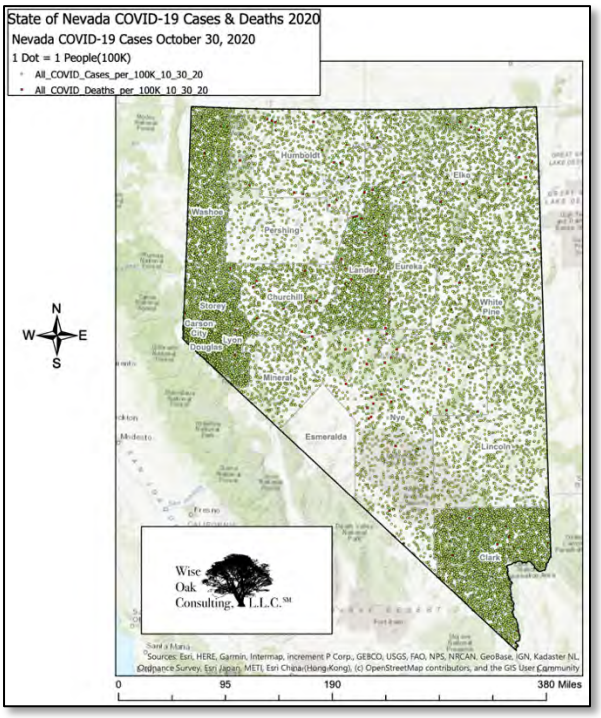


Figure 2-70. COVID-19 Cases July 2020. **Figure 2-71. COVID-19 Cases October 2020.4**

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. The case-fatality rate was 2.5%, compared to <0.1% for other influenza pandemics. At least 50 million people were killed worldwide, 675,000 in the U.S. alone.

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, with 144 cases in Douglas County. (Kathrin Hobron 2013) Although H1N1 had a low mortality rate, the high variability and unpredictable nature of influenza viruses reinforces the

[4] Wise Oak Consulting, L.L.C., COVID-19 Case Tracking for the State of Nevada 2020 THIRA/SPR.

need for sustained preparedness efforts. (David L. Swerdlow 2011) Figure 2-72 depicts the H1N1 incidence and vaccination rates for the State of Nevada.

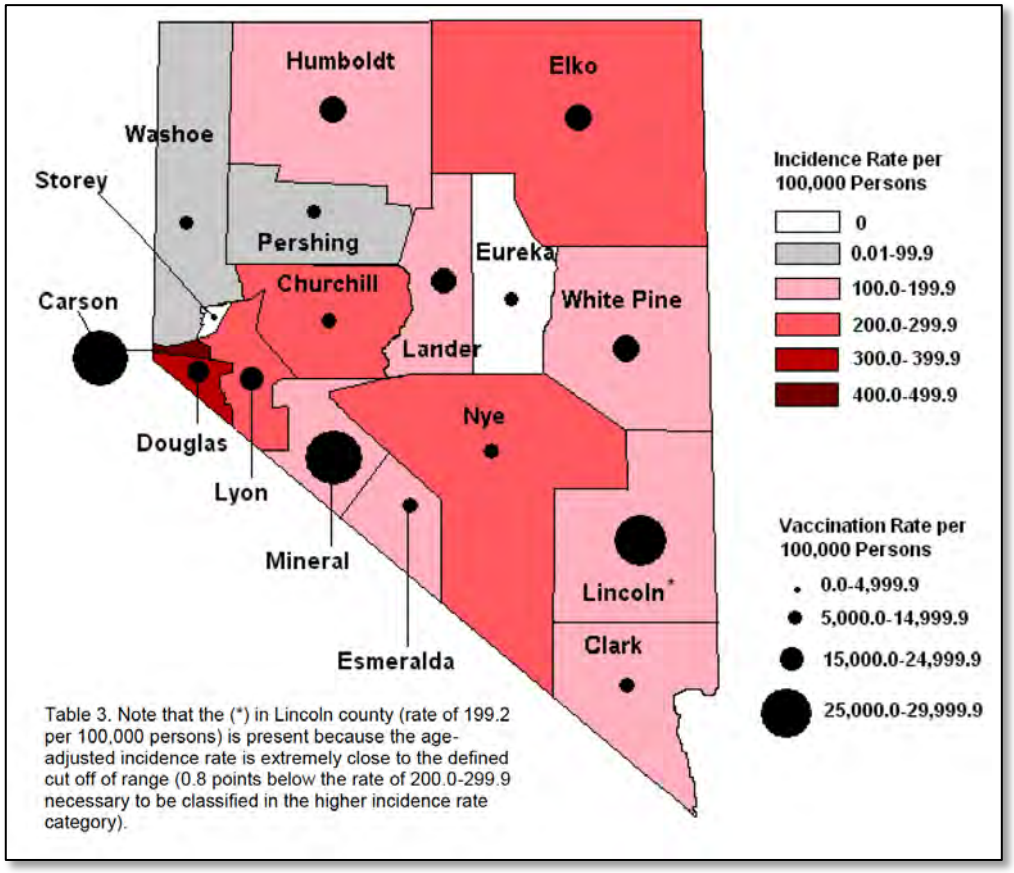


Figure 2-72. Age-Adjusted H1N1 Influenza Incidence and Vaccination by County, 2009-2010. (Kathrin Hobron 2013)

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. The CDC estimates there are 97,000 STEC infections, 3,270 hospitalizations, and 30 deaths in the United States annually. (Centers for Disease Control and Prevention 2024) As of the writing of this Plan, there have been two outbreaks in 2024 – one linked to organic walnuts and one linked to raw cheddar cheese.

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 spread to 90% of people who come into contact with an infected person. You can get measles just by being in a room where a person with measles has been. This can happen even up to 2 hours after that person has left. (Centers for Disease Control and Prevention 2024) Although Measles was declared eliminated from the United States in 2000, it is still common in many parts of the world. Every year, measles is brought into the United States by unvaccinated travelers who contract measles while traveling internationally. These travelers are mostly Americans and sometimes international visitors.

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. (Amina Khawja 2014)

Mpox (formerly Monkeypox)

At the writing of this Plan, Mpox is a public health hot topic. (Department of Health and Human Services Division of Public and Behavioral Health (DPBH) 2024) Mpox is a disease caused by a virus not commonly seen in the United States. However, there is an ongoing, global outbreak and Mpox cases have been found in the United States, including in Nevada.

Although less severe and rarely fatal, Mpox virus is related to the virus that causes smallpox. Mpox often causes a painful or itchy rash and sometimes causes flu-like symptoms like fever, headache, muscle aches, or other symptoms. Mpox virus is not related to chickenpox.

Although anyone can get Mpox, many of the cases reported during the current outbreak have been among gay, bisexual, or other men who have sex with men. Mpox often causes a characteristic rash that can look like pimples or blisters that appear on the face, inside the mouth, on the hands, feet, chest, genitals, anus, or other parts of the body. Mpox can also cause other symptoms, like fever, headache, muscle aches, back ache, swollen lymph nodes, chills, or exhaustion. Sometimes people get a rash first followed by other symptoms, and sometimes people have flu-like symptoms a few days before the rash appears. Other people only experience a rash without other symptoms. The illness typically lasts 2-4 weeks.

Mpox spreads in a few ways, such as:

- During prolonged face-to-face or intimate physical contact with someone who has Mpox.
- Through direct contact with rash, scabs, or body fluids of someone who has Mpox.
- By touching items like clothing, towels, or bedsheets after being touched by rash or body fluids of someone who has Mpox.
- Through the placenta from a pregnant woman who has Mpox to a fetus.
- By being scratched or bitten by an infected animal or by preparing or eating meat or using products from an infected animal.
- Direct exposure to Mpox can happen during intimate contact.

The CDC recommends three simple measures to prevent spreading Mpox:

- Avoid close, skin-to-skin contact with people who have a rash that looks like Mpox.
- Avoid contact with objects and materials that a person with Mpox has used.
- Wash your hands often.

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. "Each year, there are about 2,500 reported norovirus outbreaks in the United States.

- Norovirus outbreaks occur throughout the year but are most common from November to April.
- In years when there is a new strain of the virus, there can be 50% more norovirus illnesses.
- Most outbreaks occur when infected people spread the virus to others through direct contact (such as caring for them, sharing food, or eating from shared utensils)." (Centers for Disease Control and Prevention 2024)

Pertussis (Whooping Cough)

A respiratory illness commonly known as whooping cough; pertussis is a very contagious disease caused by bacteria called *Bordetella pertussis*. The bacteria spreads easily from person to person through the air; this bacteria attaches to the cilia in the upper respiratory system and releasees toxins, causing airways to swell. Pertussis is most likely to be severe in infants and

small children. Babies younger than 1 year old are at greatest risk for getting whooping cough and having severe symptoms from it. (Centers for Disease Control and Prevention 2024)

At the writing of this Plan in 2024, Pertussis cases are on the rise. While whooping cough may begin like a common cold, it can last for weeks or months. People are contagious from the start of symptoms and for at least 2 weeks after coughing begins. Early treatment with antibiotics may make the infection less serious. The CDC recommends whooping cough vaccination for everyone; vaccination is the best way to prevent whooping cough. While studies show some waning immunity even in people who are vaccinated, most pertussis cases occur in individuals who are unvaccinated or under-vaccinated, emphasizing the importance of maintaining vaccination rates for these types of infectious diseases.

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 (WHO), 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.

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.

West Nile Virus

In late August 1999, an epidemic of West Nile virus (WNV) 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. As of the writing of this Plan, there have been 23 cases of West Nile Virus in Nevada in 2024 – zero (0) cases in Douglas County. (Centers for Disease Control and Prevention 2024) (Center for Disease Control and Prevention 2024)

The Douglas County Mosquito Abatement District (DCMAD) conducts extensive mosquito trapping to gather information about levels of WNV in the mosquito population throughout the season. The season varies based on weather conditions and temperature but can start as early as mid-April and end as late as mid-November. On average, the DCMAD will set between 250-300 traps in pre-determined locations within the district and in the Lake Tahoe and Topaz Lake areas. DCMAD will also set traps as service requests from the public to assess potential

mosquito problems. After trapping, the mosquitoes are sent to the Nevada State Department of Agriculture for testing of WNV, St. Louis Encephalitis, and Western Equine Encephalitis.

Integrated mosquito management methods currently employed by organized control districts are endorsed by the CDC and EPA. They employ comprehensive and specifically tailored control methods for each stage of the mosquito life cycle. Larval control through water management and source reduction is a prudent pest management practice, as is the use of the environmentally friendly EPA approved larvicides. When source elimination and larval control measures are unattainable or in the case of imminent disease, the EPA and CDC emphasized in a published joint statement the need for considered application of adulticides. A successful mosquito management program includes the following elements:

- Larval and adult mosquito sampling (surveillance and trapping),
- Source reduction,
- Larvicide and adulticide when indicated by surveillance,
- Resistance monitoring,
- Disease surveillance in mosquitoes,
- And public education.

The diversity of conditions and vast area in which the DCMAD treats is one of the greatest challenges to mosquito abatement efforts. The district boundaries are shown in Figure 2-73.

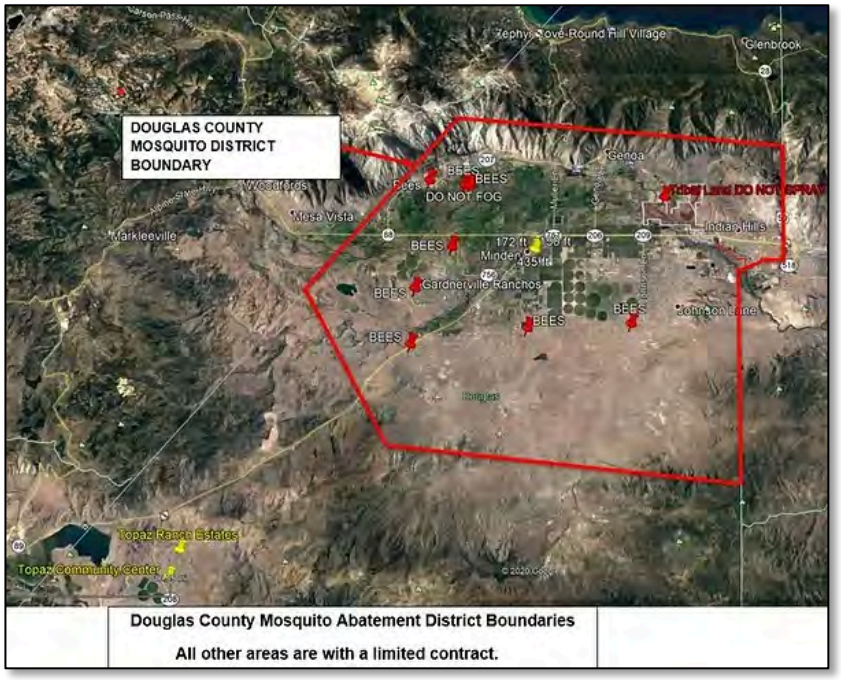


Figure 2-73. Douglas County Mosquito Abatement District Boundaries.

Zika Virus

Zika virus can be spread through mosquito bites, from a pregnant person to their fetus, and through sex. More rarely, Zika virus can be transmitted through infected blood or tissues and in the laboratory. Zika virus can be passed from a person before their symptoms start, while they have symptoms, and after their symptoms end.

Many people infected with Zika will not have symptoms or will only have mild symptoms. The most common symptoms are fever, rash, headache, joint and muscle pain, and red eyes. There is currently no vaccine to prevent or medicine to treat Zika.

Zika virus typically occurs in tropical and subtropical areas of Africa, the Americas, Southern Asia, and the Western Pacific. Zika infections have occurred in Nevada due to spread by travelers.

Travelers can protect themselves by preventing mosquito bites. When traveling to countries with Zika virus :

- Use EPA-registered insect repellent.
- Wear long-sleeved shirts and pants.
- Stay in places with air conditioning or places that use window and door screens.

Table 2-32 presents recent historical occurrences or outbreaks in Nevada.

Table 2-32. Recent Historical Occurrences or Outbreaks in Nevada.

Date	Details
February 1992	Cholera outbreak confirmed. At least 26 passengers from Aerolineas Argentina Flight 386 that brought a cholera outbreak to Los Angeles continued to Las Vegas, where 10 passengers showed symptoms of the disease. Cholera or cholera-like symptoms later developed in 67 passengers of Flight 386.
Spring 2000	Five cases of the measles were confirmed. Outbreak was identified and confirmed, and the Clark County Health District (CCHD) Office of Epidemiology (OOE) worked with the Immunization Clinic and media to alert the community about preventing the spread of the disease.
October 2004	Norovirus confirmed at a major public accommodation facility on the Strip in Las Vegas.
2004	During October 13-19, a total of 200 cases of human West Nile Virus were reported in 20 states, including Nevada. During 2004, 40 states, including Nevada, reported a total of 2,151 cases of human West Nile Virus.
Fall 2004	Chickenpox (varicella) outbreak occurred in Clark County, Nevada elementary school. 32 students from all grades were infected.
April 2006	Norovirus outbreak occurred at a Reno, Nevada daycare. 30 Norovirus cases were

Table 2-32. Recent Historical Occurrences or Outbreaks in Nevada.	
Date	**Details**
	confirmed. 2 additional people were infected after the daycare had been cleaned and sanitized.
March 2007	A norovirus outbreak in Las Vegas, Nevada sickened at least 215 inmates and 41 staff members at the Clark County Detention Center. Most of those sickened complained of stomach-related distress such as diarrhea, vomiting and cramps. No one were hospitalized.
2009 - 2012	The novel H1N1 influenza virus became a global pandemic and 4,624 cases (40 deaths) occurred in Nevada with 144 cases in Douglas County.
February 2014	A canine positive for bat rabies resulted in a four county (Carson City, Douglas, Lyon, and El Dorado) contact investigation. This investigation found 47 individuals with potential exposure to rabies.
2014-current	Outbreaks of Bovine Trichomoniasis are frequently dealt with by the Nevada Department of Agriculture.
2015	1 case of West Nile virus was confirmed in Douglas County.
2015	While no cases of Ebola were present in Nevada, the heightened awareness and, to some extent, fear within the public causes the governor to form an Ebola Task Force to monitor the situation and develop medical response plans. Approximately, 32 people in NV required active monitoring during this timeframe.
2015	Nevada healthcare personnel treated multiple cases of Measles related to the California outbreak. Approximately 11 Nevadans were diagnosed or evaluated for measles.
October 2015 – December 2015	Norovirus outbreak caused over 2,000 staff, faculty, and students in the Washoe County School District to be sickened.
2016	3 cases of West Nile virus in Douglas County were confirmed.
2017	8 cases of West Nile virus in Douglas County were confirmed.
March 2017	A community wide pertussis outbreak occurred in three counties (Carson City, Douglas, and Lyon). This outbreak lasted three months, consisting of 10 cases and over 100 contacts that required assessment and post exposure prophylaxis.
August 2017 – October 2017	Pertussis outbreak confirmed in Tonopah, NV. There were 28 cases in total, with 99 contacts identified and investigated.
April 2018 – July 2018	Pertussis outbreak confirmed in Nye County. There were 19 cases total, with 70 contacts identified and investigated.
April 2018	1 confirmed measles case in Washoe County, which was the first measles case in Washoe County since 1999.
January 2017 – May 2018	Multistate *Salmonella* outbreak was linked to Kratom usage with 199 cases nationally and2 cases in Nevada.

Table 2-32. Recent Historical Occurrences or Outbreaks in Nevada.	
Date	**Details**
2019 – May 2023	The COVID-19 pandemic starts. This affected the Nevada population in many ways including more than ten thousand deaths, 900,000 sick individuals, and tens of thousands of hospitalizations. The entire state economy was effectively shut down and international air travel closed. The COVID-19 pandemic is the worst naturally occurring event in the history of Nevada both in terms of lives lost and in terms of economic damage.
2021	Nevada experienced an outbreak of MPOX. This outbreak had a new transmission method, primarily occurring as a sexually transmitted disease or via close contact. While most patients could be treated at home, several people required hospitalization and a few died.
2022-2023	Influenza and RSV cases exceed normal seasonal levels in Nevada, along with the concurrent COVID-19 pandemic and other respiratory viruses, hospitals exceed capacity including pediatric units and PICUs. Nevada was not forced to declare an emergency, however several regulations related to hospital staff licenses and hospital operations had to be relaxed on an urgent need basis.

5. Probability of Future Events on Douglas 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 (Table 2-30) indicates that infectious disease 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.

6. Vulnerability of Douglas County:

Epidemics constitute a significant risk to the population of Nevada, particularly relating to the frequency in which the Douglas County population travels and the proximity of Las Vegas and 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 Carson City and Douglas County.

On a lesser scale than Reno or Las Vegas, the Stateline (South Lake Tahoe casino corridor) area of Douglas County presents a more local world-class entertainment and tourist destination for visitors. The dense population gathering of residents and visitors from large metropolitan areas

of California, as well as from around the world, presents a more localized increase of potential for an epidemic.

7. Impact on Douglas County:

The recent history and experience of the COVID-19 pandemic has taught us that the location of a pandemic doesn't have to be proximal to Nevada to have major impacts to commerce, supply-chains, or to our visitor and travel industries. The COVID-19 pandemic, when isolated to China was creating havoc on supply-chains in the United States even before the disease reached our shores. Once COVID-19 was detected within Nevada, illness, hospitalizations, death, and economic and political turbulence closely followed. At the low end, the impact of infectious diseases may be basic inconveniences caused by heightened public health measures. On the high end, infectious diseases such as the Spanish Flu and COVID-19 disrupt virtually every aspect of society (travel and business restrictions, etc.) and lead to infections and deaths that overwhelm medical systems.

8. Impact of Climate change:

Climate change 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 changes occur. For example, the 1999 epidemic represents the first time West Nile Virus was 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)

While it is expected to impact infectious diseases, it is unknown how climate change will affect the frequency or occurrences of an epidemic in Nevada. Additional monitoring and research will be necessary to quantify any effects. The collection of heat-related hospitalization began in Nevada in the summer of 2023 as a first step toward problem recognition and understanding. The health effects of Extreme Heat due to climate change are in that section of this Plan.

The World Health Organization (WHO) has reported that, vectors, pathogens, and hosts each survive and reproduce within a range of optimal climatic conditions: temperature and precipitation are the most important, while sea level, elevation, wind, and daylight duration are also important. Specifically, the WHO has recorded a five-fold increase in malaria epidemic risk the year after El Nino events. Because moisture and temperature are such significant factors, elevated temperatures and extreme rain events resulting from climate change increase the risk. WHO models have shown that climate change increases the transmission of malaria and dengue fever worldwide and encephalitis in the U.S.

One measured impact due to climate change is the number of days in the mosquito season is growing. As temperatures and humidity increase, so do the number of mosquito days. As seen in the Extreme Heat Floods Sections, Nevada expects both increased temperatures and increased rain in much of the state.

Climate change could lead to an increase in the incidence and spread of infectious diseases in Nevada, especially those transmitted by vectors such as mosquitoes and ticks, as warmer temperatures and changes in precipitation patterns create more favorable conditions for their survival and reproduction. For example, climate change is believed to be contributing to emerging diseases such as Zika, Chikungunya, and other vector borne diseases progression into new geographies. Mosquito borne West Nile Virus can increase in areas where temperatures are warmer and more humid. Additionally, tick-borne diseases such as Lyme disease may become more prevalent in Nevada as the range of ticks expands due to warmer temperatures. Climate change could also affect water quality and availability (discussed in Drought and Floods

Sections), leading to the emergence and spread of waterborne diseases such as cholera and cryptosporidiosis.

It is important for public health officials in Nevada to monitor the impact of climate change on infectious diseases and take appropriate measures to prevent and control their spread. This may include implementing effective vector control strategies, promoting public education and awareness, and improving surveillance and early warning systems for infectious diseases.

More studies and analysis are needed to develop more specific quantitative analysis.

Note. This hazard is profiled for informational purposes. Therefore no mitigation actions are included in this revision of the Plan.

6. Infestation (Planning Significance - Low)

1. General hazard description:

An "invasive species" is defined as a species that is:

a. Non-native (or alien) to the ecosystem under consideration and
b. Whose introduction causes or is likely to cause economic or environmental harm or harm to human health.

Invasive species can be plants, animals (including aquatic species), and other organisms (e.g., microbes). Infestations impact Nevada's economy through the destruction of crops and natural resources, also impacting recreation and tourism. Some plant infestations are highly flammable and assist wildfire spread. Human actions are the primary means of introduction and spread of invasive species.

2. Location:

As with infectious diseases, infestations are not restricted by geographic boundaries. They can occur anywhere in Douglas County depending on their nature (e.g., aquatic diseases). Noxious weed species distribution has a high probability to expand outward from currently known geographic locations; this is described above and as shown on species distribution maps throughout the state at the following link: http://www.eddmaps.org/distribution/

3. Extent:

The severity of noxious weed infestations is continuously monitored by the Nevada Department of Agriculture's (NDA) A, B, and C categorization of noxious weeds described in the previous section. To combat the spread of noxious weed infestations, the NDA continues to work with counties to enforce sections of statute for the abatement of noxious weeds. An increase in the need for regulatory enforcement is expected in future years to address problems associated with expanding noxious weed infestations. The locations of infestations of some other insects and aquatic species are described in the previous section as well.

The Western Regional Panel on Aquatic Nuisance Species submitted the "Quagga-Zebra Mussel Action Plan for Western U.S. Waters" to the Aquatic Nuisance Species Task Force in February 2010 by the Western Regional Panel on Aquatic Nuisance Species. (The Western Regional Panel On Aquatic Nusiance Species 2009) It details a control plan, and outlines initial costs, and charts current states' progress on control efforts, including developing individual management plans for quagga and zebra mussel control. The Panel updated its recommendations in 2020. (Western Regional Panel On Aquatic Nusiance Species 2020)

Section II: Hazard Identification and Risk Assessment

The Nevada Aquatic Invasive Species Management Plan was completed in September 2017 and has been submitted to the Aquatic Nuisance Species Task Force for approval. (Nevada Department of Wildlife 2017) The plan is intended to present a comprehensive and realistic approach to minimizing AIS impacts to Nevada and regionally, using a multi-stakeholder approach and focusing on the species with the highest potential to have negative economic, ecological, and recreational impacts. The goals of the AIS plan are to:

a. prevent new introductions of AIS to Nevada,
b. limit the spread of existing AIS populations and eradicate or control existing AIS populations, and to
c. minimize harmful impacts resulting from AIS.

These efforts have been strengthened since the last iteration of the plan by the passage or amendment of specific statutes and regulations including:

- NRS 488.530 identifies requirements to comply with watercraft AIS inspections and the authority of peace officers to enforce those requirements.
- NRS 488.533 provides authority to impound or quarantine infested watercraft until aquatic invasive species or aquatic plant material is completely removed.
- NRS 503.597 makes it illegal to transport any aquatic invasive species in the state and provides specific penalties for intentional introductions.
- NAC 488.520 identifies requirements to decontaminate a vessel or conveyance.
- NAC 503.072 defines injurious aquatic species.
- NAC 503.074 defines aquatic invasive species.

NDOW conducts early detection monitoring at high-risk waters statewide outside of the Colorado River Basin. That monitoring is focused on quagga and zebra mussels and consists of both visual (adult) surveys; plankton tows are also analyzed using both microscopy and DNA techniques to identify possible presence of mussel veligers. Most target waters are sampled multiple times each year during the active recreational boating season. Designated high-use waters have seasonal watercraft inspection stations during the boating season to intercept and inspect incoming watercraft to prevent AIS introductions; two highway inspection stations also target watercraft that could be transporting AIS from the Colorado River basin or other locations to central/northern Nevada waters or adjacent states.

4. Previous Occurrences in Douglas County:

The Nevada Department of Agriculture (NDA) monitors the introduction and spread of noxious weeds in the state. They have developed a categorization scheme for control of noxious weeds with Category "C" being the most widespread. Table 2-33 is the NDA's Noxious Weed List as designated by application of NRS 555.010.

Nevada Noxious Weed List:

NRS 555.130 Designation of noxious weeds. The State Quarantine Officer may declare by regulation the weeds of the state that are noxious weeds, but a weed must not be designated as noxious which is already introduced and established in the State to such an extent as to make its control or eradication impracticable in the judgment of the State Quarantine Officer.

NAC 555.010 Designation and categorization of noxious weeds. (NRS 555.130)

Regardless of category, per statutes, all landowners are responsible to control any noxious weeds found on their property. The plants listed below are designated noxious weeds and categorized as follows:

- **Category A** weeds are generally not found or limited in distribution throughout the State. Such weeds are subject to active exclusion from the State, active eradication wherever found, and active eradication from the premises of a dealer of nursery stock.
- **Category B** weeds are generally established in scattered populations in some counties of the State. Such weeds are subject to active exclusion where possible and active eradication from the premises of a dealer of nursery stock.
- **Category C** weeds are generally established and widespread in many counties of the State and are subject to active eradication from the premises of a dealer of nursery stock. Abatement is at the discretion of the state quarantine officer.

Table 2-33 contains a listing of noxious weeds that threaten Nevada; it is maintained online by NDA at this link: http://agri.nv.gov/Plant/Noxious_Weeds/Noxious_Weed_List/

Table 2-33. Noxious Weeds that Threaten Nevada.

Common Name	Scientific Name
Category A Weeds	
African rue	*(Peganum harmala)*
Austrian fieldcress	*(Rorippa austriaca*
Barbed goatgrass	*(Aegilops triuncialis)*
Buffelgrass	*(Pennisetum ciliare)*

Table 2-33. Noxious Weeds that Threaten Nevada.	
Common Name	**Scientific Name**
Camelthorn	*(Alhagi pseudalhagi)*
Common crupina	*(Crupina vulgaris)*
Curly leaf pondweed	*(Potamogton crispus)*
Desert knapweed	*(Volutaria tubuliflora)*
Dyer's woad	*(Isatis tinctoria)*
Eurasian water-milfoil	*(Myriophllum spicatum)*
Flowering rush	*(Butomus umbellatus)*
Giant salvinia	*(Salvinia molesta)*
Goats rue	*(Galega officinalis)*
Green fountain grass	*(Pennisetum setaceum)*
Houndstongue	*(Cynoglossum officinalis)*
Hydrilla	*(Hydrilla verticillate)*
Iberian starthistle	*(Centaurea iberica)*
Jointed goatgrass	*(Aegilops cylindrical)*
Klamath weed	*(Hypericum perforatum)*
Malta starthislte	*(Centaurea melitensis)*
Mediterranean sage	*(Salvia aethiopis)*
Purple loosestrife	*(Lythrum salicaria & virgatum)*
Purple starthistle	*(Centaurea calcitrapa)*
Rush skeletonweed	*(Chondrilla juncea)*
Stinkwort	*(Dittrichia graveleons)*
Squarrose knapweed	*(Centaurea virgata)*
Sulfur cinquefoil	*(Potentilla recta)*
Syrian bean caper	*(Zygophyllum fabago)*
Swainsopea	*(Sphaerophysa salsula)*
Ventenata	*(Ventanata dubia)*
Yellow starthistle	*(Centaurea solstitialis)*
Yellow toadflax	*(Linaria vulgaris)*
Category B Weeds	
Black henbane	(*Hysocyamus niger*)
Carolina horse nettle	*(Solanum carolinense)*
Dalmatian toad flax	(*Linaria dalmatica)*
Diffuse knapweed	(*Centaurea diffusa)*
Giant reed	*(Arundo donax)*
Leafy spurge	*(Euphorbia esula)*
Medusahead	(Taeniatherum caput-medusae)
Mayweed chamomile	*(Anthemis cotula)*

Table 2-33. Noxious Weeds that Threaten Nevada.	
Common Name	**Scientific Name**
Perennial sowthistle	(*Sonchus arvensis*)
Sahara mustard	*(Brassica tournefortii)*
Silver leaf nightshade	*(Solanum elaegnifolium)*
Spotted knapweed	*(Centaurea maculosa)*
Category C Weeds	
Canada thistle	(*Cirsium arvense*)
Hoary cress	(*Cardaria draba*)
Johnsongrass	(*Sorghum halepense*)
Musk thistle	(*Carduus nutans)*
Perennial pepperweed	(*Lepidium latifolium)*
Poison hemlock	(*Conium maculatum)*
Puncture vine	*(Tribulus terrestris*)
Russian knapweed	(*Acroptilon repens)*
Salt cedar	*(Tamarix spp.)*
Scotch thistle	*(Onopordum acanthium)*
Water hemlock	*(Cicuta maculata)*

Other invasive plants that are too widely distributed in Nevada to be included in the noxious weed list but present problems in Nevada are listed below:

- ***Bromus tectorum L***. or Cheatgrass: is an annual grass that forms tufts up to 2 feet tall. The leaves and sheathes are covered in short, soft hairs. The flowers occur as drooping, open, terminal clusters that can have a greenish, red, or purple hue. These annual plants will germinate in fall or spring (fall is more common) and senescence usually occurs in summer. Cheatgrass invades rangelands, pastures, prairies, and other open areas. Cheatgrass has the potential to completely alter the ecosystems it invades. It can completely replace native vegetation and change fire regimes. It occurs throughout the United States and Canada but is most problematic in areas of the western United States with lower precipitation levels such as Nevada. Cheatgrass is native to Europe and parts of Africa and Asia. It was first introduced into the United States accidentally in the mid-1800s.
- ***Bromus rubens L.*** or Red brome*:* In the North American region, red brome is reported to be invasive because it faces low herbaceous competition. Once established, it has the potential to compete with other grasses. The accumulation of litter and necromass has the potential to increase fire frequency in the desert. Red brome-fueled fires result in the loss

of native perennial species in invaded areas, resulting in disturbed areas that are ideal for increased growth of red brome.

For further information or comments specific to noxious or invasive plants and/or the NDA Noxious Weed Programs please contact https://agri.nv.gov/Divisions/.

Animal infestations - Insects

The USDA National Invasive Species Information Center maintains a website with up-to-date information on invasive species affecting each state at the following link: http://www.invasivespeciesinfo.gov/animals/main.shtml

Invertebrate Species

Invertebrate species are animals which lack a spine or backbone. Example species include spiders and other insects; round, segmented, and flat worms; jellyfish; squids; sponges; and others. Table 2-34 is a list of invasive invertebrate species infestations currently affecting or are threats to Nevada:

Table 2-34. Invertebrate Invasive Species that Threaten Nevada.

Common Name	Scientific Name
Africanized Honeybee	*(Apis mellifera scutellata)*
Asian Citrus Psyllid	*(Diaphorina citri)*
Asian Long-Horned Beetle	*(Anoplophora glabripennis)*
Asian Tiger Mosquito	*(Aedes albopictus)*
Brown Marmorated Stink Bug	*(Halyomorpha halys)*
Cactus Moth	*(Cactoblastis cactorum)*
Chilli Thrips	*(Scirtothrips dorsalis)*
Citrus Longhorned Beetle	*(Anoplophora chinensis)*
Common Pine Shoot Beetle	*(Tomicus piniperda)*
Emerald Ash Borer	*(Agrilus planipennis)*
European Gypsy Moth	*(Lymantria dispar)*
European Spruce Bark Beetle	*(Ips typographus)*
Formosan Subterranean Termite	*(Coptotermes formosanus)*
Giant African Snail	*(Lissachatina fulica)*
Glassy-Winged Sharpshooter	*(Homalodisca vitripennis)*
Hemlock Woolly Adelgid	*(Adelges tsugae)*
Light Brown Apple Moth	*(Epiphyas postvittana)*
Mediterranean Fruit Fly	*(Ceratitis capitata)*
Mexican Fruit Fly	*(Anastrepha ludens)*
Pink Bollworm	*(Pectinophora gossypiella)*

Table 2-34. Invertebrate Invasive Species that Threaten Nevada.	
Common Name	**Scientific Name**
Pink Hibiscus Mealybug	*(Maconellicoccus hirsutus)*
Red Imported Fire Ant	*(Solenopsis invicta)*
Russian Wheat Aphid	*(Diuraphis noxia)*
Silverleaf Whitefly	*(Bemisia argentifolii)*
Sirex Woodwasp	*(Sirex noctilio)*
Soybean Cyst Nematode	*(Heterodera glycines)*

Although not listed as an invasive species, *Anabrus simplex* or Mormon crickets are flightless, ground- dwelling insects native to the western United States that cause periodic infestations in Nevada. They eat native, herbaceous perennials (forbs), grasses, shrubs, and cultivated forage crops, reducing feed for grazing wildlife and livestock. In large numbers, their feeding can contribute to soil erosion, poor water quality, nutrient depleted soils, and potentially cause damage to range and cropland ecosystems. Drought encourages Mormon cricket outbreaks, which may last several years (historically 5 to 21 years) and cause substantial economic losses to rangeland, cropland, and home gardens. Regional distribution of Mormon crickets is shown in Figure 2-74.

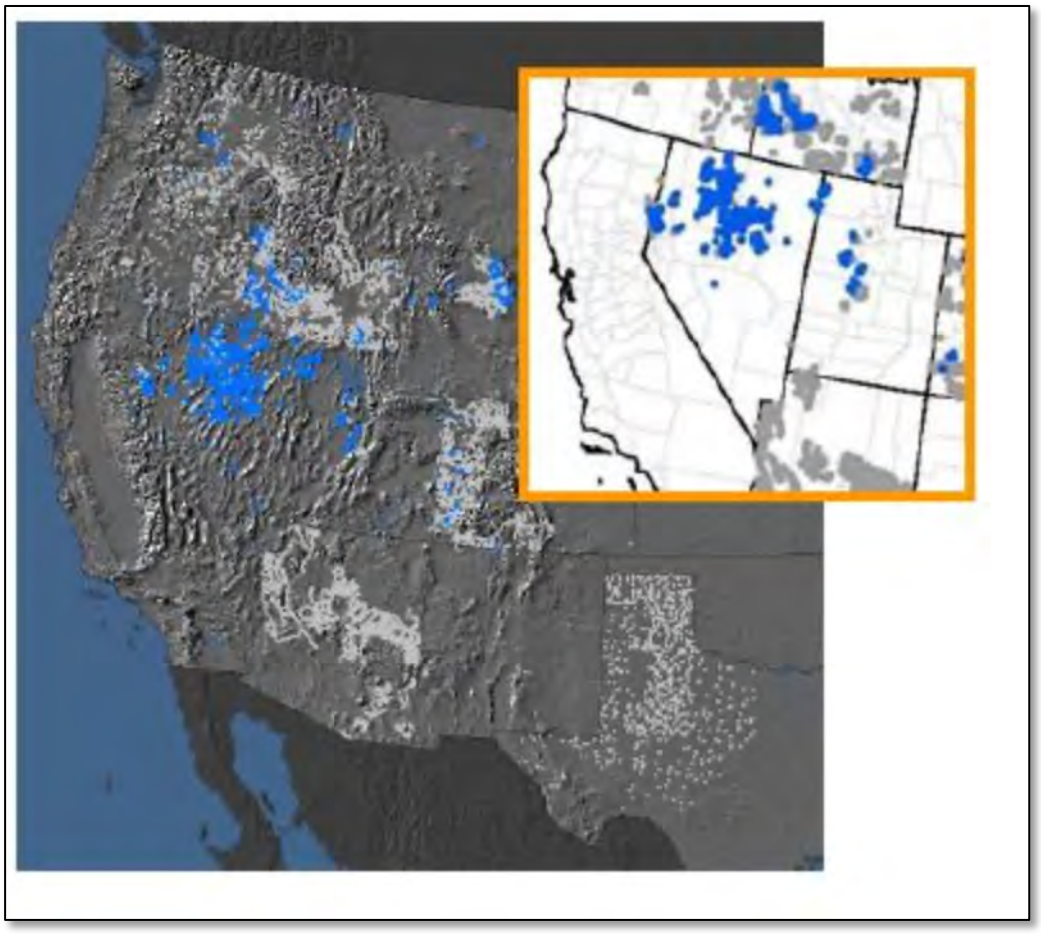


Figure 2-74. Regional Distribution of Mormon Crickets (Blue = high density, gray = low density). (University of Nevada Cooperative Extension 2024)

Vertebrate Species

Vertebrate species are animals with backbones or spinal columns. In some cases, closely related species, such as the hagfish which lacks a spine but has a bony skull or cranium, are included in the group. Example species include bony fish, sharks, rays, amphibians, reptiles, mammals, and birds. Table 2-35 is a list of invasive vertebrate species infestations currently affecting Nevada.

Table 2-35. Vertebrate Invasive Species that Threaten Nevada.

Common Name	Scientific Name
Burmese Python	*(Python molurus bivittatus)*
Brown Tree Snake	*(Boiga irregularis)*
Cane Toad	*(Rhinella marina)*
European Starling	*(Sturnus vulgaris)*
Wild Boar	*(Sus scrofa)*

Animal infestations – aquatic species

In June 2011, AB 167 was passed directing the Nevada Department of Wildlife (NDOW) to develop a coordinated statewide aquatic invasive species (AIS) management plan to control and prevent the spread of species such as quagga mussels and many others. The bill makes it illegal to deliberately introduce any aquatic invasive species into Nevada waters. NDOW has implemented a statewide boat inspection and decontamination program for high-risk waters, exclusive of the Lake Tahoe basin where that program is conducted by the Tahoe Regional Planning Agency (TRPA). NDOW also has implemented an early detection monitoring program and a rapid response plan for new invasions. A comprehensive Nevada AIS Management Plan was completed in 2017. NAC 503.074 identifies certain species as aquatic invasive species:

NAC 503.074 Aquatic invasive species: Mollusks. (NRS 501.105, 501.181, 503.597) For the purposes of NRS 503.597, Table 2-36 identifies the species that are classified as aquatic invasive species.

Table 2-36. Aquatic Invasive Species that Threaten Nevada.

Common Name	Scientific Name
Golden Mussels	*(Limnoperna fortunei)*
New Zealand Mudsnails	*(Potamopyrgus antipodarum, P. jenkinsi)*
Quagga and Zebra Mussels	*(*All species of the genus *Dreissena)*

At this time, 144 nonindigenous aquatic species are tracked by USGS in Nevada with regular updates reported online on this website:
http://www.invasivespeciesinfo.gov/unitedstates/nv.shtml

These include many fish, several plants, and a few invertebrate aquatic species that have become of particular concern in Nevada in recent years such as zebra mussels, quagga mussels, Asian clams, and New Zealand mud snails.

Quagga mussels, *Dreissena bugensis,* were first found at Lake Mead in 2007. Since that time, the population has exploded, now numbering in the trillions. The closely related zebra mussel, *Dreissena polymorpha*, has not been confirmed to occur in Nevada but both mussels are nuisance invasive species that are reproducing quickly and in large numbers. They are biofoulers that obstruct pipes in municipal and industrial raw-water systems, requiring millions of dollars annually to maintain. They produce microscopic larvae that float freely in the water column, and thus can pass by screens installed to exclude them. Monitoring and control of these mussels costs millions of dollars annually. As filter feeders, zebra and quagga mussels remove suspended material from the habitat in which they live. This includes the planktonic algae that are the primary base of the food web. Thus, these mussels may completely alter the ecology of water bodies in which they invade. In 2010, New Zealand mudsnails were found at a Lake Tahoe Basin inspection, and UNR research has determined that Lake Tahoe water can support quagga mussels. Proactive measures are being taken by a number of groups to prevent the spread of these species into Lake Tahoe and other high-risk waters statewide.

The **Asian clam***, Corbicula fluminea,* has been present in the Colorado River basin in Nevada for many years but is now becoming established in Lake Tahoe. Asian clams can impact Lake Tahoe's environment by:

- Releasing nitrogen and phosphorus to the lake, resulting in algal blooms.
- Negatively impacting drinking water by clogging intake pipes.
- Littering beaches with their sharp shells, negatively impacting recreation.

Asian Clam Removal Project

There is an ongoing aquatic invasive species mitigation project initiated in 2010 by the Tahoe Resource Conservation District (Tahoe RCD) to physically remove Asian clams. This plan encompasses south shore areas of Lake Tahoe by installing two-½ acre plots of plastic 45 millimeter pond liner and thin rubber matting on the lake bottom along the southeast shore of the lake in Marla Bay near Lakeside Marina and covers and terminates Asian clam populations by reducing oxygen and food availability. The project is a multi-agency collaborative effort with

multiple funding sources including: UNR, University of California, Davis (UC Davis), USFWS, TRPA, CA State Parks, NDEP, Lahontan WQCB, and Lake Tahoe Water Purveyors. The forty-two 10' x 100' barriers were then removed in early November 2011 and researchers from UC Davis and UNR will monitor the experimental plots for the next year to determine whether Asian clam populations are reestablishing. The goals of the project have been to understand the effects of the mats on Asian clams and the feasibility of using the treatment in other areas of the lake. In 2011, the project expanded to Emerald Bay where a small population of Asian clams has colonized at the mouth of the bay. In collaboration with its partners and funders, Tahoe RCD will continue to manage and coordinate these efforts.

Asian New Zealand Mudsnail

New Zealand Mudsnail, *Potamopyrgus antipodarum,* is a nuisance aquatic species now reported in a few Nevada streams along the periphery of the state. (see map in Figure 2-75) Most recently in 2012 and 2013, this species was documented in the Truckee River from Mayberry Park to the East McCarran bridge in Reno and on Maggie Creek, a tributary to the Humboldt River near Carlin in Elko County. It is reported in all western states, except New Mexico, and is listed as an invasive species in California. It reproduces rapidly, competes for food with native gastropods and other species, and is detrimental to trout populations because of its lack of nutritional value. It is not yet a huge problem but is being monitored in the state, possibly becoming more of a problem in the future.

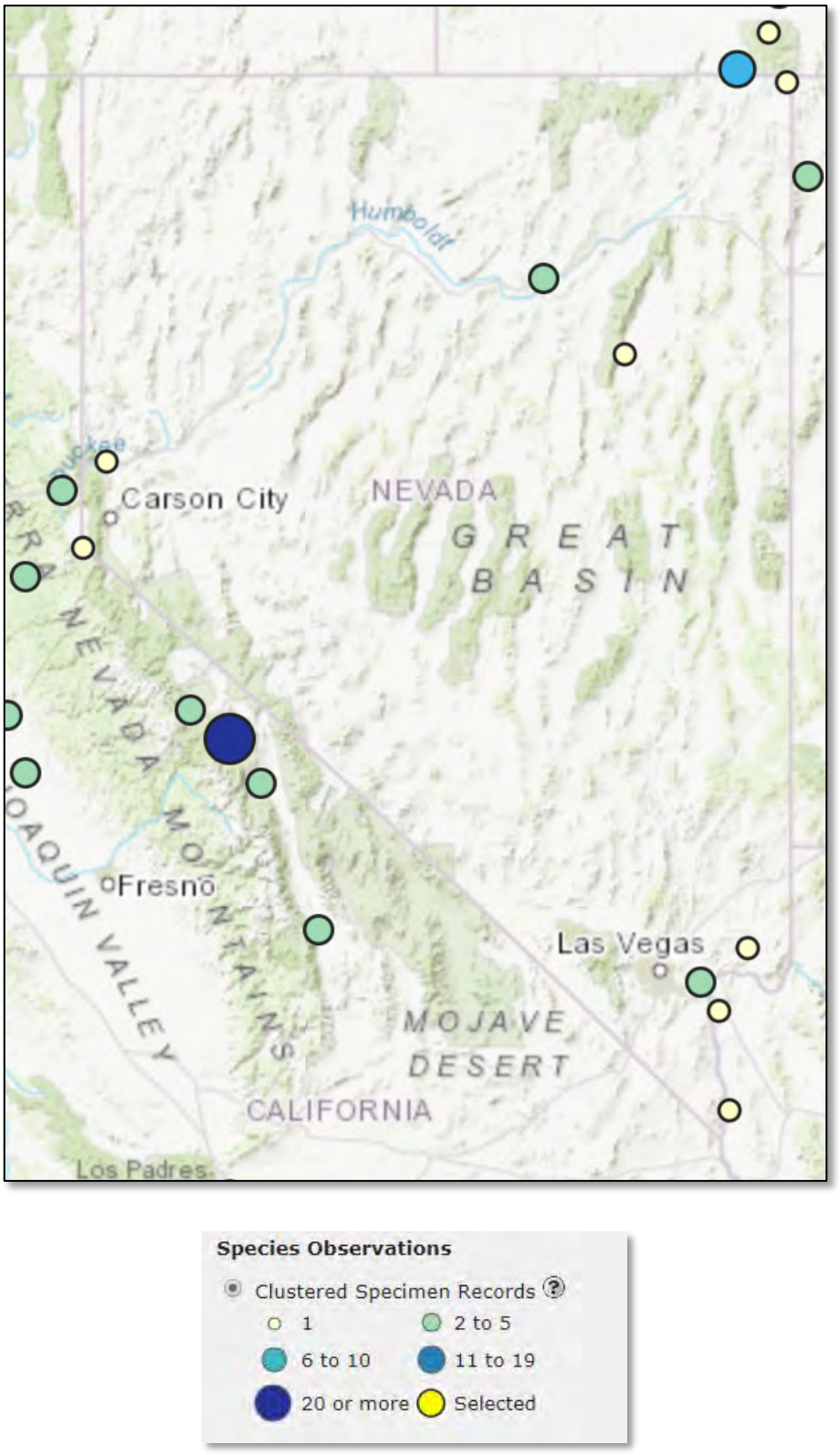


Figure 2-75. New Zealand Mudsnails in Nevada and adjacent areas of California, Arizona, Utah, and Idaho. (U.S. Geological Survey 2024)

The Tahoe Resource Conservation District (RCD) has a program to prevent and control (remove) various species as depicted in Table 2-37. (Tahoe Resource Conservation District 2024)

Table 2-37. Lake Tahoe Invasive Species Program

Program	Flora	Fauna
Control (Remove)	Eurasian watermilfoil	Largemouth bass
	Curly-leaf pondweed	Smallmouth bass
		Black crappie
		Bluegill
		Brown bullhead
		Goldfish
Prevention	All invasive species	All invasive species
		Quagga mussels
		Zebra mussels
		New Zealand mudsnails

Aquatic weed removal

A second AIS mitigation project by Tahoe RCD involved aquatic weed removal (particularly Eurasian watermilfoil, Category A noxious weeds, as well as Curly leaf pondweed) begun in April and September 2010 at Elks Point Marina, the summer of 2011 in Emerald Bay near the Vikingsholm swim beach and pier, the Parson's Rock area, and Avalanche Beach. The removal effort is a collaborative effort between the Tahoe RCD, TRPA, and the California Department of Parks and Recreation. The work was accomplished by deploying over 20,000 square feet of bottom barrier and by significant diver-assisted hand removal of invasive weeds resulting in near-eradication of weeds in part of the affected area.

The Truckee Meadows Water Authority (TMWA) is continuing to expand its boat inspection program at Lake Tahoe. This project began with $231,000 from the Truckee River Fund,

including money collected from utility bills to pay for projects and protect the Truckee River in spring 2010. The program efforts have included monitoring lakes and reservoirs within the Truckee River system for the presence of adult or juvenile mussels. It expanded to Lake Tahoe in 2012 to six highway boat inspection stations located at Spooner, North Star, Alpine Meadows Road, Homewood Ski Resort parking lot, Myers at the intersection of U.S. 50, and 89 and the Diamond Peak parking lot in Incline Village.

The Southern Nevada Water Authority (SNWA), in cooperation with the Lake Mead National Recreation Area, UNLV, UNR, and other agencies have developed an Interagency Monitoring Action Plan to coordinate the collection and sharing of quagga mussel data for Lake Mead. No live adult quaggas have been found at SNWA treatment facilities; improvements are being implemented to prevent the colonization of the intake structures by mussels. Although quagga larvae have been found in raw Lake Mead water as it comes into the treatment plants, SNWA's water treatment processes have been successful in destroying all quagga before they get into the drinking water system.

5. **Probability of Future Events on Douglas County:**

Noxious weed species distribution has a high probability to expand outward from currently known geographic locations as described above and as shown on species distribution maps throughout the state See the following link: http://www.eddmaps.org/distribution/

The NHM Working Group agreed that plant, insect, and aquatic organism infestations will continue to occur throughout the state as recreation and commerce continue to move people and property across state lines. Cooperative efforts are necessary among state and federal, agencies and other interested regional groups to implement programs to control and mitigate the effects of infestations on all aspects of the state's environment and economy.

6. **Vulnerability of Douglas County:**

Subject matter experts have assessed that there is no appreciable vulnerability of state assets due to this hazard. Therefore, the hazard profile is for information purposes only and mitigation projects will not be pursued for this hazard in 2023-2028.

7. **Impact on Douglas County:**

Douglas County, along with the State of Nevada, is currently managing invasive species. Due to the relatively low reliance on agriculture and fishing, Douglas County has relatively little impact at this time.

8. Impact of Climate change:

While further study and analysis is required to quantify the myriad impacts of climate change on infestations, there are clear impacts due to climate change. Climate change can have significant impacts on invasive species in Nevada, affecting their distribution, abundance, and ecological interactions with native species. Warmer temperatures, changes in precipitation patterns, and increased frequency and severity of extreme weather events can create new opportunities for invasive species to establish and thrive in new areas, as well as expand their ranges and outcompete native species.

One example of this is the impact of climate change on cheatgrass (*Bromus tectorum*), an invasive plant that has already caused extensive ecological and economic damage in Nevada and other western states. Studies have shown that warming temperatures and reduced snowfall associated with climate change have led to earlier and more rapid cheatgrass growth, which can increase the frequency and intensity of wildfires and further promote the spread of this invasive species. (J.K. Balch n.d.) (B.A. Bradley 2016)

Another example is the impact of climate change on invasive aquatic species in Nevada, such as quagga and zebra mussels (*Dreissena rostriformis bugensis* and *Dreissena polymorpha*). These species can disrupt native ecosystems and cause significant economic damage to water infrastructure; warming water temperatures associated with climate change can increase their reproductive rates and range expansion. (A.Y. Karatayev 2015)

Overall, the impacts of climate change on invasive species in Nevada are complex and multifaceted and can have far-reaching ecological and economic consequences. Effective management and mitigation strategies will require a comprehensive understanding of the interactions between climate change, invasive species, and native ecosystems.

Note. This hazard is profiled for informational purposes. Therefore, no mitigation actions are included in this revision of the Plan.

7. Landslides and Debris Flow (Planning Significance – Medium)

1. General hazard description:

A landslide is the movement of rock, soil, and/or debris downslope. Landslides occur when the force of gravity overcomes the strength of earth materials on the slope, resulting in failure. A stable slope can be made unstable by an increase in gravitational force or a decrease in the strength of the slope (resisting force). Increases in gravitational force may be caused by added weight to the slope including human activity or heavy rain. Decreases in the strength of supporting materials include weathering, stream erosion, other forms of removal of material from the base of a slope, and infiltration of water. Water infiltration can increase pore pressure along planes of weakness, which results in reduced friction and may lead to slope failure.

Landslides may be induced by shaking from earthquakes, heavy rainfall (especially on fire-burned slopes and vegetation-stripped areas where large amounts of runoff can occur), and volcanic activity (accompanied by earthquakes, ash and debris deposition on slopes). Debris flows — moving masses of rock fragments, soil, and mud, with more than half of the particles being larger than sand size — are considered a type of landslide in this risk assessment. Flash floods can initiate debris flows especially in areas where wildfires have burned off vegetation that previously stabilized the slope. Landslides may also occur in areas cut by perennial streams. As the stream water erodes the channel banks, the sediment and rocks are undercut and destabilized resulting in a collapse of the material above the channel. Another common type of landslide in Nevada is a rock fall. Rock falls occur when a fragment of rock detaches from the hillslope or cliff face and continues downslope, possibly dislodging other materials along the way. They are commonly triggered by heavy rainfall, earthquakes, and anthropogenic activities. Rock falls can directly injure or kill people, can damage structures, and can block transportation routes in mountainous areas.

Landslides include five modes of slope movement: falls, topples, slides, spreads, and flows. These are further subdivided by the type of geological material, such as bedrock or earth materials (the latter term implies soil or alluvial materials). Some examples of different kinds of landslides are shown in Figure 2-76. Identifying different parts of a landslide is useful when surveying an area for this hazard.

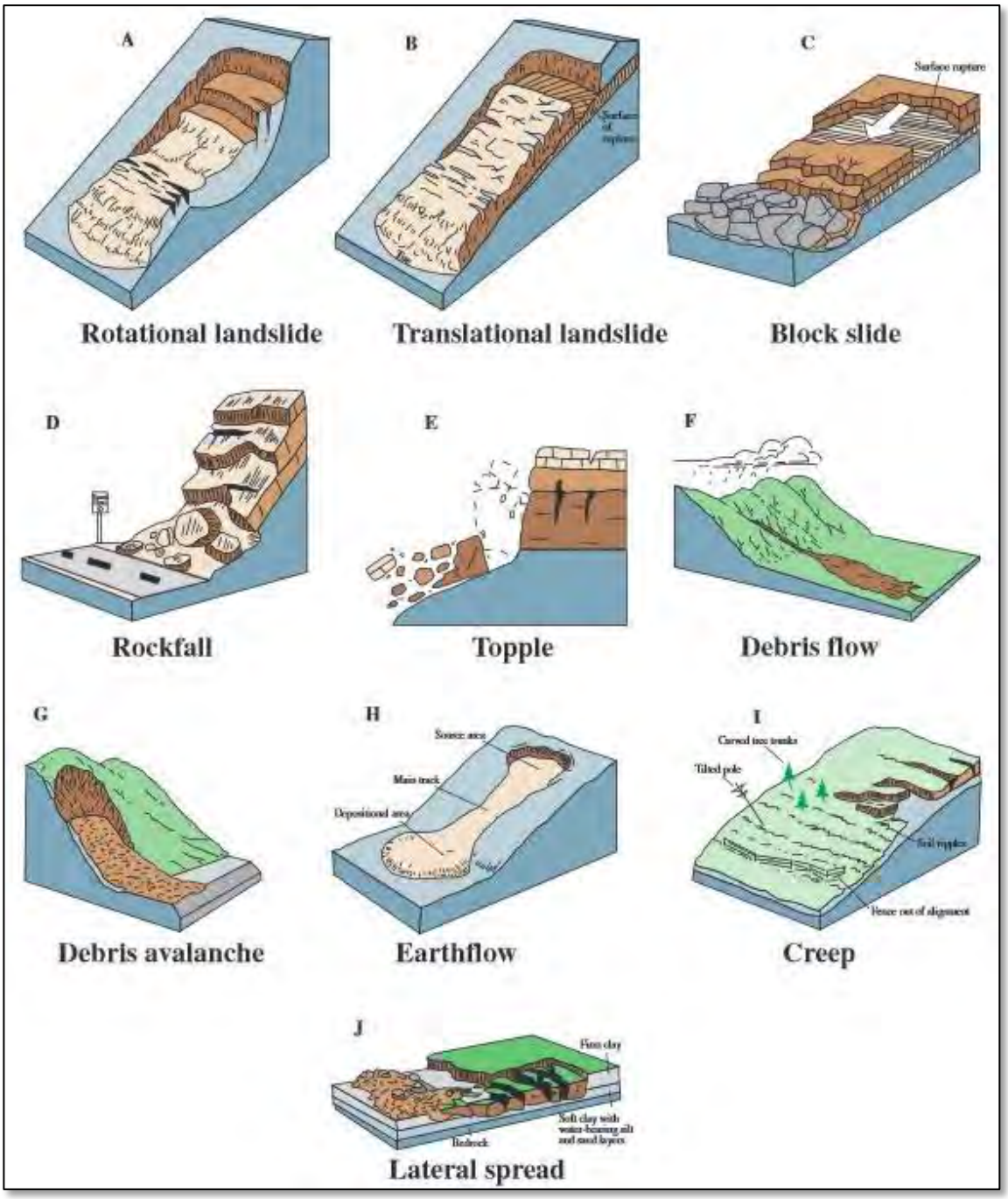


Figure 2-76. Schematic Illustrations of Different Types of Landslides.

Different parts of a rotational earth slide are shown in Figure 2-77. Figure 2-77 depicts an idealized earth rotational slump with the different features of the slide identified. Hazards in the upper part of the slide include downslope movement and foundation distortion. In the lower part of the slide, buildings can be impacted by the slide and damaged and/or moved.

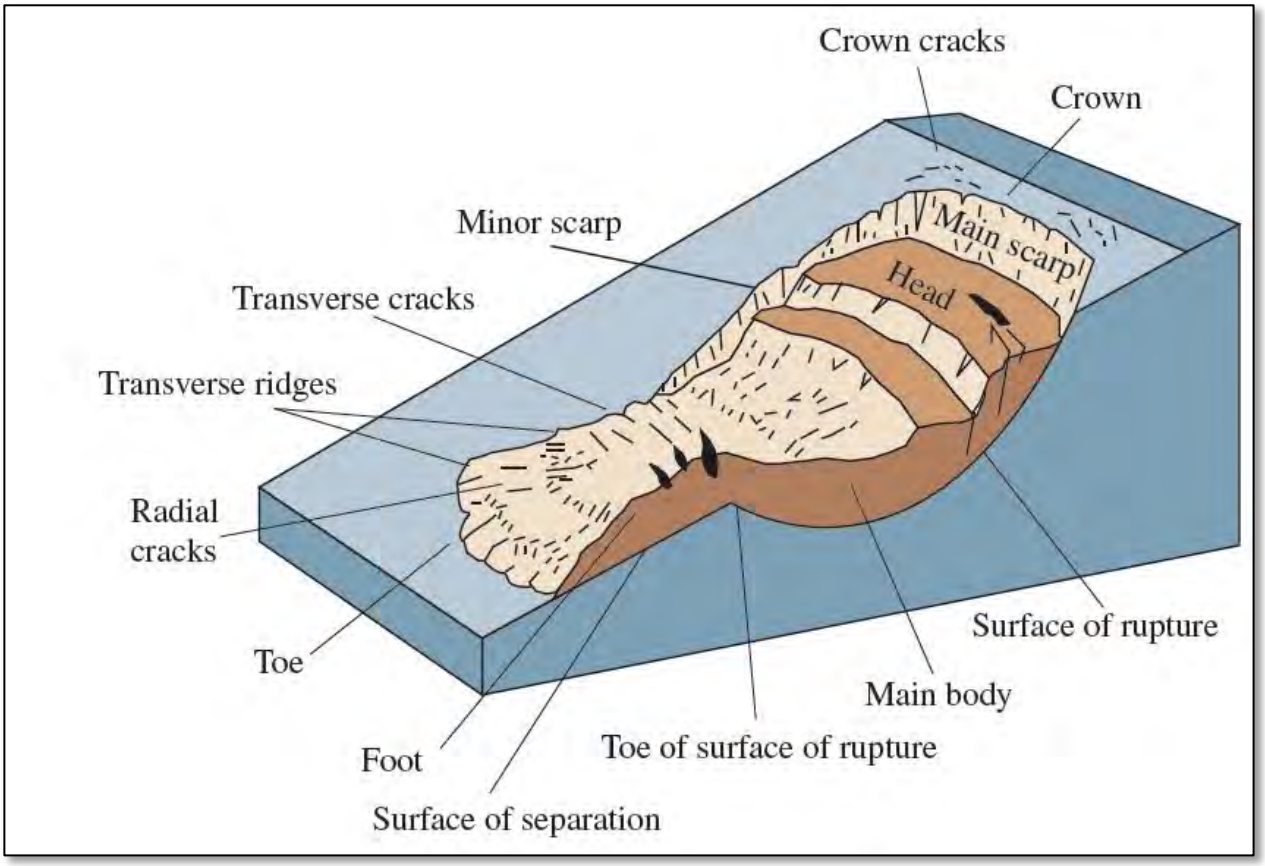


Figure 2-77. An Idealized Earth Rotational Slump with the Different Features of the Slide Identified.

In general, steeper slopes have greater gravitational potential and are more susceptible to landslides. Landslides in Nevada tend to be localized and usually have less damaging economic impact than hazards of a widespread nature.

Figure 2-78 depicts the National Risk Index Score. Of particular significance are the roads that traverse the higher risk landslide zones.

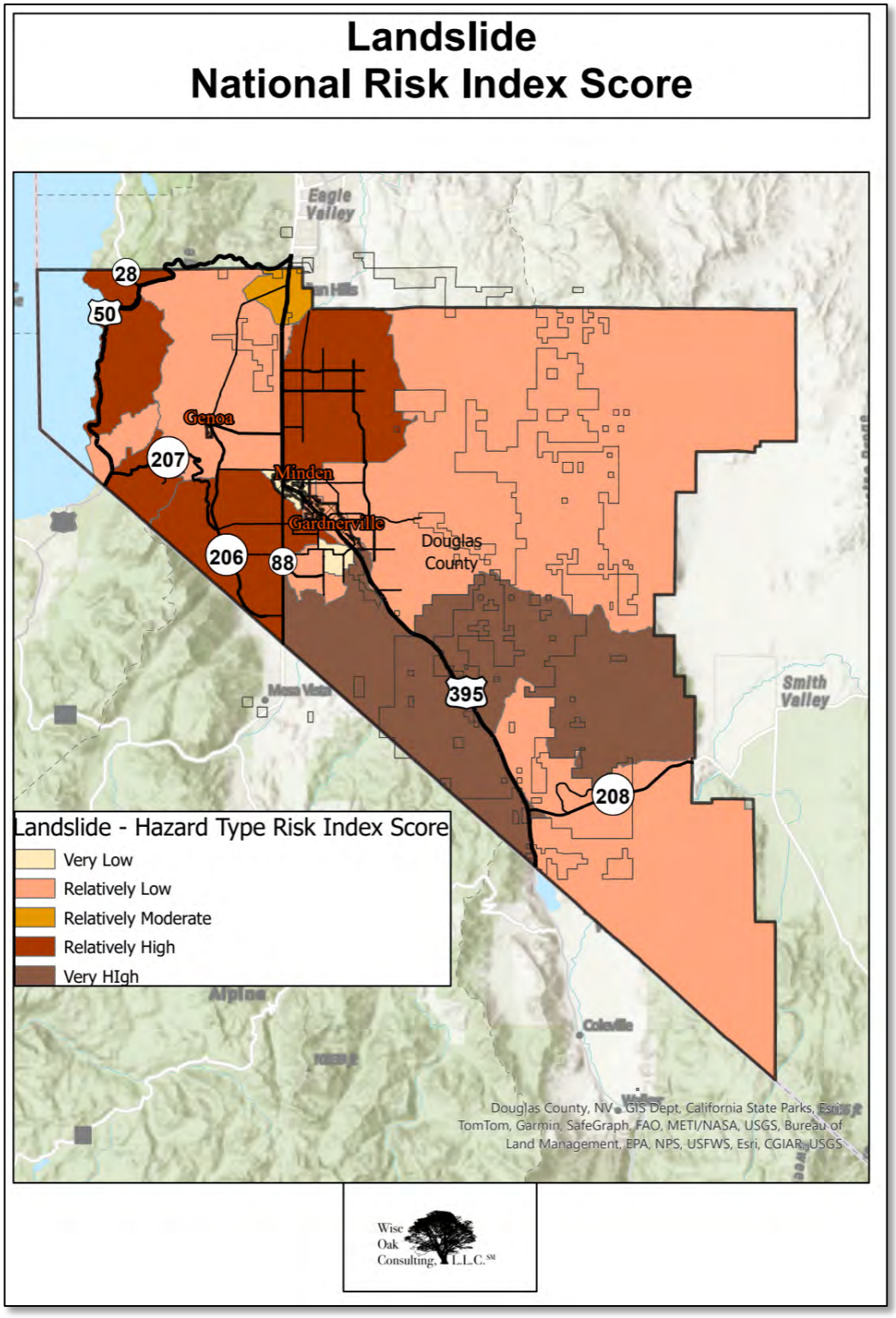


Figure 2-78. Landslide National Risk Index Score.

2. Location:

Landslides tend to originate in mountainous and hilly areas with steeper slopes but can run out on adjacent areas with lower slopes. The distance a landslide can travel depends on factors: momentum gained traveling downslope and if air becomes trapped underneath the slide material resulting in a decrease of basal friction. Lateral spread is a type of landslide that does not need a steep slope to originate. The USGS defines lateral spread or flow as a landslide that commonly forms on gentle slopes and has rapid fluid-like flow movement. These are special situations where shallow levels of groundwater and uncompacted subsurface sediment are pressurized during earthquakes and the overlying ground flows sideways. This type of lateral spread is also known as liquefaction and is discussed further in the earthquake hazard section. Lateral spreads can cause sideways movement of the ground, formation of large cracks, formation of sand blows or sand volcanoes, expulsion of subsurface water and sand (including geysers of water), and ground settlement. Figure 2-79 shows areas of susceptibility to landslides in Nevada that are currently known.

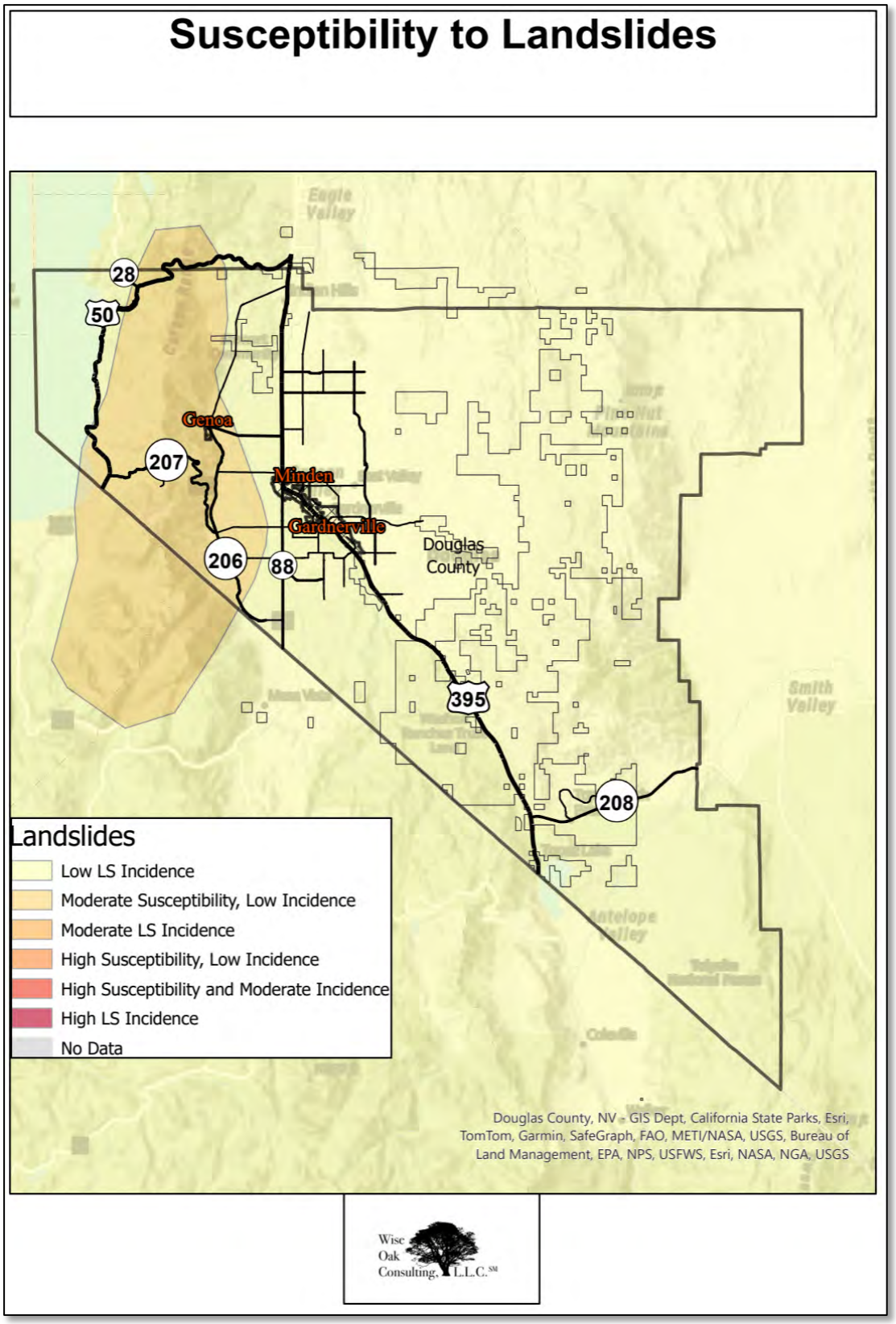


Figure 2-79. Landslide Susceptibility.

3. Extent:

A possible approach in evaluating areas of future landslide potential may include examining the slope and terrain of an area and searching for existing landslide scars, landslides, and rock falls. For example, landslides and landslide scars can be seen along range fronts (such as in the Kings Canyon and Ash Canyon areas in western Nevada), in drainage basins (such as Ash Canyon and the Truckee River), and in the upper parts of the Carson Range. Landslides can be observed on hill slopes throughout Nevada, but no systematic survey has been conducted to date. Such a survey would be a useful tool for planning future development and infrastructure. Thus, Figure 2-79 is incomplete.

4. Previous Occurrences in Douglas County:

2-80 depicts previous landslide occurrences overlaying the landslide susceptibility map.

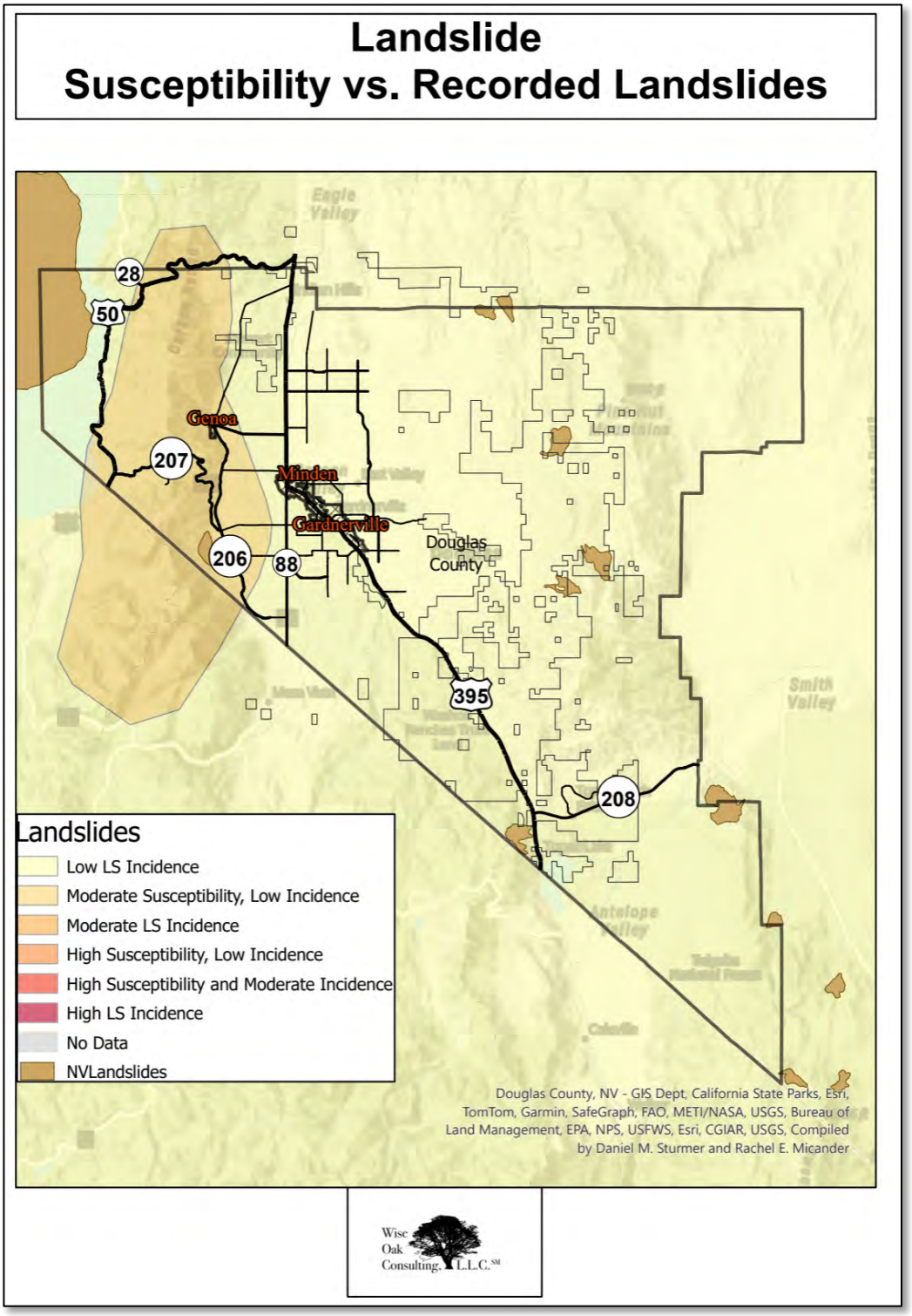


Figure 2-80. Landslide Susceptibility vs. Recorded Landslides.

5. Probability of Future Events on Douglas County:

As depicted in Figure 2-78, Douglas County has a Moderate level of landslide susceptibility along the eastern slope of the Sierra Nevada Mountain Range. Landslide mitigation involves careful placement of structures to avoid being involved in a landslide. Potential landslide areas and runout areas can be delineated and avoided. Existing landslides can be stabilized by adding material that buttresses the base of the slide and removing material from the upper part of the slide to reduce gravitational potential. In some cases, slopes are reinforced with retention structures that can work to stabilize the slope. Slopes can also be mechanically stabilized with strong root systems or geofabric-reinforced buttresses. If a landslide exists below a construction site, the slope can be stabilized and the potential for the progression of the landslide upslope can be reduced by installing straight shaft piers into ground downslope from a foundation. When considering the mitigation of an existing landslide, it is important to identify the extent of the slide, the failure surface below the slide, and any older failure surfaces below from older landslides. In extraordinary cases, landslides can be anchored in place using piers to reduce the chances of further movement.

6. Vulnerability of Douglas County:

Figure 2-81 depicts the NRI Exposure due to landslide in dollars. The exposure is much higher than many other hazards as even the census tracts with the lowest exposure reach more than $1 billion.

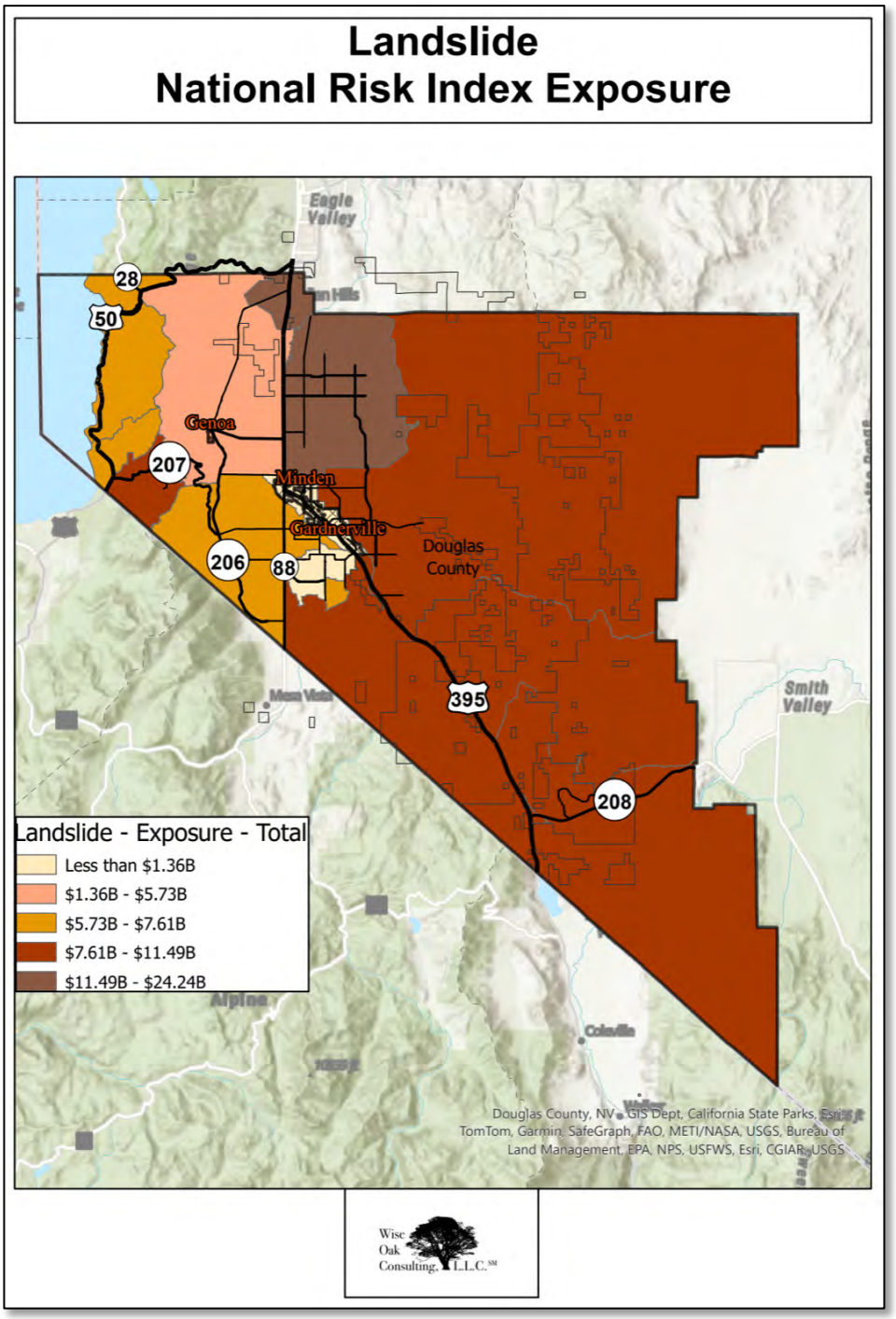


Figure 2-81. Landslide National Risk Index Exposure.

In the Nevada Survey, Carson City, Douglas, Storey, and Washoe Counties reported landslides as a danger. Slide Mountain, Kingsbury Grade, and Incline Village areas are noted as being particularly vulnerable.

Mitigation involves careful placement of structures to avoid being involved in a landslide. Potential landslide areas and runout areas can be delineated and avoided. Existing landslides can be stabilized by adding material that buttresses the base of the slide and removing material from the upper part of the slide to reduce gravitational potential. In some cases, slopes are reinforced with retention structures that can work to stabilize the slope. Slopes can also be mechanically stabilized with strong root systems or geofabric-reinforced buttresses. If a landslide exists below a construction site, the slope can be stabilized and the potential for the progression of the landslide upslope can be reduced by installing straight shaft piers into ground downslope from a foundation. When considering the mitigation of an existing landslide, it is important to identify the extent of the slide, the failure surface below the slide, and any older failure surfaces below that from older landslides. In extraordinary cases, landslides can be anchored in place using piers to reduce the chances of further movement.

7. Impact on Douglas County:

The chances of having a landslide are the highest in mountainous areas with steep slopes and substantially increase when triggering factors such heavy rain or earthquakes occur. Landslides are considered a “Low Risk Hazard” in Nevada primarily because Nevada is arid, and a limited number of people live in landslide prone areas. As development encroaches on areas that are higher in elevation than the valley floors, such as alluvial fans, it is likely that landslides and debris flows will become more significant hazards. Due to the limited geographic extent of this hazard, management and mitigation are best handled at the local level. Support and technical assistance to local entities are available from state agencies in response to this type of hazard.

Figure 2-82 depicts the National Risk Index Expected Annual Loss.

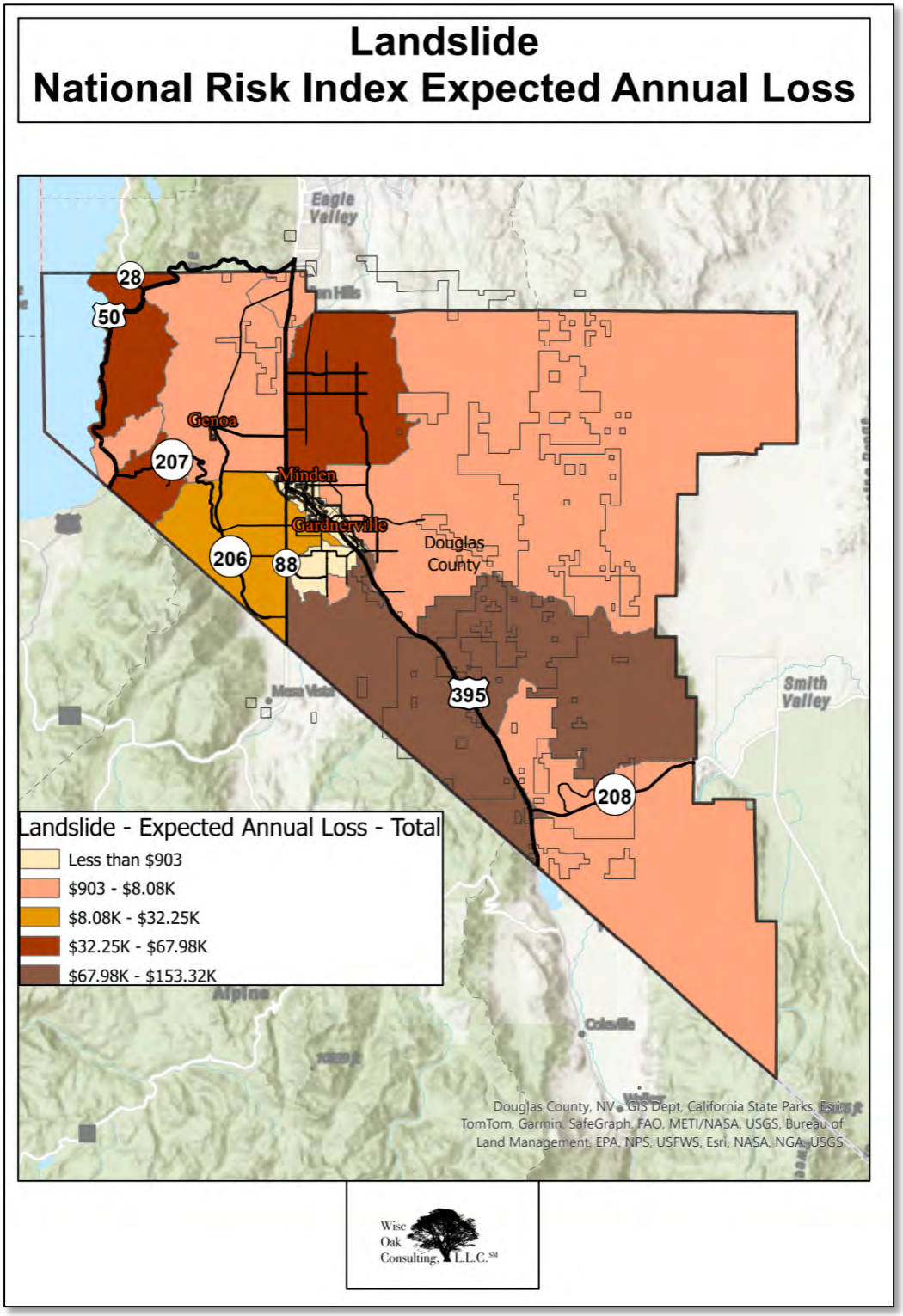


Figure 2-82. Landslide National Risk Index Expected Annual Loss.

8. Impact of Climate change:

Climate change has resulted in warmer temperatures and higher snow levels in the western U.S. and Nevada. As a result, more precipitation is expected to fall as rain, leading to higher occurrences of ground saturation and increased runoff in areas susceptible to landslides and debris flows; this consequently leads to a higher probability of landslide failure. Further, droughts induced by climate change can decrease vegetation that helps anchor soils/deposits to a hillside. This coupled with potentially more intense rainstorms can dramatically increase the probability of slope failure and lead to landslides in places where they have not previously occurred.

8. Seiche (Planning Significance - Medium)

1. General hazard description:

A seiche (pronounced saysh) is a standing wave oscillating in a lake and is generally initiated by wind, earthquake, or a change in atmospheric pressure. Seiches rarely exceed a few meters in height with the most dramatic seiches being observed following earthquakes.

A tsunami (pronounced sue-ná-mee) is described by NOAA as:

"A tsunami is a series of extremely long waves caused by a large and sudden displacement of the ocean, usually the result of an earthquake below or near the ocean floor. This force creates waves that radiate outward in all directions away from their source, sometimes crossing entire ocean basins. Unlike wind-driven waves, which only travel through the topmost layer of the ocean, tsunamis move through the entire water column, from the ocean floor to the ocean surface." (National Oceanic and Atmospheric Administration 2018)

Tsunamis are primarily associated with earthquakes in oceanic and coastal regions. Landslides, volcanic eruptions, nuclear explosions, and meteorites can also generate tsunamis. A tsunami can move hundreds of miles per hour in the open ocean and run up onto land with waves exceeding 100 feet (30 meters) in height. In Nevada, tsunamis can occur where large bodies of water sit over earthquake faults; these faults can abruptly offset the floor of a lake or trigger a large landslide that goes into a lake.

From the area where the tsunami originated, waves travel outward in all directions and build in height as they approach the shore. The size of the wave is influenced by the topography of the shoreline and sea floor or lake floor which can result in different wave heights at different locations. In addition to differing wave heights, a tsunami may generate more than one wave and succeeding waves may be larger than previous ones. If a major earthquake or landslide occurs close to shore, the first wave in a series could reach the shoreline in seconds to a few minutes – even before a warning can be issued. Areas are at greater risk if they are less than 30 feet above sea or lake level and within a mile of the shoreline. Drowning is the most common cause of death associated with a tsunami. Tsunami waves and the receding water are very destructive to structures in the run-up zone (the area where the tsunami pushes water on shore above the regular water level). Other hazards associated with a tsunami include flooding, contamination of drinking water, and fires from broken gas lines or ruptured tanks.

Figure 2-83 depicts the underwater terrain in Lake Tahoe.

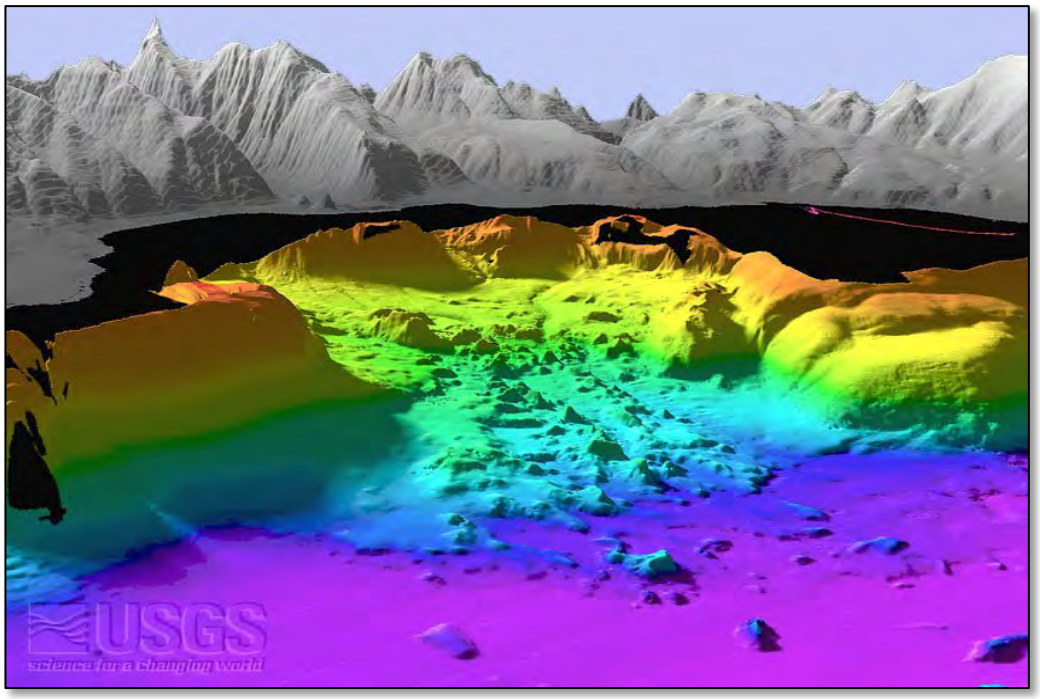


Figure 2-83. USGS Bathymetric View of Western Lake Tahoe, McKinney Bay.

Although Nevada is landlocked, tsunamis can occur in Nevada lakes that have faults that bound or cross below them and in lakes that have steep sides that could collapse, generating a landslide. This landslide would cause large amounts of water to be displaced, resulting in a tsunami. Seiches can occur in any Nevada lake, including smaller reservoirs and lakes. Lake Tahoe, Pyramid Lake, Walker Lake, Lake Mead, Lake Lahontan, Rye Patch Reservoir, Lake Mojave, and other lakes throughout the state all could be at risk of a tsunami and/or seiche. It is difficult to estimate the probability of this hazard. The probability would be tied to the likelihood that a causative fault would have a surface-rupturing earthquake in addition to the chances of other surrounding faults having events that could trigger landslides into a water body. These probabilities would have to be convolved with the consequences of a tsunami or seiche based on how many people are around the lake at any one time and how much lakeside development is present. Being aware that a tsunami or seiche can occur, considering the possible impacts for important structures and facilities that are proximal to water bodies, and informing people around lakes to know how to react can save lives and property should a tsunami or seiche occur. Although tsunamis and seiches cannot be predicted, just as earthquakes cannot be predicted, there may be times of heighted local earthquake activity at a lake when extra precautions might be considered for a time period.

Section II: Hazard Identification and Risk Assessment

2. Location:

While tsunamis and seiches can occur in any Nevada lake, Lake Tahoe displays the largest risk for these types of events. Faults beneath the surface of Lake Tahoe contribute to the tsunami hazard within the basin (Figure 2-84). These faults are dip-slip faults (faults that exhibit vertical displacement where one side moves down relative to the other). Movement along these faults could cause displacement in the water column above the fault rupture; if the displacement is large enough, a damaging tsunami could be generated. A large, rapid landslide, either underwater within the lake or into the lake from the surrounding topography, could also generate a tsunami. It is possible a landslide such as this could be triggered by an earthquake.

- SP= Stateline Point
- NTF=North Tahoe fault line
- IVFZ=Incline Village fault zone
- TMF=Truckee Meadows fault
- WTF=West Tahoe fault
- DPF=Dollar Point fault

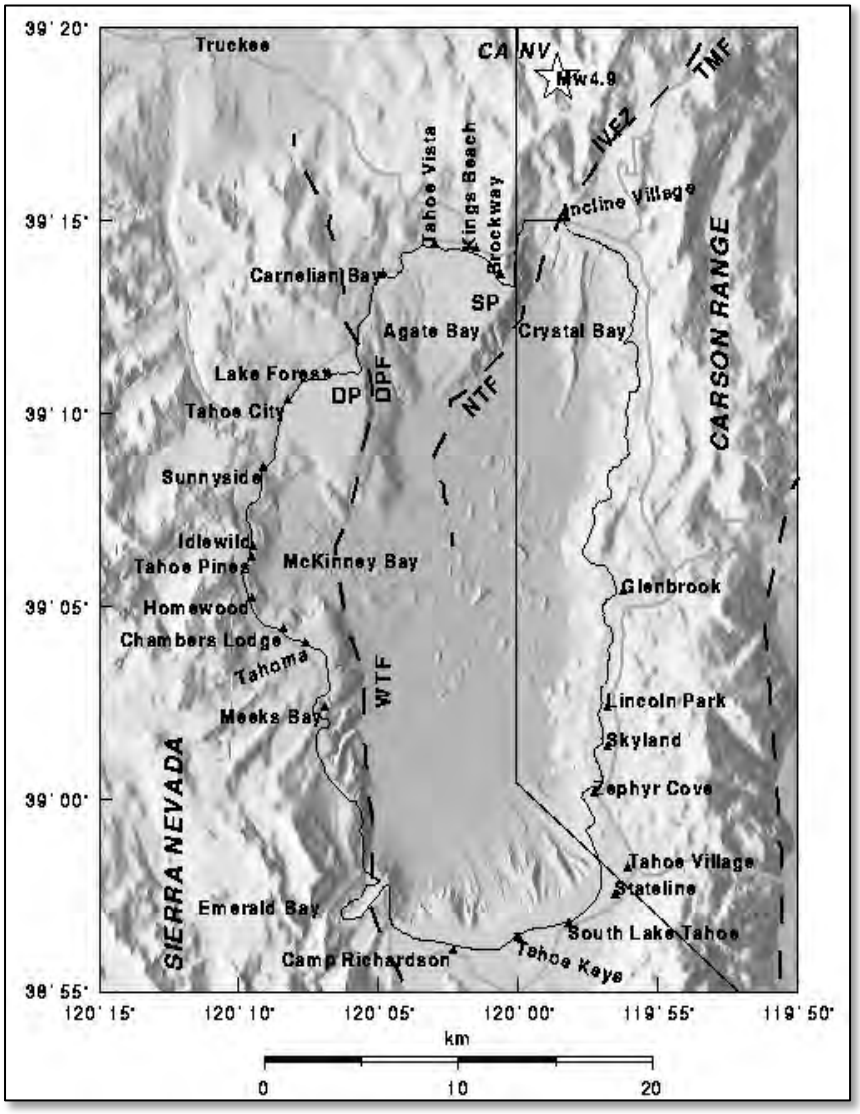


Figure 2-84. Lake Tahoe Fault Map.

3. Extent:

While seiches due to wind were studied, the maximum expected amplitude of the waves has been observed to be between 1-5 centimeters.

In 1999, researchers at the University of Nevada conducted a study to determine if a magnitude 7 earthquake could generate a tsunami or seiche that would pose a hazard to shoreline communities of the Lake Tahoe Basin. They concluded from their scenarios that such a quake would likely generate a wave as small as 10 feet (~3 meters) and as large as 30 feet (~10 meters) in amplitude that would threaten shoreline communities. The two faults underneath the lake that are capable of producing M7.1 earthquakes are the West Tahoe-Dollar Point fault and the North Tahoe-Incline Village fault. Earthquakes of this size could result in a displacement of the lake floor and water column of up to 13 feet (4 meters). Figure 2-85 depicts three faults for potential tsunamis in Lake Tahoe. Again, the two scenarios that were deemed capable of causing tsunamis are:

- Scenario A - North Tahoe-Incline Village fault zone
    - The northeast striking North Tahoe fault is a normal fault dipping to the southeast which is submerged under the northern portion of Lake Tahoe.
- Scenario B - West Tahoe-Dollar Point fault zone
    - These are north-south striking normal faults. The West Tahoe fault dips to the east and is submerged from Emerald Bay to McKinney Bay.

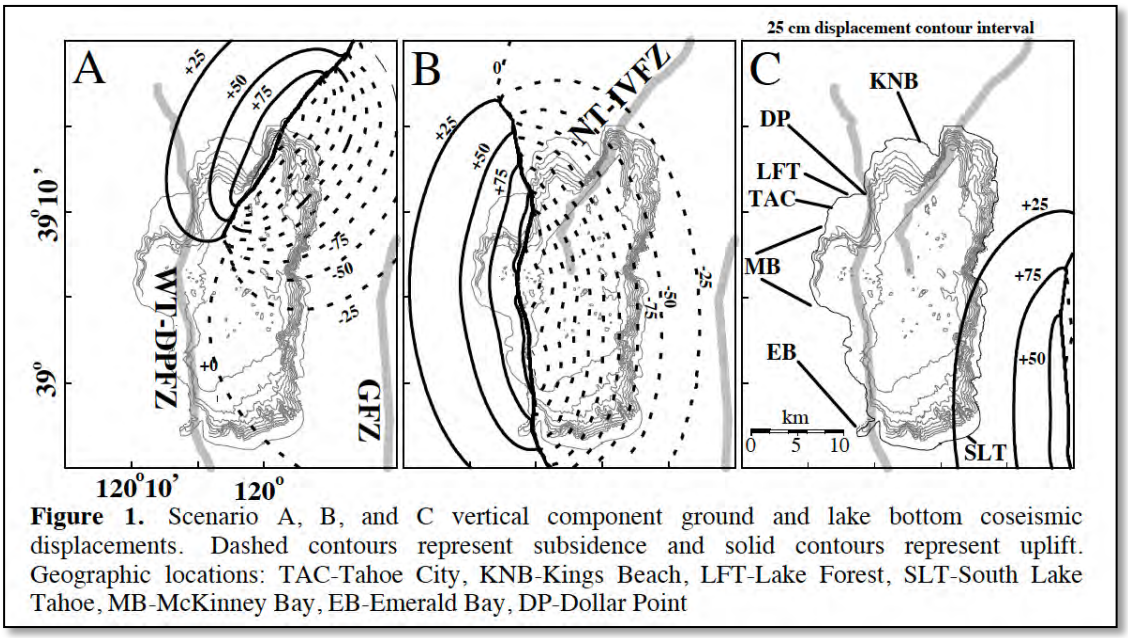


Figure 1. Scenario A, B, and C vertical component ground and lake bottom coseismic displacements. Dashed contours represent subsidence and solid contours represent uplift. Geographic locations: TAC-Tahoe City, KNB-Kings Beach, LFT-Lake Forest, SLT-South Lake Tahoe, MB-McKinney Bay, EB-Emerald Bay, DP-Dollar Point

Figure 2-85. Lake Tahoe Tsunami Scenarios.

Wave heights of potential Lake Tahoe tsunamis have been modeled and are shown in Figure 2-86. (J. G. Gene A. Ichinose 2000) Two scenarios are shown: a rupture on the North Tahoe-Incline Village fault (A – black triangles), and a rupture on the West Tahoe-Dollar Point fault zone (B – gray dots). In these model runs, wave heights of 15 to 23 feet (~4.6 to 7 meters) were generated along the lake shore in Carson City County, but to the south, wave heights as high as 30 feet (~9 meters) were generated. These are reasonable wave heights to consider when developing ideas for the tsunami/seiche hazard along the Lake Tahoe shoreline.

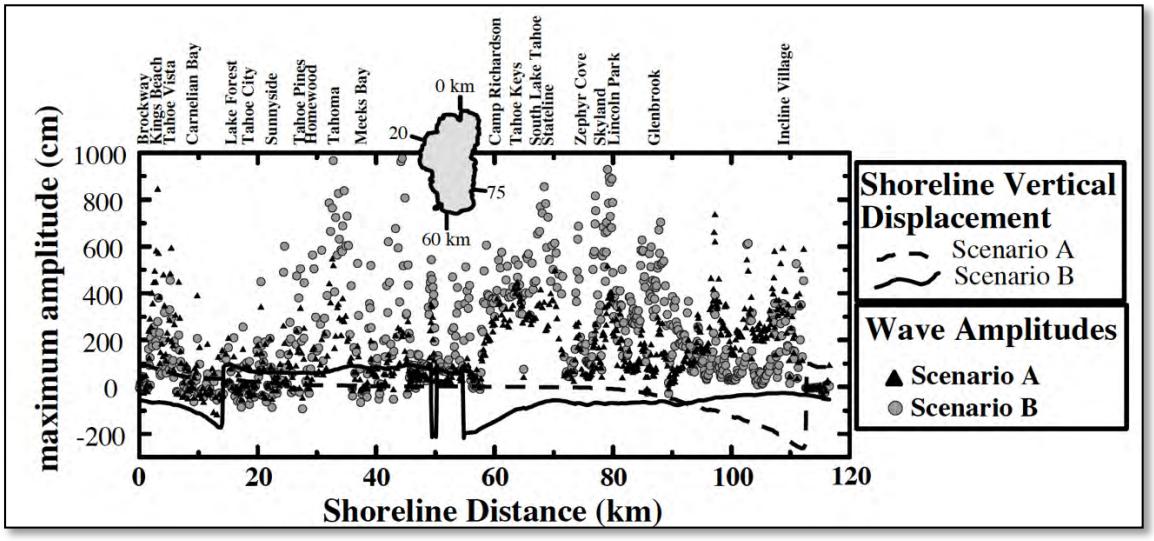


Figure 2-86. Lake Tahoe Potential Tsunami Wave Heights.

4. Previous Occurrences in Douglas County:

A 2014 study by Santa Clara University, USGS, and UNR has shown that a tsunami or seiche induced by an earthquake and landslide occurred at Lake Tahoe between 12,000 and 21,000 years ago. This landslide - known as the McKinney Bay landslide (Figure 2-83) - displaced approximately 12 km^3 of sediment and generated waves possibly up to 330 feet (100 meters) high. This landslide and resulting tsunami are also believed to have lowered the lake level by ~33 feet (10 meters). Although an incident such as this is incredibly rare, this research shows that under the right conditions, a tsunami/seiche is possible in the Lake Tahoe Basin. Evidence for other tsunamis in Lake Tahoe includes a 2006 study that showed evidence of a tsunami triggered by an earthquake and massive underwater landslide. The event deposited ridges of glacial boulders and smaller volcanic rocks on the "Tahoe City Shelf," a triangular region fifty feet below the western shore of the lake and twelve miles from the "McKinney Bay slide" (Figure 2-84). The relief map in Figure 2-84 of Lake Tahoe shows faults and debris on the floor

of the lake resulting from landslides and debris flows spreading out from McKinney Bay across the floor of the lake.

5. Probability of Future Events on Douglas County:

Strike-slip earthquakes can induce seiches as occurred in the 1932 Cedar Mountain earthquake. There is good bathymetric evidence of a major landslide that spread large blocks from McKinney Bay across the floor of Lake Tahoe (Figures 2-85 and 2-86).

Tsunamis are considered a low-risk hazard in Nevada primarily because the earthquakes that would likely cause sizeable tsunamis on Nevada lakes, either directly by fault displacement or indirectly by a large landslide, occur only once every few thousand years.

6. Vulnerability of Douglas County:

Douglas County's boundary along the lake includes privately owned, government and commercial structures of substantial value. The highway and some major utilities are at a high enough elevation or protected so that they would not be affected by a 30-foot wave. However, some water, sewer, and other major utilities are within the hazard area. Many of these utilities are owned by local general improvement districts. The possibility of a tsunami and resulting seiche with magnitude and significant severity of impacts is considered low in Douglas County. Based on the frequency of seiche occurrences in Lake Tahoe, the probability of future seiche-influenced flooding events is very low with less than .01 percent chance of occurrence in a given year based on scientific data from UNR and U.C. Davis.

Figure 2-87 depicts the 30-foot inundation zone of a possible earthquake and seiche.

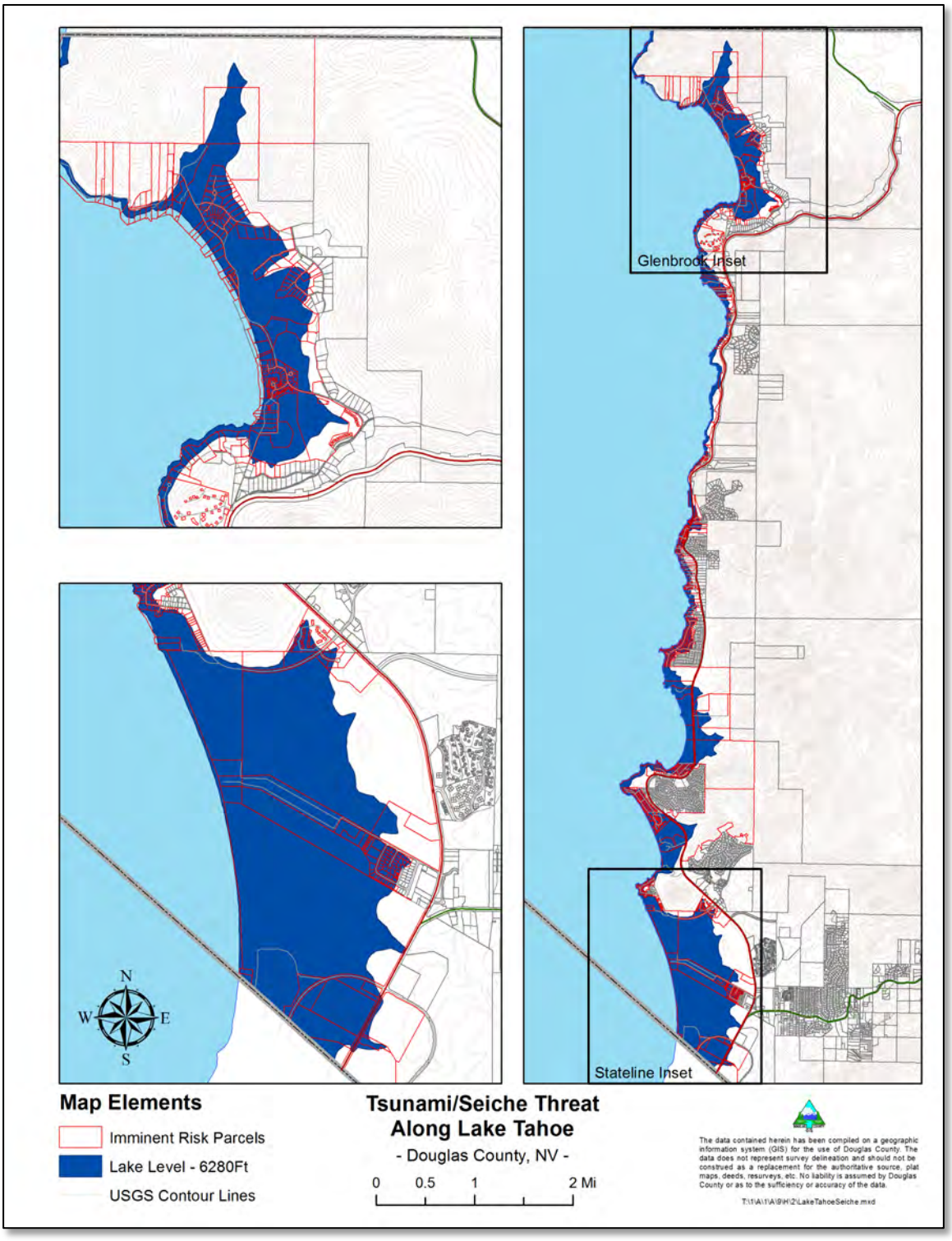


Figure 2-87. Potential 30-Foot Tsunami Inundation Zone.

7. **Impact on Douglas County:**

If a tsunami does occur, most of the near-shore portions of communities surrounding lakes in Nevada would be at risk. There would be little or no warning, other than perhaps feeling the ground shake from the earthquake before the first wave of water hits. As is the case along the Pacific Northwest coast, the most effective tsunami-hazard mitigation may be training people to run to high ground as soon as possible after feeling strong shaking from an earthquake.

It must be noted that a tsunami/seiche is a limited exposure event that would affect a finite population, specifically impacting shoreline residents and visitors to lakes within the state. With that being said, the resulting local property damage value could be extensive.

8. **Impact of Climate change:**

The impact of climate change on the tsunami/seiche hazard in Nevada would be somewhat indirect and hard to anticipate. Increased precipitation would fill lakes and possibly suppress local earthquakes but might increase chances for landslides around a lake. The opposite effect could occur if persistent drought dries up lakes, possibly inducing an earthquake, and causing more susceptible lakeside landslides because of a loss of anchoring vegetation.

9. Straight-Line Winds (Planning Significance – High)

1. General hazard description:

Straight-line winds align with the National Risk Index Strong Wind hazard. Winds are horizontal flows of air that move from areas of high pressure to areas of low pressure. Wind strength depends on the difference between the high- and low-pressure systems and the distance between them. Therefore, a steep pressure gradient causing strong winds can result from a large pressure difference or a short distance between a high- and low-pressure system, or a combination of these factors. Strong and/or severe winds often precede or follow frontal activity, including cold fronts, warm fronts, and drylines. Generally, in the western United States, frontal or downslope winds can become sustained at 30-50 mph for several hours with wind gusts of 60 to 100 mph. Severe winds are defined as those greater than or equal to 58 mph.

In addition to strong and/or severe winds caused by large regional frontal systems, local thermal winds are caused by the differential heating and cooling of the regional topography. In a valley/mountain system, as the rising ground air warms, it continues upslope as wind and is replaced by inflow from outside the valley. The intensity of the resulting wind depends on a number of factors, including the shape of the valley, amount of sunlight, and presence of a prevailing wind. The Washoe Zephyr‖ afternoon winds that occur along the Sierra Front of western Nevada during the warm season are some of the most well recognized locally driven wind regimes in Nevada. Local wind patterns driven by the extreme terrain of the state often lead to dangerous fire weather and firefighting conditions.

Section II: Hazard Identification and Risk Assessment

Winter Weather can bring heavy rain or snow, high winds, extreme cold, and, in rare cases, ice storms. In Nevada, the primary weather pattern for a winter storm is the jet stream slamming into California and Nevada coupled with an atmospheric river (Figure 2-88). A significant portion of the winter snowpack is generated by these Pacific atmospheric river winter storms.

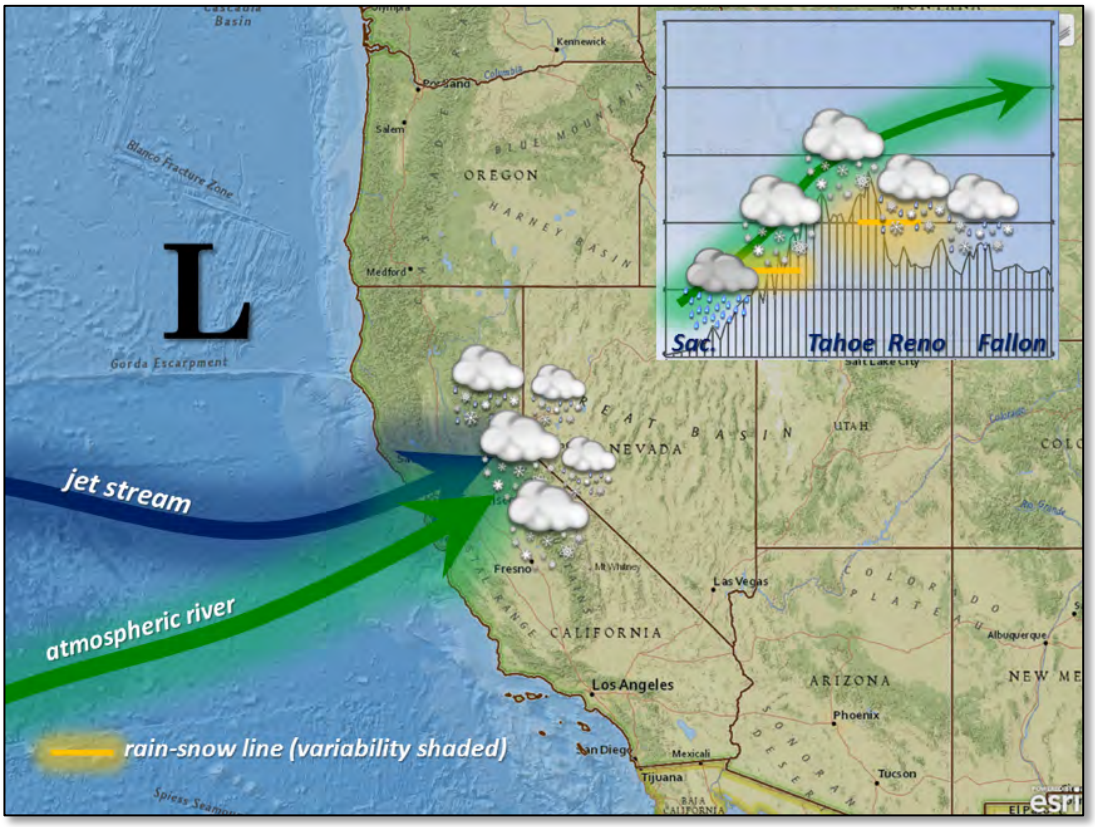


Figure 2-88. Typical Winter Weather Storm Atmospheric River Scenario.

Atmospheric river storm systems can bring heavy rain or snow to Nevada (if there's no rain shadowing by the Sierra Nevada or other California mountains), flooding (if the storm is warm enough for a rain on an existing snow event), or widespread high winds (if there is rain shadowing – which is common). High wind events are focused in areas immediately downwind of large mountain ranges, most notably along Highways 395 and 95 in Northern and Central Nevada.

The current predictability of winter season heavy rain, snow, or high windstorms is generally good, with broad warning often possible 5-10 days in advance and with more specific details and potential impacts 1-4 days ahead. River forecasts of potential flooding can be seen up to 5 days into the future, but these are only for mainstream rivers such as the Truckee, Carson, and Humboldt.

It should be noted that high winds and windstorms can occur at any time of year and are not limited to winter weather but can also be associated with severe thunderstorms in summer. However, these particular wind events are much more localized.

Figure 2-89. Lenticular Wave Clouds, a Common Feature with High Windstorms Across Nevada.

Figure 2-90 depicts the National Risk Index Score for Strong Wind. The map has historic damaging wind points overlayed.

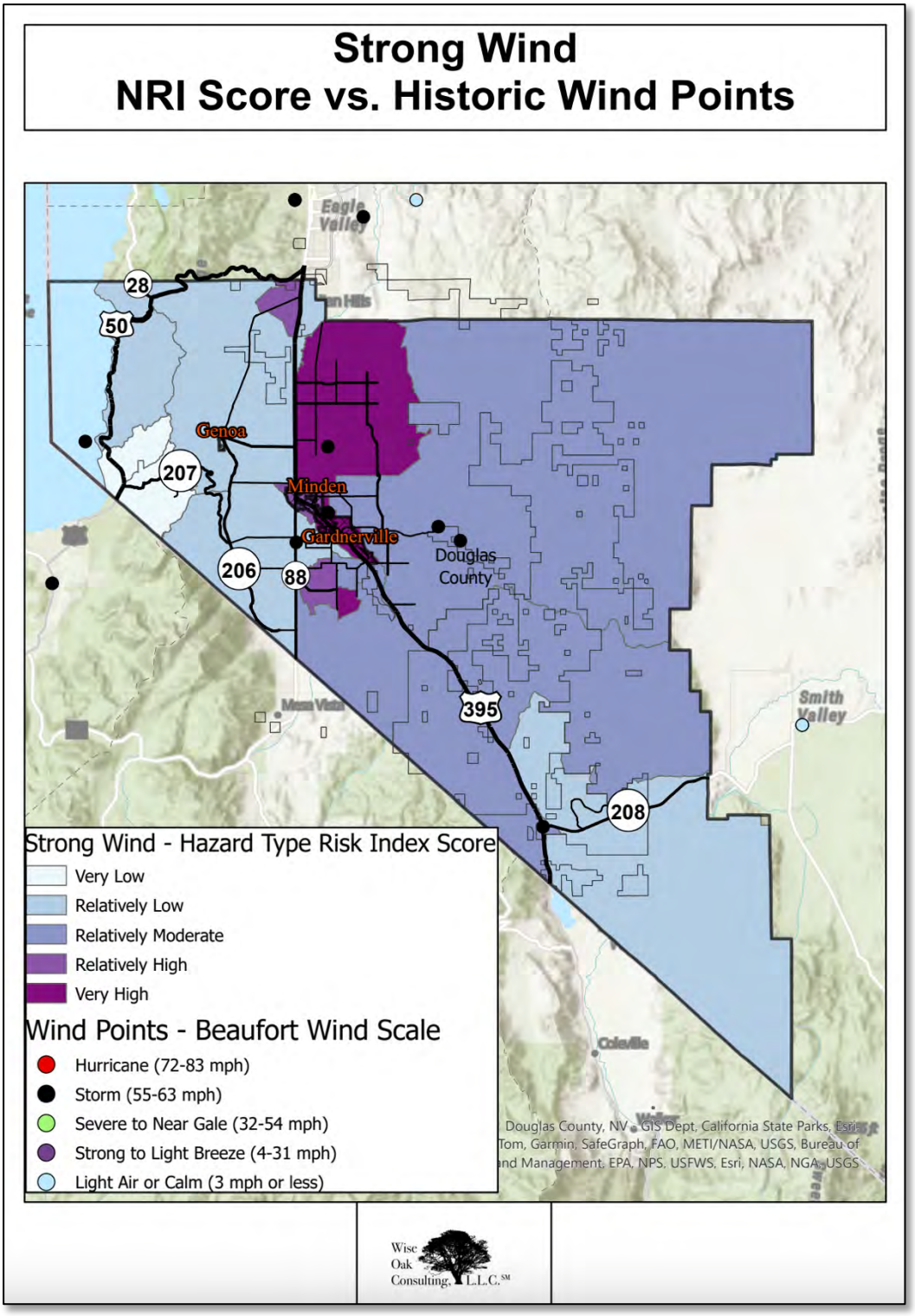


Figure 2-90. Strong Wind National Risk Index Score.

2. Location:

High wind events are not uncommon in Douglas County, especially along the Highway 395 corridor including Minden and Gardnerville. Downslope windstorms impact these areas several times each year with wind gusts above 70 mph, producing significant societal impacts ranging from power outages to structural damage. For locations near Lake Tahoe, strong winds often accompany winter storms several times each year with winds topping 50 to 60 mph. Because winter snow, rain, and windstorms occur each year in northern and central Nevada, most local and state jurisdictions can manage these types of events. Only when the storms are severe and repeated is there a possibility of these hazards causing damage and prolonged disruption. More research is necessary to determine and prioritize actions that will mitigate these hazards.

3. Extent:

Strong winds frequently occur and can cause significant damage to structures that have not been built to meet current building codes. Because the transportation infrastructure within the state is rather robust, weather-related events do not generally have long-lasting effects on the transportation network. Severe weather events may cause temporary closures but generally do not cause damage.

4. Previous Occurrences in Douglas County:

Wind and windstorms are common events in Nevada, especially during the winter and spring months. At times, when there is a large pressure change over a short distance, these winds become strong causing extensive damage. As depicted in Figure 2-83, Douglas County has seen winds higher than 55 mph in several locations.

Mobile homes, power lines, billboards, airplanes, vehicles, roofs, and other structures have been damaged by severe winds. Due to the high incidence of damage to mobile homes, insurance companies in Nevada have adopted policies that require tie-downs. The Nevada Department of Commerce enforces regulations requiring mobile homes to be securely anchored (NRS 289.280).

Unfortunately, until recently extreme wind events were poorly recorded, if at all, and only anecdotally. Table 2-38 describes select wind events in the vicinity of Douglas County that led to deaths, injuries, and/or damage. (National Oceanic and Atmopsheric Administration 2024)

Table 2-38. Select Severe Destructive Windstorms in the Vicinity of Douglas County.

Date	Location	Description of event/injuries, damages
November 18, 1996	Greater Reno/Carson City/Minden Area	Approximately 2,000 properties were damaged. Winds gusted to 62 kts in Washoe Valley between Reno and Carson City. Several trucks were blown over. Traffic was halted on U.S. 395 for about four hours. Earlier in the day, another truck was blown over on I-80 near Verdi. About 2,500 homes lost power during the morning due to the strong gusty winds.
December 29, 1996	Greater Reno/Carson City/Minden Area	Approximately 30,000 properties were damaged. A wind sensor in Washoe Valley measured sustained winds of 43 kts with gusts to 65 kts. A truck was blown over. Two other trucks were blown over during the morning hours along U.S. 395 north and south of Reno. Damage to vehicles, buildings, fences and power poles occurred across the region.
January 21, 2002	Greater Reno/Carson City/Minden Area	Approximately 900 properties were damaged. The Reno Gazette newspaper reported high winds all day. Winds were recorded at the Reno/Tahoe airport gusting to 60 mph and at the Carson City airport to 62 mph, causing some planes to be diverted. There was some minor damage to roof shingles and reports of some trees blown over. Sparks had a power outage that lasted approximately 1 hour. Damage estimates are $10,000.
November 8, 2002	Greater Reno/Carson City/Minden Area	Approximately 1,600 properties were damaged. Strong winds (70 kts) blew a large cottonwood tree onto a home in Gardnerville, causing roof and porch damage. Gusty winds damaged a roof at Western Nevada Community College in Carson City.

Table 2-38. Select Severe Destructive Windstorms in the Vicinity of Douglas County.

Date	Location	Description of event/injuries, damages
November 23, 1998	South Washoe/South Storey/East Carson City/Douglas/Northwest Lyon Counties	Approximately 7,500 properties damaged. Wind gusts to 80 mph in the Carson City area were responsible for blowing out windows and knocking over power poles in the city. An experimental aircraft, tied down due to the wind, was blown free and flipped over and damaged at the Carson City airport. No injuries reported.
December 14, 2002	Greater Reno/Carson City/Minden Area	A record-breaking windstorm with 82 mph winds caused widespread roof, tree, and fence damage. Approximately 140,000 customers in the Reno-Sparks area were without power after the storm.
March 26, 2003	South Washoe, Southwest Carson City/Douglas/and Northwest Lyon County area	Multiple wind gusts measured by an automated weather station in Washoe Valley. The strong winds blew over an empty tractor-trailer rig in Washoe Valley. The driver suffered minor injuries.
November 29, 2003	South Washoe, Southwest Carson City/Douglas/ Northwest Lyon County area	Approximately 10,000 properties were damaged . Power lines were down in Carson City.
December 08, 2004	Washoe Valley 15 miles south of Reno, southern Washoe County	A trailer southbound on Old Highway 395 was blown into the pathway of incoming traffic and was shredded. Another truck that had stopped for the collision was overturned by the winds. At least four other big rigs were toppled by gale force winds in the same area.
September 23, 2005	Greater Reno/Carson City/Minden area	Winds were as high as 64-70 mph. One direct fatality and one direct injury were reported. Approximately 5,000 damaged properties recorded. On Highway 88, just west of Gardnerville, sustained winds estimated at 70 mph (61 kt) knocked over a 20-ft trailer

Table 2-38. Select Severe Destructive Windstorms in the Vicinity of Douglas County.

Date	Location	Description of event/injuries, damages
		being pulled by a pickup truck. As it fell, the trailer struck a motorcycle traveling in the opposite direction. The driver of the motorcycle was injured. His passenger was thrown from the motorcycle, and she was pronounced dead at the scene of the accident.
January 7, 2006	South Washoe, South Storey/East Carson City/Douglas/Northwest Lyon County area	Approximately 50,000 damaged properties reported. An 85 kt (98 mph) wind gust was recorded by the wind gauge on the roof of the KPTL radio station. The high wind affected a two-block area in south Carson City. The roof overhang of Silver State Fitness was damaged. Debris from the building became projectiles that damaged automobiles and windows of businesses nearby. Several houses along Industrial Park Road suffered minor damage. Downed power lines caused a loss of power to the area for a couple of hours.
December 26-27, 2006	Much of eastern California and western Nevada affected; Washoe, Storey, Mineral, and Lyon counties; Lake Tahoe basin, Washoe Valley	The strongest windstorm in over four years produced 60- 80 mph winds with gusts over 160 mph along the Sierra crest. Downed power lines sparked brush fires spread by the strong winds; U.S. Highway 395 was closed by the Nevada Highway Patrol due to the many semi rollovers. The Reno area had $45,000 in damages. The Virginia City-Gold Hill area reported $50,000 in property damages; 70-mph-winds near South Lake Tahoe caused $15,000 in property damage; Regional damages totaled over $125,000.
February 22, 2007	Reno, Carson City, Minden areas to Mineral, Lyon and southern Nye Counties	Winds gusting up to 67 mph; five miles north of Hawthorne, a semi-truck was blown over by the strong winds near Walker Lake with $30,000 in damage done.

Table 2-38. Select Severe Destructive Windstorms in the Vicinity of Douglas County.

Date	Location	Description of event/injuries, damages
April 14th and 15th, 2008	Northern and central Sierra Nevada and western Nevada; Washoe, Storey, Lyon, Churchill counties	A strong cold front with winds that caused some damage in Reno was reported, a portion of a roof was blown off a house, a tree was blown over onto a house, and a carport was blown into a house. Winds damaged signs and construction sites around the Reno-Sparks area. Numerous reports of tree limbs fell down and trees were uprooted. Numerous power poles were down on the west side of Reno and in the North Valley area 6 miles north of Reno, causing power outages. Total damage estimated at about $50,000.
November 20, 2009	Western and west-central Nevada: Washoe County, Carson Valley, Carson City	A fast-moving storm brought strong and damaging winds gusting to 83 mph that damaged trees, fences, and power lines and caused power outages including 2,780 people in Carson City. In addition, there were 4 flight cancellations and about a dozen flight delays at the Reno-Tahoe International Airport. Total damage was estimated at $10,000.
March 29, 2010	Reno-Carson City, Dayton, Minden, Gardnerville areas; Esmeralda and Central Nye Counties	Wind gusting to 72 mph caused power outages and difficulty controlling a fire that damaged a furniture store and a hair salon. In Esmeralda and Central Nye Counties, the same windstorm downed trees and power lines, blew a roof off a mobile home, and blew over an irrigation pivot. Visibility was near zero in blowing dust, sand, and gravel. Up to $650,000 total wind-related damages occurred.
April 27, 2010	Reno- Lake Tahoe area, Washoe County, NV	Winds up to 63 mph with gusts to 125 mph caused power outages to about 5,000 homes and businesses, ripped shingles off roofs, toppled fences, overturned vehicles, uprooted hundreds of trees, and canceled over a dozen flights at Reno-Tahoe International Airport. Wind-whipped power lines caused a fire at an apartment complex in Stead

Table 2-38. Select Severe Destructive Windstorms in the Vicinity of Douglas County.		
Date	**Location**	**Description of event/injuries, damages**
		just north of Reno. Total damage was estimated at $250,000.
October 24, 2010	Greater Reno/Carson City, Minden Area; Washoe, Douglas, Carson City Counties	The storm brought rain and strong, gusty winds to western Nevada with gusts of 102 mph at Galena Creek Bridge, 110 to 130 mph on Slide Mountain, and 79 mph in Washoe Valley, with an overturned tractor trailer causing $10,000 in damage.
February 14-15, 2011	Greater Reno/Carson City, Minden Area; Washoe, Douglas, Carson City Counties	A cold front system brought strong winds gusting 66-85 mph to portions of western Nevada. Wind damage reports include: an overturned semi-truck near Verdi, four- to 6-inch tree limbs down near Gardnerville, and a power line down in southwest Reno which sparked a fire (no damage from fire).
November 17th-19th, 2011	Reno-Sparks area, Washoe County, NV	High winds in the SW Reno foothills began late on the 17th, with gusts to 80 mph at the Hwy 50 and 395 Jct. in Carson City. High winds caused the arcing of power lines which started the Caughlin Fire just after midnight on the 18th, resulting in one of the most damaging fires in Reno history on the 19th, The resulted in one fatality, the destruction of 26 homes, and 8 million dollars in damage and firefighting costs (Table 3-34, Figure 3-133).
January 19, 2012	Reno-Sparks-Carson Valley area, Washoe County, Carson City, and Douglas County	Winds gusted between 60 and 84 mph south of Reno and were responsible for blowing over a tractor trailer along U.S. Highway 395 near Red Rock Road in the north valleys of Reno, which caused 3 injuries, damage to 13 vehicles, and the shutting down of the highway. Strong winds and the improper disposal of fireplace ashes caused the rapid spread of a wildfire originating at the north end of Washoe Valley early in the afternoon on the 19th. Thousands of people were forced to evacuate from the swift-moving fire. About 3177 acres were burned with 28

Table 2-38. Select Severe Destructive Windstorms in the Vicinity of Douglas County.

Date	Location	Description of event/injuries, damages
		homes destroyed and 7 damaged. One fatality was attributed to the fire. Damage and firefighting costs were estimated at over 4 million dollars.
March 31, 2012	Much of northern NV with damage in areas of Churchill, Mineral, Lyon, Humboldt, and Pershing Counties, NV	Sustained winds in the 40-65 mph range with gusts to 83 caused blowing dust; visibility was reduced to 1/4 mile or less at times in Lovelock and Fallon and vehicles were blown off roadways. In addition, a window was reported broken by the wind (not debris) in Lovelock and a single-wide trailer was blown over near Rye Patch Reservoir in Pershing County. Total estimated damage of $10,000 in Pershing Co. Area reported. At Paradise Hills, a ham radio operator lost $3000-$4000 worth of towers, antennas, feedlines, house roofing, and ventilation. Also in Humboldt County, strong winds blew over a semi-truck traveling westbound on Interstate 80 west of Golconda Summit, as well as a pickup truck hauling a 33-foot trailer on U.S. Highway 95 north of Orovada. Total wind damage in Humboldt County was estimated at $10,000. In Mineral and Lyon Counties, winds gusted to 76 mph on Hwy 359 from Anchorite Summit to Yerington and along Hwy 95 near Schurz. NDOT reported a dust storm that closed Hwy 95 from Hawthorne to Luning late in the afternoon. Finally, the Yerington sheriff's office reported power lines and 2 telephone poles down, 3 transformers on fire, and the entire town without power at 1530PST. Total wind damage in Mineral and Lyon Counties due to this wind event was estimated at $30,000.
May 25, 2012	Esmeralda County and Amargosa Valley, Nye County	A peak gust of 62 knots occurred 40 miles east of Beatty. In Amargosa Valley, some metal buildings were destroyed, older roofs were damaged, tree limbs were torn down, and

Table 2-38. Select Severe Destructive Windstorms in the Vicinity of Douglas County.		
Date	**Location**	**Description of event/injuries, damages**
		power was knocked out causing total estimated damages of $50,000.
June 4, 2012	Fernley, Silver Springs, Stagecoach, Yerington areas in Lyon & Churchill Counties, and Schurz and Hawthorne areas, Mineral County NV	Winds of 55 mph with gusts to 69 mph blew down trees onto roads with a total of 16-20 trees downed around Fernley. Also, some fences were downed, and power was out along with visibility being reduced to 0.5 mile in Fernley. Total wind damage in the Fernley area was estimated at $35,000. In addition, a few trees and power lines were downed in Yerington where visibility was down to 100 yds. In Hawthorne, visibility was down to 0.5 mile at the airport. Fourteen miles south of Walker Lake along US Hwy 95, low visibility was responsible for a 3-car pile-up and closure of the highway between Fallon and Luning. Total wind damage in this area was estimated at $35,000.
March 20, 2013	Greater Reno/Carson City/Minden area	Approximately 30,000 buildings were damaged. Widespread wind gusts of 58 to 66 mph occurred along and west of highway 395 and Interstate 580 from Washoe Valley south in addition to the southwest and northern portions of Reno. In the foothills west of Reno and Carson City, winds gusted between 75 and 81 mph with brief gusts as high as 92 mph on the south end of Washoe Valley around 1430 PST. High winds caused power outages in Caughlin Ranch (SW Reno) and Carson City, with power poles knocked down in Carson City. Around 6,700 customers were affected by power outages on the afternoon of the 20th.
February 15, 2014	Greater Reno/Carson City/Minden area	Approximately 20,000 buildings were damaged. Widespread wind gusts between 60 and 70 mph were noted on the north, west, and southwest sides of Reno, as well as in portions of the Carson Valley. In the foothills along Interstate 580, wind gusts of 80 to 90 mph were recorded.

Table 2-38. Select Severe Destructive Windstorms in the Vicinity of Douglas County.

Date	Location	Description of event/injuries, damages
		The high winds brought a few fences down in Golden Valley and in Spanish Springs. In southwest Reno, small trees were uprooted along with some power outages.
December 11, 2014	Northern Nevada	Widespread wind gusts over 65 mph were noted on December 11, 2014, with the highest gusts (over 80 mph) west of highway 395 in the foothills and southwestern Carson Valley. There were an exceptionally high number of damage reports including power lines and trees downed (knocking out power to more than 10,000), fences damaged, and a semi-truck blown over on Interstate 80. In addition, winds caused more than 30 flight cancellations at the Reno-Tahoe International airport.
February 6, 2015	Northern Nevada	Widespread wind gusts of 60 to 79 mph were recorded from Minden north to the Palomino Valley. Higher gusts of 80 to 90 mph were noted in the Virginia Range and southwest of Gardnerville, with gusts over 100 mph at the Galena RAWS. Numerous roofs and fences were damaged, and several 4-foot diameter trees were downed on power lines in Gardnerville. Longtime residents of the area said this was the worst windstorm they had experienced in over 10 years. As many as 21,000 were without power around the area, with the worst damage to power lines in Douglas County. Finally, the high winds were blamed for the loss of power to two emergency communications repeaters critical to Lyon County. Alternate highway 95 east of Yerington was closed for a few hours due to several accidents, with high winds and very low visibility due to blowing dust reported by the Lyon County EM.
March 13, 2016	**Northern Nevada**	Winds of 40 and 55 mph with gusts of 60 to 80 mph were recorded in and just east of the foothills of the Carson Range south of Reno on the 13th. The high winds caused a

Table 2-38. Select Severe Destructive Windstorms in the Vicinity of Douglas County.		
Date	**Location**	**Description of event/injuries, damages**
		big rig to overturn on highway 395 near Stead. Finally, severe turbulence aloft near the Reno-Tahoe airport caused delays and cancellations on the morning of the 13th.

5. Probability of Future Events on Douglas County:

High wind events are not uncommon in Douglas County, especially along the Highway 395 corridor including Minden and Gardnerville. Downslope windstorms impact these areas several times each year with wind gusts above 70 mph, producing significant societal impacts ranging from power outages to structural damage. For locations near Lake Tahoe, strong winds often accompany winter storms a number of times each year with winds topping 50 to 60 mph.

Figure 2-91 depicts the National Risk Index Annualized Frequency for Strong Wind.

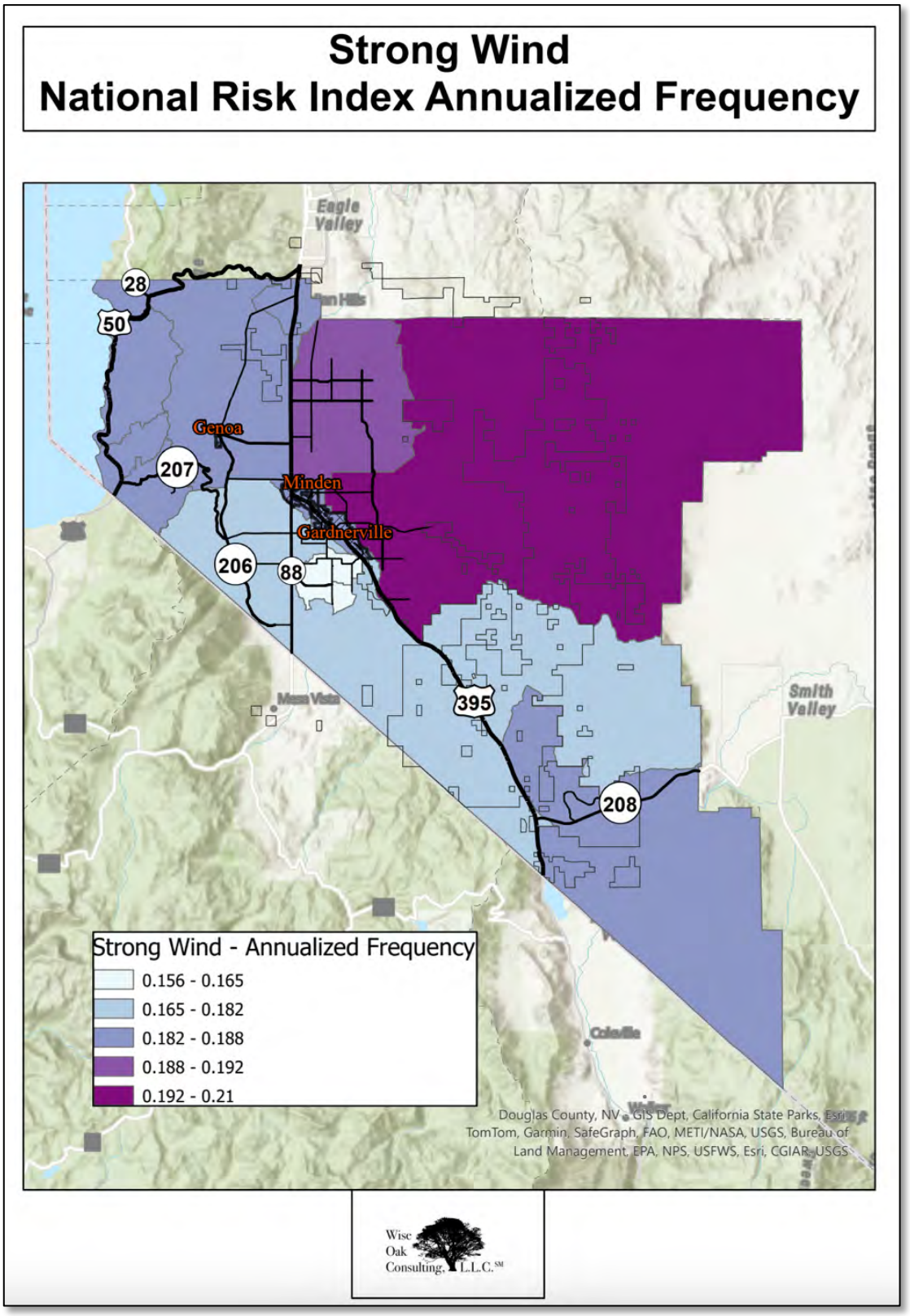


Figure 2-91. Strong Wind National Risk Index Annualized Frequency.

6. Vulnerability of Douglas County:

Subject matter experts do not assess that there is appreciable vulnerability to state assets due to this hazard. FEMA's National Risk Index estimates an Expected Annual Loss of between $864 - $4,165. However, the National Risk Index Exposure is in the billions of dollars (Figure 2-92).

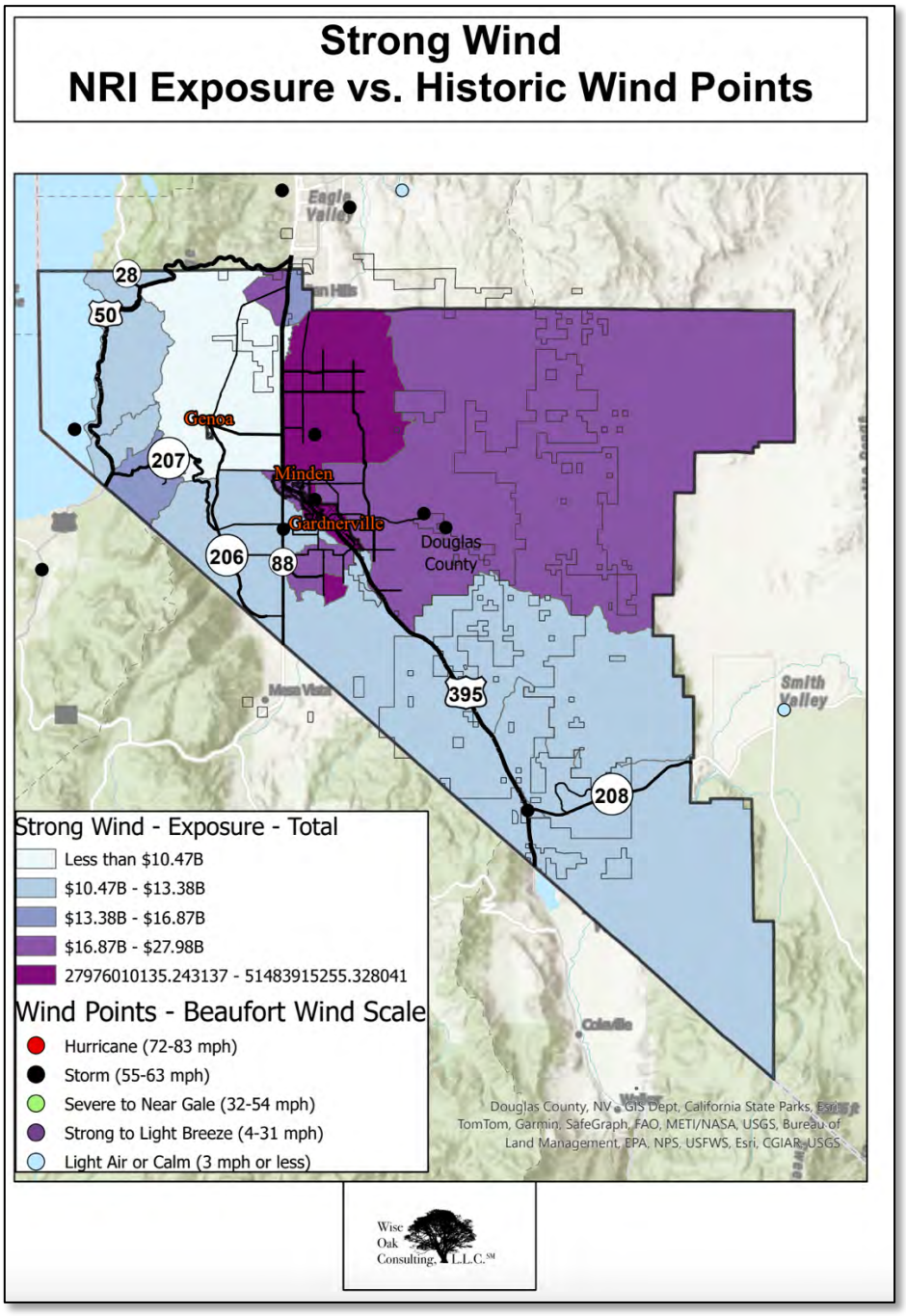


Figure 2-92. Strong Wind National Risk Index Exposure vs. Historic High Wind Points.

7. Impact on Douglas County:

Power infrastructure is at risk of high wind events. Similar to California's Pacific Gas, and Electric (PG&E), NV Energy now has a Public Safety Outage Management (PSOM) program to de-energize power lines when certain conditions exist to protect high fire risk areas.

Strong Winds can lead to cascading disasters beyond immediate damage. For example, the 2011 Caughlin Fire near Reno was ignited by high winds arcing power lines. Pushed along by 50-60 miles per hour winds, gusting to 85 miles per hour, the fire destroyed 28 homes and damaged 13 more. Thousands fled to shelters from the rapidly advancing flames (Figure 2-93). Power infrastructure is at risk of high wind events, however to this point widespread prolonged outages have not been observed. Outages during high wind events have been localized to city or county levels.

Figure 2-93. Caughlin Fire in Reno, November 18, 2011. (Alex Hoon NWS/NOAA)

Similarly, the Pinehaven Fire in November 2020 was caused by a high voltage arc flash during a Strong Wind event. The Pinehaven Fire destroyed five (5) homes, damaged 24 homes, and caused 1,300 people to evacuate.

Figure 2-94 is the National Risks Index Expected Annual Loss. At a maximum value of $4,165, Strong Winds present one of the lowest risks.

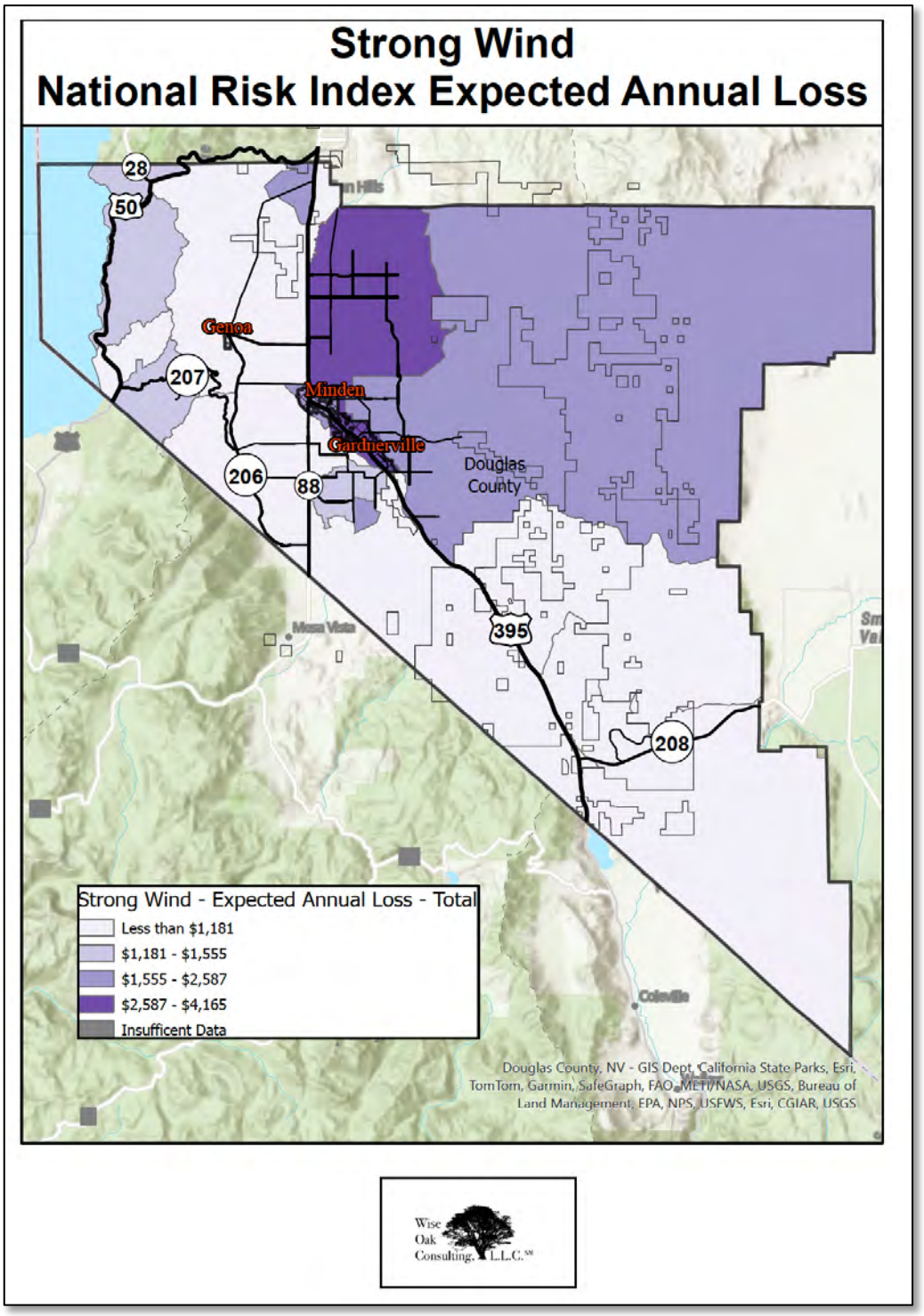


Figure 2-94. Strong Wind National Risk Index Expected Annual Loss.

8. Impact of Climate change:

There is no reliable data on whether or not Nevada windstorms will increase or decrease in frequency and intensity in the coming decades due to climate change.

Section II: Hazard Identification and Risk Assessment

10. Thunderstorms, Lightning, and Hail (Planning Significance – Medium)

1. General hazard description as it relates to Douglas County:

This section takes into account the primary risks of hail and thunderstorms, not secondary risks. Many of Nevada's flash floods and wildfires are caused by thunderstorms. These hazards are covered in their respective sections in this report.

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 (Figure 2-95). A thunderstorm can produce lightning, thunder, and rainfall that may also lead to the formation of tornados, hail, downbursts, and microbursts of wind. Thunderstorms may occur singly, in clusters, or in lines. As a result, it is possible for several thunderstorms to affect one location over a few hours.

Figure 2-95. Thunderstorm Developing over Mt. Rose, 6/4/2013. (NWS Reno)

Thunder and lightning are most commonly associated with thunderstorms. Lightning occurs when the rising and descending motion of air within clouds produces a separation of positively and negatively charged particles. This separation produces an enormous electrical potential both within the cloud and between the cloud and the ground. Lightning results as the energy between the positive and negative charge areas is discharged. As the lightning channel moves through the atmosphere, heat is generated by the electrical discharge to the order of 20,000 degrees (three times the temperature of the sun). This heat compresses the surrounding clear air, producing a

shock wave that decays to an acoustic wave as it moves away from the lightning channel, resulting in thunder (Figure 2-96).

Figure 2-96. Cloud to ground lightning near Spanish Springs, Nevada. (Scott McGuire, NWS Reno.)

In addition, hail can occur as part of a severe thunderstorm. Hail develops within a low-pressure front as warm air rises rapidly in the upper atmosphere and is subsequently cooled, leading to the formation of ice crystals. This cycle continues until the hailstone is too heavy to be lifted by the updraft winds and falls to the earth. As hailstones are suspended longer within the atmosphere, they become larger. The higher the temperature at the earth's surface, the stronger the updraft, thereby increasing the amount of hailstones that are developed. Other factors impacting the size of hailstones include storm scale wind profile, elevation of freezing level, and the mean temperature and relative humidity of the downdraft air.

Downbursts and microbursts are also associated with thunderstorms. Downbursts are strong, straight-line winds created by sinking rain that my 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 can typically last 5 to 7 minutes. Microburst wind gusts of 50-70 mph are very common with Nevada thunderstorms due to the extremely dry lower layers near the surface; these layers can evaporate precipitation, creating strong winds. Typical microburst

damage is to power lines, trees being blown down, and roof and fence damage to homes and businesses.

Damaging microburst winds are fairly common in Nevada thunderstorms, while large damaging hail is of less risk. There have been isolated large hail events recently which have resulted in property and vehicle damage. By far the greatest threats imposed by Nevada thunderstorms are the associated lightning-caused wildfires and flash flooding due to cloudbursts. These risks are more completely discussed in the sections on Flood and Wildfire.

The current predictability of severe thunderstorms is marginal to poor. The current state of science and forecasting technologies results in a broad heads up of days with numerous or severe thunderstorms to about 1-3 days in advance. Specific storm-scale warning lead time of severe thunderstorms and flash flooding is generally 15-30 minutes but can be zero.

Figure 2-97 depicts the National Risk Index Score for lightning.

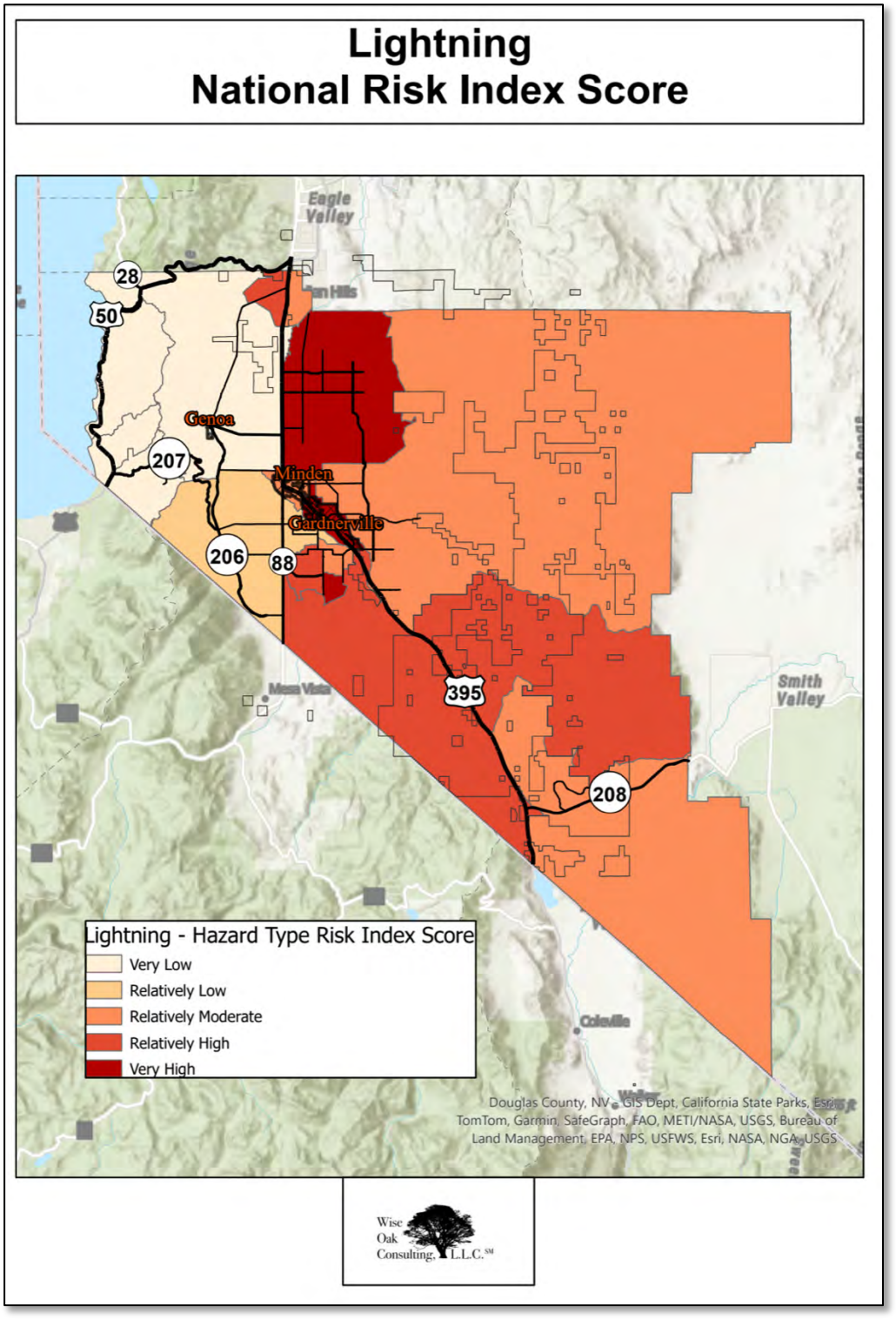


Figure 2-97. Lightning National Risk Index Score.

Figure 2-98 depicts the National Risk Index Score for hail.

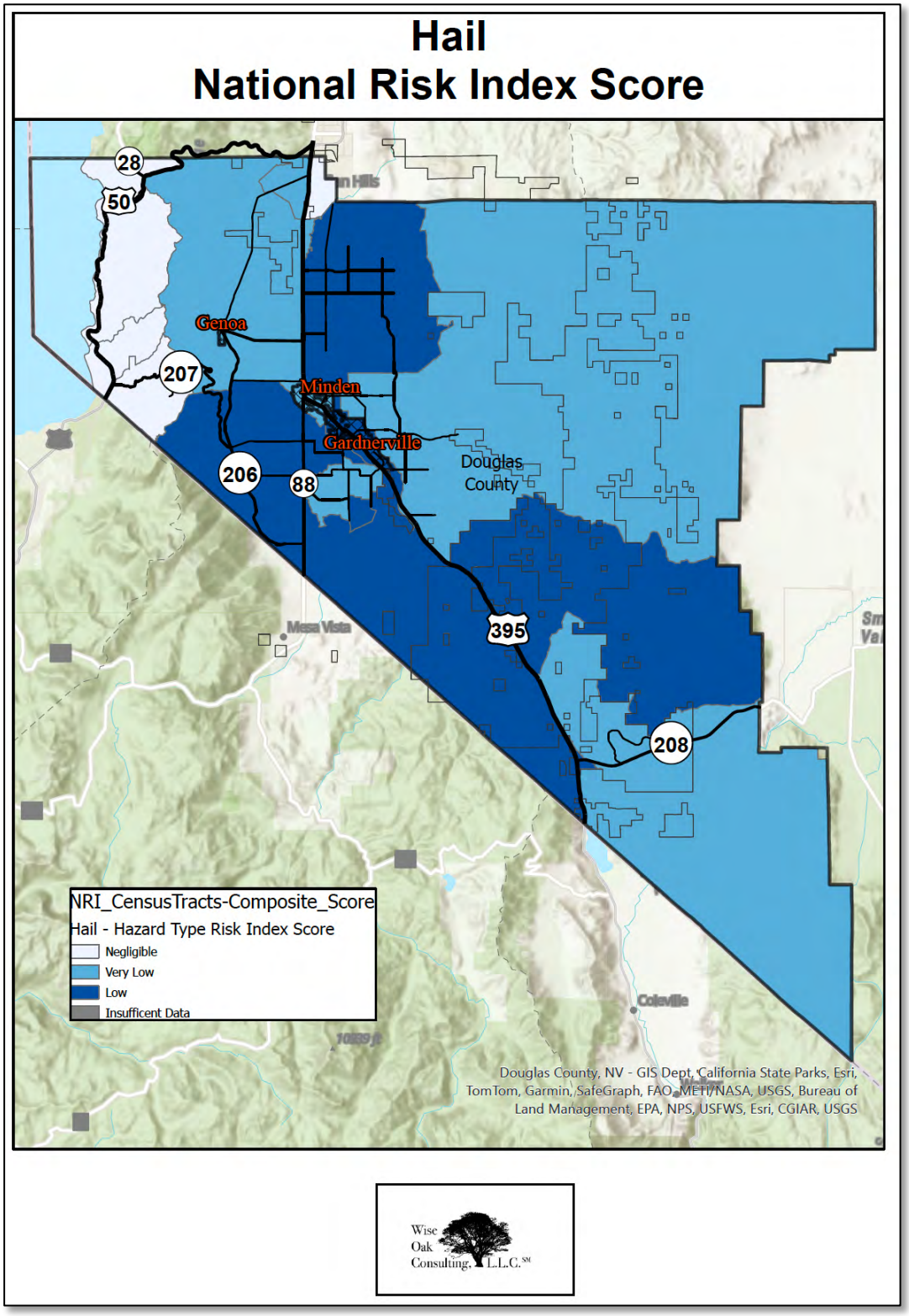


Figure 2-98. Hail National Risk Index Score.

2. Location:

Thunderstorms, lightning and hail may occur anywhere in Douglas County. Figure 2-99 depicts the National Risk Index number of events by census tract with the most frequent location for strikes in higher elevations. Thunderstorms in Douglas County tend to occur in the high terrain, including the Pine Nut Mountains and Carson Range. 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.

The National Risk Index has no recorded hail events to map.

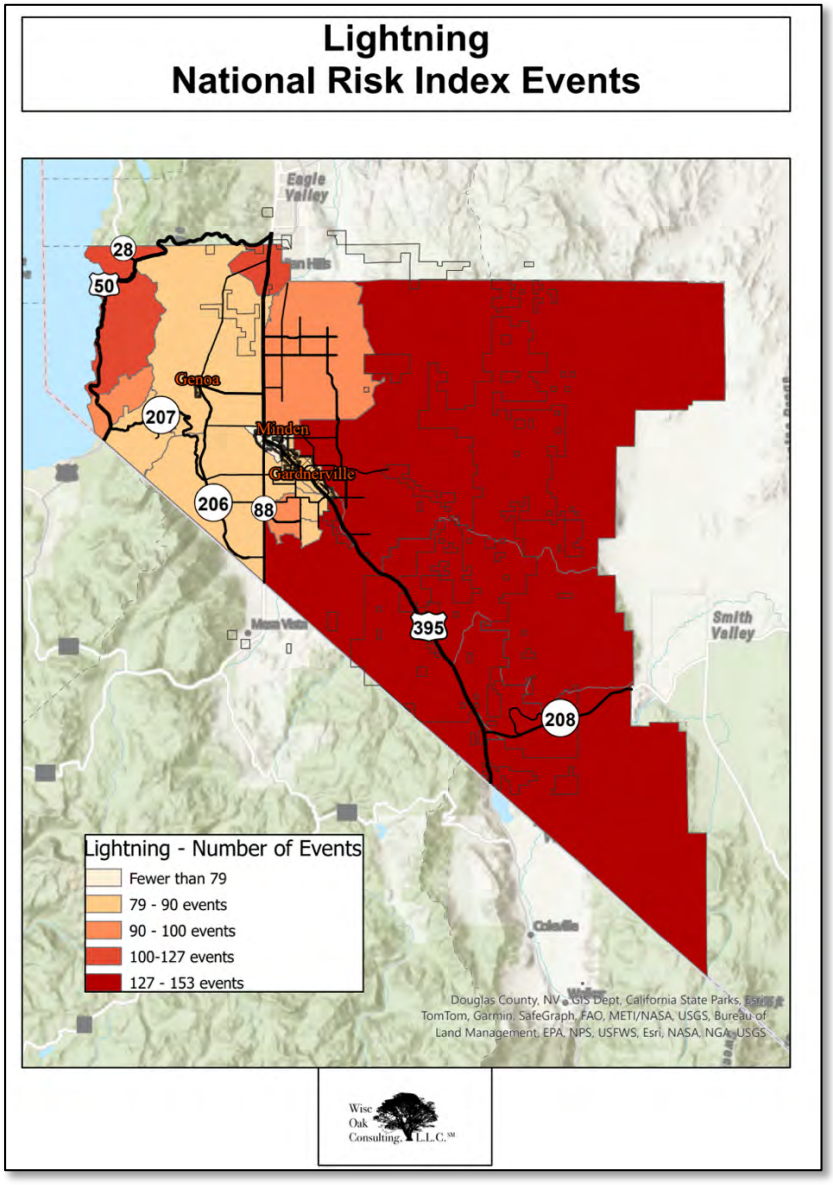


Figure 2-99. Lightning National Risk Index Events.

3. Extent:

Overall, damage from thunderstorms, lightning, and hail have been relatively minor and are lees of a risk than many other hazards in Douglas County. As seen in Table 2-39, winds from thunderstorms can be greater than 50 knots (57 mph). Also in Table 2-39, the National Weather Service has recorded three (3) storms with significant damage from lightning. The National Weather Service has recorded nine (9) significant hailstorms (Table 2-39), with hail ranging up to one (1) inch in diameter.

4. Previous Occurrences in Douglas County:

While severe thunderstorms, lightning, and hail are a concern, they have not historically resulted in expansive severe damage. For Douglas County, the FEMA National Risk Index reports:

- Lightning historic loss ratio – 0.
- Hail has fewer than 7 events.
- Hail has a negligible history with a nearly 0 historic loss ratio.

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 on a daily basis. In an average year, 3-6 severe thunderstorm warnings with high winds are issued for portions of Douglas County. Again, Figure 2-91 depicts the National Risk Index number of events by census tract with the most frequent location for strikes in these higher elevations.

Table 2-23 in the flood section shows that much of the historic flooding is often caused by thunderstorms and cloudbursts.

Table 2-39. Thunderstorms, Lightning, and Hail in the Vicinity of Douglas County.

Date	Location	Description of event/injuries, damages
August 20, 1983	Douglas County	One (1) inch hail. No deaths, injuries, or damage recorded.
July 17, 1985	Douglas County	Winds of 56 kts. No deaths, injuries, or damage recorded.
July 18, 1991	Douglas County	Three-quarter (.75) inch hail. No deaths, injuries, or damage recorded.

Table 2-39. Thunderstorms, Lightning, and Hail in the Vicinity of Douglas County.		
Date	**Location**	**Description of event/injuries, damages**
August 14, 1991	Douglas County	Three-quarter (.75) inch hail. No deaths, injuries, or damage recorded.
September 13, 1987	Douglas County	Winds of 55 kts. No deaths, injuries, or damage recorded.
June 23, 2000	Topaz Lake	Three-quarter (.75) inch hail. No deaths, injuries, or damage recorded.
July 13, 2002	Gardnerville	Winds of 51 kts. No deaths, injuries, or damage recorded. Numerous high wind and downburst reports in western NV with areas of blowing dust.
July 17, 2002	Glenbrook	One (1) inch hail. No deaths, injuries, or damage recorded. A severe thunderstorm moved over Douglas and Washoe Counties near the Nevada shore of Lake Tahoe. Glenbrook Fire Dept. reported 1 inch hail at 1:43 pm PDT and about 20 minutes later, spotters in Incline Village, NV reported 1 inch hail.
July 18, 2005	Gardenrville	Three-quarter (.75) inch hail. No deaths, injuries, or damage recorded.
May 22, 2009	Gardenrville	One (1) inch hail. No deaths, injuries, or damage recorded. A trained weather spotter reported 1-inch diameter hail 3 miles SSW of Gardnerville.
July 25, 2010	Topaz Lake	Winds of 54 kts. No deaths, injuries, or damage recorded.
July 4, 2013	Dresslerville	One (1) inch hail. No deaths, injuries, or damage recorded. Near record-to-record high temperatures with strong to severe thunderstorms caused strong outflow winds with dust storms, large hail, and very heavy rain from the 1st through the 4th.

Table 2-39. Thunderstorms, Lightning, and Hail in the Vicinity of Douglas County.		
Date	**Location**	**Description of event/injuries, damages**
July 20, 2014	Gardnerville	Winds of 53 kts. No deaths, injuries, or damage recorded.
June 27, 2015	Mottsville	Winds of 68 kts. No deaths, injuries, or damage recorded.
July 8, 2015	Douglas County Airport	Eighty-eight one-hundredths (.88) inch hail. No deaths, injuries, or damage recorded. Persistent moderate to high atmospheric moisture combined with daytime heating to produce thunderstorms (many with heavy rainfall) early in the month. Periods of slow-moving thunderstorms combined with the heavy rain to bring flash flooding to western Nevada. One of the top flash flooding events in the past 25 years affected Douglas County (Johnson Lane area) on the 8th and 9th.
June 21, 2017	Douglas County Airport	Winds of 51 kts. No deaths, injuries, or damage recorded. The wind gust (from the south) was measured at the Minden-Tahoe airport.
August 13, 2021	Centerville	Winds of 50 kts. No deaths, injuries, or damage recorded. Local media reported branches down on Waterloo Lane. Nearby mesonet stations reported wind gusts over 50 MPH.
July 3, 2001	Minden	Approximately 2,000 properties were damaged. Newspaper report of lightning hitting a house in Minden. Several electrical appliances were damaged beyond repair.
August 12, 2004	Gardnerville	One (1) direct injury. A 12-year-old girl was struck by lightning in Gardnerville during the afternoon of the 12th.

Table 2-39. Thunderstorms, Lightning, and Hail in the Vicinity of Douglas County.		
Date	**Location**	**Description of event/injuries, damages**
April 27, 2005	Gardnerville	Lightning struck a poplar tree at a home in Gardnerville. The lightning bolt blew out the front door jamb of the house. An automobile's windshield was badly cracked. Computers, televisions, and VCRs throughout the neighborhood were damaged from the strike. In a house a few doors away, kitchen lights were blown from their sockets.
August 16, 2005	Gardnerville	Approximately 15,000 properties were damaged. Lightning struck the roof of a house in Gardnerville, starting a fire in the attic. Lightning also caused power outages in Gardnerville and Minden. Up to 2,100 people were temporarily without power as a result.
June 1, 2007	Genoa	Approximately 10,000 properties were damaged. The Nevada Appeal newspaper reported that lightning struck a house in Genoa around 5:30 pm PDT. The lightning strike tore a hole in the roof. The newspaper article stated that no fire or injuries from the lightning bolt were reported.
February 22, 2007	**Reno, Carson City, Minden areas to Mineral, Lyon and southern Nye Counties**	Winds gusting up to 67 mph; five miles north of Hawthorne, a semi-truck was blown over by the strong winds near Walker Lake with $30,000 in damage done.

5. Probability of Future Events on Douglas County:

The National Risk Index for Hail reports:

- Annualized frequency at just .19-.22 across Douglas County.
- Hail Expected Annual Loss is nonexistent.

Figure 2-100 depicts the National Risk Index Annualized Frequency.

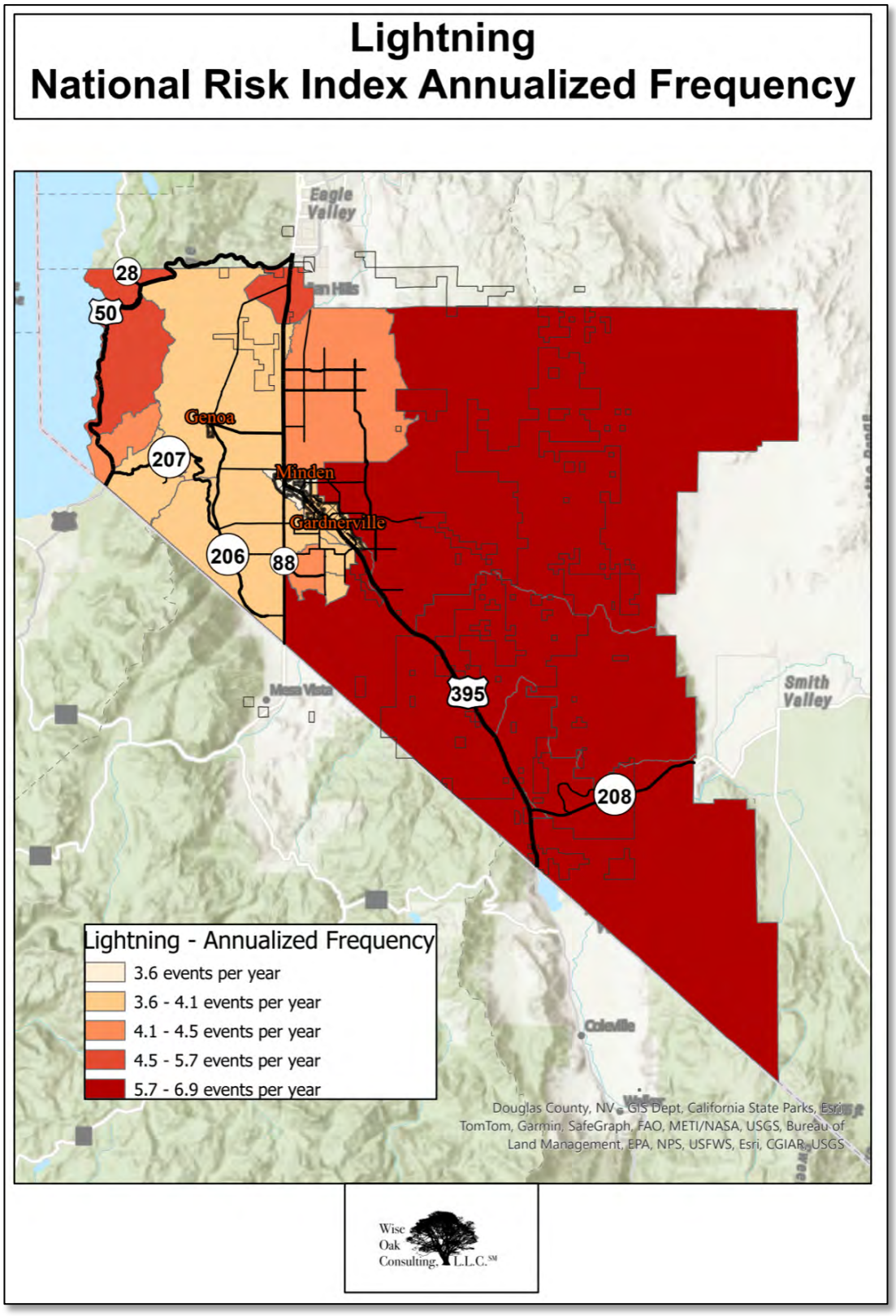


Figure 2-100. Lightning National Risk Index Annualized Frequency.

6. Vulnerability of Douglas County:

Due to insufficient data, it is not possible to accurately estimate the vulnerability of state and county assets due hail. Figure 2-101 depicts the NRI Exposure for lightning in dollars.

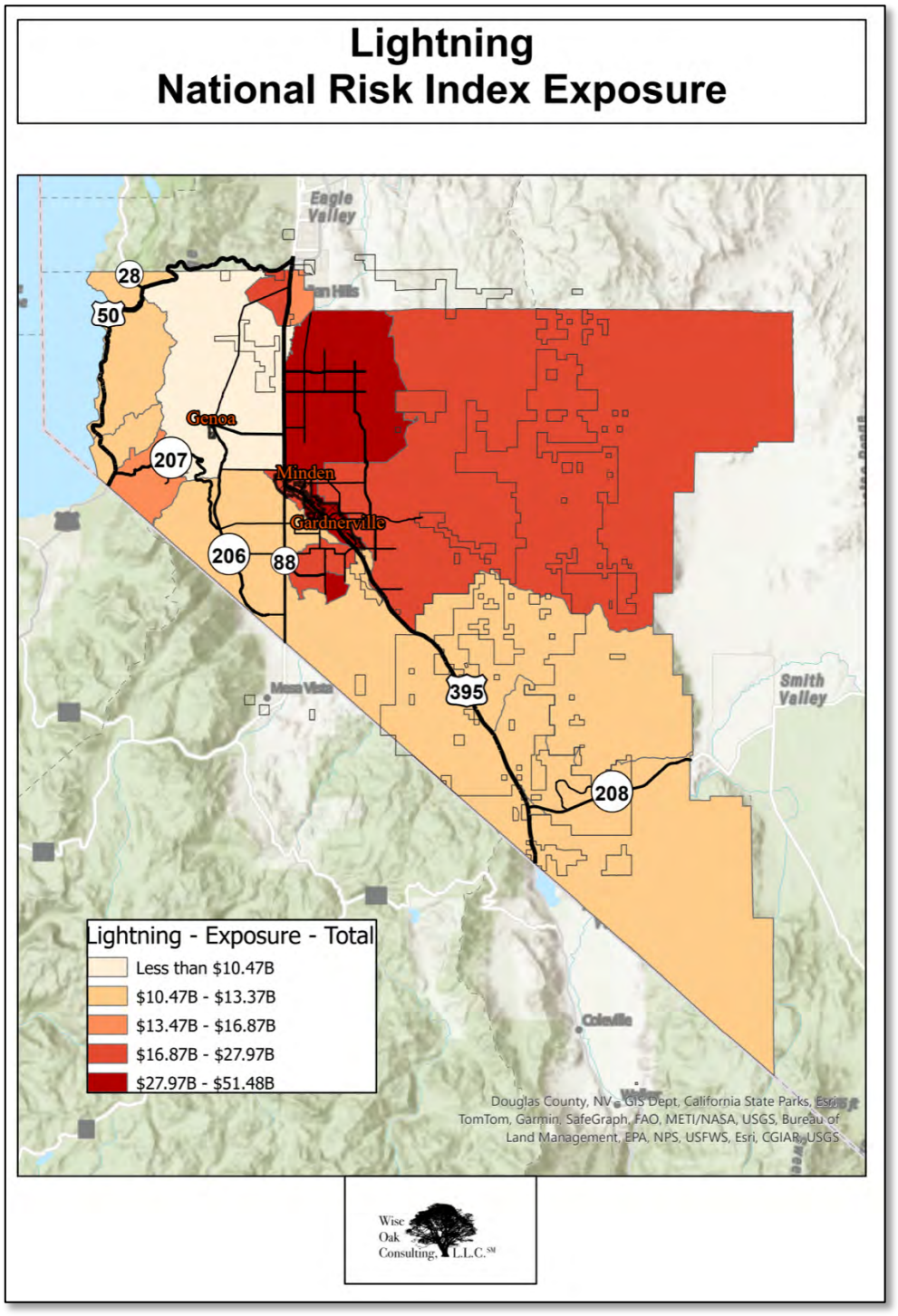


Figure 2-101. Lightning National Risk Index Exposure.

Figures 2-102 depicts the NRI Exposure for hail in dollars.

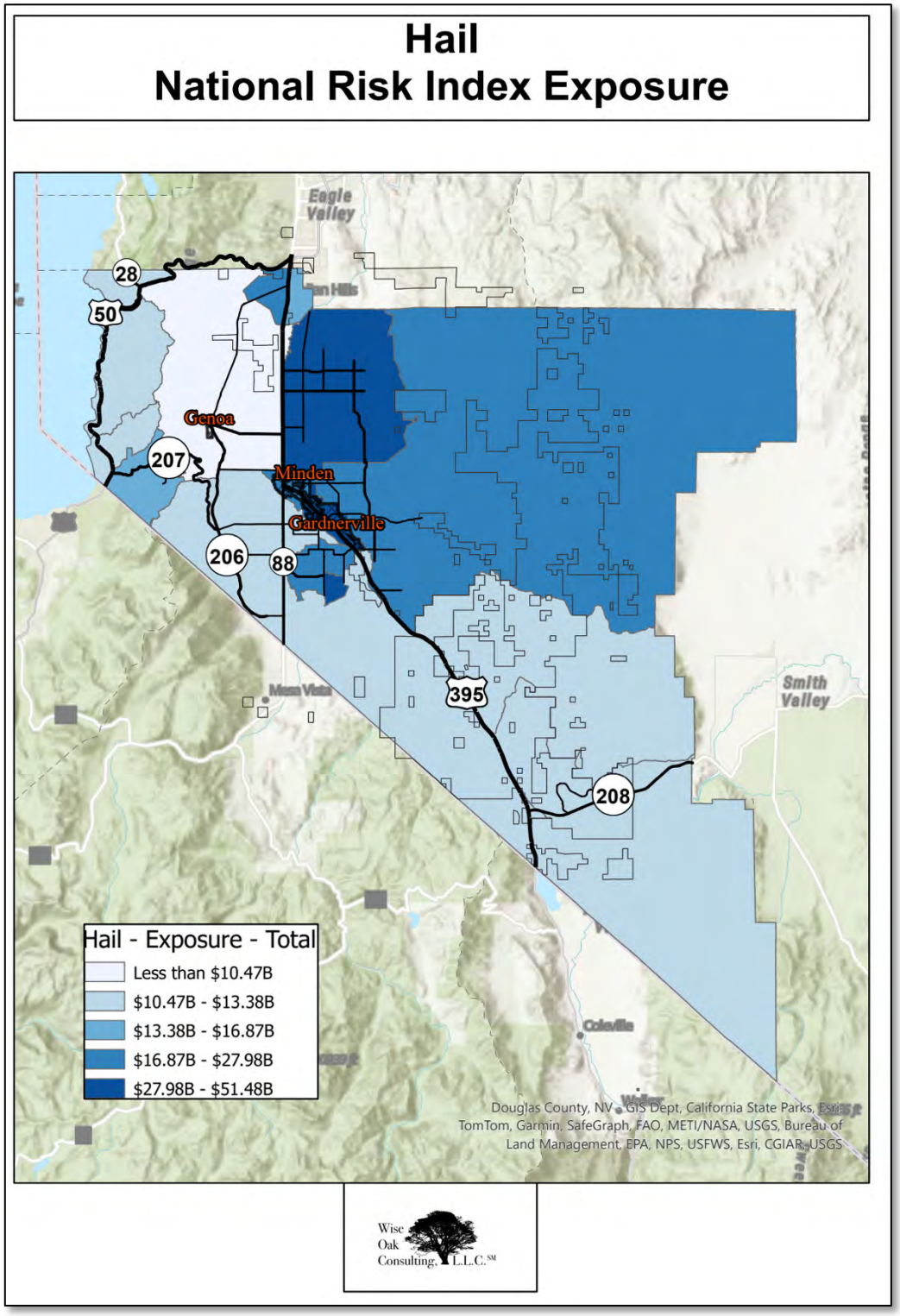


Figure 2-102. Hail National Risk Index Exposure.

7. Impact on Douglas County:

Subject matter experts have assessed that there is no appreciable vulnerability of state assets due to this hazard. Although there is significant exposure, the NRI assessment for Historic Loss Ratio and Annualized are so low that the Expected Annual Loss is very small – approximately $4,000 or less. Therefore, the hazard profile is for information purposes only and mitigation projects will not be pursued for this hazard in 2024-2029.

Figure 2-103 depicts the National Risk Index Expected Annual Loss for lightning in dollars. The National Risk Index Expected Annual Loss for Hail is no more than $1,777 in any census tract.

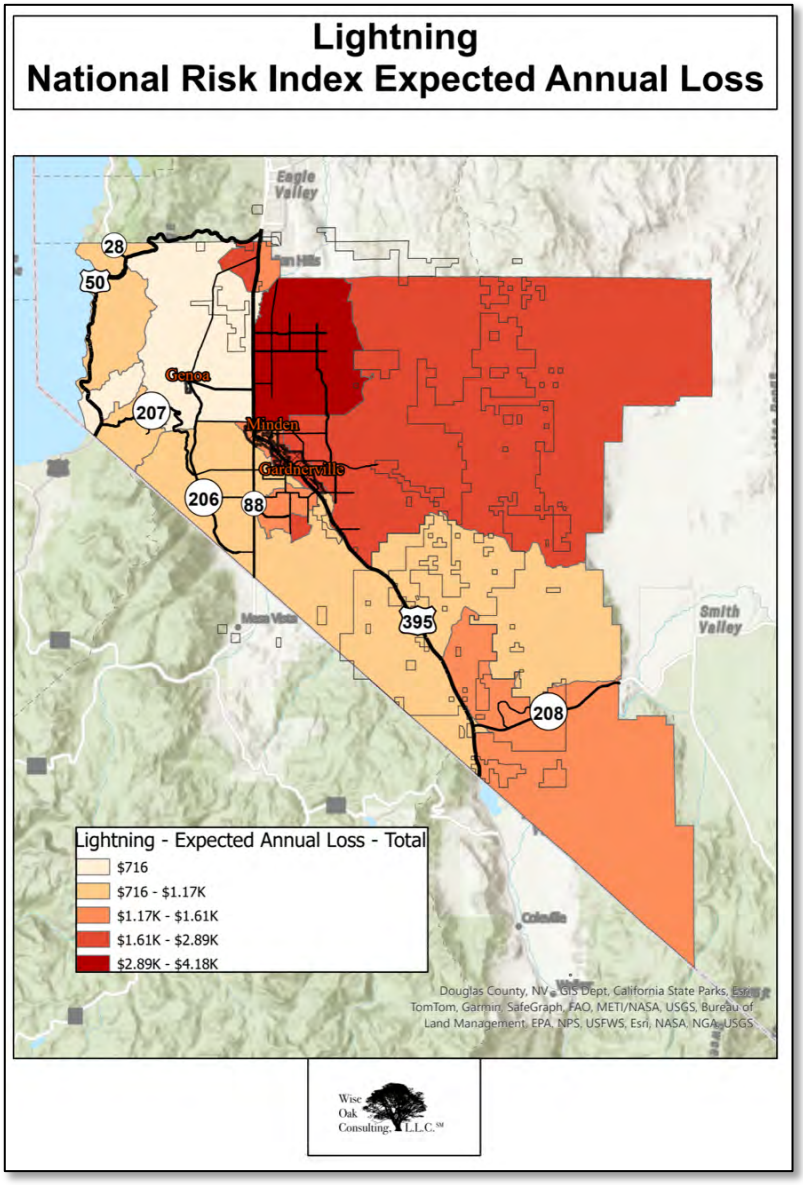


Figure 2-103. Lightning National Risk Index Expected Annual Loss.

8. **Impact of Climate change:**

It is unknown how climate change will affect the frequency and intensity of Nevada severe thunderstorms. This is due to uncertainties in the future frequency of summertime moisture, atmosphere instability, and wind shear in the atmosphere – three of the main ingredients for severe thunderstorms. For example, warming temperatures in theory would fuel more and perhaps stronger thunderstorms through increased energy (unstable atmosphere) and capacity to hold moisture. However, if the atmosphere also warms a lot that would limit the increase in energy, thereby restricting increases in the number or intensity of thunderstorms.

Section II: Hazard Identification and Risk Assessment

11. Volcano (Planning Significance – Medium)

1. General hazard description:

Volcanoes are created when internal forces in the earth cause heated, melted rock (magma) to rise to the surface. First collecting in magma chambers, some of the magma pushes upward through cracks and eventually vents to the Earth's surface. As the magma reaches the surface, it can erupt violently due to escaping gases (e.g., Mount St. Helens in 1980, Figure 2-104), it can erupt less spectacularly as a lava flow (e.g., Hawaiian eruptions), or it can expand slowly as a lava dome (similar to the filling of the crater of Mount St. Helens in recent years).

Figure 2-104. Mount St. Helens 1980 Eruption. (USGS Photograph by Austin Post.)

Volcanoes have varied shapes and sizes but are divided based on the type of material that reaches the surface and the type of eruption that ensues.

Composite or Stratovolcanoes

Composite volcanoes (stratovolcanoes) develop from repeated explosive and non-explosive eruptions of tephra (airborne lava fragments that can range in size from tiny particles of ash to house-sized boulders) and lava that build up layer by layer. These volcanoes are the largest and form symmetrical cones with steep sides. Mount Shasta, Mount Rainier, and Mount St. Helens are examples of stratovolcanoes.

Shield Volcanoes

Shield volcanoes form from "gentle" or non-explosive eruptions of flowing lava. The lava spreads out and builds up volcanoes with broad, gently sloping sides. They are named for their low-profile shape that resembles a warrior's shield. Currently, active volcanoes of this type are found in the Hawaiian Islands.

Cinder Cones

Cinder cones build up from lava that is blown violently into the air and breaks into fragments. As the lava pieces fall back to the ground, they cool and harden into cinders (lava fragments about ½ -inch in diameter) that pile up around the volcano's vent at the angle of repose. Cinder cones are the smallest volcanoes and are cone shaped. Cinder cones are found in many areas of the western U.S., including Nevada.

Phreatic Eruptions

Phreatic eruptions occur when rising magma contacts ground or surface water. The extreme temperature of the magma (anywhere from 1110°F to 2140 °F (600-1170 °C) causes near-instantaneous boiling (flashing) of groundwater resulting in an explosion of steam, water, ash, rock, and volcanic bombs. A less intense geothermal event may result in a mud volcano. This kind of activity is also described as steam-blast eruptions. Phreatic eruptions typically include steam and rock fragments and seldom erupt lava. The temperature of the fragments can range from cold to hundreds of degrees Fahrenheit. If molten material is included, the term phreato-magmatic is used. These eruptions occasionally create broad, low-relief craters called maars. Phreatic explosions can be accompanied by carbon dioxide or hydrogen sulfide gas emissions. The former can asphyxiate at sufficient concentration; the latter is a broad-spectrum poison. A 1979 phreatic eruption on the island of Java killed 149 people, most of whom were overcome by poisonous gases. Examples of phreatic explosions include Soda Lake near Fallon, a crater at Steamboat Springs near Reno, and Lunar Crater in central Nevada.

Calderas

Calderas are large volcanoes that produce violent eruptions of ignimbrites – hot ash that wipes out areas tens to thousands of square miles in size. Although many calderas existed in Nevada tens of millions of years ago, none are active today. The Long Valley Caldera near Mammoth Lakes, California, deposited ash in much of western Nevada when it erupted approximately 760,000 years ago. Similarly, Mount Mazama, a stratovolcano in Oregon, deposited ash in Nevada approximately 7,700 years ago, when it erupted to create Crater Lake, a relatively small caldera.

Figure 2-105 depicts the National Risk Index Score for volcano.

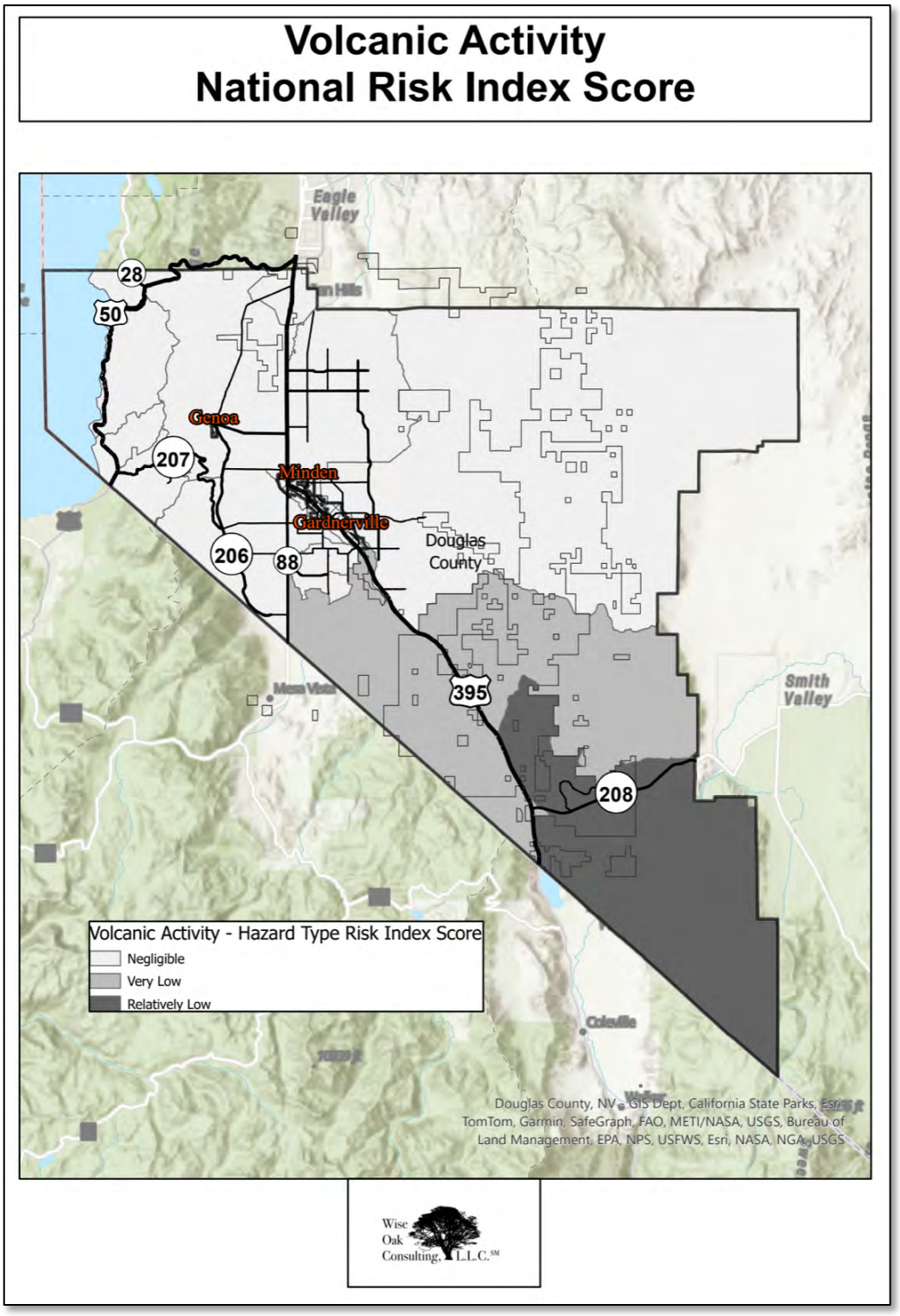


Figure 2-105. Volcano National Risk Index Score.

2. Location:

A preliminary study indicates there are as many as 140 Quaternary volcanic centers in Nevada (Figure 2-106). More may be present, but this is probably close to the total number of vents. The history of most of these volcanic centers is currently unknown, but there are not any located in Douglas County.

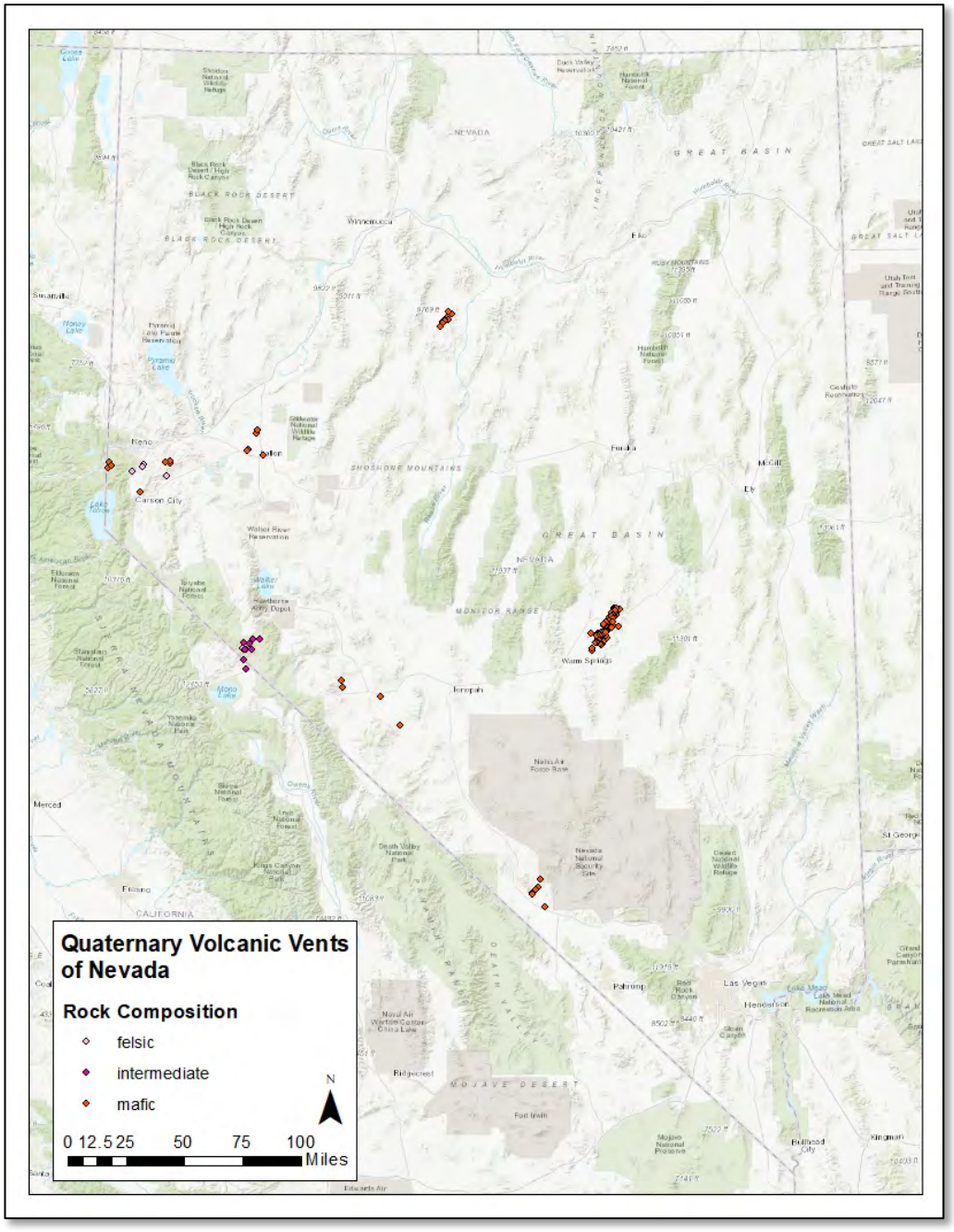


Figure 2-106. Preliminary Map of Volcanic Centers in Nevada.

3. Extent:

Seismic and geodetic data at the north end of Lake Tahoe have been interpreted by researchers at UNR (K.D. Smith and others, 2004, Evidence for deep magma injection beneath Lake Tahoe, Nevada-California: Science, v. 305, p. 1277-1280). This data indicates active magma at a depth of approximately 19 miles (30 kilometers). There does not appear to be a near-term threat of volcanic eruption from this area, in part because the last documented eruption in the area was approximately one million years ago.

There are many Quaternary volcanoes in Nevada (Figure 2-106). More significant for Douglas County, there is some potential for ash from the Mono Craters, Inyo Craters, and Mammoth Mountain, which have had late Holocene eruptions; this would likely affect airplanes, air quality, and highway driving in Nevada. Geologic evidence of past eruptions from these volcanoes, recognized as ash deposits of particular ages and distinct chemical compositions, is abundant in Nevada. Volcanic gases associated with phreatic eruptions could pose a localized threat of asphyxiation to humans in poorly ventilated spaces in the immediate vicinity of these vents. At Mammoth Mountain, several CO_2 related deaths occurred when a skier and rescuers became trapped in a snow pocket that was filled with CO_2 gas. The emission of CO_2 gas in this area is associated with volcanic unrest between more dramatic eruption cycles. Elevated CO_2 levels in the soil were first observed by the USGS in 1989 after a swarm of small earthquakes occurred beneath Mammoth Mountain. It is noted that the ski resorts in that region are located in close proximity to volcanoes.

Volcanic eruptions may also trigger a “volcanic blast” or an atmospheric shock wave that creates a pressurized burst of moving air which travels away from the eruption center. Shock waves from eruptions may injure people, flatten trees (e.g. Mount Saint Helens), and break windows in buildings. Effects of these shock waves are more destructive near the eruption center.

It is likely that seismic instruments will detect any imminent eruption in time to warn people to avoid the hazard. Our ability to monitor small tremors associated with magma at depth is limited by the currently small number of seismographs that are operated in Nevada. The Nevada Seismological Laboratory and the U.S. Geological Survey have joint responsibilities for earthquake monitoring and warnings. Figure 2-107 depicts the region that could be affected by tephra accumulations on the ground following an eruption in the Long Valley – Mono Lake area. Thickness and distribution of tephra is dependent upon wind speed and direction during the eruption but is estimated to be less than five (5) centimeters thick – less than two (2) inches. (U.S. geological Survey 2012)

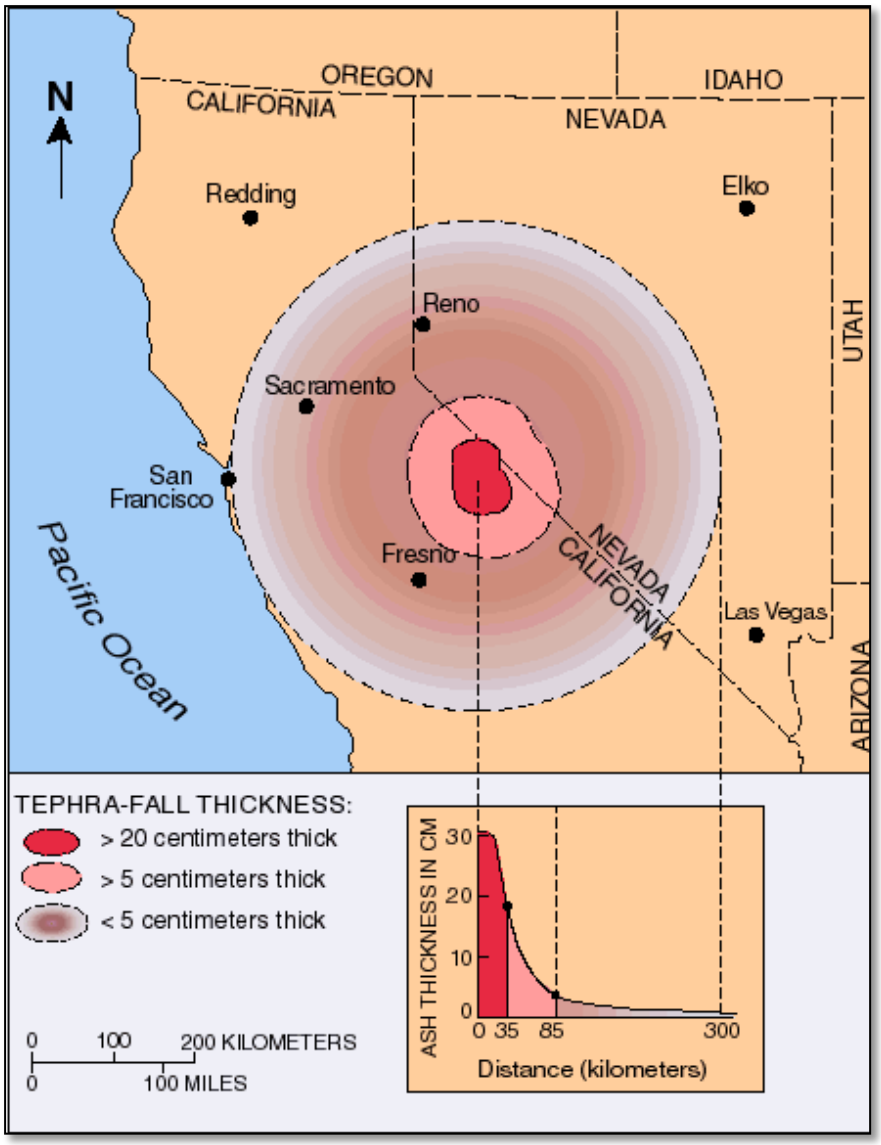


Figure 2-107. Potential Tephra Accumulations Following an Eruption in the Long Valley – Mono Lake Area.

As depicted in Figure 2-108, in addition to volcanoes in Long Valley, volcanoes in Clear Lake and Lassen, California could leave tephra accumulations in Douglas County. (U.S. Geological Survey n.d.)

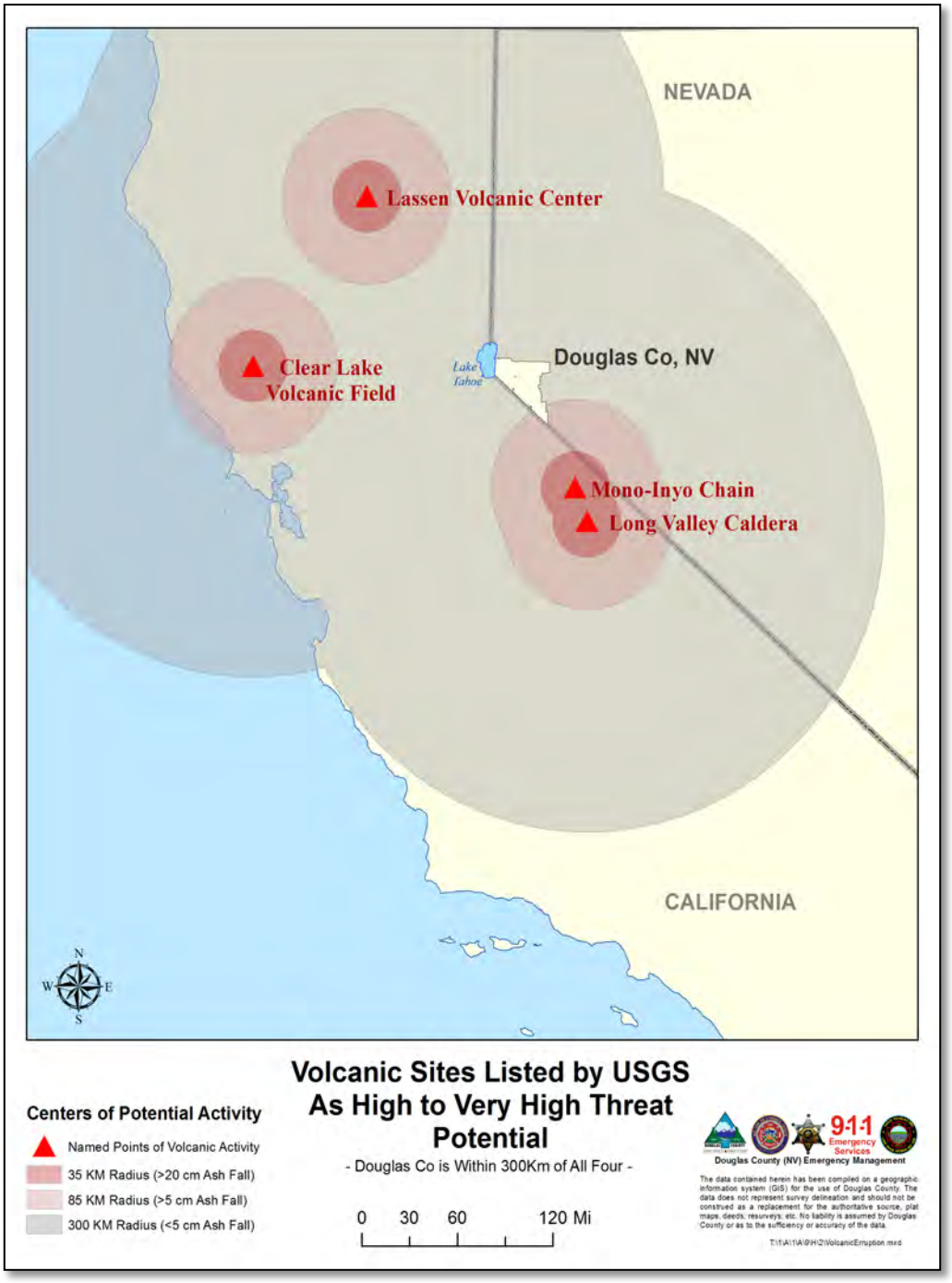


Figure 2-108. Potential Tephra Accumulations Following an Eruption in the Long Valley – Mono Lake Area, Clear Lake, CA, and Lassen Volcanic Center, CA.

4. Previous Occurrences in Douglas County:

Although Douglas County has been affected by smoke and ash, FEMA's National Risk Index records one (1) previous event in Douglas County and a historic loss ratio of under .05 across Douglas County.

Nevada has a long history of volcanism. In western Nevada, the most recent episode was between 2.6 to 1 million years ago (Henry and Cousens, 2013). At about 1.36 million years ago, two lava flows erupted out of a volcanic cone at McCellan Peak and flowed ~6 km [3.6 mi] into what is now the suburbs of Carson City and across U.S. Highway 50 (Henry and Cousens, 2013). It has been a long time since these eruptions; however, renewed activity is not out of the question.

Volcanic activity from surrounding states, particularly California and Oregon, has created ash clouds that have drifted over Nevada, as evidenced by numerous young ash beds in western Nevada. Small eruptions from the Mono Craters area near Lee Vining and Mono Lake in eastern California have sent ash into Nevada as recently as an estimated 260 years ago; an eruption from these volcanoes presents the most likely current volcanic hazard for Nevada. Other volcanoes that have erupted in recent history and could deposit ash in Nevada include Lassen Peak, Mount Shasta, the Long Valley Caldera in California, and volcanoes in the Cascade Mountains in Oregon. Ash from the 1915 eruption of Lassen Peak traveled at least 200 miles northeast to Winnemucca. The eruption of Mount St. Helens in 1980 deposited up to several centimeters of ash several hundred kilometers away from the volcano. The biggest threat to Nevada from eruptions in California and Oregon is damage to flying aircraft.

A massive eruption from the Long Valley Caldera near Mammoth Lakes, California about 760,000 years ago devastated a considerable area in Owens Valley when thick, hot flows of ash were deposited as far south as Bishop. Air-fall ash from these eruptions did collect as thick piles of ash in parts of Nevada, and some of the ash may have been hot enough or thick enough to locally devastate the landscape. Scientists would expect to see strong indications from seismographs before another eruption of this magnitude. The USGS continues to monitor the area around Mammoth Lakes and will issue warnings prior to any subsurface changes that could precede a major eruption. Figure 2-109 depicts historical ash accumulations.

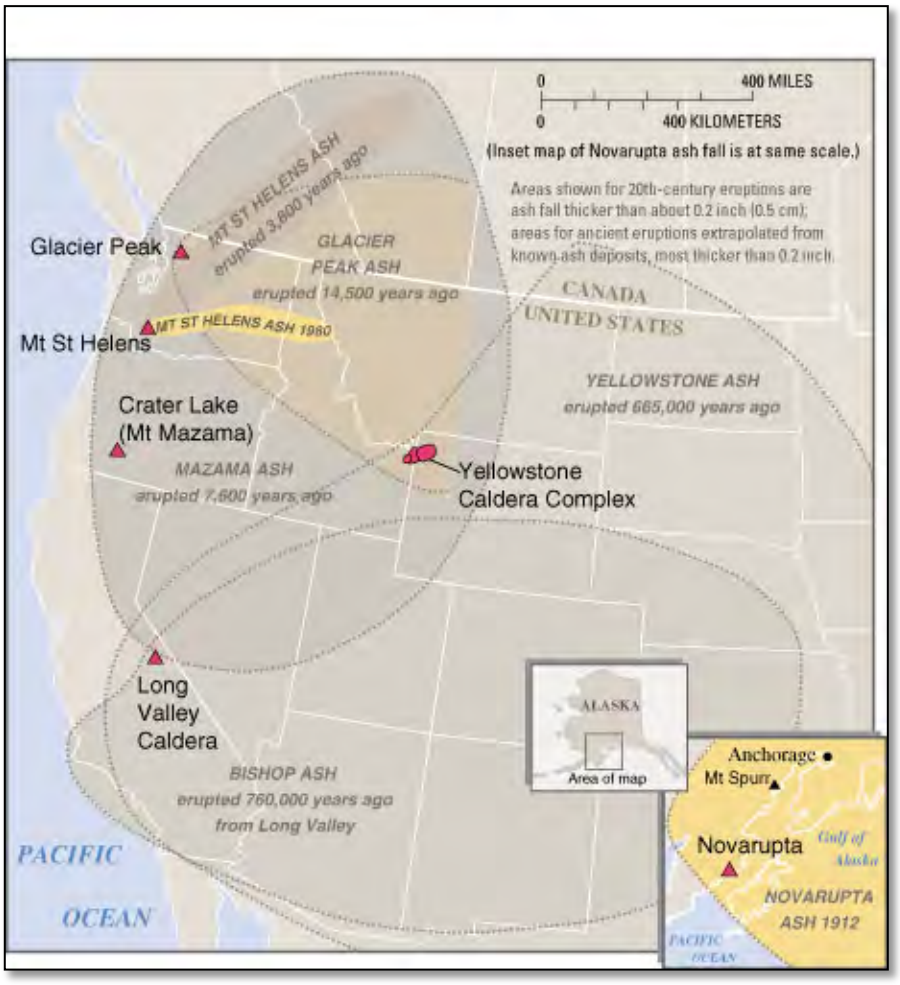


Figure 2-109. Historical Tephra Accumulations Following an Eruption.

5. Probability of Future Events on Douglas County:

For Douglas County, FEMA's National Risk Index reports an Annualized Frequency of virtually zero (0) events.

There is no immediate indication of renewed volcanic activity in the State of Nevada. (U.S. Geological Survey)

6. Impact on Douglas County:

FEMA's Expected Annual Loss is less than $3,000 across the county. While the NRI Exposure is $13.6 billion, the very low likelihood results in a very low expected impact. Volcanic risk is low but can change to high in a matter of months to a year if a volcano becomes active. The probability is low, but the consequences can be locally severe. Mitigation actions are limited to public awareness and evacuation procedures at the local level. Subject matter experts do not

believe there is appreciable vulnerability to state and county assets due to this hazard. Therefore, the hazard profile is for information purposes only and mitigation projects will not be pursued for this hazard in 2024-2029.

7. Vulnerability of Douglas County:

Figure 2-110 depicts the NRI Exposure in dollars.

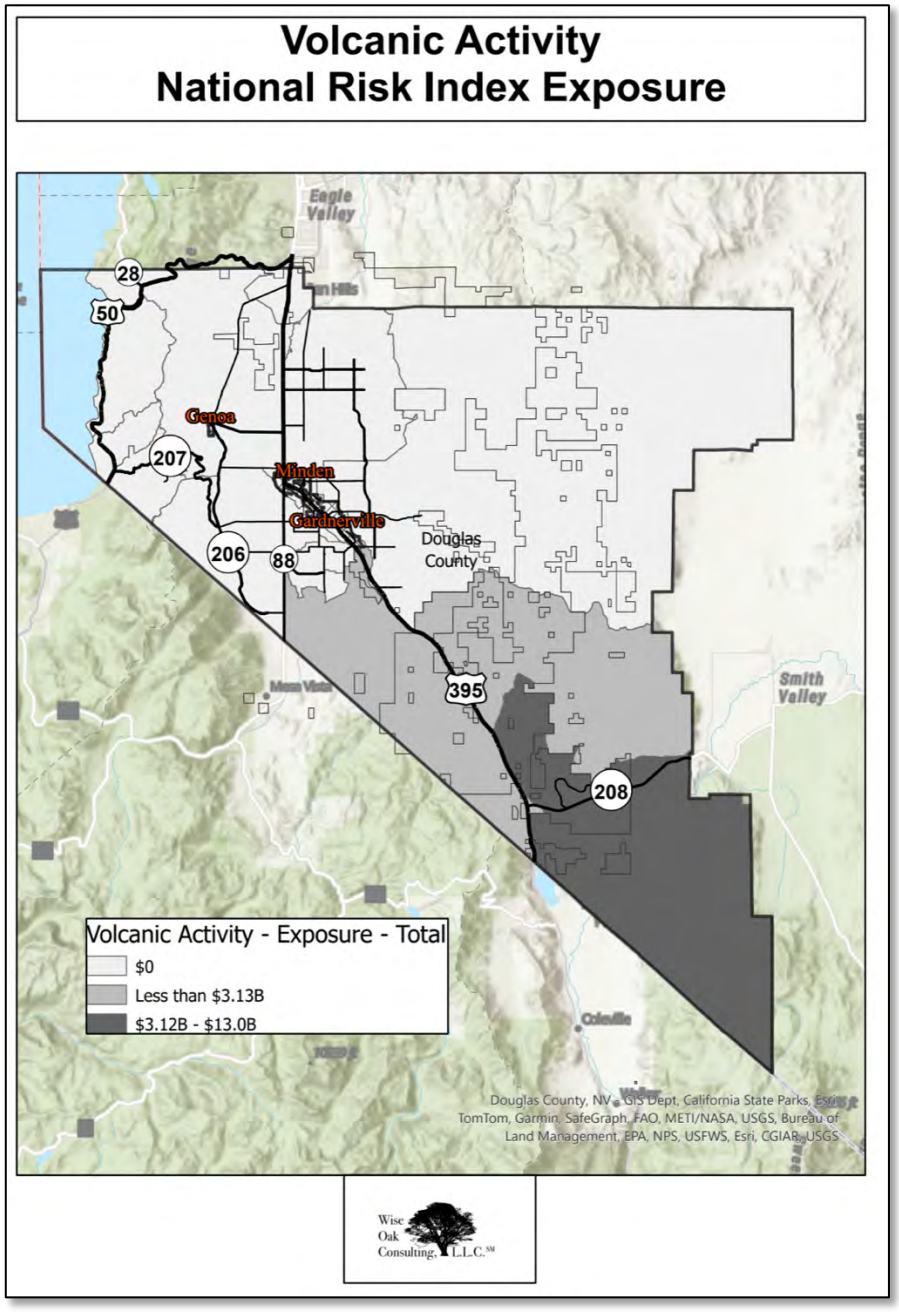


Figure 2-110. Volcano National Risk Index Exposure.

8. Impact of Climate change:

Volcanic activity is driven by tectonics and magma movement towards the surface and would not be impacted by climate change. However, large volcanic eruptions can put huge volumes of ash and gases into the atmosphere and affect the climate significantly. An example of this was the 1991 Mt. Pinatubo eruption in the Philippines, which cooled the climate of Earth for about three years. In 536 A.D., Europe underwent a "volcanic winter" with temperatures dropping by nearly 5° F (2.7° C) when volcanic ash and gases reduced the sun's energy input into Earth's atmosphere. Volcanoes also release huge amounts of carbon dioxide. It is conceivable that following the cool down from aerosols and volcanic ash, carbon dioxide from an eruption could contribute to the overall CO_2 budget in the atmosphere and exacerbate an increase in temperatures.

Note. This hazard is profiled for informational purposes. Therefore no mitigation actions are included in this revision of the Plan.

Section II: Hazard Identification and Risk Assessment

13. Wildland Fire (Planning Significance – High)

1. General hazard description as it relates to Douglas County:

Wildfires Fires have been a part of the ecosystem for thousands of years. The National Weather Service (NWS) defines a wildfire as: "Any free burning uncontainable wildland fire not prescribed for the area which consumes the natural fuels and spreads in response to its environment." (National Weather Service 2024) They can occur naturally, by human accident, or by intentional human action. They are often located far from human development with the exception of roads, power lines, and similar rural infrastructure. However, there is an ongoing threat to (and from) hikers, campers, and other people engaging in outdoor activities. Wildfires become particularly dangerous at the wildland-urban interface (WUI) - areas where structures and other human development meet or intermingle with undeveloped wildland.

Most wildfires occur without warning and spread quickly depending on such factors as the level of moisture and available fuel based on the area's land use. The threat of wildfire and grass fires also increases in areas prone to intermittent drought or areas generally arid or dry. They often begin unnoticed, spread quickly, and are usually signaled by dense smoke that may be visible from miles around.

Various factors have resulted in rapid development in the outlying fringe of metropolitan areas and in rural areas with attractive recreational and aesthetic amenities, especially forests, communities bordering forests and prairies where fires branch off. This demographic change is increasing the size of the wildland-urban interface. The WUI expansion has increased the likelihood that wildland and grass fires will threaten life and property.

Three factors that contribute significantly to wildland fire behavior and can be used to identify wildland fire hazard areas are topography, fuel, and weather.

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 may mark the end of wildland fire spread, since fire spreads more slowly or may even be unable to spread downhill. Within Douglas County, there are areas, especially those along the Eastern Sierra Front, which frequently experience fire behavior that is not consistent with normal slope effects; in these areas, fire may make extremely rapid and prolonged downhill runs intermingled with traditional topographic fire behavior.

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 and low humidity, can lead to extreme wildland fire activity. By contrast, cooling and higher humidity often signal reduced wildland fire occurrence and easier containment. In Northern Nevada, there is a history of large fires that burn in relatively cool conditions as the winds from an approaching (typically dry) storm system cause fires to spread rapidly. Some of the most damaging and costly fires in Nevada history have occurred during these types of weather conditions.

The frequency and severity of wildland fires also depends upon other hazards, such as lightning, drought, and infestations. If not promptly suppressed, wildland fires may grow into an emergency or disaster. Even small fires can threaten lives, use resources and destroy structures and infrastructure. In Douglas County, wildland fire can have a significant impact on agricultural infrastructure such as fences, irrigation ditches, and livestock support equipment. Wildland fire events may require emergency watering/feeding, evacuation, and shelter of livestock.

Past wildland fires have had catastrophic effects on the local economy. Both the Gondola Fire and Angora Fire caused losses from tourism cancelations valued in the millions of dollars. News accounts of both fires caused cancelations as far away as Truckee, and there were direct impacts to people in the Tahoe Township portion of Douglas County and in the Minden / Gardnerville region where smoke impacts also effected business and residents.

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 become hydrophobic and prone to erosion, mud slides, or mass wasting. Exposed soils erode quickly and enhance siltation of rivers and streams, thereby increasing flood potential, harming aquatic life, and degrading water quality.

Agricultural infrastructure such as irrigation ditches, stock ponds or canals can become impaired by siltation and erosion. Soot, dust and debris from fires typically impact nearby, downwind residential and commercial areas for months if not years after a significant fire.

Wildfires can affect wildlife habitat. Douglas County contains several areas considered critical habitat by the Nevada Department of Wildlife and United States Geological Survey. Some of these areas have been identified as critical habitat because of the bi-state population of Greater Sage Grouse, a candidate for listing under the Endangered Species Act. Such a listing would have an economic impact on Douglas County, neighboring communities, and Nevada as a whole.

Wildland Fuel Types

Douglas County Nevada is located in the Great Basin on the eastern slopes of the Sierra Nevada. Douglas County has several biotic zones which determine wildland fuel types including:

- Mixed conifer forests surrounding the Lake Tahoe Basin and in major drainages in the Sierra Nevada.
- Sub-alpine mixed conifer forests at the higher elevations of the Sierra Nevada.
- Sagebrush communities in the lower elevations of the Carson Valley and the valleys in the eastern portions of the county.
- Pinion juniper plant communities particularly in the Pine Nut Mountains and at the mid elevations of the Sierra Nevada.

Each of these biotic zones will produce vegetation that can support large damaging fires that may threaten life and property. The multitude of fuel types creates difficulty in informing the community about relative fire hazards; dry years may lead to increased fire hazards in the timber fuel types. Wet years may cause vegetation growth and increased fire hazards in sagebrush and cheat grass fuels.

Fire Ecology

Some plant communities have evolved to burn frequently with low intensity, for example mature Jeffrey pine forests. Under a natural fire regime, low-intensity surface fires reduce fuel loading from grasses and shrubs, suppress regeneration of shade-tolerant white fir seedlings, and leave the adult Jeffrey pine trees unaffected. These trees are protected by thick, fire-resistant bark. Forests with frequent fire occurrence often have an open, “park-like” appearance with an understory of grass or low shrubs. Though shaded by large, mature trees, spacing between trees is sufficient to allow sunlight to reach the forest floor and encourage regeneration of shade-intolerant species like Jeffrey pine trees. Pockets of heavy fuels exist in these conditions, but

their discontinuous nature reduces the likelihood that a fire will burn with enough intensity to negatively impact mature trees. In the absence of frequent surface fires, accumulated dead-and-downed woody fuels and the green "ladder fuels" can carry flames into the coniferous overstory, potentially fueling a catastrophic, stand-replacing crown fire.

Sagebrush communities are the most common vegetation types in Nevada with an altered fire regime, now characterized by frequent, high-intensity, catastrophic fires. Sagebrush requires ten to twenty or more years to reestablish on burned areas, and most often these areas provide the conditions for establishment and spread of invasive species before sagebrush reestablishment can occur. Cheatgrass is the most common invasive species to reoccupy sagebrush and pinyon-juniper burned areas in northern Nevada.

Single leaf pinyon and Utah juniper are the dominant components of a plant community commonly referred to as Pinyon-Juniper (P-J). P-J woodlands were once characterized by a discontinuous distribution on the landscape and a heterogeneous internal fuel structure: a mosaic pattern of shrubs and trees resulting from the canopy openings created by small and frequent wildfires. Both pinyon and juniper trees have relatively thin bark with continuous branching in contact or nearly in contact with surface fuels. In dense stands, lower tree branches are in direct contact with adjacent ladder fuels, e.g. shrubs, herbaceous groundcover, and smaller trees. This situation creates a dangerous fuel condition where ground fires can be carried into tree canopies, which often results in crown fires.

Effect of Cheatgrass on Fire Ecology

Cheatgrass is a common, non-native annual grass that aggressively invades disturbed areas, especially prior wildland fire scars. Replacement of native shrub communities with a pure stand of cheatgrass increases the susceptibility of an area to frequent rapidly spreading wildfires, especially in mid to late summer when desiccating winds and lightning activity are more prevalent. The annual production, or volume of cheatgrass fuel produced each year, is highly variable and dependent on winter and spring precipitation. Plants can range from only a few inches tall in a dry year to over two feet tall on the very same site in wet years. In a normal or above normal precipitation year, cheatgrass can be considered a high hazard fuel type. In dry years, cheatgrass is generally sparse and low in stature and poses a low fire behavior hazard because it tends to burn with a relatively low intensity. However, in both dry and wet years, dried cheatgrass creates a highly flammable fuel bed that is easily ignited with the propensity to rapidly burn into adjacent fuel types that may be characterized by more severe and hazardous fire behavior. The ecological risk of fire igniting in and spreading from a cheatgrass stand into adjacent, unburned native vegetation is that additional disturbed areas are thereby opened and

vulnerable to cheatgrass invasion. Associated losses of natural resource values such as wildlife habitat, soil stability, and watershed functions are additional risks.

Eliminating cheatgrass is an arduous task. Mowing defensible space and fuel break areas annually before seed maturity is effective in reducing cheatgrass growth. In areas where livestock may be utilized, implementing early-season intensive grazing up to and during flowering may aid in depleting the seed bank and reduce the annual fuel load (BLM 2003, Davison and Smith 2000, Montana State University 2004). It may take years and intensive treatment efforts to control cheatgrass in a given area, but it is a desirable conservation objective to revert the landscape to the natural fire cycle and reduce the occurrence of large, catastrophic wildfires. Community-wide efforts in cooperation with county, state, and federal agencies are necessary for successful cheatgrass reduction treatments.

Figure 2-111 depicts FEMA's National Risk Index Score for Wildfire. Most of the county has a Relatively High to Very High score.

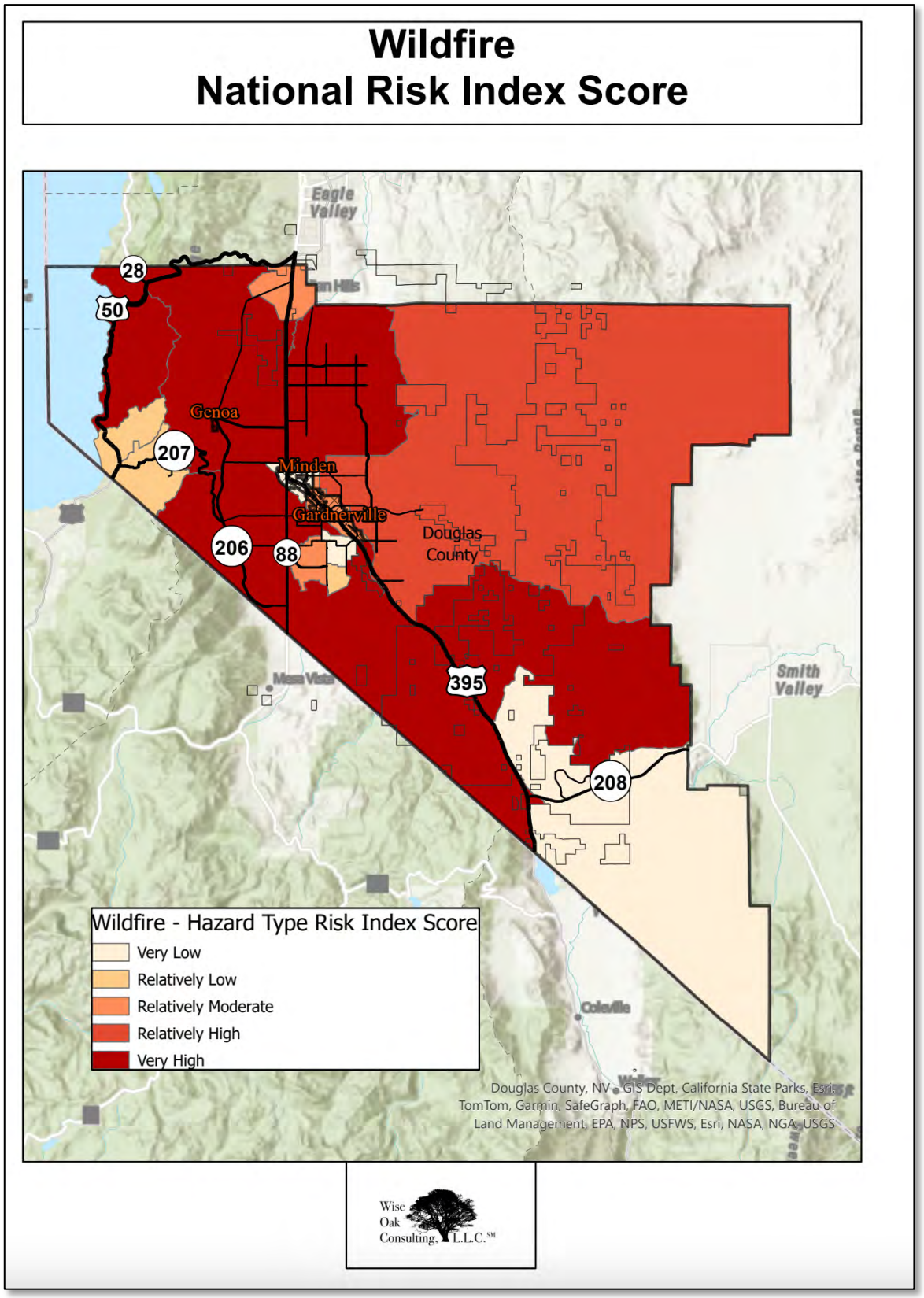


Figure 2-111. Wildfire National Risk Index Score.

2. Location:

As depicted in Figure 2-102, the majority of the county has a Relatively High to Very High score. As of August 31, 2023, the Community Wildfire Protection Plan for the Lake Tahoe Basin closed out an updated public survey. At the writing of this Plan, the update is not available. The following information originates from the Nevada Community Wildfire Risk/Hazard Assessment Projects for Douglas County and for the Tahoe Douglas Fire Protection District.

Major catastrophic fires in Santa Rosa, Redding, and Paradise California have demonstrated that wildland fire hazard cannot be defined on a parcel or even neighborhood level except in the most protected areas. In Nevada, specific community evaluations likely do not capture fire hazards that may exist during the most extreme fire weather. During 95th percentile fire weather where humidity is less than 20 percent and sustained winds are greater than 20 mph and gusts exceed 40 mph, a wildland fire burning on even a small parcel can spark a catastrophic fire that results in thousands of destroyed or damaged homes. Therefore, this Plan does not include classic wildland urban interface delineations where a community boundary is drawn as a bright line with low hazard areas adjacent to at-risk homes. That condition likely only exists in downtown Minden, Gardnerville, some areas of the Ranchos, and Stateline. In the balance of the county, a wildland fire can originate on a small parcel and burn with catastrophic results during critical fire weather. Areas with a low-risk rating are likely relatively safe where a combination of proximity to irrigated agricultural lands, adequate defensible space, and fire-resistant construction materials have mitigated the primary risks and hazards associated with wildfire.

The County Commission has actively worked to increase wildfire response capabilities in the County through installation of static water tanks and additional firefighting personnel. The Tahoe Douglas Fire District has implemented an aggressive fuels management program that includes a seasonal firefighting crew, a chipping program, defensible space enforcement, and landowner fuels consultation. Future efforts to mitigate this hazard should incorporate the concepts of the National Cohesive Wildland Fire Management Strategy, which has been developed by the five federal land management agencies in cooperation with the National Association of State Foresters. This strategy calls for a three-pronged approach to reduce the risk of wildfire: resilient landscapes, fire adapted communities, and adequate suppression response. Applying the concepts of the Cohesive Strategy will require fuels management activities throughout the county. It will also require full implementation of the International Wildland Urban Interface Code, including the provisions which require ignition resistant construction in the wildland urban interface.

3. Extent:

With the extensive wildfire risk depicted in Figure 2-111, the majority of the county is at risk of wildfire. As depicted in Table 2-110 below, wildfires have ranged in size from less than one (1) acre to more than 24,000 acres. Figure 2-112 depicts historic wildfire perimeters from the Wildland Fire Decision Support System database. (National Interagecy Fire Center 2024)

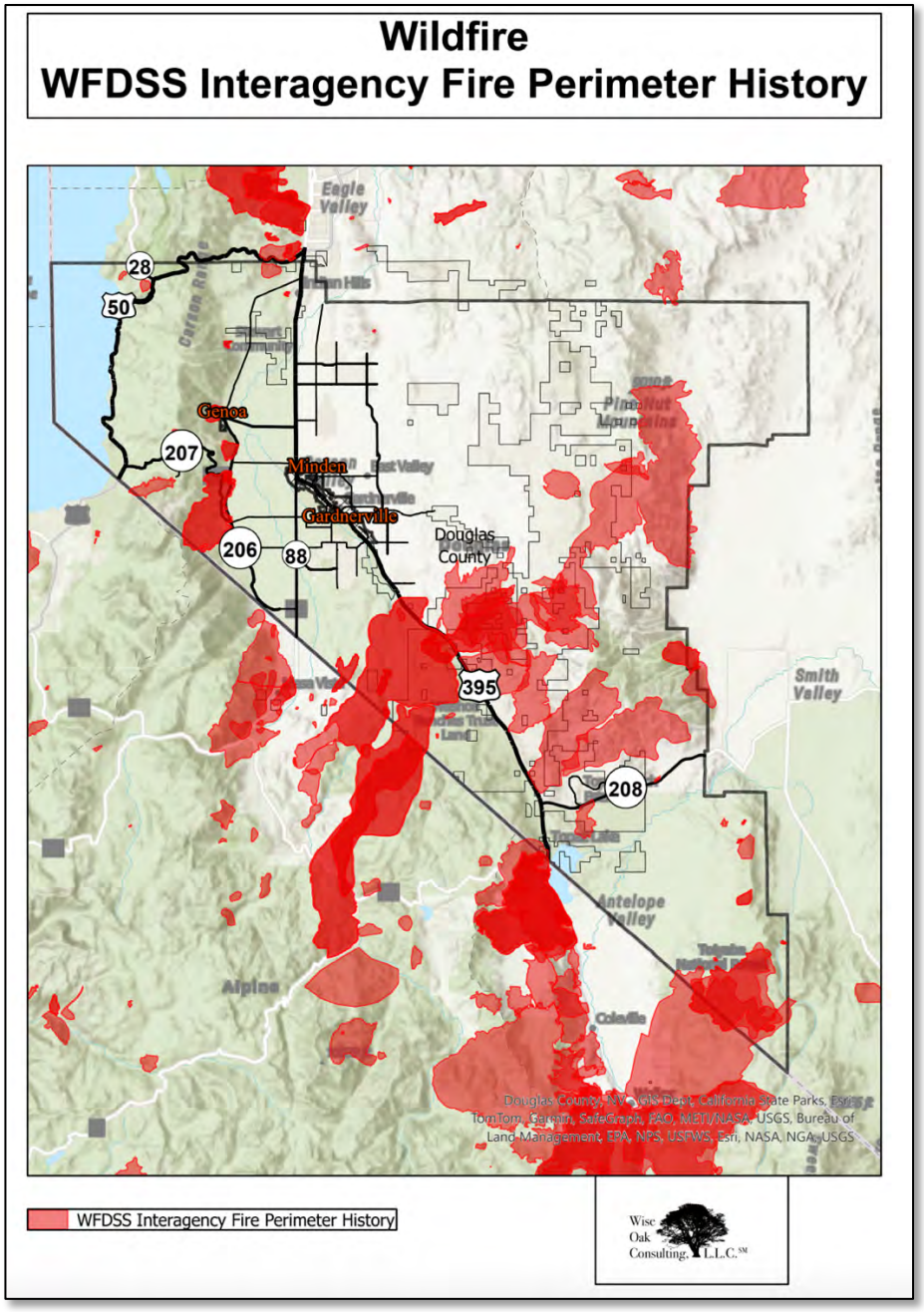


Figure 2-112. Wildland Fire Decision Support System Historical Fire Perimeters.

4. Previous Occurrences on Douglas County:

Again, Figure 2-112 depicts historical fire perimeters from the Wildland Fire Decision Support System. The State of Nevada experiences hundreds of wildfires every year. As of the writing of this Plan in September 2024, Nevada saw 793 wildfires that burned 67,123 acres. While 310 wildfires were caused by lightning, 483 were human caused. (Greast Basin Coordination Center 2024) However, several factors have increased both the intensity and frequency of fires. First is the very nature of "wildfires." The more frequent, yet smaller fires thinned the trees and did not allow large amounts of wildfire fuels to build up. The forest was made up of a mix of healthy, larger trees with a thin understory. However, the understory is now four times as dense as it was in the 1890s. (Univeristy of Nevada Cooperative Extension 2917) Interestingly, historical wildfires have largely missed populated areas, so FEMA's National Risk Index Historic Loss Ratio is zero (0). Table 2-40 summarizes causes and acres burned from wildfires in Douglas County from 1981-2023.

Table 2-40. Douglas County Wildfire History: 1981-2023.

Year	Number of Fires by Cause			Acres Burned by Cause			Total Fires	Total Acres
	Human	Natural	Undetermined	Human	Natural	Undetermined		
1981	1	3		160	13		4	173
1982	0	0	0	0	0	0	0	0
1983	10	3		2,156	24		13	2,180
1984	5	3		39	118		8	157
1985	1	4		1	21		5	22
1986		1			2		1	2
1987	2	1	1	10	1	60	4	71
1988	2	3	1	121	327	130	6	578
1989			2			55	2	55
1990	2	4	2	12.5	416	35	8	463.5
1991	1	10		0.1	2.7		11	2.8
1992	1	11		15.5	5.6		12	21.1

Table 2-40. Douglas County Wildfire History: 1981-2023.								
Year	Number of Fires by Cause			Acres Burned by Cause			Total Fires	Total Acres
	Human	Natural	Undetermined	Human	Natural	Undetermined		
1993	3	1		1.1	0.6		4	1.7
1994	9	13		6,502	9.3		22	6,511.3
1995	14	5		3.3	6.5		19	9.8
1996	12	20		32.5	25.2		32	57.7
1997	13	17		4.7	3		30	7.7
1998	3	4		0.3	0.4		7	0.7
1999	17	16		144.2	3.3		33	147.5
2000	9	24		2,068.8	46.9		33	2,115.7
2001	14	10		26.4	686.1		24	712.5
2002	6	9		0.6	816.2		15	816.8
2003	6	26		9.5	3.6		32	13.1
2004	4	32		257.9	13		36	270.9
2005	7	12		4.2	9.8		19	13.95
2006	8	12		10.6	13.8		20	24.3
2007	13	10		412.9	767.6		23	1,180.5
2008	7	3		1.6	0.3		10	1.9
2009	15	8		1.61	156.8		23	158.41
2010	5	6		0.6	2.3		11	2.85
2011	8	6	7	5.5	22.2	3,965.8	21	3,993.5
2012	11	24	2	7,084.2	2,332.9	3,460.3	37	12,877.3
2013	7	17		1.1	24,134.4		24	24,135.5
2014	4	10		255.12	1.2		14	256.4
2015		7	19		46.8	2.7	26	49.5

Table 2-40. Douglas County Wildfire History: 1981-2023.								
Year	Number of Fires by Cause			Acres Burned by Cause			Total Fires	Total Acres
	Human	Natural	Undetermined	Human	Natural	Undetermined		
2016	1		8	9.9		100.5	9	110.4
2017	10	13	7	72.3	5408.9	1806.8	30	7287.9
2018	5	5	5	280.8	6.6	3.7	15	291.2
2019	1	4	12	0.4	17.4	454.4	17	472.2
2020	10	16	2	18,394.4	2563.5	0.4	28	20,958.2
2021	4	17	5	287.9	39.7	6.9	26	334.5
2022	1	4	2	27.5	1.45	3.6	7	32.5
2023	4	7		0.55	4.6		11	5.15
Grand Total	256	401	75	38,417.4	3,8074.6	10,085.1	732	86,577.1

Figures 2-113 and 2-114 are derived from Table 2-40. Figure 2-104 shows an increase in the number of fires until 2000 and then a decreasing trend through 2023. However, Figure 2-112 shows far more acres burned in 2011-2021 than and preceding decade back to 1981. (Inciweb 2024)

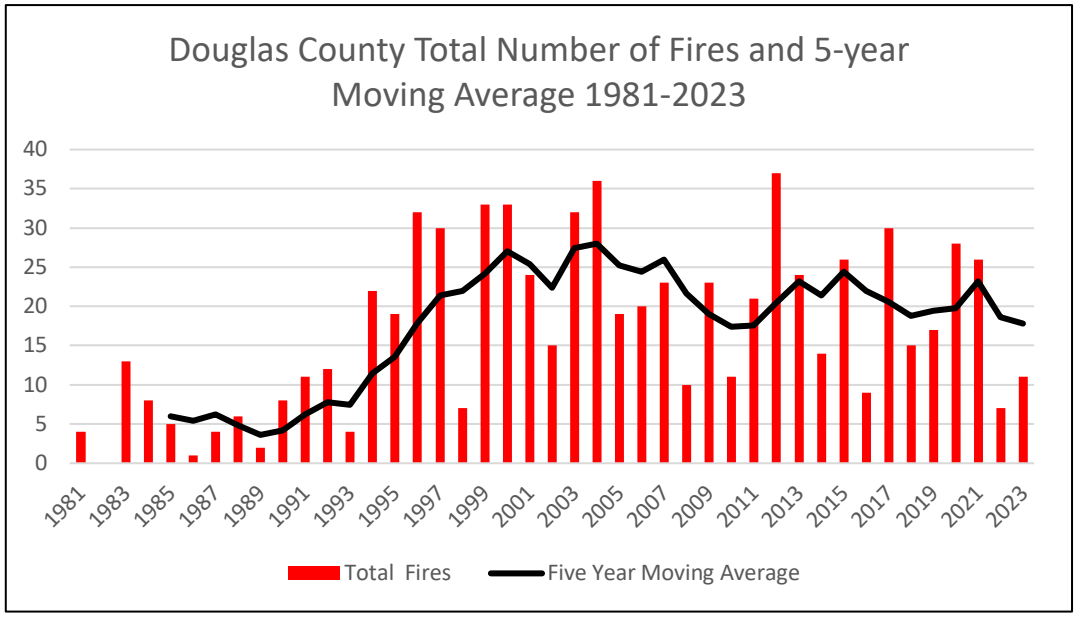


Figure 2-113. Douglas County Number of Fires and 5-year Moving Average 1981-2023.

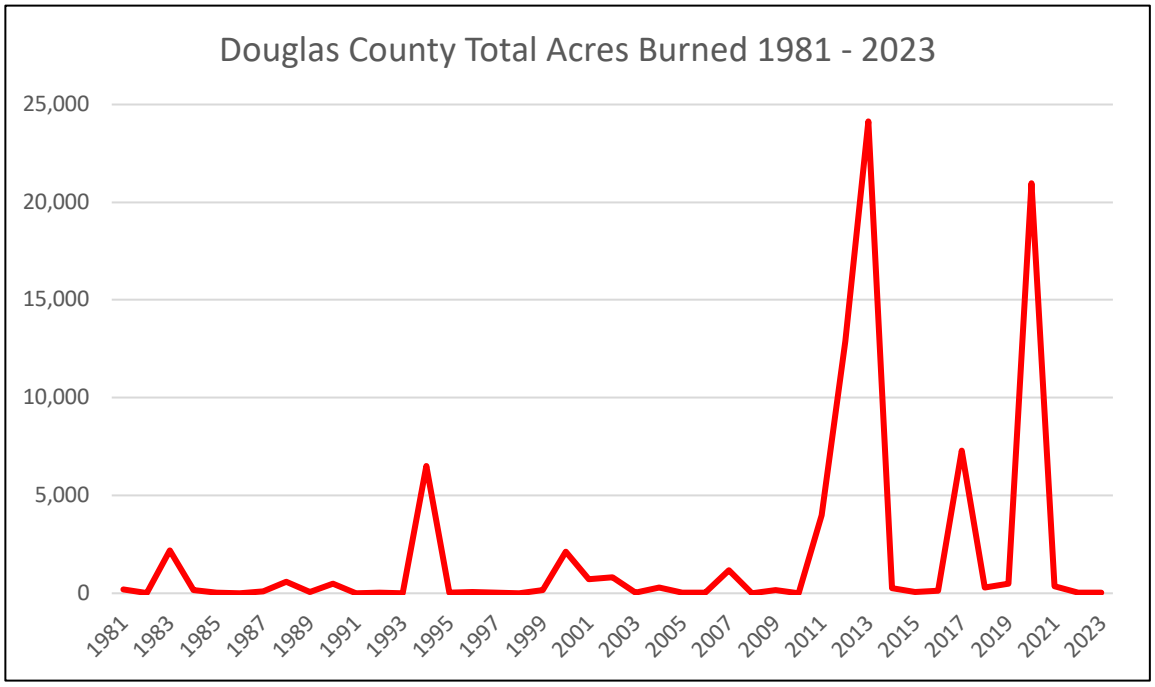


Figure 2-114. Douglas County Total Acres Burned 1981-2023.

5. Probability of Future Events on Douglas County

As described under Previous Occurrences in Douglas County, existing homes are now surrounded by an understory that is four times as dense as it was in the 1890s. (Univeristy of Nevada Cooperative Extension 2917) The thicker forest is less healthy today and is more susceptible to disease and insects. The combination of thicker understory and more dead plant life makes, " The likelihood for uncontrollable, high-intensity wildfire that impacts watersheds, destroys neighborhoods, and takes human life is high in many areas of the Lake Tahoe Basin." (University of Nevada Cooperative Extension 2024) In addition, years of dry conditions have resulted in the spread of invasive species like cheatgrass. As described above, cheatgrass is highly flammable and is easily ignited with the propensity to rapidly burn into adjacent fuel types.

Figure 2-115 is FEMA's National Risk Index Annualized frequency for wildfire.

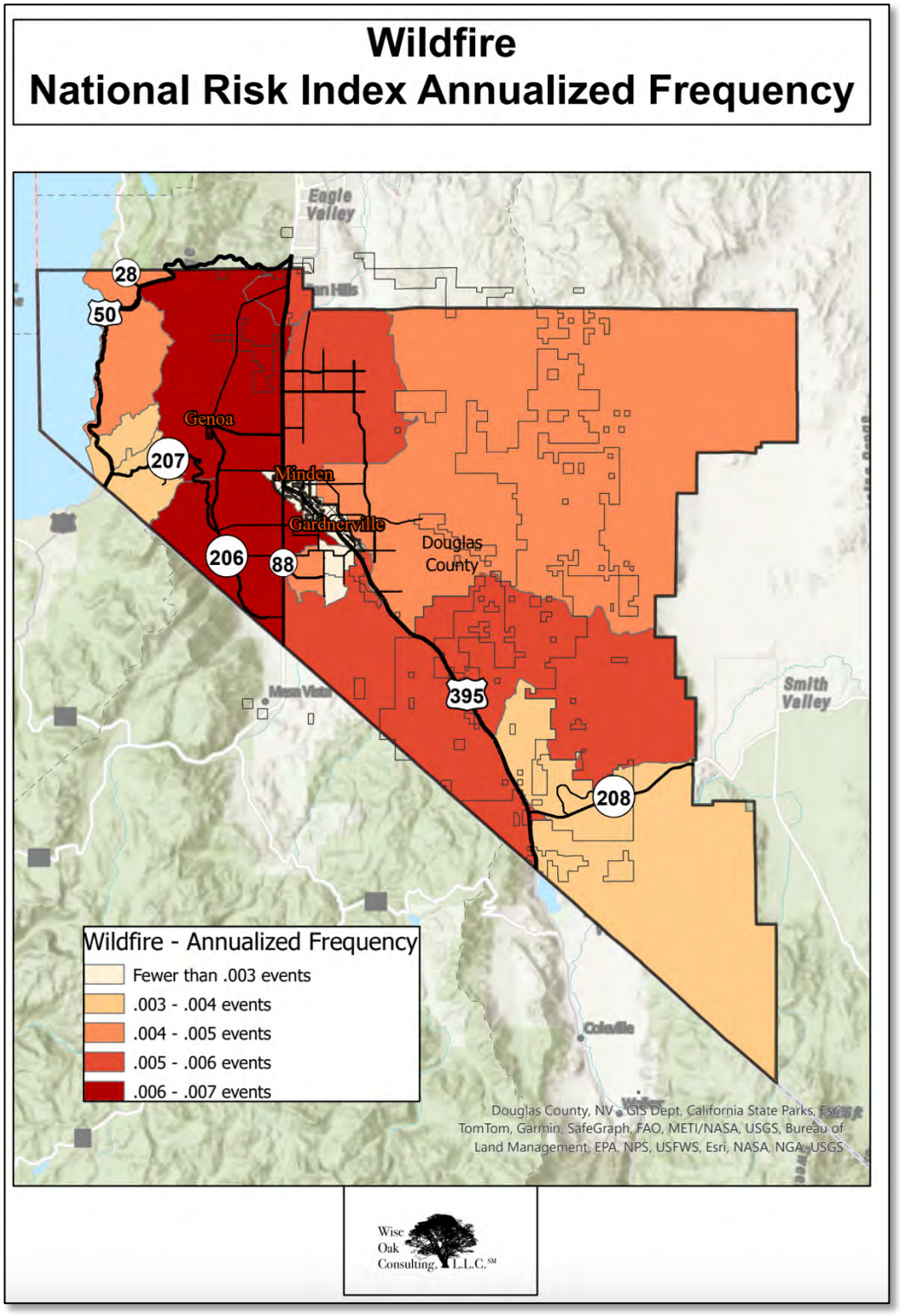


Figure 2-115. Wildfire National Risk Index Annualized Frequency.

6. Vulnerability of Douglas County:

Figure 2-116 depicts the U.S. Department of Agriculture's model for Wildfire Hazard Potential (WHP). Of note, many of the same areas that have encompassed previous fire perimeters (Figure 2-112) also have higher wildfire potential.

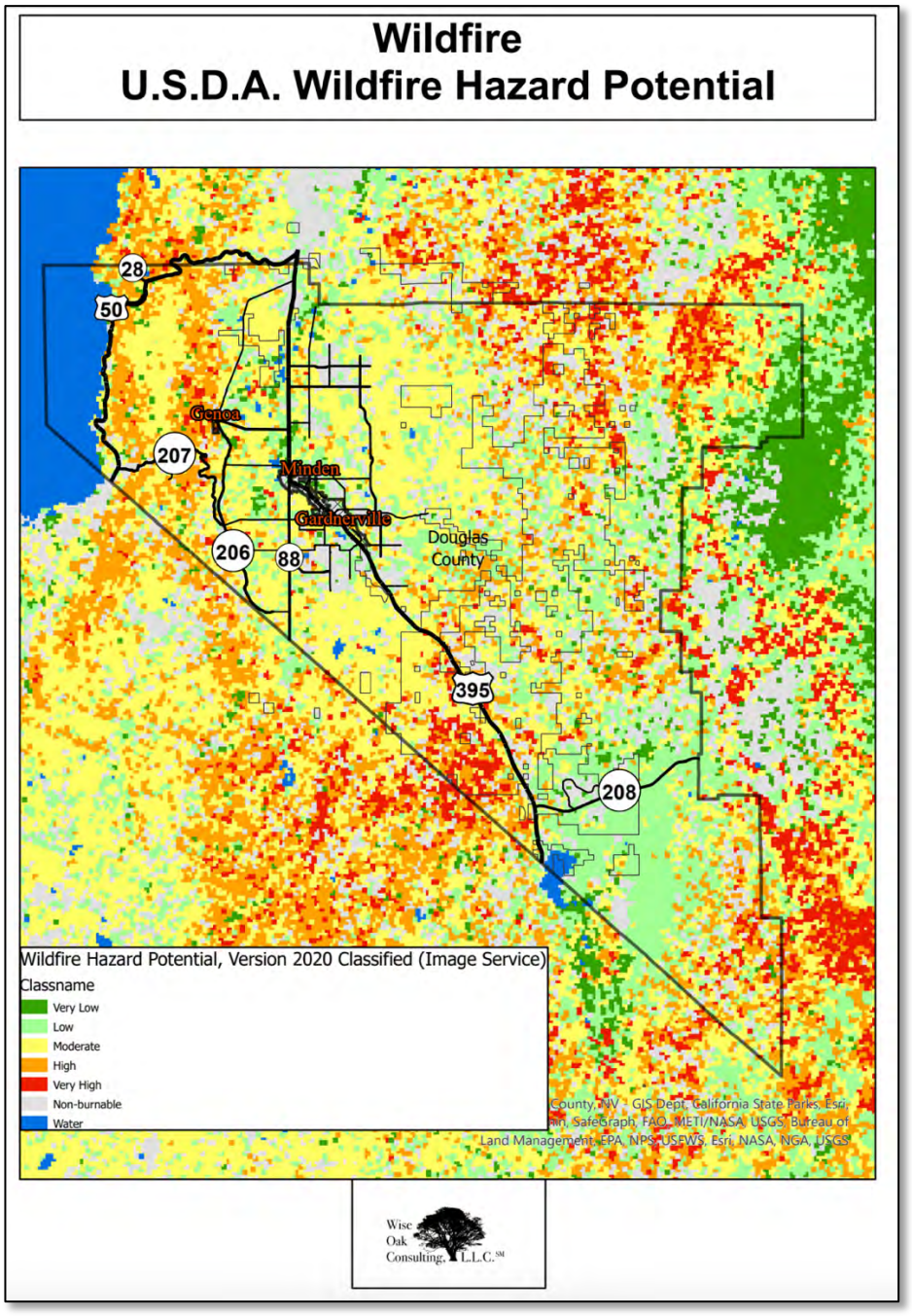


Figure 2-116. Wildfire Hazard Potential.

Figure 2-117 depicts FEMA's NRI for Exposure.

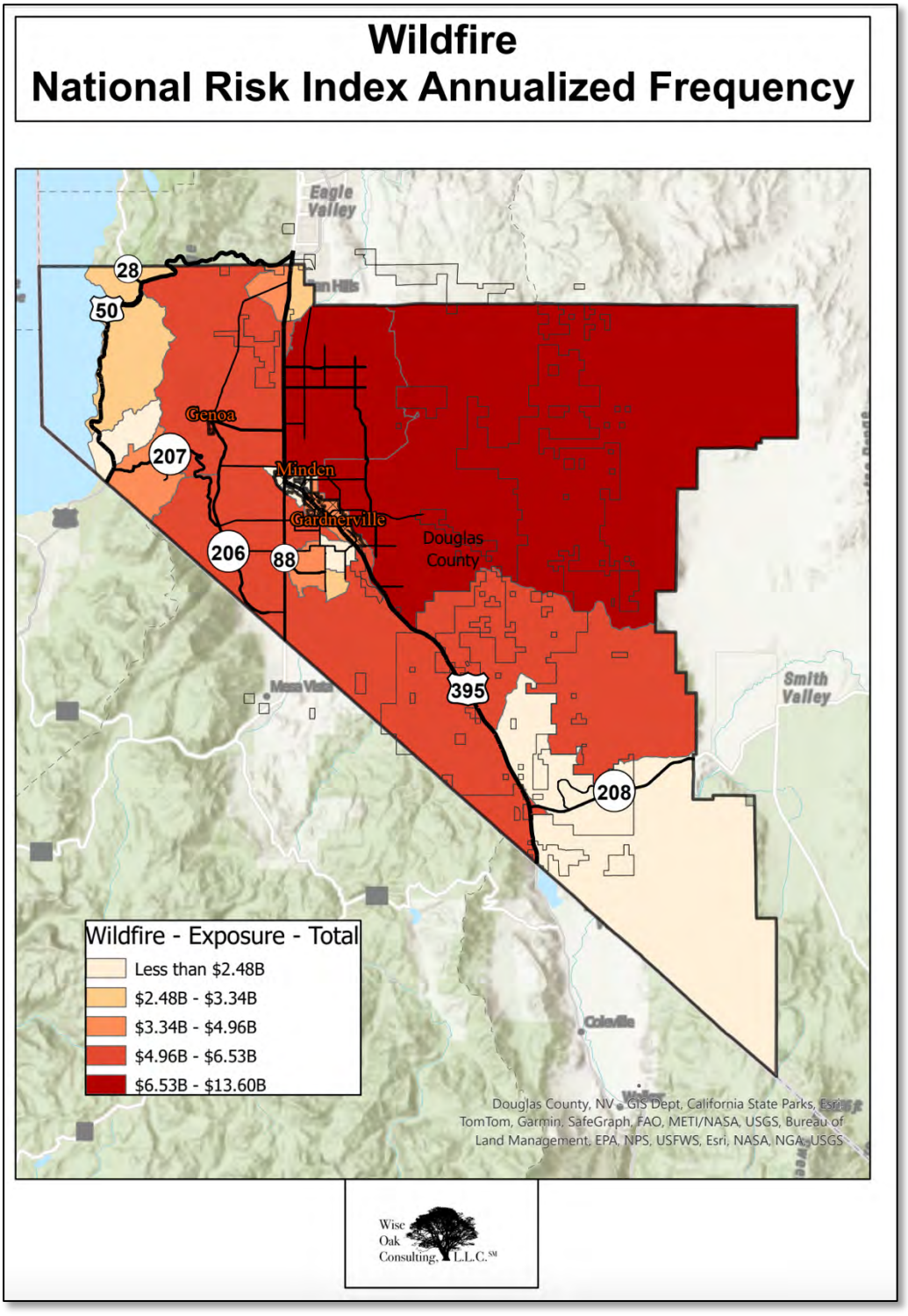


Figure 2-117. Wildfire National Risk Index Exposure.

Section II: Hazard Identification and Risk Assessment

Douglas County, Nevada is primarily a rural county containing several towns with urban characteristics. Thus, the county has limited areas that are classic wildland urban interface where wildland fuels mix with a community that has suburban characteristics, such as dense housing, irrigated lawns, landscaping, and paved drives and roads. The county has many areas characterized as intermix. This intermix is characterized by widely spaced structures where wildland fuels surround individual structures, and the presence of adjacent structures has little influence on fire behavior.

7. Impact on Douglas County:

Figure 2-118 depicts FEMA's National Risk Index Expected Annual loss based on the NRI Annualized Frequency and Exposure countywide.

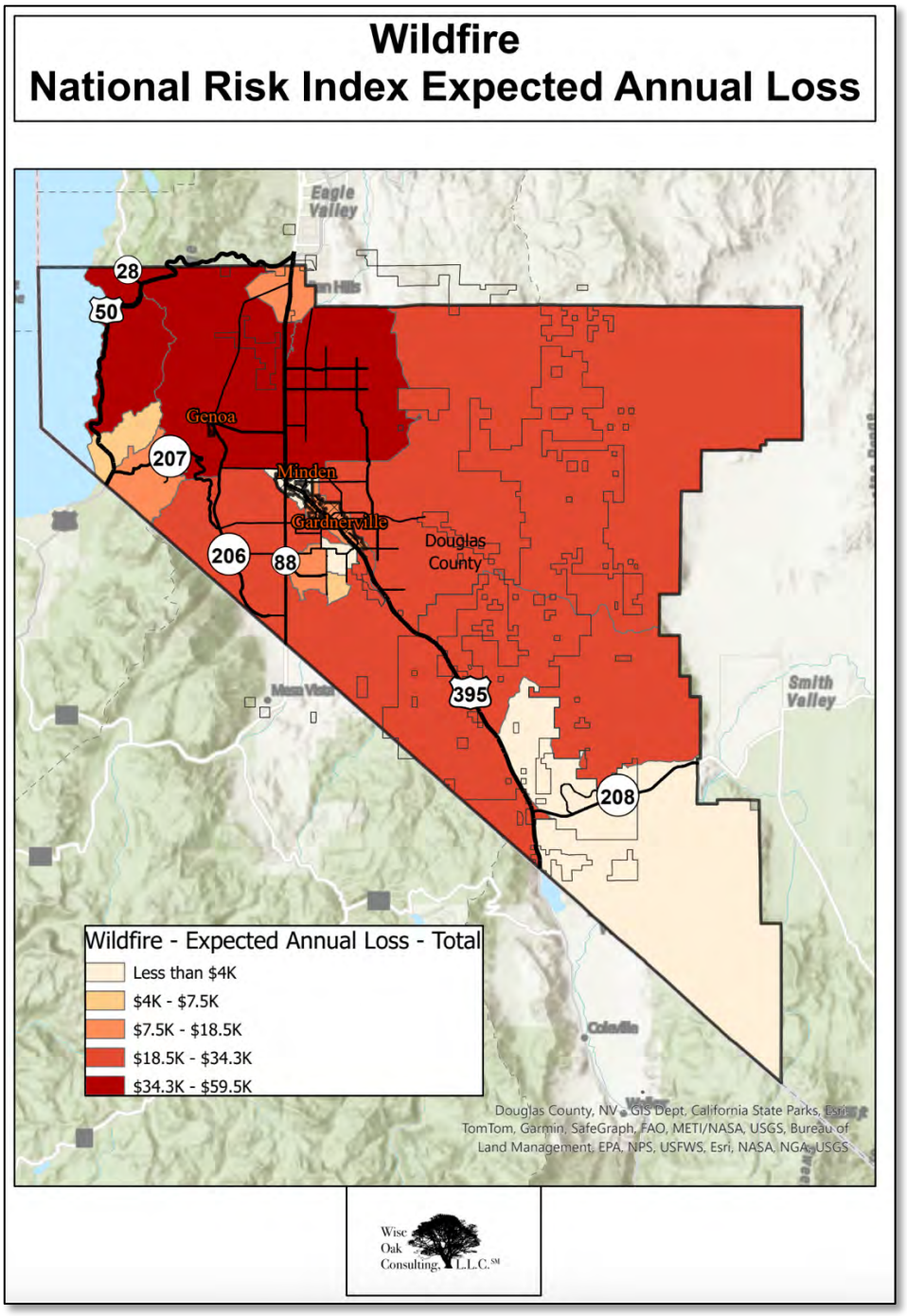


Figure 2-118. Wildfire National Risk Index Expected Annual Loss - Countywide.

Section II: Hazard Identification and Risk Assessment

Figure 2-119 depicts FEMA's National Risk Index Expected Annual loss based on the NRI Annualized Frequency and Exposure highlighting the towns. Of particular note is Genoa's high risk and Expected Annual Loss.

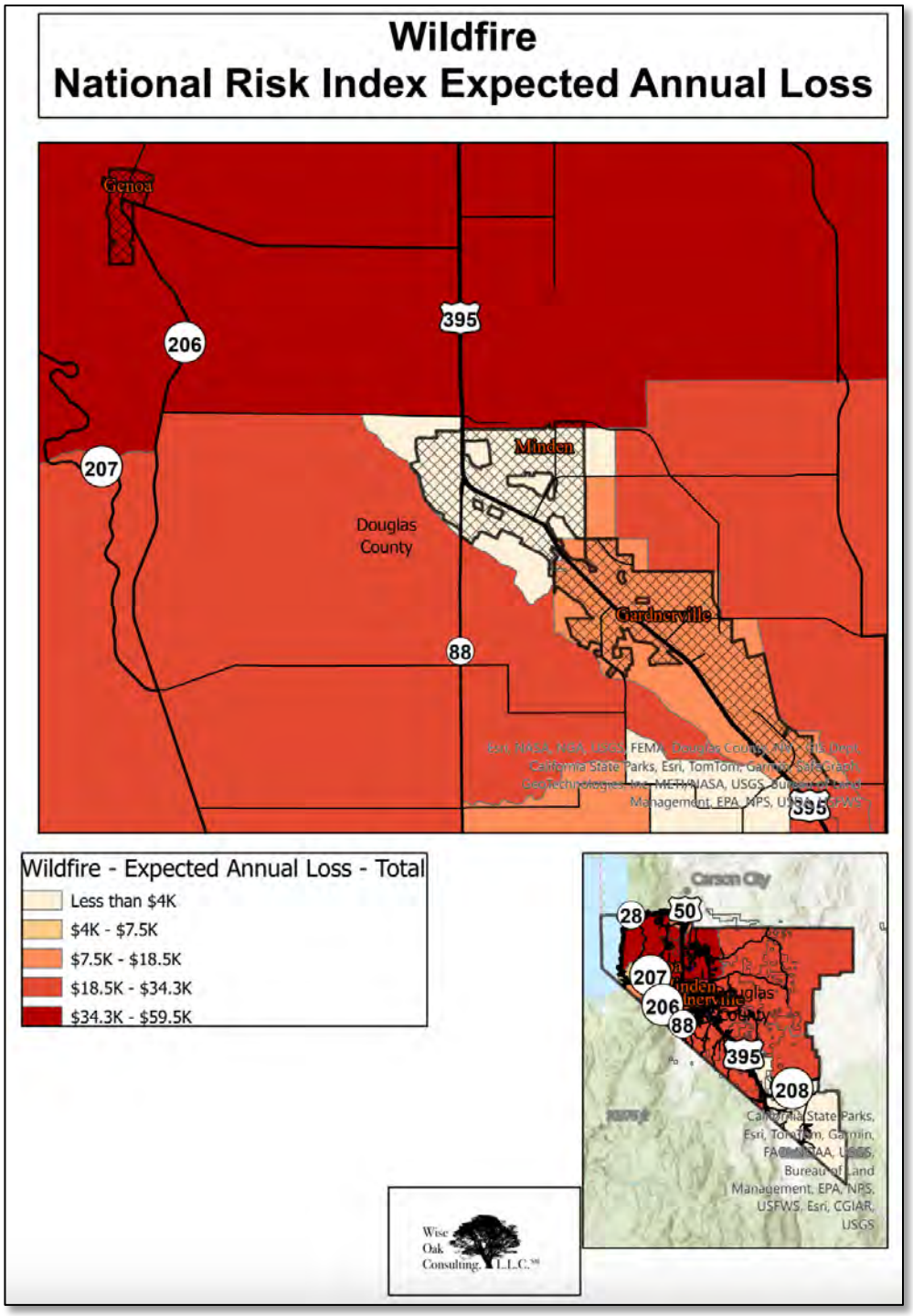


Figure 2-119. Wildfire National Risk Index Expected Annual Loss - Countywide.

8. Impact of Climate Change:

Climate change is expected to have significant impacts on wildfire activity in Nevada. The state is already prone to wildfires due to its arid climate and extensive wildland-urban interface, and rising temperatures and increased drought conditions are expected to exacerbate the problem.

Higher temperatures and longer, drier summers are likely to increase the frequency, intensity, and duration of wildfires in Nevada. The state's vegetation, which includes sagebrush, grasses, and other shrubs, is particularly vulnerable to these changes in climate, as well as to insect infestations that are becoming more common due to warming temperatures.

In addition to increasing the likelihood of wildfires, climate change is also expected to make it more difficult to control fires once they start. Hotter temperatures and drier conditions can make it harder for firefighters to contain wildfires and may also increase the risk of fire behavior that is difficult to predict, such as spot fires or crown fires.

Overall, the expected impact of climate change on wildfires in Nevada is likely to be significant and will require a coordinated response from policymakers, land managers, and communities to mitigate the risks and build resilience to these increasingly frequent and severe events.

Nevada's Climate Strategy highlights expected impacts due to climate change (Table 2-41). (State of Nevada Climate Initiative n.d.)

Table 2-41. Impacts of Climate Change to Wildfire

Public Health	• Wildfire smoke decreases air quality • Increase in respiratory illness • Increases in hospitalizations and emergency room visits
Water Resources	• Potential erosion leading to changes in biogeochemical cycling and water quality
Environment	• More cheatgrass, loss of native sagebrush, further increasing wildfire risk • Loss of forested areas will impact erosion and sedimentation into watersheds • Negatively impacts wildlife species
Recreation & Hospitality	• Increased fire risk and smoke may lead to loss of tourism and recreation during fire season
Agriculture & Ranching	• Direct livestock losses • Potential impact on forage production due to wildfire-induced changes in vegetation cover including noxious weeds • Crop forage loss

Table 2-41. Impacts of Climate Change to Wildfire	
	• Federal Land permits closed or temporarily closed due to fire • Loss of infrastructure

Public Health

According to a 2022 white paper by the Office of Management and Budget (OMB), Federal healthcare costs due to climate change for wildfires could range between $128M (RCP 4.5) and $226M (RCP 8.5) by the end of the century. (White House Office of Management and Budget 2013, 26) Since wildfire risk affects Nevada, the State can assume it will also see healthcare costs increase. In 2020, state and local governments healthcare costs represented 14.3% of the $4.1T national healthcare spending. (White House Office of Management and Budget 2013, 26) If the same ratio were to hold true, state and local government share of the cost of wildfires would be approximately $18M to $32M by the end of the century. With Nevada having 9.5% of the national population, a gross estimate of the cost due to climate change by the end of the century for wildfires for state and local jurisdictions is $1.7M to $3M. Given that the majority of wildfires occur in the West, the cost could be higher for Nevada.

Furthermore, the OMB estimates that climate change will cause an increase nationally in morbidity from wildfires by the end of the century of $128M (RCP 4.5) to $226M (RCP 8.5). Again, with Nevada having 9.5% of the national population, a gross estimate for the increase in morbidity costs would be $12.2M - $21.5M. Given that the majority of wildfires occur in the West, the cost could be higher for Nevada.

The OMB also estimates that the current economic cost of long-term mortality exposures due to wildfires is $450B. Again, with Nevada having 9.5% of the national population, a gross estimate for the increase in morbidity costs would be $42.75B. Given that the majority of wildfires occur in the West, the cost could be higher for Nevada.

Fire Suppression

The increased cost of fire suppression due to climate change is expected to increase by $1.6B to $9.6B nationally. (White House Office of Management and Budget 2013, 35) According to the National Interagency Fire Center (NIFC), the 10-year average annual cost of fire suppression in Nevada was $29.8M in 2020. (2023) The OMB estimates that the Federal cost of fire suppression mid-century will increase by $.83B (RCP 4.5) to $2.32B (RCP 8.5) and will increase in the late century by $1.55B (RCP 4.5) to $3.71B (RCP 8.5). (White House Office of Management and Budget 2013, 41) If the State of Nevada's costs were to follow the same

pattern (average Federal costs $2.0B between 2016 and 2018), its 10-year average annual cost for fire suppression would be $42.17M (RCP 4.5) to $64.4M (RCP 8.5) by mid-century and $52.9M (RCP 4.5) to $85.1M (RCP 8.5) by late-century. (White House Office of Management and Budget 2013, 40-41)

It is important to note that the estimated increase in costs due to climate change are based on several assumptions that may vary greatly from reality; this makes estimating the costs due to climate change difficult. First and foremost, studies generally focus on costs for the West and for the Federal government. Estimated costs are extrapolated based on the current comparison of Nevada's cost for fire suppression and Federal increases rather than direct studies and analysis for Nevada alone. Second, as noted in the Infestation sub-section, the risk of fire varies greatly depending on whether native or invasive species are predominant. The change in makeup of the vegetation itself is not included in the OMB assessments. Third, many fires are caused by humans. As the wildland-urban interface expands, so does the potential for fires. However, laws, policies, procedures, and plans can have a great impact on fire risk. For these reasons, it may be more instructive to focus on the general trend of the estimated costs due to climate change as opposed to the exact figures themselves.

Leisure and Hospitality

Overall, the impact of wildfires on tourism in Nevada will depend on the severity and frequency of fires, as well as the effectiveness of fire management strategies and the ability of the tourism industry to adapt to changing conditions.

While the numbers were recorded during COVID-19, According to the Nevada State Parks Division's 2021 Annual Report, 7.2 million people visited Nevada state parks in 2020 and spent $83 million. This figure includes spending on a range of activities such as camping, boating, fishing, hiking, and picnicking. In 2018, Visit California reported that 11% of potential visitors cancelled trips due to wildfires, resulting in a loss of $20M in tourism in one month. (Siegel 2023) While similar information is not available for Nevada, the State can expect an increase in tourism losses as climate change increases wildfire incidents.

Wildfires due to climate change will likely have a negative impact on tourism in Nevada, as well as in other western states both to direct and indirect impacts. Wildfires can lead to air quality issues, road closures, and evacuations, which can disrupt travel plans and deter tourists from visiting the area. As Nevada experienced with such fires as the Caldor Fire, smoke from fires in California can greatly impact air quality downwind for hundreds and even thousands of miles.

In addition to the direct impact of wildfires on tourism, the long-term effects of climate change could also have negative implications for Nevada's tourism industry. For example, rising temperatures and changes in precipitation patterns could affect outdoor recreation activities such as skiing, hiking, and water sports, which are important drivers of tourism in the state.

Agriculture

Agriculture, Forestry, Fishing, and Hunting generated $433M in GDP for the State in 2022. During 2022, Nevada agriculture did not see losses due to fire. However, producers in other states had losses due to various effects of fire.

Wildfires can damage or destroy crops, livestock, and property, leading to direct losses for farmers and ranchers. In addition, smoke from wildfires can reduce the quality of crops and pasture, which can affect yields and the market value of agricultural products.

A study by the University of California Cooperative Extension estimated that the direct costs of wildfires to the agriculture industry in California from 2013 to 2018 totaled $3.7 billion, with the majority of losses coming from livestock and rangeland damage. (D.A. Sumner n.d.) While this study focused on California, it is likely that Nevada's agriculture industry could also be affected by similar losses due to wildfires.

In addition to the direct costs of wildfire damage, there may be indirect economic impacts on the agriculture industry and the state's economy as a whole. For example, reduced agricultural production and crop yields can lead to higher food prices and decreased economic activity in related industries such as food processing and distribution.

Overall, the economic impact of wildfires on agriculture in Nevada will depend on various factors such as the severity and frequency of fires, the effectiveness of fire management strategies, and the ability of farmers and ranchers to adapt to changing conditions. Unfortunately, there is insufficient data to predict the impact of climate change as of the writing of this Plan.

Section II: Hazard Identification and Risk Assessment

14. Winter Storms and Extreme Cold (Planning Significance – Medium)

1. General hazard description:

The Winter Weather and Extreme Cold hazard aligns with FEMA's National Risk Index (NRI) hazard of Winter Weather and Cold Wave. However, FEMA's NRI has no information for Douglas County for Cold Wave. Winter Weather can bring heavy rain or snow, high winds, extreme cold, and, in rare cases, ice storms. In Nevada, the primary weather pattern for a winter storm is when the jet stream slams into California and Nevada coupled with an atmospheric river (Figure 2-120). A significant portion of the winter snowpack is generated by these Pacific atmospheric river winter storms.

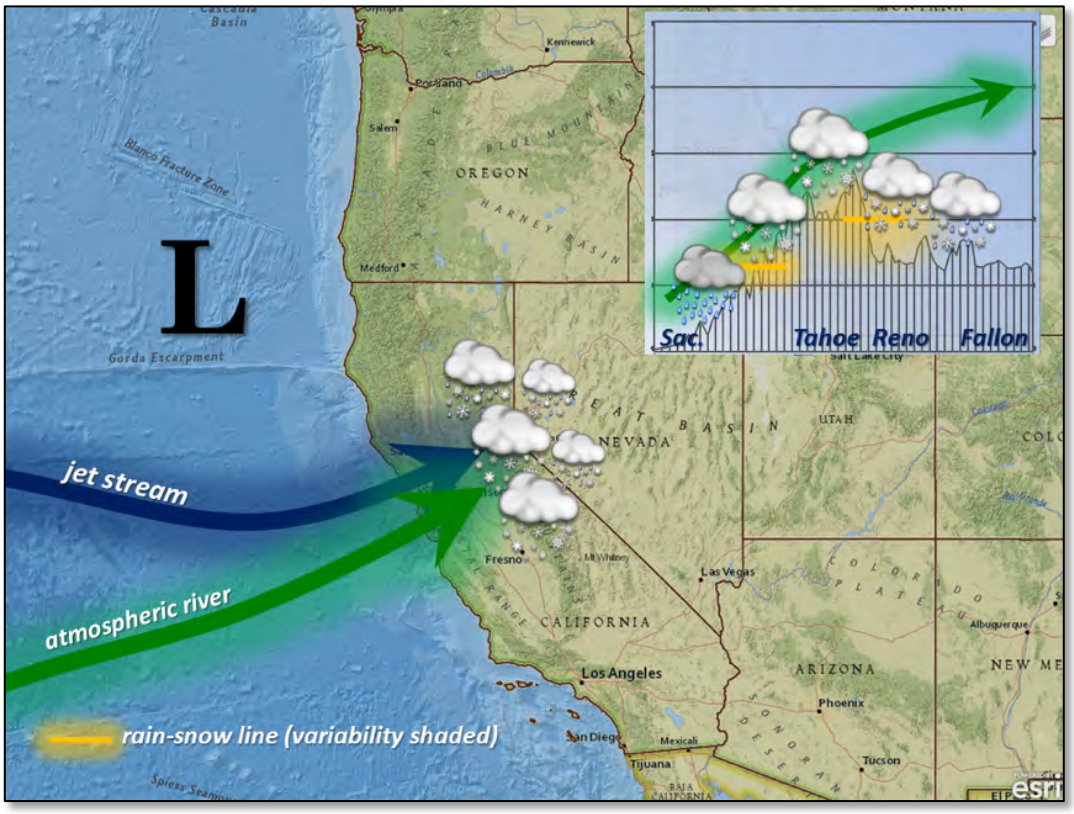


Figure 2-120. Typical Winter Weather Storm Atmospheric River Scenario.

Atmospheric river storm systems can bring heavy rain or snow to Nevada (if there's no rain shadowing by the Sierra Nevada or other California mountains), flooding (if the storm is warm enough for rain on existing snow event), or widespread high winds (if there is rain shadowing – which is common). The high wind events are focused in areas immediately downwind of large

mountain ranges, most notably along Highways 395 and 95 in Northern and Central Nevada. Figure 20-121 depicts the snowfall during January 2023.

Figure 2-121. Snow Covering Route 88 January 17, 2023. (Caltrans District 10)

The current predictability of winter season heavy rain, snow, or high windstorms is generally good, with broad warning often possible 5-10 days in advance and with more specific details and potential impacts 1-4 days ahead. River forecasts of potential flooding can be seen up to 5 days into the future, but these are only for mainstream rivers such as the Truckee, Carson, and Humboldt. One specific aspect to these winter storms with low predictability is the rain-snow elevation (also known as the "snow level"). This can impact flood versus heavy snow potential greatly and can result in big forecast changes even just 12-24 hours ahead of a storm.

Other weather patterns which are favorable to heavy snow in Central and Northern Nevada are:

- Slow moving cold low pressure off the coast of California and Oregon.
- Inside slider where a strong cold front drops in from the north producing a band of heavy snow.
- Tonopah Low where heavy snow is produced on the east facing aspects of mountain ranges in Nevada.
- Lake effect snow where cold air creates localized bands of heavy snow impacting communities and highways downwind of large lakes such as Tahoe, Pyramid, and Walker in northern Nevada.

The predictability of these storm types is much lower than the atmospheric river events, often only 1-3 days of lead time.

Figure 2-122 depicts the National Risk Index (NRI) Score for Winter Weather.

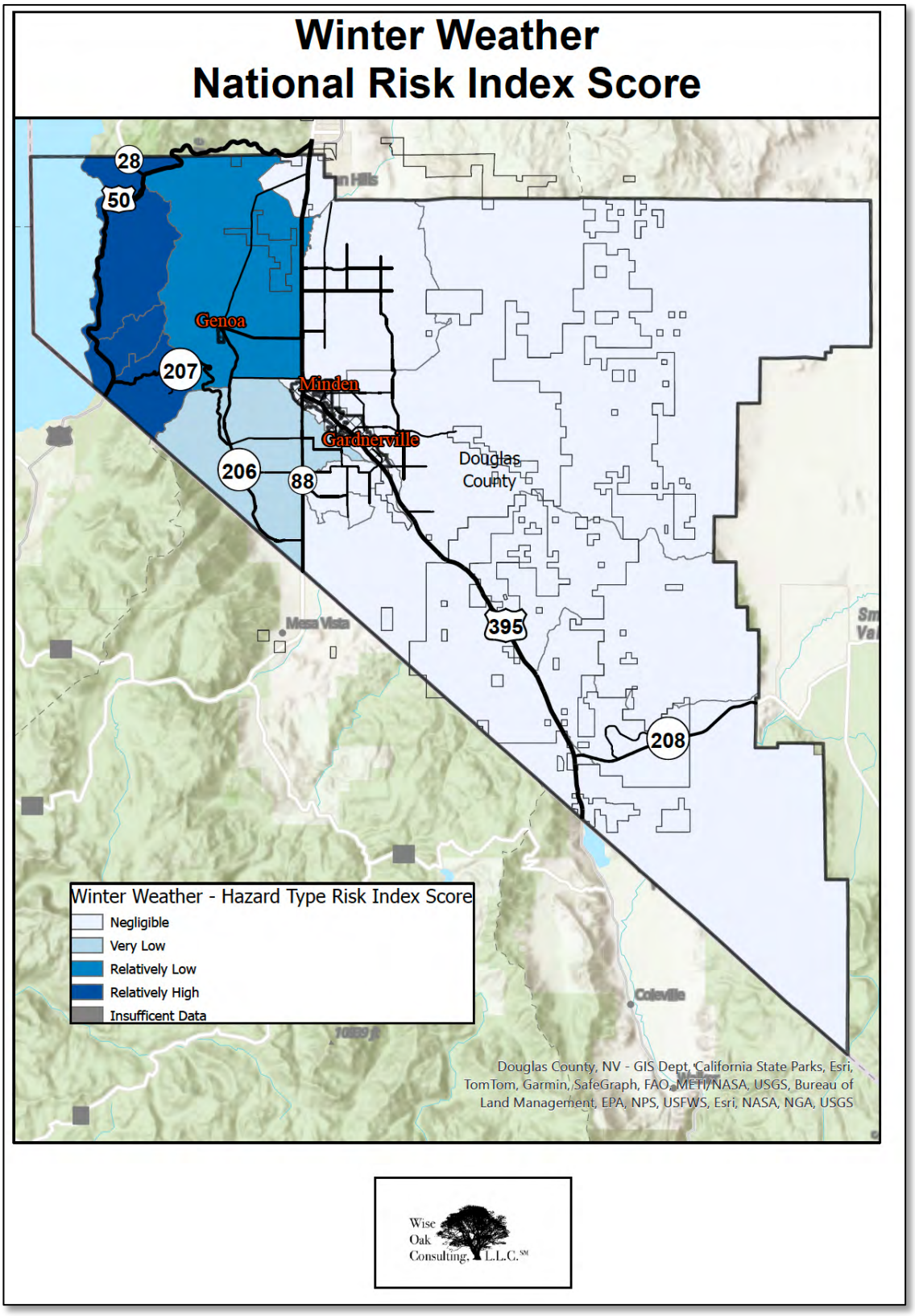


Figure 2-122. Winter Weather National Risk Index Score.

2. Location:

While the entire county sees winter weather, the greatest risk is clearly in the western segment of the county as depicted in the National Risk Index Events graphic (Figure 2-123).

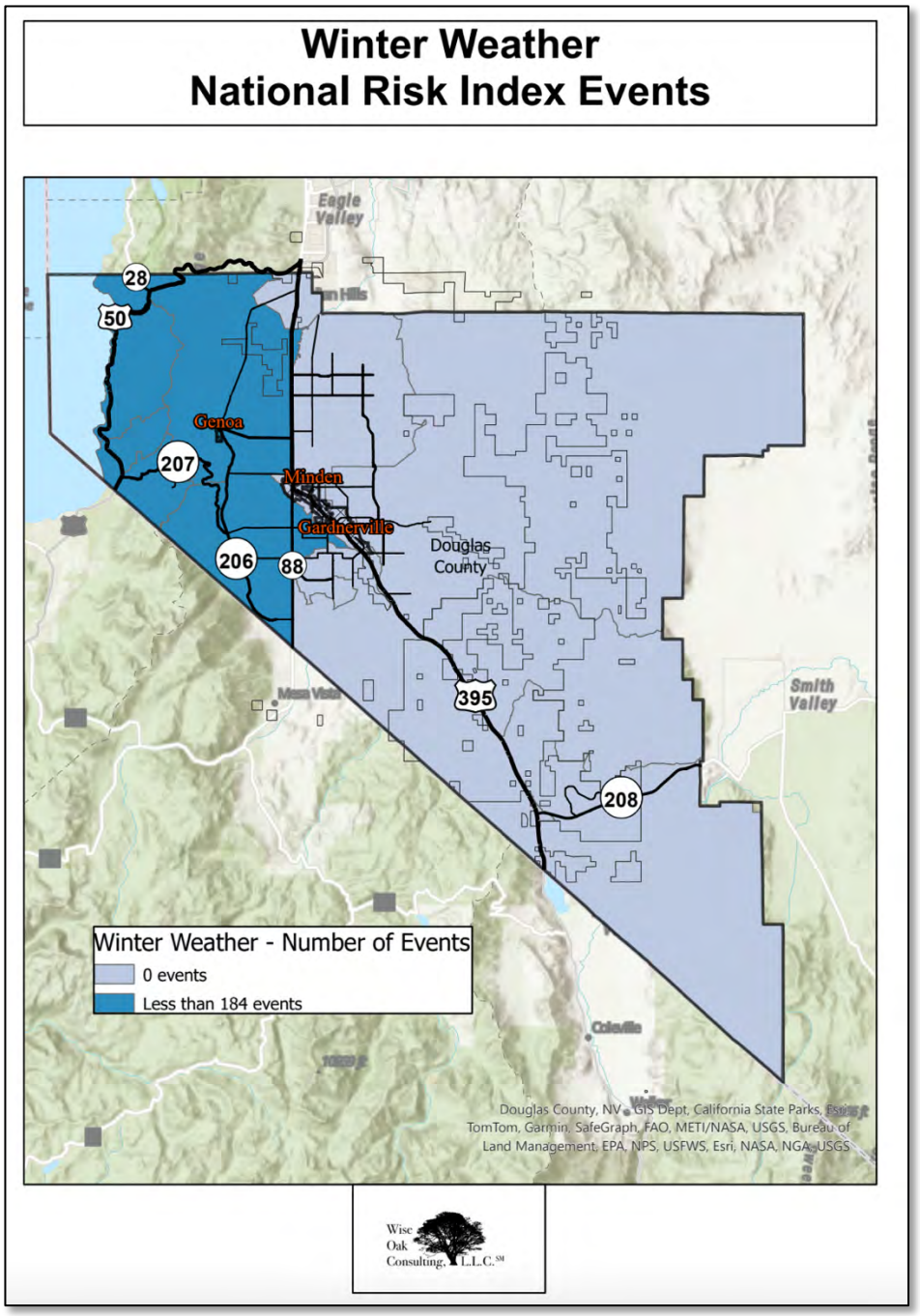


Figure 2-123. Winter Weather National Risk Index Events.

3. Extent:

Winter Storms occur frequently and can cause significant damage to structures that were not built to meet current building codes. Because the transportation infrastructure within the state is rather robust, weather-related events do not generally have long-lasting effects on the transportation network. Severe weather events may cause temporary closures, but generally do not cause damage. The exception is severe flooding that can be caused when storms bring large amounts of rain or warm rain on top of already heavy snowpacks. These floods can cause significant damage to roads, railways, and airports.

Because winter snow, rain, and windstorms occur each year in northern and central Nevada, most local and state jurisdictions are able to manage these types of events. Only when the storms are severe and repeated is there a possibility of these hazards causing damage and prolonged disruption.

4. Previous Occurrences in Douglas County:

During winter months, both higher elevations and lower elevations in Northern Nevada regularly experience rain and snow, and very rarely freezing rain. Table 2-42 lists a sampling of past severe storms in the vicinity of Douglas County causing recorded deaths, injuries, economic hardship, and/or property damage. This data comes from the NOAA National Weather Service Storm Data database.

Table 2-42. Severe Winter Storms in Nevada

Date	Location	Deaths, Injuries, Damages
1889 – 90	Genoa area, northern NV	This winter season was known as the "White Winter" with nearly 100 inches of snow - the heaviest snowfall in northern Nevada history. An estimated 90-95% of the state's livestock died during that winter.
February 2004	Sierra Nevada Tahoe area	Two deaths occurred from a ever winter storm. Gusts on mountain ridges were up to 110 mph. There were white-out conditions in the Tahoe area. Several minor accidents were caused by the storm.
December 29, 2004 – January 10, 2005	Northern Nevada	FEMA designated 15 counties (Carson City, Churchill, Clark, Douglas, Elko, Eureka, Humboldt, Lander, Lincoln, Lyon, Mineral, Nye, Storey, Washoe, and White Pine) eligible for federal funding to pay part of the cost

Table 2-42. Severe Winter Storms in Nevada		
Date	**Location**	**Deaths, Injuries, Damages**
		for emergency protective measures undertaken as a result of the snowstorm on December 29, 2004, - January 2, 2005. Shortly thereafter, FEMA designated these counties plus Pershing County eligible for federal funding as a result of another snowstorm on January 6-10.
Feb. 25, 2011	Reno-Carson City –Minden area, Northern Nevada	Up to 18 inches of snow with up to 50 mph winds caused 25 power poles to break, multiple auto accidents, two injuries, and $250,000 damages. Nonessential State workers were sent home.
January 13 – 14, 2013	Northern Nevada	Governor Sandoval declared a state of emergency due to prolonged cold winter temperatures, allowing extended hours for propane truck driver deliveries. In January, subzero cold was responsible for several deaths in Elko, Reno, and South Lake Tahoe. Several days with lows in the single digits to as low as -14F (South Lake Tahoe airport) and highs in the upper 20s to mid-30s caused pipes to burst at four casinos in Stateline on the 13th and 14th. The burst pipes caused water damage to the 18th floor at Harrah's and flooded casino floors and stores at Harvey's Casino.
November 9 – 10, 2015	Northern Nevada	Widespread snow totals of 5 to 10 inches were noted in the Reno-Sparks area; the highest amounts were on the north and west side of Reno (in a lake effect band from Lake Tahoe). From the north valleys of Reno to Palomino Valley and Red Rock Rd near the California border, lake effect snow from Pyramid Lake boosted snowfall totals to 8 to 15 inches, with the highest amounts in the Antelope and Hungry Valleys. Numerous broken tree branches were noted due to the heavy, wet snow and over 35,000 customers were without power in Washoe County due to downed power lines (morning of 11/10).

Table 2-42. Severe Winter Storms in Nevada		
Date	**Location**	**Deaths, Injuries, Damages**
January 30 – 31, 2016	Northern Nevada	Widespread snow totals of 4 to 8 inches were reported around the Reno-Sparks area. Areas in and near the foothills west of Reno received between 8 and 10 inches of snowfall. Heavy, lake-effect snow off of Pyramid Lake caused whiteout conditions near Wadsworth, with two jackknifed big rigs causing the closure of westbound Interstate 80 in the evening. Twelve inches of snow fell at Goldfield. Near Ely, six to twelve inches of snow were reported in many valley locations and up to 18 inches in the mountains. Winds gusting over 40 mph caused drifting of snow up to 4 feet deep, making travel nearly impossible. Schools and county offices were closed the next day.
January 9 – 12, 2017	Northern Nevada	A winter storm and atmospheric river brought exceptional snowfall and a period of blizzard conditions to mountains around Lake Tahoe, as well as a period of snowfall in the lower elevations of western Nevada. Sustained winds were as high as 63 mph at the Walker Lake NDOT sensor. Gusts reached 105 mph. Smith Valley and Yerington had automated sensors with gusts between 58 and 63 mph. The winds caused at least two semi-trucks to blow over on Highway 95 near Walker Lake. Nevada route 341 (Mount Rose Highway) was closed for blizzard conditions into the morning of the 11th. Virginia City received a total of 26 inches of snowfall. Between 6 and 9 feet of snow fell between the 9th and 12th in the higher elevations of the northern Carson Range, including the Mount Rose and Diamond Peak ski areas. Farther south, Daggett Pass reported 45 inches of snowfall. Near lake level on the east side of Lake Tahoe, snowfall amounts ranged from 20 to 32 inches. Numerous power outages were noted, and Incline Village declared a snow emergency with roads not expected to be cleared for at

Table 2-42. Severe Winter Storms in Nevada		
Date	**Location**	**Deaths, Injuries, Damages**
		least a couple days. This same series of storms also lead to extensive flooding and heavy rainfall around the Reno, Sparks, Carson City, and Minden areas, which is addressed in more detail in the Flood Section.
February 6 – 10, 2017	Northern Nevada	Two rounds of precipitation associated with an atmospheric river brought widespread rainfall totals of 1 to 2 inches in far western Nevada, with much higher rainfall and/or liquid equivalent amounts between 3 and 6.5 inches in the foothills and Carson Range west of Interstate 580 and Highway 395. The higher elevations of the Carson Range received up to several feet of snowfall. Widespread gusts between 60 and 70 mph were recorded in the valleys on the 9th, with gusts of 70 to as high as 92 mph (Browns Creek Bridge on I-580) in the foothills. Numerous downed trees and power lines were noted, with as many as 7,000 to 8,000 customers without power early in the afternoon, mostly in Douglas County. A big rig was blown over on Highway 395 near Stead. Finally, at least 7 flights into the Reno-Tahoe International airport were delayed or cancelled due to the winds. This atmospheric river also resulted in renewed flooding across much of northern Nevada, addressed in more detail in the Flood Section.
January 19, 2018	Lake Tahoe	Narrow lake effect snow bands produced heavy snowfall and travel impacts east and south of Lake Tahoe. 4-12 inches of snowfall was recorded in areas such as Dagget Pass and Heavenly Ski Resort. Lake effect snow, while infrequent, can bring localized high impact snowfalls near Lake Tahoe, Pyramid Lake, and even Walker Lake in Nevada.

Table 2-42. Severe Winter Storms in Nevada		
Date	**Location**	**Deaths, Injuries, Damages**
March 15–17, 2018	Northern Nevada	A slow moving cold early spring storm brought widespread snowfall to lower elevation cities in Northern and Central Nevada. NWS Reno Official Observation measured 14.2 inches total snowfall. Snowfall of 6-12 inches was fairly common across the Sierra Front from Reno to Carson City to Minden. Significant localized snow amounts ranged from 11 inches around Winnemucca to 16 inches near Golconda Summit. This was a historic snow event for Winnemucca, breaking snowfall records. In southern Nevada, 7 inches of snow was measured in Pioche.
January 24 – 27, 2021	Most of Nevada	An unusually cold atmospheric river brought plentiful snowfall to much of the state over a multi-day period. Widespread travel impacts occurred, though this storm was extremely beneficial as it ended up being the only large storm of the entire winter season, staving off even worse drought impacts. Two (2) – Twelve (12) inches of snowfall in Reno and Carson City with 1 to 2 feet in Gardnerville and Yerington. Two (2) to four (4) feet of snow for the Nevada side of Lake Tahoe. Truckee Meadows Community College, Washoe County, and Carson City school districts closed on the 27th. COVID-19 vaccine clinics closed in Virginia City. There were also power outages reported across Reno and Carson City. Up to 16 inches of snow fell in mountainous areas of Humboldt County and in Great Basin National Park in White Pine County. In southern Nevada, the storm was cold enough for one to three inches of snow around the periphery of the Las Vegas Valley, 4 inches in Pahrump with up to 20 inches on Mt Charleston.
October 24 – 25, 2021	Near Reno, Carson City	An unusually powerful atmospheric river early in the winter storm season brought copious amounts of rainfall

Table 2-42. Severe Winter Storms in Nevada		
Date	**Location**	**Deaths, Injuries, Damages**
		to Western & Northern Nevada. Reno Airport saw the largest two-day precipitation total on record – 2.92 inches. The 2.92 inches, nearly 40% of the typical annual average, was nearly the same as the 3.01 inches recorded during the entire previous water year. Rainfall amounts of 5-8" were recorded in foothill areas of Reno & Carson City. Little flooding damage occurred as soil was extremely dry going into the storm.
December 13 – 16, 2021	Northern Nevada	A powerful winter storm that originated the Gulf of Alaska thrust into the Western United States from DEC 13th-16th and brought heavy snow, winds, and widespread heavy rainfall to lower elevation areas across northern Nevada.
December 22 – 27, 2021	Sierra Front and western Nevada	A series of eastern Pacific winter storm pulses, occasionally aided by induction of warmer sub-tropical moisture, caused a variety of hazardous winter conditions, including heavy snow that disrupted holiday travel and commerce over the Sierra and western NV.
January 3, 2022	Highway 395 and I-580 corridor	A well-forecast extreme downslope wind event impacted W. Nevada and NE. California with widespread wind gusts between 60 to 95 mph along Highway 395 and I-580 corridor. Several critical highways and interstates were impacted, which disrupted ground travel across the region with strong gusty winds and blowing snow.
February 22 – 23, 2022	Sierra Front and western Nevada	Another inside slider tracked through the region with more snow and wind. This inside slider-type system moved into the region late Sunday through Tuesday. It brought periods of snow showers, increased wind, travel difficulties, and much colder temperatures to the region through Wednesday night. Snow Monday into Tuesday morning fell in some areas with several inches of new

Table 2-42. Severe Winter Storms in Nevada		
Date	**Location**	**Deaths, Injuries, Damages**
		snow falling in bands over parts of the eastern Sierra and western NV.
March 4 – 6, 2022	Northern Nevada	A series of modest low-pressure systems brought rain and snow showers Friday and Saturday to northeast CA and western NV. These systems also brought increased breezy winds and a subsequent cooling trend to the region.
March 11 – 15, 2022	Northern Nevada	An incoming cold front passing across northern Nevada brought moderate to heavy mountain snow and travel impacts. Gusty southwest winds with this front produced wind impacts.
April 21 – 22, 2022	Northern Nevada	Another potent spring storm brought more gusty wind and snow impacts to the region as an accompanying upper trough pushed a healthy dose of Pacific moisture and multiple waves of storms into the area. The Sierra ridge experienced 80+ mph wind gusts while wind prone areas in Mono County saw 60+ mph wind gusts. Some mountain areas above 6,000 feet saw heavy snow that added 1 to 2 feet of new accumulations to some higher Sierra locations.
December 10 – 12, 2022	Northwest Nevada	Beginning on Friday, December 9, 2022, parts of northwestern Nevada continuously experienced severe winter weather, including flooding, rain, snow, freezing temperatures, and ice.
December 30, 2022 – January 4, 2023	Northwest Nevada	Beginning on Friday, December 30, 2022, parts of northwestern Nevada continuously experienced severe winter weather, including flooding, rain, snow, freezing temperatures, and ice.

5. Probability of Future Events on Douglas County:

Figures 2-124 depict the NRI Annualized Frequency for Winter Weather.

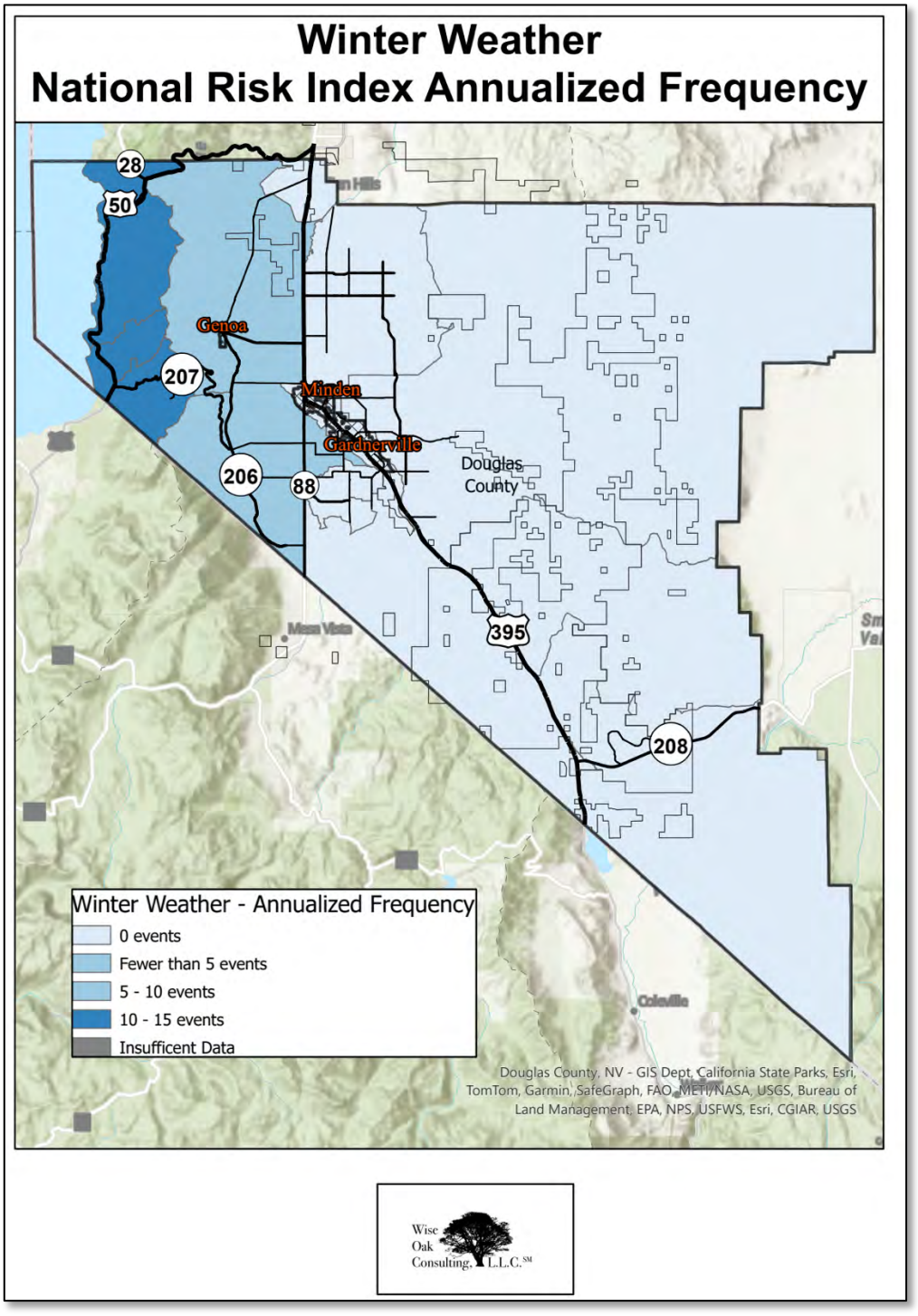


Figure 2-124. Winter Weather National Risk Index Annualized Frequency.

6. Vulnerability of Douglas County:

Figure 2-125 depicts the NRI Exposure for Winter Weather in dollars.

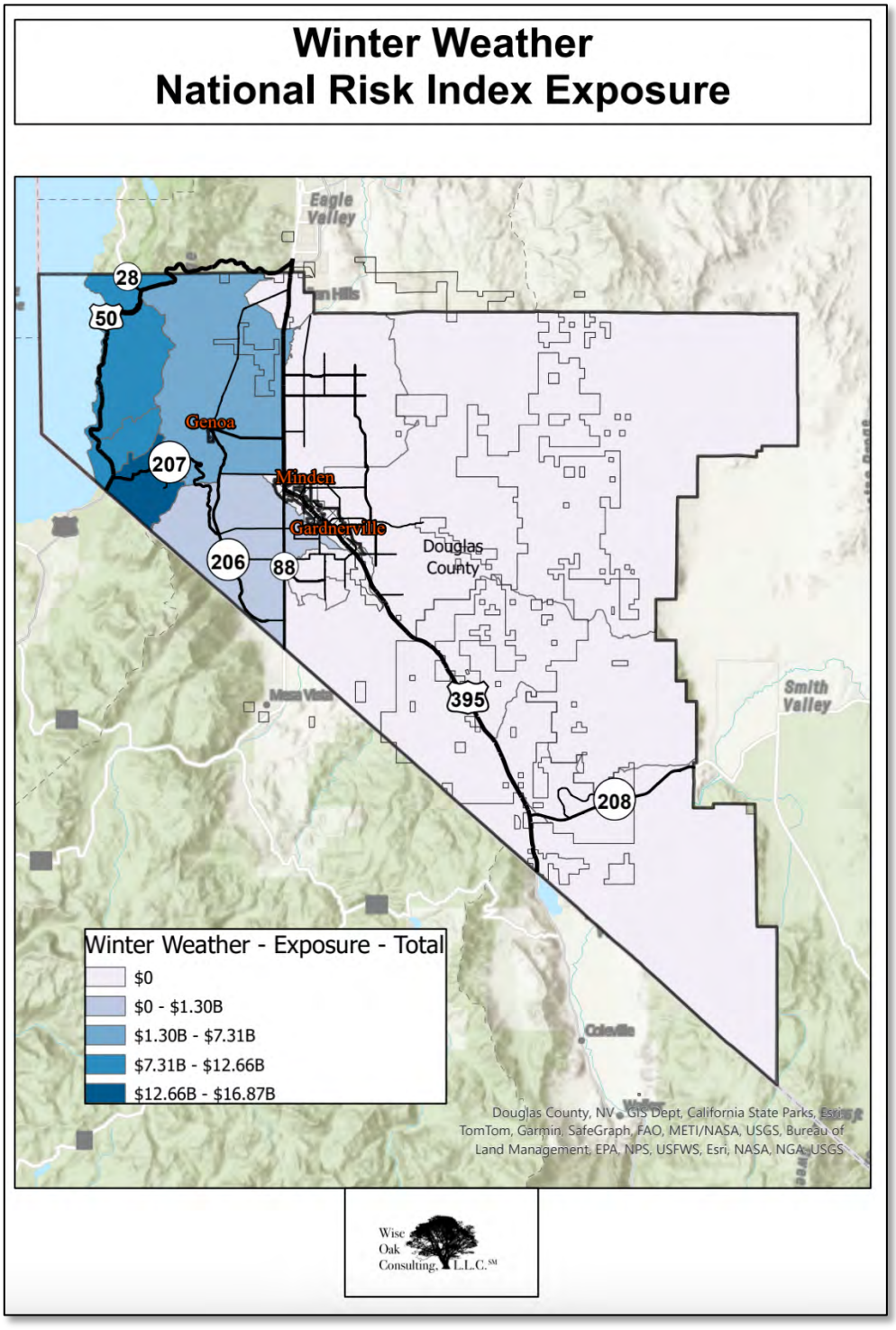


Figure 2-125. Winter Weather National Risk Index Exposure.

7. Impact on Douglas County:

Subject matter experts have assessed that there is no appreciable vulnerability of state or county assets due to this hazard. The National Risk Index (NRI) for Exposure is a modest $17 billion or less and the Annualized Frequency is 15.2 events per year. Given these numbers, the NRI Expected Annual Loss is less than $7,000 across the county. Figure 2-126 depicts the NRI Expected Annual Loss.

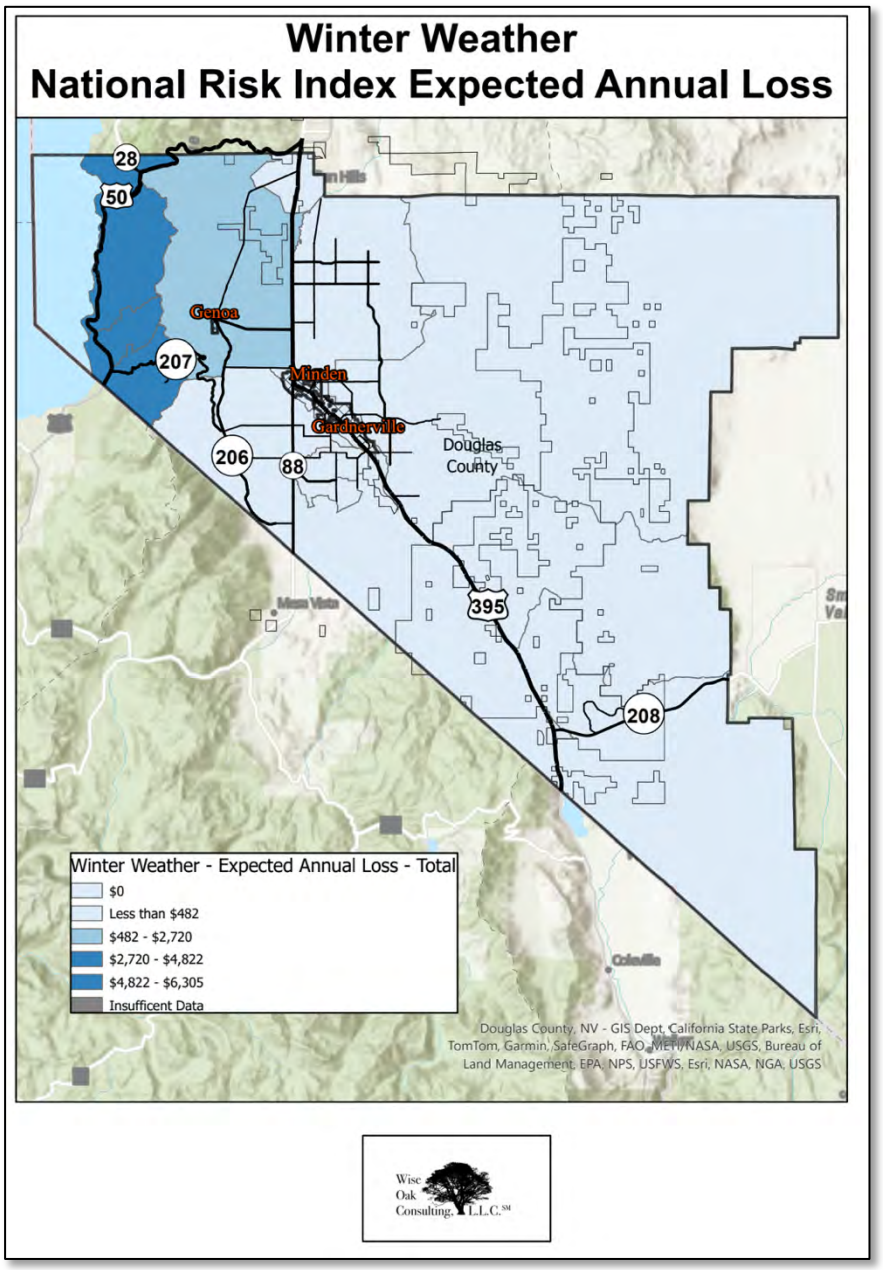


Figure 2-126. Winter Weather National Risk Index Expected Annual Loss.

8. Impact of Climate change:

There are some aspects to Nevada severe storms for which we have better confidence in anticipating the impacts of climate change, while for many other aspects much is unknown. Recent observations and simulations suggest a continued rise in the rain-snow elevation. This will result in a larger portion of winter precipitation falling as rain instead of snow. This scenario could lessen the frequency of lower elevation heavy snow events but increase the risk of winter floods. This scenario also means less snowpack that is vital for summer water supply. Simulations are mixed in terms of winter precipitation in the coming decades, with some showing a decreasing trend for the Sierra and Great Basin and others showing an increasing trend. Most projections show more precipitation coming in fewer, but larger atmospheric river type storms. This scenario would increase the risk of severe weather impacts – heavy snow and floods.

Section II: Hazard Identification and Risk Assessment

B. Technological Hazard Analysis

Technological Hazards - accidents or the failures of systems and structures

- Dam Failure
- Flash Floods ("Flooding Along Irrigation Ditches and Canals")
- Hazardous materials (HAZMAT) release
- Utility failure / planned shutoff

While technological hazards are optional and not evaluated by FEMA as a part of Hazard Mitigation Planning reviews, Douglas County is including a basic assessment of them in its Hazard Mitigation Plan to better integrate the HMP with all elements of the National Preparedness System. The same process for identifying and assessing natural hazards was used for technical hazards. The results are in Table 2-43.

Table 2-43: Douglas County's Technological Hazards of Greatest Concern.

Hazard	Location	Extent	Probability	Concern	Total Score	Rank
Flash Floods ("Flooding Along Irrigation Ditches and Canals")	52	60	195	75	382	1
Utility Failure / Planned Shutoff	42	54	60	58	214	2
HAZMAT	34	46	44	46	170	3
Dam Failure	35	29	27	48	139	4

1. Dam Failure (Low Risk)

1. General hazard description:

Dam 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. Dam 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 dam failure.

Factors causing dam 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.

Many dams in Nevada suffer from encroachment of development onto the potential floodplains below dams. As a result, many dams fail to pass the Inflow Design Flood (IDF) inspection commensurate with their hazard potential and size (Association of State Dam Officials, 2002).

2. Location:

Douglas County has 48 dams, as outlined in Table 2-44.

Table 2-44. Status of Dams in Douglas County.

County	Total	Hazard Ranking			EAP Status			
		High	Significant	Low	Yes	No	NR	Unknown
Douglas	48	16	7	25	17	1	30	

The State of Nevada Division of Water Resources NDWR) currently tracks 650 active public and privately owned dams. Figure 2-127 depicts the dams in Douglas County by hazard type.

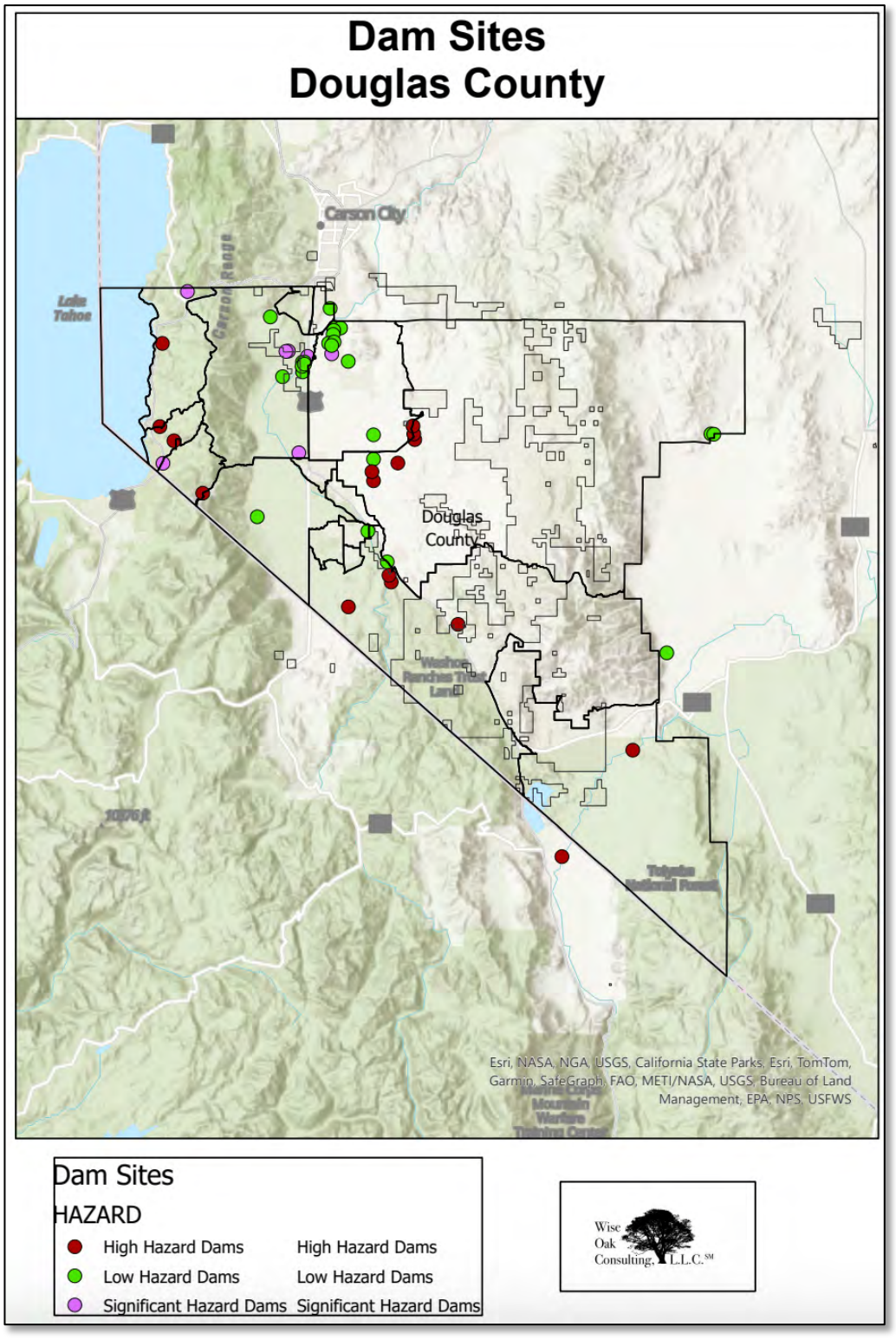


Figure 2-127. Douglas County Dam Sites. (Nevada Division of Water Resources 2024)

Many of these dams are dry storm-water detention facilities. As of the writing of this Plan, 157 of these dams are rated by the NDWR as "High Hazard." See Figure 2-127 for a depiction of the dams in Douglas County. This hazard classification is based on life and/or property loss potential.

Hazard designations for dams are assigned based on downstream hazard potential in the event of a dam failure (Nevada Administrative Code [NAC] 535.140). A high hazard designation (H) is assigned to a dam if there is reasonable potential for loss of life and/or extreme economic loss. A significant hazard designation (S) is assigned to a dam if there is a low potential for loss of life but an appreciable economic loss. Lastly, a low hazard designation (L) is assigned to a dam if there is a vanishingly small potential for loss of life and the economic loss is minor or confined entirely to the dam owner's own property. These hazard designations are initially determined at the time dam design plans are reviewed, however, hazard designations can and do change as downstream conditions alter as a result of development and with the aging of the dams and levees.

The hazard designation is not dependent on type of dam and **in no way** reflects the safety or condition of the dam.

3. **Extent:**

Figure 2-128 depicts the downstream hazard potential (hazard designation and maximum storage in acre-feet). All of the dams in Douglas County are at the low end of the spectrum – less than 15,000 acre-feet.

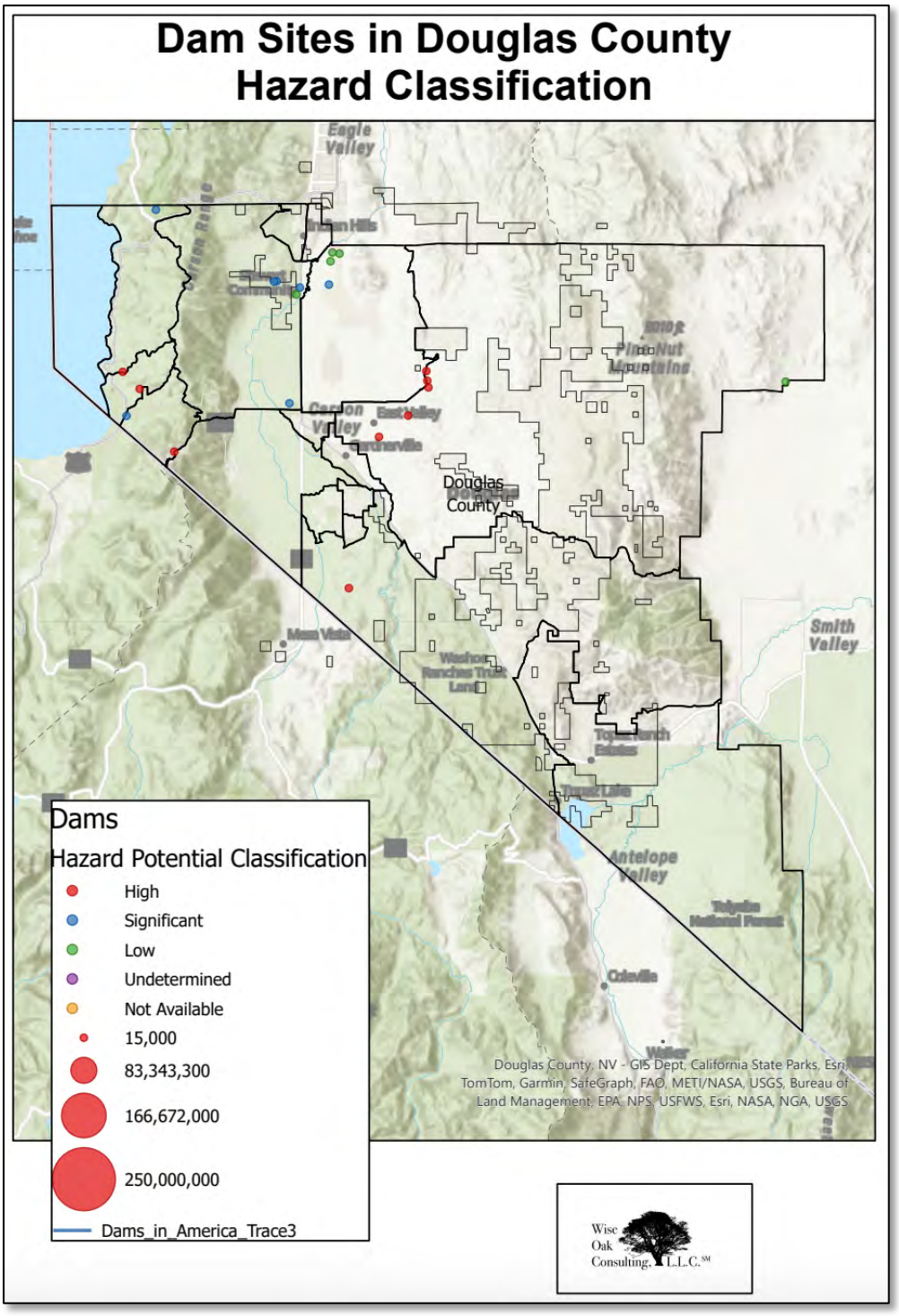


Figure 2-128. Downstream Hazard Potential by Hazard Level – Maximum Capacity in Acre Feet.

In 2007, the NHM Planning Subcommittee sent out a hazard mitigation survey to the counties and tribal entities to collect data on dam failure hazard. All counties except Esmeralda and Nye

have at least one dam that is considered high hazard. In their hazard mitigation surveys and/or county hazard mitigation plans, Douglas considered this hazard as low risk. Once again, during the development of this Plan, Douglas County considers dam failure a low risk.

At the time of the writing of this Plan, NDWR is in the process of developing emergency plans for all "high" and "significant" hazard rated dams in the State. Action items from these plans will be incorporated into this Plan upon their completion. The representatives on this subcommittee expect to increase the capability to mitigate these hazards by greater coordination between NDWR, Nevada DEM, NDOT, and SPWD. Additionally, it is anticipated that there will be greater opportunity to leverage funding from existing resources. The State of Nevada supports NDWR's efforts in mitigation action items related to this hazard.

4. Previous Occurrences in Douglas County:

In Nevada history, there have been no incidents resulting in dam failure emergency or disaster declarations; however, there have been some dam failure incidents recorded, listed in Table 2-45.

Table 2-45. Chronology of Dam Failures in or Near Douglas County.

Date	Location	Description	Estimated Losses
January-May 1881		Sustained rains on heavy winter snowpack caused extensive localized flooding. All reservoir dams along Kelly Creek and in Squaw Valley were completely destroyed and were never rebuilt. Mines were flooded, mill dams and roads were washed out, bridges were damaged and livestock drowned.	No figures available.
December 1937	Carson River Basins	Heavy rain on snowpack from December 9 through December 13 caused flooding. On the East Fork Carson River, the Douglas Power (Rithenstrothf) Dam was severely damaged. In the south end of Carson Valley near Gardnerville, the flood on the East Fork Carson River crested at 10,300 cfs late in the afternoon of December 11.	No figures available.

Table 2-45. Chronology of Dam Failures in or Near Douglas County.			
Date	**Location**	**Description**	**Estimated Losses**
December 1955	Truckee, Carson, and Walker River Basins	An intense late December storm dropped 10 to 13 inches of rain that melted snowpack in the Northern Sierra Nevada causing flooding along the Walker, Carson and Truckee Rivers. Derby Dam on the Truckee River east of Vista failed, and Hobart Dam, at the headwaters of Franktown Creek failed and released water that severely damaged U.S. 395.	The estimate of damages in the three river basins was $3,992,000 ($44,209,464 in 2022 dollars). One life was lost.
January 22, 2016	Near Wabuska, NV	Homestretch Geothermal 2010 LLC had a dam fail that was never permitted. The dam (or aka "containment berm") was a dirt barrier, approximately 7 feet high and 18 feet wide at its base, constructed using a bulldozer. Homestretch estimates that the total volume of water released from the storage area was approximately 364 acre-feet of water. The portion of the berm that was breached is approximately 50 feet wide. When the Spill occurred, water flowed North, across the Wabuska drain, and settled in the low-lying area north of the drain From the Spill location, the Wabuska drain is approximately 1,100 feet to the Northwest. Once water entered the drain at the closest point to the spill site, (1,100 feet away) it would have to travel 2.5 miles through the Wabuska Drain, in order to enter the Walker River.	No injuries or damages were reported.

5. Probability of Future Events on Douglas County:

The probability of future events is based on natural hazards (See Flood – Riverine and Earthquake); technological hazards (here and in Flash Floods); and even human-caused attacks.

The Division of Water Resources – Dam Safety Program evaluates High Hazard Potential Dams (HHPDs) via recurring visual inspections. Prioritization of deficiencies are done by immediacy of correction action needed. This is done by giving timeframes for corrective actions of Immediate (30-days), Short-term (one year), and Long-term (two-years). If corrective actions identified are not performed, DWR can force dam owners to reduce the allowed impoundment levels retained by the dams or not allow any impoundments at all. Additionally, DWR can assess fines and penalties to dam owners found in violation of Nevada NRS, NAC, and Dam Permit Terms. Such deficiencies and associated remedies can include removing deep-rooted and overgrown vegetation, filling/compacting rodent holes and instituting a rodent control program, ensuring the Division has a sufficiently updated Emergency Action Plan (EAP) on file, and many others. The Division works with dam owners and operators to offer guidance in conducting these repairs and works to connect owners with resources, financial or otherwise, to address deficiencies.

Conducting thorough inspections on a regular basis and the issuance of inspection reports helps reduce risk through communication and cooperation with dam owners on notable deficiencies. In an effort to further reduce risk, and as manpower becomes available within the Dam Safety Program, the Division aims to perform more comprehensive dam inspections that would include an in-depth and thorough review of the particular dam file prior to the inspection, including prior inspection reports, plans, cross-sections, any previous design changes, and other notable items that would aid the inspector in ensuring the dam is operating as intended. A comprehensive prior review of the file can alert the inspector to known or potential issues or interesting features geotechnically or hydrologically, yielding an indication of potential risks for that structure.

Consideration for cost-effectiveness and environmental soundness of mitigation actions are not within the legal purview of the DWR. The Nevada Division of Environmental Protection (NDEP) has statutory authority over environmental concerns such as pollution while the Nevada Division of Wildlife (NDOW) has statutory authority over wildlife concerns. Cost-effectiveness of mitigation actions is a concern of the dam owners and not within the legal purview of the DWR. Technologically feasibility of mitigation actions is addressed by the DWR when the mitigation actions require a dam modification permit.

6. Vulnerability of Douglas County:

The Douglas County Stormwater Management Program interacts with dam operators and has several projects for dams. (Douglas County 2024)

Again, Table 2-46 identifies dams and the status of their emergency action plans (EAPs). Emergency Action Plans (EAPs) for dams contain the expected impact on both local jurisdictions and state assets. The EAPs are not publicly shared but available on request for those with a need to know.

Table 2-46 has selected information for High Hazard Potential Dams (HHPDs) in Douglas County.

Table 2-46. Select Information for High Hazard Potential Dams.

Dam Name	State ID	National ID	Owner Name	Longitude	Latitude	County	EAP Status
ROUNDHILL EFFLUENT DAM	J-100	NV00084	DOUGLAS COUNTY SEWER IMPROVEMENT DISTRICT #1	-119.924	38.985	DOUGLAS	Y
ALLERMAN #1 DAM		NV00092	ALLERMAN UPPER VIRGINIA IRRIGATION CO INC	-119.71	38.9516	DOUGLAS	Y
EAST PEAK LAKE DAM	J-257	NV00234	HEAVENLY VALLEY LIMITED PARTNERSHIP	-119.893	38.94125	DOUGLAS	Y
BUCKEYE CREEK LOWER EFFLUENT STORAGE POND DAM	J-380	NV10166	DOUGLAS COUNTY SEWER IMPROVEMENT DISTRICT #1	-119.665	38.98603	DOUGLAS	Y
MUD LAKE DAM	J-515	NV10439	WEST FORK WATER COMPANY	-119.737	38.8461	DOUGLAS	Y

Table 2-46. Select Information for High Hazard Potential Dams.							
Dam Name	State ID	National ID	Owner Name	Longitude	Latitude	County	EAP Status
TOPAZ LAKE DAM		NV10470	WALKER RIVER IRRIGATION DISTRICT	-119.507	38.6366	DOUGLAS	N
BOURNE RESERVOIR DAM	J-474	NV10474	HOROWITZ & BOURNE	-119.939	38.9969	DOUGLAS	Y
BENTLY RESERVOIR DAM	J-551	NV10605	BENTLY FAMILY LIMITED PARTNERSHIP	-119.684	38.96646	DOUGLAS	Y
BUCKEYE CREEK MIDDLE EFFLUENT STORAGE POND DAM	J-380	NV10686	DOUGLAS COUNTY SEWER IMPROVEMENT DISTRICT #1	-119.666	38.99069	DOUGLAS	Y
BUCKEYE CREEK UPPER EFFLUENT STORAGE POND DAM	J-380	NV10687	DOUGLAS COUNTY SEWER IMPROVEMENT DISTRICT #1	-119.667	38.99744	DOUGLAS	Y

Figure 2-129 depicts Douglas the Douglas County infrastructure laid over the dam locations. The one dam in close proximity to public infrastructure is the Fridays Station Dam located in the vicinity of the Kahle Community Center, and County Facility Building (Sheriff's office, court, juvenile detention, general services, Board of Commissioners) at Stateline. It is an earth/rock dam designed for fire protection; flood risk reduction, irrigation; and as a small fishpond.

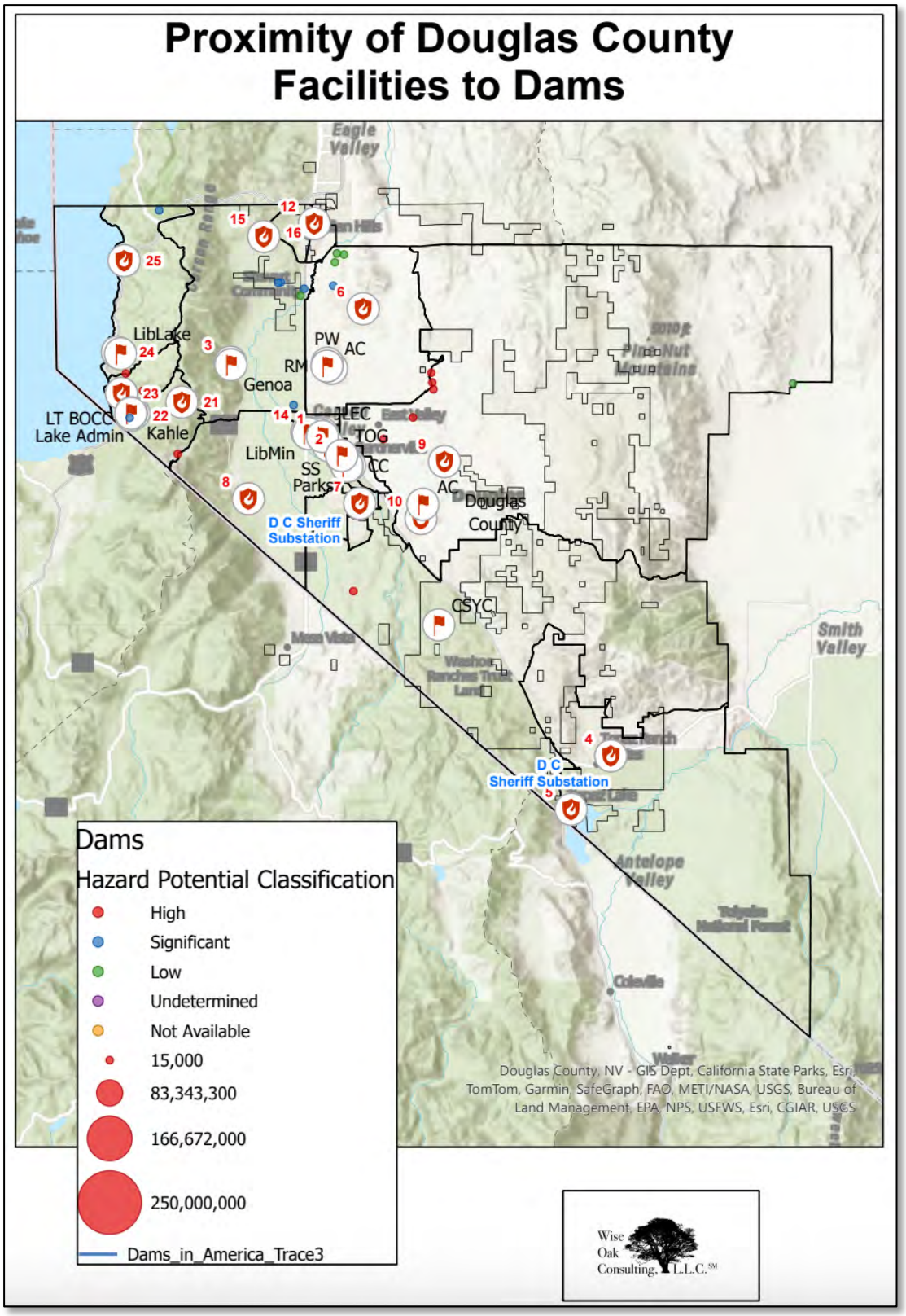


Figure 2-129. Proximity of Douglas County Facilities to Dams.

7. Impact on Douglas County:

Overall, the impact on Douglas County of dam failure is considered low. Failure of one of the small dams is expected to have far less of an impact than other hazards – especially those that might lead to a dam failure. Emergency Action Plans (EAPs) for dams contain the expected impact on both local jurisdictions and state assets. Again, Emergency Action Plans (EAPs) for dams contain the expected impact on both local jurisdictions and state assets. The EAPs are not publicly shared but available on request for those with a need to know.

8. Impact of Climate Change

See the respective sections for Flood and Flash Floods regarding the impact of climate change on flooding.

2. Flash Floods ("Flooding Along Irrigation Ditches and Canals")(High Risk)

1. General hazard description:

Flooding along ditches and canals is the #1 concern of hazard survey and workshop participants in this update of the Douglas County Multi-Hazard Mitigation Plan. Refer to the *Douglas County, Nevada Stormwater Master Plan, 2024*, for detailed analysis and recommendations regarding management of flood hazards and public drainage. Figure 2-130 depicts flash flooding in Minden in 2023.

Figure 2-130. Flood Water over Buckeye Road, Minden, NV March 11, 2023. (Bean 2023)

Most flooding occurs along canals and ditches in areas not mapped or designated by FEMA as floodplain because the canals and ditches are not natural but manmade waterways. Most canals and ditches in Nevada were constructed in the late 1800s and early 1900s to deliver agricultural water from Nevada's few rivers to otherwise dry farms and ranches located some distance from those rivers. Since that time, urban expansion has extended to areas adjacent to these irrigation

ditches so that in some places they are now surrounded by residential, commercial, industrial, and other developments. In some cases, buildings have been built immediately adjacent to ditches and are often at elevations lower than the elevations of the ditches. The ditches are generally operated for several months of the year from spring to early fall, often coinciding with times of heavy rainfall and runoff that exacerbate flooding.

Failure of canals and ditches can be aggravated by any of the following factors acting individually or in combination:

- Structural weakness of levee walls
- Overwhelming by excess storm water runoff
- Strong earthquake shaking
- Rodent burrowing
- Diversion of river water into ditches during storms
- Clogging with debris

2. Location:

Generally, the greatest hazard from canal and ditch flooding is in developed areas, although damage to an important roadway in a rural environment can have serious consequences as well. Flooding in open fields or on agricultural lands is usually limited to economic loss of crops or livestock. Within developed areas, the most vulnerable structures are those closest to the canals or ditches, in potential flood paths, or where flooding may be concentrated. Within areas of dense building development, flooding will commonly follow the relatively unrestricted roadways. Where the flood can spread out, become shallower in water depth, and have a lower flow velocity, the hazard and severity decreases. Areas that can be the most severely affected occur where canal or ditch flow can join other water flow, such as at stream channel intersections.

As depicted in Figure 2-131, Douglas County has an extensive number of ditches that crisscross the Carson Valley.

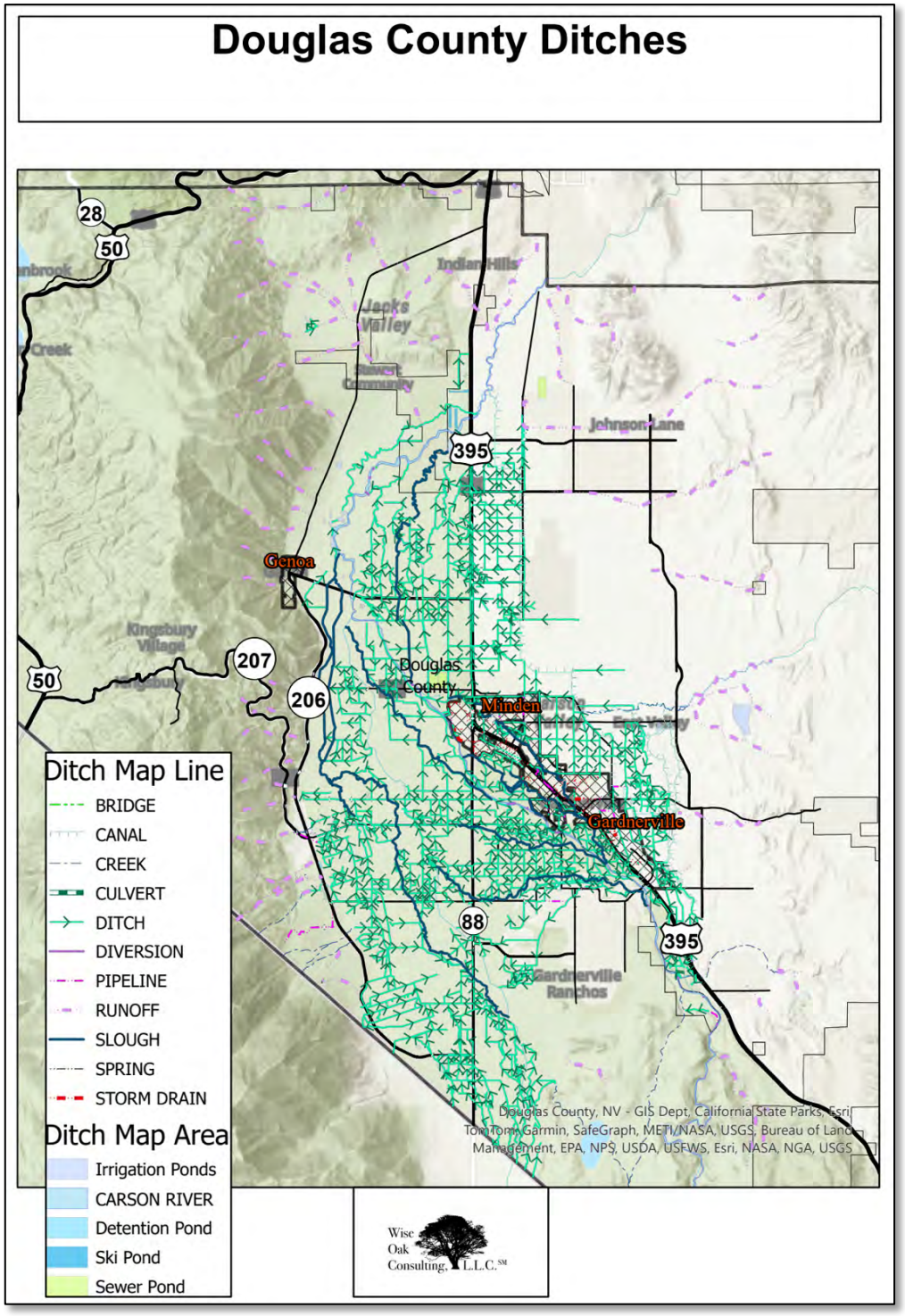


Figure 2-131. Ditches in Douglas County.

3. Extent:

Generally, the greatest hazard from canal and ditch flooding is in developed areas, although damage to an important roadway in a rural environment can have serious consequences as well. Flooding in open fields or on agricultural lands is usually limited to economic loss of crops or livestock. Within developed areas, the most vulnerable structures are those closest to the canals or ditches, in potential flood paths, or where flooding may be concentrated. Within areas of dense building development, flooding will commonly follow the relatively unrestricted roadways. Where the flood can spread out, become shallower in water depth, and have a lower flow velocity, the hazard and severity decreases. Areas that can be the most severely affected occur where canal or ditch flow can join another water flow, such as at stream channel intersections.

4. Previous Occurrences in Douglas County:

Most recently, the winter-spring storms of 2023 brought extensive flooding along ditches and canals to Douglas County Figure (Figure 2-130). However, these essentially followed the same flooding events described in Section II, 4. The significant difference is that the flooding along ditches and canals extended the hazard beyond natural waterways.

There have likely been many breaks in ditches and canals in Nevada that were unrecorded because there were few people to witness the event or little property that was damaged. Most damage has been caused by severe storms, but some canal failures have been documented by strong shaking from earthquakes.

Storm runoff into a canal can quickly increase hydraulic loads and potentially overwhelm the canal's water-carrying capacity. The rapid increase in storm water can impact the weaker parts of a canal embankment, potentially causing them to fail. Rodent burrowing was a contributing factor in weakening the canal embankment that failed after heavy rains on January 5, 2008, in Fernley, resulting in 800 flooded homes. This canal failure resulted in a presidential disaster declaration.

Strong ground motion or surface rupture from earthquakes can also damage and fail canal embankments. In the July 6, 1954, during the Rainbow Mountain earthquake near Fallon, canal embankments liquefied and flowed into the canal and several breaches also occurred to embankments in the canal system (Steinbrugge and Moran, 1956). During the April 25, 2008, Mogul earthquake, an elevated section of the Chalk Bluffs Ditch was collapsed by a rockslide. Fortunately, the water flowed into a small runoff channel and away from homes in the immediate area. There are sparse records of flooding associated with canal and ditch failure.

5. Probability of Future Events on Douglas County:

The probability of flooding from canals and ditches is largely tied to large storm events, occurrence of local earthquakes, and to development adjacent to ditches and canals. Similar to historical events, the probability of recurrence is likely unless mitigation activities such as new codes and regulations for land use planning are successful in restricting new development in flood-prone areas adjacent to ditches and canals.

In the western United States, climate change has led to warmer overall climate conditions compared to past observations , with trends expected to continue. Nevada will likely experience more frequent flooding events under a warmer climate, as snow levels on average will be higher during winter storms, resulting in more precipitation falling as rain. This will allow larger portions of river basins to contribute to runoff, leading to higher flows and resulting in more frequent flooding events. In addition, warmer air can hold more moisture (water vapor) which can potentially be converted into heavy precipitation, making future flood events more extreme.

6. Vulnerability of Douglas County:

As described in the *Douglas County, Nevada Stormwater Master Plan,* 2024, "In the Carson Valley, over 150 years of agricultural practices resulted in irrigation canals across the County, many of which are maintained and operated by an irrigation district through a ditch company, individual end water user, or water rights holder (Figure 9). While these ditches are used during the growing season to convey water from the Carson and Walker Rivers to fields for irrigation and crop- growing needs, during the wet winter months or after flash floods these ditches become inadvertent conveyances of stormwater runoff and sediment." (Douglas County 2024) As can be seen in Figure 2-132, the varied ownership of irrigation canals and ditches complicates stormwater management and can lead to competing interests in managing stormwater.

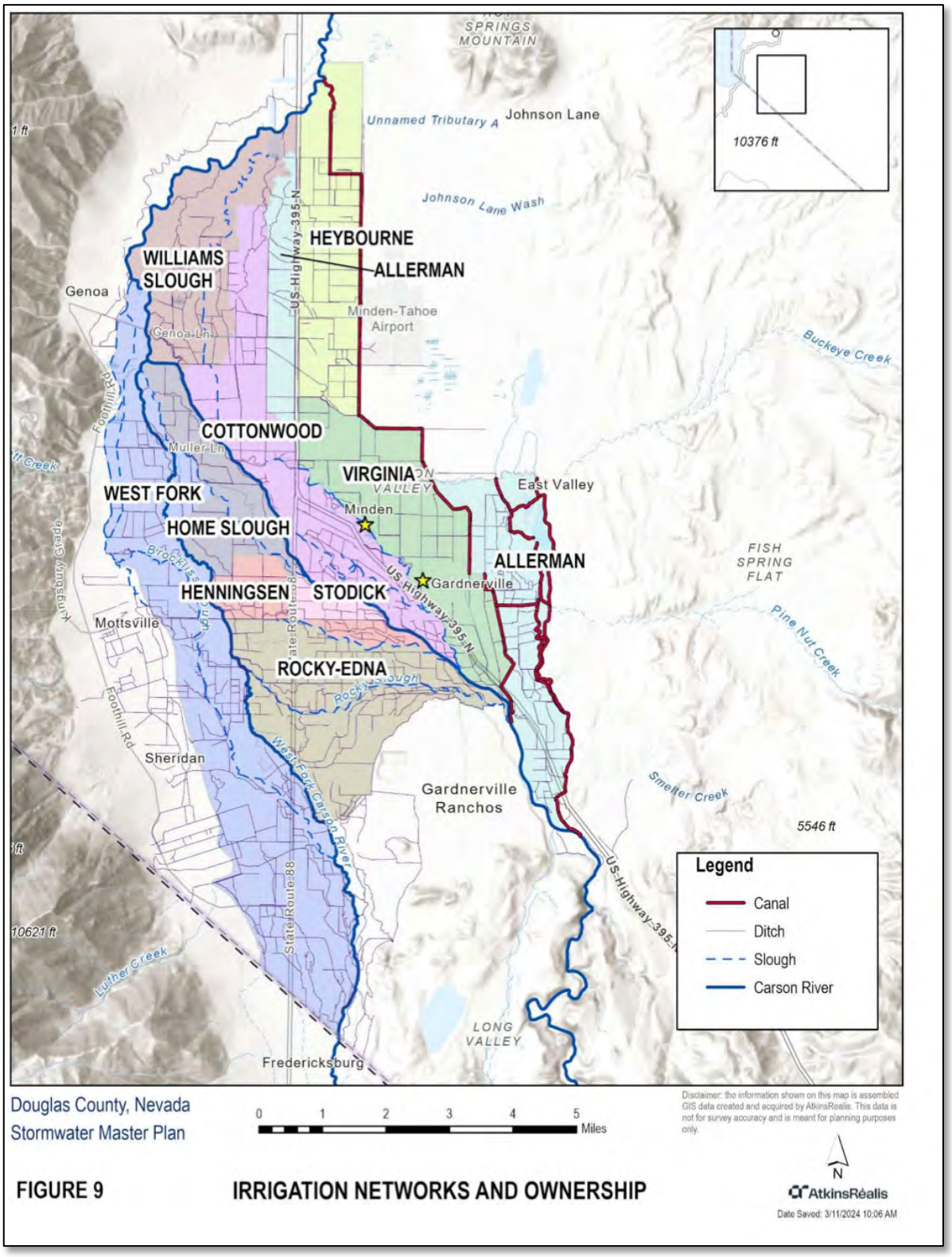


Figure 2-132. Irrigation Networks and Ownership. (Douglas County 2024)

One significant example of competing interests and unclear responsibility of ditch and canal management is the East Fork Carson Levee. The levee is located along the East Fork Carson River adjacent to the Carson Valley Golf Course in Gardnerville Ranchos. The levee was constructed by a rancher in the late 1800's to prevent the river flooding into their fields . The levee currently acts as a flood control structure, protecting homes, businesses, and infrastructure from damage. The levee has had repeated failures and repairs, including from the 1997, 2005-2006, and the 2022-2023 flooding events. Unfortunately, no entity claims ownership of the structure hindering maintenance and repair. The conflicts over ditch and canal ownership is that communities face undue flooding risk from these structures.

As seen in Figure 2-133, ditches are also located in the regions of greatest flood exposure. When not properly sized and maintained, ditches exacerbate flood hazard because flood waters back up rather than flowing. The greatest challenge is when ditches flow across private property and are, therefore, difficult for the state and county to manage. A ditch that is in control of a private entity could cause excessive flooding both up and downstream due to stoppage and diversions.

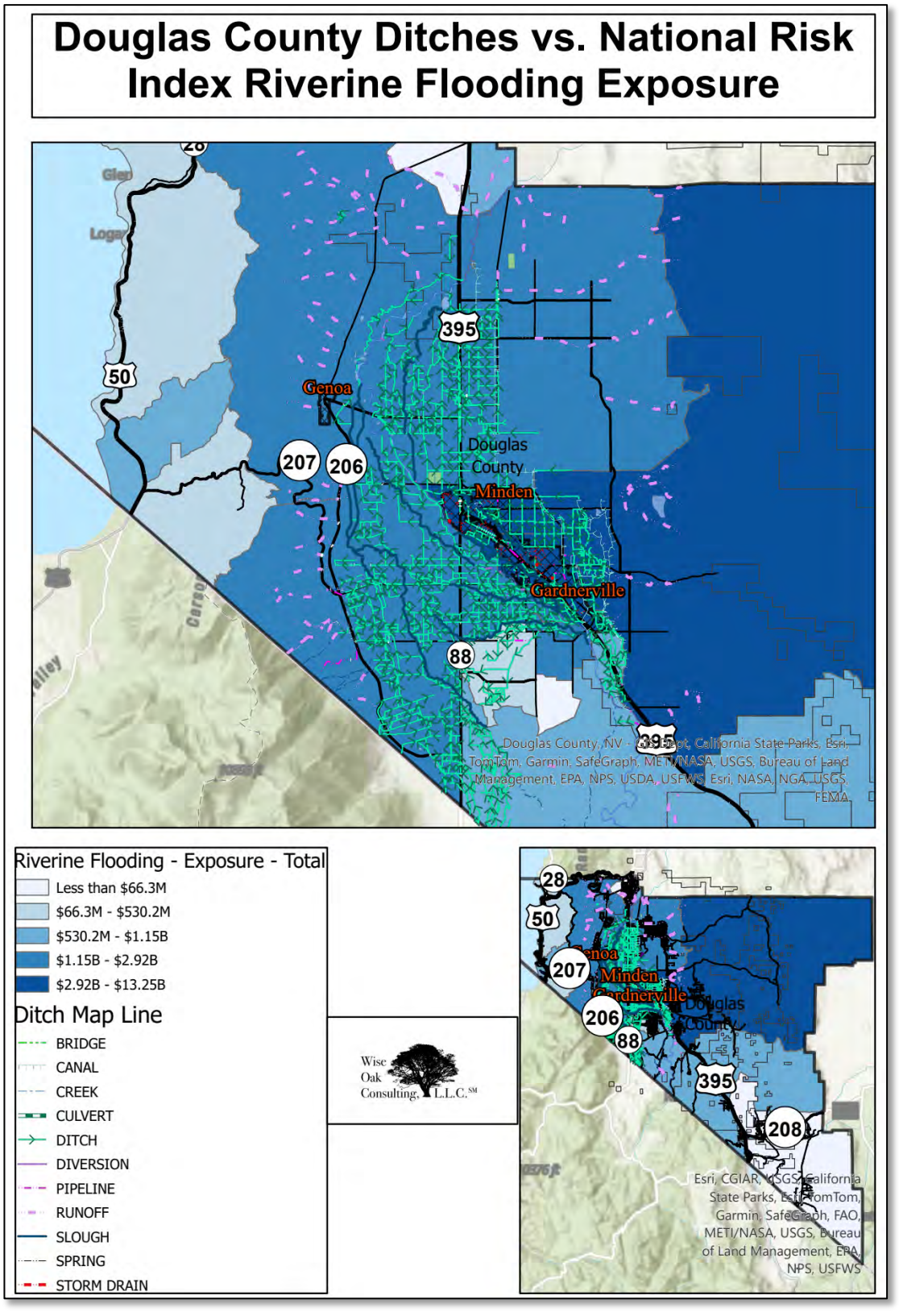


Figure 2-133. Irrigation Ditches & Canals vs. NRI Riverine Flooding Exposure.

7. Impact on Douglas County:

Canal and ditch failures can lead to inundation of homes and businesses as well as damage to personal property, such as parked cars, stored motor homes, and warehoused materials. Infrastructure damage can include roads and utilities, as well as structural damage to the canal or ditch itself. In some cases, \flooding can be deep and fast enough to endanger the human lives when they are caught or might attempt to cross flooded areas. As seen most recently during the flooding of 2023, flooding along canals can make roads and bridges impassable and even wash them out, causing permanent damage and endangering lives.

As seen, in Figure 2-133, flooding along ditches can cutoff U.S. 395, the only main essential north-south highway that connects population centers through the region.

As seen in Figure 2-134, the financial impact is enormous. Prior to the stormwater program, emergency maintenance costs due to floods were an order of magnitude higher than the annual program budget. Even in 2023, the cost for emergency maintenance was more than twice the annual budget. Continued maintenance and mitigation measures are necessary to manage this hazard.

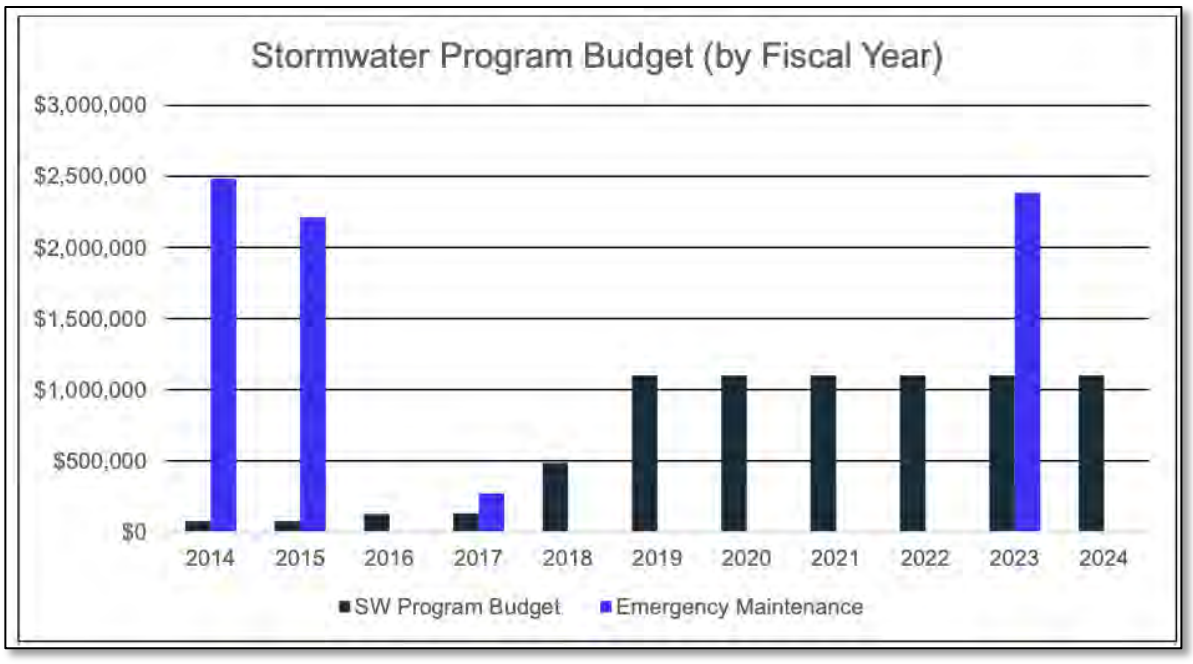


Figure 2-134. Stormwater Program Budget. (Douglas County 2024)

8. Impact of Climate change:

See Section II, 4 for the impact of climate change on floods.

3. HAZMAT Release

1. General hazard description as it relates to Douglas County:

Hazardous materials are substances that pose a significant risk to life or the environment. Environment includes surface water, groundwater, drinking water supply, land surface, subsurface strata, ambient air, dry gullies ,and storm sewers that discharge to surface waters. Hazardous materials are substances that may be toxic, reactive/oxidizing, corrosive, flammable/combustible, radioactive, or explosive. Incidents involving hazardous materials can result in the evacuation of a few people to entire communities. Costs associated with hazardous material releases can easily run into millions of dollars for damage and cleanup.

NAC 445A.3454 definition of a hazardous substance:

"Hazardous substance" includes, without limitation, any of the following:

1. A contaminant as defined in NRS 445A.325;
2. A hazardous material as defined in NRS 459.7024;
3. A hazardous substance as defined in 40 C.F.R. Part 302;
4. A pollutant as defined in NRS 445A.400; and
5. A regulated substance as defined in NRS 459.448.

NRS defines a Hazardous Material as any substance or combination of substances, including any hazardous material, hazardous waste, hazardous substance, or marine pollutant:

1. Of a type and amount for which a vehicle transporting the substance must be placarded pursuant to 49 CFR Part 172;
2. Of a type and amount for which a uniform hazardous waste manifest is required pursuant to 40 C.F.R. Part 262; or
3. Which is transported in bulk packaging as defined by 49 CFR § 171.8

2. Location:

While hazardous materials occur naturally in many locations, the primary concern is their presence in populated areas. Virtually every human-inhabited facility has some level of hazardous materials from household cleaners to major industrial materials.

Hazardous materials are regulated, monitored, and inspected regularly by various entities in the State of Nevada. The following list provides categorizes hazardous materials of concern for the State of Nevada:

1. Fixed site facilities such as, but not limited to, chemical plants, storage facilities, manufacturing facilities, warehouses, mine sites, water and wastewater treatment plants, swimming pools, dry cleaners, automotive sales/repair sites, and gas stations exist throughout the State.
2. All transportation including highway, rail, and air is monitored for hazardous material releases by DOT.
3. Pipeline transit of liquid petroleum, natural gas, or other chemicals is monitored for release by DOT.
4. Non-terrorist related intentional or accidental acts that result in the release of a hazardous material by private persons or groups include clandestine methamphetamine laboratories and hazardous materials released in private and public settings.
5. Terrorist-related acts resulting in the release of chemical, biological, radiological, nuclear, or explosive materials (CBRNE).
6. Historic release sites.
7. Naturally occurring geological formations containing potentially hazardous substances exist within the state. The four main natural hazardous material of concern in Nevada are:
    a. Asbestos
    b. Mercury
    c. Arsenic
    d. Uranium and Radon

3. Extent:

In Nevada, the maximum weight for a semi-trailer is 80,000 pounds. Depending on the density of the material being carried, this can range up to more than 11,000 gallons of material. Fixed storage facilities can contain far more hazardous material. The full extent of the HAZMAT release varies greatly depending on the hazardous material itself, nature of the release, weather conditions, etc. However, a major accident could impact the entire Minden-Gardnerville region and cause evacuations, sheltering in place, etc.

A trend of concern is accidents with lithium-ion batteries. Accidents with these batteries in 2024 closed Highways I-80, I-15, and U.S. 95 for extended periods of time. The fires are both toxic and generally need to burn themselves out. As electric vehicles become more ubiquitous, lithium-ion batteries could become a leading hazardous material of concern.

4. Previous Occurrences on Douglas County:

The Nevada Department of Environmental Protection (NDEP) has 242 closed cases of hazardous material incidents going back to 1986. As of the writing of this Plan, there are five open cases as summarized in Table 2-47.

Table 2-47: Douglas County Open Cases - Hazardous Material Incidents.

Facility Name	Facility Location	Report Date	Media	Contaminant
Silver City RV Resort	3165 U.S. Highway 395 North Minden NV APN:	1/27/2014	Ground Water	Gasoline
Zephyr Cove Resort	760 U.S. Highway 50 Zephyr Cove NV APN:	7/19/2011	Ground Water	Gasoline
Douglas-Tahoe Landfill	Dump Road	12/3/1994	Ground Water	Solvents
Lakeside Inn and Casino	181 Kahle Drive Stateline NV APN: 1318-22-002-102	11/18/2020	Ground Water	Solvents
1569 North Highway 395	1569 N Highway 395 Gardnerville NV APN: 1320-32-501-007	9/14/2023	Ground Water	Solvents

Section II: Hazard Identification and Risk Assessment

Table 2-48 provides a summary of closed hazardous materials cases going back to 2018. Of great concern is the propensity to have compounding incidents. For example, a major earthquake or flood could result in simultaneous hazardous materials spills across the county such as those highlighted in Table 2-48.

Table 2-48: Douglas County Closed Cases - Hazardous Material Incidents.

Facility Name	Facility Location	Report Date	Media	Contaminant
Tahoe Douglas Visitors Authority	75 US Hwy 50 Tahoe South Events Center Stateline NV APN:	2/14/2024	Soil	Diesel
Bently Enterprises, LLC	Douglas County Airport	2/5/2024	Ground Water	Solvents
Spooner Fire Station	2367 North Highway 50 Glenbrook NV APN:	1/19/2024	Soil	Diesel, Gasoline, Motor Oil
Residential Heating Oil Tank at 1386 Marlette Circle	1386 Marlette Circle Gardnerville NV APN: 1220-09-810-033	8/17/2023	Soil	Heating Oil
WM Blaine Well Drill & Pump Inc	1648 Chowbuck Minden NV APN: 1420-35-101-039	7/5/2023	Soil	Diesel
Schutte-Walton Glenbrook LLC Residential	2059 Pray Meadow Road Glenbrook NV	12/1/2022	Soil	Heating Oil

Table 2-48: Douglas County Closed Cases - Hazardous Material Incidents.				
Facility Name	Facility Location	Report Date	Media	Contaminant
Heating Oil Tank	APN: 1418-10-601-002			
American Tower	Access USFS Road (Genoa Peak Road) from Highway 50 at Spooner Summit	7/29/2021	Soil	Diesel, Heating Oil
Harrah's Lake Tahoe	15 US-50 Stateline NV APN:	7/27/2021	Soil	Diesel
Round Hill Shell	199 U.S. Highway 50 Zephyr Cove NV APN: 1318-15-802-001	7/16/2021	Ground Water	Gasoline
Bowen Transportation Mobile Source Release	1054 US-395 Gardnerville NV APN:	6/1/2021	Soil	Diesel
American Tower	Access USFS Road (Genoa Peak Road) from Highway 50 at Spooner Summit	10/20/2020	Soil	Diesel
Centerville Lane Property	876 Centerville Lane Gardnerville NV APN: 122007002009	7/28/2020	Soil	Diesel, Gasoline

Table 2-48: Douglas County Closed Cases - Hazardous Material Incidents.				
Facility Name	Facility Location	Report Date	Media	Contaminant
Jonathan Fore residential heating oil tank	2051 Jellerson Way Glenbrook NV APN:	12/9/2019	Soil	Heating Oil
Gardnerville Water Company	1394 U.S. Highway 395 North Gardnerville NV APN: 1220-04-101-007	9/24/2019	Soil	Heating Oil
Gardnerville Water Company	1297 U.S. Highway 395 North Gardnerville NV APN: 1220-03-301-003	9/24/2019	Soil	Heating Oil
Mike's Gas-A-Mart	217 Kingsbury Grade Stateline NV APN: 1318-26-101-002	9/21/2018	Ground Water	Gasoline
Ksenia Timonina Property	925 Johnson Lane Minden NV APN: 1320-06-001-001	8/20/2018	Soil	Heating Oil
Manchester Corporate Yard	270 Logging Road Stateline NV APN:	8/9/2018	Soil	Diesel
Former Eagle Gas Station	1395 U.S. Highway 395 North	7/13/2018	Soil	Gasoline

Table 2-48: Douglas County Closed Cases - Hazardous Material Incidents.				
Facility Name	Facility Location	Report Date	Media	Contaminant
	Gardnerville NV APN:			
David T. Mercurio Residence	651 Mustang Lane Gardnerville NV APN: 1220-24-701-028	4/25/2018	Soil	Heating Oil

5. Probability of Future Events on Douglas County:

The probability of future events for this category is considered high for several reasons which are listed below:

- The use of State highway and rail routes to transport hazardous materials cannot be avoided. The Waste Isolation Pilot Program (WIPP) transports transuranic waste through Nevada highway corridors *enroute* to the Nevada Test Site (located in Nye County) and other locations in the country. Transuranic waste is radioactive waste consisting of material containing elements having an atomic number greater than 92, the atomic number of uranium. As of January 2018, the Nevada Test Site has received a total of 48 shipments of transuranic waste according to the DOE website, www.wipp.energy.gov/shipments.htm.
- Air transportation of hazardous materials across Nevada cannot be avoided.
- Approximately 84% of the territory in Nevada is federally managed. Federal land stewardship can present a challenge to the enforcement of state and local laws.
- Natural hazards such as earthquakes, flooding, and forest fires are unpredictable and may not only cause releases of hazardous substances but can also severely complicate response activities.
- Terrorist acts present an unpredictable threat and could be especially catastrophic due to the locations of facilities that store, transport, or manufacture hazardous substances.
- There are specific hazards posed to water supplies for the two major population centers (Reno-Sparks [Truckee River] and Las Vegas [Colorado River-Lake Mead]) by possible hazardous material contamination originating out-of-state. California contaminants can

impact the Truckee River (as well as the Carson and Walker Rivers), and Arizona contaminants can impact the Colorado River.

- Hazardous materials release can occur at natural resource sites. The minerals industry is important in hazardous materials transportation, production, and use in Nevada. In 2017, UNR- NBMG reported about 34 active mines, 12 oil fields, and 25 geothermal plants statewide. (Univeristy of Nevada Reno 2024)
- The volume of hazardous substances stored and manufactured in Nevada communities along with the transport of these substances in and through the State are factors that help determine the potential release and community exposure. These factors are variable and make the probability of future releases difficult to predict. However, the number of facilities that store, manufacture, and transport hazardous substances is likely to increase as the population of the State increases and more businesses locate to Nevada. Therefore, the potential of hazardous material release is likely to increase.

6. Vulnerability of Douglas County:

As evident in the varied locations and nature of historical hazardous material incidents, virtually every inhabited location is vulnerable to hazardous material spills. However, the most vulnerable location is the U.S.395 corridor where materials are routinely transported out of the county's control or even knowledge.

7. Impact on Douglas County:

As described under "Probability of Future Events," the impact varies by the incident. However, the impact can easily range from a minor inconvenience for spill to clean up to multiple injuries, fatalities, and long-term damage if a dangerous spill and/or explosion occurred in the more heavily populated areas through Minden and Gardnerville.

8. Impact of Climate Change:

Climate change is not a significant factor.

4. Utility Failure / Planned Shutoff

1. General hazard description:

Due to its relatively remote location and absence of redundant infrastructure , Douglas County is susceptible to utility disruptions from several causes. Natural hazards such as severe storms can result in power failure due to downed power lines. Weather associated with excessive heat can also lead to power disruption at the time when it is needed most. NV Energy will shut off power in one or more of its extreme or elevated fire-risk zones when certain environmental conditions are met, and an risk evaluation is done with guidance from local emergency management teams and other stakeholders. This helps prevent power lines, objects that are blown into power lines, and other equipment from causing a wildfire.

2. Location:

A major power failure could disrupt the power supply to the entire county. The cascading effects of a power failure can be loss of other essential infrastructure such as communications, water, wastewater, fuel, etc. With respect to Public Safety Outage Management, Figure 2-135 highlights the extreme fire risk zones that are part of the NV Energy Public Safety Outage Management program.

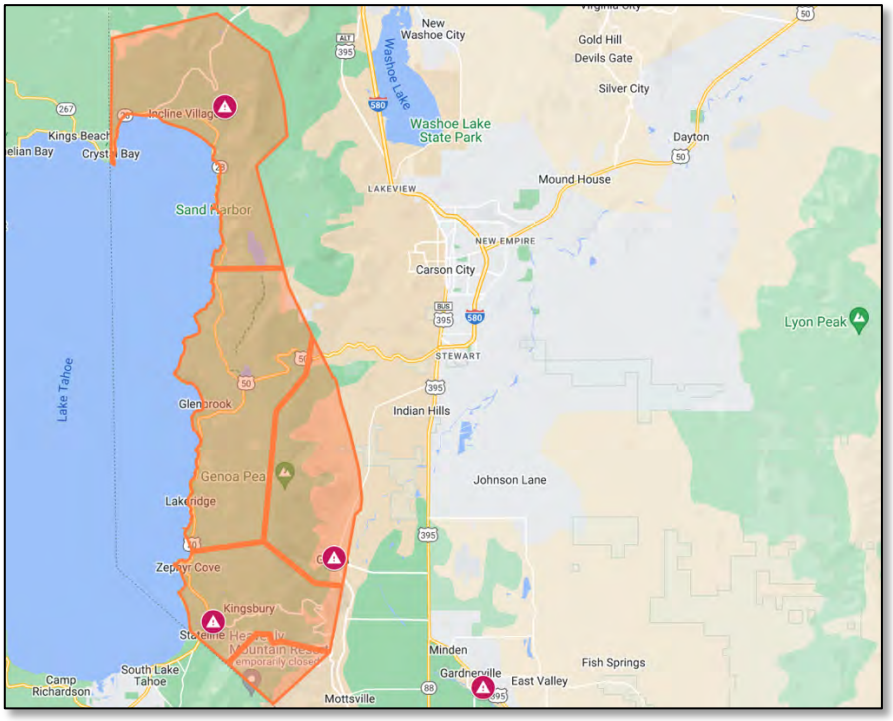


Figure 2-135. NV Energy Northern Nevada Public Safety Outage Management Zones.

3. Extent:

The extent of a utility disruption ranges from a momentary disruption to a persistent loss from a disaster destroying infrastructure or even a human-caused network attack. As described in "Location," the worst case would lead to cascading effects such as the loss of other essential infrastructure such as communications, water, wastewater, fuel, etc. Douglas County participates in the State of Nevada Threat and Hazard Identification and Risk Assessment (THIRA) process. In that analysis, the State of Nevada seeks to prepare for a statewide utility outage during extreme weather conditions.

4. Previous Occurrences in Douglas County:

Limited utility outages are becoming increasingly common with the NV Energy Public Safety Outage Management program when power is regularly shut off in one or more of its extreme or elevated fire-risk zones if certain environmental conditions are met; this proactive approach helps prevent wildfires. Major storms often cause power outages due to lines failing in wind, ice and snow. In addition, power failures are caused by accidents such as vehicles striking power poles.

5. Probability of Future Events on Douglas County:

Utility failures are a certainty – whether planned or unplanned. The variables are when, how big, and for how long.

6. Vulnerability of Douglas County:

As an example of how vulnerable the county is to power failures, 14,000 people lost power on June 1, 2024 (during the writing of this plan) due to a bird hitting a power line. A bird caused a three-hour loss of power to 14,000 customers – half of Douglas County. (Hildebrand 2024)

Aging infrastructure that carries water and wastewater are also vulnerable, especially to major earthquakes. Douglas County and its utilities must continually maintain the infrastructure.

7. Impact on Douglas County:

Again, the type of loss determines the impact. However, even a modest power outage can have immediate life-safety impacts. During the three-hour outage on June 1, 2024, a resident called medics due to running low on oxygen. The longer the power failure and the more widespread the outage, the more citizens might have life-safety problems. If major components fail, there can be a long lead time to obtain replacements.

Water system failures clearly have immediate health impacts if water is contaminated. Similarly, wastewater system failures also quickly lead to health impacts due to the inability to treat sewage. In particular, large pumps, valves, and similar components in water and wastewater often have a long lead time for replacement.

8. Impact of Climate Change:

Climate change impacts due to weather effects are addressed in their respective sections.

Section II: Hazard Identification and Risk Assessment

C. Human-Caused Threat Analysis

Human-caused Risks - intentional actions of an adversary

- Cyberattack on data – ransomware
- Active shooter
- Cyberattack on infrastructure – system controls

While human-caused threats are optional and not evaluated by FEMA as a part of Hazard Mitigation Planning reviews, Douglas County is including them in its Hazard Mitigation Plan to better integrate the HMP with all elements of the National Preparedness System. The same process for identifying and assessing natural hazards was used for technical hazards. The results are in Table 2-49.

Table 2-49: Douglas County's Human-Caused Threats of Greatest Concern.

Hazard	Location	Extent	Probability	Concern	Total Score	Rank
Cyberattack - Ransomware	45	56	52	61	214	1
Active Shooter	37	57	49	67	210	2
Cyberattack - SCADA (pipeline/utility)	40	55	48	59	202	3

1. Active Shooter

1. General hazard description:

An active shooter is an individual actively engaged in killing or attempting to kill people in a populated area. The FBI defines a "mass shooting" as any incident in which at least four people are murdered with a gun. The number of active shooter incidents as well as casualties has risen dramatically in the US since 2000. Figure 2-136 shows that general trends between 2018 and 2023 are up nationally but dropped between 2021 and 2023. In 2023, there were 48 active shooter incidents and 244 casualties. (Federal Bureau of Investigation 2024)

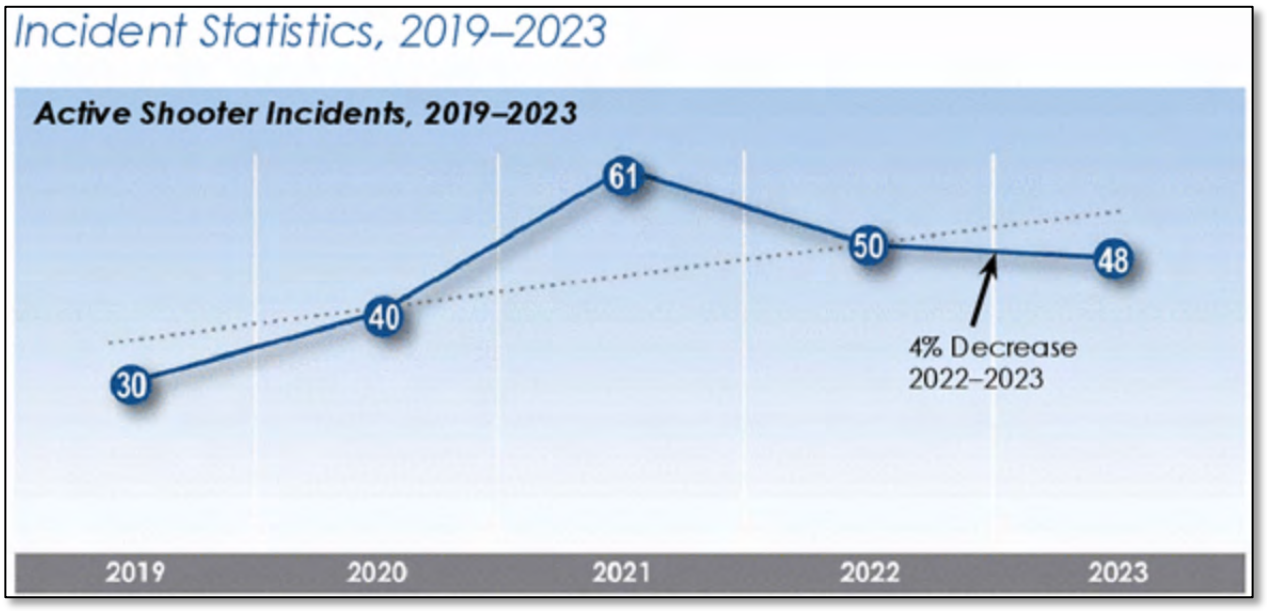


Figure 2-136. Active Shooter Incidents 2019-2023. (Federal Bureau of Investigation 2024)

In addition to the number of active shooter incidents decreasing in 2023, the number of casualties also decreased to 244 from 313 in 2022. This compares to 243 casualties in 2021 (Figure 2-137).

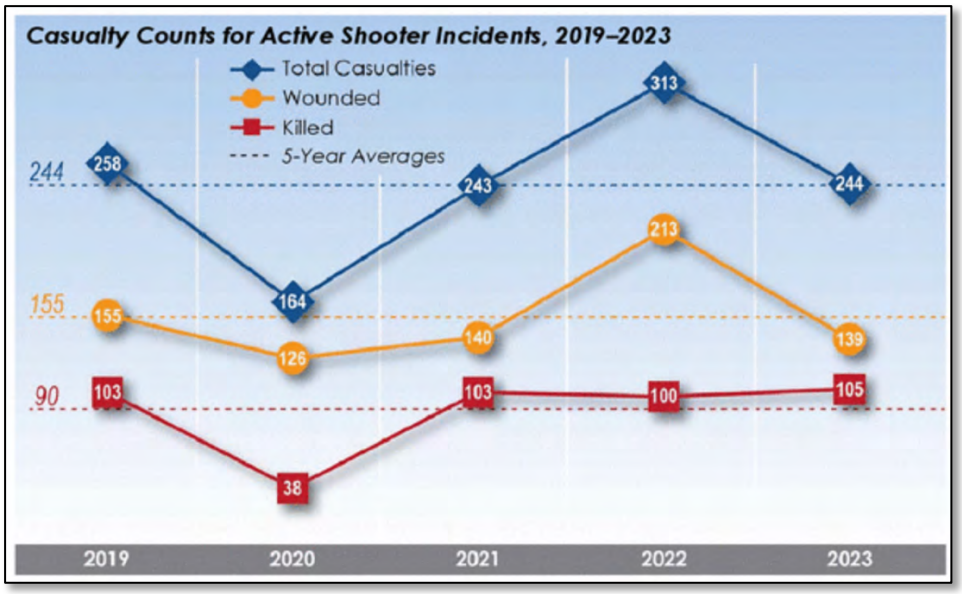


Figure 2-137. Active Shooter Incidents 2019-2023 Casualties. (Federal Bureau of Investigation 2024)

2. **Location:**

As is evident in Table 2-49, the County sees active shooter events as localized. While a shooting spree could happen, the general concern is a shooting at a specific facility.

While 50% of active shooter events in 2024 occurred in multiple locations, by far most of active shooter events occurred in open space and places of commerce (Figure 2-138).

Figure 2-138. Active Shooter Incidents 2019-2023 Casualties. (Federal Bureau of Investigation 2024)

3. **Extent:**

Due to the lack of local trauma care, any shooting is a major event. The worst case would be a mass shooting – four (4) or more people. County and local healthcare would be immediately overwhelmed.

4. **Previous Occurrences in Douglas County:**

Fortunately, Douglas County has not had an active shooter event. However, Douglas County law enforcement does encounter potentially violent people and regularly conducts active shooter training at venues across the county.

5. **Probability of Future Events in Douglas County:**

While the probability of an active shooter event cannot be determined due to lack of statistics, active shooter events occur in rural communities throughout the nation.

6. **Vulnerability of Douglas County:**

There are only four currently registered trauma centers in Nevada. The closest one is a Level II facility nearly 50 miles north of Minden in Reno, NV.

7. **Impact on Douglas County:**

Again, any level of active shooter will overwhelm the local healthcare resources.

8. **Impact of Climate Change:**

Climate change is not a significant factor.

2. Cyberattack - Ransomware

1. General hazard description:

The two main cyberattack scenarios of concern are cyberattacks against infrastructure that would affect utilities and ransomware attacks on information. According to the Department of Homeland Security, Russia has engaged in cyberattacks on U.S. critical infrastructure since 2014. (Lindsey 2019) More recently, the Department of Justice reported a disruption from the People's Republic of China when botnets hacked U.S. critical infrastructure. (U.S. Department of Justice 2024) With respect to ransomware attacks, the Cybersecurity and Infrastructure Security Agency (CISA) reports that Multiple jurisdictions have suffered ransomware and cyber-attacks, which impacted network and email access, communications and social services infrastructure, and economic enterprises. In some cases, these attacks have caused millions of dollars in losses. (CISA 2022) Most ransomware attacks cost the jurisdiction/organization $500,00 or more. (CISCO 2024)

2. Location:

For a network attack such as the 2021 ransomware attack on the Colonial Pipeline, the entire county and region could be impacted by a loss of utilities. Ransomware attacks could be localized against a single county entity or]attacks that take down the entire Douglas County Government.

3. Extent:

Cyberattacks may be anywhere from an inconvenience to a total shutdown of the government and loss of operations by the private sector and other non-governmental organizations.

4. Previous Occurrences on Douglas County:

Due to security concerns, previous occurrences will not be presented here.

5. Probability of Future Events on Douglas:

Future cyberattacks are a certainty. The Technology Services Department continuously scans for and blocks intrusions.

6. Vulnerability of Douglas County:

Any and every device connected to the internet exposes the County to a cyberattack. In 2024, the number three (3) target for ransomware is central/Federal government. (Irei 2024) As with

any government/population, the entirety of the county and its members are vulnerable to cyberattack.

7. **Impact on Douglas County:**

Again, cyberattacks may be anywhere from an inconvenience to causing a total shutdown of the government and loss of operations by the private sector and other non-governmental organizations.

8. **Impact of Climate Change:**

Climate change is not a significant factor.

3. Cyberattack – Supervisory Control and Data Acquisition (SCADA)

1. General hazard description:

The two main cyberattack scenarios of concern are cyberattacks against infrastructure that affects utilities and ransomware attacks on information. According to the Department of Homeland Security, Russia has engaged in cyberattacks on U.S. critical infrastructure since 2014. (Lindsey 2019) More recently, the Department of Justice reported on the disruption from the People's Republic of China when botnets hacked U.S. critical infrastructure. (U.S. Department of Justice 2024)

2. Location:

A full Supervisory Control and Data Acquisition (SCADA) attack could be used to take down an entire network such as all NV Energy regional customers.

3. Extent:

The greatest concern is a persistent attack with a full takedown of NV Energy networks. Attacks on SCADA controls can cause physical damage to them.

4. Previous Occurrences in Douglas County:

For security reasons, this will not be addressed in this plan.

5. Probability of Future Events on Douglas County:

For security reasons, this will not be addressed in this plan.

6. Vulnerability of Douglas County:

For security reasons, this will not be addressed in this plan.

7. Impact on Douglas County:

With respect to emergency management, the impact is similar to a full utility failure. However, there are broader information system impacts.

8. Impact of Climate Change:

Climate change is not a significant factor.

Section II: Hazard Identification and Risk Assessment

D. Vulnerability Summary

Element	Requirements
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? **44 CFR § 201.6(c)(2)(ii)**	**1.** The plan must describe the vulnerability of each participant to the identified hazards. The description must include current and future assets (including people) and the risk that makes them susceptible to damage from the identified hazards. For plan updates, the risk assessment must meet element E1-a. The risk assessment must describe the vulnerability of plan participant(s) to each identified hazard. The vulnerability description must include a summary (such as a problem statement) of the hazard and its consequences or effects on the participant(s) and their assets. A list of assets without context is not sufficient. **Vulnerability** is a description of which assets, including structures, systems, populations and other assets as defined by the community, within locations identified to be hazard prone, are at risk from the effects of the identified hazard(s). **Assets** are determined by the community and include, but are not limited to: • People (including underserved communities and socially vulnerable populations). • Structures (including facilities, lifelines and critical infrastructure). • Systems (including networks and capabilities). • Natural, historic, and cultural resources. • Activities that have value to the community. *To form the vulnerability description, plan participant(s) may identify which specific assets are most important and most susceptible to*

Element	Requirements
	damage or loss from hazards. (For example, this may be expressed as replacement cost).
	2. The plan must describe the potential impacts on each participating jurisdiction and its identified assets. Impacts must include the effects of climate change, changes in population patterns (migration, density, or the makeup of socially vulnerable populations), and changes in land use and development. **Impacts** are the consequences of effects of each hazard on the participant's assets identified in the vulnerability assessment. For example, impacts could be described by referencing historical disaster damages with an estimate of potential future losses (such as percentage of damage vs. total exposure). *Gaps and limitations may be addressed as actions in the mitigation strategy, in particular for items that require additional assistance.*
	3. The plan must address repetitively flooded NFIP-insured structures by including the estimated numbers and types (residential, commercial, institutional, etc.) of repetitive/severe repetitive loss properties. *Participants should consider addressing all properties at high risk of flooding that may not be NFIP repetitive loss properties. For example, properties in the Special Flood Hazard Area (SFHA) with their lowest floor below the established Base Flood Elevation are at risk of flood damage from the base flood and potentially from more frequent flood events.* **Repetitive loss structure** means a structure covered under an NFIP flood insurance policy

Element	Requirements
	that (1) has incurred flood-related damage on two occasions, in which the cost of repair, on average, equaled or exceeded 25% of the value of the structure at the time of each such flood event; and (2) at the time of the second incidence of flood-related damage, the contract for flood insurance contains increased cost of compliance coverage. (44 CFR § 77.2(i)) **Severe repetitive loss structure** means a structure that is covered under an NFIP flood insurance policy and has incurred flood-related damage (1) for which four or more separate claims have been made under flood insurance coverage, with the amount of each claim (including building and contents payments) exceeding $5,000 and with the cumulative amount of such claims payments exceeding $20,000; or (2) for which at least two separate flood insurance claims payments (building payments only) have been made, with cumulative amount of such claims exceeding the value of the insured structure. (44 CFR § 77.2(j)) *Use of flood insurance claim and disaster assistance information is subject to The Privacy Act of 1974, as amended, which prohibits public release of the names of policyholders or recipients of financial assistance and the amount of the claim payment or assistance. However, maps showing general areas where claims have been paid can be made public.* ***If a plan includes the names of policyholders or recipients of financial assistance, or the amount of the claim payment or assistance, the plan cannot be approved until the information covered by the Privacy Act is removed from the plan or is properly protected per the Privacy Act.***

1. Asset Inventory

Planners conducted overall assessments using the National Risk Index for comparisons. Planners conducted more detailed assessments using HAZUS-MH Version 6.1 (2023) for earthquake and flood using the following models from:

- 100-year Carson River Flood (Figure 2-139)
- U.S. Geological Survey 7.1M Carson Range Earthquake Scenario (Figure 2-140)

Population, General Building Stock, and Agriculture

For flooding, the residential buildings considered in this analysis include single-family dwellings, mobile homes, multi-family dwellings, temporary lodgings, institutional dormitory facilities, and nursing homes. Nonresidential buildings were also analyzed including commercial, industrial, agricultural, government, educational, and religious centers. The third major factor analyzed was the impact of hazards on agriculture.

Table 2-50 summarized the population (and estimated population growth) and inventory for flood.

Table 2-50. Estimated Population and Building Inventory – 100-Year Flood.

Population			Residential Buildings		Nonresidential Buildings	
2020 Census Population Count	2023 Census Population Estimate	2028 Nevada Demographic 5-year Projection	Inventory Count	Exposure ($ thousands)	Inventory Count	Exposure ($ thousands)
49,488	**49,545**	**56,988**	**22,979**	**$8,205,455**	**2,825**	**$3,888,520**

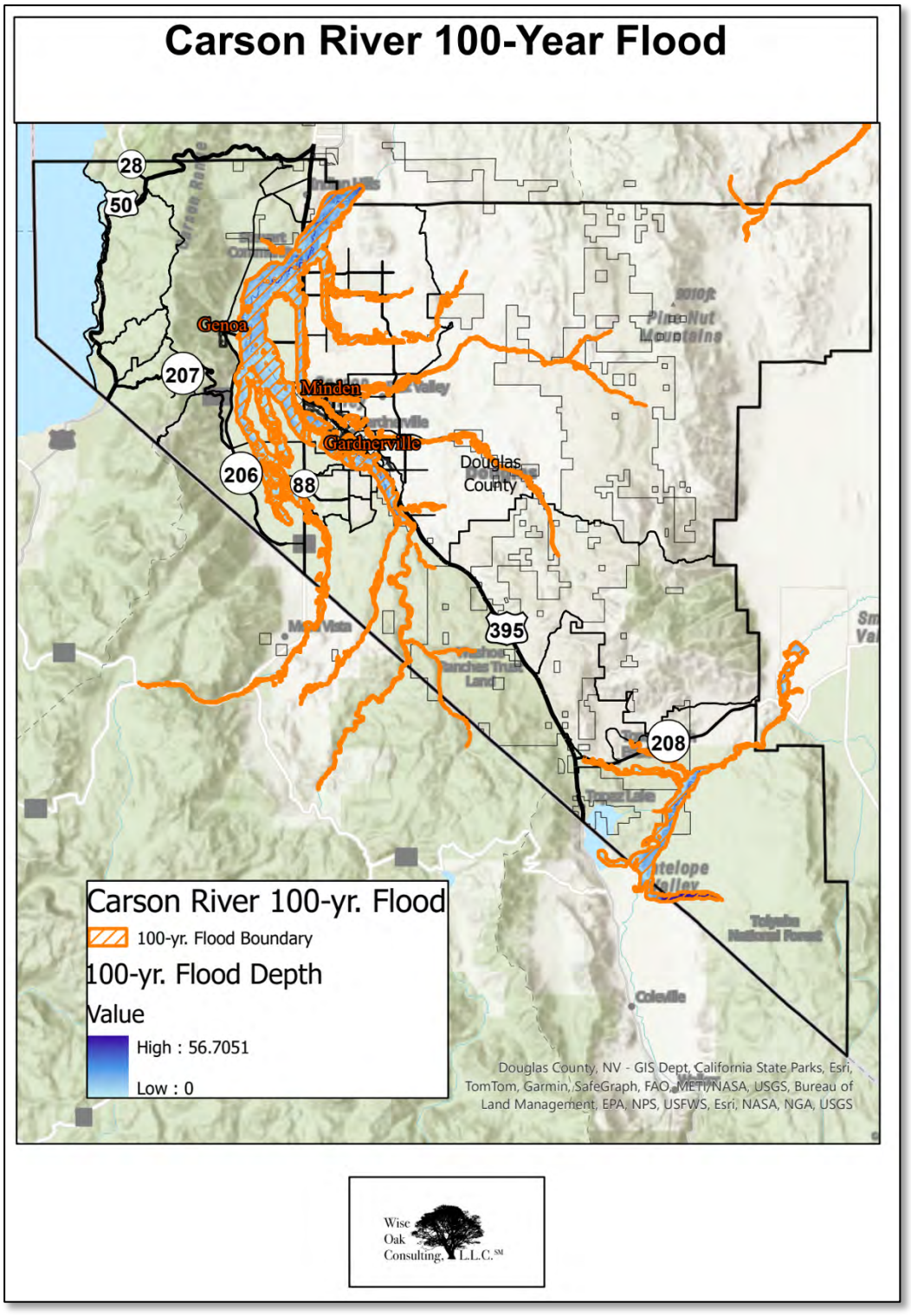


Figure 2-139. 100-Year Flood Scenario - HAZUS-MH 6.1 (2023).

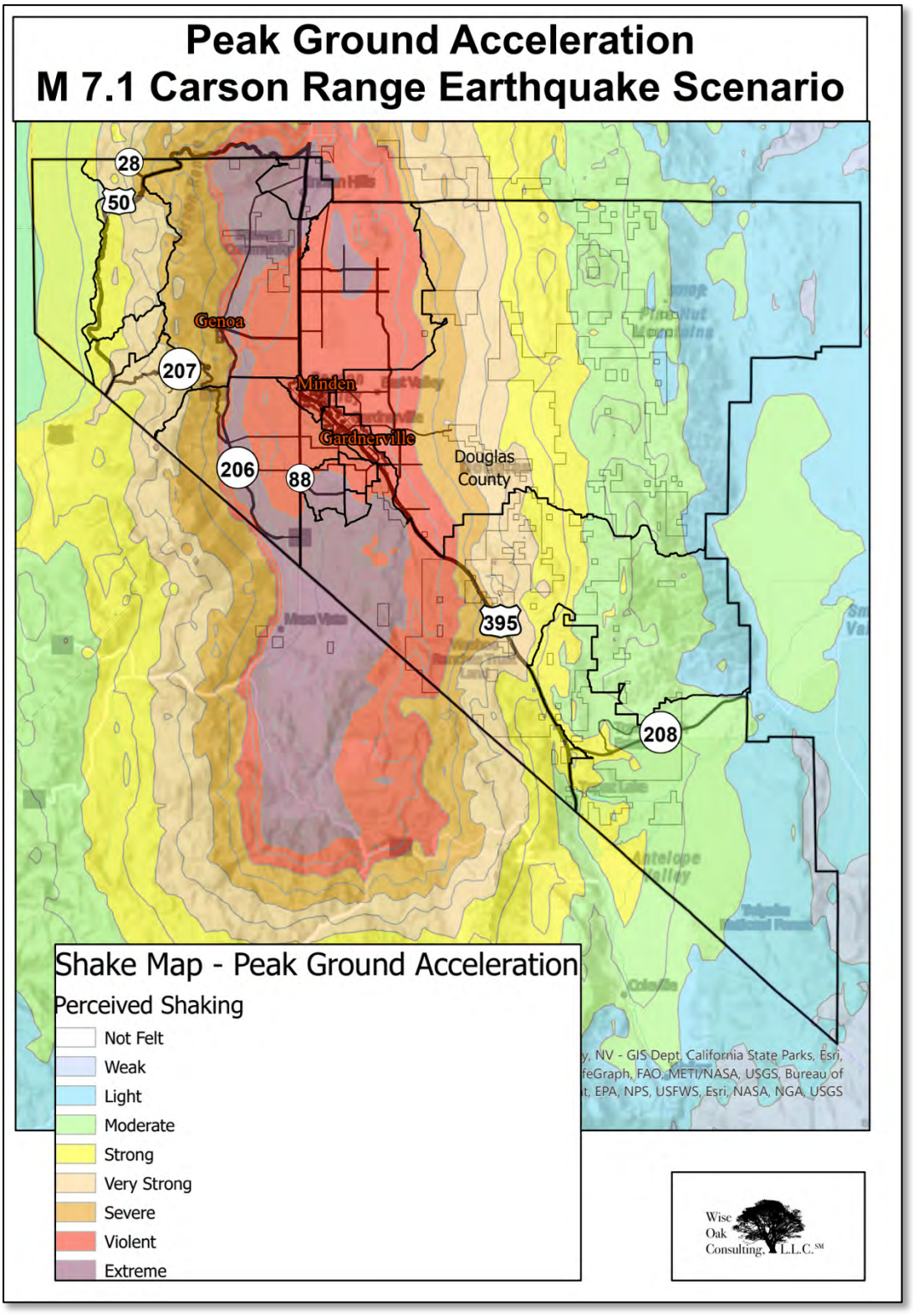


Figure 2-140. M 7.1 Carson Range Earthquake Scenario - HAZUS-MH 6.1 (2023).

Table 2-51 summarized the population and inventory for earthquakes. For earthquakes, counts for unreinforced masonry buildings and mobile homes are highlighted since they are particularly susceptible to earthquake damage.

Table 2-51. Estimated Population and Building Inventory – M 7.1 Carson Range Eq.

Population	Total Inventory		Unreinforced Masonry		Mobile Homes	
2020 Census Population Count	Count	Exposure ($ thousands)	Count	Exposure ($ thousands)	Count	Exposure ($ thousands)
49,488	**25,804**	**$12,095,297**	**212**	**$182,734**	**1,823**	**$209,081**

Table 2-52 provides an estimate for inventory by disaster type using FEMA's National Risk Index. Note the following exceptions:

- The National Risk Index is based on the 2016 U.S. Census. Population Exposure has been adjusted to reflect a current exposure based on the 2023 U.S. Census population estimate of 49,545.
- The National Risk Index has zero (0) for population exposure for drought and extreme heat. The total population numbers are included to assume that all residents are affected.
- Where there is a $0 value, the National Risk Index reports $0 exposure
- N.A. reflects that there is no data available in the National Risk Index.
- The National Risk Index has no data available for Seiche. Exposure was estimated using data from HAZUS-MH 6.1 and U.S. Census tract information. The total population of the at-risk census tracts are included.

Table 2-52. Exposure Summary by Hazard Type.

Hazard	Population Exposure	Building Exposure ($ thousands)	Agriculture Exposure ($ thousands)
Douglas County Total	49,545	$6,211,395	$23,533
Drought	49,545	$0	$21,871
Earthquake	47,107	$6,211,395	$0
Extreme Heat	49,545	$0	$0

Table 2-52. Exposure Summary by Hazard Type.			
Hazard	Population Exposure	Building Exposure ($ thousands)	Agriculture Exposure ($ thousands)
Flood	5,255	$40,564,323	$7,830
Infectious Disease	49,545	N.A.	$0
Infestation*	N.A.	N.A.	$23,533
Landslide & Debris Flow	17,132	$2,541,567	$0
Seiche**	3,300	$727,392	N.A.
Straight Line Winds	47,107	$6,211,395	$23,533
Thunderstorms & Lightning (Hail)	47,107	$6,211,395	$23,533
Thunderstorms & Lightning (Lightning)	47,107	$6,211,395	$0
Volcano	2,104	$181,194	$0
Wildland Fire	10,506	$1,654,441	$11,140
Winter Weather	6,463	$1,573,959	$1,123

Critical Facilities and Infrastructure

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. Table 2-53 summarizes the inventory for critical facilities and infrastructure for flood and earthquake.

Table 2-53. Critical Facilities and Infrastructure.			
Category	**Type**	Inventory (Number / Miles)	Exposure ($ thousands)
Critical Facilities	Communication Facilities (Broadcast)	2	$218

Table 2-53. Critical Facilities and Infrastructure.			
Category	**Type**	Inventory (Number / Miles)	Exposure ($ thousands)
	EOCs	1	$2,941
	Fire Stations	18	$18,755
	Medical - Hospital w/Emergency Room	1	$21,038
	Medical - V.A. Clinic	1	$2,821
	Medical – Urgent Care	4	Not available in HAZUS
	Private Schools	3	$3,809
	Public Primary, Secondary, Alternative and Adult Schools	18	$140,918
	Sheriff Stations	5	$71,999
Transportation Facilities	Airport Facility	1	$5,300
	Bus Station	1	$1,853
Transportation Infrastructure	Airport Runways	2	$14,768
	Bridges	40	$42,037
	Tunnels	2	$6,964
	State and Federal Highways (miles)	109	$572,616
Utility Infrastructure	Natural Gas Pipelines	4	$104,733
	Natural Gas Distribution Pipelines	889	Not available in HAZUS
	Potable Water Pipes	2,223	Not available in HAZUS

Table 2-53. Critical Facilities and Infrastructure.			
Category	**Type**	Inventory (Number / Miles)	Exposure ($ thousands)
	Sewer Pipes	1,334	Not available in HAZUS
	Wastewater Treatment Plants	3	$436,528

2. Impacts

Methodology

Details vulnerability and impact analysis is provided in each respective section and is not repeated here. Rather, the results are summarized. This hazard summary uses the National Risk Index (NRI) Composite Score, Exposure, and Expected Annual Loss to compare the natural hazards in this Plan. Some natural hazards either have no FEMA data for Douglas County or are not covered in the NRI. In those cases, general relative assessments are for the overall planning significance.

The National Risk Index composite score not only includes hazard-specific data, it also incorporates SCDC Social Vulnerability Index data. As such, it provides a wholistic picture of each hazard that helps identify vulnerable populations that can be prioritized in hazard mitigation planning and projects. The National Risk Index Composite Score includes the following factors:

- NRI Expected Annual Loss
- CDC Social Vulnerability
- CDC Community Resilience

The Expected Annual Loss, in turn, is comprised of multiple factors that incorporate current previous occurrences, current exposure, and the probability of future occurrences. The NRI Expected Annual Loss includes the following factors:

- NRI Exposure
- NRI Annualized Frequency
- NRI Historic Loss Ratio

The National Risk Index was used in the hazard analysis in this plan in order to incorporate standardized, national-level data sets, enabling Douglas County to understand its risks in a consistent manner across census tracts, State of Nevada Counties, and even the nation. Note that the National Risk Index only includes the 18 natural hazards that are either regionally significant (e.g., tsunami) or were profiled in at least half of the state hazard mitigation plans. This Plan also aligns hazards with the State of Nevada Threats and Hazards Guide. Therefore, the closest NRI hazard was used when there was not an exact match.

Impact Summary

The impacts, including the impacts due to climate change are discussed in each hazard's profile. This section simply summarizes the impacts on assets defined in "Inventory."

As with the Inventory, HAZUS-MH provides detailed information regarding impacts. The impact due to climate change, are included in the hazard profiles. The impact of the 100-year flood and M 7.1 Carson Ridge earthquake scenarios provides a more detailed impact analysis.

Section II: Hazard Identification and Risk Assessment

HAZUS-MH Flood Impact Summary

Figure 2-141 overlays Douglas County critical infrastructure on the HAZUS-MH Carson River 100-year flood map.

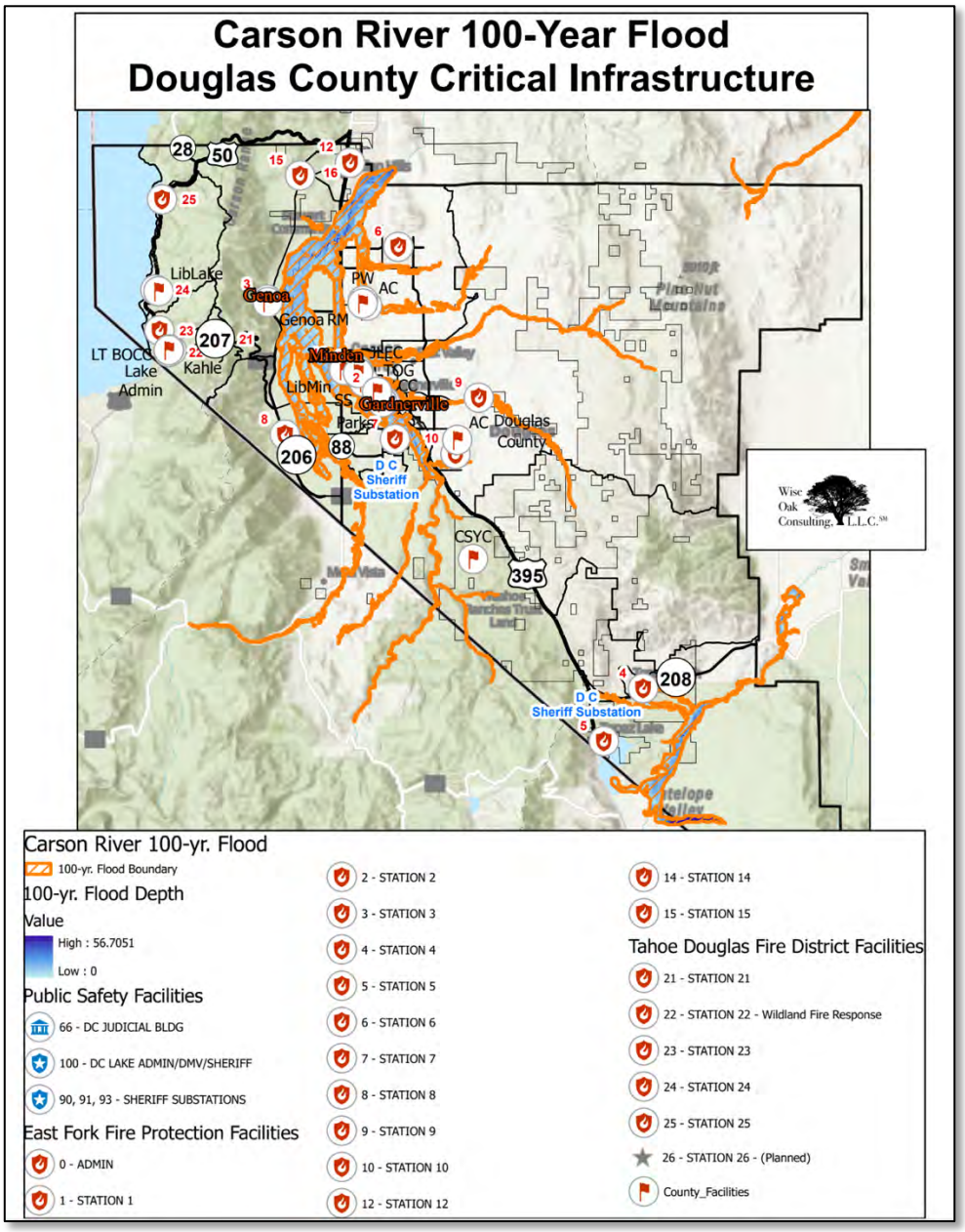


Figure 2-141. 100-Year Flood Scenario vs. Critical Infrastructure - HAZUS-MH 6.1 (2023).

Table 2-54 summarizes the estimated building damage by general occupancy for the 100-year Carson River flood scenario. What is clear is that most of the risk of damage lies with residential buildings.

Table 2-54. Estimated Damage by General Occupancy – 100-year Carson River Flood.								
Occupancy Type	**Count of Buildings (#) by Range of Damage (%)**							
	< 1%	**1-10**	**11-20**	**21-30**	**31-40**	**41-50**	**Substantial**	**Total**
Residential	317	191	252	60	28	3	17	868
Government	0	0	0	0	0	0	0	0
Education	0	0	0	0	0	0	0	0
Commercial	4	16	3	1	0	0	0	24
Industrial	0	1	0	0	0	0	0	1
Agricultural	0	0	0	0	0	0	0	0
Religion	0	0	0	0	0	0	0	0
Total	321	208	255	61	28	3	17	893

Table 2-55 summarizes the estimated damage by building type for the 100-year Carson River flood scenario

Table 2-55. Estimated Damage by General Occupancy – 100-year Carson River Flood.

Building Type	Count of Buildings (#) by Range of Damage (%)							
	< 1%	1-10	11-20	21-30	31-40	41-50	Substantial	Total
Wood	306	195	249	59	28	2	0	839
Steel	0	2	0	0	0	0	0	2
Concrete	1	5	1	0	0	0	0	7
Masonry	2	6	2	0	0	0	0	10
Manufactured Home	6	0	1	0	0	1	17	25
Total	315	208	253	59	28	3	17	883

Table 2-50 summarizes the direct economic losses for the 100-year flood Carson River scenario.

Table 2-50. Direct Economic Losses for Buildings – 100-year Carson River Flood.

Capital Stock Losses ($1,000)				Income Losses ($1,000)				Total Losses
Building Loss	Contents Loss	Inventory Loss	Building Loss Ratio %	Relocation Loss	Capital Related Loss	Wages Losses	Rental Income Loss	Total Loss
$58,273	$59,438	$3,833	1.70	$38,524	$44,798	$84,842	$18,051	$307,759

While HAZUS-MH 6.1 estimates $91,430 damage to one school, it estimates no loss to the following critical facilities:

- EOC
- Fire Stations
- Police Stations
- Hospitals

HAZUS-MH Earthquake Impact Summary

Figure 2-142 overlays Douglas County critical infrastructure on the HAZUS-MH M 7.1 Carson Range HAZUS-MH shake map.

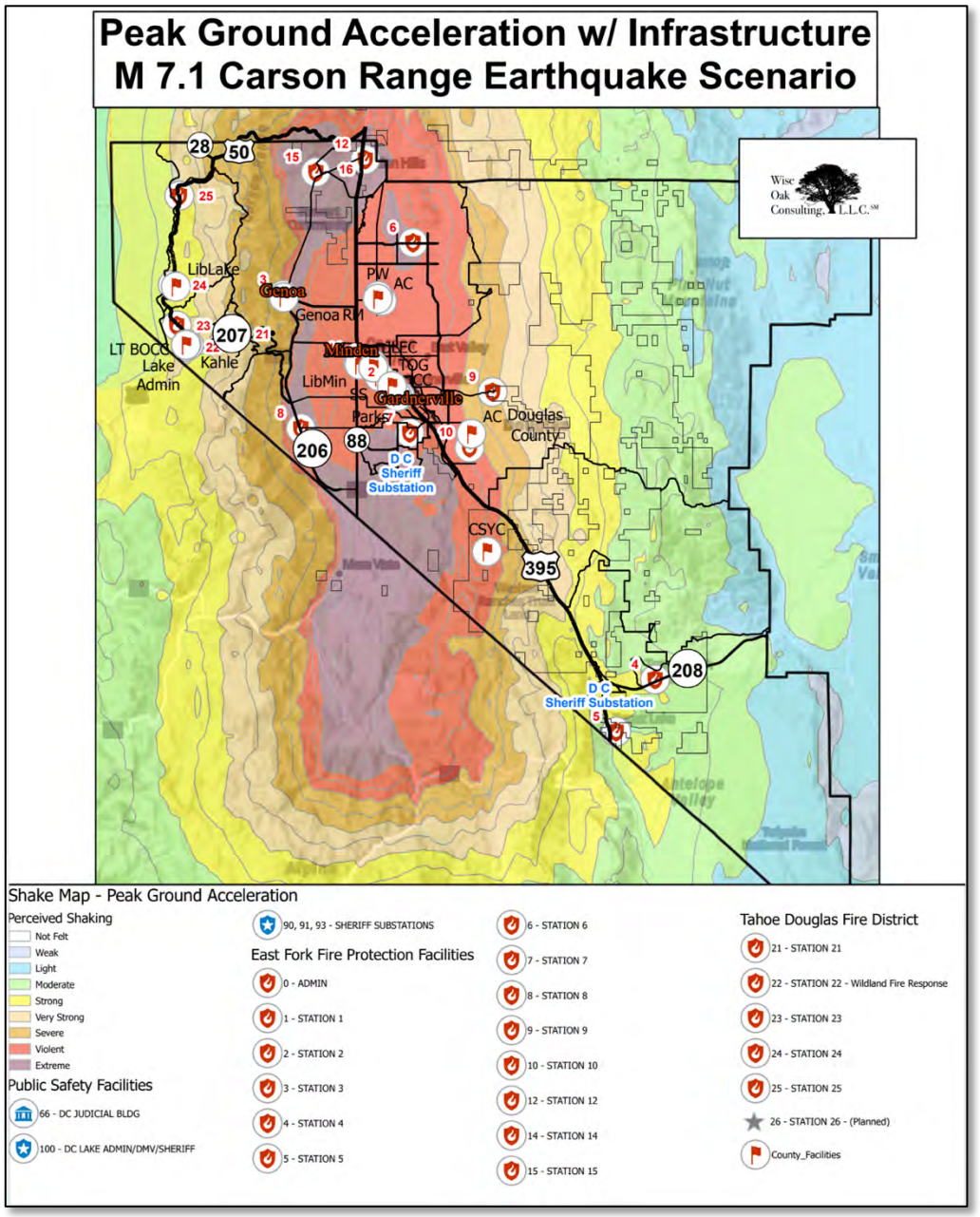


Figure 2-142. M 7.1 Carson Range Earthquake Scenario vs. Critical Infrastructure - HAZUS-MH 6.1 (2023).

Table 2-56 summarizes the estimated building damage by general occupancy for the M 7.1 Carson Range earthquake scenario.

Table 2-56. Estimated Damage by General Occupancy – M 7.1 Carson Range Earthquake.						
Occupancy Type	**None**	**Slight**	**Moderate**	**Extensive**	**Complete**	**Total**
Single Family Home	6,135	9,519	2,894	107	34	18,690
Other Residential	1,516	1,359	860	388	166	4,289
Government	10	13	14	7	5	49
Education	13	15	8	2	2	40
Commercial	386	520	622	259	122	1,909
Industrial	149	170	225	99	43	686
Agricultural	20	25	24	12	7	88
Religion	11	14	19	7	2	53
Total	8,241	11,636	4,666	881	380	25,804

Table 2-57 summarizes the estimated damage by building type for M 7.1 Carson Range earthquake scenario for buildings that are pre-code, high seismic design level, moderate seismic design level, and low seismic design level respectively.

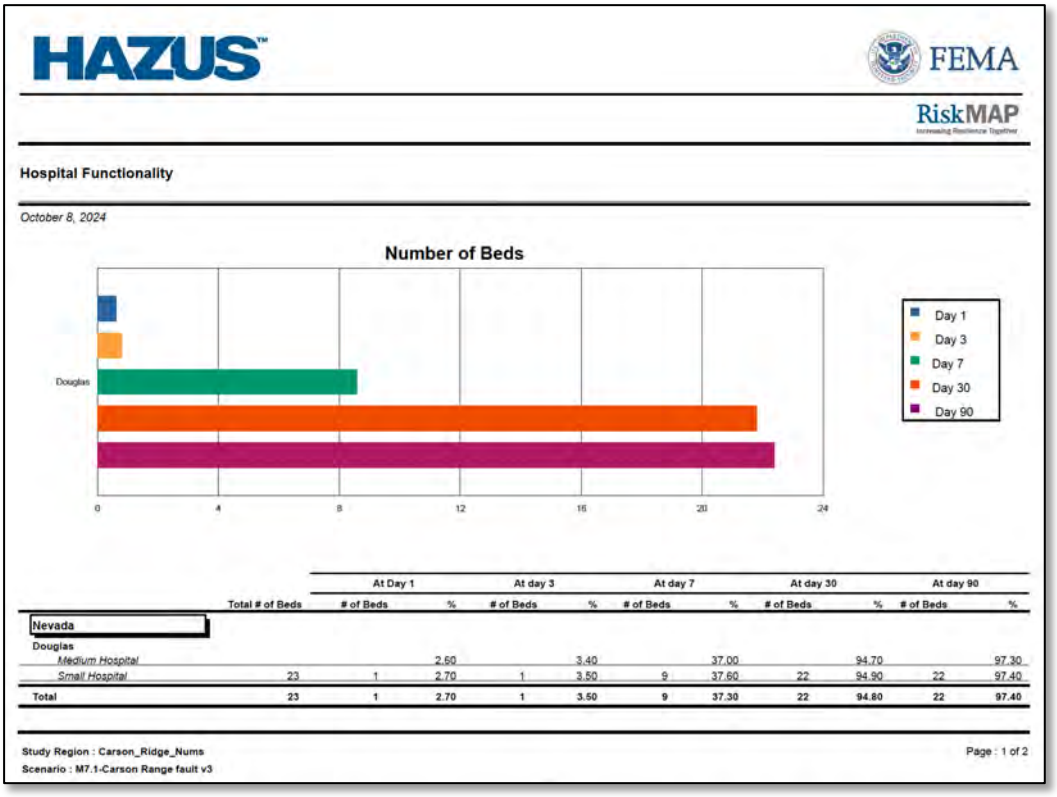
Table 2-57. Estimated Damage by Building Type – M 7.1 Carson Range Earthquake.						
Building Type	**None**	**Slight**	**Moderate**	**Extensive**	**Complete**	**Total**
Pre-code						
Wood	12	38	43	27	8	127
Steel	14	20	41	29	51	155
Concrete	19	39	67	42	56	224
Precast	4	5	14	14	23	62
Reinforced Masonry	10	11	25	22	19	87
Unreinforced Masonry	9	23	49	54	77	212
Manufactured Home	51	80	80	44	82	338

Table 2-57. Estimated Damage by Building Type – M 7.1 Carson Range Earthquake.						
Building Type	**None**	**Slight**	**Moderate**	**Extensive**	**Complete**	**Total**
Total	120	216	320	233	317	1,205
High Seismic Design Level						
Wood	560	176	3	0	0	738
Steel	17	5	1	0	0	22
Concrete	17	5	0	0	0	22
Precast	18	7	1	0	0	27
Reinforced Masonry	42	8	1	0	0	51
Manufactured Home	116	48	14	0	0	178
Total	768	249	20	0	0	1,038
Moderate Seismic Design Level						
Wood	5,122	8,608	2,949	52	0	16,732
Steel	63	54	152	103	11	383
Concrete	60	78	160	64	3	365
Precast	48	56	154	79	5	342
Reinforced Masonry	194	182	383	116	2	877
Manufactured Home	417	236	255	220	41	1,169
Total	5,905	9,213	4,053	634	63	19,868
Low Seismic Design Level						
Total	0	0	0	0	0	0

Table 2-58 summarizes the estimated critical facility functionality building damage using the M 7.1 Carson Ridge earthquake scenario. Notably, first responders are at only 35% functionality on day 1.

Table 2-58. Critical Facility Functionality – M 7.1 Carson Range Earthquake.		
Facility	**Count**	**Functionality at Day 1**
EOC	1	18.6%
Fire Stations	18	35.2%
Police Stations	5	35.1%
Schools	20	4.8%
	1	1.5%

Figure 2-143 depicts the hospital functionality for the M 7.1 Carson Range earthquake scenario. Notably, it may take more than three (3) weeks to reach 90% functionality.



		At Day 1		At day 3		At day 7		At day 30		At day 90	
	Total # of Beds	# of Beds	%	# of Beds	%	# of Beds	%	# of Beds	%	# of Beds	%
Nevada											
Douglas											
Medium Hospital			2.60		3.40		37.00		94.70		97.30
Small Hospital	23	1	2.70	1	3.50	9	37.60	22	94.90	22	97.40
Total	23	1	2.70	1	3.50	9	37.30	22	94.80	22	97.40

Figure 2-143. Hospital Functionality - 7.1 Carson Range Earthquake Scenario.

Regarding casualties, HAZUS-MH 6.1 estimates:

- First two (2) hours - 122
- The next twelve (12) hours - 392
- The next three (3) hours – 266

Regarding shelter requirements, HAZUS 6.1 estimates:

- Displaced households – 593
- People requiring short-term shelter – 258

Table 2-59 summarizes the direct economic losses for the M 7.1 Carson Range earthquake scenario.

Table 2-59. Direct Economic Losses for Buildings – M 7.1 Carson Range Earthquake.

Capital Stock Losses ($1,000)					Income Losses ($1,000)				Total Losses
Cost of Structural Damage	Cost of Non-Structural Damage	Cost of Contents Damage	Inventory Loss	Loss Ratio %	Relocation Loss	Capital Related Loss	Wages Losses	Rental Income Loss	Total Loss
171,305	658,267	259,242	25,589	6.86	92,908	92,219	102,593	66,758	1,468,882

National Risk Index Impact Summary

Table 2-60 summarizes the natural hazards, ranked by the average of the NRI Composite Score across the census tracts. Planning Significance is broken down based on natural break points and Planning team priorities. The Expected Annual Loss provides a standardized method for assessing the impact of each hazard.

Table 2-60. Natural Hazard Impact Summary.

HMP Hazard	NRI Hazard	Total Exposure ($ thousands)	Expected Annual Loss ($ thousands)	NRI Average Score	Planning Significance
Earthquake	Earthquake	$363,388,595	$7,096	35.44	High
Wildland Fire	Wildfire	$81,322,021	$3,406	22.85	High
Drought	Drought	$21,871	$7,575	15.78	High
Straight Line Winds	Strong Wind	$363,412,128	$28	13.41	High
Flood	Riverine Flooding	$40,564,323	$542	11.46	High
Thunderstorms, Lightning, Hail	Lightning	$363,388,595	$26	10.89 Average	Medium
	Hail	$363,412,128	$12		
Landslides & Debris Flow	Landslide	$132,439,567	$401	9.08	Medium
Winter Storms and Extreme Cold	Winter Weather	$50,580,750	$19	4.4	Medium
Volcano	Volcanic Activity	$16,135,995	$4	2.18	Low
Seiche*	Tsunami	$727	Undetermined	0	Low
Extreme Heat	Heat Wave	$0	$0	0	Low

Table 2-60. Natural Hazard Impact Summary.					
HMP Hazard	**NRI Hazard**	**Total Exposure ($ thousands)**	**Expected Annual Loss ($ thousands)**	**NRI Average Score**	**Planning Significance**
Infectious Disease**	N.A.	N.A.	N.A.	N.A.	Low
Infestation**	N.A.	N.A.	N.A.	N.A.	Low

*Seiche exposure was estimated using HAZUS-MH exposure for census blocks in the approximate seiche inundation zones.

**There is no National Risk Index Information.

Section II: Hazard Identification and Risk Assessment

Figures 2-144 and 2-145 depict Douglas County facilities versus the National Risk Index Composite Score for the County overall and in the more heavily populated north. As is clear throughout the hazard profile analysis, a large number of County facilities lie within the higher risk areas. Douglas County can use this to help prioritize the location of mitigation projects.

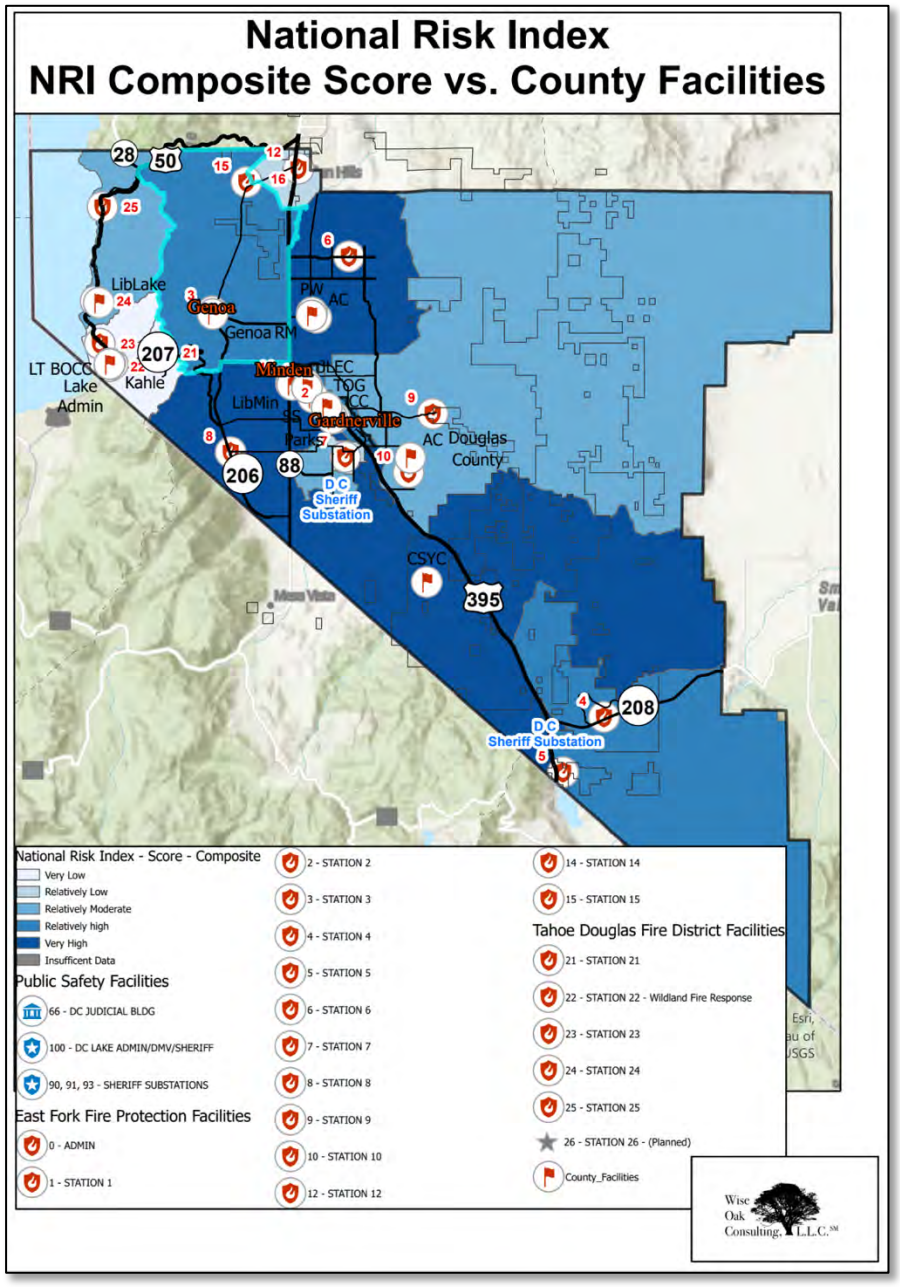


Figure 2-144. National Risk Index Composite Score vs. Douglas County Facilities.

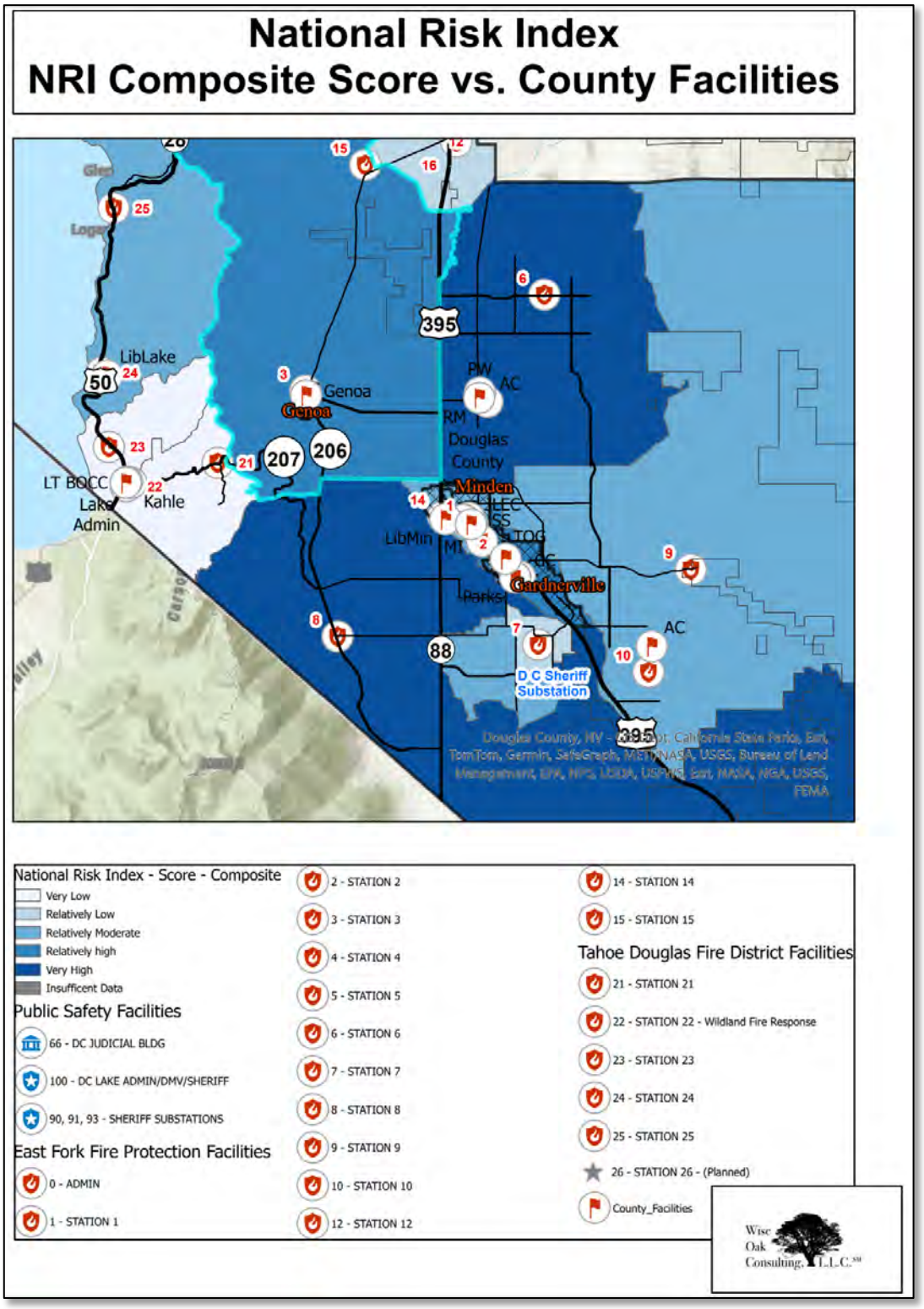


Figure 2-145. National Risk Index Composite Score vs. Northern Douglas County Facilities.

Data Limitations

The vulnerability and impact estimates provided herein use the best data currently available, and the methodologies applied result in an approximation of risk. These estimates may be used to understand relative risk from hazards and potential losses. However, uncertainties are inherent in any loss estimation methodology, arising in part from incomplete scientific knowledge concerning hazards and their effects on the built environment, as well as approximations and simplifications that are necessary for a comprehensive analysis. For example, not every hazard of interest in Douglas County has been assessed in the National Risk Index (NRI). In addition, the NRI does not have historical data in Douglas County for such disasters as Seiche. On the other hand, HAZUS-MH has much more in-depth analysis for earthquakes and floods than is available for other hazards. Finally, the NRI uses 2016 U.S. Census data and HAZUS Version 6.0 vs. the HAZUS Version 6.1 (2020 U.S. Census) used for the detailed flood and earthquake assessment. Despite greater latency in the National Risk Index, its use of nationally recognized databases and methodologies provides an excellent, standardized approach for comparing hazards.

3. Future Development

Table 2-61 summarizes the State of Nevada's population change in Douglas County in general and in the three unincorporated towns from 2010-2023.

Table 2-61. Douglas County Population.

Area	2010	2020	2023	2020-2023 Change	2020-2023 Change (%)
Douglas County	49,242	49,082	54,343	5,261	10.7%
Gardnerville	4,983	5,933	5,667	-266	-4.5%
Genoa	244	218	217	-1	-0.5%
Minden	3,213	3,294	3,559	265	8.0%

Table 2-62 summarizes the Nevada State Demographer's five-year projection for Douglas County from 2023-2028.

Table 2-62. Five-year Projected Population Growth 2023-2028.

Year	Total Population	Change from Previous Year	Percent Change
2023	54,343	N/A	N/A
2024	54,918	575	1.1%
2025	55,457	539	1.0%
2026	55,983	526	0.9%
2027	56,495	512	0.9%
2028	56,988	493	0.9%

Growth Management

Douglas County prioritizes responsible, sustainable growth in the *Douglas County 2020 Master Plan* and identifies 12 future land use designations under four (4) categories:

- Residential – rural residential, single-family estates, single family residential, multi-family residential.
- Non-residential – commercial, industrial, community facility, recreation.
- Resource – forest and range, agriculture, Washoe Tribe (Tribal only and not BIA).
- Receiving – parcels identified for future urban development that require developmental rights.

"Growth management involves balancing protection of the natural environment with new urban and suburban development using tools such as annual building permit caps and/or urban growth boundaries. Growth management seeks to balance the need for investment and reinvestment—which is vital to the healthy renewal of revenue sources used to provide services to our residents—against the need for sustainable use of natural resources and provision of amenities at a desirable per capita rate. There is often a concern that growth management strategies may be too restrictive and cause increases in housing prices and/or raw land prices; on the other hand, an overly rapid increase in population and excessive urbanization are not part of the vision for a County that seeks to remain mostly rural and prizes its lower-density status and abundant open spaces." (Douglas County 2020, 120)

The Douglas County Master Plan and the Douglas County Development Code provide guidance and regulations regarding the appropriate types and location of different types of development. To help ensure that new development does not strain resources, the County has adopted three main growth management tools that are further analyzed in the sections below:

(1) building permit and growth management allocation ordinance,

(2) transfer development rights program, and

(3) urban service areas.

Figure 2-146 is the future land use map for Douglas County and Figure 2-147 is the future land use overlayed the National Risk Index Composite Score. Clearly, the regions for most development also have higher risk. The County simply needs to design mitigation measures and/or use the analysis to help prioritize mitigation projects.

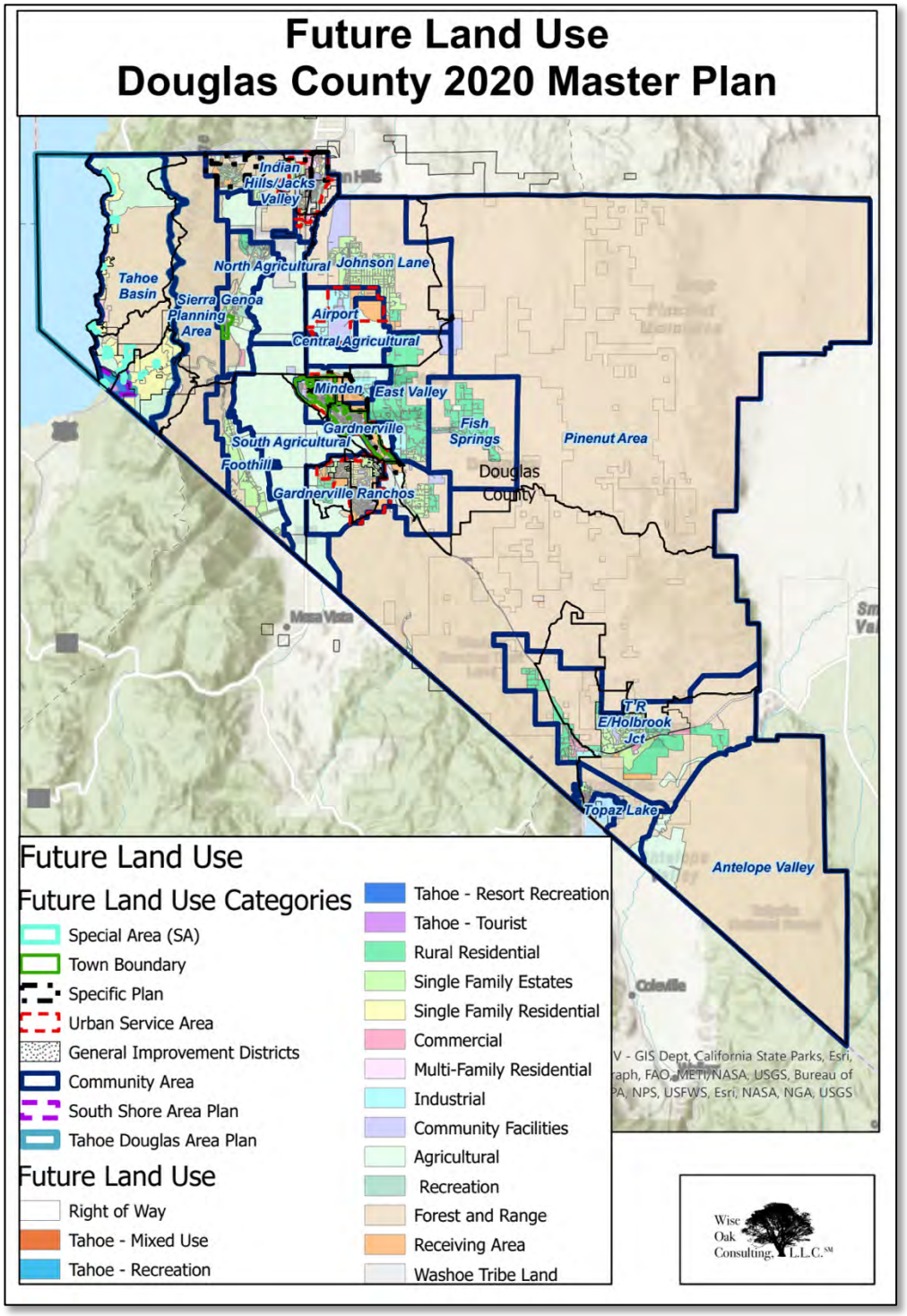


Figure 2-146. Douglas County Future Land Use Map.

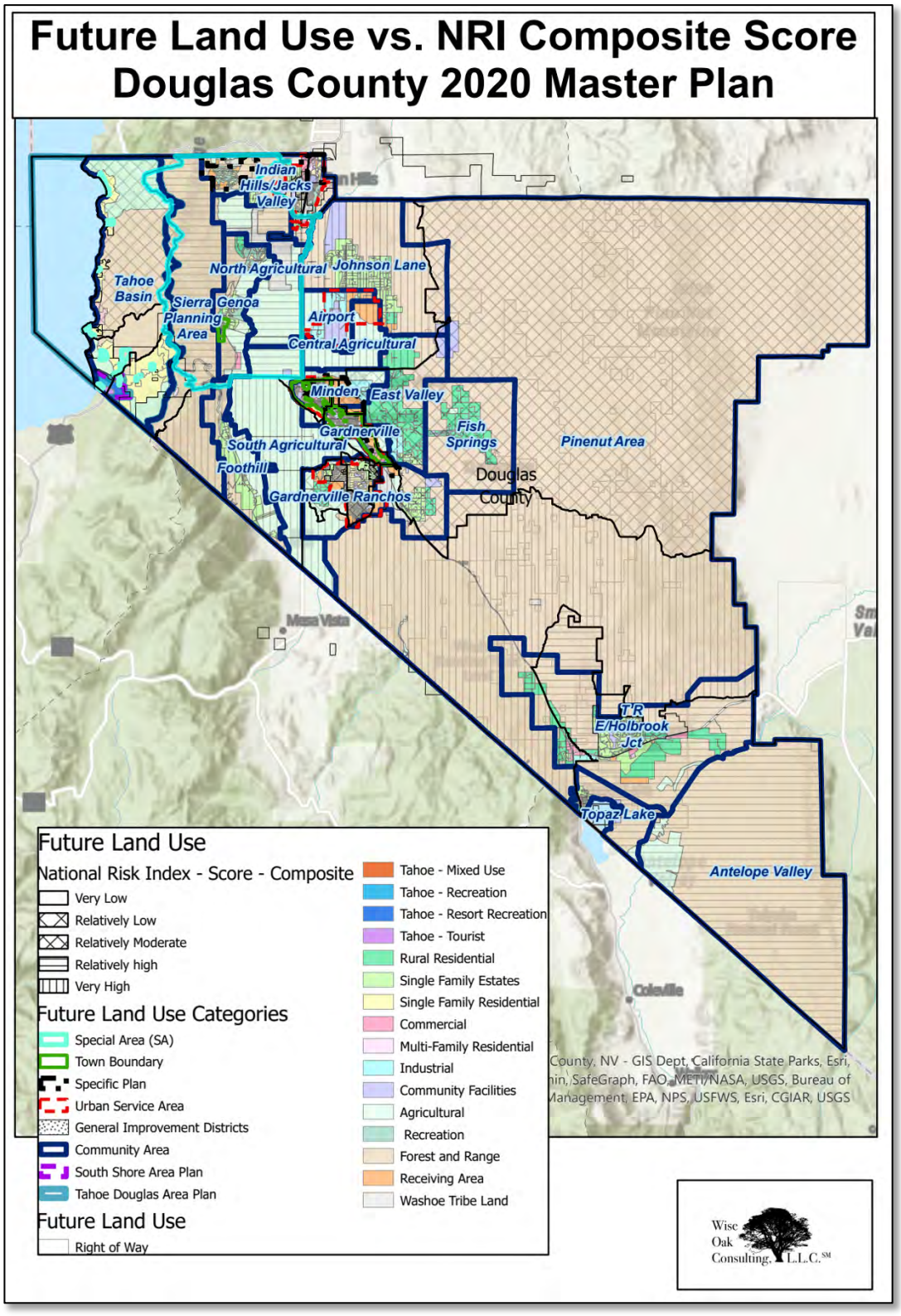


Figure 2-147. Douglas County Future Land Use Map vs. NRI Composite Score.

4. National Flood Insurance Program (NFIP)

As depicted in the NFIP report of October 02, 2024, Douglas County has no repetitive losses or severe repetitive losses (Figure 2-148).

Insurance Overview

As of 10/02/2024

Community:	DOUGLAS COUNTY *	**State:**	NEVADA
County:	DOUGLAS COUNTY	**CID:**	320008

Overview | Occupancy | Zone | Pre/Post FIRM

Total by Community

Total Number of Policies:	636
Total Premiums:	$465,443
Insurance in Force:	$191,421,000
Total Number of Closed Paid Losses:	218
$ of Closed Paid Losses:	$3,712,792

Group Flood Insurance

Total Number of Policies:	0
Total Premiums:	$0
Insurance in Force:	$0
Total Number of Closed Paid Losses:	0
$ of Closed Paid Losses:	$0

Post Firm Minus Rated Policies

Total Number of Minus Rated Policies:	30
A Zone Minus Rated Policies:	28
V Zone Minus Rated Policies:	0

Manufactured Homes

Total Number of Policies:	24
Total Number of Closed Paid Losses:	0
$ of Closed Paid Losses:	$0

ICC

Total Number of ICC Closed Paid Losses:	0
$ of ICC CLosed Paid Losses:	$0

1316

Number of Properties by Community:	0

Substantial Damage Losses

Number of Substantial Damage Closed Paid Losses:	20

Figure 2-148. Douglas County NFIP Report, October 2nd, 2024.

III. Mitigation Strategy

Figure 3-1. "The FEMA Mitigation Strategy: Goals, Actions, Action Plan." (Federal Emergency Management Agency 2023)

Section III: Mitigation Strategy

A. Hazard Management Policies, Programs, and Capabilities

Element	Requirements
C1. Does the plan document each jurisdiction's existing authorities, policies, programs, and resources and its ability to expand on and improve these existing policies and programs? **44 CFR § 201.6(c)(3)**	a. The plan must describe how the existing authorities, policies, programs, funding and resources of each participant are available to support the mitigation strategy. This must include a discussion of the existing building codes and land use and development ordinances or regulations. Capabilities may be described in a table or narrative. **Discussion** means a narrative or other materials that provide context on a section of the plan. *Describing the current capabilities provides a rationale for which mitigation projects can be undertaken to address the vulnerabilities identified in the Risk Assessment.* The plan shall include an evaluation of the County laws, regulations, policies, programs, and resources related to hazard mitigation and development in hazard-prone areas. The evaluation shall address the opportunities, as well as the challenges, of existing capabilities.
	b. The plan must describe the ability of each participant to expand on and improve the capabilities described in the plan. If the participants do not have the ability or authority to expand and/or improve their capabilities, the plan must describe this lack of ability or authority. *Gaps and limitations for each participant may be addressed as actions in the mitigation strategy.*

Section III: Mitigation Strategy

Douglas County complies with local, state, Federal, and international standards. The Planning Team reviewed and evaluated Douglas County's resources, capabilities, and "gaps" and mitigation opportunities in the following areas:

- **Planning and Regulatory Capabilities**
  - Planning – Table 3-1
  - Regulatory (Building Codes) – Table 3-2
- **Legal/Regulatory, Codes, and Ordinances, and Plans**
  - Administrative – Table 3-3
  - Technical – Table 3-4
- **Financial Capabilities**
  - Table 3-5
- **Education and Outreach Capabilities**
  - Table 3-6
- **NFIP**
  - Table 3-7 – 3-10
    - Table 3-7, NFIP Staff Resources
    - Table 3-8, NFIP Insurance Summary
    - Table 3-9, NFIP Regulation
    - Table 3-10, Community Rating System (CRS)

Section III: Mitigation Strategy

1. Planning and Regulatory Capabilities

The County's Planning capabilities are summarized in Table 3-1. Douglas County has regulations, policies, programs, and resources related to hazard mitigation and development in hazard-prone areas.

Table 3-1. Planning Capabilities.

Capability Type	In Place	Notes
Plans	**Yes/No**	**Is the ordinance an effective measure for reducing hazard impacts? Is it adequately administered and enforced?**
Capital Improvements Plan	Yes	• Yes, developed through budgeting process. • Yes, approved by elected officials.
Climate Change Adaptation Plan	No	• The Strategic plan addresses sustainable growth. • Yes, the County Manager's Office ensures compliance.
Community Wildfire Protection Plan	Yes	• Yes, there are two (2) plans; one for each district. • Yes
Comprehensive/Master Plan	Yes	• Yes, it drives sustainable growth. • Yes, it is approved by elected officials.
Continuity of Operations Plan	Yes	• Yes, but it needs updating. • No, but a new emergency management team is updating the entire EM program.
Economic Development Plan	Yes	• No, it is focused on economics. • Yes, it is executed.
Land Use Plan	Yes	• Yes, it is an element of the master plan. • Yes
Local Emergency Operations Plan	Yes	• Yes, but it needs updating. • No, but a new emergency management team is updating the entire EM program.
Stormwater Management Plan	Yes	• Yes, the entire intent is to reduce hazard impacts. • Yes
Transportation Plan	Yes	• Yes, it supports both pre-disaster hazard mitigation and post disaster response. • Yes

Douglas County's Land Use Planning and Ordinances are summarized in Table 3-2.

Section III: Mitigation Strategy

Table 3-2. Land Use Planning and Ordinances.		
Capability Type	**In Place**	**Notes**
Land Use Planning and Ordinances	**Yes/No**	**Is the ordinance an effective measure for reducing hazard impacts? Is it adequately administered and enforced?**
Acquisition of land for open space and public recreation use	Yes	• No, the plan needs updating to reflect mitigation. • Yes
Building code	Yes	• Yes, the County follows the International Building Code (IBC). • Yes
Flood insurance rate maps	Yes	• Yes, the County is in compliance. • Yes
Floodplain ordinance	Yes	• Yes, it follows a comprehensive, multi-county effort revolving around the Carson River. • Yes
Natural hazard specific ordinance (stormwater, steep slope, wildfire)	Yes	• Yes, hillside ordinance, wildland operations plan, stormwater master plan. • Yes
Land division ordinance & Zoning Ordnance	Yes	• Yes, it emphasizes sustainable growth. • Yes
TRPA Tahoe Regional Planning Agency	Yes	• Yes, a non-county agency that requires compliance with water quality. • Yes
How can these capabilities be expanded and improved to reduce risk?		
Older plans need to be updated to include more mitigation and sustainability measures. Newer plans incorporate these concepts, especially following the 2020 Master Plan and the 2024 Strategic Plan. This HMP, in particular, is linked to these new, holistic planning efforts.		

Section III: Mitigation Strategy

2. Administrative and Technical Capabilities

Administrative capabilities are summarized in Table 3-3.

Table 3-3. Administrative Capabilities.

Capability Type	In Place	Notes
Administrative	**Yes/No**	**Is staffing adequate to enforce regulations? Is staff trained on hazards and mitigation? Is coordination between agencies and staff effective?**
Chief Building Official	Yes	• Need more staff to provide more robust coverage. • Yes, but need more training on damage assessments. • Yes
Civil Engineer	Yes	• Need more staff to provide more robust coverage. • Yes • Yes
Community Planner	Yes	• Need more staff to provide more robust coverage. • Yes, needs more training and certifications. • Yes
Emergency Manager	Yes	• Need more staff. • Yes, ongoing for credentialing. • Yes
Floodplain Administrator	Yes	• Need more staff. • Yes, need more training. • Yes
GIS Coordinator	Yes	• Need succession planning. • Yes, need more training • Yes
Planning Commission	Yes	• Yes • Yes, need mitigation-specific training. • Yes
Fire Marshall	Yes	• No, need more staff to cover the requirements. • Yes, ongoing to gain/maintain credentials. • Yes
Fire Chief	Yes	• Yes • Yes, ongoing to gain/maintain credentials. • Yes

Technical capabilities are summarized in Table 3-4.

Table 3-4. Technical Capabilities.		
Capability Type	**In Place**	**Notes**
Technical	**Yes/No**	**Has capability been used to assess/mitigate risk in the past?**
Building Official	Yes	Yes
Civil Engineer	Yes	Yes
Community Planner	Yes	Yes
Emergency Manager	Yes	Yes
Floodplain Administrator	Yes	Yes
GIS Coordinator	Yes	Yes
Planning Commission	Yes	Yes
Fire Marshall	Yes	Yes
Fire Chief	Yes	Yes
How can these capabilities be expanded and improved to reduce risk?		
The greatest need is more trained and credentialed staff, especially to keep up with the growth.		

Section III: Mitigation Strategy

B. Financial Capabilities

A summary of financial capabilities is in Table 3-5.

Table 3-5. Financial Capabilities.		
Capability Type	**In Place**	**Notes**
Funding Resource	**Yes/No**	**Has the funding resource been used in the past and for what type of activities? Could it be used to fund future mitigation actions?**
Capital improvements project funding	Yes	• Yes, flood control, catch basins, fire suppressions system improvements, traffic improvements, etc. • Yes
Community Development Block Grant	Yes	• No, it is too narrowly focused to use for mitigation projects. • No
Federal funding programs (non-FEMA)	Yes	• PHEP & ASPR, conducts many public health preparedness efforts. • State of Nevada, DEM – non-FEMA federal funds that are distributed by the state for mitigation projects.
Fees for water, sewer, gas, or electric services	No	
Impact fees for new development	No	
State funding programs	Yes	• State revolving fund for water projects. • State Fire grants. • WFPP Wildfire Protection program. • SERC – HAZMAT funding.
Stormwater utility fee	No	
FEMA Grants	Yes	• BRIC • HMPGP • HSGP • AFG - SAFER
DOI	Yes	Burned Area Rehabilitation Program
How can these capabilities be expanded and improved to reduce risk?		

Section III: Mitigation Strategy

Table 3-5. Financial Capabilities.		
Capability Type	**In Place**	**Notes**
Funding Resource	**Yes/No**	**Has the funding resource been used in the past and for what type of activities? Could it be used to fund future mitigation actions?**
With this HMP update, especially following the new 2020 Master Plan and the 2024 Strategic Plan, Douglas County is incorporating more resources into its mitigation efforts.		

Section III: Mitigation Strategy

C. Education and Outreach Capabilities

Table 3-6 highlights several opportunities that Douglas County uses to conduct education and outreach that could be used to implement mitigation activities and communicate hazard-related information.

Table 3-6. Education and Outreach Capabilities.

Capability Type	In Place	Notes
Program/Organization	**Yes/No**	**How widespread are each of these in your community?**
Community newsletters	Yes	This opportunity can be used in the future as the new emergency management team expands its programs.
Hazard awareness campaigns (such as Firewise, Storm Ready, Severe Weather Awareness Week, school programs, public events)	Yes	• Carson Water Subconservancy District (CWSD) conducts outreach and training on web access systems with flood models. • Adopted WUI codes • Fire drills, code reds, etc. • Stormwater and floodplain Management conducts flood awareness outreach in schools. • Tahoe-Douglas Fire Department established a Fire Science program at George Whittell High School. • Washoe Tribe and schools conduct the shakeout. • Washoe Tribe is working with the ERG to expand knowledge of hazards such as HAZMAT on I-395. • Quad County Public Health Preparedness outreach.
Local news	Yes	Actively reposts County notices in disasters.
Organizations that represent/advocate for/interact with underserved and vulnerable communities	Yes	• Countywide social services – including senior services. • Partnership Douglas County • Food Closets • Meals on wheels • FISH Friends in service helping • Washoe Tribe has many programs

Table 3-6. Education and Outreach Capabilities.		
Capability Type	**In Place**	**Notes**
Program/Organization	**Yes/No**	**How widespread are each of these in your community?**
		• Boys and Girls club Quad County Public Health Preparedness
Social media	Yes	• Public Health PIO • Multiple venues • Fire has a fulltime PIO • TFFT/Fire Pit – fuels management and education dissemination.
How can these capabilities be expanded and improved to reduce risk?		
The planning sessions with this HMP update, especially following the new 2020 Master Plan and the 2024 Strategic Plan, brought together organizations that shared their respective outreach efforts. Planning team members have connected to both share outreach efforts and support each other. For example, the East Fork Fire Protection District is working more closely with the Tahoe-Douglas Fire Department on outreach efforts.		

D. Capability Summary

Douglas County has several regulatory mechanisms in place that are used to help improve mitigation capabilities. Most notably, the 2020 Douglas County Master Plan and the 2024 Douglas County Strategy both incorporate and encourage sustainable living and growth. The Plan was developed in alignment with those plans and the guidance of the Douglas County Manager. The single most important mechanism for continued improvement with the mitigation program is to keep these related documents and resulting efforts in lockstep. This ensures that that the Douglas County mitigation program maintains the support of senior leaders and elected officials. During interviews in this planning process, senior leaders acknowledged that the County is seeing weather events resulting in effects in locations and magnitudes that have never been witnessed or recorded. Both the Douglas County Manager and elected officials are committed to continued increases in resilience.

Staff resources, interagency organizations like the Carson River Water Subconservancy District, and consultants are available for the identification, development, and implementation of mitigation measures with some overlap of expertise in the various categories. The County

currently raises revenue through multiple means. However, as depicted in Table 3-5, there are means for generating revenue that have not been tapped and could be explored if deemed necessary.

Hazard mitigation is collectively provided through staff resources working in concert with the Douglas County Manager; these resources include several Douglas County departments and programs, interagency partners, and the state of Nevada. Douglas County also hires consultants to conduct necessary technical studies and analyses to determine both risk and mitigation alternatives.

In terms of coordinated program management, Douglas County recently elevated Emergency Management to be its own department reporting directly to the Douglas County Manager. This re-organization is already paying dividends to the mitigation program and will be one of the most important drivers of improved coordination in executing the hazard mitigation program. Through the elevated stature and increased focus on emergency management as a specific discipline, the County will be better able to focus on and coordinate efforts toward the hazard mitigation program.

Section III: Mitigation Strategy

E. NFIP Compliance

Element	Requirements
C2. Does the plan address each jurisdiction's participation in the NFIP and continued compliance with NFIP requirements as appropriate? **44 CFR § 201.6(c)(3)(ii)**	a. The plan must describe participation in the NFIP for each participant, as applicable, in accordance with NFIP regulatory requirements. The following information must be provided for each participant. 1. Adoption of NFIP minimum floodplain management criteria via local regulation. 2. Adoption of the latest effective Flood Insurance Rate Map (FIRM), if applicable. 3. Implementation and enforcement of local floodplain management regulations to regulate and permit development in SFHAs. 4. Appointment of a designee or agency to implement the addressed commitments and requirements of the NFIP. 5. Description of how participants implement the substantial improvement/substantial damage provisions of their floodplain management regulations after an event. Simply stating, "The community will continue to comply with the NFIP" is not sufficient to meet the requirement. Jurisdictions not currently participating in the NFIP, where a Flood Hazard Boundary Map or FIRM has been issued, may meet this requirement by describing why the community does not participate in the NFIP. *For jurisdictions that voluntarily participate in the CRS, it is highly recommended that this description also includes related activities and address any issues raised during community assistance and monitoring activities.*

Section III: Mitigation Strategy

Douglas County is in the NFIP and in good standing. The NFIP summary is contained in Tables 3-7 – 3-10.

- Table 3-7, NFIP Staff Resources.
- Table 3-8, NFIP Insurance Summary.
- Table 3-9, NFIP Compliance History.
- Table 3-10, NFIP Regulation.
- Table 3-11, Community Rating System (CRS).

Table 3-7. NFIP Staff Resources.

NFIP Topic	Source of Information	Comments
Staff Resources		
Who is responsible for floodplain management in your community? Do they serve any roles other than Community Floodplain Administrator (FPA)?	Stormwater Program Manager	• Tom Dallaire, Community Development Director • Jeremy Hutchings, County Engineer • Courtney Walker, Stormwater Program Manager
Is the Community FPA or NFIP Coordinator a Certified Floodplain Manager?	Stormwater Program Manager	Yes, Tom Dallaire and Courtney Walker
Is floodplain management an auxiliary function?	Stormwater Program Manager	Yes
Explain NFIP administration services (e.g., permit review, GIS, inspections, engineering capability).	Stormwater Program Manager	Permit review, inspections, drainage maintenance, capital project construction, public outreach, public outreach.
What are the barriers to running an effective NFIP program in the community, if any?	Stormwater Program Manager	Funding, residents purchasing flood insurance policies.

Table 3-8. NFIP Insurance Summary.		
NFIP Topic	**Source of Information**	**Comments**
Insurance Summary		
How many NFIP policies are in the community? What is the total premium and coverage?	State NFIP Coordinator or FEMA NFIP Specialist	• 849 Policies • Premiums: $846,715 • Coverage: $257,409,000
How many claims have been paid out in the community? What is the total amount of paid claims? How many of the claims were for substantial damage?	FEMA NFIP	• 218 Claims • Total Paid Claims: $3,712,792.28 • Substantial Damage: 0
How many structures (residential and non-residential) are exposed to flood risk within the community?	State NFIP Coordinator or FEMA NFIP Specialist	3,753
Are there any repetitive or severe repetitive loss structures in the community?	FEMA NFIP	9 Repetitive loss properties
Describe any areas of flood risk with limited NFIP policy coverage.	Community FPA and FEMA	Alluvial Fan areas outside of the SFHA can have flood risk and policy coverage is optional.
How does the community teach property owners or other stakeholders about the importance of flood insurance?	Community outreach events.	Annual flood outreach in CRS and Flood Awareness event.
What digital sources (like the FEMA Map Service Center, National Flood Hazard Layer) or non-	Douglas County GIS Department.	Public viewer online for flood maps and elevation certificates.

Table 3-8. NFIP Insurance Summary.		
NFIP Topic	**Source of Information**	**Comments**
Insurance Summary		
regulatory tools does the community use.		

Table 3-9. NFIP Compliance History.		
NFIP Topic	**Source of Information**	**Comments**
Compliance History		
Is the community currently suspended from the NFIP?	State NFIP Coordinator, FEMA NFIP Specialist, community records	No
Are there any outstanding compliance issues? (i.e., current violations)?		No
How does the community identify substantially damaged/improved structures? What is the process to make sure these structures are brought into compliance?		Code Section 20.50.100 Definitions Code Section 20.50.230 Standards for Construction
When was the most recent Community Assistance Visit (CAV or Community Assistance Contact (CAC)?		March 1, 2024
Is a CAV or CAC scheduled or needed?		Just recently had one.

Table 3-10. NFIP Regulation.		
NFIP Topic	**Source of Information**	**Comments**
Regulation		
When did the community enter the NFIP?	Community Status Book	• January 4, 1975, joined under the Emergency Program. • Joined March 28, 1980, under regular program.
Are the FIRMs digital or paper?	Community FPA	Digital
How does the community enforce local floodplain regulations and monitor compliance?	Community Development Department	Code Enforcement and Engineering under Community Development Department.
Do floodplain development regulations meet or exceed FEMA or state minimum requirements? If so, in what ways?	Community FPA	Exceed by requiring one foot of freeboard, limits on land division in the SFHA, requires CLOMR if raising WSE by 0.5 feet.
How are Letters of Map Change (LOMCs) tracked and compiled?	Douglas County GIS Department.	GIS Department Quarterly
Explain the permitting process.	Community FPA, State, FEMA NFIP Flood Insurance Manual Community FPA, FEMA CRS Coordinator, ISO representative CRS manual.	• Standard Operating Procedure Meeting. • Floodplain Management Regulations with Floodplain Development Permit, Elevation Certificate and Flood Meeting (separate document).

Table 3-11. Community Rating System (CRS).		
NFIP Topic	**Source of Information**	**Comments**
Community Rating System (CRS)		
Does the community participate in CRS? If so, what is the community's CRS Class Ranking?	Community FPA, State, FEMA NFIP	Yes, ranked 6.
What categories and activities provide CRS points, and how can the class be improved?	Flood Insurance Manual	310, 320, 330, 340, 350, 360, 370, 420, 430, 440, 450, 201, 510, 540, 610, 630
Does the plan include CRS planning requirements?	Community FPA, FEMA CRS Coordinator, ISO representative, CRS manual.	Yes

Opportunities to Increase the Community Rating System Rank.

As with many areas of the U.S., and increasingly in the West, access to affordable insurance is a great challenge to the public and can lead them to be discouraged. The Douglas County Stormwater Program Manager is actively engaged in the NFIP, CRS, and improving the County's resilience overall. As the CRS program manager, the office has identified three major opportunities to improve the CRS rank.

Increase regulatory standards. As outlined in the 2020 Master Plan and the 2024 Strategic Plan, Douglas County is prioritizing resilience and sustainable growth. Increasing regulatory standards are essential and the most straight forward path to realize the County's priorities.

Preserve additional open space in the floodplain. Built up areas reduce permeable space and interrupt natural waterways. By managing growth to preserve open space in floodplains, the County can ensure that it does not create new vulnerabilities from existing hazards.

Increase stormwater management regulations. The number one concern of the Planning Team is flash floods along irrigation canals and ditches. Increasing stormwater management regulations is fundamental to addressing this hazard.

Section III: Mitigation Strategy

F. Goals and Objectives

Element	Requirements
C3. Does the plan include goals to reduce/avoid long-term vulnerabilities to the identified hazards? **44 CFR § 201.6(c)(3)(i)**	a. The plan must include goals to reduce the risk of the identified hazards. The goals must be consistent with the hazards identified in the plan. Goals may be presented as general statements applying to more than one hazard, or they may be itemized to each of the identified hazards. **Goals** are broad, long-term policy and vision statements that explain what is to be achieved by implementing the mitigation strategy.

Element	Requirements
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? **44 CFR § 201.6(c)(3)(ii)**	a. The mitigation strategy must include an analysis of a comprehensive range of actions or projects that the participants considered to specifically address vulnerabilities identified in the risk assessment. Actions considered must emphasize reducing risk to existing buildings, structures and infrastructure, as well as limiting risk to new development and redevelopment. *The range of actions considered should include mitigation actions that benefit underserved communities and socially vulnerable populations.* *It is important for all actions considered to be documented, be as specific as possible, and be clearly linked to the vulnerabilities and impacts identified in the risk assessment. This includes actions for alleviating data deficiencies or building up capabilities related to mitigation implementation. Documenting all ideas provides a record of what actions were considered, and why. Additionally, this creates a list of actions that can be reconsidered as conditions change.*

Section III: Mitigation Strategy

Element	Requirements
	Analyzing a comprehensive range means considering mitigation alternatives spanning all types of solutions. These may include local plans and regulations, structure and infrastructure projects, natural systems protection, and education and awareness programs. This analysis helps a jurisdiction select actions based on its own capabilities, as well as the social, technical and economic feasibility of the action. A **mitigation action** is a measure, project, plan or activity proposed to reduce current and future vulnerabilities described in the risk assessment.
	b. Each plan participant must identify one or more mitigation actions the participant(s) intends to implement for each hazard addressed in the risk assessment. *The actions must be achievable and demonstrate how the mitigation activities reduce the risks identified in the risk assessment.* *The actions may apply to physical infrastructure, as well as the populations within the planning area. Actions may apply to one or more participants, as long as each participant is clearly associated with one or more actions.* *Non-mitigation actions can be included in a plan but will not be considered as part of the mitigation action requirement. These include actions that do not contribute to a long-term solution for the problem they are intended to address.* *Plan updates may validate and include previously included actions if those actions are being reconsidered for implementation to reduce the risks of identified hazards in the plan's current risk assessment.*

Section III: Mitigation Strategy

Douglas County identified the following five goals to reduce or avoid long-term vulnerabilities to the identified hazards.

- **Goal #1:** Protect Lives, Property, and the Natural Environment
- **Goal #1:** Promote Disaster Resilient Development
- **Goal #3:** Increase Public Awareness of Local Hazards
- **Goal #4:** Partnerships and Implementation
- **Goal #5:** Strengthen Emergency Services Capability

Each of the five goals has one or more objectives that support it. Furthermore, each objective has one or more specific action items to achieve the objective. While some actions may be accomplished immediately, others involve long-term projects that address such slowly developing hazards as the effects due to climate change.

The following goals, objectives, and actions represent a comprehensive range of specific mitigation actions and projects being considered to reduce the effects of each hazard with emphasis on new and existing buildings and infrastructure.

1. Goal #1: Protect Lives, Property, and the Natural Environment

- ***Description:*** Implement activities that assist in protecting lives by making homes, businesses, infrastructure, critical facilities, and other property more resistant to hazards.
- **Objective #1.1:** Develop and maintain data sets for hazard scenarios and mitigation tools.
    - **Action #1.1.1:** Coordinate existing Geographic Information Systems (GIS) capabilities to identify hazards throughout the County.
    - **Action #1.1.2:** Develop the data sets that are necessary to test hazard scenarios and mitigation tools, including HAZUS-MH.
    - **Action #1.1.3:** Conduct vulnerability and risk assessments, planning, and mitigation activities.
    - **Action #1.1.4:** Develop emergency evacuation programs for neighborhoods in flood prone areas and wildland fire areas by increasing the public awareness about evacuation programs.
- **Objective #1.2:** Integrate mitigation actions into an Integrated Preparedness Program.
    - **Action #1.2.1:** Annually review the County's Emergency Operations Plan and identify needed plan updates.
    - **Action #1.2.2:** Conduct annual disaster exercises.

- **Objective #1.3:** Ensure continuity of critical economic and public facilities and infrastructure.
    - **Action #1.3.1:** Secure funding to acquire emergency power to maintain critical infrastructure.
- **Objective #1.4:** Harden existing facilities, infrastructure, and homes as needed.
    - **Action #1.4.1:** Secure funding and/or work with external partners to ensure adequate shelters are available that are survivable (e.g. emergency power and water) and meet access and functional needs of all individuals.
    - **Action #1.4.2:** Ensure critical information technology (IT) facilities are survivable – out of flood hazard areas, emergency power, cyberattack resistance, non-water-based fire suppression systems, etc.
- **Objective #1.5:** Reduce the possibility of damage and losses due to drought.
    - **Action #1.5.1:** Maintain and expand intergovernmental and interagency stakeholder collaboration and networking opportunities to leverage scarce resources, reduce duplication of efforts, and enhance progress towards drought resiliency.
    - **Action #1.5.4:** Work with CWSD on the Douglas County portion of a 30-year drought resiliency plan. (New action aligned with state HMP)
    - **Action #1.5.2:** Develop water system improvements that increase drought resiliency. (Aligned with state plan)
    - **Action #1.5.3:** Secure funding for projects associated with increasing water system drought resiliency. (Aligned with state plan)
- **Objective #1.6:** Reduce the possibility of damage and losses due to earthquake. (Existing)
    - **Action #1.6.1:** Survey and assess earthquake vulnerabilities of buildings and facilities, including critical facilities, schools, public buildings, high occupancy buildings, historical buildings, and utilities.
    - **Action #1.6.2:** Ground truth the unreinforced masonry building list developed by the State.
    - **Action #1.6.3:** Mitigate (e.g. seismic retrofit) the earthquake vulnerabilities of buildings and facilities, including critical facilities, schools, public buildings, high occupancy buildings, historical buildings, and utilities.
    - **Action #1.6.4:** Create an earthquake awareness and mitigation website that links to the Nevada Shakeout page, includes information on mitigating hazardous building contents, and promotes personal and homeowner mitigation of earthquake risks.
    - **Action #1.6.5:** Create late Quaternary fault, potential liquefaction, and potential seismically induced landscape maps.
- **Objective #1.7:** Reduce the possibility of damage and losses due to extreme heat.

  - **Action #1.7.1:** Maintain survivable (e.g. emergency power and water) community cooling centers, particularly in areas with low-income, elderly, and young populations.
  - **Action #1.7.2:** Ensure proper functioning of energy and water systems.
- **Objective #1.8:** Reduce the possibility of damage and losses due to flood.
  - **Action #1.8.1:** Add rain gauges to existing warning systems**.**
  - **Action #1.8.2:** Adopt or update policies that discourage growth in flood-prone areas.
  - **Action #1.8.3:** Implement the Johnson Lane Area Drainage Master Plan.
  - **Action #1.8.4:** Implement the Pinenut Creek Feasibility Study Projects.
  - **Action #1.8.5:** Implement the Ruhenstroth Area Drainage Plan.
  - **Action #1.8.6:** Implement the Topaz Lake Drainage Study.
  - **Action #1.8.7:** Implement the Alpine View Estates Drainage Master Plan.
  - **Action #1.8.8:** State Route 88 culvert expansion at the Cottonwood Slough.
  - **Action #1.8.9:** Provide emergency access to homes east of U.S. Highway 395 (Buckeye, Zerlolene, Lucerne, or Gilman Road).
  - **Action #1.8.10:** Initiate park ditch improvements.
  - **Action #1.8.11:** Replace grade dip sections with culverts.
  - **Action #1.8.12:** Educate public regarding flood hazards and damage potential.
  - **Action #1.8.13:** Continue to strictly enforce the County's building code Title 20, Open Space Plan, and Master Development Plan.
  - **Action #1.8.14:** Follow FEMA criteria for repetitive loss properties within the County.
  - **Action #1.8.15:** Construct 100-year flood crossing on one east/west collector road connecting Foothill Road and State Route 88 or U.S. Highway 395.
  - **Action #1.8.16:** Develop Stormwater Master Plan.
  - **Action #1.8.17:** Implement Stormwater Master Plan.
  - **Action #1.8.18:** Develop Flood Warning and Response Plan.
- **Objective #1.9:** Reduce the possibility of damage and losses due to landslides.
  - **Action #1.9.1:** Secure funding to determine high risk landslide areas in need of mitigation actions.
- **Objective #1.10:** Reduce the possibility of damage and losses due to seiche.
  - **Action #1.10.1:** Secure funding to identify and implement projects where needed to reduce current and future impacts from a seiche.
- **Objective #1.11:** Reduce the possibility of damage and losses due to severe weather.
  - **Action #1.11.1:** Reduce the possibility of damage and losses due to straight-line winds.

  - **Action #1.11.2:** Reduce the possibility of damage and losses due to thunderstorms and lightning.
  - **Action #1.11.3:** Reduce the possibility of damage and losses due to winter storms and extreme cold. For example, in areas at risk of severe weather, retrofit public buildings to withstand snow loads and severe winds to prevent roof collapse/damage.
- **Objective #1.12:** Reduce the possibility of damage and losses due to wildland fires.
  - **Action #1.12.1:** Develop and implement in East Fork Township, continue to provide in Tahoe Township, public education programs regarding the requirements of IWUI Code and defensible space best practices.
  - **Action #1.12.2:** Develop in East Fork Township, continue to enforce in Tahoe Township, an inspection program to enforce the defensible space requirements of the IWUI Code.
  - **Action #1.12.3:** Improve/continue curb-side dead tree and weed removal pick-up program. Continue curbside chipping programs. Continue community biomass collection point programs.
  - **Action #1.12.4:** Work with the Nevada Division of Forestry, Nevada State Lands, the Bureau of Land Management and U.S. Forest Service to implement fuel reduction projects on state and federal lands in and around communities.
  - **Action #1.12.5:** Review, update and enforce the Master Plan, Open Space Plans and building codes relative to defensible space requirements for new developments.
  - **Action #1.12.6:** Evacuations – Plan, train, and exercise.
  - **Action #1.12.7:** Establish Strategic Fuel Breaks in and around communities, infrastructure, and ingress/egress routes.
  - **Action # 1.12.8:** Infrastructure – Expand sustainable water supply for suppression, ingress, and egress routes.
- **Objective #1.13:** Integrate hazard mitigation efforts with preparedness efforts for technological hazards.
  - **Action #1.13.1:** Seek dual purpose solutions for natural and technological hazards that result in similar or cascading effects. For example, HAZMAT spills may be caused by natural disasters as well as human error.
- **Objective #1.14:** Integrate hazard mitigation efforts with preparedness efforts for human caused threats.
  - **Action #1.14.1:** Seek dual purpose solutions for natural and human-caused threats that result in similar or cascading effects. For example, utility failures may be caused by natural disasters as well as deliberate human attacks.

Section III: Mitigation Strategy

2. Goal #2: Promote Disaster Resilient Development

- ***Goal Description:*** Provide the community with increased safety from natural hazards through compatible design and development practices that protect ecosystem values and minimize damage to life, property, and fiscal resources.
- **Objective #2.1:** Balance Growth & Infrastructure to keep growth at a sustainable level – e.g., manage stormwater and natural resources.
    - **Action 2.1.1:** Develop plans that identify **natural** sources and needed infrastructure that adequately meet the County's future needs and address impacts from changing conditions – drought, extreme heat, flooding, etc.
    - **Action 2.1.2:** Identify and implement stormwater management actions for current and future development that mitigate localized flooding and storm surge.
    - **Action 2.1.3:** Incorporate external partners (ex. private sector) in mitigation planning efforts in order to protect revenue generation and long-term sustainability.
- **Objective #2.2:** Preserve Douglas County's Natural Beauty & Rural Character – e.g., ecotourism.
    - **Action 2.2.1:** Identify potential natural mitigation actions to reduce impact of hazards to inventoried natural and cultural resources and sites.
- **Objective #2.3:** Update plans, codes and ordinances to be consistent with the hazard and hazard area maps and implementation strategies developed in the HMP.
    - **Action 2.3.1:** Update the Master Plan, Open Space and Agricultural Lands Preservation Implementation Plan and County Title 20 to be consistent with the hazard and hazard area maps and implementation strategies developed in the HMP every 10 years.
    - **Action 2.3.2:** Evaluate and adopt policies and codes that increase resiliency to natural hazards, such as stronger building codes, stormwater and water management plans, wildfire management programs, and land use and development policies.
    - **Action 2.3.3:** Review and update ordinances and code every 6 years.

3. Goal #2: Promote Disaster Resilient Development

- ***Description:*** Implement activities that assist in protecting lives by making homes, businesses, infrastructure, critical facilities, and other property more resistant to hazards.
- **Objective #3.1:** Increase public awareness and understanding, support, and demand for hazard mitigation.

- **Action #3.1.1:** Establish a budget and identify funding sources for mitigation outreach.
- **Action #3.1.2:** Prepare, develop, and distribute appropriate public information about hazard mitigation programs and projects at County sponsored events and on the County's /Fire District's websites.
- **Action 3.1.3:** Support lesson plans or activities for teachers to increase awareness about Douglas County hazards.
- **Action 3.1.4:** Expand hazard awareness in educational sites such as regional science fairs and speakers.
- **Action 3.1.5:** Develop hazard information programs targeting public safety, emergency managers, local government executives, business and industry.

- **Objective #3.2:** Publicize and encourage the adoption of appropriate hazard mitigation measures.
  - **Action #3.2.1:** Maintain and expand a public outreach strategy of on-going programs on such as defensible space, earthquake preparedness, etc.
  - **Action #3.2.2:** Advise the public about health and safety precautions to protect from injury and loss across the full range of hazards .
  - **Action #3.2.3:** Use the Internet as a communication and education tool.
  - **Action #3.2.4**: Work with stakeholders to develop a public outreach campaign for residents to understand and avoid hazards in Douglas County.

4. Goal #4: Partnerships and Implementation

- ***Description:*** Build and support local partnerships to continuously become less vulnerable to hazards. Strengthen emergency operations by increasing collaboration and coordination among public agencies, non-profit organizations, business, and industry.
- **Objective #4.1:** Build and support local partnerships with stakeholders in the community.
  - **Action #4.1.1:** Strengthen all partnerships to reduce hazards throughout county departments and the areas of county they manage.
  - **Action #4.1.2:** Build and support local partnerships with stakeholders in the community.
  - **Action #4.1.3:** Work with school districts and other partners within / outside of county (ex. police, fire, t\Tribal liaisons, social and behavioral health, most teams, etc.) to develop a public outreach campaign that teaches partners how to avoid danger and behave during an emergency.

Section III: Mitigation Strategy

5. Goal #5: Strengthen Emergency Services Capability

- ***Description:*** Establish policies and procedures to ensure mitigation projects for critical facilities, services, and infrastructure.
- **Objective #5.1:** Serve our community with quality county services to protect public health, safety, and welfare with professional law enforcement, fire protection, and emergency medical services.
    - **Action #5.1.1:** Seek funding for mitigation actions that support resilience of first responders such as preparedness, training, facility hardening, redundant power and communications, etc.
- **Objective #5.2:** Continue to expand and improve emergency management preparedness and response capabilities.
    - **Action #5.2.1:** Bolster size and training programs of Community Emergency Response Team (CERT) to provide an organic volunteer response capability.
    - **Action #5.2.2:** Strengthen emergency operations by increasing collaboration and coordination among public agencies, non-profit organizations, business, and industry.

Section III: Mitigation Strategy

G. Action Plan:

Element	Requirements
C5. Does the plan contain an action plan that describes how the actions identified will be prioritized (including cost benefit review), implemented and administered by each jurisdiction? **44 CFR § 201.6(c)(3)(iii); 44 CFR § 201.6(c)(3)(iv)**	a. The plan must describe the criteria used for prioritizing the implementation of the actions. The criteria must include an emphasis on the extent to which benefits are maximized, in relation to the associated costs of the action. *Although a full benefit-cost analysis is not necessary, the plan must demonstrate that proposed mitigation actions will be prioritized by weighing the cost of the action versus the benefits the action will produce, in addition to other prioritization factors. Another example of a prioritization method may be that jurisdictions establish a minimum threshold for the dollar amount, types or number of benefits an action must have to be considered for implementation. Or they could simply prioritize actions with more benefits than other alternatives.* *Other methodologies are acceptable if the plan demonstrates that the action's monetary and non-monetary benefits were specifically emphasized and considered in the community's decision-making process. Qualitative benefits (quality of life, natural and beneficial values, etc.) may be used, especially in considering mitigation actions that alleviate long-term risk from future conditions, including climate change, and benefit underserved communities.*

Actions support a wide array of goals, from public awareness to the physical strengthening of buildings, drainage, roads, and other infrastructure. Using the results of the vulnerability analysis, the capability assessment, and the goals and objectives, the Planning Team formulated a list of actions for mitigation of the prioritized hazards within Douglas County.

Once the full list of actions was completed to the satisfaction of the Planning Team, the team then developed the prioritization as described in "Action Plan Assessment" (below). The action plan first summarizes the Douglas County Planning Team's assessment of each action according

to the methodology presented in FEMA's County Mitigation Planning Handbook according to five (5) criteria across four action types:

1. Life/Safety Impact
    a. What impact will the project have on businesses, residences, and properties in the planning area?
    b. Will the project proactively reduce natural hazard risk?
2. Administrative/Technical Assistance
    a. Are there sufficient staff to implement the project?
    b. Is training required for the staff to implement the project?
    c. Is there political support for the project?
    d. Does the community have the legal authority to do the project?
3. Project Cost and Economic Factors
    a. What is the cost of the project?
    b. Does the community have the funds for the project on the whole or local match?
4. Support of Community Objectives
    a. Does the action advance other objectives or plans, like capital improvement, economic development, environmental quality, or open space preservation?
5. Equity
    a. Will the action adversely affect underserved and socially vulnerable populations?
    b. Does the action build resilience for underserved and socially vulnerable populations?

In the execution phase, each action will be assigned to a point of contact (POC) who will be responsible for the completion of the action. The action accomplishment will be reviewed at regular Planning Team meetings and reported semi-annually to County leadership. Adjustment to the action plan will be made as required at the major milestones. The status of the actions will be publicly reviewed annually.

Section III: Mitigation Strategy

1. Action Plan Assessment

Identified Mitigation Actions were prioritized by the Douglas County Planning Team during the workshops held on September 5th – 6th, 2024. The mitigation actions are ranked per five (5) in the FEMA Local Mitigation Planning Handbook (Table 3-12). First, actions are assessed within the five (5) respective goals (Tables 3-13 – 3-17). All of the actions were then combined to place actions in priority groups based on equivalent scores (Table 3-18).

Table 3-12. Action Plan Assessment Criteria.

Criteria	Points	High	Points	Medium	Points	Low
Life / Safety Impact	10	Significant impact on public safety for businesses, residents, properties.	5	Direct impact on businesses, residents, properties.	1	Minimal/negligible impact on businesses, residents, properties.
Administrative / Technical Assistance	5	No additional staff or technical support needed to implement.	3	Some administrative and technical support needed to implement.	1	Significant administrative and technical support needed to implement.
Project Cost	5	Low cost (<$50,000)	3	Moderate cost ($50,000-$500,000)	1	High cost to implement (>$500,000)
Support of Community Objectives	5	Strongly supports/ advances other Community objectives.	3	Supports other Community objectives to an extent.	1	Does not support other Community objectives or policies.
Supports Equity	5	Builds resilience for underserved and socially vulnerable populations.	3	Neither specifically builds resilience for nor adversely affects underserved and socially vulnerable populations.	1	Adversely affects underserved and socially vulnerable populations.

Section III: Mitigation Strategy

a) Goal#1: Protect Lives, Property, and the Natural Environment.

Table 3-13. Goal #1: Protect Lives, Property, and the Natural Environment.						
Mitigation Project	Life Safety (10,5,1)	Administrative / Technical Assistance (5,3,1)	Project Cost (5,3,1)	Community Objectives (5,3,1)	Equity (5,3,1)	Total Score
Action #1.1.1: Coordinate existing Geographic Information Systems (GIS) capabilities to identify hazards through the County.	5	5	5	3	3	21
Action #1.1.2: Develop the data sets that are necessary to test hazard scenarios and mitigation tools, including HAZUS-MH.	5	1	1	3	3	13
Action #1.1.3: Conduct vulnerability and risk assessments, planning, and mitigation activities.	5	5	1	5	5	21
Action #1.1.4: Develop emergency evacuation programs for neighborhoods in flood prone areas and wildland fire areas by increasing the public awareness about evacuation programs.	10	3	1	5	5	24
Action #1.2.1: Annually review the County's Emergency Operations Plan	10	1	5	5	3	24

Table 3-13. Goal #1: Protect Lives, Property, and the Natural Environment.						
Mitigation Project	Life Safety (10,5,1)	Administrative / Technical Assistance (5,3,1)	Project Cost (5,3,1)	Community Objectives (5,3,1)	Equity (5,3,1)	Total Score
and identify needed plan updates.						
Action #1.2.2: Conduct annual disaster exercises.	10	1	3	5	5	24
Action #1.3.1: Secure funding to acquire emergency power to maintain critical infrastructure.	10	1	1	5	5	22
Action #1.4.1: Secure funding and/or work with external partners to ensure adequate shelters are available that are survivable (e.g. emergency power and water) and meet the access and functional needs of all individuals.	10	3	3	5	5	26
Action #1.4.2: Ensure critical information technology (IT) facilities are survivable – out of flood hazard areas, emergency power, cyberattack resistance, non-water-based fire suppression systems, etc.	10	1	1	5	3	20

Section III: Mitigation Strategy

Table 3-13. Goal #1: Protect Lives, Property, and the Natural Environment.						
Mitigation Project	Life Safety (10,5,1)	Administrative / Technical Assistance (5,3,1)	Project Cost (5,3,1)	Community Objectives (5,3,1)	Equity (5,3,1)	Total Score
Action #1.5.1: Maintain and expand intergovernmental and interagency stakeholder collaboration and networking opportunities to leverage scarce resources, reduce duplication of efforts, and enhance progress towards drought resiliency. Work with CWSD on the Douglas County portion of a 30-year drought resiliency plan.	10	5	5	5	3	28
Action #1.5.2: Develop water system improvements that increase drought resiliency.	5	3	5	3	3	19
Action #1.5.3: Secure funding for projects associated with increasing water system drought resiliency.	5	1	1	3	3	13
Action #1.6.1: Survey and assess earthquake vulnerabilities of buildings and facilities, including critical facilities, schools, public buildings, high occupancy buildings,	10	1	3	5	3	22

Table 3-13. Goal #1: Protect Lives, Property, and the Natural Environment.						
Mitigation Project	Life Safety (10,5,1)	Administrative / Technical Assistance (5,3,1)	Project Cost (5,3,1)	Community Objectives (5,3,1)	Equity (5,3,1)	Total Score
historical buildings, and utilities.						
Action #1.6.2: Ground truth the unreinforced masonry building list developed by the State.	10	1	3	5	5	24
Action #1.6.3: Mitigate (e.g. seismic retrofit) the earthquake vulnerabilities of buildings and facilities, including critical facilities, schools, public buildings, high occupancy buildings, historical buildings, and utilities.	10	1	1	3	5	20
Action #1.6.4: Maintain website links with earthquake resources such as the Nevada Shakeout page, including information on mitigating hazardous building contents, and promotes personal and homeowner mitigation of earthquake risks.	1	5	5	3	3	17
Action #1.6.5: Create late Quaternary fault, potential liquefaction, and potential	5	3	5	3	3	19

Table 3-13. Goal #1: Protect Lives, Property, and the Natural Environment.						
Mitigation Project	Life Safety (10,5,1)	Administrative / Technical Assistance (5,3,1)	Project Cost (5,3,1)	Community Objectives (5,3,1)	Equity (5,3,1)	Total Score
seismically induced landscape maps.						
Action #1.7.1: Maintain survivable (e.g. emergency power and water) community cooling centers, particularly in areas with low-income, elderly, and young populations.	10	5	5	5	5	30
Action #1.7.2: Ensure proper functioning of energy and water systems during times of extreme heat.	10	3	3	5	5	26
Action #1.8.1: Add rain gauges to existing warning systems.	5	3	3	3	3	17
Action #1.8.2: Adopt or update policies that discourage growth in flood-prone areas.	10	3	5	3	3	24
Action #1.8.3: Implement the Johnson Lane Area Drainage Master Plan.	5	1	1	3	3	13
Action #1.8.4: Implement the Pinenut Creek Feasibility Study Projects.	10	1	1	5	3	20

Table 3-13. Goal #1: Protect Lives, Property, and the Natural Environment.						
Mitigation Project	Life Safety (10,5,1)	Administrative / Technical Assistance (5,3,1)	Project Cost (5,3,1)	Community Objectives (5,3,1)	Equity (5,3,1)	Total Score
Action #1.8.5: Implement the Ruhenstroth Area Drainage Plan.	10	1	1	5	3	20
Action #1.8.6: Implement the Topaz Lake Drainage Study.	5	3	3	5	5	21
Action #1.8.7: Implement the Alpine View Estates Drainage Master Plan.	1	5	3	5	3	17
Action #1.8.8: State Route 88 culvert expansion at the Cottonwood Slough.	5	1	1	3	3	13
Action #1.8.9: Provide emergency access to homes east of U.S. Highway 395 (Buckeye, Zerlolene, Lucerne, or Gilman Road).	10	1	1	5	3	20
Action #1.8.10: Initiate park ditch improvements.	5	1	1	3	3	13
Action #1.8.11: Replace grade dip sections with culverts.	10	1	1	5	3	20
Action #1.8.12: Educate public regarding flood hazards and damage potential.	5	3	3	5	3	19

Table 3-13. Goal #1: Protect Lives, Property, and the Natural Environment.						
Mitigation Project	Life Safety (10,5,1)	Administrative / Technical Assistance (5,3,1)	Project Cost (5,3,1)	Community Objectives (5,3,1)	Equity (5,3,1)	Total Score
Action #1.8.13: Continue to strictly enforce the County's building code Title 20, Open Space Plan and Master Development Plan.	10	3	5	3	3	24
Action #1.8.14: Follow FEMA criteria for repetitive loss properties within the County.	10	3	3	3	3	22
Action #1.8.15: Construct 100-year flood crossing on one east/west collector road connecting Foothill Road and State Route 88 or U.S. Highway 395.	10	1	1	5	5	22
Action #1.8.16: Develop Stormwater Master Plan.	10	1	3	5	5	24
Action #1.8.17: Implement Stormwater Master Plan.	10	1	1	5	5	22
Action #1.8.18: Develop Flood Warning and Response Plan.	10	3	5	5	5	28
Action #1.9.1: Secure funding to determine high risk landslide areas in need of mitigation actions.	1	5	3	5	3	19

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Table 3-13. Goal #1: Protect Lives, Property, and the Natural Environment.						
Mitigation Project	Life Safety (10,5,1)	Administrative / Technical Assistance (5,3,1)	Project Cost (5,3,1)	Community Objectives (5,3,1)	Equity (5,3,1)	Total Score
Action #1.10.1: Secure funding to identify projects where needed to reduce current and future impacts from a seiche.	1	5	3	5	3	19
Action #1.11.1: Reduce the possibility of damage and losses due to straight-line winds.	5	3	3	5	3	19
Action #1.11.2: Reduce the possibility of damage and losses due to thunderstorms and lightning.	5	3	3	3	3	17
Action #1.11.3: Reduce the possibility of damage and losses due to winter storms and extreme cold.	5	3	3	3	3	17
Action #1.12.1: Develop and implement in East Fork Township, continue to provide in Tahoe Township, public education programs regarding the requirements of IWUI Code and defensible space best practices.	10	3	1	5	3	22
Action #1.12.2: Continue in East Fork Township, and	10	3	1	5	3	22

Table 3-13. Goal #1: Protect Lives, Property, and the Natural Environment.						
Mitigation Project	Life Safety (10,5,1)	Administrative / Technical Assistance (5,3,1)	Project Cost (5,3,1)	Community Objectives (5,3,1)	Equity (5,3,1)	Total Score
Tahoe Township, an inspection program to enforce the defensible space requirements of the IWUI Code.						
Action #1.12.3: Improve/continue curb-side dead tree and weed removal pick-up program. Continue curbside chipping programs. Continue community biomass collection point programs.	5	3	1	5	3	17
Action #1.12.4: Work with the Nevada Division of Forestry, Nevada State Lands, Bureau of Land Management, BIA, and U.S. Forest Service to implement fuel reduction projects on state and federal lands in and around communities.	10	1	1	5	3	20
Action #1.12.5: Review, update and enforce the Master Plan, Open Space Plan, and building codes relative to defensible space	10	3	1	5	3	22

Table 3-13. Goal #1: Protect Lives, Property, and the Natural Environment.						
Mitigation Project	Life Safety (10,5,1)	Administrative / Technical Assistance (5,3,1)	Project Cost (5,3,1)	Community Objectives (5,3,1)	Equity (5,3,1)	Total Score
requirements for new development.						
Action #1.12.6: Evacuations – Plan, train and exercise.	10	1	1	5	3	20
Action #1.12.7: Establish Strategic Fuel Breaks in and around communities, infrastructure, and ingress/egress routes.	10	1	1	5	3	20
Action # 1.12.8: Infrastructure – Expand sustainable water supply for suppression, ingress, and egress routes.	10	1	1	5	3	20
Action #1.13.1: Seek dual purpose solutions for natural and technological hazards that result in similar or cascading effects. For example, HAZMAT spills may be caused by natural disasters as well as human error.	5	1	1	5	3	15
Action #1.14.1: Seek dual purpose solutions for natural and human-caused threats that result in similar or	5	1	1	5	3	15

Table 3-13. Goal #1: Protect Lives, Property, and the Natural Environment.						
Mitigation Project	Life Safety (10,5,1)	Administrative / Technical Assistance (5,3,1)	Project Cost (5,3,1)	Community Objectives (5,3,1)	Equity (5,3,1)	Total Score
cascading effects. For example, utility failures may be caused by natural disasters as well as deliberate human attacks.						

Section III: Mitigation Strategy

b) Goal #2: Promote Disaster Resilient Development.

Table 3-14. Goal #2: Promote Disaster Resilient Development.

Mitigation Project	Life Safety (10,5,1)	Administrative / Technical Assistance (5,3,1)	Project Cost (5,3,1)	Community Objectives (5,3,1)	Equity (5,3,1)	Total Score
Action #2.1.1: Develop plans that identify natural sources and needed infrastructure that adequately meet the County's future needs and address impacts from changing conditions – drought, extreme heat, flooding, etc.	5	3	3	5	3	19
Action #2.1.2: Identify and implement stormwater management actions for current and future development that mitigate localized flooding and storm surge.	10	5	3	5	5	28
Action #2.1.3: Incorporate external partners (ex. private sector) in mitigation planning efforts to protect revenue generation and long-term sustainability.	5	3	3	3	3	17
Action #2.2.1: Identify potential mitigation actions to reduce impact of natural hazards to inventoried	1	1	1	5	1	9

Table 3-14. Goal #2: Promote Disaster Resilient Development.						
Mitigation Project	Life Safety (10,5,1)	Administrative / Technical Assistance (5,3,1)	Project Cost (5,3,1)	Community Objectives (5,3,1)	Equity (5,3,1)	Total Score
natural and cultural resources and sites.						
Action #2.3.1: Update the Master Plan, Open Space, and Agricultural Lands Preservation Implementation Plan and County Title 20 to be consistent with the hazard and hazard area maps and implementation strategies developed in the HMP according to their respective timeline requirements.	1	3	3	5	3	15
Action #2.3.2: Evaluate and adopt policies and codes that increase resiliency to natural hazards, such as stronger model codes, stormwater and water management plans, wildfire management programs, and land use and development policies.	10	3	3	3	5	24
Action #2.3.3: Review and update ordinances and model code every 6 years.	10	5	5	5	3	28

Section III: Mitigation Strategy

c) Goal #3: Increase Public Awareness of Local Hazards.

Table 3-15. Goal #3: Increase Public Awareness of Local Hazards.						
Mitigation Project	Life Safety (10,5,1)	Administrative / Technical Assistance (5,3,1)	Project Cost (5,3,1)	Community Objectives (5,3,1)	Equity (5,3,1)	Total Score
Action #3.1.1: Establish a budget and identify funding sources for mitigation outreach.	5	3	5	3	5	21
Action #3.1.2: Prepare, develop, and distribute appropriate public information about hazard mitigation programs and projects at County - sponsored events and on the County's /Fire Districts' websites.	5	3	5	3	5	21
Action 3.1.3: Support lesson plans or activities for teachers to increase awareness about Douglas County hazards.	5	3	5	3	5	21
Action 3.1.4: Expand hazard awareness in educational sites such as regional science fairs and speakers.	5	3	5	3	5	21
Action 3.1.5: Develop hazard information programs targeting public safety, emergency managers, local	5	3	5	3	5	21

Table 3-15. Goal #3: Increase Public Awareness of Local Hazards.						
Mitigation Project	Life Safety (10,5,1)	Administrative / Technical Assistance (5,3,1)	Project Cost (5,3,1)	Community Objectives (5,3,1)	Equity (5,3,1)	Total Score
government executives, business, and industry.						
Action #3.2.1: Maintain and expand a public outreach strategy of on-going programs to take action on such as defensible space, earthquake preparedness, etc.	5	3	5	3	5	21
Action #3.2.2: Advise the public about health and safety precautions to protect from injury and loss across the full range of hazards they may face.	5	3	5	3	5	21
Action #3.2.3: Use the Internet as a communication and education tool.	5	3	5	3	5	21
Action #3.2.4: Work with stakeholders to develop a public outreach campaign for residents to understand and avoid hazards in Douglas County.	5	3	5	3	5	21

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d) Goal #4: Partnerships and Implementation.

Table 3-16. Goal #4: Partnerships and Implementation.						
Mitigation Project	Life Safety (10,5,1)	Administrative / Technical Assistance (5,3,1)	Project Cost (5,3,1)	Community Objectives (5,3,1)	Equity (5,3,1)	Total Score
Action #4.1.1: Strengthen Internal Partnerships to reduce hazards throughout county departments and the areas of the county that they manage.	5	3	5	5	3	21
Action #4.1.2: Build and support local partnerships with stakeholders in the community.	5	3	5	5	3	21
Action #4.1.3: Work with school districts and other partners within / outside of county (ex. police, fire, tribal liaisons, social and behavioral health, most teams, etc.) to develop a public outreach campaign that teaches partners how to avoid danger and behave during an emergency. (Existing action)	10	5	5	5	5	30

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e) Goal #5: Strengthen Emergency Services Capability.

Table 3-17. Goal #5: Strengthen Emergency Services Capability.

Mitigation Project	Life Safety (10,5,1)	Administrative / Technical Assistance (5,3,1)	Project Cost (5,3,1)	Community Objectives (5,3,1)	Equity (5,3,1)	Total Score
Action #5.1.1: Seek funding for mitigation actions that support resilience of first responders such as preparedness, training, facility hardening, redundant power ,and communications, etc.	10	1	1	5	3	20
Action #5.2.1: Bolster the size and training program of Community Emergency Response Team (CERT) and other volunteer organizations to provide an organic volunteer response capability.	5	3	5	3	3	19
Action #5.2.2: Strengthen emergency operations by increasing collaboration and coordination among public agencies, non-profit organizations, business, and industry.	10	1	1	5	5	22

Section III: Mitigation Strategy

2. Action Plan Implementation

Element	Requirements
C5. Does the plan contain an action plan that describes how the actions identified will be prioritized (including cost benefit review), implemented and administered by each jurisdiction? **44 CFR § 201.6(c)(3)(iii); 44 CFR § 201.6(c)(3)(iv)**	b. The action plan must identify who is responsible for administering each action, along with the action's potential funding sources and expected time frames or completion. The plan must provide the position, office, department or agency responsible for implementing/administrating the identified mitigation actions. Names are not required, but the plan must provide enough detail for users to determine who within the jurisdiction will implement or administer the mitigation action. *The plan must identify applicable potential funding sources, with details beyond generic terms such as "federal," "state," and/or "local." The identified funding sources must be relevant to implementing the associated actions.* *The plan must identify expected time frames for completion. General terms like "short-term," "medium-term," and "long-term" must be defined. "Ongoing" is acceptable when used appropriately (e.g., for multi-phased projects).*

The actions were sorted by total score to place them in priority groups. As can be seen in Table 3-12, the scoring methodology from FEMA's Local Mitigation Planning Handbook favors projects that impact life/safety, require little external support, are lower in cost, and strongly support other County priorities. Essentially, the prioritization largely favors "low hanging fruit" and ranks projects higher that are easier to begin. The actions are grouped into three categories – high, medium, and low. The sorting factors from Tables 3-12 – 3-16, in order of priority are:

1. Overall project score – high to low
2. Ongoing projects
3. Project cost – low to high
4. Timeline to implement – short to long

The Planning Team will oversee the implementation of actions and report progress to senior leaders and elected officials semi-annually, and the County residents annually as a minimum. Implementation of the actions will be the responsibility of assigned departments/programs. The respective Departments of Responsibility/Points of Contact (POC) will use the Mitigation Action

Section III: Mitigation Strategy

Implementation Worksheets in Appendix E to manage the actions, report progress, and close out the actions.

Table 3-18. Douglas County Action Implementation Plan.						
Action	**Hazard Addressed**	**Responsible Department / Program**	**Potential Cost**	**Funding Sources**	**Timeline to Implement**	**Project Priority**
Action #1.8.2: Adopt or update policies that discourage growth in flood-prone areas.	Flood	Community Development	<$50K	Local General Fund	Ongoing	High
Action #1.8.13: Continue to strictly enforce the County's building code Title 20, Open Space Plan, and Master Development Plan.	Flood	Community Development	<$50K	Local General Fund	Ongoing	High
Action #1.12.5: Review, update, and enforce the Master Plan, Open Space Plan and building codes relative to defensible space requirements for new development.	Wildand Fire	Fire Districts, Community Development	>$500K	Local General Fund, CDBG	Ongoing	High
Action #1.8.14: Follow FEMA criteria for repetitive loss properties within the County.	Flood	Community Development	$50K-$500K	BRIC, HMGP/SHSP,	Ongoing	High

Table 3-18. Douglas County Action Implementation Plan.						
Action	**Hazard Addressed**	**Responsible Department / Program**	**Potential Cost**	**Funding Sources**	**Timeline to Implement**	**Project Priority**
				FEMA, Local General Fund		
Action #1.12.1: Develop and implement in East Fork Township, continue to provide in Tahoe Township, public education program regarding the requirements of IWUI Code and defensible space best practices.	Wildand Fire	Fire Districts, UNR Cooperative Extension	>$500K	HMGP/SHSP, BRIC, NDF, BLM, National Fire Plan, USFS, Fire Districts SNPLMA	Ongoing	High
Action #1.7.1: Maintain survivable (e.g. emergency power and water) community cooling centers, particularly in areas with low-income, elderly, and young populations.	Extreme Heat	Emergency Management, Public Works, External Partners (ARC, Faith-based Community, etc.)	<$50K	Local General Fund, BRIC, HMGP/SHSP, external partnerships	Less than 1 year	High
Action #4.1.3: Work with school districts and other partners within / outside of county (ex.	All Hazards	Emergency Management, Fire Districts, CWSD	<$50K	Local General Fund, BRIC, AFG,	Less than 1 year	High

Table 3-18. Douglas County Action Implementation Plan.						
Action	**Hazard Addressed**	**Responsible Department / Program**	**Potential Cost**	**Funding Sources**	**Timeline to Implement**	**Project Priority**
police, fire, tribal liaisons, social and behavioral health, most teams, etc.) to develop a public outreach campaign that teaches partners how to avoid danger and behave during an emergency. (Existing action)				Stormwater Utility Fee or Tax, USDA		
Action #1.5.1: Maintain and expand intergovernmental and interagency stakeholder collaboration and networking opportunities to leverage scarce resources, reduce duplication of efforts, and enhance progress towards drought resiliency. Work with CWSD on the Douglas County portion of a 30-year drought resiliency plan.	Drought	Emergency Management, CWSD	<$50K	Local General Fund, BRIC, USEPA, Local General Fund, Stormwater Utility Fee or Tax	Less than 1 year	High

Table 3-18. Douglas County Action Implementation Plan.						
Action	**Hazard Addressed**	**Responsible Department / Program**	**Potential Cost**	**Funding Sources**	**Timeline to Implement**	**Project Priority**
Action 2.3.3: Review & update ordinances & model code every 6 years.	All Hazards	Community Development	<$50K	Local General Fund, BRIC	Less than 1 year	High
Action 2.1.2: Identify and implement stormwater management actions for current and future development that mitigate localized flooding and storm surge.	Flood	CWSD, Community Development	$50K-$500K	FEMA, NDEP, NRCS, USEPA, Local General Fund, Stormwater Utility Fee or Tax	Less than 1 year	High
Action #1.4.1: Secure funding and/or work with external partners to ensure adequate shelters are available that are survivable (e.g. emergency power and water) and meet the access and functional needs of all individuals.	All Hazards	Emergency Management, Public Works, External Partners (ARC, Faith-based Community, etc.)	$50K-$500K	Local General Fund, BRIC, HMGP/SHSP, external partnerships	1-5 years	High

Table 3-18. Douglas County Action Implementation Plan.						
Action	**Hazard Addressed**	**Responsible Department / Program**	**Potential Cost**	**Funding Sources**	**Timeline to Implement**	**Project Priority**
Action #1.7.2: Ensure proper functioning of energy and water systems during times of extreme heat.	Extreme Heat	Public Works	$50K-$500K	Local General Fund, BRIC, HMGP/SHSP, USEPA	1-5 years	High
Action #1.2.1: Annually review the County's Emergency Operations Plan and identify needed plan updates.	All Hazards	Emergency Management	<$50K	HMGP/SHSP, BRIC, SERC, EMPG, USEPA, NDEP, NDCNR; DHS, Local General Fund	1-5 years	High
Action #1.6.2: Ground truth the unreinforced masonry building list developed by the State.	Earthquake	Community Development, School District, Public Works, Non-County utilities	$50K-$500K	Local General Fund, BRIC, HMGP/SHSP, CDBG	1 - 5 years	High
Action #1.2.2: Conduct annual disaster exercises.	All Hazards	Emergency Management	$50K-$500K	HMGP/SHSP, Local General Fund	1-5 years	High

Table 3-18. Douglas County Action Implementation Plan.						
Action	**Hazard Addressed**	**Responsible Department / Program**	**Potential Cost**	**Funding Sources**	**Timeline to Implement**	**Project Priority**
Action 2.3.2: Evaluate and adopt policies and codes that increase resiliency to natural hazards, such as stronger model codes, stormwater and water management plans, wildfire management programs, and land use & development policies.	All Hazards	Community Development	$50K-$500K	Local General Fund, BRIC, CDBG	1-5 years	High
Action #1.1.4: Develop emergency evacuation programs for neighborhoods in flood prone areas and wildland fire areas by increasing the public awareness about evacuation programs.	Flood, Wildfire	Community Development, Emergency Management	>$500K	EMPG, SERC, USEPA, NDEP, NDCNR, Utility Service Charge	1-5 years	High
Action #1.6.1: Survey and assess earthquake vulnerabilities of buildings and facilities, including critical facilities, schools, public buildings, high	Earthquake	Community Development, Emergency	$50K-$500K	Local General Fund, BRIC, Local General Fund	Less than 1 year	High

Table 3-18. Douglas County Action Implementation Plan.						
Action	**Hazard Addressed**	**Responsible Department / Program**	**Potential Cost**	**Funding Sources**	**Timeline to Implement**	**Project Priority**
occupancy buildings, historical buildings, and utilities.		Management, Public Works				
Action #1.12.2: Continue in East Fork Township, and Tahoe Township, an inspection program to enforce the defensible space requirements of the IWUI Code.	Wildand Fire	Fire Districts	>$500K	HMGP/SHSP, BRIC, NDF, BLM, National Fire Plan, USFS, Fire Districts SNPLMA	1-5 years	High
Action #1.3.1: Secure funding to acquire emergency power to maintain critical infrastructure.	All Hazards	Emergency Management, Public Works	>$500K	Local General Fund, BRIC, HMGP/SHSP	More than 5 years	High
Action #1.8.15: Construct 100-year flood crossing on one east/west collector road connecting Foothill Road and State Route 88 or U.S. Highway 395.	Flood	Community Development, Public Works, NDOT	>$500K	BRIC, HMGP/SHSP, FMA, RFC, USDA, NDEP, USEPA, NRCS, FEMA, 319 (h)	More than 5 years	High

Table 3-18. Douglas County Action Implementation Plan.						
Action	**Hazard Addressed**	**Responsible Department / Program**	**Potential Cost**	**Funding Sources**	**Timeline to Implement**	**Project Priority**
Action #1.8.17: Implement Stormwater Master Plan.	Flood	Community Development	>$500K	Local General Fund, BRIC, HMGP/SHSP, FMA, RFC, USDA, NDEP, USEPA, NDCNR, 391(h), USGS, Stormwater Utility Fee or Tax	More than 5 years	High
Action #5.2.2: Strengthen emergency operations by increasing collaboration and coordination among public agencies, non-profit organizations, business, and industry.	All Hazards	Emergency Management, Fire Districts, CWSD, external partners	>$500K	Local General Fund, BRIC, HMGP/SHSP	More than 5 years	High

Table 3-18. Douglas County Action Implementation Plan.						
Action	**Hazard Addressed**	**Responsible Department / Program**	**Potential Cost**	**Funding Sources**	**Timeline to Implement**	**Project Priority**
Action #1.1.1: Coordinate existing Geographic Information Systems (GIS) capabilities to identify hazards throughout the County.	All Hazard	Community Development, GIS	<$50K	Local General Fund, BRIC	Ongoing	Medium
Action #1.8.11: Replace grade dip sections with culverts.	Flood	Community Development, Public Works	>$500K	Local General Fund, HMGP/SHSP, Stormwater Utility Fee or Tax	Ongoing	Medium
Action #1.12.4: Work with the Nevada Division of Forestry, Nevada State Lands, Bureau of Land Management, BIA, and U.S. Forest Service to implement fuel reduction projects on state and federal lands in and around communities.	Wildland Fire	Fire Districts	>$500K	HMGP/SHSP, BRIC, BLM, National Fire Plan, USFS, Fire Districts, SNPLMA	Ongoing	Medium

Table 3-18. Douglas County Action Implementation Plan.						
Action	**Hazard Addressed**	**Responsible Department / Program**	**Potential Cost**	**Funding Sources**	**Timeline to Implement**	**Project Priority**
Action #3.1.1: Establish a budget and identify funding sources for mitigation outreach.	All Hazards	Emergency Management, Fire Districts, CWSD	<$50K	Local General Fund, BRIC, AFG, Stormwater Utility Fee or Tax, USDA	1-5 years	Medium
Action #3.1.2: Prepare, develop, and distribute appropriate public information about hazard mitigation programs and projects at County sponsored events and on the County's /Fire District's websites.	All Hazards	Emergency Management, Fire Districts, CWSD	<$50K	Local General Fund, BRIC, AFG, Stormwater Utility Fee or Tax, USDA	1-5 years	Medium
Action 3.1.3: Support lesson plans or activities for teachers to increase awareness about Douglas County hazards.	All Hazards	Emergency Management, Fire Districts, CWSD	<$50K	Local General Fund, BRIC, AFG, Stormwater Utility Fee or Tax, USDA	1-5 years	Medium

Table 3-18. Douglas County Action Implementation Plan.						
Action	**Hazard Addressed**	**Responsible Department / Program**	**Potential Cost**	**Funding Sources**	**Timeline to Implement**	**Project Priority**
Action 3.1.4: Expand hazard awareness in educational sites such as regional science fairs, and speakers.	All Hazards	Emergency Management, Fire Districts, CWSD	<$50K	Local General Fund, BRIC, AFG, Stormwater Utility Fee or Tax, USDA	1-5 years	Medium
Action 3.1.5: Develop hazard information programs targeting public safety, emergency management, local government executives, and business and industry.	All Hazards	Emergency Management, Fire Districts, CWSD	<$50K	Local General Fund, BRIC, AFG, Stormwater Utility Fee or Tax, USDA	1-5 years	Medium
Action #3.2.1: Maintain and expand a public outreach strategy of on-going programs to take action on such as defensible space, earthquake preparedness, etc.	All Hazards	Emergency Management, Fire Districts, CWSD	<$50K	Local General Fund, BRIC, AFG, Stormwater Utility Fee or Tax, USDA	1-5 years	Medium

Table 3-18. Douglas County Action Implementation Plan.						
Action	**Hazard Addressed**	**Responsible Department / Program**	**Potential Cost**	**Funding Sources**	**Timeline to Implement**	**Project Priority**
Action #3.2.2: Advise the public about health and safety precautions to protect from injury and loss across the full range of hazards.	All Hazards	Emergency Management, Fire Districts, CWSD	<$50K	Local General Fund, BRIC, AFG, Stormwater Utility Fee or Tax, USDA	1-5 years	Medium
Action #3.2.3: Use the Internet as a communication and education tool.	All Hazards	Emergency Management, Fire Districts, CWSD	<$50K	Local General Fund, BRIC, AFG, Stormwater Utility Fee or Tax, USDA	1-5 years	Medium
Action #3.2.4: Work with stakeholders to develop a public outreach campaign for residents to understand and avoid hazards in Douglas County.	All Hazards	Emergency Management, Fire Districts, CWSD	<$50K	Local General Fund, BRIC, AFG, Stormwater Utility Fee or Tax, USDA	1-5 years	Medium

Table 3-18. Douglas County Action Implementation Plan.						
Action	**Hazard Addressed**	**Responsible Department / Program**	**Potential Cost**	**Funding Sources**	**Timeline to Implement**	**Project Priority**
Action #4.1.1: Strengthen Internal Partnerships to reduce hazards throughout county departments and managed areas.	All Hazards	Emergency Management, Fire Districts, CWSD	<$50K	Local General Fund, BRIC, AFG, Stormwater Utility Fee or Tax, USDA	1-5 years	Medium
Action #4.1.2: Build and support local partnerships with stakeholders in the community.	All Hazards	Emergency Management, Fire Districts, CWSD	<$50K	Local General Fund, BRIC, AFG, Stormwater Utility Fee or Tax, USDA	1-5 years	Medium
Action #1.8.6: Implement Topaz Lake Drainage Study.	Flood	Community Development	$50K-$500K	Local General Fund, HMGP/SHSP, Stormwater Utility Fee or Tax	1-5 years	Medium

Table 3-18. Douglas County Action Implementation Plan.						
Action	**Hazard Addressed**	**Responsible Department / Program**	**Potential Cost**	**Funding Sources**	**Timeline to Implement**	**Project Priority**
Action #1.1.3: Conduct vulnerability and risk assessments, planning, and mitigation activities.	All Hazard	Emergency Management, Community Development, GIS	>$500K	Local General Fund, BRIC	Less than 1 year	Medium
Action #1.4.2: Ensure critical information technology (IT) facilities are survivable – out of flood hazard areas, emergency power, cyberattack resistance, non-water-based fire suppression systems, etc.	All Hazards	Technology Services, Emergency Management, Public Works	>$500K	Local General Fund, BRIC, HMGP/SHSP	More than 5 years	Medium
Action #1.6.3: Mitigate (e.g. seismic retrofit) the earthquake vulnerabilities of buildings and facilities, including critical facilities, schools, public buildings, high occupancy buildings, historical buildings, and utilities.	Earthquake	Community Development, School District, Public Works, Non-County utilities	>$500K	Local General Fund, BRIC, HMGP/SHSP, CDBG	More than 5 years	Medium

Table 3-18. Douglas County Action Implementation Plan.						
Action	**Hazard Addressed**	**Responsible Department / Program**	**Potential Cost**	**Funding Sources**	**Timeline to Implement**	**Project Priority**
Action #1.8.4: Implement Pinenut Creek Feasibility Study Projects.	Flood	Community Development	>$500K	Local General Fund, HMGP/SHSP, BRIC, USDA, Conserve Nevada, Stormwater Utility Fee or Tax	More than 5 years	Medium
Action #1.8.5: Implement Ruhenstroth Area Drainage Plan.	Flood	Community Development	>$500K	Local General Fund, HMGP/SHSP, BRIC, USDA, Conserve Nevada, Stormwater Utility Fee or Tax	More than 5 years	Medium

Table 3-18. Douglas County Action Implementation Plan.						
Action	**Hazard Addressed**	**Responsible Department / Program**	**Potential Cost**	**Funding Sources**	**Timeline to Implement**	**Project Priority**
Action #1.8.9: Provide emergency access to homes east of U.S. Highway 395 (Buckeye, Zerlolene, Lucerne, or Gilman Road).	Flood	Community Development	>$500K	BRIC, HMGP/SHSP, FMA, RFC, USDA, NDEP, USEPA, NRCS, Local General Fund	More than 5 years	Medium
Action #1.12.6: Evacuations – Plan, train and exercise.	Wildand Fire	Fire Districts, Emergency Management	>$500K	HMGP/SHSP, BRIC, BLM, National Fire Plan, USFS, Fire Districts, SNPLMA	More than 5 years	Medium
Action #1.12.7: Establish Strategic Fuel Breaks in and around communities, infrastructure, and ingress/egress routes.	Wildand Fire	Fire Districts	>$500K	HMGP/SHSP, AFG, BRIC, BLM, National Fire Plan, USFS, Fire	More than 5 years	Medium

Table 3-18. Douglas County Action Implementation Plan.						
Action	**Hazard Addressed**	**Responsible Department / Program**	**Potential Cost**	**Funding Sources**	**Timeline to Implement**	**Project Priority**
				Districts, SNPLMA		
Action # 1.12.8: Infrastructure – Expand sustainable water supply for suppression, ingress, and egress routes.	Wildand Fire	Fire Districts	>$500K	HMGP/SHSP, BRIC, BLM, National Fire Plan, USFS, Fire Districts, SNPLMA	More than 5 years	Medium
Action #5.1.1: Seek funding for mitigation actions that support resilience of first responders such as preparedness, training, facility hardening, redundant power and communications, etc.	All Hazards	Emergency Management, Fire Districts, Sheriff	>$500K	Local General Fund, BRIC, HMGP/SHSP	More than 5 years	Medium
Action #1.8.12: Educate public regarding flood hazards and damage potential.	Flood	Community Development, Carson Water Subconservancy District	$50K-$500K	FEMA, NDEP, NRCS, USEPA, Local General Fund, Stormwater	Ongoing	Low

Table 3-18. Douglas County Action Implementation Plan.						
Action	**Hazard Addressed**	**Responsible Department / Program**	**Potential Cost**	**Funding Sources**	**Timeline to Implement**	**Project Priority**
				Utility Fee or Tax		
Action #1.5.2: Develop water system improvements that increase drought resiliency.	Drought	Community Development, Public Works, CWSD	<$50K	Local General Fund, BRIC, USEPA, Local General Fund, Stormwater Utility Fee or Tax	1-5 years	Low
Action #1.6.5: Create late Quaternary fault, potential liquefaction, and potential seismically induced landscape maps.	Earthquake	Community Development, GIS	<$50K	Local General Fund, BRIC, HMGP/SHSP	1-5 years	Low
Action #5.2.1: Bolster the size and training program of Community Emergency Response Team (CERT) and other volunteer organizations to	All Hazards	Emergency Management, Fire Districts	<$50K	Local General Fund, BRIC, HMGP/SHSP	1-5 years	Low

Table 3-18. Douglas County Action Implementation Plan.						
Action	**Hazard Addressed**	**Responsible Department / Program**	**Potential Cost**	**Funding Sources**	**Timeline to Implement**	**Project Priority**
provide an organic volunteer response capability.						
Action #1.11.1: Reduce the possibility of damage and losses due to straight-line winds.	Straight-line winds	Community Development	$50K-$500K	BRIC, HMGP/SHSP, Local General Fund	1-5 years	Low
Action #2.1.1: Develop plans that identify natural sources and needed infrastructure that adequately meet the County's future needs and address impacts from changing conditions – drought, extreme heat, flooding, etc.	All Hazards	Community Development	$50K-$500K	Local General Fund, CDBG	1-5 years	Low
Action #1.9.1: Secure funding to determine high risk landslide areas in need of mitigation actions.	Landslide	Emergency Management, Public Works, Community Development	$50K-$500K	BRIC	Less than 1 year	Low

Table 3-18. Douglas County Action Implementation Plan.						
Action	**Hazard Addressed**	**Responsible Department / Program**	**Potential Cost**	**Funding Sources**	**Timeline to Implement**	**Project Priority**
Action #1.10.1: Secure funding to identify projects where needed to reduce current and future impacts from a seiche.	Seiche	Emergency Management, Public Works, Community Development	$50K-$500K	BRIC	Less than 1 year	Low
Action #1.6.4: Maintain website links to earthquake resources such as the Nevada Shakeout page, which includes information on mitigating hazardous building contents, and promotes personal and homeowner mitigation of earthquake risks.	Earthquake	Emergency Management, Technology Services, GIS	<$50K	Local General Fund, BRIC, HMGP/SHSP	Less than 1 year	Low
Action #1.8.1: Add rain gauges to the existing warning system.	Flood	Community Development, 911 Emergency Services	$50K-$500K	Local General Fund, BRIC, HMGP/SHSP, FMA, RFC, UDSA, NDEP, USEPA,	1-5 years	Low

Table 3-18. Douglas County Action Implementation Plan.						
Action	**Hazard Addressed**	**Responsible Department / Program**	**Potential Cost**	**Funding Sources**	**Timeline to Implement**	**Project Priority**
				NDCNR, 391(h), USGS		
Action #1.11.2: Reduce the possibility of damage and losses due to thunderstorms and lightning.	Thunderstorms and Lightning	Community Development	$50K-$500K	BRIC, HMGP/SHSP, Local General Fund	1-5 years	Low
Action #1.11.3: Reduce the possibility of damage and losses due to winter storms and extreme cold.	Winter Storms and Extreme Cold	Community Development	$50K-$500K	BRIC, HMGP/SHSP, Local General Fund	1-5 years	Low
Action 2.1.3: Incorporate external partners (ex. private sector) in mitigation planning efforts in order to protect revenue generation and long-term sustainability.	All Hazards	Emergency Management	$50K-$500K	Local General Fund, BRIC	1-5 years	Low

Table 3-18. Douglas County Action Implementation Plan.						
Action	**Hazard Addressed**	**Responsible Department / Program**	**Potential Cost**	**Funding Sources**	**Timeline to Implement**	**Project Priority**
Action #1.8.7: Implement Alpine View Estates Drainage Master Plan.	Flood	Community Development	$50K-$500K	Local General Fund, Stormwater Utility Fee or Tax	More than 5 years	Low
Action #1.12.3: Improve/continue curb-side dead tree and weed removal pick-up program. Continue curbside chipping programs. Continue community biomass collection point programs.	Wildand Fire	Fire Districts, towns, GID's, HOA's	>$500K	HMGP/SHSP, BRIC, National Fire Plan, USFS, Fire Districts, SNPLMA	1-5 years	Low
Action 2.3.1: Update the Master Plan, Open Space and Agricultural Lands Preservation Implementation Plan, and County Title 20 to be consistent with the hazard and hazard area maps and implementation strategies developed in the HMP	All Hazards	Community Development	$50K-$500K	Local General Fund, BRIC	1-5 years	Low

Table 3-18. Douglas County Action Implementation Plan.						
Action	**Hazard Addressed**	**Responsible Department / Program**	**Potential Cost**	**Funding Sources**	**Timeline to Implement**	**Project Priority**
according to their respective timeline requirements.						
Action #1.13.1: Seek dual purpose solutions for natural and technological hazards that result in similar or cascading effects. For example, HAZMAT spills may be caused by natural disasters as well as human error.	All Hazards	Emergency Management, Fure Districts, Public Works, Community Development, CWSD	>$500K	HMGP/SHSP, BRIC	More than 5 years	Low
Action #1.14.1: Seek dual purpose solutions for natural and human-caused threats that result in similar or cascading effects. For example, utility failures may be caused by natural disasters as well as deliberate human attacks.	All Hazards	Emergency Management, Fure Districts, Public Works, Sheriff, Community Development, CWSD	>$500K	HMGP/SHSP	More than 5 years	Low
Action #1.1.2: Develop the data sets that are necessary to test	All Hazard	Emergency Management, GIS	>$500K	Local General Fund, BRIC	1-5 years	Low

Table 3-18. Douglas County Action Implementation Plan.						
Action	**Hazard Addressed**	**Responsible Department / Program**	**Potential Cost**	**Funding Sources**	**Timeline to Implement**	**Project Priority**
hazard scenarios and mitigation tools, including HAZUS-MH.						
Action #1.5.3: Secure funding for projects associated with increasing water system drought resiliency.	Drought	Community Development, Public Works, CWSD, Emergency Management	>$500K	Local General Fund, BRIC, USEPA, Local General Fund, Stormwater Utility Fee or Tax	More than 5 years	Low
Action #1.8.3: Implement Johnson Lane Area Drainage Master Plan.	Flood	Community Development	>$500K	Local General Fund, HMGP/SHSP, BRIC, USDA, Stormwater Utility Fee or Tax	More than 5 years	Low
Action #1.8.10: Initiate park ditch improvements.	Flood	Community Development	>$500K	BRIC, HMGP/SHSP, FMA, RFC,	More than 5 years	Low

Table 3-18. Douglas County Action Implementation Plan.						
Action	**Hazard Addressed**	**Responsible Department / Program**	**Potential Cost**	**Funding Sources**	**Timeline to Implement**	**Project Priority**
				USDA, NDEP, USEPA, NRCS, FEMA, 391(h)		
Action 2.2.1: Identify potential mitigation actions to reduce impact of natural hazards to inventoried natural and cultural resources and sites.	All Hazards	Emergency Management, CWSD, Fire Districts, Community Development, Public Works	>$500K	Local General Fund, BRIC	More than 5 years	Low

BLM	**Bureau of Land Management**	**HMGP**	**Hazard Mitigation Grant Program**	**SNPLMA**	**Southern Nevada Public Land Management Act**
BRIC	**Building Resilient Infrastructure and Communities**	**HOA**	**Homeowner's Association**	**USACE**	**U.S. Army Corps of Engineers**
CDBG	**Community Development Block Grant**	**HUD**	**Housing Urban Development**	**USDA**	**U.S. Department of Agriculture**
DHS	**Department of Homeland Security**	**NDEP**	**Nevada Division of Environmental Protection**	**USEPA**	**U.S. Environmental Protection Agency**

EMPG	**Emergency Management Performance Grant**	**NDF**	**Nevada Department of Forestry**	**USFS**	**U.S. Fire Service**
GID	**General Improvement District**	**SERC**	**State Emergency Response Commission**	**USGS**	**US Geological Survey**

Section III: Mitigation Strategy

H. Continued Public Participation

Element	Requirements
D1. Is there discussion of how each community will continue public participation in the plan maintenance process? **44 CFR § 201.6(c)(4)(iii)**	a. The plan must describe how the participant(s) will continue to seek public participation after the plan has been approved and during the plan's implementation, monitoring, and evaluation. *The plan may contain a narrative description or an itemized list of steps, demonstrating the prescribed method that will be followed to obtain future public participation.* *Special consideration should be given to identifying and using unique and meaningful ways to keep the public engaged in the process.* *Examples include but are not limited to periodic presentations on the plan's progress to elected officials, schools or other community groups; annual questionnaires or surveys; public meetings; postings on social media; and interactive websites.*

Douglas County's strategic goal #3 is to, "Increase Public Awareness of Local Hazards." There are multiple objectives and actions under this goal for the County to accomplish (Table 3-19). Douglas County will use its standard processes for communicating with County residents about mitigation actions such as public meetings, posted notices, websites, traditional and social media, and outreach events.

Section III: Mitigation Strategy

Table 3-19. Public Participation Objectives and Actions.		
Objective Description: **Implement activities that assist in protecting lives by making homes, businesses, infrastructure, critical facilities, and other property more resistant to hazards.**		
Obj. #	**Objective**	**Action**
3.1	Increase public awareness and understanding, support, and demand for hazard mitigation.	**Action #3.1.1:** Establish a budget and identify funding sources for mitigation outreach. (Existing action)
3.1	Increase public awareness and understanding, support, and demand for hazard mitigation.	**Action #3.1.2:** Prepare, develop, & distribute appropriate public information about hazard mitigation programs and projects at County sponsored events and on the County's /Fire District's websites.
3.1	Increase public awareness and understanding, support, and demand for hazard mitigation.	**Action #3.1.3:** Support lesson plans or activities for teachers to increase awareness about Douglas County hazards.
3.1	Increase public awareness and understanding, support, and demand for hazard mitigation.	**Action #3.1.4:** Expand hazard awareness in educational sites such as regional science fairs and speakers.
3.1	Increase public awareness and understanding, support, and demand for hazard mitigation.	**Action #3.1.5:** Develop hazard information programs targeting public safety, emergency management, local government executives, and business and industry.
3.2	Publicize and encourage the adoption of appropriate hazard mitigation measures.	**Action #3.2.1:** Maintain and expand a public outreach strategy of on-going programs to take action on such as defensible space, earthquake preparedness, etc. (New)

Section III: Mitigation Strategy

Table 3-19. Public Participation Objectives and Actions.		
Objective Description: **Implement activities that assist in protecting lives by making homes, businesses, infrastructure, critical facilities, and other property more resistant to hazards.**		
Obj. #	**Objective**	**Action**
3.2	Publicize and encourage the adoption of appropriate hazard mitigation measures.	**Action #3.2.2:** Advise the public about health and safety precautions to protect from injury and loss across the full range of hazards they may face. (New based on existing action)
3.2	Publicize and encourage the adoption of appropriate hazard mitigation measures.	**Action #3.2.3:** Use the Internet as a communication and education tool. (Existing action)
3.2	Publicize and encourage the adoption of appropriate hazard mitigation measures.	**Action #3.2.4**: Work with stakeholders to develop a public outreach campaign for residents to understand and avoid hazards in Douglas County.

The County is committed to keeping the public and stakeholders informed about hazards and mitigation planning efforts, actions, and projects. To begin with, Douglas County citizens were engaged for input on the development of this plan. Douglas County, in general, and various departments and partners like CWSD maintain websites that inform the public about hazards and mitigation/preparedness efforts, especially for the three greatest threats – fire, flood, and earthquake.

At the highest and broadest level, the Community Development Department maintains on its website access to the 2020 Douglas County Master Plan, which is the baseline for sustainable development in Douglas County. This site also has links to Planning and the Stormwater and Floodplain Management Program. Within the Stormwater and Floodplain Management pages, citizens have access to plans, FEMA flood information, mitigation and preparedness actions, and a links to GIS products that citizens can view and/or download.

Section III: Mitigation Strategy

Of course, the Emergency Management Department maintains a public-friendly presence, focusing on the big three western hazards of fire, flood, and earthquake. In addition to providing access to this Plan and basic preparedness activities, the Emergency Management Department's website has information about how citizens can get involved in CERT and the Local Emergency Planning Committee (LEPC).

Both the Douglas Tahoe Fire Protection District and the East Fork Fire Protection District conduct outreach at schools, public events, and direct visits. The Douglas Tahoe Fire Protection District has an excellent website with many resources that the East Fork Fire Protection District is emulating.

The Carson Water Subconservancy District (CWSD) is a multijurisdictional partner that also has abundant mitigation and preparedness resources. The CWSD conducts both in-person and virtual outreach to the public via its website.

The Technology Services Department maintains the Douglas County GIS public viewer in which citizens may access GIS resources directly. The public viewer has numerous layers presented in a user-friendly Arc GIS format.

For the County, one of the most effective ways to engage the public and stakeholders and disseminate information is to meet the people where they are – at the various community events that are popular in Douglas County. This includes displays and demonstrations at Douglas County-sponsored events such as the annual Genoa Candy Dance, Carson Valley days, the Economic Forum, Douglas County Business Showcase, and various service club presentations. Any public comments received regarding the HMP will be collected by the Planning Committee leader, included in the annual report to the County Manager, and considered during future HMP updates.

The Director of Emergency Management shall ensure elected and senior officials, the public, and stakeholders are kept current on MHMP updates and are provided the opportunity to participate in the update process to the appropriate degree. The Plan's annual review and evaluation will be announced to the local media through a variety of outlets.

To continually engage the public and stakeholders, the County shall pursue the following opportunities whenever possible and appropriate, but not limited to:

- Regular updates to the County Manager, who the Emergency Management Department reports directly to.
- Present an annual report summarizing the MHMP evaluation and mitigation action progress to the Board of County Commissioners.

- Participate in the State of Nevada hazard mitigation and disaster preparedness efforts.
- Post a copy of the MHMP for public review.
- Post the MHMP on the Emergency Management website.

Section III: Mitigation Strategy

I. Plan Maintenance

Element	Requirements
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)? **44 CFR § 201.6(c)(4)(i)**	a. The plan must identify how, when and by whom the plan will be tracked for implementation over its five-year cycle (monitoring). *Monitoring may be described by including a narrative description or an itemized list of steps demonstrating the prescribed method that will be followed to monitor the plan after plan approval and during the plan's implementation.* **Monitoring** means tracking the implementation of the plan over time. For example, monitoring may include a system for tracking the status of the identified hazard mitigation actions.

Method and Schedule for Keeping the Plan Current: How, When, and Who will Evaluate the Plan

1. How the Plan will be Evaluated

- This plan, and the accomplishment of action items defined in it, will be monitored by the Planning Team. Specifically, Goal #2 states, Promote Disaster Resilient Development. Under Goal #2, Objective #2.3 and its actions are as follows:
  Objective #2.3: Update plans, codes and ordinances to be consistent with the hazard and hazard area maps and implementation strategies developed in the HMP.
  - **Action 2.3.1:** Update the Master Plan, Open Space and Agricultural Lands Preservation Implementation Plan, and County Title 20 to be consistent with the hazard and hazard area maps and implementation strategies developed in the HMP every 10 years
  - **Action 2.3.2:** Evaluate and adopt policies and codes that increase resiliency to natural hazards, such as stronger building codes, stormwater and water management plans, wildfire management programs, and land use and development policies.
  - **Action 2.3.3:** Review and update ordinances and code every 6 years.

In short, this plan incorporates mechanisms to monitor this plan both for its own sake and with respect to other County plans, ordinances, and codes.

Led by the Douglas County Emergency Management Director, the Planning Team will regularly report their progress in accomplishing their assigned actions. Tables 3-19 – 3-21 assign responsibility for completing actions to various departments/programs. In addition to regularly scheduled Planning Team meetings, progress reports will be provided to the County Council at least semi-annually and to the public annually (Table 3-20).

2. When the Plan will be Evaluated

At least semi-annually, the Planning Team, led by the Douglas County Director of Emergency Management, will evaluate the effectiveness of the plan and the achievement of planned actions and objectives. If the achievement of actions and objectives are on target, then no remedial actions are necessary. If the accomplishment of actions and objectives deviates from the plan (either positively or negatively), then the Planning Team will decide one of two causes and remedial changes:

- The plan is sound, but the execution of the action is faulty. In this case, a remedy for the action accomplishment is dictated.
- The remedial action is being accomplished according to plan, but the desired effects are incorrect based on the wrong planning assumptions, conditions, or a change in circumstances. In this case, a modification of the plan may be warranted.

Outside of corrective actions, the Planning Team will begin the process of updating this plan 3.5 years after its adoption. This allows approximately six months to contract for support or garner other planning resources required to begin. At the four-year point, the next plan update will begin and follow a nominal one-year planning process to have the next plan revision complete by the five-year point. Tables 3-20 and 3-21 provide further detail regarding plan progress reports and evaluations.

3. Who will Evaluate the Plan

If correctly executed actions are not achieving the desired effect (for whatever reason), an immediate change in the plan may be warranted. This could occur in circumstances in executing the risk management strategy of risk transfer. For example, hardening a section of riverbank in one area might cause more rapid erosion in another. In this case, a plan adjustment may be required.

Table 3-20. Plan Monitoring, Evaluating, and Updating Schedule.		
Plan Monitoring	**Point of Contact**	**Timeline**
Planning Team action item accomplishment review	The respective POC/Department responsible for each action item.	Monthly Planning Team meetings.
Board of County Commissioners action item accomplishment report	Planning Team	Semi-annual Board of County Commissioners progress report.
Public action item accomplishment review	Planning Team	Annual public progress report.
Ad hoc plan updates	Planning Team	As required to ensure the plan is relevant.
FEMA-required five-year update	Planning Team	Every five years.

Douglas County intends to proactively manage implementation of the actions as it strives to reach its goals and objectives. The Planning Team and Director of Emergency Management are responsible for tracking the implementation of mitigation activities, including monitoring implementation of mitigation measures and project closeouts.

The tracking system will:

- Include schedule
- Identify the department/office responsible for coordination
- Describe the role of the agencies/offices identified in the mitigation strategy
- Include project closeout procedures.

While Table 3-19 has the overall schedule for implementing the actions, the most significant recurring milestones for reviewing the implementation of the MHMP are in Table 3-20.

Table 3-21. Plan Monitoring, Evaluating, and Updating Schedule.		
Plan Monitoring	**Point of Contact**	**Timeline**
Planning Team action item accomplishment review.	The respective POC responsible for each action item.	Quarterly Planning Team meetings.
County Council action item accomplishment report.	Planning Team	Semi-annual County Council progress report.
Public action item accomplishment review	Planning Team	Annual public progress report.
Ad hoc plan updates	Planning Team	As required to ensure the plan is relevant.
FEMA-required five-year update	Planning Team	Every five years.

The roles of the various departments and a macro-level monitoring schedule are in Table 3-22. The worksheet in Appendix E will be used by the respective POCs to manage and report on the completion and closeout of their actions.

Table 3-22. Roles and Responsibilities for Hazard Mitigation Action Implementation.		
Department / Office	**Mitigation Responsibility**	**Activity**
Board of County Commissioners	Overall County authority.	Adopts the plan and approves activities as required by County laws and policies.
County Manager	Monitor actions.	• Point of contact for the Planning Team to deliver ad-hoc and semi-annual progress updates. • Provides a focal point for direct community feedback.
Director of Emergency Management	Planning Team coordination.	• Provide guidance to the Planning Team. • Chairs Planning Team meetings.

Table 3-22. Roles and Responsibilities for Hazard Mitigation Action Implementation.		
Department / Office	**Mitigation Responsibility**	**Activity**
Planning Team	Mitigation action coordination.	• Monitor, track, coordinate, and make recommendations on MHMP / action updates. • Hold quarterly coordination meetings.
Assigned Departments / Programs	Support action Points of Contact in complement assigned actions.	• Implement assigned actions and report on their progress through closeout. • Report on the action implementation progress to the Planning Team. • Support actions according to day-to-day responsibilities – finance, facilities, operations, housing, etc.
Action Points of Contact	Implement assigned actions.	• Implement assigned actions. • Track the progress of the action implementation via the worksheet in Appendix E. • Report on the action implementation progress through their respective departments to the Planning Team.

Section III: Mitigation Strategy

J. Incorporation of the Hazard Mitigation Plan Into Other Planning Mechanisms

Element	Requirements
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? **44 CFR § 201.6(c)(4)(ii)**	a. The plan must describe the community's process to integrate the plan's data, information, and hazard mitigation goals and actions into other planning mechanisms. **Integrate** means to include hazard mitigation principles, vulnerability information and mitigation actions into other existing community planning to leverage activities that have co-benefits, reduce risk and increase resilience. **Planning mechanisms** refers to the governance structures used to manage local land use development and community decision-making, such as budgets, comprehensive plans, capital improvement plans, economic development strategies, climate action plans or other long-range plans.
	b. The plan must identify the local planning mechanisms where hazard mitigation information/ actions may be integrated. The identified list of planning mechanisms must be applicable to the plan participant(s) and not contradict the identified capabilities.
	c. A multi-jurisdictional plan must describe each participant's individual process for integrating information from the mitigation strategy into their identified planning mechanisms. *This element may be met with a general narrative description if the process is applicable to each of the plan participants; however, any participant who cannot apply the same process as other plan participants must include their unique process for integration.*

Section III: Mitigation Strategy

As described throughout this plan, the Douglas County 2020 Master Plan and the 2024 Douglas County Strategic Plan lay the foundation for sustainable growth and resiliency. Goal #2 (repeated here) is focused on incorporating hazard mitigation into the very culture of the County.

1. Goal #2: Promote Disaster Resilient Development

- ***Goal Description:*** Provide the community with increased safety from natural hazards through compatible design and development practices that protect ecosystem values and minimize damage to life, property, and fiscal resources. (New Description from the 2020 Master Plan)
- **Objective #2.1:** Balance Growth and Infrastructure to keep growth at a sustainable level – e.g., manage stormwater and natural resources. (New action based on the 2020 Master Plan and the 2024 Strategic Plan)
    - **Action 2.1.1:** Develop plans that identify natural sources and needed infrastructure that adequately meet the County's future needs and address impacts from changing conditions – drought, extreme heat, flooding, etc.
    - **Action 2.1.2:** Identify and implement stormwater management actions for current and future development that mitigate localized flooding and storm surge.
    - **Action 2.1.3:** Incorporate external partners (ex. private sector) in mitigation planning efforts in order to protect revenue generation and long-term sustainability.
- **Objective #2.2:** Preserve Douglas County's natural beauty and rural character – e.g., ecotourism. (New action based on 2024 Strategic Plan)
    - **Action 2.2.1:** Identify potential natural mitigation actions to reduce impact of hazards to inventoried natural and cultural resources and sites.
- **Objective #2.3:** Update plans, codes, and ordinances to be consistent with the hazard area maps and implementation strategies developed in the HMP. (Existing action)
    - **Action 2.3.1:** Update the Master Plan, Open Space and Agricultural Lands Preservation Implementation Plan and County Title 20 to be consistent with the hazard area maps and implementation strategies developed in the HMP every 10 years.
    - **Action 2.3.2:** Evaluate and adopt policies and codes that increase resiliency to natural hazards, such as stronger building codes, stormwater and water management plans, wildfire management programs, and land use and development policies.
    - **Action 2.3.3:** Review and update ordinances and code every 6 years.

Table 3-23 highlights the Goal #2 actions and the responsible departments / programs. Perhaps the most noteworthy objective with respect to incorporating hazard mitigation into other

planning mechanisms is Objective #2.3 which involves updating plans, codes, and ordinances to be consistent with the hazard area maps and implementation strategies developed in the HMP. Associated Action 2.3.1 is under the responsibility of the County Board of Commissioners, which strengthens the objective.

Table 3-23. Actions Integrated into Other Planning Mechanisms.

Action	Responsible Department / Program
Action 2.1.1: Develop plans that identify natural sources and needed infrastructure that adequately meet the County's future needs and address impacts from changing conditions – drought, extreme heat, flooding, etc.	Community Development
Action 2.1.2: Identify and implement stormwater management actions for current and future development that mitigate localized flooding and storm surge.	CWSD, Community Development
Action 2.4.1: Incorporate external partners (ex. private sector) in mitigation planning efforts in order to protect revenue generation and long-term sustainability.	Emergency Management
Action 2.2.1: Identify potential mitigation actions to reduce impact of natural hazards to inventoried natural and cultural resources and sites.	Emergency Management, CWSD, Fire Districts, Community Development, Public Works
Action 2.3.1: Update the Master Plan, Open Space and Agricultural Lands Preservation Implementation Plan and County Title 20 to be consistent with the hazard and hazard area maps and implementation strategies developed in the HMP according to their respective timeline requirements.	Community Development
Action 2.3.2: Evaluate and adopt policies and codes that increase resiliency to natural hazards, such as stronger model codes, stormwater and water management plans, wildfire management programs, and land use & development policies.	Community Development

Table 3-23. Actions Integrated into Other Planning Mechanisms.	
Action	**Responsible Department / Program**
Action 2.3.3: Review & update ordinances & model code every 6 years.	Community Development

The effort to achieve the objective to, "Incorporate hazard mitigation into long-range planning and development activities" began with this hazard mitigation plan update with capability assessments:

- Tables 3-1 and 3-2 contain a Planning and Regulatory Assessment that identifies plans that can be used to implement mitigation actions.
- Tables 3-3 and 3-4 contain an Administrative and Technical Capability Assessment that identifies when the technical capabilities have been used in the past to assess/mitigate risks.
- Table 3-5 contains a Financial Capability Assessment that identifies funding sources that could be used to fund future mitigation actions.
- Table 3-6 contains an Education and Outreach Capability Assessment that identifies programs that could be used to implement mitigation activities.

As part of the MHMP maintenance strategy, the Planning Team will meet regularly to ensure hazard mitigation is integrated into its future planning activities. The County will work to incorporate, where applicable, this MHMP into the planning and regulatory mechanisms previously identified as well as others as appropriate.

Throughout the MHMP maintenance cycle, the hazard mitigation goals and actions will, as appropriate, be referenced or included in the general operations of the County. The County will work with other agencies to identify opportunities as outlined below:

- Update work plans, policies, or procedures to include hazard mitigation concepts;
- Establish mitigation funding into operational and other types of County budgets;
- Issue plans, policies, regulations, or other directives to carry out mitigation actions;
- Add hazard mitigation elements to redevelopment plans.

The MHMP will function as a stand-alone document subject to its own review and updated schedule and will serve as a reference for other mitigation planning needs of the County. Whenever possible, the County will endeavor to incorporate mitigation actions and projects

identified in the MHMP into existing County's planning mechanisms, as they become available, including but not limited to:

- Development of future land-use plans;
- Future programming of capital improvement projects.

Section IV: Plan Updates

IV. Plan Updates

A. Changes in Development

Element	Requirements
E1. Was the plan revised to reflect changes in development? **44 CFR § 201.6(d)(3)**	a. The plan must describe changes in development that have occurred in hazard-prone areas and how they have increased or decreased the vulnerability of each jurisdiction since the previous plan was approved. If no development changes affected the jurisdiction's overall vulnerability, this must be stated with the plan. **Changes in development** means recent development (for example, construction completed since the last plan was approved), potential development (for example, development planned or under consideration by the jurisdiction), or conditions that may affect the risks and vulnerabilities of the jurisdictions (for example, climate change, declining populations or projected increases in population, or foreclosures) or shifts in the needs of underserved communities or gaps in social equity. This can also include changes in local policies, standards, codes, regulations, land use regulations and other conditions.

As described throughout this plan, the Douglas County 2020 Master Plan and the 2024 Douglas County Strategic Plan lay the foundation for sustainable growth and resiliency. The Douglas County 2020 Master Plan was in development during the 2019 revision of this Plan and fully integrated mitigation considerations. However, due to limitation in regions that can sustain growth, it has occurred in hazard prone areas and will continue. For example, the most densely populated areas that include Minden and Gardnerville lie within the floodplain of the East Fork of the Carson River. Similarly, growth in the Tahoe Basin naturally occurs in areas prone to wildfire. With the Carson Range Fault zone running through the county, all growth is vulnerable to some extent to earthquakes. Similarly, the regions of greatest social vulnerability also lie

within areas of floods, wildfires, earthquakes, and other hazards. Figure 3-2 depicts the Douglas County future land use with the National Risk Index Composite Score overlayed.

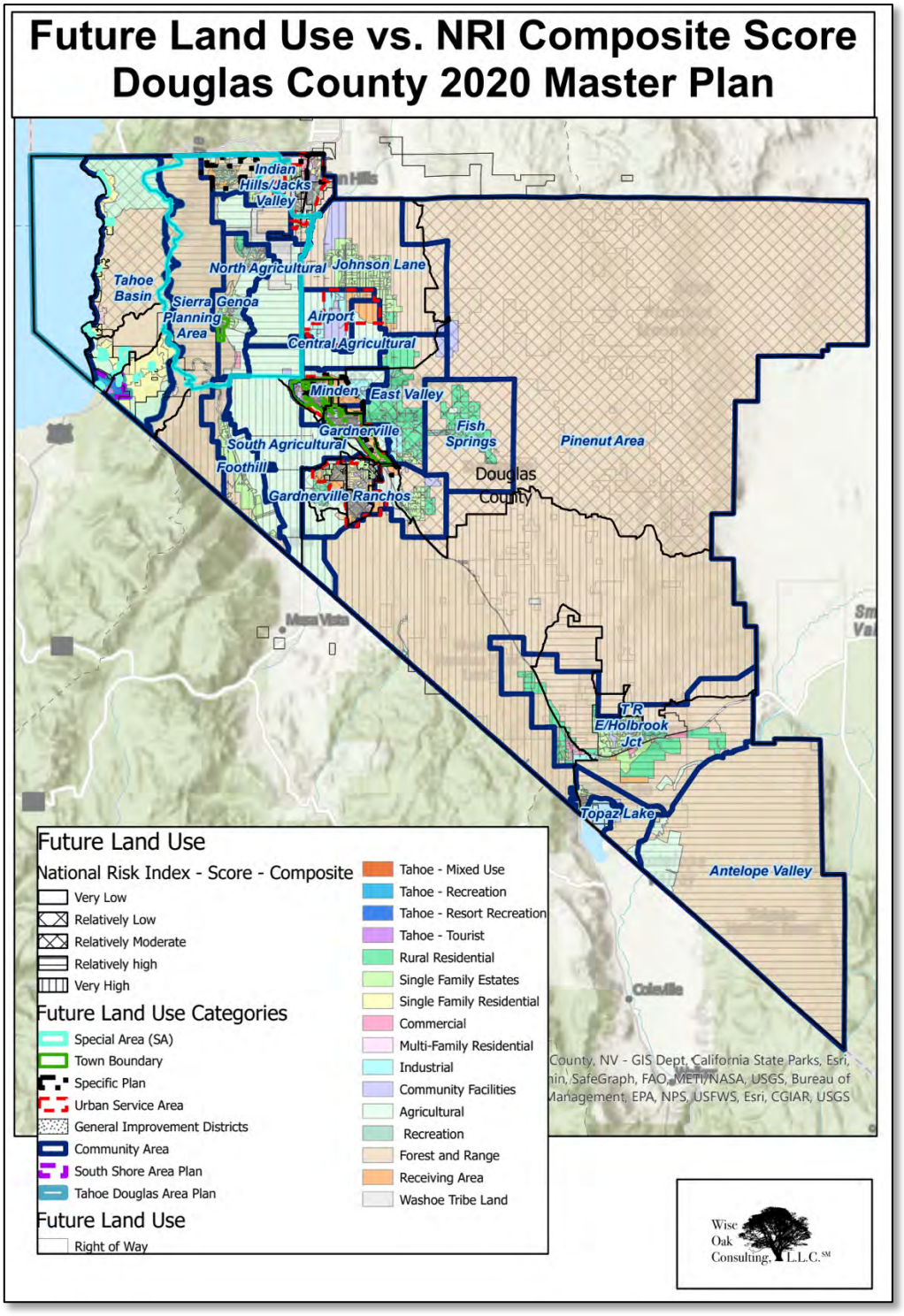


Figure 3-2. Douglas County Future Land Use Map vs. NRI Composite Score.

Section IV: Plan Updates

Although Figure 3-2 shows that growth is occurring in areas considered Relatively High and Very High by the National Risk Index, the Douglas County 2020 Master Plan and the 2024 Douglas County Strategic Plan take risk into consideration and ensure growth does not occur unmitigated. The Community Development Department, County Manager, and County Board of Commissioners all seek to mitigate disaster as growth occurs in a sustainable and resilient manner. Mitigation actions in this plan that seek to manage growth and reduce risk in hazard-prone areas include:

- **Action #1.1.1:** Coordinate existing Geographic Information Systems (GIS) capabilities to identify hazards throughout the County. (Existing action)
- **Action #1.1.2:** Develop the data sets that are necessary to test hazard scenarios and mitigation tools, including HAZUS-MH. (Existing action)
- **Action #1.1.3:** Conduct vulnerability and risk assessments, planning, and mitigation activities. (New action)
- **Action #1.1.4:** Develop emergency evacuation programs for neighborhoods in flood prone areas and wildland fire areas by increasing the public awareness about evacuation programs. (Existing action)
- **Action #1.1.4:** Develop emergency evacuation programs for neighborhoods in flood prone areas and wildland fire areas by increasing public awareness about evacuation programs. (Existing action)
- **Action #1.5.2:** Develop water system improvements that increase drought resiliency. (New action aligned with state HMP)
- **Action #1.6.1:** Survey and assess earthquake vulnerabilities of buildings and facilities, including critical facilities, schools, public buildings, high occupancy buildings, historical buildings, and utilities. (Existing)
- **Action #1.6.3:** Mitigate (e.g. seismic retrofit) the earthquake vulnerabilities of buildings and facilities, including critical facilities, schools, public buildings, high occupancy buildings, historical buildings, and utilities. (Existing)
- **Action #1.6.4:** Create an earthquake awareness and mitigation website that links to the Nevada Shakeout page, which includes information on mitigating hazardous building contents and promotes personal and homeowner mitigation of earthquake risks. (Existing)
- **Action #1.7.1:** Maintain survivable (e.g. emergency power and water) community cooling centers, particularly in areas with low-income, elderly, and young populations. (New action aligned with state HMP)
- **Action #1.8.2:** Adopt or update policies that discourage growth in flood-prone areas.
- **Action #1.8.3:** Implement Johnson Lane Area Drainage Master Plan.

- **Action #1.8.4:** Implement Pinenut Creek Feasibility Study Projects.
- **Action #1.8.5:** Implement Ruhenstroth Area Drainage Plan.
- **Action #1.8.6:** Implement Topaz Lake Drainage Study.
- **Action #1.8.7:** Implement Alpine View Estates Drainage Master Plan.
- **Action #1.8.12:** Educate the public regarding flood hazards and damage potential.
- **Action #1.8.13:** Continue to strictly enforce the County's building code Title 20, Open Space Plan, and Master Development Plan.
- **Action #1.8.14:** Follow FEMA criteria for repetitive loss properties within the County.
- **Action #1.8.16:** Develop the Stormwater Master Plan.
- **Action #1.8.17:** Implement the Stormwater Master Plan.
- **Action #1.8.18:** Develop a Flood Warning and Response Plan.
- **Action #1.10.1:** Secure funding to identify and implement projects where needed to reduce current and future impacts from a seiche. (New action)
- **Action #1.12.1:** Develop and implement in East Fork Township, and continue to provide in Tahoe Township, a public education program regarding the requirements of IWUI Code and defensible space best practices. (Existing)
- **Action #1.12.2:** Develop in East Fork Township, and continue to enforce in Tahoe Township, an inspection program to enforce the defensible space requirements of the IWUI Code. (Existing)
- **Action #1.12.3:** Improve/continue a curb-side dead tree and weed removal pick-up program. Continue curbside chipping programs. Continue community biomass collection point programs. (Existing)
- **Action #1.12.4:** Work with the Nevada Division of Forestry, Nevada State Lands, the Bureau of Land Management, and the U.S. Forest Service to implement fuel reduction projects on state and federal lands in and around communities. (Existing)
- **Action #1.12.5:** Review, update, and enforce the Master Plan, Open Space Plan, and building codes relative to defensible space requirements for new development. (Existing)
- **Action #1.12.6:** Evacuations – Plan, train and exercise.

Section IV: Plan Updates

B. Plan Revision Reflecting Changing Priorities

Element	Requirements
E2. Was the plan revised to reflect changes in priorities and progress in local mitigation efforts? **44 CFR § 201.6(d)(3)**	a. The plan must describe how it was revised due to a change in priorities for each jurisdiction. This can be done as a narrative or with detailed statements in the appropriate sections of the plan. The priorities to be considered are defined by the participant(s). If the participant(s) has no change in priorities since the last approval of the mitigation plan, this must be stated.

This MHMP represents a shift in Douglas County emergency management strategies and priorities.

11. Overall, this Plan has been completely reorganized to align with FEMA's Local Hazard Mitigation Planning Handbook, dated May 2023.
12. The Douglas County 2020 Master Plan and the 2024 Douglas County Strategic Plan both focused on resilience. This 2024 Douglas County MHMP update built upon those strategic documents to be in lock step with them. For example, "Goal #2: Promote Resilient Development," actualizes the County's resilience goals. In addition, the 2020 Master Plan and 2024 Strategic Plan both seek to increase public safety.
13. The order of the goals was changed to prioritize mitigation actions.
14. The updated HMP incorporates additional goals, new goals, and 27 additional actions in the strategy. The planning team took a broader and more in-depth look at its strategy.
15. The updated HMP incorporates the Centers for Disease Control and Prevention and Agency for Toxic Substances and Disease Registry Social Vulnerability Index (SVI) in the Hazard Identification and Risk Assessment to help highlight vulnerable populations and their resilience.
16. The updated HMP incorporates FEMA's National Risk Index (NRI) in the Hazard Identification and Risk Assessment in order to incorporate standardized, nationally recognized data sets. Use of the NRI also enables the jurisdiction to easily reproduce the results as data sets are updated.
17. The updated HMP reorganizes hazards to align with the State of Nevada Threats and Hazards Guide.
18. The updated HMP incorporates additional natural hazards. Some hazards are for informational purposes only and do not have associated actions because they are of very low risk and the planning team felt they would not prioritize actions over the lifetime of this update.

19. The updated HMP incorporates technological hazards and human-caused threats in order to better inform this plan; other planning efforts; and to align with work on the regional Threat and Hazard Identification and Risk Assessment.
20. The updated HMP uses a new mitigation action strategy and worksheets to evaluate actions based on FEMA's Local Hazard Mitigation Planning Handbook, dated May 2023.

1. Legacy Goals

The 2019 MHMP has three (3) goals:

- Goal #1: Promote disaster-resistant development
- 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 loss due to natural hazards

2. New Goals

While the goals remain relevant, considering the repeated and increasing impacts from climate change as well as the County's focus on resilience in its 2020 Master Plan and 2024 Strategic Plan, the goals were shifted. This 2024 MHMP update has five (5) goals:

- Goal #1: Protect Lives, Property, and the Natural Environment (New goal based on existing goal)
- Goal #2: Promote Disaster Resilient Development (Existing Goal)
- Goal #3: Increase Public Awareness of Hazards (New goal based on existing goal)
- Goal #4: Foster Partnerships and Implementation (New goal based on existing goal)
- Goal #5: Strengthen Emergency Services Capability (New Goal)

Section IV: Plan Updates

C. Changes in Progress in County Mitigation Efforts

Element	Requirements
E2. Was the plan revised to reflect changes in priorities and progress in local mitigation efforts? **44 CFR § 201.6(d)(3)**	b. The plan must describe the status of all hazard mitigation actions in the previous plan by identifying whether they have been completed or not, for each jurisdiction. For actions that are not complete, the plan must state whether the action is no longer relevant or will be included in the updated action plan.
	c. The updated plan must explain how the jurisdiction(s) integrated information from the mitigation plan into other planning mechanisms, as a demonstration of progress in local hazard mitigation efforts. If information from the previous plan was not integrated into other planning mechanisms, this must be stated.

Douglas County actively addresses and track its planned mitigation actions. Table 3-23 summarizes the progress in the existing mitigation actions.

Table 3-23. Status of Existing Mitigation Actions.					
Goals	**Action**	**New or Existing**	**Description**	**Completed Yes / No**	**Comments**
Goal 1: Promote increased and ongoing Douglas County involvement in hazard mitigation planning and projects.	1.A	N	Update the Master Plan, Open Space and Agricultural Lands Preservation Implementation Plan and County Title 20 to be consistent with the hazard and hazard area maps and implementation strategies developed in the HMP every 10 years. Review & update ordinances & code every 3 years.	Yes	• Master Plan – yes • Open space plan – no, it is largely incorporated into the master plan. Recommend migrating into the master plan. • Title 20 (codes & ordnances) – the latest update is in progress as of the writing of this plan.
	1.B	N/E	Identify & educate Douglas County personnel on high hazard areas.	Yes	• GIS capability and planning efforts are continually expanding public access to hazard maps. • Washoe Tribe is working with the ERG to expand knowledge of hazards such as HAZMAT on I-395. • Carson Water Subconservancy District (CWSD) conducts outreach

Table 3-23. Status of Existing Mitigation Actions.					
Goals	**Action**	**New or Existing**	**Description**	**Completed Yes / No**	**Comments**
					and training on web access systems with flood models.
	1.C	N/E	Coordinate existing Geographic Information Systems (GIS) capabilities to identify hazards throughout the County.	Yes	• County GIS website developed beginning in 2018 and incorporates information from multiple agencies/partners. • CWSD conducts outreach and training on web access systems with flood models. • County GIS consolidates many sources – external and internal to provide a single source of GIS information.
	1.D	N/E	Develop the data sets that are necessary to test hazard scenarios and mitigation tools, including HAZUS-MH.		• CWSD continues to build databases – flood hazards model, adaptive stewardship plans (all the projects in the Carson River watershed). • County GIS consolidates many sources – external and internal to

Table 3-23. Status of Existing Mitigation Actions.					
Goals	**Action**	**New or Existing**	**Description**	**Completed Yes / No**	**Comments**
					provide a single source of GIS information.
	1.E	N/E	Utilize the Internet as a communication tool, as well as an education tool.	Yes	• Nevadafloods.org - HMP posted on website. • CWSD continues to build databases – flood hazards model, adaptive stewardship plans (all the projects in the Carson River watershed). • County GIS consolidates many sources – external and internal to provide a single source of GIS information. • The Douglas County Office of Emergency Management maintains an updated website that has links to the full complement of resources –

Table 3-23. Status of Existing Mitigation Actions.					
Goals	**Action**	**New or Existing**	**Description**	**Completed Yes / No**	**Comments**
					plans, CERT, LEPC, hazards, emergency preparedness, etc. • The Tahoe Douglas Fire Protection District has a robust website. • The East Fork Fire Protection District's website is expanding.
	1.F	N	Develop county building codes and ordinances that protect people and structures from drought, earthquake, flood, severe weather, and wildfire.	Yes	• Adopted WUI codes. • The County develops amendments to the model codes (IBC, IFC, etc.) every 6 years.
Goal 2: Build and support local capacity to enable the public to prepare for, respond to, and recover from disasters.	2.A	E	Develop emergency evacuation programs for neighborhoods in flood prone areas and wildland fire areas by increasing the public awareness about evacuation programs.	Yes	• Draft document has been developed. • The Sheriff's Office and the Chief of Staff are developing and posting evacuation zones in the perimeter.
	2.B	N/E	Annually review the County's Emergency Operations Plan and identify needed plan updates.	Yes	• The plan is reviewed annually and captures needed updates. • Include the annex for Western Region Health Care Evacuation Plan.

Table 3-23. Status of Existing Mitigation Actions.					
Goals	**Action**	**New or Existing**	**Description**	**Completed Yes / No**	**Comments**
	2.C	E	Conduct a minimum of one disaster exercise each year	Yes	• Douglas County has responded to multiple activations – floods, severe winter weather, Tamarac and Caldor fire, and aircraft accident, etc. The County uses these in lieu of exercises when appropriate. • Conducted an airport tabletop for a major event. • Tabletop for Candy Dance festival. • Participated in the multi-state Tahoe Basin evacuation workshop.
	2.D	E	Establish a budget and identify funding sources for mitigation outreach.	Yes	• OEM funds CERT for outreach. • Ready, set, go – fire preparedness. • Flood awareness week annually • Defensible space outreach (in kind)

Table 3-23. Status of Existing Mitigation Actions.					
Goals	**Action**	**New or Existing**	**Description**	**Completed Yes / No**	**Comments**
	2.E	E	Work with school districts to develop a public outreach campaign that teaches children how to avoid danger and behave during an emergency.	Yes	• Fire drills code reds, etc. • Stormwater and Floodplain Management conducts flood awareness outreach in schools. • Tahoe-Douglas Fire Department established a Fire Science program at George Whittell High School. • Washoe Tribe and schools conduct the shakeout.
	2.F	N/E	Utilize Business for Innovative Climate Change (BICEP) to increase awareness and knowledge of hazard mitigation and encourage businesses to develop/implement hazard mitigation actions.	No	• This is a legacy program that no longer exists.
	2.G	N/E	Prepare, develop, and distribute appropriate public information about hazard mitigation programs and projects at County sponsored events and on the County's /Fire Districts' websites.		• Tahoe-Douglas Fire Protection District has it on their website. • Washoe Tribe provided hard copies, workshops, etc.

Section IV: Plan Updates

Table 3-23. Status of Existing Mitigation Actions.					
Goals	**Action**	**New or Existing**	**Description**	**Completed Yes / No**	**Comments**
Goal 3: Reduce the possibility of damages and losses due to earthquakes.	3.A	E	Survey and assess earthquake vulnerabilities of buildings and facilities, including critical facilities, schools, public buildings, high occupancy buildings, historical buildings, and utilities.	Partial	• County office retrofitting elevators. • Carson Valley Health is expanding and retrofitting the old facility. • Resorts are renovating old infrastructure.
	3.B	E	Ground truth the unreinforced masonry building list developed by the State.	Partial	• George Whittell High School updated its facility. • Need funding for a full assessment.
	3.C	E	Mitigate the earthquake vulnerabilities of buildings and facilities, including critical facilities, schools, public buildings, high occupancy buildings, historical buildings, and utilities.		• George Whittell High School conducted retrofitting. • County office retrofitting elevators. • Carson Valley Health is expanding and retrofitting the old facility. • Resorts are retrofitting old infrastructure.
	3.D	E	Enforce the seismic provisions in building codes.	Yes	• The codes are enforced by County departments.
	3.E	E	Create an earthquake awareness and mitigation website that links to the Nevada Shakeout page, which	No	• Links to the Nevada Shakeout website are ongoing.

Table 3-23. Status of Existing Mitigation Actions.					
Goals	**Action**	**New or Existing**	**Description**	**Completed Yes / No**	**Comments**
			includes information on mitigating hazardous building contents, and promotes personal and homeowner mitigation of earthquake risks.		• Need funding to expand this project.
	3.F	N	Create late Quaternary fault, potential liquefaction, and potential seismically induced landscape maps.	Partial	• Quaternary Faults are highlighted in this current HMP update. • Using USGS and NBGM data.
	3.G	E	Encourage the purchase of earthquake insurance.	No	• Need a private sector partnership.
Goal 4: Reduce the possibility of threat to life and losses due to epidemic.	4.A	E	Update Mass Illness Plan and integrate with local Hazard Mitigation Plan to include annual influenza school vaccination clinics, local and private points of distribution (POD) planning.	Yes	• Quad County Public Health Preparedness has a pandemic plan (mass plan). • Developing an epidemiology and outbreak response plan (smaller plan). • This plan typically occurs in schools but is currently in community vaccination efforts rather than schools. • Have a medical countermeasure distribution plan. Open PODs are

Table 3-23. Status of Existing Mitigation Actions.					
Goals	**Action**	**New or Existing**	**Description**	**Completed Yes / No**	**Comments**
					for the public in general. Closed PODs are for select personnel and family members.
	4.B	E	Create and implement an education, training, and exercise plan based on the Douglas County CASPER Survey Outcomes that will be held in May 2019.	Partial	• The CASPER surveys (personal preparedness) were conducted.
	4.C	E	Identify and list all the public health resources for Douglas County.	Partial	• Quad County has inventories of many resources. However, this needs to be scoped out to determine what "all" means.
	4D	E	Mitigate vector control issues using historical data and include acreage to be sprayed.	Partial	Use key historical data to • update mitigation efforts.
	4E	E	Implement, educate, and train community members on Bleed Control units that will be installed in identified public buildings.	Yes	• Quad County purchased and distributed Bleed Control kits.

Table 3-23. Status of Existing Mitigation Actions.					
Goals	**Action**	**New or Existing**	**Description**	**Completed Yes / No**	**Comments**
					However, this needs to be refreshed. • Implement, educate, and train on the new bleed control kits in 2019. • CERT conducted public outreach on Bleed Control kits.
Goal 5: Reduce the possibility of damage and losses due to floods.	5.A	N/E	Add rain gauges to the existing warning system.	In Progress	• Five existing river gauges, and 3 sensors installed at Pinenut Creek, Buckeye Creek and East Fork. • Exploring potential for additional rainfall gauges. • One temporary station at Holbrook.
	5.B	N	Adopt or update policies that discourage growth in flood-prone areas.	Ongoing	• Chapter 20.50 of Development Code regulates floodplain development and is always being updated.

Table 3-23. Status of Existing Mitigation Actions.					
Goals	**Action**	**New or Existing**	**Description**	**Completed Yes / No**	**Comments**
	5.C	E	Implement Johnson Lane Area Drainage Master Plan	In Progress	• Installed four detention basins on BLM land. • Submitted grant application for Hot Springs-Buckbrush system construction.
	5.D	E	Implement Pinenut Creek Feasibility Study Projects	In Progress	• Acquired Redhawk parcel. • Working to acquire Denmar and Syphus parcels.
	5.E	E	Implement Ruhenstroth Area Drainage Master Plan	In Progress	• Smelter Creek Tributary Alternative 2 project has been selected to go through the NRCS Watershed Program – Watershed and Flood Prevention Operations.
	5.F	E	Implement Topaz Lake Drainage Study.	In Progress	• Applied for HMGP in October 2024.
	5.G	E	Implement Alpine View Estates Drainage Master Plan	In Progress	• Highest priority projects have been implemented. • Monitoring to see if additional projects need to be implemented.

Table 3-23. Status of Existing Mitigation Actions.					
Goals	**Action**	**New or Existing**	**Description**	**Completed Yes / No**	**Comments**
	5.H	E	State Route 88 culvert expansion at the Cottonwood Slough	Completed	• Project completed in 2023.
	5.I	E	Provide emergency access to homes east of 395. (Buckeye, Zerolene, Lucerne or Gilman Road)	In Progress	• Submitted grant application in 2022 to HMGP. • Still waiting for the grant award.
	5.J	E	Initiate Park ditch improvements.	Partial	• The Park family needs to determine if the channel is flooded and irrigated. • If both, the structure needs to be installed. • If flooded, the channel needs to be opened to Gilman and a channel from Toler to the ditch shoudl be constructed.
	5.K	E	Replace at grade dip sections with culverts (30 locations).	Ongoing	Submitted HMGP application for box culvert on East Valley at Pinenut Road Wash. • Other areas are identified in the Stormwater Master Plan

Table 3-23. Status of Existing Mitigation Actions.					
Goals	**Action**	**New or Existing**	**Description**	**Completed Yes / No**	**Comments**
	5.L	E	Public education regarding flood hazards and damage potential.	Ongoing	• Flood Awareness Week has been held in November for the past 10 years. • Douglas County always hosts one event that week and the BOCC does a proclamation.
	5.M	E	Continue to strictly enforce the County's building code Title 20, Open Space Plan, and Master Development Plan.	Ongoing	• Strictly enforced.
	5.N	E	Evaluate the FEMA criteria for repetitive loss properties within the County.	Yes	• Only nine repetitive loss properties within the County.
	5.O	N/E	Construct 100-year flood crossing on one east/west collector road connecting Foothill Road and State Route 88 or US Highway 395.	Partial	• Working on design within a 5-year timeframe.
	5.P	E	Develop Stormwater Master Plan.	Complete	• Completed in 2024.

Table 3-23. Status of Existing Mitigation Actions.					
Goals	**Action**	**New or Existing**	**Description**	**Completed Yes / No**	**Comments**
	5.Q	E	Implement Stormwater Master Plan.	Ongoing	• Need to identify sustainable funding source.
	5.R	E	Develop Flood Warning and Response Plan.	Complete	• Completed in 2022.
Goal 6: Reduce the possibility of damage and losses due to severe weather.	6.A	E	In areas at risk of severe weather, retrofit public buildings to withstand snow loads and severe winds to prevent roof collapse/damage.	Partial	• Appendix B building code to adopt updated snow load requirements. Standards are now the same around the lake.
Goal 7: Reduce the possibility of damage and losses due to wildland fires.	7.A	N/E	Adopt in East Fork Township, continue to enforce in Tahoe Township the International Wildland Urban Interface Code (IWUI) including ignition resistant building construction provisions.	Yes	• WUI is adopted and enforced. • The State adopted some portions as well but others are still pending legislation.

Table 3-23. Status of Existing Mitigation Actions.					
Goals	**Action**	**New or Existing**	**Description**	**Completed Yes / No**	**Comments**
	7.B	E	Develop and implement in East Fork Township, continue to provide in Tahoe Township, a public education program regarding the requirements of IWUI Code and defensible space best practices.	Yes	• Tahoe-Douglas Fire Protection District is active and East Fork Fire Protection District is building.
	7.C	E	Develop in East Fork Township, continue to enforce in Tahoe Township, an inspection program to enforce the defensible space requirements of the IWUI Code.	Yes	• Tahoe-Douglas Fire Protection District is active and East Fork Fire Protection District is building.
	7.D	E	Improve/continue curb-side dead tree and weed removal pick-up program. Continue curbside chipping programs. Continue community biomass collection point programs.	Yes	• Yes, Tahoe-Douglas Fire Protection District and East Fork Fire Protection District conduct these programs.

Table 3-23. Status of Existing Mitigation Actions.					
Goals	**Action**	**New or Existing**	**Description**	**Completed Yes / No**	**Comments**
	7.E	N/E	Work with the Nevada Division of Forestry, Nevada State Lands, the Bureau of Land Management, and the U.S. Forest Service to implement fuel reduction projects on state and federal lands in and around communities.	Yes	• Ongoing, including the BIA.
	7.F	E	Implement fuels reduction projects on lands as identified in the multiple CWPPs. The scope of such projects to include both fuel breaks and defensible spaces based upon the nature of the risk.	Ongoing	• Ongoing program.
	7.G	N/E	Review, update and enforce the Master Plan, Open Space Plan, and building codes relative to defensible space requirements for new development.	Yes.	• The master plan was updated in 2020.

V. Assurances and Plan Adoption

A. Assurance of Federal Guidance Compliance and Required Amendments

Element	Requirements
F1. For single-jurisdictional plans, has the governing body of the jurisdiction formally adopted the plan to be eligible for certain FEMA assistance? **44 CFR § 201.6(c)(5)**	a. The jurisdiction must provide documentation of plan adoption, usually a resolution by the governing body or other authority, to receive approval. Documentation may be provided in the form of meeting minutes, resolutions, signed letter or any other method to demonstrate that official adoption by the participant has occurred. *See Section 6, Plan Review and Approval, for more information on the process to adopt the plan after review by the state and FEMA.*

The Douglas County Board of County Commissioners will comply with all applicable Federal statutes and regulations in the monitoring, evaluation, and updating of this plan (Table 5-1). Furthermore, Douglas County will comply with all applicable Federal statutes and regulations in effect with respect to the periods for which it receives grant funding, including DMA2K requirements (CFR 201.6(c)(5)), and 2 CFR Parts 200 and 3002, and will amend its plan whenever necessary to reflect changes in County, State of Nevada, or Federal laws and statutes.

Douglas County has no incorporated towns or cities. As such, the Douglas County Board of Commissioners is the sole Plan adoption authority, and the Douglas County government provides the capabilities and services to execute this Plan. However, there are several towns and special districts within Douglas County. This MHMP represents Douglas County as a whole, including applicable political subdivisions within the Douglas County footprint. The Douglas County HMP meets the requirements of federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended.

Section V: Assurances and Plan Adoption

B. Adoption by Douglas County

The local governing body (Board of County Commissioners) of Douglas County has adopted this HMP. The signed resolution is provided in Appendix A.

Table 5-1. Douglas County MHMP Adoption.		
Internal approval and adoption of the Douglas County Multi-Hazard Mitigation Plan.		
Douglas County Planning Team	The amended Douglas County MHMP was approved by the Douglas County Planning Team on _XX/XX/XXXX. The resources and information cited in the mitigation plan provide a strong local perspective and help identify strategies and activities to make Douglas County and County residents more disaster resilient.	
Douglas County Board of Commissioners	The amended MHMP was adopted by the Douglas County Board of Commissioners on XX/XX/XXXX.	Resolution XX__-XX

Appendix A: Multi-Hazard Mitigation Plan Adoption

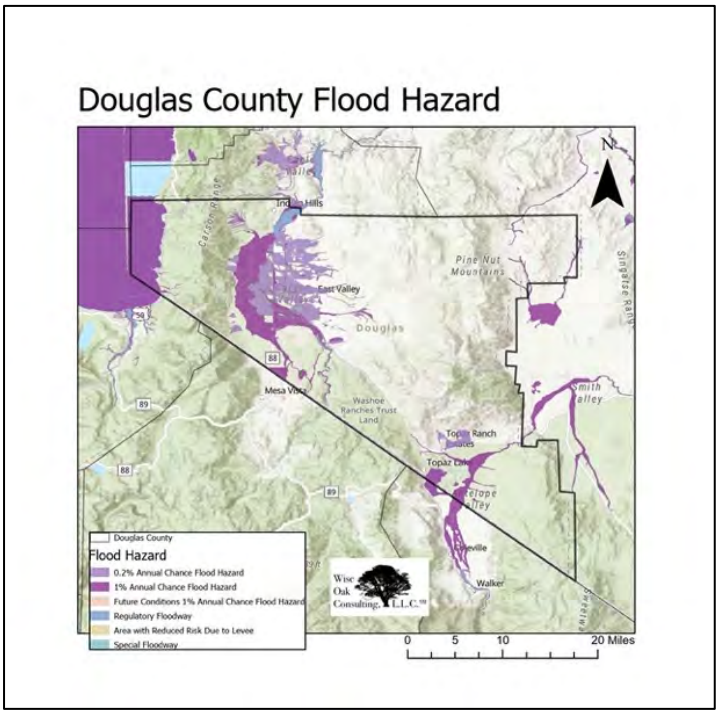
Appendix A: Multi-Hazard Mitigation Plan Adoption

TBD

Appendix B: DOUGLAS COUNTY Risk and Capability Survey

Appendix B: Douglas County Risk Survey

Overview



Thank you for helping put Douglas County on the path to greater resilience. Currently, we are focused on developing a risk assessment that will both inform our emergency plans and fulfill a FEMA hazard mitigation program requirement. We would like to know what threats and hazards specific to Douglas County are of most concern . For example, a utility failure may cause us to find alternate power sources, but a wildfire may require a mass evacuation.

This risk survey uses the Douglas County 2019 Hazard Mitigation Plan, the 2023 State of Nevada Enhanced Hazard Mitigation Plan, and the 2023 State of Nevada Threat and Hazard Identification and Risk Assessment (THIRA) as a baseline for identifying risks and includes additional threats and hazards that may be of concern. At this point you may be thinking, "I can't help; I don't know anything about this." Fear not, that puts you with a big club of 99+% of the population. The very fact that you are a resident, employee, or partner of Douglas County makes you important in the risk management process. Chances are that your unique experience and suggestion may provide insight that nobody else has thought of.

Douglas County has contracted Wise Oak Consulting, L.L.C.(SM), to help us with this process.

This survey only has 18 questions. However, it involves completing a matrix that will help us put together the puzzle that is Douglas County's risks. It should take 15-20 minutes to complete. Don't worry about answering all of the questions – just answer those you feel comfortable with. You may have some highly-specialized experience that is specific to just one area of the assessment – excellent; just work on that.

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Privacy Notice

This survey collects no personally identifiable information, and individual answers will not be shared outside of Douglas County. The demographic questions are designed to simply make sure we are involving the whole community and determining how you got your insight.

Name	
Email Address	
Organization	
Title/Position	

What is the zip code where you live._____

What is your occupational background and/or education? Circle all that apply.

Agriculture	Firefighting	Information	Public Works
Construction	Fishing	Law Enforcement	Real Estate renting and leasing
Education - College	Forestry / Land Management	Leisure and Hospitality	Retail trade
Education K-12	Government - city	Manufacturing	Science
Construction	Government - county	Natural Resources and Mining	Transportation and warehousing
Emergency Management	Government - Federal	Non-profit Organization	Tribal Member
Emergency Medical Services	Government - state	Non-tribal member residing or working on tribal land / businesses	Utilities
Facility Maintenance	Government – tribal nation	Parks and Recreation	Volunteer Organization
Faith-based community	Healthcare and social services	Planning	Other services

Financial Activities	Hunting	Professional and Business Services	

Other: _____

It is important for us to consider and care for the "whole community" – especially those with access and functional needs. The State of Nevada, Division of Emergency Management / Homeland Security defines Access and Functional Needs as *"Access and Functional Needs Populations (also referred to as priority populations) are members of the community who experience physical, mental, or medical care needs and who may require assistance before, during, and after an emergency after exhausting their usual resources and support network"*
Examples include:

- **Individuals with Limited Mobility**: Individuals who use assistive devices or equipment for walking or mobility, e.g., wheelchairs, walkers, or crutches.
- **Individuals who are Blind**: Individuals who are blind or have low vision, night blindness, color blindness, impaired depth perception, etc.
- **Individuals who are Deaf, Deaf-Blind, Hard of Hearing:** Individuals who are deaf have situational loss of hearing or limited-range hearing.
- **Individuals with Intellectual Disabilities**: An intellectual disability is a disability characterized by significant limitations both in intellectual functioning (e.g., reasoning, learning, problem solving) and in adaptive behavior.
- **Older Adults and Children:** Individuals whose chronological age may impact their physical or cognitive abilities and who may need assistance with daily activities.
- **Individuals who are Limited or Non-English Speaking:** Individuals who have a limited ability or no ability to speak, read, write, or fully understand English.
- **Individuals Lesbian, Gay, Bisexual, Transgender, Queer & Questioning, Intersex, Asexual and Aromantic (LGBTQIA+)**: Individuals within disaster and emergency services infrastructure who may be further marginalized by discrimination, abuse, and overlapping marginalized identities that exacerbate impacts.
- **Single Parent Households/Families with deployed members:** Households that are characterized by either having only one adult who is responsible for both financial support and caregiving, or households where the primary caregiver is absent from the home due to deployment for disaster relief or work-related obligations. In such cases, the household lacks the presence of an additional resource to provide support and assistance.

- **Individuals and Families with Limited Resources**: Individuals who may not have the resources available to meet their own or their family's needs.
- **Individuals Experiencing Homelessness, Unhoused, or Transitional Housing:** Includes persons in shelters, on the streets or temporarily housed -- transitional, safe houses for women and minors.
- **Individuals Experiencing Domestic Violence:** Individual living with domestic violence or who are domestic violence survivors.
- **Refugee & Immigrant Communities (New Americans):** Persons who may have difficulty accessing information or services due to cultural differences or unfamiliarity, and possibility distrust of governmental systems.
- **Undocumented Persons:** Individuals who do not have the required documentation to be permanent or temporary residents of the United States.
- **Individuals with Psychological Disability**: Individuals who have a diagnosed mental health condition or psychological disability as well as those who may have one that is undiagnosed.
- **Individuals Requiring Supervision**: Individuals unable to safely survive independently, attend to personal care or activities of daily living, etc.
- **Individuals with Medical Needs:** Individuals who take medication or need equipment to sustain life or control conditions for quality of life—i.e., diabetic; weakened immune systems, those who cannot be in/use public accommodations.
- **People Who are Dependent on Drugs or Alcohol:** Includes people who use legal or illegal substances including injectable drugs and who would experience withdrawal.
- **Clients of Criminal Justice System:** Individuals who are currently or have been previously incarcerated, on parole, under house arrest, or who are registered sex offenders. This includes current clients of the juvenile justice system.
- **Emerging or Transient Specific Needs:** Needs/conditions due to emergency, temporary conditions—i.e., loss of glasses, broken leg, tourists/visitors needing care.

Do you work with people with disabilities and others with access and functional needs? (Circle one answer) **Yes / No**

Do you identify as a person with disabilities or others with access and functional needs? (Circle one answer) **Yes / No / Prefer not to answer**

Describe Hazards

We want to identify the hazards of concern for Douglas County. We will begin by describing the threats and hazards in terms of location, extent, and probability of future occurrence. The areas

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of concern for the County vary in both geographic location, elevation, and topography. Therefore, consider Douglas County as a whole in your assessment, not just where you might live, work, or visit.

You will be asked to evaluate a number of hazards based on their location (how much land is affected), extent (how big the hazard is), and probability of occurrence per the guidelines below.

Natural Hazards

Location – check the box (Extensive, Moderate, Limited) that corresponds to your estimate for how much of Douglas County is affected by each hazard based on the "Location" definitions below.

Location Definitions	
Extensive	Extensive: 50% or more of Douglas County land/assets affected
Moderate	Moderate: 25%-50% of Douglas County land/assets affected
Limited	Limited: 25% or less of Douglas County land/assets affected

Natural Hazards Location			
Hazard	**Your Estimate**		
	Extensive	**Moderate**	**Limited**
Climate Change			
Drought			
Earthquake			
Epidemic			
Extreme Heat			
Flood			
Infestation			
Landslide			
Seiche			
Straight-Line Winds (Formerly under Severe Weather)			
Thunderstorms & Lightning (Formerly under Severe Weather)			
Volcanic Activity			
Winter Storms & Extreme Cold			
Wildland Fire			

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Extent

Hazard Extent – the magnitude of the hazard (Richter Scale, tsunami height, etc.). Please check the box (Catastrophic, Critical, Limited, Negligible) that corresponds to your estimate for how bad you believe the hazard is for Douglas County based on the "Extent" definitions below.

Extent Definitions	
Catastrophic	• Severe property damages (greater than 50% of critical and non-critical facilities and infrastructure). • Injuries or illnesses result in permanent disability and multiple deaths. • Overwhelming damage requires Federal assistance and requires months to years to recover.
Critical	• Moderate property damages (greater than 25% and less than 50% of critical and non-critical facilities and infrastructure). • Injuries or illnesses result in permanent disability and at least one death. • Shut down of critical facilities for more than 1 week and less than 1 month.
Limited	• Slight property damages (greater than 5% and less than 25% of critical and non-critical facilities and infrastructure). • Injuries or illnesses do not result in permanent disability and there are no deaths. • Moderate quality of life lost. • Shut down of critical facilities for more than 1 day and less than 1 week.
Negligible	• Negligible property damages (less than 5% of critical and non-critical facilities and infrastructure). Injuries or illnesses are treatable with first aid and there are no deaths. • Negligible quality of life lost. Shut down of critical facilities for less than 24 hours.

Natural Hazards Extent				
Hazard	**Your Estimate**			
	Catastrophic	**Critical**	**Limited**	**Negligible**
Climate Change				
Drought				
Earthquake				
Epidemic				
Extreme Heat				
Flood				
Infestation				
Landslide				

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Natural Hazards Extent				
Hazard	**Your Estimate**			
	Catastrophic	**Critical**	**Limited**	**Negligible**
Seiche				
Straight-Line Winds (Formerly under Severe Weather)				
Thunderstorms & Lightning (Formerly under Severe Weather)				
Volcanic Activity				
Winter Storms & Extreme Cold				
Wildland Fire				

Probability of Occurrence

Please check the box (Highly Likely, Likely, Possibly, Unlikely) that corresponds to your estimate for how likely you believe the hazard is for Douglas County based on the "Probability" definitions below.

Probability Definitions	
Highly Likely	Frequent events with a well-documented history of occurrence. Annual probability that is greater than 10%.
Likely	Between Occasional occurrences with at least two or more documented historic events. Annual probability that is between 10% and 1%.
Possibly	Rare occurrences with at least one documented or anecdotal historic event. Annual probability that is between 1% and .1%.
Unlikely	Extremely rare with no documented history of occurrences or events. Annual probability of less than .1%.

Natural Hazards Probability of Occurrence				
Hazard	**Your Estimate**			
	Highly Likely	**Likely**	**Possibly**	**Unlikely**
Climate Change				
Drought				
Earthquake				

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Epidemic				
Extreme Heat				
Flood				
Infestation				
Landslide				
Seiche				
Straight-Line Winds (Formerly under Severe Weather)				
Thunderstorms & Lightning (Formerly under Severe Weather)				
Volcanic Activity				
Winter Storms & Extreme Cold				
Wildland Fire				

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Natural Hazards of Most Concern

On a scale of 1 to 5, select how concerned you are about each hazard. 1 - you are not really worried about this hazard; 5 - this is the hazard that concerns you most.

Natural Hazards of Most Concern					
Hazard	**Not Concerned**		**Concerned, but not the worst hazard**		**Very Concerned**
	1	2	3	4	5
Climate Change					
Drought					
Earthquake					
Epidemic					
Extreme Heat					
Flood					
Infestation					
Landslide					
Seiche					
Straight-Line Winds (Formerly under Severe Weather)					
Thunderstorms & Lightning (Formerly under Severe Weather)					
Volcanic Activity					
Winter Storms & Extreme Cold					
Wildland Fire					

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Technological Hazards

This step is the same as for natural hazards, only you will accomplish it for technological hazards. Technological hazards are accidents such as oil spills or other hazardous materials (HAZMAT) spills; utility failures, dam failures, etc.

You will be asked to evaluate a number of hazards based on their location (how much of Douglas County is affected), extent (how big the hazard is), and probability of occurrence.

Location

Please check the box (Extensive, Moderate, Limited) that corresponds to your estimate for how much of Douglas County is affected by each hazard based on the "Location" definitions below.

Location Definitions	
Extensive	Extensive: 50% or more of Douglas County land/assets affected
Moderate	Moderate: 25%-50% of Douglas County land/assets affected
Limited	Limited: 25% or less of Douglas County land/assets affected

Technical Hazards Location			
Hazard	**Your Estimate**		
	Extensive	**Moderate**	**Limited**
Dam Failure			
Flash Floods **("Flooding Along Irrigation Ditches and Canals")**			
HAZMAT			

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Extent

Hazard Extent – the magnitude of the hazard (Richter Scale, tsunami height, etc.). Please check the box (Catastrophic, Critical, Limited, Negligible) that corresponds to your estimate for how bad you believe the hazard is for Douglas County based on the "Extent" definitions below.

Extent Definitions	
Catastrophic	• Severe property damages (greater than 50% of critical and non-critical facilities and infrastructure). • Injuries or illnesses result in permanent disability and multiple deaths. • Overwhelming damage requires Federal assistance and requires months to years to recover.
Critical	• Moderate property damages (greater than 25% and less than 50% of critical and non-critical facilities and infrastructure). • Injuries or illnesses result in permanent disability and at least one death. • Shut down of critical facilities for more than 1 week and less than 1 month.
Limited	• Slight property damages (greater than 5% and less than 25% of critical and non-critical facilities and infrastructure). • Injuries or illnesses do not result in permanent disability and there are no deaths. • Moderate quality of life lost. • Shut down of critical facilities for more than 1 day and less than 1 week.
Negligible	• Negligible property damages (less than 5% of critical and non-critical facilities and infrastructure). Injuries or illnesses are treatable with first aid and there are no deaths. • Negligible quality of life lost. Shut down of critical facilities for less than 24 hours.

Technological Hazards Extent				
Hazard	**Your Estimate**			
	Catastrophic	**Critical**	**Limited**	**Negligible**
Dam Failure				
Flash Floods **("Flooding Along Irrigation Ditches and Canals")**				
HAZMAT				

Probability of Occurrence

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Please check the box (Highly Likely, Likely, Possibly, Unlikely) that corresponds to your estimate for how likely you believe the hazard is for Douglas County based on the "Probability" definitions below.

Probability Definitions	
Highly Likely	Frequent events with a well-documented history of occurrence. Annual probability that is greater than 10%.
Likely	Between Occasional occurrences with at least two or more documented historic events. Annual probability that is between 10% and 1%.
Possibly	Possibly: Rare occurrences with at least one documented or anecdotal historic event. Annual probability that is between 1% and .1%.
Unlikely	Extremely rare with no documented history of occurrences or events. Annual probability of less than .1%.

Technological Hazards Probability of Occurrence				
Hazard	**Your Estimate**			
	Highly Likely	**Likely**	**Possibly**	**Unlikely**
Dam Failure				
Flash Floods **("Flooding Along Irrigation Ditches and Canals")**				
HAZMAT				

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Technical Hazards of Most Concern

On a scale of 1 to 5, select how concerned you are about each hazard. 1 - you are not really worried about this hazard; 5 - this is the hazard that concerns you most.

Technological Hazards of Most Concern					
Hazard	**Not Concerned**		**Concerned, but not the worst hazard**		**Very Concerned**
	1	2	3	4	5
Dam Failure					
Flash Floods **("Flooding Along Irrigation Ditches and Canals")**					
HAZMAT					

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Human-caused Threats

This step is the same as for natural and technological hazards, only you will accomplish it for human-caused threats that will cause Douglas County to be overwhelmed and need to build capabilities to fully respond to – the "worst most likely." Human-caused threats can be thought of as deliberate attacks such as cyberattacks or mass shootings.

Location

Please check the box (Extensive, Moderate, Limited) that corresponds to your estimate for how much of Douglas County is affected by each threat based on the "Location" definitions below.

Location Definitions	
Extensive	Extensive: 50% or more of Douglas County land/assets affected
Moderate	Moderate: 25%-50% of Douglas County land/assets affected
Limited	Limited: 25% or less of Douglas County land/assets affected

Human-caused Threats Location			
Threat	**Your Estimate**		
	Extensive	**Moderate**	**Limited**
Active Shooter			
Cyberattack - Ransomware			
Cyberattack – SCADA (pipeline/utility)			
Terrorism			

Appendix D: Whole Community Workshop Agendas

Extent

Threat Extent – the magnitude of the hazard (Richter Scale, tsunami height, etc.). Please check the box (Catastrophic, Critical, Limited, Negligible) that corresponds to your estimate for how bad you believe the threat is for Douglas County based on the "Extent" definitions below.

Extent Definitions	
Catastrophic	Severe property damages (greater than 50% of critical and non-critical facilities and infrastructure). Injuries or illnesses result in permanent disability and multiple deaths. Overwhelming damage requires Federal assistance and requires months to years to recover.
Critical	Moderate property damages (greater than 25% and less than 50% of critical and non-critical facilities and infrastructure). Injuries or illnesses result in permanent disability and at least one death. Shut down of critical facilities for more than 1 week and less than 1 month.
Limited	Slight property damages (greater than 5% and less than 25% of critical and non-critical facilities and infrastructure). Injuries or illnesses do not result in permanent disability and there are no deaths. Moderate quality of life lost. Shut down of critical facilities for more than 1 day and less than 1 week.
Negligible	Negligible property damages (less than 5% of critical and non-critical facilities and infrastructure). Injuries or illnesses are treatable with first aid and there are no deaths. Negligible quality of life lost. Shut down of critical facilities for less than 24 hours.

Human-caused Threats Extent				
Threat	**Your Estimate**			
	Catastrophic	**Critical**	**Limited**	**Negligible**
Active Shooter				
Cyberattack - Ransomware				
Cyberattack – SCADA (pipeline/utility)				

Appendix D: Whole Community Workshop Agendas

Terrorism				

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Probability of Occurrence

Please check the box (Highly Likely, Likely, Possibly, Unlikely) that corresponds to your estimate for how likely you believe the threat is for Douglas County based on the "Probability" definitions below.

Probability Definitions	
Highly Likely	Frequent events with a well-documented history of occurrence. Annual probability that is greater than 10%.
Likely	Between Occasional occurrences with at least two or more documented historic events. Annual probability that is between 10% and 1%.
Possibly	Possibly: Rare occurrences with at least one documented or anecdotal historic event. Annual probability that is between 1% and .1%.
Unlikely	Extremely rare with no documented history of occurrences or events. Annual probability of less than .1%.

Human-caused Threats Probability of Occurrence				
Threat	**Your Estimate**			
	Highly Likely	**Likely**	**Occasional**	**Unlikely**
Active Shooter				
Cyberattack - Ransomware				
Cyberattack – SCADA (pipeline/utility)				
Terrorism				

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Human-caused Threats of Most Concern

On a scale of 1 to 5, select how concerned you are about each hazard. 1 - you are not really worried about this hazard; 5 - this is the hazard that concerns you most.

Human-caused Threats of Most Concern					
Threat	**Not Concerned**		**Concerned, but not the worst hazard**		**Very Concerned**
	1	2	3	4	5
Active Shooter					
Cyberattack - Ransomware					
Cyberattack – SCADA (pipeline/utility)					
Terrorism					

Thank You

Your assistance in identifying Douglas County's most significant threats and hazards is greatly appreciated.

Appendix D: Whole Community Workshop Agendas

Appendix C: Interview Worksheets

This review of each program/department has two sections. The first part has an overview of each mission essential function (programs/sections). The second section provides details about each program's/section's greatest threat/hazard concerns; what assets they have to respond; what essential items are at risk; and what they need to reduce the risk.

Organization MEF Data Sheet Date:
1. Mission Essential Function Description (Example:" Police Department provides 24/7 law enforcement services with 5 officers" •
2. Mission Essential Functions (Legal requirements and include deliverables. Example: "EF #1 – Law Enforcement"): •
3. Impacts if not conducted (Inconvenience vs. safety? Example: "If the Police Department is shutdown, members will not have law enforcement services – endangering their safety."): •
4. Recovery time objective (how quickly must the mission be restored – 15 minutes, 1 hour, 3 days, etc. Example: "The Police Department must be operational 24/7"): •

5. Partnerships/Interdependencies (Patients, other departments, external partners, etc., that provide critical input, goods, services, data, etc.):
• County Council
• Other County Departments
• Federal Partners
  o BIA
  o State
  o FEMA
  o

7. Point of Contact:

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Checklist Item	Notes
What are your threats and hazards of concern that specifically affect your division? For example, power failure may shut you down or flood might make you evacuate.	•
What size (extent) of a threat or hazard concerns you? For example, is it a 5-foot tsunami, 5.0 earthquake, etc.	•
What specific areas/facilities concern you? What are the impacts that concern you? For example, does your threat or hazard of concern damage your facility, cut it off from access, etc.	•
What emergency response-related capabilities do you have to address threats and hazards? For example, do you have people or equipment that could be used to help evacuate people?	•
What disaster response-related capabilities are put at risk due to threats and hazards? For example, do you have equipment or facilities in a tsunami zone, a slide area, etc.	•
What disaster response-related needs do you have for vulnerability reduction? For example, do you need an elevated generator or data center?	•

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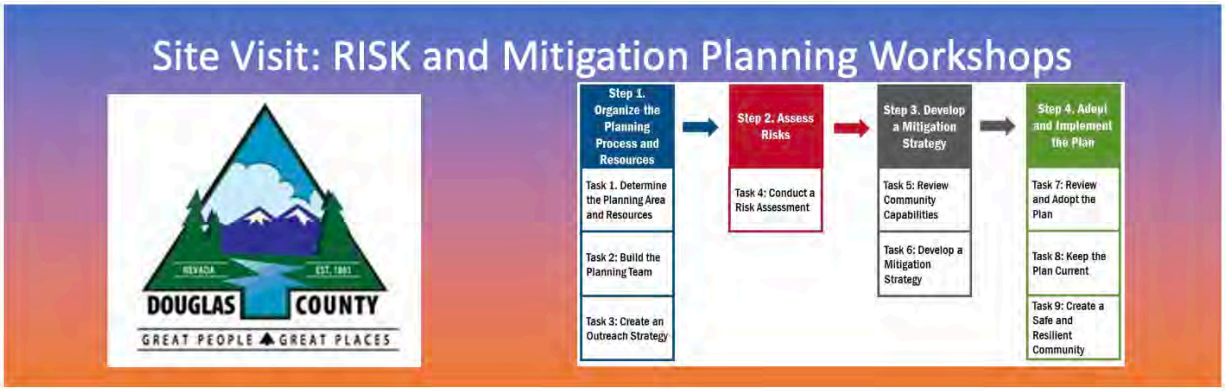

Monday, May 27, 2024: Arrive & Emergency Management Office

2:00 PM – 4:00 PM: Introduction

- Review work to date
- Pre-meeting coordination

Tuesday, May 28, 2024: Senior Leader Brief, Planning Team Meetings

9:00 AM – 9:30 AM: Senior Leader Briefing

- Introduce Hazard Mitigation planning
- Present initial findings from research

9:30 AM – 1:00 PM: Kick-off meeting with Planning Team / Department Directors

- Planning overview
- Review goals
- Review current plan action items' progress
- Identify assets and capabilities
- Review departmental checklists

1:00 PM – 4:00 PM: Risk & Capability Assessment with Planning Team / Departments

- Identify threats & hazards
- Identify community assets
- Identify community lifelines
- Identify goals/actions

Wednesday, May 29, 2024: Site visits, Department Interviews

9:00 AM – 4:00 PM: Department Interviews – Emergency Management Office / Department Director's Office

- Identify risks to the department
- Identify essential functions
- Identify capabilities

Appendix D: Whole Community Workshop Agendas

Objective: Complete Steps 3-5 of the mitigation planning process – Explain impacts to the Community, Review Your Current Capabilities, and Develop the Strategy.

Dates: Thursday, September 5th, 2024

Point of Contact: Tanner Dye TRDye@douglasnv.us; Office (775) 783-6036; Cell (775) 790-6427

Thursday, September 5th Morning Session: 9:00 AM - 10:30 AM

- **Hazard and Objective Workshops**
  - Hazard profiles presentation: 9:00 AM – 10:30 AM
  - Prospective goals and objectives presentation: 10:30 AM - 11:00 AM
  - Break: 11:00 AM - 11:15 AM
  - Review old actions and their status: 11:00 PM – 12:00 PM

Thursday, September 5thAfternoon Session: 1:00 PM - 4:00 PM

- **Develop Actions Workshop**
  - Review new goals, objectives and actions new actions: 1:00 PM – 1:30 PM
  - Prioritize actions: 1:30 PM - 3:00 PM
  - Break: 3:00 PM - 3:15 PM
  - Develop capabilities to address actions: 3:15 PM – 4:00 PM

Appendix E: Mitigation Action Worksheets and Progress Report

Appendix E: Mitigation Action Worksheet and Progress Report

Jurisdiction:	**Douglas County**
Mitigation Action/Project Title:	
Background/Issue:	
Ideas for Integration:	
Responsible Agency:	
Partners:	
Potential Funding:	
Cost Estimate:	
Benefits: (Losses Avoided)	
Timeline:	
Priority:	
Worksheet Completed by:	

Appendix E: Mitigation Action Worksheets and Progress Report

Mitigation Action Progress Report Form

Progress Report Period	From Date:	To Date:
Action/Project Title		
Responsible Agency		
Contact Name		
Contact Phone/Email		
Project Status	☐ Project completed ☐ Project canceled ☐ Project on schedule ☐ Anticipated completiondate:_____ ☐ Project delayed Explain _____	

Summary of Project Progress for this ReportPeriod

What was accomplished for this project this reporting period?
What obstacles, problems, or delays did the project encounter?
If uncompleted, is the project still relevant? Should the project be changed or revised?
Other comments

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Appendix F: Bibliography

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AGENDA ITEM NO. K.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **CONSENT CALENDAR**

TITLE:
For possible action. Discussion to approve **Resolution 2024R-130** transferring $29,358 of budgetary authority from General Fund 101 to Douglas County Construction Fund 410. (Kathy Lewis)

RECOMMENDED MOTION:
Approve Resolution 2024R-130 transferring $29,358 of budgetary authority from General Fund 101 to Douglas County Construction Fund 410.

FINANCIAL IMPACT:
$29,358 is available for transfer from existing Services & Supplies budgetary authority in the Community Development - Engineering Department of the General Fund.

BACKGROUND:
Douglas County Administrative Policies and Procedures Number 300.20, Item III (5) allows budget transfers between funds following the NRS 354.598005 procedures for augmenting a budget. The overall expenditure authority of the County is not being increased with the requested transfer.

The Community Development - Engineering is using part of its on-call professional services for Project 20R06 - Muller Parkway New Road Design/Construction expenses. A budget transfer is required to move $29,358 of budgetary authority from Services & Supplies in Fund 101 (General Fund) to Capital Outlay in Fund 410 (County Construction). This will properly place funds together in Fund 410 for proper tracking and asset capitalization purposes.

ATTACHMENTS:
Resolution 2024R-130.pdf

RESOLUTION NUMBER 2024R-130

RESOLUTION AUGMENTING THE GENERAL FUND AND COUNTY CONSTRUCTION FUND 2024-2025 FISCAL YEAR BUDGET

WHEREAS, there is a need to revise the budget to reflect revised revenues and expenditures to the County as follows:

Project: Muller Parkway New Road Design/Construction
Project # 20R06

Revenue		
	TOTAL REVENUES	-
Expenditures		
410-751 562.000	Capital Projects	29,358
101-514 521.100	Professional Services	(29,358)
	TOTAL EXPENDITURES	-
Transfers		
410-000 392.050	Transfers In - GF	29,358
101-997 618.700	Transfers Out	(29,358)
		-

NOW, THEREFORE, BE IT RESOLVED THAT the 2024-2025 Fiscal Year budget is herein amended.

Adopted this 19th day of December, 2024 by the following vote:

VOTE: Ayes Commissioners: _____

_____

_____

_____

_____

Nays Commissioners: _____

_____

Absent Commissioners: _____

_____

_____
Wesley Rice, Chairman
Douglas County Board of Commissioners

ATTEST:

_____
Amy Burgans
Douglas County Clerk-Treasurer

AGENDA ITEM NO. L.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **CONSENT CALENDAR**

TITLE:
For possible action. Discussion to adopt **Resolution 2024R-123** augmenting the Fiscal Year 2024-25 Regional Transportation Fund budget by $1,200,000. (Kathy Lewis)

RECOMMENDED MOTION:
Adopt Resolution 2024R-123 augmenting the Fiscal Year 2024-25 Regional Transportation Fund budget by $1,200,000.

FINANCIAL IMPACT:
Funding is available in capital reserves of the Regional Transportation Fund 430. The $1,200,000 reserved funds for the US50 Revitalization Project was from the County .09¢ (9 cent) gas tax contribution of $300,000 per year from 2016 to 2019.

BACKGROUND:
NRS 354.598005 provides guidelines to local governments to augment, or increase, budgets when resources are greater than those that were previously estimated. As defined in NRS 354.493, a budget augmentation is a "procedure for increasing the appropriations of a fund with the express intent of employing previously unbudgeted resources of the fund for carrying out the increased appropriations."

This item is to make the necessary budgetary adjustments related to the Regional Transportation Commission's approved agenda item #2 at the August 2, 2024 meeting.

This request is to increase expenditure authority in the Regional Transportation Fund by $1,200,000 for Fiscal Year 2024-25 capital projects:

$800,000 Muller Parkway New Road Design/Construction Project 20R06; and
$400,000 for Justice Center Project 23B01.0104.

As a part of Park Ranch Holdings' ("Park") Development Agreement with Douglas County, the County is obligated to fund the construction of two lanes of Muller Parkway within the right-of-way by December 2025. To proceed with the project, all funding needs to be placed in the Muller Parkway Project prior to start of construction, including the requested $800,000.

$400,000 for the Justice Center will be used for improvements on Buckeye Road which is a Regional County Road. Improvements will include widening for the construction of a left and right turn lane into the Justice Center site.

ATTACHMENTS:
430-421 FY25 Budget Augment.pdf
Fund 430 Resolution 2024R-123.pdf

Douglas County Finance Department

Budget Augment Request Form

Use this form to request an *increase* in total expenditures. Use the Budget Transfer form to *move* budgetary authority.

Source of Funds:
- ☐ Adjusted Opening Fund Balance (AOFB)
- ☐ Greater Than Anticipated Revenues
- ☐ Grant - STOP - use the Grant Forms Packet
- ☑ Internal Svc/Enterprise/Capital Projects Fund Reserves

Request Date 10/4/24 **Requested By** Caroline Chieffo

Fiscal Year FY2024-25 **Fund/Dept:** 430-421 Regional Transportation

Note that all augments require a BOCC resolution. Finance will review your request form & advise as to whether you should create the resolution or Finance will handle submission to IRC/BOCC

	Account Name	GL Account # xxx-xxx xxx.xxx format	Project*	Revenue Increase	Expend Increase
1					
2	Capital Outlay	430-421 562.000	20R06		800,000
3	Capital Outlay	430-421 562.000	23B01.0104		400,000
4	Assigned Use - So Shore Revitalization	430-421 625.247			(1,200,000)
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
			Total	-	-

Purpose: Transfer funds from US50 Revitalization Reserves per Regional Transportation Commission agenda item 2 on August 2, 2024.

*** A project number is required for all Capital Projects**

Department Head Name Jon Erb **Signature** Jon Erb

Finance Use Only

	IRC Approval		*BOCC Approval*	
	Agenda #	***Meeting Date***	***Agenda #***	***Meeting Date***

JE# _____ **Date** _____ **By** _____

Updated 9/1/21

AGENDA ITEM NO. 2.

REGIONAL TRANSPORTATION COMMISSION AGENDA ITEM COVER PAGE

MEETING DATE: August 2, 2024

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For Possible Corrective Action. Discussion to approve the transfer of $1,200,000 of RTC 430 reserved funds from the US50 Revitalization Reserves as follows:
(1) $800,000 into Muller Parkway, Project No. 20R06; and
(2) $400,000 into Justice Center, Project No. 23B01, for turn lane enhancements. (Jon Erb)

RECOMMENDED MOTION:
Approve the transfer of $1,200,000 of RTC 430 reserved funds from the US50 Revitalization Reserves to: $800,000 into Muller Parkway, Project No. 20R06; and $400,000 into Justice Center, Project No. 23B01, for turn lane enhancements.

FINANCIAL IMPACT:
The $1,200,000 RTC430 reserved funds for the US50 Revitalization Project was from the County 9 cent gas tax contribution of $300,000 per year from 2016 to 2019. The funds were to be used for the County's contribution for US50 re-alignment which now has been reduced to a much small project due to objections by the City of South Lake Tahoe. There is currently a growing reserve in Fund 236 for the County's contribution for a future smaller project to enhance the US50 Casino Corridor.

BACKGROUND:
As a part of Park Ranch Holdings' ("Park") Development Agreement with Douglas County, the County is obligated to fund the construction of 2 lanes of Muller Parkway within the Right-of-Way by December 2025. To proceed with the project, all funding needs to be placed in the Muller Parkway Project No. 20R06 prior to the start of construction.

The funds that are transferred to the Justice Center will be used for improvements on Buckeye Road which is a Regional County Road. Improvements will include widening for the construction of a left and right turn lane into the Justice Center site.

ATTACHMENTS:

RESOLUTION NUMBER 2024R-123

RESOLUTION AUGMENTING THE REGIONAL TRANSPORTATION FUND
2024 - 2025 FISCAL YEAR BUDGET

WHEREAS, there is a need to revise the budget to reflect revised revenues and expenditures to the County as follows:

Project: Muller Pkwy New Road Design/Construction
Project # 20R06

	Revenue		-
Fund Balance	430-421 625.247	Assigned Use - So Shore Revitalization	1,200,000
		TOTAL REVENUES	1,200,000
	Expenditures		
Project 20R06	430-421 562.000	Capital Outlay	800,000
Project 23B01.0104	430-421 562.000	Capital Outlay	400,000
		TOTAL EXPENDITURES	1,200,000

NOW, THEREFORE, BE IT RESOLVED THAT the 2024 - 2025 Fiscal Year budget is herein amended.

Adopted this 5 day of December, 2024 by the following vote:

VOTE: Ayes Commissioners: _____

_____

_____

_____

_____

Nays Commissioners: _____

_____

Absent Commissioners: _____

_____

_____
Wesley Rice, Chairman
Douglas County Board of Commissioners

ATTEST:

_____
Amy Burgans
Douglas County Clerk-Treasurer

AGENDA ITEM NO. M.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **CONSENT CALENDAR**

TITLE:
For possible action. Discussion to accept the auditor's report on Douglas County's general ledger cash balances through November 15, 2024, per Nevada Revised Statute 251.030. (Kathy Lewis)

RECOMMENDED MOTION:
Accept the auditor's report on Douglas County's general ledger cash balances through November15, 2024, as presented.

FINANCIAL IMPACT:
None

BACKGROUND:
Under their Nevada Revised Statutes 251.030 duties, County Comptrollers are required to report to the Board of County Commissioners, at each regular board meeting, the condition of each fund in the treasury. The attached Cash Report reflects the cash balances currently recorded in the County's general ledger, or official accounting record. Actual general ledger cash balances may differ from reported cash balances due to timing differences of general ledger entries.

ATTACHMENTS:
Cash Report as of Nov. 15, 2024.pdf

Douglas County

Douglas County, Nevada Cash Report

From Date: 11/1/2024 - To Date: 11/15/2024

Summary Listing, Report By Fund - Account

Fund	Description	Beginning Balance	Net Change	Notes	Ending Balance
101	General Fund	$28,495,574.85	($2,115,387.99)	1	$26,380,186.86
201	Stabilization Fund	$754,460.80	$0.00		$754,460.80
202	Nv Cooperative Extension	$1,057,009.43	$5,288.44		$1,062,297.87
208	Cash Trust	$1,063,587.30	$1,442.58		$1,065,029.88
211	Solid Waste Mgmt.	$3,088,805.45	($11,086.43)		$3,077,719.02
212	Landscape Maintenance	$11,895.76	$0.00		$11,895.76
215	Assistance To Indigents	$1,436,249.10	$21,590.37		$1,457,839.47
216	Social Services	$3,871,121.88	($76,727.56)		$3,794,394.32
217	One Nevada (Opioid	$1,394,314.73	$28,698.51		$1,423,013.24
218	ARPA	$0.00	$0.00		$0.00
220	PALS Sales Tax Fund	$269,434.00	$0.00		$269,434.00
222	Law Library	$59,341.58	$642.67		$59,984.25
224	Library	$683,920.87	($86,617.52)		$597,303.35
232	Road Operating	$2,410,400.37	($50,664.59)		$2,359,735.78
234	Room Tax	$10,760,443.46	($2,404,364.11)	2	$8,356,079.35
235	Library Gift Fund	$105,985.20	$494.53		$106,479.73
236	Tahoe-Douglas Trans.Dist.	$4,880,319.42	$109,493.10		$4,989,812.52
240	Justice Ct. Admin. Assess	$1,293,302.84	$13,339.53		$1,306,642.37
242	China Spring Youth Camp	$194,117.49	($43,958.28)		$150,159.21
245	Stormwater Management	$1,470,545.40	($46,085.05)		$1,424,460.35
246	Flood Litigation Settlement	$86,203.60	($9,995.00)		$76,208.60
255	911 Emergency Services	$3,574,148.09	($67,488.18)		$3,506,659.91
256	911 Surcharge	$663,551.07	($123,986.58)		$539,564.49
260	Senior Services Program	$2,004,386.30	($17,922.27)		$1,986,464.03
309	Risk Management	$7,837,311.89	($251,191.90)		$7,586,119.99
310	Self Ins.Dental Insurance	$786,090.27	($23,917.31)		$762,172.96
313	Motor Pool/Vehicle Maint	$1,825,504.40	($65,994.54)		$1,759,509.86
324	Regional Water Fund	$2,305,067.69	($101,472.61)		$2,203,595.08
325	Sewer Utility	$8,510,359.41	$65,346.04		$8,575,705.45
328	Douglas County Water	$22,104,201.11	($22,589.95)		$22,081,611.16
360	Airport Enterprise Fund	$2,186,879.17	$49,919.63		$2,236,798.80
401	Extraordinary Maintenance	$3,386,373.40	$0.00		$3,386,373.40
405	Ad Val Capital Projects	$1,703,001.38	($58,135.93)		$1,644,865.45
410	County Construction	$12,074,132.82	($636,174.70)		$11,437,958.12
420	Park Resident.Const.Tax	$910,672.69	$14,904.00		$925,576.69
430	Regional Transportation	$18,668,742.54	$38,317.03		$18,707,059.57
440	Capital Projects-Debt	$0.00	$0.00		$0.00
541	Debt Service	$391,153.66	$0.00		$391,153.66
600	Dc Redevelopment Area 2-	$445,080.36	$72,336.80		$517,417.16
601	Dc Redevl. Area 2-Cap.	$26,842.20	$0.00		$26,842.20
606	Dc Redevel.-Cap.Projects	$2,635,814.99	($38,797.50)		$2,597,017.49
610	Gardnerville Town	$1,823,923.59	($106,381.79)		$1,717,541.80
611	Gardnerville Trash	$636,200.71	($19,097.01)		$617,103.70
614	Gardnerville Ad Val Cap	$201,447.04	$0.00		$201,447.04
620	Genoa Town	$633,444.44	($22,579.33)		$610,865.11
622	Genoa Ad Val Cap Projects	$54,665.57	$0.00		$54,665.57
624	Genoa Construction Res	$42,355.21	$0.00		$42,355.21
630	Minden Town	$1,338,561.01	($70,198.94)		$1,268,362.07
631	Minden Ad Val Cap Project	$161,495.82	($8,353.80)		$153,142.02

Fund	Description	Beginning Balance	Net Change	Notes	Ending Balance
635	Minden Trash	$343,322.28	($15,850.98)		$327,471.30
636	Minden Cap.Equip./Constr.	$2,516,595.59	($26,173.51)		$2,490,422.08
639	Minden Wholesale Water	$6,808,965.30	($73,666.90)		$6,735,298.40
640	Minden Town Water	$9,630,330.21	$165,662.07		$9,795,992.28
710	School District	$4,647,292.90	($4,341,069.85)		$306,223.05
720	School Dist. Debt	$626,373.63	($586,495.31)		$39,878.32
804	Carson Water Sub	$127,490.22	($121,357.00)		$6,133.22
806	Cave Rock	$17,357.34	($16,402.34)		$955.00
808	Dcsid M&O	$0.00	$0.00		$0.00
809	EFFPD	$1,950,344.65	($1,851,498.58)		$98,846.07
810	Elk Point Sanitation	$530.63	($493.29)		$37.34
811	Gardnerville Main Street	$0.00	$0.00		$0.00
812	Gardnerville Rancho Gid	$216,686.15	($210,396.71)		$6,289.44
813	Genoa Lakes District	$251,106.76	$0.00		$251,106.76
814	Indian Hill	$205,909.98	($199,290.27)		$6,619.71
815	G'ville Mainstreet Rev.Ln	$0.00	$0.00		$0.00
818	Kingsbury Gid	$199,974.53	($191,868.62)		$8,105.91
821	LAKERIDGE	$0.00	$0.00		$0.00
822	Lakeridge	$6,346.36	($6,297.85)		$48.51
823	Legal Services	$14.76	$2,385.44		$2,400.20
824	Logan Creek	$15,303.72	($15,303.72)		$0.00
826	Mgsd	$96,340.86	($93,842.22)		$2,498.64
829	NV Tahoe Conserv.Dist.	$0.00	$0.00		$0.00
830	Oliver Park	$13,333.36	($13,052.87)		$280.49
832	Round Hill GID	$29,784.35	($27,884.62)		$1,899.73
834	Sierra Estates	$5,021.15	($4,619.15)		$402.00
836	Skyland	$15,566.28	($14,931.79)		$634.49
838	Tahoe Douglas Sanitation	$34,405.85	($33,390.51)		$1,015.34
839	Tahoe Douglas Fire	$1,169,830.31	($1,070,767.64)		$99,062.67
840	Topaz Estates	$36,998.73	($35,099.82)		$1,898.91
842	Zephyr Cove	$2,782.80	($2,782.80)		$0.00
844	Zephyr Heights	$22,601.67	($21,355.67)		$1,246.00
846	Zephyr Knolls	$8,157.35	($8,157.35)		$0.00
847	Ef Swim Pool Dist Oper	$520,730.25	($494,467.00)		$26,263.25
848	Ef Swim Pool Debt	$0.00	$0.00		$0.00
850	Employee Benefit Trust	$452,505.73	($1,278,291.59)		($825,785.86)
852	T-D VISITORS	$0.00	$0.00		$0.00
853	Western NV Reg.Youth	$0.00	$0.00		$0.00
855	Inmate Commissary Fund	$98,357.48	($1,086.12)		$97,271.36
856	Inmates Trust	$18,211.66	($1,017.78)		$17,193.88
860	Profit From Tax Sale	$0.00	$0.00		$0.00
865	Unclaimed Monies	$114,140.42	$0.00		$114,140.42
868	Library Gift Fund	$0.00	$0.00		$0.00
885	Mosquito District	$126,666.67	($120,074.81)		$6,591.86
890	State Of Nevada	$2,168,341.19	$390,027.97		$2,558,369.16
892	Department Of Wildlife	$6,851.96	$0.00		$6,851.96
894	Range Improvements	$367.80	($367.80)		$0.00
895	Sierra Forest Fire	$0.00	$0.00		$0.00
896	Refund Of Taxes	$0.00	$0.00		$0.00
Grand Total: 98 Funds		$192,823,381.24	($16,376,634.63)		$176,446,746.61

Notes

1	General Fund	Revenue Collections, Accounts Payable, Payroll
2	Room Tax	Accounts Payable, Payroll

AGENDA ITEM NO. N.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **CONSENT CALENDAR**

TITLE:
For possible action. Discussion to approve **Resolution 2024R-129** augmenting Fund 622 (Town of Genoa Ad Valorem Capital Projects) by $16,217. (Kathy Lewis)

RECOMMENDED MOTION:
Approve Resolution 2024R-129 augmenting Fund 622 (Town of Genoa Ad Valorem Capital Projects) by $16,217

FINANCIAL IMPACT:
$16,217 is available from existing budgetary authority in appropriated reserves in the Town of Genoa Ad Valorem Capital Projects Fund

BACKGROUND:
Douglas County Administrative Policies and Procedures Number 300.20, Item III 5, allows the augmentation of budgeted funds following the NRS 354.598005 procedures for augmenting a budget. This item is augmenting from the reserves of a capital project fund.

The Town of Genoa Ad Valorem Capital Projects Fund 622 has requested to move $16,217 of budgetary authority from Appropriated Reserve to Machinery & Equipment for an office heater replacement and the addition of an air conditioning unit.

ATTACHMENTS:
Budget Augment Genoa Heater BOCC.pdf
Resolution 2024R-129.pdf

Douglas County Finance Department

Budget Augment Request Form

Use this form to request an *increase* in total expenditures. Use the Budget Transfer form to *move* budgetary authority.

Source of Funds:
- ☐ Adjusted Opening Fund Balance (AOFB)
- ☐ Greater Than Anticipated Revenues
- ☐ Grant - STOP - use the Grant Forms Packet
- ☑ Internal Svc/Enterprise/Capital Projects Fund Reserves

Request Date October 31, 2024 **Requested By** Jody Brunz

Fiscal Year 2024-25 **Fund/Dept:** 622 Genoa Ad Valorem Capital

Note that all augments require a BOCC resolution. Finance will review your request form & advise as to whether you should create the resolution or Finance will handle submission to IRC/BOCC

	Account Name	GL Account # xxx-xxx xxx.xxx format	Project*	Revenue Increase	Expend Increase
1	Appropriated Reserve	622-735 625.103			(16,217)
2	Machinery & Equipment	622-735 564.500			16,217
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
			Total	-	-

Purpose: Transfer funds from reserves for a town office heater replacement and the addition of an air conditioning unit.

* A project number is required for all Capital Projects

Department Head Name Jody Brunz **Signature** J Brunz

Finance Use Only

IRC Approval		BOCC Approval	
Agenda #	*Meeting Date*	*Agenda #*	*Meeting Date*

JE# _____ **Date** _____ **By** _____

Updated 9/1/21

GENOA TOWN ADVISORY BOARD
Regular Meeting Minutes
August 7, 2024

The Genoa Town Advisory Board held a public meeting on August 7, 2024 beginning at 5:30 PM, Genoa Town Hall, 2287 Main Street, Genoa, Nevada.

CALL TO ORDER, ROLL CALL, AND PLEDGE OF ALLEGIANCE TO THE FLAG

The meeting was called to order by Chairman Gordon Pasley. Present were Vice Chairman Caden Gould, Board Members Steve Shively, Brian Crowe, Alex Alexander and Town Manager Jody Brunz.

The sign-in sheet for members of the public is attached as **EXHIBIT A**.

Pledge of Allegiance was led by Steve Shively.

PUBLIC COMMENTS
This portion of the meeting was open to members of the public to speak on any issue not on the agenda.

Public Comment: None
Board Comment: None

APPROVAL OF AGENDA
For possible action: Approval of proposed agenda. The Genoa Town Advisory Board reserves the right to take items in a different order to accomplish business in the most efficient manner.

Public Comment: None
Board Comment: None

A motion was made by Vice Chairman Gould and seconded by Member Alexander to approve the agenda as presented. The motion was passed 5-0.

APPROVAL OF MINUTES
For possible action: Discussion to approve the special session and draft minutes of the regular meeting of July 3, 2024.

Public Comment: None
Board Comment: None

A motion was made by Member Alexander and seconded by Member Shively to approve the July 3, 2024 minutes as presented. The motion was passed 5-0.

CONSENT CALENDAR FOR POSSIBLE ACTION

Items appearing on the Consent Calendar are items that may be adopted with one motion **after public comment.** Consent items may be pulled at the request of Town Board Members wishing to have an item or items further discussed. When items are pulled for discussion, they will automatically be placed at the beginning of the Administrative Agenda.

For Discussion and Possible Action:

A. Approve the July 2024 financial status report, including accounts payable, expenses and revenue.
B. Approve the Town Manager's time cards for August 2024.
C. Approve The State of Nevada- Mormon Station contract in the amount of $4,000 and aerating of all grasses located within the Mormon Station. Note: aerating fee is split 50/50 with Nova Tile and Stone.
D. Approve the NV Barricade Quote in the amount of $13,622.00.
E. Approve the Quick Space Quote in the amount of $29,086.50. See Sponsorship discount requirements.
F. Approve the Out West Catering invoice for the Dinner Dance catering services. This quote is for 400 meals and could increase should additional tickets be sold.
G. Approve the Carson Valley Event Rental Quote for $2,253.21 for the 2024 Dinner Dance tables and chairs.
H. Approve the Ranch One LLC contract for the 2024 Candy Dance Parking Lots Property Lease in the amount of $6,000.
I. Approve the various property owner contracts for the 2024 Candy Dance. This includes contracts for the following areas: Cottonwood Cottage (Whiskey Charlie LLC); Genoa Cemetery, Genoa Courthouse Museum; Genoa Square (Bettie Kanelos); Gillmor Coons; Genoa Volunteer Fire Department; Daniels (Lois Wray); Douglas Lodge #12 Masons; Orchard House (Carson Events & Produce LLC); Pink House (Isaac Marr); Trimmer (Lisa Lekumberry); White House (Phil Stoll).
J. Approve contract between the Town of Genoa and the Volunteers of Genoa for parking management.
K. Approve contract between the Town of Genoa and the Volunteers of Genoa for trash management.

Board Comment: Chairman Pasley stated that's a lot and he wanted to give the public another opportunity to speak if they had any comments.

Public Comment: None

A motion was made by Member Shively to approve the consent calendar all Items A-K. It was seconded by Member Crowe. The motion was approved 5-0.

ADMINISTRATIVE AGENDA

Any item(s) pulled from the Consent Calendar will be heard at this time.

1. **For Possible Action:** Discussion and possible action regarding the replacement of the Town Administration Office heater with the addition of an air conditioning unit. This dual unit would service both the office, as well as the restrooms, back meeting room and kitchen. It would not service the fire bay.

Chairman Pasley stated the money for this would come out of account 622 Genoa Capital Projects which currently has about $70,000 in it

Town Manager Brunz: I have two disclaimers, #1 I don't know anything about heating and air conditioning, I just know I want heat when I'm cold and I want it cool when I'm hot. #2 Katie's sister works for Brown Heating, and it happens that the owner of the company is one of the two gentleman that installed the original furnace and the other is Katie's Step dad. We reached out to four different vendors to get quotes on just adding air conditioning, all four companies suggested replacing our furnace because it is 38 years old. Our quotes ended up being for both heating and A/C. We got four really close bids. Beach and Sons was the least amount but didn't include electrical. Next up, was Brown Heating and Air. They gave us a $2,000 discount. All quotes are pretty much the same. It's whatever the board the board decides.

Public Comment: Susan Alexander questions if a Heat Pump would be more beneficial?

Board Comment: Vice Chairman Gould likes that Brown was one of the guys who installed the original furnace years ago. Member Alexander inquired about how far off the next bid was. Chairman Pasley is in favor.

A motion was made by Vice Chairman Gould to approve the replacement of the Furnace with the addition of Air conditioning to the Town offices with work performed by Brown Heating and Air Conditioning for the amount of $16,217.00 and seconded by Member Shively. The motion was approved 5-0.

Chairman Pasley reminded the public that once again this is coming out of account 622 GENOA Capital Projects.

2. **For Possible Action:** Discussion and possible action regarding the purchase of the 2024 Candy Dance Cancellation Insurance at the cost if $7,028.84. This insurance policy will not cover cancellations due to wildfires or viruses (pandemics). It will cover weather or earthquake related cancellations.

Town Manager Brunz: In the past we have purchased cancellation insurance except for a year when we couldn't get ahold of someone. The only time we have cancelled the candy dance is due to a shortage of sugar and in 2020 due to COVID.
Public Comment: Martin Manning: It's a gamble, don't spend the money.
Board Comment: Vice Chairman Gould says for that cost, he's not for it. It doesn't cover fires or pandemics so I'm not for it. Member Shively agrees, he doesn't feel it's worth the expense because it doesn't cover what we would need it to cover. Member Crowe agrees with Member Shively and doesn't think we need it. Chairman Pasley stated that even in the weather, people still come to the Candy Dance.

A motion was made by Member Alexander to decline the cancellation insurance for Candy Dance 2024 and seconded by Vice Chairman Gould. The motion was approved 5-0.

3. **For Presentation:** The Manager's Monthly Report for June 2024.

Town Manager, Jody Brunz talked about everything that has happened this month including: Kinsay Way got slurry sealed, nothing new on church, Construction will be staging drainage work, as for maintenance report the water broke in

RESOLUTION NUMBER 2024R-129

RESOLUTION AUGMENTING THE GENOA AD VALOREM CAPITAL PROJECTS FUND 2024-2025 FISCAL YEAR BUDGET

WHEREAS, there is a need to revise the budget to reflect revised revenues and expenditures to the County as follows:

Revenue		
622-735 625.103	Appropriated Reserve-Capital Projects	16,217
	TOTAL REVENUES	16,217
Expenditures		
622-735 564.500	Machinery & Equipment	16,217
	TOTAL EXPENDITURES	16,217

NOW, THEREFORE, BE IT RESOLVED THAT the 2024-2025 Fiscal Year budget is herein amended.

Adopted this 19th day of December, 2024 by the following vote:

VOTE: Ayes Commissioners: _____

_____

_____

_____

_____

Nays Commissioners: _____

_____

Absent Commissioners: _____

_____

_____

Wesley Rice, Chairman
Douglas County Board of Commissioners

ATTEST:

_____

Amy Burgans
Douglas County Clerk-Treasurer

AGENDA ITEM NO. O.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **CONSENT CALENDAR**

TITLE:
For possible action. Discussion to adopt **Resolution 2024R-137** to augment various 2024-25 Fiscal Year Douglas County fund budgets using adjusted opening fund balances for prior year commitments or restricted funds in the total net amount of $55,274,668 across all funds as detailed in the resolution. (Kathy Lewis)

RECOMMENDED MOTION:
Adopt **Resolution 2024R-137** to augment various 2024-25 Fiscal Year Douglas County fund budgets using adjusted opening fund balances for prior year commitments or restricted funds in the total net amount of $55,274,668 across all funds as presented.

FINANCIAL IMPACT:
Total budgeted expenditures will increase by $55,274,668 using greater-than-anticipated opening fund balances in each fund.

BACKGROUND:
NRS 354.598005 provides guidelines to local governments to augment or increase budgets when resources are greater than previously estimated. As defined in NRS 354.493, a budget augmentation is a "procedure for increasing the appropriations of a fund with the express intent of employing previously unbudgeted resources of the fund for carrying out the increased appropriations."

At the time of budget adoption, Finance Department staff estimates the beginning fund balance available to start the new fiscal year. When the audit of that year's financial statements is completed, more funds are sometimes available than was projected during the budget process. The surplus is available to increase the current year's budget, considered an augmentation, for already approved purchase orders and projects from the prior fiscal year, amending the opening fund balance based on prior year results, and for one-time critical projects. A detailed listing of requests is attached to this agenda item. While the current year's audit has not been completed, there is enough certainty regarding the availability of funds to proceed with this adjustment. Should the final audited financial statements

prove different funding availability, additional budgetary adjustments can be made at that time.

Resolution 2024R-137 augments the Fiscal Year 2024-25 funds according to Douglas County Policy 300.20 Budget Augmentation and Transfer for restricted funds, purchase orders, capital improvement projects, and other budgetary priorities. Details of each item are attached.

ATTACHMENTS:
Resolution and Backup - Final.pdf

RESOLUTION NUMBER 2024R-137

RESOLUTION AUGMENTING VARIOUS FUNDS'
2024-2025 FISCAL YEAR BUDGET

WHEREAS, there is a need to revise the budget to reflect revised revenues and expenditures to the County for the adjusted opening fund balances as follows:

Fund Name	Revenue	GL Account Description	Amount
General Fund	101-000 301.000	Opening Fund Balance	7,136,018
General Fund	101-000 331.500	Grant Revenue - Federal	37,080
Nv Cooperative Extension	202-000 301.000	Opening Fund Balance	13,685
Social Services	216-000 301.000	Opening Fund Balance	9,339
One Nevada (Opioid Settlement)	217-000 301.000	Opening Fund Balance	1,198,027
Library	224-000 301.000	Opening Fund Balance	201,611
Road Operating	232-000 301.000	Opening Fund Balance	680,000
Room Tax	234-000 301.000	Opening Fund Balance	2,129,071
Library Gift Fund	235-000 301.000	Opening Fund Balance	109,647
Tahoe-Douglas Trans.Dist.	236-000 301.000	Opening Fund Balance	1,000,000
Justice Ct. Admin. Assess	240-000 301.000	Opening Fund Balance	1,267,574
China Spring Youth Camp	242-000 301.000	Opening Fund Balance	2,725
Stormwater Management	245-000 301.000	Opening Fund Balance	185,620
Flood Litigation Settlement Fund	246-000 301.000	Opening Fund Balance	86,204
911 Emergency Services	255-000 301.000	Opening Fund Balance	72,007
911 Surcharge	256-000 301.000	Opening Fund Balance	230,000
Senior Services Program	260-000 301.000	Opening Fund Balance	88,027
Senior Services Program	260-000 331.500	Grant Revenue - Federal	253,955
Risk Management	309-000 301.200	Operating Reserves - Beginning	88,895
Motor Pool/Vehicle Maint	313-000 301.200	Operating Reserves - Beginning	43,422
Sewer Utility	325-000 301.200	Operating Reserves - Beginning	3,661,075
Douglas County Water Utility	328-000 301.200	Operating Reserves - Beginning	6,899,777
Airport Enterprise Fund	360-000 301.100	Opening Fund Reserves	1,130,118
Airport Enterprise Fund	360-000 331.500	Grant Revenue - Federal	627,610
Extraordinary Maintenance	401-000 301.000	Opening Fund Balance	1,021,821
Ad Val Capital Projects	405-000 301.000	Opening Fund Balance	1,003,307
County Construction	410-000 301.000	Opening Fund Balance	9,768,694
County Construction	410-000 301.000	Grant Revenue - Federal	21,600
Park Resident.Const.Tax	420-000 301.000	Opening Fund Balance	267,821
Regional Transportation	430-000 301.000	Opening Fund Balance	13,407,339
Dc Redevel.-Cap.Projects	606-000 301.100	Opening Fund Reserves	2,632,599
		TOTAL REVENUES	55,274,668

Restricted Funds

	Expenditure		
General Fund	101-192 550.140	Assigned Use - 2023R-016 Technology	419,046
General Fund	101-521 550.141	Assigned Use - 2023R-016 Bldg Maint	319,223
Library Gift Fund	235-800 532.061	Restricted Use -Library Gift Fund	109,647
Justice Ct. Admin. Assess	240-371 550.084	Restricted Use $10 Admin As-EFJC Fac	434,751
Justice Ct. Admin. Assess	240-371 550.150	Restricted Use Tech Fund	32,808
Justice Ct. Admin. Assess	240-371 550.151	Restricted Use Black Jack Fees	26,848
Justice Ct. Admin. Assess	240-371 550.152	Restricted Use JOP 25%	288,017
Justice Ct. Admin. Assess	240-371 550.153	Restricted Use DUI 2nd	400
Justice Ct. Admin. Assess	240-371 550.154	Restricted Use-Marijuana Fines	435
Justice Ct. Admin. Assess	240-371 563.902	Unanticipated Projects	86,545
Justice Ct. Admin. Assess	240-372 550.085	Restricted Use $10 Admin As-TJC Fac	280,656
Justice Ct. Admin. Assess	240-372 550.150	Restricted Use Tech Fund	14,647
Justice Ct. Admin. Assess	240-372 550.151	Restricted Use Black Jack Fees	54,263
Justice Ct. Admin. Assess	240-372 550.152	Restricted Use JOP 25%	9,392
Justice Ct. Admin. Assess	240-372 550.153	Restricted Use DUI 2nd	190
General Fund	101-197 550.073	Restricted Use - EFJC Sobriety Court	1,000
General Fund	101-197 550.074	Assigned Use - Courts CASA Donations	54,312
General Fund	101-197 550.075	Restricted Use - DC Tech Fee	5,468
General Fund	101-197 550.076	Restricted Use - TJC Mediation Fee	4,710
General Fund	101-197 550.077	Restricted Use - DC Mediation Fee Indigent	83,110
General Fund	101-197 550.078	Restricted Use - DC Mediation Fee Public	17,183
General Fund	101-197 550.079	Restricted Use - DC Security Fee	133,464
General Fund	101-197 550.080	Restricted Use - Sheriff Forfeitures	60,376
General Fund	101-197 550.081	Restricted Use - DC Spec Filing	684,871
General Fund	101-197 550.089	Restricted Use - DC Divorce SB388	13,975
General Fund	101-197 550.090	Assigned Use - Sheriff Donations - DCSO Special Events	153,597
General Fund	101-197 550.091	Restricted Use - DA Forfeitures	74,636
General Fund	101-197 550.092	Restricted Use - DA Bad Ck Restitution	69,942
General Fund	101-197 550.093	Restricted Use - DC Civil Arbitration Fee	119,049
General Fund	101-197 550.094	Restricted Use - EFJC Mediation Fee	25,520
General Fund	101-197 550.095	Restricted Use - DC Drug-Alcohol Prev/Trt	120,741
General Fund	101-197 550.096	Restricted Use - EFJC Drug-Alcohol Prev/Trt	28,780
General Fund	101-197 550.097	Restricted Use - TJC Drug-Alcohol Prev/Trt	15,524
General Fund	101-197 550.098	Restricted Use - Rec. Tech Fee	503,741
General Fund	101-197 550.099	Restricted Use - Assess Tech Fee	276,755
General Fund	101-197 550.127	Restricted Use - DC Attnys for Protected Persons	289,302
General Fund	101-197 550.129	Assigned Use - Trust Donation see 367.105	106,985
General Fund	101-197 550.132	Restricted Use - DC Legal Services Abused/Neglected Children	199,425
General Fund	101-197 550.155	Assigned Use - Animal Services	214,148
General Fund	101-197 550.156	Assigned Use - Animal Services-Sterilization	39,288
General Fund	101-197 550.157	Assigned Use - Animal Services-Rabies	33,600
General Fund	101-197 550.159	Assigned Use - Sheriff Volunteer Program	13,101
General Fund	101-197 550.160	Assigned Use - Sheriff K9 Program	59,406
General Fund	101-197 550.161	Assigned Use - Sheriff TRIAD	17,535
General Fund	101-197 550.164	Assigned Use - Sheriff Safe Schools	2,877
General Fund	101-197 550.165	Restricted Use - Sheriff Child Safety Seats	7,753
General Fund	101-197 550.166	Restricted Use - Sheriff Alcohol ID	1,369
General Fund	101-197 550.167	Restricted Use - Sheriff-Marijuana	145,734
General Fund	101-197 550.168	Restricted Use - Alt. Sent.-Marijuana	19,020
General Fund	101-197 550.169	Restricted Use - Sheriff-SAR Lic. Plates	3,773
General Fund	101-197 550.170	Assigned Use - Sheriff-Death Certs/Coroner	53,031
General Fund	101-197 550.171	Restricted Use - Recorder-Mediation Fee	1,307
General Fund	101-197 550.174	Restricted Use - Clerk Tech Fees	31,285
General Fund	101-197 550.175	Restricted Use - DC Admin. Assess. $5	4,401

General Fund	101-197 550.176	Restricted Use - DC Foreclosure Mediation	4,250
General Fund	101-197 550.180	Restricted Use - Investigators Comp	56,933
General Fund	101-197 550.185	Assigned Use - Sheriff Dive Unit	5,771
General Fund	101-197 550.186	Assigned Use - Sheriff Honor Guard	33,997
General Fund	101-197 550.190	Assigned Use - Sheriff Explorers	61,341
		TOTAL RESTRICTED FUNDS CARRIED FORWARD	$ 5,929,254

Purchase Orders

	Expenditure		
General Fund	101-122 521.100	Professional Services	36,316
General Fund	101-182 521.100	Professional Services	2,354
General Fund	101-186 533.802	Small Equipment	2,300
General Fund	101-186 533.806	Software	7,148
General Fund	101-192 532.118	Major Repair and Maintenance	100,000
General Fund	101-192 533.802	Small Equipment	323,368
General Fund	101-192 533.806	Software	677
General Fund	101-192 564.500	Machinery & Equipment	11,728
General Fund	101-212 532.028	Uniforms	7,000
General Fund	101-219 564.700	Motor Vehicles	285,339
General Fund	101-281 540.010	Grants-Services & Supplies	37,080
General Fund	101-281 541.501	Grant Match-Serv & Supplies	12,360
General Fund	101-365 533.806	Software	31,607
General Fund	101-511 521.100	Professional Services	57,288
General Fund	101-511 533.800	Office Supplies	433
General Fund	101-511 533.806	Software	8,268
General Fund	101-513 521.100	Professional Services	52,115
General Fund	101-514 521.100	Professional Services	65,784
General Fund	101-524 521.100	Professional Services	54,187
General Fund	101-997 550.185	Assigned Use - Sheriff Dive Unit	4,362
Social Services	216-552 532.200	Immunizations	4,671
One Nevada (Opioid Settlement)	217-551 540.010	Grants-Services & Supplies	25,968
Library	224-804 532.054	Library Materials-Books	99,711
Room Tax	234-805 521.100	Professional Services	49,671
Room Tax	234-805 532.118	Major Repair and Maintenance	164,369
Room Tax	234-805 562.000	Capital Projects	88,203
Room Tax	234-805 564.500	Machinery & Equipment	31,468
Room Tax	234-805 564.700	Motor Vehicles	104,774
Room Tax	234-806 521.100	Professional Services	43,967
Room Tax	234-806 562.000	Capital Projects	361,843
Room Tax	234-810 564.700	Motor Vehicles	85,133
Room Tax	234-812 532.118	Major Repair and Maintenance	19,800
Justice Ct. Admin. Assess	240-371 562.000	Capital Projects	19,311
Justice Ct. Admin. Assess	240-372 562.000	Capital Projects	19,311
Stormwater Management	245-820 521.100	Professional Services	6,195
Stormwater Management	245-820 564.500	Machinery & Equipment	38,425
911 Emergency Services	255-675 564.500	Machinery & Equipment	72,007
Senior Services Program	260-680 533.802	Small Equipment	43,211
Senior Services Program	260-680 562.100	Capital Outlay - Grants	253,955
Senior Services Program	260-680 562.110	Capital Outlay - Grant Match	44,816
Risk Management	309-817 521.100	Professional Services	78,695
Motor Pool/Vehicle Maint	313-821 564.700	Motor Vehicles	40,024
Motor Pool/Vehicle Maint	313-829 532.001	Op.Supplies	1,127
Motor Pool/Vehicle Maint	313-829 532.005	Parts	2,271
Sewer Utility	325-865 520.200	Training & Education	7,050
Sewer Utility	325-865 521.100	Professional Services	21,189
Sewer Utility	325-865 532.118	Major Repair and Maintenance	118,764
Sewer Utility	325-865 562.000	Capital Projects	861,393
Douglas County Water Utility	328-849 520.200	Training & Education	7,050
Douglas County Water Utility	328-849 521.100	Professional Services	20,000
Douglas County Water Utility	328-849 532.015	Maint & Repair	68,800
Douglas County Water Utility	328-849 562.000	Capital Projects	352,666
Airport Enterprise Fund	360-611 562.100	Capital Outlay - Grants	627,610
Airport Enterprise Fund	360-611 562.110	Capital Outlay - Grant Match	49,741
Extraordinary Maintenance	401-705 562.000	Capital Projects	246,284

Ad Val Capital Projects	405-745 562.000	Capital Projects	148,711
County Construction	410-714 562.100	Capital Projects - Grants	21,600
County Construction	410-714 562.110	Capital Projects - Grant Match	2,400
County Construction	410-751 521.100	Professional Services	587,955
County Construction	410-751 562.000	Capital Projects	3,494,697
County Construction	410-759 562.000	Capital Projects	21,963
Regional Transportation	430-421 562.000	Capital Projects	7,323,220
Dc Redevel.-Cap.Projects	606-655 562.000	Capital Projects	85,350
		TOTAL PURCHASE ORDER ROLLOVERS	$ 16,865,083

Capital Improvement Projects

	Expenditure		
General Fund	101-511 521.100	Professional Services	96,904
General Fund	101-514 521.100	Professional Services	65,175
General Fund	101-521 520.097	Maint B&G	425,000
Social Services	216-551 532.118	Major Repair and Maintenance	4,668
Library	224-804 562.000	Capital Projects	101,900
Room Tax	234-805 532.118	Major Repair and Maintenance	347,608
Room Tax	234-805 562.000	Capital Projects	89,764
Room Tax	234-806 562.000	Capital Projects	668,570
Room Tax	234-810 520.097	Maint B&G	73,901
Tahoe-Douglas Trans.Dist.	236-828 562.000	Capital Projects	1,000,000
Stormwater Management	245-820 562.000	Capital Projects	130,000
911 Surcharge	256-678 562.000	Capital Projects	230,000
Sewer Utility	325-865 532.118	Major Repair and Maintenance	267,136
Sewer Utility	325-865 562.000	Capital Projects	2,385,543
Douglas County Water Utility	328-849 532.118	Major Repair and Maintenance	24,001
Douglas County Water Utility	328-849 562.000	Capital Projects	6,427,260
Airport Enterprise Fund	360-611 562.000	Capital Projects	839,268
Airport Enterprise Fund	360-611 562.110	Capital Outlay - Grant Match	241,109
Extraordinary Maintenance	401-705 562.000	Capital Projects	775,537
Ad Val Capital Projects	405-745 562.000	Capital Projects	854,596
County Construction	410-751 521.100	Professional Services	488,068
County Construction	410-751 532.118	Major Repair and Maintenance	4,055
County Construction	410-751 562.000	Capital Projects	4,476,657
County Construction	410-751 562.110	Capital Outlay - Grant Match	252,724
County Construction	410-759 562.000	Capital Projects	440,175
Park Resident.Const.Tax	420-440 562.000	Capital Projects	44,412
Park Resident.Const.Tax	420-440 563.308	Herbig Park	77,409
Park Resident.Const.Tax	420-440 563.331	TRE Park Improvements	46,000
Park Resident.Const.Tax	420-440 563.341	Kahle Park	100,000
Regional Transportation	430-421 562.000	Capital Projects	6,084,119
Dc Redevel.-Cap.Projects	606-655 562.000	Capital Projects	2,198,669
		TOTAL CIP ROLLOVERS	$ 29,260,228

Prior Year Commitments

	Expenditure		
General Fund	101-122 521.100	Professional Services	250,000
General Fund	101-122 533.802	Small Equipment	30,000
General Fund	101-124 520.170	Memberships	10,000
General Fund	101-192 533.802	Small Equipment	102,000
General Fund	101-192 564.500	Machinery & Equipment	110,000
General Fund	101-192 564.500	Machinery & Equipment	85,000
General Fund	101-312 510.000	Salaries & Wages	71,400
General Fund	101-511 521.100	Professional Services	10,000
General Fund	101-511 521.100	Professional Services	10,000
General Fund	101-513 521.100	Professional Services	10,000
General Fund	101-514 521.100	Professional Services	100,000
General Fund	101-514 521.100	Professional Services	41,250
Nv Cooperative Extension	202-711 521.100	Professional Services	13,685
General Fund	101-327 510.000	Salaries & Wages (Transfer from Asst. to Indigents)	66,000
One Nevada (Opioid Settlement)	217-551 540.006	Community Grants	350,000
One Nevada (Opioid Settlement)	217-551 563.902	Unanticipated Projects	822,059
Road Operating	232-431 564.500	Machinery & Equipment	680,000
China Spring Youth Camp	242-362 520.165	Youth Services Division Assessment	2,725
Stormwater Management	245-820 521.100	Professional Services	11,000
Flood Litigation Settlement Fund	246-698 550.400	Settlement Cost	86,204
Risk Management	309-817 521.250	Background Screening	2,500
Risk Management	309-817 532.047	Management Training Program	7,700
Dc Redevel.-Cap.Projects	606-655 562.000	Capital Outlay - incr Proj. 20R03 Vista Grande Ext	348,580
		TOTAL PRIOR YEAR COMMITMENTS	$ 3,220,103

Transfers for Prior Year Commitments

Assistance To Indigents	215-555 618.700	Transfers Out	(66,000)
General Fund	101-000 392.000	Transfers In	66,000
		TOTAL EXPENDITURES	$ 55,274,668

NOW, THEREFORE, BE IT RESOLVED THAT the 2024-2025 Fiscal Year budget is herein amended.

Adopted this 19th day of December, 2024 by the following vote:

VOTE: Ayes Commissioners: _____

_____

_____

_____

_____

Nays Commissioners: _____

_____

Absent Commissioners: _____

_____

_____

Wesley Rice, Chairman
Douglas County Board of Commissioners

ATTEST:

_____

Amy Burgans
Douglas County Clerk-Treasurer

FY24 Restricted Funds

Account	Account Description	Corresponding Expenditure GL	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Revenue	FY24 to FY25 Carry Forward
Fund **101 - General Fund**								
REVENUE								
Department **000 - Revenue**								CY Revenue less CY Augments
331.872	Restricted - Sheriff Forfeitures-550.080	550.080	.00	.00	.00	26,959.96	26,959.96	
335.603	Restricted - Sheriff-SAR Lic. Plates-550.169	550.169	.00	.00	.00	1,249.99	1,249.99	
341.107	Restricted - East Fork Justice Court Mediation Fee-550.094	550.094	.00	.00	.00	4,050.00	4,050.00	
341.108	Restricted - Tahoe Justice Court Mediation Fee-550.076	550.076	.00	.00	.00	570.00	570.00	
341.111	Restricted - District Court Security Fee-550.079	550.079	.00	.00	.00	19,905.07	19,905.07	
341.113	Restricted - District Court Mediation Public-550.078	550.078	.00	.00	.00	2,284.48	2,284.48	
341.114	Restricted - District Court Mediation Indigent-550.077	550.077	.00	.00	.00	9,159.34	9,159.34	
341.117	Restricted - District Court Prev-Treat Alcohol/Drugs-550.09	550.095	.00	.00	.00	9,912.52	9,912.52	
341.118	Restricted - East Fork Just Ct Prev-Treat Alcohol/Drugs-55	550.096	.00	.00	.00	4,050.00	4,050.00	
341.119	Restricted - Tahoe Justice Ct Prev-Treat Alcohol/Drugs-55	550.097	.00	.00	.00	570.00	570.00	
341.120	Restricted - District Court Civil Arbitration Fee-550.093	550.093	.00	.00	.00	5,716.27	5,716.27	
341.123	Restricted - District Court - Foreclosure Mediation-550.176	550.176	.00	.00	.00	1,175.00	1,175.00	
341.127	Restricted - District Court Attnys for Protected Persons-55(	550.127	.00	.00	.00	54,025.00	54,025.00	
341.128	Restricted - District Court Investigators Comp-550.180	550.180	.00	.00	.00	10,805.00	10,805.00	
341.129	Restricted - Clerk Technology Fees-550.174	550.174	.00	.00	.00	5,350.00	5,350.00	
341.140	Restricted Use - Marijuana Tax from State-550.167	550.167	.00	.00	.00	88,235.29	88,235.29	
341.146	Assigned - Sheriff Dive Unit-550.185	550.185	.00	.00	.00	1,500.00	1,500.00	
341.152	Restricted - District Ct Legal Svcs Abused/Negl.Children-55	550.132	.00	.00	.00	32,415.00	32,415.00	
341.190	Assigned - Sheriff Explorers-550.190	550.190	.00	22,219.00	22,219.00	22,864.01	645.01	
341.595	Restricted - Recorder Technology Fee-550.098	550.098	.00	.00	.00	54,025.00	54,025.00	
341.596	Restricted - District Court Technology Fee-550.075	550.075	.00	.00	.00	712.00	712.00	
341.597	Restricted - Assess Tech Fee-550.099	550.099	.00	.00	.00	68,335.60	68,335.60	
341.609	Restricted - Recorder-Mediation Fee-550.171	550.171	.00	.00	.00	97.50	97.50	
351.113	Restricted - District Court $5 Admin Assess-550.175	550.175	.00	.00	.00	952.28	952.28	
351.114	Restricted - District Court Divorce NRS 19.0333-550.089	550.089	.00	.00	.00	2,028.62	2,028.62	
351.126	Restricted - District Court Special Filing Fee-550.081	550.081	.00	.00	.00	123,742.90	123,742.90	

Account	Account Description	Corresponding Expenditure GL	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Revenue	FY24 to FY25 Carry Forward
367.102	Donations	550.090	418,000.00	176,996.00	625,687.00	177,295.62	299.62	
367.109	Assigned - Sheriff K9 Program-550.160	550.160	.00	33,393.00	33,393.00	33,788.00	395.00	
367.111	Assigned - Sheriff TRIAD-550.161	550.161	.00	.00	.00	.00	-	
367.117	Assigned - Courts CASA Donations-550.074	550.074	.00	.00	.00	.00	-	
367.186	Assigned - Sheriff Honor Guard Donations-550.186	550.186	.00	12,838.00	12,838.00	20,768.33	7,930.33	
368.001	Assigned - Animal Services Donations-550.155	550.155	.00	.00	.00	32,138.24	32,138.24	
368.002	Assigned - Animal Services-Sterilization-550.156,-532.077	532.077	26,000.00	.00	26,000.00	34,941.99	34,941.99	
368.003	Assigned - Animal Services-Rabies-550.157,-532.078	532.078	6,000.00	.00	6,000.00	7,605.00	7,605.00	
368.004	Assigned - Sheriff Volunteer Program-550.159	550.159	.00	.00	.00	5,000.00	5,000.00	
368.007	Assigned - Sheriff Coroner Death Certificates-550.170	550.170	.00	.00	.00	10,320.00	10,320.00	
391.120	Assigned - Proceeds of Tax Sale-550.120	550.120	.00	.00	.00	349,850.16	349,850.16	
	Department **000 - Revenue** Totals							
	REVENUE TOTALS		$450,000.00	$245,446.00	$726,137.00	$1,222,398.17	$976,952.17	
EXPENSE								
	Department **192 - Information Technology**						Net CY Revenue to carry forward	
550.140	Assigned Use - 2023R-016 Technology		200,000.00	317,071.00	517,071.00	98,025.67	-	419,046.00
	Department **521 - Public Works-Building Services**						-	.00
550.141	Assigned Use - 2023R-016 Bldg Maint		100,000.00	219,223.00	319,223.00	.00	-	319,223.00
	Department **997 - Non-Departmental**						-	.00
550.072	Restricted Use - Courts Neighborhood Justice Center see 341.122		.00	.00	.00	.00	-	.00
550.073	Restricted Use - EFJC Sobriety Court see 341.121		.00	1,000.00	1,000.00	.00	-	1,000.00
550.074	Assigned Use - Courts CASA Donations		.00	54,312.00	54,312.00	.00	-	54,312.00
550.075	Restricted Use - DC Tech Fee		.00	6,223.00	6,223.00	1,467.70	712.00	5,468.00
550.076	Restricted Use - TJC Mediation Fee		.00	4,140.00	4,140.00	.00	570.00	4,710.00
550.077	Restricted Use - DC Mediation Fee Indigent		.00	75,180.00	75,180.00	1,230.00	9,159.34	83,110.00
550.078	Restricted Use - DC Mediation Fee Public		.00	17,653.00	17,653.00	2,755.00	2,284.48	17,183.00
550.079	Restricted Use - DC Security Fee		.00	114,796.00	114,796.00	1,238.00	19,905.07	133,464.00
550.080	Restricted Use - Sheriff Forfeitures		.00	33,416.00	33,416.00	.00	26,959.96	60,376.00
550.081	Restricted Use - DC Spec Filing		.00	600,210.00	600,210.00	39,082.04	123,742.90	684,871.00
550.089	Restricted Use - DC Divorce SB388		.00	11,946.00	11,946.00	.00	2,028.62	13,975.00
550.090	Assigned Use - Sheriff Donations - DCSO Special Events		.00	208,819.00	208,819.00	55,521.76	299.62	153,597.00
550.091	Restricted Use - DA Forfeitures		.00	74,636.00	74,636.00	.00	-	74,636.00
550.092	Restricted Use - DA Bad Ck Restitution		.00	69,942.00	69,942.00	.00	-	69,942.00

Account	Account Description	Corresponding Expenditure GL	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Revenue	FY24 to FY25 Carry Forward
550.093	Restricted Use - DC Civil Arbitration Fee		.00	113,332.00	113,332.00	.00	5,716.27	119,049.00
550.094	Restricted Use - EFJC Mediation Fee		.00	30,470.00	30,470.00	9,000.00	4,050.00	25,520.00
550.095	Restricted Use - DC Drug-Alcohol Prev/Trt		.00	110,828.00	110,828.00	.00	9,912.52	120,741.00
550.096	Restricted Use - EFJC Drug-Alcohol Prev/Trt		.00	24,730.00	24,730.00	.00	4,050.00	28,780.00
550.097	Restricted Use - TJC Drug-Alcohol Prev/Trt		.00	14,954.00	14,954.00	.00	570.00	15,524.00
550.098	Restricted Use - Rec. Tech Fee		.00	449,716.00	449,716.00	.00	54,025.00	503,741.00
550.099	Restricted Use - Assess Tech Fee		.00	247,026.00	247,026.00	38,607.39	68,335.60	276,755.00
550.127	Restricted Use - DC Attnys for Protected Persons		.00	270,277.00	270,277.00	35,000.00	54,025.00	289,302.00
550.129	Assigned Use - Trust Donation see 367.105		.00	106,985.00	106,985.00	.00	-	106,985.00
550.132	Restricted Use - DC Legal Services Abused/Neglected Children		.00	167,010.00	167,010.00	.00	32,415.00	199,425.00
550.155	Assigned Use - Animal Services		.00	187,776.00	187,776.00	5,766.72	32,138.24	214,148.00
550.156	Assigned Use - Animal Services-Sterilization (see calculation below)		.00	41,472.00	41,472.00	37,126.90	34,941.99	39,288.00
550.157	Assigned Use - Animal Services-Rabies (see calculation below)		.00	29,763.00	29,763.00	3,768.00	7,605.00	33,600.00
550.159	Assigned Use - Sheriff Volunteer Program		.00	9,330.00	9,330.00	1,229.16	5,000.00	13,101.00
550.160	Assigned Use - Sheriff K9 Program		.00	96,959.00	96,959.00	37,948.58	395.00	59,406.00
550.161	Assigned Use - Sheriff TRIAD		.00	19,977.00	19,977.00	2,442.50	-	17,535.00
550.164	Assigned Use - Sheriff Safe Schools		.00	3,443.00	3,443.00	566.88	-	2,877.00
550.165	Restricted Use - Sheriff Child Safety Seats		.00	7,753.00	7,753.00	.00	-	7,753.00
550.166	Restricted Use - Sheriff Alcohol ID		.00	1,369.00	1,369.00	.00	-	1,369.00
550.167	Restricted Use - Sheriff-Marijuana		.00	152,402.00	152,402.00	94,904.26	88,235.29	145,734.00
550.168	Restricted Use - Alt. Sent.-Marijuana		.00	19,020.00	19,020.00	.00	-	19,020.00
550.169	Restricted Use - Sheriff-SAR Lic. Plates		.00	7,024.00	7,024.00	4,501.16	1,249.99	3,773.00
550.170	Assigned Use - Sheriff-Death Certs/Coroner		.00	49,431.00	49,431.00	6,720.54	10,320.00	53,031.00
550.171	Restricted Use - Recorder-Mediation Fee		.00	1,209.00	1,209.00	.00	97.50	1,307.00
550.174	Restricted Use - Clerk Tech Fees		.00	25,935.00	25,935.00	.00	5,350.00	31,285.00
550.175	Restricted Use - DC Admin. Assess. $5		.00	3,448.00	3,448.00	.00	952.28	4,401.00
550.176	Restricted Use - DC Foreclosure Mediation		.00	4,050.00	4,050.00	975.00	1,175.00	4,250.00
550.179	Restricted Use - AB 395 Juvenile Justice Reform		.00	.00	.00	.00	-	.00
550.180	Restricted Use - Investigators Comp		.00	46,128.00	46,128.00	.00	10,805.00	56,933.00
550.185	Assigned Use - Sheriff Dive Unit		.00	12,446.00	12,446.00	8,175.00	1,500.00	5,771.00
550.186	Assigned Use - Sheriff Honor Guard		.00	60,193.00	60,193.00	34,127.13	7,930.33	33,997.00
550.187	Assigned Use DCSO Special Events - Combined with GL 550.090		.00	.00	.00	9,187.14	-	.00
550.190	Assigned Use - Sheriff Explorers		.00	109,086.00	109,086.00	48,390.79	645.01	61,341.00

Account	Account Description	Corresponding Expenditure GL	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Revenue	FY24 to FY25 Carry Forward
	EXPENSE TOTALS		$300,000.00	$4,315,391.00	$4,615,391.00	$577,757.32	$976,952.17	**4,590,655.00**
	Fund **101 - General Fund** Totals							
	REVENUE TOTALS		450,000.00	245,446.00	726,137.00	1,222,398.17	976,952.17	
	EXPENSE TOTALS		300,000.00	4,315,391.00	4,615,391.00	577,757.32	976,952.17	
Fund **235 - Library Gift Fund**								
REVENUE								
Department **000 - Revenue**								
Beg.Fund Bal./Reserves								
301	**Actual Ending FY23 Fund Balance - GL 235 253.000**						87,341.80	
301.000	Opening Fund Balance (Unassigned)		.00	87,342.00	87,342.00	.00		
301 - Totals			$0.00	$87,342.00	$87,342.00	$0.00		
Beg.Fund Bal./Reserves Totals			$0.00	$87,342.00	$87,342.00	$0.00		
Miscellaneous Revenue								
361								
361.205	Investment-FMV Adjust		.00	.00	.00	954.68		
361.211	Invest. Earnings-LGIP		120.00	.00	120.00	966.62		
361.212	Invest. Earnings-BNY Mellon		883.00	.00	883.00	2,377.33		
361.250	Inv Service Fees (Contra)		(45.00)	.00	(45.00)	(59.66)		
361 - Totals			$958.00	$0.00	$958.00	$4,238.97		
367								
367.102	Donations		.00	.00	.00	43,537.03		
367 - Totals			$0.00	$0.00	$0.00	$43,537.03		
Miscellaneous Revenue Totals			$958.00	$0.00	$958.00	$47,776.00		
Department **000 - Revenue** Totals			$958.00	$87,342.00	$88,300.00	$47,776.00	$47,776.00	
REVENUE TOTALS			$958.00	$87,342.00	$88,300.00	$47,776.00		
EXPENSE								
Department **800 - Library Gift Fund**								
Services & Supplies								
532								
532.061	Restricted Use -Library Gift Fund		.00	87,342.00	87,342.00	24,515.68		
532 - Totals			$0.00	$87,342.00	$87,342.00	$24,515.68		

Account	Account Description	Corresponding Expenditure GL	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Revenue	FY24 to FY25 Carry Forward
550								
550.102	Bank Fees-Checking		21.00	.00	21.00	.00		
550 - Totals			$21.00	$0.00	$21.00	$0.00		
Services & Supplies Totals			$21.00	$87,342.00	$87,363.00	$24,515.68	($24,515.68)	
Ending Fund Bal/Reserves								
Department **800 - Library Gift Fund** Totals			$21.00	$87,342.00	$87,363.00	$24,515.68		
EXPENSE TOTALS			$21.00	$87,342.00	$87,363.00	$24,515.68		
						Y24 FMV Adjustment	(954.68)	
Fund **235 - Library Gift Fund** Totals								
REVENUE TOTALS			958.00	87,342.00	88,300.00	47,776.00		
EXPENSE TOTALS			21.00	87,342.00	87,363.00	24,515.68		
Fund **235 - Library Gift Fund** Totals			$937.00	$0.00	$937.00	$23,260.32	109,647.44	**109,647.00**
	Grand Totals							
REVENUE TOTALS			958.00	87,342.00	88,300.00	47,776.00		
EXPENSE TOTALS			958.00	87,342.00	88,300.00	24,515.68		
	Grand Totals		$0.00	$0.00	$0.00	$23,260.32		
Fund **240 - Justice Ct. Admin. Assess**								
REVENUE								
Beg.Fund Bal./Reserves								
301	**Actual Ending FY23 Fund Balance - GL 240 253.000**						$1,159,234.67	
301.000	Opening Fund Balance (Unassigned)		134,323.00	1,024,912.00	1,159,235.00	.00		
301 - Totals			$134,323.00	$1,024,912.00	$1,159,235.00	$0.00		
Beg.Fund Bal./Reserves Totals			$134,323.00	$1,024,912.00	$1,159,235.00	$0.00		
Department **000 - Revenue**								
Fines & Forfeits								
351.105	Restricted - East Fork Justice Ct $7 Admin Assess-550.150	550.150	22,000.00	.00	22,000.00	21,061.99		
351.106	Restricted - Tahoe Justice Court $7 Admin Assess-550.150	550.150	17,000.00	.00	17,000.00	11,889.36		
	Fines & Forfeits Totals		$39,000.00	$0.00	$39,000.00	$32,951.35		
Charges For Service								
351.118	Restricted - East Fork Justice Ct $10 Admin Assess-550.084	550.084	30,000.00	.00	30,000.00	30,056.65		

Account	Account Description	Corresponding Expenditure GL	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Revenue	FY24 to FY25 Carry Forward
351.119	Restricted - Tahoe Justice Court $10 Admin Assess-550.085	550.085	30,000.00	.00	30,000.00	16,975.43		
351.123	Restricted - East Fork Justice Court Black Jack Fees-550.151	550.151	15,000.00	.00	15,000.00	27,249.00		
351.124	Restricted - Tahoe Justice Court Black Jack Fees-550.151	550.151	12,000.00	.00	12,000.00	7,313.00		
351.130	Restricted - Tahoe Justice Ct Justice of Peace 25%-550.152	550.152	4,000.00	.00	4,000.00	3,954.46		
351.131	Restricted - East Fork Justice Ct Justice of Peace 25%-550.152	550.152	45,000.00	.00	45,000.00	47,280.10		
	Charges For Service Totals		$136,000.00	$0.00	$136,000.00	$132,828.64		
	Miscellaneous Revenue							
361								
361.205	Investment-FMV Adjust		.00	.00	.00	14,103.16		
361.211	Invest. Earnings-LGIP		1,857.00	.00	1,857.00	11,498.45		
361.212	Invest. Earnings-BNY Mellon		13,616.00	.00	13,616.00	28,561.64		
361.250	Inv Service Fees (Contra)		(685.00)	.00	(685.00)	(719.37)		
361 - Totals			$14,788.00	$0.00	$14,788.00	$53,443.88		
	Miscellaneous Revenue Totals		$14,788.00	$0.00	$14,788.00	$53,443.88		
	Department **000 - Revenue** Totals		$324,111.00	$1,024,912.00	$1,349,023.00	$219,223.87	$219,223.87	
	REVENUE TOTALS		$324,111.00	$1,024,912.00	$1,349,023.00	$219,223.87	$1,378,458.54	
EXPENSE								
	Department **371 - East Fork Justice Court**							
550.084	Restricted Use $10 Admin As-EFJC Fac		.00	419,361.00	419,361.00	14,666.67	30,056.65	434,751.00
550.150	Restricted Use Tech Fund		.00	36,693.00	36,693.00	24,947.58	21,061.99	32,808.00
550.151	Restricted Use Black Jack Fees		.00	5,019.00	5,019.00	5,420.25	27,249.00	26,848.00
550.152	Restricted Use JOP 25%		.00	244,487.00	244,487.00	3,750.78	47,280.10	288,017.00
550.153	Restricted Use DUI 2nd		.00	400.00	400.00	.00		400.00
550.154	Restricted Use-Marijuana Fines		.00	435.00	435.00	.00		435.00
	Department **372 - Tahoe Justice Court**							.00
550.085	Restricted Use $10 Admin As-TJC Fac		.00	263,680.00	263,680.00	.00	16,975.43	280,656.00
550.150	Restricted Use Tech Fund		.00	11,205.00	11,205.00	8,447.62	11,889.36	14,647.00
550.151	Restricted Use Black Jack Fees		.00	85,879.00	85,879.00	38,929.70	7,313.00	54,263.00
550.152	Restricted Use JOP 25%		.00	6,056.00	6,056.00	619.00	3,954.46	9,392.00
550.153	Restricted Use DUI 2nd		.00	190.00	190.00	.00		190.00
	EXPENSE TOTALS		$0.00	$1,073,405.00	$1,073,405.00	$96,781.60	165,779.99	1,142,407.00
						PO Rollovers to 240-371 562.000		19,311.00
						PO Rollovers to 240-371 562.000		19,311.00
						Unassigned Fund Balance 6/30/24		86,545.00
	Fund **240 - Justice Ct. Admin. Assess** Totals							**1,228,952.00**

Account	Account Description	Corresponding Expenditure GL	Adopted Budget	Budget Amendments	Amended Budget	YTD Transactions	Revenue	FY24 to FY25 Carry Forward
	REVENUE TOTALS		175,000.00	.00	175,000.00	165,779.99		
	EXPENSE TOTALS		.00	1,073,405.00	1,073,405.00	96,781.60		
	Fund **240 - Justice Ct. Admin. Assess** Totals		$175,000.00	($1,073,405.00)	($898,405.00)	$68,998.39	1,281,676.94	
	Grand Totals							
	REVENUE TOTALS		625,000.00	276,137.00	901,137.00	1,388,178.16		
	EXPENSE TOTALS		300,000.00	5,388,796.00	5,688,796.00	609,141.78		
	Grand Totals		$325,000.00	($5,112,659.00)	($4,787,659.00)	$779,036.38		**5,929,254.00**

Douglas County

Purchase Order Rollovers

From Date: 7/1/2024 - To Date: 7/1/2024

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 101 General Fund						
Department: 122 County Manager						
521.100 - Professional Services				Amended Balance as of: 7/1/2024		$148,000.00
	07/01/2024	2025-00000098	Year End Soft Close	$33,816.00	$0.00	$181,816.00
	07/01/2024	2025-00000621	Year End Soft Close	$2,500.00	$0.00	$184,316.00
				$36,316.00	$0.00	$184,316.00
Department: 122 County Manager Totals:				$36,316.00	$0.00	
Department: 182 Clerk						
521.100 - Professional Services				Amended Balance as of: 7/1/2024		$7,063.00
	07/01/2024	2025-00000636	Year End Soft Close	$2,354.00	$0.00	$9,417.00
				$2,354.00	$0.00	$9,417.00
Department: 182 Clerk Totals:				$2,354.00	$0.00	
Department: 186 Treasurer						
533.802 - Small Equipment				Amended Balance as of: 7/1/2024		$0.00
	07/01/2024	2025-00000621	Year End Soft Close	$2,300.00	$0.00	$2,300.00
				$2,300.00	$0.00	$2,300.00
533.806 - Software				Amended Balance as of: 7/1/2024		$99,667.00
	07/01/2024	2025-00000621	Year End Soft Close	$7,148.00	$0.00	$106,815.00
				$7,148.00	$0.00	$106,815.00
Department: 186 Treasurer Totals:				$9,448.00	$0.00	
Department: 192 Information Technology						
532.118 - Major Repair and Maintenance				Amended Balance as of: 7/1/2024		$4,359.00
	07/01/2024	2025-00000621	Year End Soft Close	$100,000.00	$0.00	$104,359.00
				$100,000.00	$0.00	$104,359.00
533.802 - Small Equipment				Amended Balance as of: 7/1/2024		$174,186.00
	07/01/2024	2025-00000621	Year End Soft Close	$323,368.00	$0.00	$497,554.00
				$323,368.00	$0.00	$497,554.00

Douglas County

Purchase Order Rollovers

From Date: 7/1/2024 - To Date: 7/1/2024

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 101 General Fund						
Department: 192 Information Technology						
533.806 - Software				Amended Balance as of: 7/1/2024		$1,100,000.00
	07/01/2024	2025-00000621	Year End Soft Close	$677.00	$0.00	$1,100,677.00
				$677.00	$0.00	$1,100,677.00
564.500 - Machinery & Equipment				Amended Balance as of: 7/1/2024		$85,000.00
	07/01/2024	2025-00000621	Year End Soft Close	$11,728.00	$0.00	$96,728.00
				$11,728.00	$0.00	$96,728.00
Department: 192 Information Technology Totals:				$435,773.00	$0.00	
Department: 212 Sheriff Admin. Services						
532.028 - Uniforms				Amended Balance as of: 7/1/2024		$52,013.00
	07/01/2024	2025-00000146	Year End Soft Close	$7,000.00	$0.00	$59,013.00
				$7,000.00	$0.00	$59,013.00
Department: 212 Sheriff Admin. Services Totals:				$7,000.00	$0.00	
Department: 219 Sheriff-Vehicles						
564.700 - Motor Vehicles				Amended Balance as of: 7/1/2024		$380,352.00
	07/01/2024	2025-00000621	Year End Soft Close	$285,339.00	$0.00	$665,691.00
				$285,339.00	$0.00	$665,691.00
Department: 219 Sheriff-Vehicles Totals:				$285,339.00	$0.00	
Department: 281 Emergency Operation						
540.010 - Grants-Services & Supplies				Amended Balance as of: 7/1/2024		$0.00
	07/01/2024	2025-00000621	Year End Soft Close	$37,080.00	$0.00	$37,080.00
				$37,080.00	$0.00	$37,080.00
541.501 - Grant Match-Serv & Supplies				Amended Balance as of: 7/1/2024		$18,900.00
	07/01/2024	2025-00000621	Year End Soft Close	$12,360.00	$0.00	$31,260.00
				$12,360.00	$0.00	$31,260.00
Department: 281 Emergency Operation Totals:				$49,440.00	$0.00	

Douglas County

Purchase Order Rollovers

From Date: 7/1/2024 - To Date: 7/1/2024

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 101 General Fund						
Department: 365 Court Computer System						
533.806 - Software				Amended Balance as of: 7/1/2024		$200,661.00
	07/01/2024	2025-00000621	Year End Soft Close	$31,607.00	$0.00	$232,268.00
				$31,607.00	$0.00	$232,268.00
Department: 365 Court Computer System Totals:				$31,607.00	$0.00	
Department: 511 Community Dev.-Admin.						
521.100 - Professional Services				Amended Balance as of: 7/1/2024		$0.00
	07/01/2024	2025-00000572	Year End Soft Close	$57,288.00	$0.00	$57,288.00
				$57,288.00	$0.00	$57,288.00
533.800 - Office Supplies				Amended Balance as of: 7/1/2024		$14,728.00
	07/01/2024	2025-00000398	Year End Soft Close	$433.00	$0.00	$15,161.00
				$433.00	$0.00	$15,161.00
533.806 - Software				Amended Balance as of: 7/1/2024		$262,991.00
	07/01/2024	2025-00000621	Year End Soft Close	$8,268.00	$0.00	$271,259.00
				$8,268.00	$0.00	$271,259.00
Department: 511 Community Dev.-Admin. Totals:				$65,989.00	$0.00	
Department: 513 Community Dev-Planning						
521.100 - Professional Services				Amended Balance as of: 7/1/2024		$186,285.00
	07/01/2024	2025-00000621	Year End Soft Close	$52,115.00	$0.00	$238,400.00
				$52,115.00	$0.00	$238,400.00
Department: 513 Community Dev-Planning Totals:				$52,115.00	$0.00	
Department: 514 Community Dev-Engineering						
521.100 - Professional Services				Amended Balance as of: 7/1/2024		$155,899.00
	07/01/2024	2025-00000621	Year End Soft Close	$65,784.00	$0.00	$221,683.00
				$65,784.00	$0.00	$221,683.00
Department: 514 Community Dev-Engineering Totals:				$65,784.00	$0.00	
Department: 524 Public Works-Engineering						
521.100 - Professional Services				Amended Balance as of: 7/1/2024		$0.00
	07/01/2024	2025-00000205	Year End Soft Close	$21,786.00	$0.00	$21,786.00

Douglas County

Purchase Order Rollovers

From Date: 7/1/2024 - To Date: 7/1/2024

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 101 General Fund						
Department: 524 Public Works-Engineering						
521.100 - Professional Services				Amended Balance as of: 7/1/2024		$0.00
	07/01/2024	2025-00000224	Year End Soft Close	$32,401.00	$0.00	$54,187.00
				$54,187.00	$0.00	$54,187.00
Department: 524 Public Works-Engineering Totals:				$54,187.00	$0.00	
Department: 997 Non-Departmental						
550.185 - Assigned Use - Sheriff Dive Unit				Amended Balance as of: 7/1/2024		$0.00
	07/01/2024	2025-00000621	Year End Soft Close	$4,362.00	$0.00	$4,362.00
				$4,362.00	$0.00	$4,362.00
Department: 997 Non-Departmental Totals:				$4,362.00	$0.00	
Fund Totals: General Fund				$1,099,714.00	$0.00	
Fund: 216 Social Services						
Department: 552 Community Health Nurse						
532.200 - Immunizations				Amended Balance as of: 7/1/2024		$60,000.00
	07/01/2024	2025-00000621	Year End Soft Close	$4,671.00	$0.00	$64,671.00
				$4,671.00	$0.00	$64,671.00
Department: 552 Community Health Nurse Totals:				$4,671.00	$0.00	
Fund Totals: Social Services				$4,671.00	$0.00	
Fund: 217 One Nevada (Opioid Settlement)						
Department: 551 Social Services-General						
540.010 - Grants-Services & Supplies				Amended Balance as of: 7/1/2024		$0.00
	07/01/2024	2025-00000409	Year End Soft Close	$12,690.00	$0.00	$12,690.00
	07/01/2024	2025-00000621	Year End Soft Close	$13,278.00	$0.00	$25,968.00
				$25,968.00	$0.00	$25,968.00
Department: 551 Social Services-General Totals:				$25,968.00	$0.00	
Fund Totals: One Nevada (Opioid Settlement)				$25,968.00	$0.00	

Douglas County

Purchase Order Rollovers

From Date: 7/1/2024 - To Date: 7/1/2024

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 224 Library						
Department: 804 Library						
532.054 - Library Materials-Books				Amended Balance as of: 7/1/2024		$126,990.00
	07/01/2024	2025-00000327	Year End Soft Close	$99,711.00	$0.00	$226,701.00
				$99,711.00	$0.00	$226,701.00
Department: 804 Library Totals:				$99,711.00	$0.00	
Fund Totals: Library				$99,711.00	$0.00	
Fund: 234 Room Tax						
Department: 805 Parks Operations						
521.100 - Professional Services				Amended Balance as of: 7/1/2024		$69,653.00
	07/01/2024	2025-00000407	Year End Soft Close	$45,338.00	$0.00	$114,991.00
	07/01/2024	2025-00000621	Year End Soft Close	$4,333.00	$0.00	$119,324.00
				$49,671.00	$0.00	$119,324.00
532.118 - Major Repair and Maintenance				Amended Balance as of: 7/1/2024		$600,563.00
	07/01/2024	2025-00000216	Year End Soft Close	$32,505.00	$0.00	$633,068.00
	07/01/2024	2025-00000621	Year End Soft Close	$131,864.00	$0.00	$764,932.00
				$164,369.00	$0.00	$764,932.00
562.000 - Capital Projects				Amended Balance as of: 7/1/2024		$0.00
	07/01/2024	2025-00000621	Year End Soft Close	$88,203.00	$0.00	$88,203.00
				$88,203.00	$0.00	$88,203.00
564.500 - Machinery & Equipment				Amended Balance as of: 7/1/2024		$0.00
	07/01/2024	2025-00000512	Year End Soft Close	$31,468.00	$0.00	$31,468.00
				$31,468.00	$0.00	$31,468.00
564.700 - Motor Vehicles				Amended Balance as of: 7/1/2024		$0.00
	07/01/2024	2025-00000236	Year End Soft Close	$104,774.00	$0.00	$104,774.00
				$104,774.00	$0.00	$104,774.00
Department: 805 Parks Operations Totals:				$438,485.00	$0.00	

Douglas County

Purchase Order Rollovers

From Date: 7/1/2024 - To Date: 7/1/2024

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 234 Room Tax						
Department: 806 Parks Development						
521.100 - Professional Services				Amended Balance as of: 7/1/2024		$0.00
	07/01/2024	2025-00000574	Year End Soft Close	$43,967.00	$0.00	$43,967.00
				$43,967.00	$0.00	$43,967.00
562.000 - Capital Projects				Amended Balance as of: 7/1/2024		$1,570,000.00
	07/01/2024	2025-00000281	Year End Soft Close	$73,561.00	$0.00	$1,643,561.00
	07/01/2024	2025-00000411	Year End Soft Close	$26,700.00	$0.00	$1,670,261.00
	07/01/2024	2025-00000510	Year End Soft Close	$16,490.00	$0.00	$1,686,751.00
	07/01/2024	2025-00000514	Year End Soft Close	$32,516.00	$0.00	$1,719,267.00
	07/01/2024	2025-00000621	Year End Soft Close	$212,576.00	$0.00	$1,931,843.00
				$361,843.00	$0.00	$1,931,843.00
Department: 806 Parks Development Totals:				$405,810.00	$0.00	
Department: 810 Recreation						
564.700 - Motor Vehicles				Amended Balance as of: 7/1/2024		$0.00
	07/01/2024	2025-00000621	Year End Soft Close	$85,133.00	$0.00	$85,133.00
				$85,133.00	$0.00	$85,133.00
Department: 810 Recreation Totals:				$85,133.00	$0.00	
Department: 812 Kahle Community Center						
532.118 - Major Repair and Maintenance				Amended Balance as of: 7/1/2024		$60,000.00
	07/01/2024	2025-00000621	Year End Soft Close	$19,800.00	$0.00	$79,800.00
				$19,800.00	$0.00	$79,800.00
Department: 812 Kahle Community Center Totals:				$19,800.00	$0.00	
Fund Totals: Room Tax				$949,228.00	$0.00	
Fund: 240 Justice Ct. Admin. Assess						
Department: 371 East Fork Justice Court						
562.000 - Capital Projects				Amended Balance as of: 7/1/2024		$0.00
	07/01/2024	2025-00000621	Year End Soft Close	$19,311.00	$0.00	$19,311.00
				$19,311.00	$0.00	$19,311.00
Department: 371 East Fork Justice Court Totals:				$19,311.00	$0.00	

Douglas County

Purchase Order Rollovers

From Date: 7/1/2024 - To Date: 7/1/2024

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 240 Justice Ct. Admin. Assess						
Department: 372 Tahoe Justice Court						
562.000 - Capital Projects				Amended Balance as of: 7/1/2024		$0.00
	07/01/2024	2025-00000621	Year End Soft Close	$19,311.00	$0.00	$19,311.00
				$19,311.00	$0.00	$19,311.00
Department: 372 Tahoe Justice Court Totals:				$19,311.00	$0.00	
Fund Totals: Justice Ct. Admin. Assess				$38,622.00	$0.00	
Fund: 245 Stormwater Management						
Department: 820 Stormwater						
521.100 - Professional Services				Amended Balance as of: 7/1/2024		$191,827.00
	07/01/2024	2025-00000551	Year End Soft Close	$6,195.00	$0.00	$198,022.00
				$6,195.00	$0.00	$198,022.00
564.500 - Machinery & Equipment				Amended Balance as of: 7/1/2024		$0.00
	07/01/2024	2025-00000112	Year End Soft Close	$38,425.00	$0.00	$38,425.00
				$38,425.00	$0.00	$38,425.00
Department: 820 Stormwater Totals:				$44,620.00	$0.00	
Fund Totals: Stormwater Management				$44,620.00	$0.00	
Fund: 255 911 Emergency Services						
Department: 675 911 Emergency Services						
564.500 - Machinery & Equipment				Amended Balance as of: 7/1/2024		$0.00
	07/01/2024	2025-00000621	Year End Soft Close	$72,007.00	$0.00	$72,007.00
				$72,007.00	$0.00	$72,007.00
Department: 675 911 Emergency Services Totals:				$72,007.00	$0.00	
Fund Totals: 911 Emergency Services				$72,007.00	$0.00	

Douglas County

Purchase Order Rollovers

From Date: 7/1/2024 - To Date: 7/1/2024

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 260 Senior Services Program						
Department: 680 Senior Services Program						
533.802 - Small Equipment				Amended Balance as of: 7/1/2024		$10,000.00
	07/01/2024	2025-00000062	Year End Soft Close	$43,211.00	$0.00	$53,211.00
				$43,211.00	$0.00	$53,211.00
562.100 - Capital Outlay - Grants				Amended Balance as of: 7/1/2024		$0.00
	07/01/2024	2025-00000621	Year End Soft Close	$253,955.00	$0.00	$253,955.00
				$253,955.00	$0.00	$253,955.00
562.110 - Capital Outlay - Grant Match				Amended Balance as of: 7/1/2024		$0.00
	07/01/2024	2025-00000621	Year End Soft Close	$44,816.00	$0.00	$44,816.00
				$44,816.00	$0.00	$44,816.00
Department: 680 Senior Services Program Totals:				$341,982.00	$0.00	
Fund Totals: Senior Services Program				$341,982.00	$0.00	
Fund: 309 Risk Management						
Department: 817 Risk Management						
521.100 - Professional Services				Amended Balance as of: 7/1/2024		$233,671.00
	07/01/2024	2025-00000598	Year End Soft Close	$78,695.00	$0.00	$312,366.00
				$78,695.00	$0.00	$312,366.00
Department: 817 Risk Management Totals:				$78,695.00	$0.00	
Fund Totals: Risk Management				$78,695.00	$0.00	
Fund: 313 Motor Pool/Vehicle Maint						
Department: 821 Motor Pool						
564.700 - Motor Vehicles				Amended Balance as of: 7/1/2024		$517,029.00
	07/01/2024	2025-00000621	Year End Soft Close	$40,024.00	$0.00	$557,053.00
				$40,024.00	$0.00	$557,053.00
Department: 821 Motor Pool Totals:				$40,024.00	$0.00	

Douglas County

Purchase Order Rollovers

From Date: 7/1/2024 - To Date: 7/1/2024

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 313 Motor Pool/Vehicle Maint						
Department: 829 Vehicle Maintenance						
532.001 - Operating Supplies				Amended Balance as of: 7/1/2024		$10,000.00
	07/01/2024	2025-00000636	Year End Soft Close	$1,127.00	$0.00	$11,127.00
				$1,127.00	$0.00	$11,127.00
532.005 - Parts				Amended Balance as of: 7/1/2024		$268,395.00
	07/01/2024	2025-00000636	Year End Soft Close	$2,271.00	$0.00	$270,666.00
				$2,271.00	$0.00	$270,666.00
Department: 829 Vehicle Maintenance Totals:				$3,398.00	$0.00	
Fund Totals: Motor Pool/Vehicle Maint				$43,422.00	$0.00	
Fund: 325 Sewer Utility						
Department: 865 North Valley Sewer Syst.						
520.200 - Training & Education				Amended Balance as of: 7/1/2024		$15,530.00
	07/01/2024	2025-00000621	Year End Soft Close	$7,050.00	$0.00	$22,580.00
				$7,050.00	$0.00	$22,580.00
521.100 - Professional Services				Amended Balance as of: 7/1/2024		$44,524.00
	07/01/2024	2025-00000621	Year End Soft Close	$21,189.00	$0.00	$65,713.00
				$21,189.00	$0.00	$65,713.00
532.118 - Major Repair and Maintenance				Amended Balance as of: 7/1/2024		$575,000.00
	07/01/2024	2025-00000621	Year End Soft Close	$118,764.00	$0.00	$693,764.00
				$118,764.00	$0.00	$693,764.00
562.000 - Capital Projects				Amended Balance as of: 7/1/2024		$1,275,000.00
	07/01/2024	2025-00000283	Year End Soft Close	$156,766.00	$0.00	$1,431,766.00
	07/01/2024	2025-00000621	Year End Soft Close	$704,627.00	$0.00	$2,136,393.00
				$861,393.00	$0.00	$2,136,393.00
Department: 865 North Valley Sewer Syst. Totals:				$1,008,396.00	$0.00	
Fund Totals: Sewer Utility				$1,008,396.00	$0.00	

Douglas County

Purchase Order Rollovers

From Date: 7/1/2024 - To Date: 7/1/2024

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 328 Douglas County Water Utility						
Department: 849 Douglas County Water Utility						
520.200 - Training & Education				Amended Balance as of: 7/1/2024		$9,890.00
	07/01/2024	2025-00000621	Year End Soft Close	$7,050.00	$0.00	$16,940.00
				$7,050.00	$0.00	$16,940.00
521.100 - Professional Services				Amended Balance as of: 7/1/2024		$118,132.00
	07/01/2024	2025-00000621	Year End Soft Close	$20,000.00	$0.00	$138,132.00
				$20,000.00	$0.00	$138,132.00
532.015 - Maint & Repair				Amended Balance as of: 7/1/2024		$486,884.00
	07/01/2024	2025-00000621	Year End Soft Close	$68,800.00	$0.00	$555,684.00
				$68,800.00	$0.00	$555,684.00
562.000 - Capital Projects				Amended Balance as of: 7/1/2024		$1,375,000.00
	07/01/2024	2025-00000314	Year End Soft Close	$31,158.00	$0.00	$1,406,158.00
	07/01/2024	2025-00000587	Year End Soft Close	$52,074.00	$0.00	$1,458,232.00
	07/01/2024	2025-00000621	Year End Soft Close	$269,434.00	$0.00	$1,727,666.00
				$352,666.00	$0.00	$1,727,666.00
Department: 849 Douglas County Water Utility Totals:				$448,516.00	$0.00	
Fund Totals: Douglas County Water Utility				$448,516.00	$0.00	
Fund: 360 Airport Enterprise Fund						
Department: 611 Airport						
562.100 - Capital Outlay - Grants				Amended Balance as of: 7/1/2024		$0.00
	07/01/2024	2025-00000502	Year End Soft Close	$609,774.00	$0.00	$609,774.00
	07/01/2024	2025-00000505	Year End Soft Close	$17,836.00	$0.00	$627,610.00
				$627,610.00	$0.00	$627,610.00
562.110 - Capital Outlay - Grant Match				Amended Balance as of: 7/1/2024		$0.00
	07/01/2024	2025-00000502	Year End Soft Close	$46,067.00	$0.00	$46,067.00

Douglas County

Purchase Order Rollovers

From Date: 7/1/2024 - To Date: 7/1/2024

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 360 Airport Enterprise Fund						
Department: 611 Airport						
562.110 - Capital Outlay - Grant Match				Amended Balance as of: 7/1/2024		$0.00
	07/01/2024	2025-00000505	Year End Soft Close	$3,674.00	$0.00	$49,741.00
				$49,741.00	$0.00	$49,741.00
Department: 611 Airport Totals:				$677,351.00	$0.00	
Fund Totals: Airport Enterprise Fund				$677,351.00	$0.00	
Fund: 401 Extraordinary Maintenance						
Department: 705 Extraordinary Maint.						
562.000 - Capital Projects				Amended Balance as of: 7/1/2024		$525,000.00
	07/01/2024	2025-00000621	Year End Soft Close	$246,284.00	$0.00	$771,284.00
				$246,284.00	$0.00	$771,284.00
Department: 705 Extraordinary Maint. Totals:				$246,284.00	$0.00	
Fund Totals: Extraordinary Maintenance				$246,284.00	$0.00	
Fund: 405 Ad Val Capital Projects						
Department: 745 Ad Val Capital Projects						
562.000 - Capital Projects				Amended Balance as of: 7/1/2024		$1,900,000.00
	07/01/2024	2025-00000565	Year End Soft Close	$45,468.00	$0.00	$1,945,468.00
	07/01/2024	2025-00000621	Year End Soft Close	$103,243.00	$0.00	$2,048,711.00
				$148,711.00	$0.00	$2,048,711.00
Department: 745 Ad Val Capital Projects Totals:				$148,711.00	$0.00	
Fund Totals: Ad Val Capital Projects				$148,711.00	$0.00	

Douglas County

Purchase Order Rollovers

From Date: 7/1/2024 - To Date: 7/1/2024

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 410 County Construction						
Department: 714 Cty Const-Health Function						
562.100 - Capital Outlay - Grants				Amended Balance as of: 7/1/2024		$0.00
	07/01/2024	2025-00000621	Year End Soft Close	$21,600.00	$0.00	$21,600.00
				$21,600.00	$0.00	$21,600.00
562.110 - Capital Outlay - Grant Match				Amended Balance as of: 7/1/2024		$0.00
	07/01/2024	2025-00000621	Year End Soft Close	$2,400.00	$0.00	$2,400.00
				$2,400.00	$0.00	$2,400.00
Department: 714 Cty Const-Health Function Totals:				$24,000.00	$0.00	
Department: 751 Cty Const-General Gov Function						
521.100 - Professional Services				Amended Balance as of: 7/1/2024		$0.00
	07/01/2024	2025-00000398	Year End Soft Close	$462,736.00	$0.00	$462,736.00
	07/01/2024	2025-00000616	Year End Soft Close	$1,171.00	$0.00	$463,907.00
	07/01/2024	2025-00000621	Year End Soft Close	$124,048.00	$0.00	$587,955.00
				$587,955.00	$0.00	$587,955.00
562.000 - Capital Projects				Amended Balance as of: 7/1/2024		$0.00
	07/01/2024	2025-00000567	Year End Soft Close	$30,156.00	$0.00	$30,156.00
	07/01/2024	2025-00000570	Year End Soft Close	$129,860.00	$0.00	$160,016.00
	07/01/2024	2025-00000621	Year End Soft Close	$3,334,681.00	$0.00	$3,494,697.00
				$3,494,697.00	$0.00	$3,494,697.00
Department: 751 Cty Const-General Gov Function Totals:				$4,082,652.00	$0.00	
Department: 759 Capital/Radio						
562.000 - Capital Projects				Amended Balance as of: 7/1/2024		$50,826.00
	07/01/2024	2025-00000621	Year End Soft Close	$21,963.00	$0.00	$72,789.00
				$21,963.00	$0.00	$72,789.00
Department: 759 Capital/Radio Totals:				$21,963.00	$0.00	
Fund Totals: County Construction				$4,128,615.00	$0.00	

Douglas County

Purchase Order Rollovers

From Date: 7/1/2024 - To Date: 7/1/2024

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 430 Regional Transportation						
Department: 421 Regional Transportation						
562.000 - Capital Projects				Amended Balance as of: 7/1/2024		$0.00
	07/01/2024	2025-00000621	Year End Soft Close	$7,323,220.00	$0.00	$7,323,220.00
				$7,323,220.00	$0.00	$7,323,220.00
Department: 421 Regional Transportation Totals:				$7,323,220.00	$0.00	
Fund Totals: Regional Transportation				$7,323,220.00	$0.00	
Fund: 606 Dc Redevel.-Cap.Projects						
Department: 655 Dc Redevel.-Cap.Projects						
562.000 - Capital Projects				Amended Balance as of: 7/1/2024		$0.00
	07/01/2024	2025-00000621	Year End Soft Close	$85,350.00	$0.00	$85,350.00
				$85,350.00	$0.00	$85,350.00
Department: 655 Dc Redevel.-Cap.Projects Totals:				$85,350.00	$0.00	
Fund Totals: Dc Redevel.-Cap.Projects				$85,350.00	$0.00	
Grand Totals:				$16,865,083.00	$0.00	

FY25 Adjusted Opening Fund Balance Augment
Capital Improvement Project Rollovers
As of June 30, 2024

Project	Fund	GL Account	Unspent CIP	PO Rollovers	CIP Rollover
21W11 - Toler Ave Culvert	101	101-514 521.100 - Professional Services	65,175		65,175
22Z03 - Permitting Efficiency Project	101	101-511 521.100 - Professional Services	96,904		96,904
24B07 - Epoxy Jail Floors	101	101-521 520.097 - Maint B&G	425,000		425,000
22B05 - Social Svcs Painting & Roof Repair	216	216-551 532.118 - Major Repair and Maintenance	4,668		4,668
22B03 - Library Shelving	224	224-804 562.000 - Capital Projects	72,000		72,000
23B04 - Library Interior Painting Project	224	224-804 562.000 - Capital Projects	9,900		9,900
23B05 - Library Bathroom Upgrades	224	224-804 562.000 - Capital Projects	20,000		20,000
23Z15 - Library - Insurance Reimb. Flood Damage Materials	224	224-804 532.054 - Library Materials-Books	99,029	99,029	-
22P03 - Fairground Improvements - Arena Lighting	234	234-806 562.000 - Capital Projects	59,380	49,700	9,680
22P09 - Shooting Range Improvements Ph 2 &3	234	234-806 562.000 - Capital Projects	28,700		28,700
22P11 - Pavement Management Plan FY22	234	234-805 532.118 - Major Repair and Maintenance	101,281	91,007	10,274
22P16 - Dangberg Ranch Paint & Roof Repair	234	234-805 532.118 - Major Repair and Maintenance	136,591		136,591
22P17 - Tennis Court Repair	234	234-805 532.118 - Major Repair and Maintenance	20,120		20,120
23P01.0104 - Pickleball Complex, Pickleball Complex - Phase 1 Construction	234	234-805 562.000 - Capital Projects	151,437	61,673	89,764
24P03.0104 - Kahle Pickleball Courts, Construction Kahle Pickleball Courts	234	234-806 562.000 - Capital Projects	97,970	94,680	3,290
24P04.0104 - Herbig Beautification Phase II - Restroom, Construction Herbig Beautification Phase II - Restroom	234	234-806 562.000 - Capital Projects	321,910	77,361	244,549
24P05.0104 - Kahle Park Playground Equipment, Construction Kahle Park Playground Equipment	234	234-806 562.000 - Capital Projects	186,052	113,402	72,650
24P06.0104 - Topaz Ranch Estates (TRE) Splash Pad, Construction Topaz Ranch Estates (TRE) Splash Pad	234	234-806 562.000 - Capital Projects	336,401	26,700	309,701
24P08 - Pavement Management FY24	234	234-805 532.118 - Major Repair and Maintenance	96,121		96,121
24P09 - Dangberg Home Ranch Foundation Improvements	234	234-805 532.118 - Major Repair and Maintenance	98,002	13,500	84,502
24P10 - Community Center Carpeting	234	234-810 520.097 - Maint B&G	73,901		73,901

Project	Fund	GL Account	Unspent CIP	PO Rollovers	CIP Rollover
24R03.0104 - Lake Parkway Mill and Fill, Construction Lake Parkway Mill and Fill	236	236-828 562.000 - Capital Projects	1,000,000		1,000,000
23D02.0102 - Johnson Lane Flood Mitigation Detention Basin, Johnson Lane Stormwater - Phase 1 Design/Engineering	245	245-820 562.000 - Capital Projects	5,000		5,000
23D02.0104 - Johnson Lane Flood Mitigation Detention Basin, Johnson Lane Stormwater - Phase 1 Construction	245	245-820 562.000 - Capital Projects	70,000		70,000
23D02.0107 - Johnson Lane Flood Mitigation Detention Basin, Johnson Lane Stormwater - Right of Way	245	245-820 562.000 - Capital Projects	55,000		55,000
24X01 - Emergency Communications Center Console Replacement	256	256-678 562.000 - Capital Projects	230,000		230,000
21S02 - Foothill Sewer Force Main Repair	325	325-865 532.118 - Major Repair and Maintenance	235,900		235,900
22S02 - Effluent Storage Pond Slope Repair	325	325-865 562.000 - Capital Projects	204,425	156,766	47,659
23S01.0104 - Barling Lift Station Replacement, Barling Lift Phase 1 Construction	325	325-865 562.000 - Capital Projects	661,500	630,000	31,500
23S04.0106 - Saratoga Street Sewer Main, Saratoga Street Phase 1 Other	325	325-865 562.000 - Capital Projects	225,000		225,000
24S01.0104 - Club House Sewer Lift Station Rehabilitation Project, Construction Club House Sewer Lift Station Rehabilitation Projec	325	325-865 562.000 - Capital Projects	652,111	37,187	614,924
24S02.0102 - Effluent Storage Pond Liner Repair, Design Effluent Storage Pond Liner Repair	325	325-865 562.000 - Capital Projects	25,000		25,000
24S02.0104 - Effluent Storage Pond Liner Repair, Construction Effluent Storage Pond Liner Repair	325	325-865 562.000 - Capital Projects	224,460		224,460
24S03.0102 - NVWWTP Influent Lift Station Replacement, Design NVWWTP Influent Lift Station Replacement	325	325-865 562.000 - Capital Projects	50,000		50,000
24S03.0104 - NVWWTP Influent Lift Station Replacement, Construction NVWWTP Influent Lift Station Replacement	325	325-865 562.000 - Capital Projects	900,000		900,000
24S04.0102 - Sewer Lift Station Rehabilitation and Replacement, Design Sewer Lift Station Rehabilitation and Replacement	325	325-865 562.000 - Capital Projects	26,700		26,700
24S04.0104 - Sewer Lift Station Rehabilitation and Replacement, Construction Sewer Lift Station Rehabilitation and Replacement	325	325-865 562.000 - Capital Projects	240,300		240,300
24S05 - Gravity Sewer Main CCTV Condition Assessment	325	325-865 532.118 - Major Repair and Maintenance	150,000	118,764	31,236
20W08 - Cave Rock Water System Improvement	328	328-849 562.000 - Capital Projects	991,379		991,379
20W13 - ZWUD Water System Improvements	328	328-849 562.000 - Capital Projects	721,179		721,179
21W05 - FY21 Water Meter Replacement	328	328-849 532.118 - Major Repair and Maintenance	24,001		24,001
21W09 - Mountain View Tank Rehabilitation	328	328-849 562.000 - Capital Projects	45,790		45,790
21W10 - Sierra County Estate Well #2	328	328-849 562.000 - Capital Projects	200,000		200,000
22W01 - Genoa Well No. 2 Reconfiguration	328	328-849 562.000 - Capital Projects	275,000		275,000

Project	Fund	GL Account	Unspent CIP	PO Rollovers	CIP Rollover
22W02 - Airport Tank and Fire Drivers	328	328-849 562.000 - Capital Projects	100,000		100,000
22W03 - Carson Valley (West Valley) Well	328	328-849 562.000 - Capital Projects	1,697,649	40,050	1,657,599
23W01.0102 - Mountain View Tank Replacement, Mountain View Tank Replacement - Design	328	328-849 562.000 - Capital Projects	20,824		20,824
23W01.0104 - Mountain View Tank Replacement, Mountain View Tank Replacement - Construction	328	328-849 562.000 - Capital Projects	2,335,122	252,192	2,082,930
23W04.0104 - Telemetry System Upgrade, Telemetry System Upgrades Phase 1 Construction	328	328-849 562.000 - Capital Projects	100,000		100,000
24W01.0104 - Cave Rock Treatment Plant Raw Water Filter, Construction Cave Rock Treatment Plant Raw Water Filter	328	328-849 562.000 - Capital Projects	99,699	52,074	47,625
24W02.0104 - Cave Rock Sierra Country Estates Treatment Plant HVAC Upgrade, Construction Cave Rock Sierra Country Estates Treatment Plant HV	328	328-849 562.000 - Capital Projects	39,434		39,434
24W05.0104 - Lower Montana Tank Electrical Upgrade, Construction Lower Montana Tank Upgrade	328	328-849 562.000 - Capital Projects	50,000		50,000
24W06.0102 - Skyline Tank Replacement, Design Skyline Tank Replacement	328	328-849 562.000 - Capital Projects	103,850	8,350	95,500
22A02 - Airport Road and Parking Lot Reconstruction	360	360-611 562.000 - Capital Projects	154,534		154,534
23A01.0404 - Construction Portion of Taxiway Z - Phase 4, Taxiway Z Construction	360	360-611 562.110 - Capital Outlay - Grant Match	143,750		143,750
23A02.0104 - Upgrade Airport Terminal Building, Upgrade Airport Terminal Building Construction	360	360-611 562.110 - Capital Outlay - Grant Match	56,109		56,109
23A03.0102 - Eastside Aircraft Apron, Eastside Aircraft Apron - Design	360	360-611 562.110 - Capital Outlay - Grant Match	6,250		6,250
23A04.0104 - Rehabilitate Taxiways A, A2, Rehabilitate Taxiways A, A2 - Construction	360	360-611 562.110 - Capital Outlay - Grant Match	10,000		10,000
23A06.0104 - Rehabilitate Hangar Taxilanes, Rehabilitate Hangar Taxilanes - Phase 1 Construction	360	360-611 562.110 - Capital Outlay - Grant Match	25,000		25,000
24A01.0104 - MEV Rehabilitation of Taxilanes and Apron Areas, Phase I Construction - MEV Rehab of Taxilanes and Apron Areas	360	360-611 562.000 - Capital Projects	684,734		684,734
24B01.0102 - Douglas County Elevator Upgrades-State Mandate, Design Douglas County Elevator Upgrades-State Mandate	401	401-705 562.000 - Capital Projects	25,000	3,943	21,057
24B01.0104 - Douglas County Elevator Upgrades-State Mandate, Construction Douglas County Elevator Upgrades-State Mandate	401	401-705 562.000 - Capital Projects	400,764	246,284	154,480
24B02.0104 - Judicial Air Handler Replacement, Construction Judicial Air Handler Replacement	401	401-705 562.000 - Capital Projects	350,000		350,000
24B03.0104 - Judicial Building Roof Replacement, Construction Judicial Building Roof Replacement	401	401-705 562.000 - Capital Projects	250,000		250,000
24B04.0102 - Sheriff's Office Shoot House, Design Sheriff's Office Shoot House	405	405-745 562.000 - Capital Projects	5,565		5,565
24B04.0104 - Sheriff's Office Shoot House, Construction Sheriff's Office Shoot House	405	405-745 562.000 - Capital Projects	354,323	99,300	255,023
24B06 - Records Facility Improvements	405	405-745 562.000 - Capital Projects	233,688		233,688

Project	Fund	GL Account	Unspent CIP	PO Rollovers	CIP Rollover
24D02.0102 - Hot Springs-Buckbrush Flood Control, Design Hot Springs-Buckbrush Flood Control	405	405-745 562.000 - Capital Projects	271,320		271,320
24X06.0104 - Run Fiber to 1133 Spruce, Construction Run Fiber to 1133 Spruce	405	405-745 562.000 - Capital Projects	89,000		89,000
19G01 - District Court Case Management System	410	410-751 562.000 - Capital Projects	186,206		186,206
20R06 - Muller Pkwy New Road Design/Construc	410	410-751 562.000 - Capital Projects	100,233	47,806	52,427
22B04 - Tahoe Justice Ctr Fuel Dispenser Decommission	410	410-751 532.118 - Major Repair and Maintenance	4,055		4,055
22Z29.02 - ARPA Governmental Services Supplemental, DCSO - Tahoe Jail Cameras Supplement	410	410-751 562.000 - Capital Projects	146,047	129,860	16,187
22Z29.04 - ARPA Governmental Services Supplemental, DCSO - JLEC Court Camera Supplemental	410	410-751 562.000 - Capital Projects	12,872		12,872
22Z29.06 - ARPA Governmental Services Supplemental, DCCD-Ranchos Multimodal Trail Connector-Feasibility Study Sup	410	410-751 521.100 - Professional Services	75,000		75,000
22Z29.08 - ARPA Governmental Services Supplemental, DCCD - Pinenut Rd Utility Extension Supplemental	410	410-751 521.100 - Professional Services	44,300	43,800	500
22Z29.10 - ARPA Governmental Services Supplemental, DCCD Buckeye Creek Flood Mitigation Supplemental	410	410-751 521.100 - Professional Services	1,565	1,171	394
22Z29.17 - ARPA Governmental Services Supplemental, Finance - Grant Writing Supplemental	410	410-751 521.100 - Professional Services	282,257	80,248	202,009
22Z29.18 - ARPA Governmental Services Supplemental, Finance - ERP System Supplemental	410	410-751 521.100 - Professional Services	40,000		40,000
22Z29.22 - ARPA Governmental Services Supplemental, DCTS - Public Radio System Supplemental	410	410-751 562.000 - Capital Projects	1,301,589		1,301,589
22Z29.22 - ARPA Governmental Services Supplemental, DCTS - Public Radio System Supplemental	410	410-759 562.000 - Capital Projects	462,138	21,963	440,175
22Z29.26 - ARPA Governmental Services Supplemental, DCCD - Ranchos Multimodal Trail Connector Supplemental	410	410-751 562.000 - Capital Projects	504,082		504,082
22Z29.26 - ARPA Governmental Services Supplemental, DCCD - Ranchos Multimodal Trail Connector Supplemental	410	410-751 562.110 - Capital Outlay - Grant Match	252,724		252,724
22Z29.28 - ARPA Governmental Services Supplemental, Genoa - Maint & Road Grading Supplemental	410	410-751 521.100 - Professional Services	103,224		103,224
22Z29.30 - Minden - Sidewalk 10 St to 395 Supplemental	410	410-751 562.000 - Capital Projects	350,000	5,264	344,736
22Z29.35 - ARPA Governmental Services Supplemental, Finance - Procurement Supplemental	410	410-751 521.100 - Professional Services	41,941		41,941
22Z29.41 - ARPA Governmental Services Supplemental, Match for Safety Plan	410	410-751 521.100 - Professional Services	25,000		25,000
23B01.0102 - Justice Center on Buckeye Road, Justice Center - Design	410	410-751 562.000 - Capital Projects	3,037,890	2,992,625	45,265
23B01.0103 - Justice Center on Buckeye Road, Justice Center Pre-Construction	410	410-751 562.000 - Capital Projects	1,815,015	94,250	1,720,765
23B02.0102 - Judicial Law Enforcement Center (JLEC) to Sheriff Remodel, JLEC to Sheriff Remodel - Design	410	410-751 562.000 - Capital Projects	117,528		117,528

Project	Fund	GL Account	Unspent CIP	PO Rollovers	CIP Rollover
24B04.0104 - Sheriff's Office Shoot House, Construction Sheriff's Office Shoot House	410	410-751 562.000 - Capital Projects	175,000		175,000
23P04.0104 - Herbig Park Beautification, Walking Path, and Lighting, Herbig Park - Phase 1 Construction	420	420-440 563.308 - Herbig Park	77,409		77,409
23P05.0104 - Pathway Paver Upgrades, Pathway Pavers - Phase 1 Construction	420	420-440 562.000 - Capital Projects	44,412		44,412
24P05.0104 - Kahle Park Playground Equipment, Construction Kahle Park Playground Equipment	420	420-440 563.341 - Kahle Park	100,000		100,000
24P06.0104 - Topaz Ranch Estates (TRE) Splash Pad, Construction Topaz Ranch Estates (TRE) Splash Pad	420	420-440 563.331 - Tre Park Improvements	46,000		46,000
19R03 - Johnson Lane Reconstruction	430	430-421 562.000 - Capital Projects	124,268		124,268
20R06 - Muller Pkwy New Road Design/Construc	430	430-421 562.000 - Capital Projects	13,283,071	7,323,220	5,959,851
20R03 - Vista Grande Blvd Extension North of Jacks Valley	606	606-655 562.000 - Capital Projects	2,284,019	85,350	2,198,669
			$ 44,364,028.00	**$ 13,097,519.00**	**$29,260,228.00**

FY25 Adjusted Opening Fund Balance Augment
Prior Year Commitments

Fund	GL	Fund #	GL Description	Amount	Project	Description
General Fund	101-122 521.100	101	Professional Services	250,000		To allocate fund balance to analyze the validity of the petition to the US Fish and Wildlife Service to list the Carson Valley Monkeyflower (erthranthe carsonensis) under the endangered species act as a threatened species and to concurrently designate critical habitat.
General Fund	101-122 533.802	101	Small Equipment	30,000		We anticipate additional costs to finish the upgrade of the Commissioner Chambers which includes relocating the Board Clerk's position. This will not only increase the functionality of the Board Chambers, it will provide additional safety for the Board Clerk. This is a carryover project that was approved in FY23/24.
General Fund	101-124 520.170	101	Memberships	10,000		When the Main Street Gardnerville "façade grant" was moved to community services, the $10,000/yr Main Street "membership" was removed from the Economic Vitality budget, thinking that it was part of the grant, when indeed it was not, it is an annual membership we pay from Economic Vitality.
General Fund	101-192 533.802	101	Small Equipment	102,000		Purchase 36 key card access points for selected doors throughout County facilities. Provide access control at the pre-identified locations and provide extra physical security (FY23/24 AOFB). This project was approved in FY23-24, but the contract was not put in place and therefore there wasn't a purchase order to carry the budget forward.
General Fund	101-192 564.500	101	Machinery & Equipment	110,000		Hardware for VMWare Backup (from FY23-24 budget). This purchase was approved in FY23-24, but the contract was not put in place and therefore there wasn't a purchase order to carry the budget forward.
General Fund	101-192 564.500	101	Machinery & Equipment	85,000		Switch Replacement, 8 year cycle (from FY23-24 budget). This purchase was approved in FY23-24, but the contract was not put in place and therefore there wasn't a purchase order to carry the budget forward.
General Fund	101-312 510.000	101	Salaries & Wages	71,400		Annual & Sick leave payout in the amount of $71,939 for a long-serving Court employee who will be retiring in FY 2024.
General Fund	101-511 521.100	101	Professional Services	10,000		Completion of the installation of a streetlight at the entrance of The Cottages at Indian Hills Housing Development - the County is required to have this installed. This project was approved in FY23-24, but the contract was not put in place and therefore there wasn't a purchase order to carry the budget forward.
General Fund	101-511 521.100	101	Professional Services	10,000		TruePoint Solutions to implement software upgrades to DigEplan. This purchase was approved in FY23-24, but the contract was not put in place and therefore there wasn't a purchase order to carry the budget forward. PO 2025-0009
General Fund	101-513 521.100	101	Professional Services	10,000		Title 20 Code review related to Legislative mandates going into effect July 2024 including affordable housing and tiny homes. This purchase was approved in FY23-24, but the contract was not put in place and therefore there wasn't a purchase order to carry the budget forward. Included in PO 2025-0078.
General Fund	101-514 521.100	101	Professional Services	100,000		Update Transportation Plan - Intersection (Step 2). This purchase was approved in FY23-24, but the contract was not put in place and therefore there wasn't a purchase order to carry the budget forward
General Fund	101-514 521.100	101	Professional Services	41,250		Reimbursement to Stan Lucas for Regional design costs associated with the Virginia Ranch Project. This was authorized in FY21-22, but the budget was not carried forward.
General Fund Total	*Total Excludes Transfers In			**829,650**		
Nv Cooperative Extension	202-711 521.100	202	Professional Services	13,685		The Extension FY24 June invoice for Salary, Fringe, and other operating expenses was not paid until FY25. The corresponding budget needs to be carried forward.

Fund	GL	Fund #	GL Description	Amount	Project	Description
Assistance to Indigents	215-555 618.700/ 101-327 510.000	215	Salaries & Wages	66,000		Partial funding for the addition of Deputy Public Guardian. Estimated salary/benefits are $108,360. An estimated $42,360 will be grant funded. The remaining $66,000 is being transferred from the Assistance to Indigents Fund to the General Fund for the position in Dept 101-327 Public Guardian.
One Nevada (Opioid Settlements)	217-551 540.006	217	Community Grants	350,000		For pass-through award of Opioid Settlement funds to community organizations. Funds will be spent by those organizations in accordance with the settlement agreement, including the prevention and treatment of opioid abuse.
One Nevada (Opioid Settlements)	217-551 563.902	217	Unanticipated Projects	822,059		To place remaining Opioid Settlement funds for future spending as needs are identified. Spending will require a budget transfer and purchasing approvals in accordance with Douglas County policies, including IRC/BOCC approval as required.
Road Operating	232-431 564.500	232	Machinery & Equipment	680,000		Funds were approved in FY23 to FY24 by BOCC in May 2, 2024 meeting for road operating equipment purchases. There wasn't a purchase order to carry the budget forward, so it is being carried forward with this item.
China Spring Youth Camp	242-362 520.165	242	Youth Services Division Assessment	2,725		Douglas County is required to pay the State of Nevada for our portion of the usage of China Spring Youth Camp. The state collects assessments from all counties, then remits those assessments to Douglas County for Camp operations. The actual assessment is not determined until after the County's budget has been adopted. This item adjusts the budget to match the actual FY25 Youth Services Division Assessment.
Stormwater	245-820 521.100	245	Professional Services	11,000		Funds approved in FY24 to cover shortfall in PO with the Tahoe Resource Conservation District. PO 2025-0203
Flood Litigation Settlement	246-698 550.400	246	Settlement Cost	86,204		Unallocated Johnson Lane flood litigation settlement funds need to be carried forward to FY25.
Special Revenue Funds Total				**2,031,673**		
Risk Management	309-817 521.250	309	Background Screening	2,500		Risk Management is centralizing the budget for background checks, polygraph, psychological and physical exams. Additional FY25 budget authority is needed to cover these costs.
Risk Management	309-817 532.047	309	Management Training Program	7,700		UNR Extension provided training in March 2024 (FY24), but did not bill us until September 2024 (FY25)
DC Redevelopment Capital Projects	606-655 562.000	606	Capital Outlay	348,580	20R03	To carry forward remaining Redevelopment Agency #1 funds for Project 20R03 Vista Grande Blvd Extension N of Jacks Valley Rd
Proprietary Funds Total				**358,780**		
Grand Total				**3,220,103**		

AGENDA ITEM NO. P.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **CONSENT CALENDAR**

TITLE:
For possible action. Discussion to adopt **Resolution 2024R-052** establishing the Douglas County Restricted Accounts Fund. (Kathy Lewis)

RECOMMENDED MOTION:
Adopt Resolution 2024R-052 establishing the Douglas County Restricted Accounts Fund.

FINANCIAL IMPACT:
None. Monies in this fund will be transferred in from existing restricted and assigned balances in the General Fund.

BACKGROUND:
Monies that are restricted by legislation or acts of the Board of County Commissioners, and are to be used for specific purposes, are currently tracked within the "Non-Departmental" Department #997 of the General Fund. Tracking and reconciling these monies in the General Fund can be somewhat cumbersome as one department is accounting for the activity of numerous functions. Creating a separate fund for these monies will allow more efficient tracking, reconciling, and reporting of these monies and increase transparency with the public.

ATTACHMENTS:
Resolution 2024R-052 Create the Restricted Accounts Fund.pdf

RESOLUTION NO. 2024R-052

RESOLUTION OF THE DOUGLAS COUNTY BOARD OF COMMISSIONERS CREATING THE DOUGLAS COUNTY RESTRICTED ACCOUNTS FUND, A SPECIAL REVENUE FUND

WHEREAS, NRS 354.612 provides that that the Douglas County Board of Commissioners may establish funds, including special revenue funds, by resolution which describes the purpose of the fund, the resources to be used to establish the fund, the sources to be used to replenish the fund, the method for controlling the expenses and revenues of the fund, and the method by which a determination will be made as to whether the balance, reserve or retained earnings of the fund are reasonable and necessary to carry out the purpose of the fund, and

WHEREAS, monies that are restricted by legislation or acts of the Board of County Commissioners to be used for specific purposes are currently tracked within the "Non-Departmental" Department #997 of the General Fund.

WHEREAS, the Board of County Commissioners wishes to establish a separate fund to track monies that are restricted by legislation or acts of the Board of County Commissioners to be used for specific purposes.

NOW, THEREFORE, THE DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS DO HEREBY RESOLVE THAT:

1. A special revenue fund entitled the "Restricted Accounts Fund" (the "Fund") is hereby created.

2. The object and purpose of the fund is to track funds received and spent according to legislation or acts of the Board of County Commissioners to be used for specific purposes.

3. The Fund may only be expended for eligible expenditures or purposes specified in the applicable law or action of the Board of County Commissioners.

4. The Fund will be replenished through the collection of monies authorized by law or actions of the Board of County Commissioners, to be held for such eligible expenditures or purposes as may be expended from the Fund.

5. The methods for controlling expenses and revenues of the fund, and determining whether the balance, reserve or retained earnings of the fund are reasonable and necessary to carry out the purpose of the fund are the requirements specified in the Douglas County policies related to budgeting and financial administration.

Adopted this 19th day of December, 2024 by the following vote:

VOTE: Ayes Commissioners: _____

_____

_____

_____

_____

Nays Commissioners: _____

_____

_____

_____

_____

Absent Commissioners: _____

_____

Wesley Rice
Chairman
Douglas County
Board of Commissioners

ATTEST:

_____

Amy Burgans
Douglas County Clerk-Treasurer

AGENDA ITEM NO. Q.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **CONSENT CALENDAR**

TITLE:
For possible action. Discussion to: 1. Accept a $125,000 award for a Safe Streets safety plan; 2) Adopt **Resolution number 2024R-138** augmenting the budget; and 3. Authorize the County Manager to sign the award agreement. The award period is from date of agreement signing to December 31, 2026. (Debbie Swickard)

RECOMMENDED MOTION:
Authorize the acceptance of a $125,000 Safe Streets safety plan award; adopt Resolution number 2024R-138, and authorize the County Manager to sign the grant award agreement.

FINANCIAL IMPACT:
The $125,000 award will increase the budgeted revenues and expenses by $125,000. The award breakdown will be $100,000 federal funds and a County match of 25,000. The County match will come from ARPA funds.

BACKGROUND:
Douglas County will create a Comprehensive Safety Action Plan that will address safety concerns throughout the County, especially along U.S. 395, improve equity in the area by addressing the needs of underserved communities, and improve the overall quality of life for County residents. The plan will also consider the seasonal population, which can exceed 80,000 visitors due to the County's proximity to Lake Tahoe, Reno, Carson City, and Northern California.

ATTACHMENTS:
693JJ32540259 SS4A 24 NV Douglas Grant Agreement clean .pdf
Grant Form Packet.pdf
Board Resolution 2024R-138.pdf

1. Federal Award No.
693JJ32540259

2. Effective Date
See No. 16 Below

3. Assistance Listings No.
20.939

4. Award To
County of Douglas
1594 Esmeralda Avenue
Minden, NV 89423

Unique Entity Id.: KE5GF37F6F95
TIN No.: 88-6000031

5. Sponsoring Office
U.S. Department of Transportation
Federal Highway Administration
Office of Safety
1200 New Jersey Avenue, SE
HSSA-1, Mail Drop E71-117
Washington, DC 20590

6. Period of Performance
Effective Date of Award –
12/31/2026

7. Total Amount

Federal Share:	$100,000
Recipient Share:	$25,000
Other Federal Funds:	$0
Other Funds:	$0
Total:	$125,000

8. Type of Agreement
Grant

9. Authority
Section 24112 of the Infrastructure Investment and Jobs Act (Pub. L. 117–58, November 15, 2021; also referred to as the "Bipartisan Infrastructure Law" or "BIL")

10. Procurement Request No.
HSA240681PR

11. Federal Funds Obligated
$100,000

12. Submit Payment Requests To
See Article 5.

14. Accounting and Appropriations Data
15X0174E50.0000.055SR30500.5592000000.41010.610066 00.

13. Description of the Project
Douglas County will create a Comprehensive Safety Action Plan that will address safety concerns throughout the County, especially along U.S. 395, improve equity in the area by addressing the needs of underserved communities, and improve the overall quality of life for County residents. The plan will also consider the seasonal population, which can exceed 80,000 visitors due to the County's proximity to Lake Tahoe, Reno, Carson City, and Northern California.

RECIPIENT

15. Signature of Person Authorized to Sign

_____

Signature Date

Name: Jenifer Davidson

Title: Douglas County Manager

FEDERAL HIGHWAY ADMINISTRATION

16. Signature of Agreement Officer

_____

Signature Date

Name: Hector R. Santamaria

Title: Agreement Officer

U.S. DEPARTMENT OF TRANSPORTATION

GRANT AGREEMENT UNDER THE
FISCAL YEAR 2024 SAFE STREETS AND ROADS FOR ALL GRANT PROGRAM

This agreement is between the United States Department of Transportation's (the "**USDOT**") Federal Highway Administration (the "**FHWA**") and the County of Douglas (the "**Recipient**").

This agreement reflects the selection of the Recipient to receive a Safe Streets and Roads for All ("**SS4A**") Grant for the Douglas County Comprehensive Safety Action Plan.

The parties therefore agree to the following:

ARTICLE 1
GENERAL TERMS AND CONDITIONS

1.1 General Terms and Conditions.

(a) In this agreement, "**General Terms and Conditions**" means the content of the document titled "General Terms and Conditions Under the Fiscal Year 2024 Safe Streets and Roads for All ("SS4A") Grant Program,", which is available at https://www.transportation.gov/grants/ss4a/grant-agreements under "Fiscal Year 2024." Articles 7–30 are in the General Terms and Conditions. The General Terms and Conditions are part of this agreement.

(b) The Recipient acknowledges that it has knowledge of the General Terms and Conditions. Recipient also states that it is required to comply with all applicable Federal laws and regulations including, but not limited to, the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR part 200); National Environmental Policy Act (NEPA) (42 U.S.C. § 4321 et seq.); and Build America, Buy America Act (BIL, div. G §§ 70901-27).

(c) The Recipient acknowledges that the General Terms and Conditions impose obligations on the Recipient and that the Recipient's non-compliance with the General Terms and Conditions may result in remedial action, termination of the SS4A Grant, disallowing costs incurred for the Project, requiring the Recipient to refund to the FHWA the SS4A Grant, and reporting the non-compliance in the Federal-government-wide integrity and performance system.

ARTICLE 2
APPLICATION, PROJECT, AND AWARD

2.1 Application.

Application Title: Douglas County Comprehensive Safety Action Plan

Application Date: 3/29/2024

2.2 Award Amount.

SS4A Grant Amount: $100,000

2.3 Federal Obligation Information.

Federal Obligation Type: Single

2.4 Budget Period.

Budget Period: See Block 6 of Page 1

2.5 Grant Designation.

Designation: Planning and Demonstration

ARTICLE 3
SUMMARY PROJECT INFORMATION

3.1 Summary of Project's Statement of Work.

Planning and Demonstration Narrative:

The project will be completed in one phase. Douglas County will use funds provided by the SS4A grant to hire a consultant to assist Douglas County draft a Comprehensive Safety Action Plan though data collection, stakeholder input and public meetings. This plan will:

- Address safety concerns especially along U.S. 395.
- Gather the latest available safety data related to crashes and incidents.
- Improve equity in our area by addressing the needs of underserved communities.
- Improve the overall quality of life for residents in our area.
- Incorporate input from county residents and stakeholders through community outreach.
- Review any issues pertaining to seat belt and car seat safety.
- Review the opportunity to incorporate bike lane safety and additional crosswalks along U.S. 395.

3.2 Project's Estimated Schedule.

Action Plan Schedule

Milestone	Schedule Date
Planned Final Plan Publicly Available Date:	12/01/2026
Planned SS4A Final Report Date:	12/01/2026

3.3 Project's Estimated Costs.

(a) Eligible Project Costs

Eligible Project Costs	
SS4A Grant Amount:	$100,000
Other Federal Funds:	$0.00
State Funds:	$0.00
Local Funds:	$25,000
In-Kind Match:	$0.00
Other Funds:	$0.00
Total Eligible Project Cost:	$125,000

(b) Indirect Costs

Indirect costs are allowable under this Agreement in accordance with 2 CFR part 200 and the Recipient's approved Budget Application. In the event the Recipient's indirect cost rate changes, the Recipient will notify FHWA of the planned adjustment and provide supporting documentation for such adjustment. This Indirect Cost provision does not operate to waive the limitations on Federal funding provided in this document. The Recipient's indirect costs are allowable only insofar as they do not cause the Recipient to exceed the total obligated funding.

ARTICLE 4

CONTACT INFORMATION

4.1 Recipient Contact(s).

Debbie Swickard
Grants Administrator
Douglas County
1594 Esmeralda Avenue, Minden, NV 89423
(775) 782-9029
dswickard@douglasnv.us

4.2 Recipient Key Personnel.

Name	Title or Position
Jon Erb	Transportation Engineering Manager

4.3 USDOT Project Contact(s).

Safe Streets and Roads for All Program Manager
Federal Highway Administration
Office of Safety
HSSA-1, Mail Stop: E71-117
1200 New Jersey Avenue, S.E.
Washington, DC 20590
(202) 366-2822
SS4A.FHWA@dot.gov

and

Agreement Officer (AO)
Federal Highway Administration
Office of Acquisition and Grants Management
HCFA-42, Mail Stop E62-310
1200 New Jersey Avenue, S.E.
Washington, DC 20590
HCFASS4A@dot.gov

and

Division Administrator – Nevada
Agreement Officer's Representative (AOR)
705 N. Plaza Street, Suite 220
Carson City, NV 89701
(775) 687-1204
nevada.fhwa@dot.gov

and

Andrea Gutierrez
Nevada Division Office Lead Point of Contact
LPA & Grants Program Manager
705 N. Plaza Street, Suite 220
Carson City, NV 89701
(775) 687-5334
andrea.gutierrez@dot.gov

ARTICLE 5
USDOT ADMINISTRATIVE INFORMATION

5.1 Office for Subaward and Contract Authorization.

USDOT Office for Subaward and Contract Authorization: FHWA Office of Acquisition and Grants Management

SUBAWARDS AND CONTRACTS APPROVAL

Note: See 2 CFR § 200.331, Subrecipient and contractor determinations, for definitions of subrecipient (who is awarded a subaward) versus contractor (who is awarded a contract).

Note: Recipients with a procurement system deemed approved and accepted by the Government or by the Agreement Officer (the "AO") are exempt from the requirements of this clause. See 2 CFR 200.317 through 200.327.

In accordance with 2 CFR 200.308(f)(6), the recipient or subrecipient shall obtain prior written approval from the USDOT agreement officer for the subaward, if the subaward activities were not proposed in the application or approved in the Federal award. This provision is in accordance with 2 CFR 200.308 (f) (6) and does not apply to procurement transactions for goods and services. Approval will be issued through written notification from the AO or a formal amendment to the Agreement.

The following subawards and contracts are currently approved under the Agreement by the AO. This list does not include supplies, material, equipment, or general support services which are exempt from the pre-approval requirements of this clause.

5.2 Reimbursement Requests

(a) The Recipient may request reimbursement of costs incurred within the budget period of this agreement if those costs do not exceed the amount of funds obligated and are allowable under the applicable cost provisions of 2 C.F.R. Part 200, Subpart E. The Recipient shall not request reimbursement more frequently than monthly.

(b) The Recipient shall use the DELPHI iSupplier System to submit requests for reimbursement to the payment office. When requesting reimbursement of costs incurred or credit for cost share incurred, the Recipient shall electronically submit supporting cost detail with the SF-270 (Request for Advance or Reimbursement) or SF-271 (Outlay Report and Request for Reimbursement for Construction Programs) to clearly document all costs incurred.

(c) The Recipient's supporting cost detail shall include a detailed breakout of all costs incurred, including direct labor, indirect costs, other direct costs, travel, etc., and the Recipient shall identify the Federa1

share and the Recipient's share of costs. If the Recipient does not provide sufficient detail in a request for reimbursement, the Agreement Officer's Representative (the "**AOR**") may withhold processing that request until the Recipient provides sufficient detail.

(d) The USDOT shall not reimburse costs unless the AOR reviews and approves the costs to ensure that progress on this agreement is sufficient to substantiate payment.

(e) In the rare instance the Recipient is unable to receive electronic funds transfers (EFT), payment by EFT would impose a hardship on the Recipient because of their inability to manage an account at a financial institution, and/or the Recipient is unable to use the DELPHI iSupplier System to submit their requests for disbursement, the FHWA may waive the requirement that the Recipient use the DELPHI iSupplier System. The Recipient shall contact the Division Office Lead Point of Contact for instructions on and requirements related to pursuing a waiver.

(f) The requirements set forth in these terms and conditions supersede previous financial invoicing requirements for Recipients.

ARTICLE 6
SPECIAL GRANT TERMS

6.1 SS4A funds must be expended within five years after the grant agreement is executed and DOT obligates the funds, which is the budget period end date in section 10.3 of the Terms and Conditions and section 2.4 in this agreement.

6.2 The Recipient demonstrates compliance with civil rights obligations and nondiscrimination laws, including Titles VI of the Civil Rights Act of 1964, the Americans with Disabilities Act (ADA), and Section 504 of the Rehabilitation Act, and accompanying regulations. Recipients of Federal transportation funding will also be required to comply fully with regulations and guidance for the ADA, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and all other civil rights requirements.

6.3 SS4A Funds will be allocated to the Recipient and made available to the Recipient in accordance with FHWA procedures.

6.4 The Recipient of a Planning and Demonstration Grant acknowledges that the Action Plan will be made publicly available and agrees that it will publish the final Action Plan on a publicly available website.

6.5 There are no other special grant requirements.

ATTACHMENT A
PERFORMANCE MEASUREMENT INFORMATION

Study Area:

Douglas County encompasses 735 square miles of rural area.

Table 1: Performance Measure Table

Measure	Category and Description	Measurement Frequency and Reporting Deadline
Equity	Percent of Funds to Underserved Communities: Funding amount (of total project amount) benefitting underserved communities, as defined by USDOT	Within 120 days after the end of the period of performance
Costs	Project Costs: Quantification of the cost of each eligible project carried out using the grant	Within 120 days after the end of the period of performance
Lessons Learned and Recommendations	Lessons Learned and Recommendations: Description of lessons learned and any recommendations relating to future projects or strategies to prevent death and serious injury on roads and streets.	Within 120 days after the end of the period of performance

ATTACHMENT B
CHANGES FROM APPLICATION

Describe all material differences between the scope, schedule, and budget described in the application and the scope, schedule, and budget described in Article 3. The purpose of Attachment B is to clearly and accurately document any differences in scope, schedule, and budget to establish the parties' knowledge and acceptance of those differences. See Article 11 for the Statement of Work, Schedule, and Budget Changes. If there are no changes, please insert "N/A" after "Scope," "Schedule," or "Budget." If there are changes to the budget, please complete the table below. Otherwise, leave the table below blank.

Scope: No changes.

Schedule: No changes.

Budget: No changes.

The table below provides a summary comparison of the project budget.

	Application		**Section 3.3**	
Fund Source	$	%	$	%
Previously Incurred Costs (Non-Eligible Project Costs)				
Federal Funds				
Non-Federal Funds				
Total Previously Incurred Costs				
Future Eligible Project Costs				
SS4AFunds				
Other Federal Funds				
Non-Federal Funds				
Total Future Eligible Project Costs				
Total Project Costs				

ATTACHMENT C
RACIAL EQUITY AND BARRIERS TO OPPORTUNITY

1. Efforts to Improve Racial Equity and Reduce Barriers to Opportunity.

The Recipient states that rows marked with "X" in the following table align with the application:

	A racial equity impact analysis has been completed for the Project. *(Identify a report on that analysis or, if no report was produced, describe the analysis and its results in the supporting narrative below.)*
	The Recipient or a project partner has adopted an equity and inclusion program/plan or has otherwise instituted equity-focused policies related to project procurement, material sourcing, construction, inspection, hiring, or other activities designed to ensure racial equity in the overall delivery and implementation of the Project. *(Identify the relevant programs, plans, or policies in the supporting narrative below.)*
	The Project includes physical-barrier-mitigating land bridges, caps, lids, linear parks, and multimodal mobility investments that either redress past barriers to opportunity or that proactively create new connections and opportunities for underserved communities that are underserved by transportation. *(Identify the relevant investments in the supporting narrative below.)*
	The Project includes new or improved walking, biking, and rolling access for individuals with disabilities, especially access that reverses the disproportional impacts of crashes on people of color and mitigates neighborhood bifurcation. *(Identify the new or improved access in the supporting narrative below.)*
	The Project includes new or improved freight access to underserved communities to increase access to goods and job opportunities for those underserved communities. *(Identify the new or improved access in the supporting narrative below.)*
	The Recipient has taken other actions related to the Project to improve racial equity and reduce barriers to opportunity, as described in the supporting narrative below.
X	The Recipient has not yet taken actions related to the Project to improve racial equity and reduce barriers to opportunity but intends to take relevant actions described in the supporting narrative below.
	The Recipient has not taken actions related to the Project to improve racial equity and reduce barriers to opportunity and will not take those actions under this award.

2. Supporting Narrative.

Although this is not a construction project, as part of the planning development, the project will address actions that may be taken to improve racial equity and reduce any barriers to opportunities. Douglas County is the fifth most populated county in Nevada with approximately 48,000 residents and seasonal populations that can exceed 65,000 due to its proximity to Reno, Carson City (state capital) and northern California. With proximity to Lake Tahoe, the plan will also address any safety areas that may hinder residents that live and work in the surrounding areas. Douglas County's Public Participation Plan also facilitates full compliance with Title VI of the Civil Rights Act of 1964 through meaningful public participation and engagement to ensure funding recipients and organizations are adequately informed about how programs or activities will potentially impact affected communities, and that diverse views are heard and considered throughout all stages of the consultation, planning, and decision-making process.

ATTACHMENT D
CLIMATE CHANGE AND ENVIRONMENTAL JUSTICE IMPACTS

1. Consideration of Climate Change and Environmental Justice Impacts.

The Recipient states that rows marked with "X" in the following table align with the application:

	The Project directly supports a Local/Regional/State Climate Action Plan that results in lower greenhouse gas emissions. *(Identify the plan in the supporting narrative below.)*
	The Project directly supports a Local/Regional/State Equitable Development Plan that results in lower greenhouse gas emissions. *(Identify the plan in the supporting narrative below.)*
	The Project directly supports a Local/Regional/State Energy Baseline Study that results in lower greenhouse gas emissions. *(Identify the plan in the supporting narrative below.)*
	The Recipient or a project partner used environmental justice tools, such as the EJScreen, to minimize adverse impacts of the Project on environmental justice communities. *(Identify the tool(s) in the supporting narrative below.)*
	The Project supports a modal shift in freight or passenger movement to reduce emissions or reduce induced travel demand. *(Describe that shift in the supporting narrative below.)*
	The Project utilizes demand management strategies to reduce congestion, induced travel demand, and greenhouse gas emissions. *(Describe those strategies in the supporting narrative below.)*
	The Project incorporates electrification infrastructure, zero-emission vehicle infrastructure, or both. *(Describe the incorporated infrastructure in the supporting narrative below.)*
	The Project supports the installation of electric vehicle charging stations. *(Describe that support in the supporting narrative below.)*
	The Project promotes energy efficiency. *(Describe how in the supporting narrative below.)*
	The Project serves the renewable energy supply chain. *(Describe how in the supporting narrative below.)*
	The Project improves disaster preparedness and resiliency *(Describe how in the supporting narrative below.)*
	The Project avoids adverse environmental impacts to air or water quality, wetlands, and endangered species, such as through reduction in Clean Air Act criteria pollutants and greenhouse gases, improved stormwater management, or improved habitat connectivity. *(Describe how in the supporting narrative below.)*
	The Project repairs existing dilapidated or idle infrastructure that is currently causing environmental harm. *(Describe that infrastructure in the supporting narrative below.)*
	The Project supports or incorporates the construction of energy- and location-efficient buildings. *(Describe how in the supporting narrative below.)*
	The Project includes recycling of materials, use of materials known to reduce or reverse carbon emissions, or both. *(Describe the materials in the supporting narrative below.)*

	The Recipient has taken other actions to consider climate change and environmental justice impacts of the Project, as described in the supporting narrative below.
X	The Recipient has not yet taken actions to consider climate change and environmental justice impacts of the Project but will take relevant actions described in the supporting narrative below.
	The Recipient has not taken actions to consider climate change and environmental justice impacts of the Project and will not take those actions under this award.

2. Supporting Narrative.

Although this is not a construction project, the completion of the Douglas County's comprehensive Safety Plan will address consideration of Climate Change and Environmental Justice Impacts and make recommendations for future projects. Douglas County's Public Participation Plan provides a framework from which to guide the public participation process in future transportation planning projects for Douglas County. Douglas County is taking steps to better identify, understand, and minimize impacts to environmental justice and other underserved communities.

ATTACHMENT E
LABOR AND WORKFORCE

1. Efforts to Support Good-Paying Jobs and Strong Labor Standards

The Recipient states that rows marked with "X" in the following table align with the application:

	The Recipient demonstrate, to the full extent possible consistent with the law, an effort to create good-paying jobs with the free and fair choice to join a union and incorporation of high labor standards. *(Identify the relevant agreements and describe the scope of activities they cover in the supporting narrative below.)*
	The Recipient or a project partner has adopted the use of local and economic hiring preferences in the overall delivery and implementation of the Project. *(Describe the relevant provisions in the supporting narrative below.)*
	The Recipient or a project partner has adopted the use of registered apprenticeships in the overall delivery and implementation of the Project. *(Describe the use of registered apprenticeship in the supporting narrative below.)*
	The Recipient or a project partner will provide training and placement programs for underrepresented workers in the overall delivery and implementation of the Project. *(Describe the training programs in the supporting narrative below.)*
	The Recipient or a project partner will support free and fair choice to join a union in the overall delivery and implementation of the Project by investing in workforce development services offered by labor-management training partnerships or setting expectations for contractors to develop labor-management training programs. *(Describe the workforce development services offered by labor-management training partnerships in the supporting narrative below.)*
	The Recipient or a project partner will provide supportive services and cash assistance to address systemic barriers to employment to be able to participate and thrive in training and employment, including childcare, emergency cash assistance for items such as tools, work clothing, application fees and other costs of apprenticeship or required pre-employment training, transportation and travel to training and work sites, and services aimed at helping to retain underrepresented groups like mentoring, support groups, and peer networking. *(Describe the supportive services and/or cash assistance provided to trainees and employees in the supporting narrative below.)*
	The Recipient or a project partner has documented agreements or ordinances in place to hire from certain workforce programs that serve underrepresented groups. *(Identify the relevant agreements and describe the scope of activities they cover in the supporting narrative below.)*

	The Recipient or a project partner participates in a State/Regional/Local comprehensive plan to promote equal opportunity, including removing barriers to hire and preventing harassment on work sites, and that plan demonstrates action to create an inclusive environment with a commitment to equal opportunity, including: a. affirmative efforts to remove barriers to equal employment opportunity above and beyond complying with Federal law; b. proactive partnerships with the U.S. Department of Labor's Office of Federal Contract Compliance Programs to promote compliance with EO 11246 Equal Employment Opportunity requirements and meet the requirements as outlined in the Notice of Funding Opportunity to make good faith efforts to meet the goals of 6.9 percent of construction project hours being performed by women and goals that vary based on geography for construction work hours and for work being performed by people of color; c. no discriminatory use of criminal background screens and affirmative steps to recruit and include those with former justice involvement, in accordance with the Fair Chance Act and equal opportunity requirements; d. efforts to prevent harassment based on race, color, religion, sex, sexual orientation, gender identity, and national origin; e. training on anti-harassment and third-party reporting procedures covering employees and contractors; and f. maintaining robust anti-retaliation measures covering employees and contractors. *(Describe the equal opportunity plan in the supporting narrative below.)*
	The Recipient has taken other actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards. *(Describe those actions in the supporting narrative below.)*
x	The Recipient has not yet taken actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards but, before beginning construction of the project, will take relevant actions described in the supporting narrative below.
	The Recipient has not taken actions related to the Project to improving good-paying jobs and strong labor standards and will not take those actions under this award.

2. Supporting Narrative.

This planning project will plan for future construction projects. With funding available, any project that does lead to construction will lead to an increased opportunity for equal opportunity good paying jobs with strong labor standards. Douglas County's goal is ensuring equal employment opportunity for all hires. The current 200.24 - EEO plan can be found on the Douglas County's website, https://www.douglascountynv.gov/. All County employees are required to take training for harassment and anti-retaliation through a third-party vendor, *NeoGov.* Title VI training is provided through a third-party *Lexicon.* Title VI relevant clauses are included in procurement orders and vendor agreements.

ATTACHMENT G
CIVIL RIGHTS AND TITLE VI

1. Recipient Type Designation.

Recipient Type Designation: New

2. Title VI Assessment Information.

Title VI Assessment Completion Date: See date of execution of this agreement and Exhibit B, Term B. 1

Douglas County Finance Department

Grant Information Form

Complete only GREY areas

Today's Date	12.2.24	**Fund-Department #**	430 421
Project Number	25F15	**Fund-Department Name**	Public Works - Roads
Grant Title	Safe Streets for All		
Grant Purpose	Provide a safety plan for Douglas County		
Awarding Entity	Federal Highway Administartion (FHWA)		
Total Grant Funds	$ 100,000.00		
Grant Start Date	1.31.25	**End Date**	12.31.26
Grant Type	☑ Federal- Enter CFDA ☐ State ☐ Other	(description of Other)	
Federal CFDA#	20.939	**Agreement Number**	693JJ32540259
Method of Funding	☐ Advance ☑ Reimbursement		
Reporting Frequency	☑ Monthly ☐ Quarterly ☐ Semi-Annually ☐ Annually ☐ Upon Completion		
County Match Required?	☐ No ☐ Yes - enter $amount or %	**Match Amt** $ 25,000.00	**or Match %** 25%
Match Type	☐ In-Kind **or** ☑ Cash		

County Contact Information

Contact Name	Jon Erb	**Phone#**	782-6233
Contact email	jerb@douglasnv.us		

Grantor Information

Grantor Contact Name	Peter Fleischmann	**Grantor Contact Phone #**	(775) 430-3435
Grantor Contact Email	peter.fleischmann@dot.gov		
Pass-Through Entity		**Pass-Through Contract #**	693JJ32540259
Pass-Thru Contact Name		**Pass-Thru Contact Phone #**	
Pass-Thru Contact Email			

Financial Information

Revenue			**Source of Funds**
430-000 331.500	Grant Revenue - Federal	$ 100,000.00	(Name of Awarding entity)
430-000 331.510	Grant Revenue - State	$ -	
430-000 360.300	Grant Revenue - Non-Govt.	$ -	
	Match - Non Grant Reimbursement	$ -	
	Total Revenue	$ 100,000.00	

Expenditure			**Is this Budgeted?**	
Various	Salaries & Benefits	$ -		
430-421 511.150	Grant Match - Salary	$ -	☐ Yes	☐ No - explain below
430-421 511.999	Grant Match Offset			
	Where is the match coming from?		GL	
430-421 540.010	Grants-Services & Supplies	$ -		
430-421 541.501	Grant Match - Serv & Supplies	$ -	☑ Yes	☐ No - explain below
430-421 533.999	Grant Match - Serv & Supplies Offset	0.00		
	Where is the match coming from?		GL	
430-421 562.100	Grants-Capital Outlay	$ 100,000.00		
430-421 562.110	Grant Match - Capital Outlay	$ 25,000.00	☐ Yes	☐ No - explain below
430-421 564.999	Grant Match - Capital Outlay Offset	(25,000.00)		
	Where is the match coming from?		GL 410-751 521.100 22Z29.17	
	Total Expenditure	$ 100,000.00		

Where will match funds come from? ARPA funds transferred to the general fund 22Z29.17

Grant Awarded Funds

Year	**Amount**
FY24-25	$ 125,000.00
Total	$ 125,000.00

Required Approvals

Approval to apply	*D Swickard*	**Date**	**12.3.24**
Internal Review Committee		**Date**	**12.04.24**
Board of County Commissioners		**Date**	**12.19.24**

RESOLUTION NUMBER 2024R-138

RESOLUTION AUGMENTING DEPARTMENT
430
2024-2025 FISCAL YEAR BUDGET

WHEREAS, there is a need to revise the budget to reflect revised revenues and expenditures to the County as follows:

Project: Safe Streets for All
Project # 25F15

	Revenue		
	430-000 331.500	Grant Revenue - Federal	100,000.00
	430-000 331.510	Grant Revenue - State	-
	430-000 360.300	Grant Revenue - Non Govt.	-
		TOTAL REVENUES	100,000.00
	Expenditures		
	Various	Salaries & Benefits	-
	430-421 511.150	Grant Match - Salary	-
	430-421 511.999	Grant Match - Salary Offset	-
	430-421 540.010	Grants-Services & Supplies	-
	430-421 541.501	Grant Match - Serv & Supplies	-
	430-421 533.999	Grant Match - Serv & Supplies	-
	430-421 562.100	Grants-Capital Outlay	100,000.00
Match	430-421 562.110	Grant Match - Capital Outlay	25,000.00
		TOTAL EXPENDITURES	125,000.00

NOW, THEREFORE, BE IT RESOLVED THAT the 2024-2025 Fiscal Year budget is herein amended.

Adopted this 19th day of December, 2024 by the following vote:

VOTE: Ayes Commissioners: _____

_____

_____

_____

_____

Nays Commissioners: _____

_____

Absent Commissioners: _____

_____

_____
Wesley Rice, Chairman
Douglas County Board of Commissioners

ATTEST:

_____
Amy Burgans
Douglas County Clerk-Treasurer

AGENDA ITEM NO. R.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **CONSENT CALENDAR**

TITLE:
For possible action. Discussion to: 1. Accept a $99,967.38 County-wide debris removal award**,** $97,916.37 Carson City Area Wide award, $80,274.05 Fish Springs Area Roads award, $111,194.69 Minden/Gardnerville Area Roads award, $105,335.69 Ruhenstroth/Pinenut China Spring Area Roads award, $45,559.89 Johnson Lane Area Roads award, $56,060.02 Stephanie Way Area Roads award, $85,313.91 Emergency Protective Measures (EPM) award from Federal Emergency Management Agency (FEMA) for the time period of April 27, 2023 through October 27, 2024; 2. Adopt **Resolution 2024R-073, Resolution 2024R-087, Resolution 2024R-088, Resolution 2024R-089, Resolution 2024R-090, Resolution 2024R-091, Resolution 2024R-092**, **Resolution 2024R-093,** which augments the budget in the Stabilization Fund to account for the grant award; and 3. Authorize the Grants Administrator to sign any necessary documents for the grant awards. (Debbie Swickard and Kathy Lewis)

RECOMMENDED MOTION:
Accept:
$99,967.38 County-wide debris removal award**,**
$97,916.37 Carson City Area Wide award,
$80,274.05 Fish Springs Area Roads award,
$111,194.69 Minden/Gardnerville Area Roads award,
$105,335.69 Ruhenstroth/Pinenut China Spring Area Roads award, $45,559.89 Johnson Lane Area Roads award,
$56,060.02 Stephanie Way Area Roads award, and
$85,313.91 Emergency Protective Measures (EPM) award from Federal Emergency Management Agency (FEMA) for the time period of 27 April 2023 through 27 October 2024; AND

Adopt **Resolution 2024R-073, Resolution 2024R-087, Resolution 2024R-088, Resolution 2024R-089, Resolution 2024R-090, Resolution 2024R-091, Resolution 2024R-092**, **Resolution 2024R-093,** which augments the budget in the Stabilization Fund to account for the grant awards; AND

Authorize the Grants Administrator to sign any necessary documents for the grant awards.

FINANCIAL IMPACT:
Resolution 2024R-073, Debris, augment the Fund by increasing the budgeted revenues and expenses by $99,967.38. The award breakdown will be $74,975.54 federal, match of 24,991.84.

Resolution 2024R-087, Carson Area, augment the Fund by increasing the budgeted revenues and expenses by $97,916.37, The award breakdown will be $73,437.28 federal, match of 24,479.09

Resolution 2024R-088, Fish Springs, augment the Fund by increasing the budgeted revenues and expenses by $80,274.05. The award breakdown will be $60,205.54 federal, match of $20,068.51.

Resolution 2024R-089, Minden Gardnerville, augment the Fund by increasing the budgeted revenues and expenses by $111,194.69. The award breakdown will be $83,396.02 federal, match of $27,798.67.

Resolution 2024R-090, Ruhenstroth Pinenut China Spring, augment the Fund by increasing the budgeted revenues and expenses by $105,335.69. The award breakdown will be $79,001.77 federal, match of $26,333.92.

Resolution 2024R-091, Johnson Lane, augment the Fund by increasing the budgeted revenues and expenses by $45,559.89. The award breakdown will be $34,169.92 federal, match of $11,389.97.

Resolution 2024R-092, Stephanie Way, augment the Fund by increasing the budgeted revenues and expenses by $56,060.02, the award breakdown will be $42,045.02 federal, match of $14,015.00.

Resolution 2024R-093, EOC, augment the Fund by increasing the budgeted revenues and expenses by $85,313.91, the award breakdown will be $63,985.44 federal, match of $21,328.47.

Total projects combined $681,622.00. Total available reimbursement Federal $511,216.53, Match $170,405.47.

BACKGROUND:
Federal Emergency Management Agency (FEMA) is a federal grant award, distributed through the State of Nevada Department of Emergency Management (DEM) to Douglas County. The grants are used to reimburse expenses during the March 2023 flood event. During the Incident Period, March 8th, 2023 – March 19th, 2023, Douglas County encountered extreme heavy flowing waters causing damages to many county roads. The period of the grant award is 27 April 2023 through 27 October 2024.

ATTACHMENTS:
FEMA Grants Overview.pdf
Debris DEM FEMA Agreement Unsigned.pdf
Debris FEMA PRJ_Report_725049_20240603.pdf

Board Resolution 2024R-073.pdf
Carson Area DEM AppID471844 unsigned.pdf
Carson Area FEMA PRJ_Report_725053_20240520 Signed 5.20.24.pdf
Board Resolution 2024R-087.pdf
Fish Springs DEM AppID470460 unsigned.pdf
Fish Springs FEMA PRJ_Report_725054_20240209 Submitted 2.9.24.pdf
Board Resolution 2024R-088.pdf
Minden Gardnerville DEM AppID475111 unsigned.pdf
Minden Gardnerville FEMA PRJ_Report_725056_20240603.pdf
Board Resolution 2024R-089.pdf
Ruthenstroth Pinenut China Spring DEM AppID475127 unsigned.pdf
Ruthenstroth Pinenut China Spring FEMA PRJ_Report_725057_20240603.pdf
Board Resolution 2024R-090.pdf
Johnson Lane DEM AppID475137 unsigned.pdf
Johnson Lane FEMA PRJ_Report_725059_20240520 5.20.24.pdf
Board Resolution 2024R-091.pdf
Stephanie Way DEM AppID475138 unsigned.pdf
Stephanie Way FEMA PRJ_Report_725060_20240522 Submitted 5.22.24.pdf
Board Resolution 2024R-092.pdf
EOC DEM AppID475139 unsigned.pdf
EOC FEMA PRJ_Report_725318_20240130 Final Signed.pdf
Board Resolution 2024R-093.pdf
Available FEMA project reimbursement Totals with Match.pdf

Summary of FEMA Projects/Grants
Relating to 2023 March Atmospheric Event

Resolution	Area	Federal FEMA Grant Award Federal Share	County Match	Total Award
2024R-073	Debris	74,975.54	24,991.84	99,967.38
2024R-087	Carson Area (North County)	73,437.28	24,479.09	97,916.37
2024R-088	Fish Springs	60,205.54	20,068.51	80,274.05
2024R-089	Minden Gardnerville	83,396.02	27,798.67	111,194.69
2024R-090	Ruthenstroth, Pinenut, China Spring	79,001.77	26,333.92	105,335.69
2024R-091	Johnson Lane	34,169.92	11,389.97	45,559.89
2024R-092	Stephanie Way	42,045.02	14,015.00	56,060.02
2024R-093	EOC	63,985.44	21,328.47	85,313.91
n/a	Culverts	not yet obligated by FEMA		
	Total	$ 511,216.53	$ 170,405.47	$ 681,622.00
Managerial Grant (5% of total Grant, no match)			estimated	34,081.10

Grant Approved Uses		
Area	Date Work Had to be Completed	Approved Uses
Debris	4/18/2023	Remove debris from County Roads
Carson Area (North County)	10/31/2024	Repair roads, shoulders, and ditches. *Please note: FEMA only approved repairs that were associated with the March 2023 atmospheric event*
Fish Springs	10/31/2024	Repair roads, shoulders, and ditches. *Please note: FEMA only approved repairs that were associated with the March 2023 atmospheric event*
Minden Gardnerville	10/31/2024	Repair roads, shoulders, and ditches. *Please note: FEMA only approved repairs that were associated with the March 2023 atmospheric event*
Ruthenstroth, Pinenut, China Spring	10/31/2024	Repair roads, shoulders, and ditches. *Please note: FEMA only approved repairs that were associated with the March 2023 atmospheric event*
Johnson Lane	10/31/2024	Repair roads, shoulders, and ditches. *Please note: FEMA only approved repairs that were associated with the March 2023 atmospheric event*
Stephanie Way	10/31/2024	Repair roads, shoulders, and ditches. *Please note: FEMA only approved repairs that were associated with the March 2023 atmospheric event*
EOC	3/19/2023	Emergency operations during the event 3.8.23-3.19.23
Culverts	n/a	

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Douglas County
725049 County Wide Debris
99,967.38

Subrecipient Grant Award

STATE OF NEVADA
OFFICE OF THE MILITARY
DIVISION OF EMERGENCY MANAGEMENT / HOMELAND SECURITY
2478 Fairview Drive, Carson City, NV 89701
Telephone (775) 687-0300, Fax (775) 687-0322

Subrecipient Grant Award

Subrecipient: Douglas County

Program Name: Federal Emergency Management Agency (FEMA) Public Assistance, Disaster 4708

FEIN Number: PA-09-NV-4708

UEI: XVTREHCXGM77

Subrecipient UEI: KE5GF37F6F95

Subrecipient Grant Funds: $99,967.38

Subrecipient Required Match: 24,991.84

ALN (formally CFDA) # 97.036

Function Code # 0041

Grant Portal Project Worksheet Number: 725049

EMMI Project Worksheet Number: PA-09-NV-4708-PW-00041

Subrecipient Award Period: 4/27/2023-10/27/2024

Federal Award Period to DEM: 04/27/2023-10/27/2024

Federal Award Amount to DEM: Federal Award Amount will vary depending on approved Project Worksheets (PW). Only approved PW's will be reimbursed by DEM.

Grant Recipient Award Agreement

The President declared a Major Disaster in the State of Nevada on April 27, 2023, due to severe winter storms, flooding, landslides, and mudslides during the period of March 8-19, 2023. Major Disaster Declaration FEMA-44708-DR (Disaster 4708) was declared under the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42. U.S.C. §§ 5121-5207 (Stafford Act), in accordance with 44 CFR § 206.44. As a result of Disaster 4708, the State of Nevada, as Grantee, was awarded Public Assistance grant funding to assist the state and eligible governments, as well as certain private nonprofit organizations, in their response to, and recovery from, Disaster 4708.

This Agreement between the State of Nevada, Office of the Military, Division of Emergency Management (State), and Douglas County (Applicant) governs all federal assistance that the State of Nevada provides to the Applicant under Disaster 4708.

I. TERMS AND CONDITIONS

A. State Responsibilities

The State may provide Disaster Grant Funding or direct services to support the activities and programs authorized under the Stafford Act for Disaster 4708, and in accordance with this Agreement.

1. The State agrees to be the recipient for all federal financial assistance provided under the Stafford Act related to Disaster 4708. The State will serve as the pass-through entity with respect to the State's role in providing subgrants and administering grant assistance provided to Applicants.

2. The State agrees to maintain a Federal Emergency Management Agency (FEMA) approved State Mitigation Plan (SMP) in accordance with 44 CFR Part 201 (Mitigation Planning), as a condition of receiving Disaster Assistance funding.

B. Applicant Responsibilities

1. The Applicant agrees to comply with the federal and/or state grant award terms and conditions set forth in this Agreement, Disaster 4708, all provisions of the State Administrative Plan in place for each grant award, and the Federal and State Grant Assurances.

2. The Applicant agrees to lead, manage, and drive the overall recovery process and coordinate recovery activities and technical support by setting appropriate policies which adhere to the local, state, and federal laws.

3. The Applicant agrees to comply with the requirements of all applicable laws and regulations, including the Stafford Act, Title 44 of the Code of Federal Regulations (Emergency Management and Assistance), 2 CFR Part 3002 (implementing 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), all applicable FEMA and State Assurances, policies, procedure, and guidelines as well as, the Division of Emergency Management Grant Management Guide, Federal and State Assurances, the State Administrative Manual, applicable state and local laws, and FEMA policies and guidelines.

The Applicant agrees that all contract developed and signed for the utilization of federal grant dollars will be compliant with 2 CFR Part 200, Appendix II (please see the FEMA Contracts Provisions Guide).

4. The Applicant agrees to use disaster assistance funds solely for the purposes as stated in the approved project worksheets (PW) and the approved scope of work approved by FEMA and the State.

5. The Applicant agrees to provide the cost-sharing requirements of federal disaster assistance, as stipulated in Disaster 4708. Disaster 4708 includes the Public Assistance Program.

6. The Applicant agrees that all disaster assistance funding will be provided on a reimbursement basis only and must follow the reimbursement process established by NDEM Grant Guidelines and the NDEM Federal and State Assurances. Exceptions are discretionary and will be granted only due to conditions beyond the Applicant's control, which results in an inability to complete approved projects. All exceptions will be subject to the approval of the Governor's Authorized Representative (GAR) and must be requested by the applicant in writing and approved in writing by the GAR.

7. The Applicant agrees to establish and maintain a proper accounting system to record expenditures of disaster assistance funds in accordance with generally accepted accounting standards. The accounting system must follow the approved practices as outlined in the NDEM Grant Guidelines and NDEM Federal and State Assurances.

8. The Applicant agrees to accurately document the events and expenses incurred in the disaster response and recovery. All of the documentation pertaining to a project shall be filed together with the corresponding PW and maintained by the Applicant as the permanent record of the project. This process must include all backup and corresponding documentation attached to the PW in each file. The applicant must provide a copy of the documentation to the GAR for review, reconciliation, and archival.

9. The Applicant agrees to maintain records and supporting documentation relating to claims made by the Applicant for three (3) years after the completion and final payment of an individual PW and shall be available for inspection and audit at all reasonable times by NDEM, the State Auditor, and the Federal Auditor General.

10. The Applicant agrees to give the appropriate state agencies, as designated by the GAR, access to and the right to examine all records, documents, papers relating to any activity undertaken for funding under this Agreement.

11. The Applicant agrees to provide the State with quarterly project status reports. If the Applicant receives $750,000 or more in total Federal assistance in a single year, the Applicant shall accomplish a "single audit" and submit a copy of that audit to the State, in accordance with the Office of Management and Budget Super Circular.

12. The Applicant agrees to comply with the US Environmental Protection Agency regulations contained in Title 40 of the Code of Federal Regulations.

13. The Applicant agrees to comply with all applicable provisions of state laws and regulations in regard to procurement of goods and services regarding contract for repair or restoration of public facilities which conform to federal law and the standards identified in 2 CFR §§ 200.317-200.326, which are outlined in the NDEM Grant Guidelines and NDEM Federal and State Assurances, and the FEMA Public Assistance: Policy and Guidance.

14. If the Applicant received duplicate benefits from another source for projects related to this disaster, the Applicant agrees to refund the benefits provided by the State.

15. The Applicant agrees to comply with Provision of the Hatch Act limiting the political activities of public employees, as it relates to the programs funded.

16. The Applicant agrees to not enter into any cost plus a percentage of costs or contingency contract for completion of disaster restoration or repair work.

17. The Applicant agrees to not enter into contracts, grants, loans, or cooperative agreements for which payment is contingent upon receipt of state or federal funds.

18. The Applicant agrees not to enter into any contract with any party that has been prohibited from participating in federal or state assistance programs.

19. The Applicant agrees to indemnify and hold the State and FEMA harmless from any damages arising out of the projects funded under this agreement.

20. The Applicant agrees to abide by the following work completion deadlines:

Emergency Work (Category A & B) - Six months from the date of declaration.

Permanent Work (Categories C-G) - Eighteen months from the date of declaration.

All required documentation in support of the project costs will be submitted within 90 days following completion of the project.

C. Controlling Authorities

This agreement is subject to the following governing authorities:

1. The Stafford Act and its implementing regulations contained in Title 44 of the Code of Federal Regulations, and FEMA policy and guidance.

2. 2 CFR Parts 200 and 3002, Uniform Administrative Requirements, Costs Principles, and Audit Requirements for Federal Awards.

3. The Public Assistance Program and Policy Guide (PAPPG V4).

4. The Office of the Military, Division of Emergency Management, Grant Management Guide.

5. The Federal and State Assurances, as well as the FEMA Public Assistance: Policy and Guidance.

6. Nevada Administrative Manual (SAM Manual)

7. All Applicable Federal, State, and Local laws, and FEMA policies and guidance.

II. DISASTER ASSISTANCE GRANT FUNDING

A. Terms and Conditions

1. Federal assistance, except for assistance under the Hazard Mitigation Grant Program, is limited to activities necessary to alleviate damage, loss, hardship, or suffering resulting from the incident that took place during the incident period identified in Disaster 4708, except that reasonable expenses that were incurred in anticipation of an immediately preceding such event may be eligible.

2. Federal assistance under the Stafford Act and this Agreement is limited to those areas, and programs designated by the President or FEMA in the Federal Register Notices for Disaster 4708.

3. All scopes of work and costs approved as a result of this Agreement, whether as estimates or final costs approved through subgrants, project worksheets, or otherwise, will incorporate by reference the terms of this Agreement and must comply with all applicable federal and state laws, regulations, policies and guidance in accordance with this Agreement, the provisions of the State Administrative Plan in place for each grant award and attached in this package as a FEMA Project Worksheet, and the federal and state grant assurances.

B. Disaster Programs

The following disaster assistance programs have been authorized for Disaster 4708 and are subject to this Agreement:

Public Assistance (PA):

Disaster 4708 authorized the PA Program and FEMA may make a PA grant award to the State. The Applicant agrees to make available the non-federal cost share of PA pursuant to the State of Nevada's requested timelines. Federal funding will be limited to 75 percent of total eligible costs, except as may be provided for in any subsequent cost-share amendment to the declaration for Disaster 4708.

The Public Assistance Programmatic addendums will be listed in the PAPPG V4. This will give additional terms and conditions for the implementation of the PA Program as applicable, PA grant performance goals, and cost-share adjustments under alternative procedures for debris removal.

III. FUNDING

The Applicant will be reimbursed in accordance with the Federal and State Assurances. At any time during the lifecycle of the grant, the State may adjust the amounts available to the Applicant in the request for reimbursement process due to grant adjustments, partial or full grant terminations, closeouts, or other reasons.

IV. REPORTING

A. Financial Report

The Final Financial Report is due thirty (30) days after project completion, see Federal and State Assurances.

B. Quarterly Financial/Programmatic Reports

The quarterly financial reports are due thirty (30) days after the quarter ends (December 30, March 30, June 30, and September 30).

V. CONSTRUCTION REQUIREMENTS

Prior to the start of any construction activity, the Applicant will ensure that all federal, state and local permits and approvals are obtained, and all permit conditions are addressed, including, the National Environmental Policy Act, the National Historic Preservation Act, the Endangered Species Act, and all other applicable environmental laws and executive orders. All construction should be in accordance with approved permits, project plans, and specifications, as well as applicable building codes and program guidance.

VI. EXTENSIONS

All extensions must include documentation substantiating delays beyond its control, a detailed justification for the delay, the status of work completed, and to be completed, and a project timeline with the projected completion date.

All requests and approvals for extensions must be on the approved excel workbook, which includes the quarterly financial report, programmatic report, and project change request.

Applicants that request an extension must submit reports no later than 15 days after the last day of the approved extension. Sub-grantees may not obligate funds at the end of extension and use the State Administrative Agent's (SAA) close out period to submit reports/expenditures unless extenuation circumstances exist, and the approval is issued in writing to the sub-grantee.

Extension requests must follow the process described in Chapter 11, Section V of the PAPPG V4 (page 196) and be sent to the GAR for consideration.

The regulatory time limitation for temporary facilities (Emergency Work) is 6 months from the Federal Declaration date. The State of Nevada may approve an extension up to 6 months; however, this must be in writing on the "Project Change" form with a narrative and justification.

The regulatory time limitation for permanent work is 18 months from the Federal Declaration date. The State of Nevada may approve an extension up to an additional 30 months; however, this must be in writing on the "Project Change" form with a narrative and justification.

The State of Nevada may request additional time from FEMA; however, this will only be granted if the Applicant has

already started the project and needs additional time to complete, and the extension is due to circumstances out of the Applicant's control for the emergency work. Please refer to the PAPPG V4.

VII. RESOURCES

- Federal and State Assurances
- Federal and State Administrative Plan
- Financial/Programmatic Reporting
- PAPPG V4 (2020)
- The Office of the Military, Division of Emergency Management Grant Management Guide
- All DEM and FEMA Bulletins
- The FEMA approved Project Worksheet
- The FEMA Contracts Provisions Guide

IN WITNESS WHEREOF, the Parties approve this Agreement:

_____

Appointing Authority Date

Signatures

Authorized Official

Douglas County	**Nevada Office of the Military, Division of Emergency Management**
	David Wm. Fogerson 7/17/2024 10:51:45 AM dfogerson@dps.state.nv.us 167.154.44.201

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Department of Homeland Security
Federal Emergency Management Agency

General Info

Project #	725049 **P/W #** 41	**Project Type**	Standard
Project Category	A - Debris Removal	**Applicant**	Douglas County (005-99005-00)
Project Title	County Wide Debris	**Event**	4708DR-NV (4708DR)
Project Size	Small	**Declaration Date**	4/27/2023
Activity Completion Date	4/30/2024	**Incident Start Date**	3/08/2023
		Incident End Date	3/19/2023
Process Step	Obligated		

Damage Description and Dimensions

The Disaster # 4708DR, which occurred between *03/08/2023* and *03/19/2023*, caused:

Damage #1336330; CAT A-Countywide Debris

During the incident period 3/8/2023 through 3/19/2023, a(n) Severe Storm(s) deposited the following debris throughout Douglas County. Douglas Co. Removed debris from the entire county and hauled it to two locations for disposal. Airport Pit 39.00316, -119.74424 and BLM Pit 38.90324, -119.692581. Work is 50% completed. It is being done by FA.

- Airport Pit 1, a Public Road, located at 39.003160 -119.744240, is 107 Foot long x 71 Foot wide x 25 Foot high, 7,034.2593 Cubic Yard of Sand/Soil/Mud. Work to be completed.
- Airport Pit 2, a Public Road, located at 39.002840 -119.745148, is 50 Foot long x 15 Foot wide x 5.5 Foot high, 152.7778 Cubic Yard of Sand/Soil/Mud. Work to be completed.
- Airport Pit 3, a Public Road, located between 39.002524 -119.745400 and 39.001965 -119.745877, is 245 Foot long x 105 Foot wide x 5 Foot high, 4,763.8889 Cubic Yard of Sand/Soil/Mud. Work to be completed.
- BLM Pit 1, a Public Road, located between 38.903224 -119.692581 and 38.903542 -119.692686, is 190 Foot long x 45 Foot wide x 4.5 Foot high, 1,425 Cubic Yard of Sand/Soil/Mud. Work to be completed.
- BLM Pit 2, a Public Road, located at 38.902942 -119.693385, is 100 Foot long x 45 Foot wide x 4.5 Foot high, 750 Cubic Yard of Sand/Soil/Mud. Work to be completed.

Final Scope

1336330 **CAT A-Countywide Debris**

Work Completed

The applicant utilized contracts for debris removal operations throughout Douglas County between 3/8/2023 and 3/22/2023.

The cost share for this project is 75% and covers days 3/8/2023 through 3/22/2023.

A. Removed debris at Airport Pit 1, a Public Road, located at 39.003160 -119.744240, is 107 Foot long x 71 Foot wide x 25 Foot high, 3,517.12965 Cubic Yard of Sand/Soil/Mud.

B. Removed debris at Airport Pit 2, a Public Road, located at 39.002840 -119.745148, is 50 Foot long x 15 Foot wide x 5.5 Foot high, 76.3889 Cubic Yard of Sand/Soil/Mud.

C. Removed debris at Airport Pit 3, a Public Road, located between 39.002524 -119.745400 and 39.001965 -119.745877, is 245 Foot long x 105 Foot wide x 5 Foot high, 2,3819.94445 Cubic Yard of Sand/Soil/Mud.

D. Removed debris at BLM Pit 1, a Public Road, located between 38.903224 -119.692581 and 38.903542 -119.692686, is 190 Foot long x 45 Foot wide x 4.5 Foot high, 712.5 Cubic Yard of Sand/Soil/Mud.

E. Removed debris at BLM Pit 2, a Public Road, located at 38.902942 -119.693385, is 100 Foot long x 45 Foot wide x 4.5 Foot high, 375 Cubic Yard of Sand/Soil/Mud.

1. Contracts:

a. Remove debris from culverts $2,355.00

b. Stack debris $1,657.50

c. Transport to landfill $8,033.64

d. Trucks for transport to landfill $10,572.75

e. Trucks for transport to landfill $1,332.00

f. Clean up debris $1,550.00

g. Excavate/load debris $35,001.59

Total: $60,502.48

Work Completed totals: $60,502.48

Work to be Completed

The applicant will utilize force account labor and equipment, materials, and/or contracts for debris removal operations throughout Douglas County.

A. Remove debris at Airport Pit 1, a Public Road, located at 39.003160 -119.744240, is 107 Foot long x 71 Foot wide x 25 Foot high, 3,517.12965 Cubic Yard of Sand/Soil/Mud.

B. Remove debris at Airport Pit 2, a Public Road, located at 39.002840 -119.745148, is 50 Foot long x 15 Foot wide x 5.5 Foot high, 76.3889 Cubic Yard of Sand/Soil/Mud.

C. Remove debris at Airport Pit 3, a Public Road, located between 39.002524 -119.745400 and 39.001965 -119.745877, is 245 Foot long x 105 Foot wide x 5 Foot high, 2,3819.94445 Cubic Yard of Sand/Soil/Mud.

D. Remove debris at BLM Pit 1, a Public Road, located between 38.903224 -119.692581 and 38.903542 -119.692686, is 190 Foot long x 45 Foot wide x 4.5 Foot high, 712.5 Cubic Yard of Sand/Soil/Mud.

E. Remove debris at BLM Pit 2, a Public Road, located at 38.902942 -119.693385, is 100 Foot long x 45 Foot wide x 4.5 Foot high, 375 Cubic Yard of Sand/Soil/Mud.

Work to be Completed total: $39,464.90

Total Damage Inventory: $99,967.38

Project Notes:

1. For work to be completed, the staging will be completed within the applicant's ROW.

2. All site estimates for work to be completed were generated using RS means. See attachment labeled: *ST 725049 cost summary.xlsx.*

3. All costs for work completed have been reviewed and validated.

4. All procurement documents attached have been reviewed. See documents labeled: *300.19 Procurement and Purchasing Policy.pdf, FEMA Procurement Under Grants Under Exigent or emergency circumstances 5.14.2020.pdf.*

5. The final disposal site of Work to be Completed and Work Completed is Douglas County permitted pits located at: Airport Pit 39.00316, -119.74424 and BLM Pit 38.90324, -119.692581.

6. The SOW is slightly modified from the DDD to take into account the amount of Work Completed.

7. For work completed, the temporary staging area was located within the applicant's SOW

8. Applicant provided the amount of Work Completed in document labeled: *4708DR-NV 725049 Debris County Wide Force Account Scope of Work Costs.pdf*. Also, the SIR and Stats/Summary state Work is 50% completed.

Cost

Code	Quantity	Unit	Total Cost	Section
9226 (Force Account Labor (Straight Time) - Debris Removal)	1.00	Lump Sum	$14,320.50	Uncompleted
9004 (Rented Equipment)	1.00	Lump Sum	$25,144.40	Uncompleted
9231 (Contract - Debris Removal)	1.00	Lump Sum	$60,502.48	Completed

CRC Gross Cost	$99,967.38
Total Insurance Reductions	$0.00
CRC Net Cost	$99,967.38
Federal Share (75.00%)	$74,975.54
Non-Federal Share (25.00%)	$24,991.84

Award Information

Version Information

Version #	Eligibility Status	Current Location	Bundle Number	Project Amount	Cost Share	Federal Share Obligated	Date Obligated
0	Eligible	Awarded	PA-09-NV-4708-PW-00041(8)	$99,967.38	75%	$74,975.54	2/2/2024

Drawdown History

EMMIE Drawdown Status As of Date	IFMIS Obligation #	Expenditure Number	Expended Date	Expended Amount
No Records				

Obligation History

Version #	Date Obligated	Obligated Cost	Cost Share	IFMIS Status	IFMIS Obligation #

Subgrant Conditions

- As described in Title 2 Code of Federal Regulations (C.F.R.) § 200.333, financial records, supporting documents, statistical records and all other non-Federal entity records pertinent to a Federal award must be retained for a period of three (3) years from the date of submission of the final expenditure report or, for Federal awards that are renewed quarterly or annually, from the date of the submission of the quarterly or annual financial report, respectively, as reported to the Federal awarding agency or pass-through entity in the case of a subrecipient. Federal awarding agencies and pass-through entities must not impose any other record retention requirements upon non-Federal entities. Exceptions are stated in 2 C.F.R. §200.333(a) – (f)(1) and (2). All records relative to this project are subject to examination and audit by the State, FEMA and the Comptroller General of the United States and must reflect work related to disaster-specific costs.
- In the seeking of proposals and letting of contracts for eligible work, the Applicant/Subrecipient must comply with its Local, State (provided that the procurements conform to applicable Federal law) and Federal procurement laws, regulations, and procedures as required by FEMA Policy 2 CFR Part 200, Procurement Standards, §§ 317-326.
- The Recipient must submit its certification of the subrecipient's completion of all of its small projects and compliance with all environmental and historic preservation requirements within 180 days of the applicant's completion of its last small project, or the latest approved deadline, whichever is sooner.
- When any individual item of equipment purchased with PA funding is no longer needed, or a residual inventory of unused supplies exceeding $5,000 remains, the subrecipient must follow the disposition requirements in Title 2 Code of Federal Regulations (C.F.R.) § 200.313-314.
- The terms of the FEMA-State Agreement are incorporated by reference into this project under the Public Assistance award and the applicant must comply with all applicable laws, regulations, policy, and guidance. This includes, among others, the Robert T. Stafford Disaster Relief and Emergency Assistance Act; Title 44 of the Code of Federal Regulations; FEMA Policy No. 104-009-2, Public Assistance Program and Policy Guide; and other applicable FEMA policy and guidance.
- The DHS Standard Terms and Conditions in effect as of the declaration date of this emergency declarations or major disaster, as applicable, are incorporated by reference into this project under the Public Assistance grant, which flow down from the Recipient to subrecipients unless a particular term or condition indicates otherwise.
- The Uniform Administrative Requirements, Cost Principles, and Audit Requirements set forth at Title 2 Code of Federal Regulations (C.F.R.) Part 200 apply to this project award under the Public Assistance grant, which flow down from the Recipient to all subrecipients unless a particular section of 2 C.F.R. Part 200, the FEMA-State Agreement, or the terms and conditions of this project award indicate otherwise. See 2 C.F.R. §§ 200.101 and 110.
- The subrecipient must submit a written request through the Recipient to FEMA before it makes a change to the approved scope of work in this project. If the subrecipient commences work associated with a change before FEMA approves the change, it will jeopardize financial assistance for this project. See FEMA Policy No. 104-009-2, Public Assistance Program and Policy Guide.
- Pursuant to section 312 of the Stafford Act, 42 U.S.C. 5155, FEMA is prohibited from providing financial assistance to any entity that receives assistance from another program, insurance, or any other source for the same work. The subrecipient agrees to repay all duplicated assistance to FEMA if they receive assistance for the same work from another Federal agency, insurance, or any other source. If an subrecipient receives funding from another federal program for the same purpose, it must notify FEMA through the Recipient and return any duplicated funding.

Insurance

Additional Information

9/29/2023

Property insurance coverage for debris removal is limited to insured locations. Debris removal represented on this project does not include insured locations and are not insured or insurable. No insurance relief is anticipated.

FEMA requires the Applicant to take reasonable efforts to pursue claims to recover insurance proceeds that it is entitled to receive from its insurer(s). In the event that any insurance proceeds are received for these expenses those proceeds must be reduced from FEMA Public Assistance funding to ensure no duplication of benefits has occurred.

No duplication of benefits from insurance is anticipated for work described in this application. In the event any part or all costs are paid by an insurance policy, a duplication of benefits from insurance will occur. Applicant must notify grantee and FEMA of such recoveries and the Sub-Grant award amount must be reduced by actual insurance proceeds.

No insurance requirements will be mandated for the damages included in this project. Insurance requirements are specific to permanent work to replace, restore, repair, reconstruct, or construct buildings, contents, equipment, and vehicles (FEMA Recovery Policy FP 206-086-1).

No insurance Narrative will be produced or uploaded into documents or attachments.

No O&M is required for the facilities represented on this project.

Ryan DeShong - Insurance Specialist - CRC West

O&M Requirements

There are no Obtain and Maintain Requirements on **County Wide Debris**.

Environmental Historical Preservation

Is this project compliant with EHP laws, regulations, and executive orders? **Yes**

EHP Conditions

- Any change to the approved scope of work will require re-evaluation for compliance with NEPA and other Laws and Executive Orders.
- This review does not address all federal, state and local requirements. Acceptance of federal funding requires recipient to comply with all federal, state and local laws. Failure to obtain all appropriate federal, state and local environmental permits and clearances may jeopardize funding.
- If ground disturbing activities occur during construction, applicant will monitor ground disturbance and if any potential archaeological resources are discovered, will immediately cease construction in that area and notify the State and FEMA.

EHP Additional Info

There is no additional environmental historical preservation on **County Wide Debris**.

Final Reviews

Final Review

Reviewed By CHRISTENSEN, JOHN T. **Reviewed On** 01/19/2024 11:31 AM PDT

Review Comments

No comments available for the Final Review step

Recipient Review

Reviewed By Schultz, Shea **Reviewed On** 01/22/2024 9:50 AM PDT

Review Comments

No comments available for the Recipient Review step

Project Signatures

Signed By Swickard, Debbie **Signed On** 01/30/2024

RESOLUTION NUMBER 2024R-073

RESOLUTION AUGMENTING DEPARTMENT
201
2024-2025 FISCAL YEAR BUDGET

WHEREAS, there is a need to revise the budget to reflect revised revenues and expenditures to the County as follows:

Project: FEMA DEM 2023 Flood 725049 County Wide Debris Removal
Project # 24F04.02

Revenue		
201-000 331.500	Grant Revenue - Federal	74,975.54
201-000 331.510	Grant Revenue - State	-
201-000 360.300	Grant Revenue - Non Govt.	-
	TOTAL REVENUES	74,975.54
Expenditures		
Various	Salaries & Benefits	-
201-605 511.150	Grant Match - Salary	-
201-605 511.999	Grant Match - Salary Offset	-
201-605 540.010	Grants-Services & Supplies	74,975.54
201-605 541.501	Grant Match - Serv & Supplies	24,991.81
201-605 563.902	Grant Match - Serv & Supplies	(24,991.81)
201-605 562.100	Grants-Capital Outlay	-
201-605 562.110	Grant Match - Capital Outlay	-
	TOTAL EXPENDITURES	74,975.54

NOW, THEREFORE, BE IT RESOLVED THAT the 2024-2025 Fiscal Year budget is herein amended.

Adopted this 19th day of December, 2024 by the following vote:

VOTE: Ayes Commissioners: _____

_____

_____

_____

_____

Nays Commissioners: _____

_____

Absent Commissioners: _____

_____

_____
Wesley Rice, Chairman
Douglas County Board of Commissioners

ATTEST:

_____
Amy Burgans
Douglas County Clerk-Treasurer

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Douglas County
725053 - Carson City Area Wide
97,916.37

Subrecipient Grant Award

STATE OF NEVADA
OFFICE OF THE MILITARY
DIVISION OF EMERGENCY MANAGEMENT / HOMELAND SECURITY
2478 Fairview Drive, Carson City, NV 89701
Telephone (775) 687-0300, Fax (775) 687-0322

Subrecipient Grant Award

Subrecipient: Douglas County

Program Name: Federal Emergency Management Agency (FEMA) Public Assistance, Disaster 4708

FEIN Number: PA-09-NV-4708

UEI: XVTREHCXGM77

Subrecipient UEI: KE5GF37F6F95

Subrecipient Grant Funds: $97,916.37

Subrecipient Required Match: 24,479.09

ALN (formally CFDA) # 97.036

Function Code # 0024

Grant Portal Project Worksheet Number: 725053

EMMI Project Worksheet Number: PA-09-NV-4708-PW-00024

Subrecipient Award Period: 4/27/2023-10/27/2024

Federal Award Period to DEM: 04/27/2023-10/27/2024

Federal Award Amount to DEM: Federal Award Amount will vary depending on approved Project Worksheets (PW). Only approved PW's will be reimbursed by DEM.

Grant Recipient Award Agreement

The President declared a Major Disaster in the State of Nevada on April 27, 2023, due to severe winter storms, flooding, landslides, and mudslides during the period of March 8-19, 2023. Major Disaster Declaration FEMA-44708-DR (Disaster 4708) was declared under the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42. U.S.C. §§ 5121-5207 (Stafford Act), in accordance with 44 CFR § 206.44. As a result of Disaster 4708, the State of Nevada, as Grantee, was awarded Public Assistance grant funding to assist the state and eligible governments, as well as certain private nonprofit organizations, in their response to, and recovery from, Disaster 4708.

This Agreement between the State of Nevada, Office of the Military, Division of Emergency Management (State), and Douglas County (Applicant) governs all federal assistance that the State of Nevada provides to the Applicant under Disaster 4708.

I. TERMS AND CONDITIONS

A. State Responsibilities

The State may provide Disaster Grant Funding or direct services to support the activities and programs authorized under the Stafford Act for Disaster 4708, and in accordance with this Agreement.

1. The State agrees to be the recipient for all federal financial assistance provided under the Stafford Act related to Disaster 4708. The State will serve as the pass-through entity with respect to the State's role in providing subgrants and administering grant assistance provided to Applicants.

2. The State agrees to maintain a Federal Emergency Management Agency (FEMA) approved State Mitigation Plan (SMP) in accordance with 44 CFR Part 201 (Mitigation Planning), as a condition of receiving Disaster Assistance funding.

B. Applicant Responsibilities

1. The Applicant agrees to comply with the federal and/or state grant award terms and conditions set forth in this Agreement, Disaster 4708, all provisions of the State Administrative Plan in place for each grant award, and the Federal and State Grant Assurances.

2. The Applicant agrees to lead, manage, and drive the overall recovery process and coordinate recovery activities and technical support by setting appropriate policies which adhere to the local, state, and federal laws.

3. The Applicant agrees to comply with the requirements of all applicable laws and regulations, including the Stafford Act, Title 44 of the Code of Federal Regulations (Emergency Management and Assistance), 2 CFR Part 3002 (implementing 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), all applicable FEMA and State Assurances, policies, procedure, and guidelines as well as, the Division of Emergency Management Grant Management Guide, Federal and State Assurances, the State Administrative Manual, applicable state and local laws, and FEMA policies and guidelines.

The Applicant agrees that all contract developed and signed for the utilization of federal grant dollars will be compliant with 2 CFR Part 200, Appendix II (please see the FEMA Contracts Provisions Guide).

4. The Applicant agrees to use disaster assistance funds solely for the purposes as stated in the approved project worksheets (PW) and the approved scope of work approved by FEMA and the State.

5. The Applicant agrees to provide the cost-sharing requirements of federal disaster assistance, as stipulated in Disaster 4708. Disaster 4708 includes the Public Assistance Program.

6. The Applicant agrees that all disaster assistance funding will be provided on a reimbursement basis only and must follow the reimbursement process established by NDEM Grant Guidelines and the NDEM Federal and State Assurances. Exceptions are discretionary and will be granted only due to conditions beyond the Applicant's control, which results in an inability to complete approved projects. All exceptions will be subject to the approval of the Governor's Authorized Representative (GAR) and must be requested by the applicant in writing and approved in writing by the GAR.

7. The Applicant agrees to establish and maintain a proper accounting system to record expenditures of disaster assistance funds in accordance with generally accepted accounting standards. The accounting system must follow the approved practices as outlined in the NDEM Grant Guidelines and NDEM Federal and State Assurances.

8. The Applicant agrees to accurately document the events and expenses incurred in the disaster response and recovery. All of the documentation pertaining to a project shall be filed together with the corresponding PW and maintained by the Applicant as the permanent record of the project. This process must include all backup and corresponding documentation attached to the PW in each file. The applicant must provide a copy of the documentation to the GAR for review, reconciliation, and archival.

9. The Applicant agrees to maintain records and supporting documentation relating to claims made by the Applicant for three (3) years after the completion and final payment of an individual PW and shall be available for inspection and audit at all reasonable times by NDEM, the State Auditor, and the Federal Auditor General.

10. The Applicant agrees to give the appropriate state agencies, as designated by the GAR, access to and the right to examine all records, documents, papers relating to any activity undertaken for funding under this Agreement.

11. The Applicant agrees to provide the State with quarterly project status reports. If the Applicant receives $750,000 or more in total Federal assistance in a single year, the Applicant shall accomplish a "single audit" and submit a copy of that audit to the State, in accordance with the Office of Management and Budget Super Circular.

12. The Applicant agrees to comply with the US Environmental Protection Agency regulations contained in Title 40 of the Code of Federal Regulations.

13. The Applicant agrees to comply with all applicable provisions of state laws and regulations in regard to procurement of goods and services regarding contract for repair or restoration of public facilities which conform to federal law and the standards identified in 2 CFR §§ 200.317-200.326, which are outlined in the NDEM Grant Guidelines and NDEM Federal and State Assurances, and the FEMA Public Assistance: Policy and Guidance.

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18. The Applicant agrees not to enter into any contract with any party that has been prohibited from participating in federal or state assistance programs.

19. The Applicant agrees to indemnify and hold the State and FEMA harmless from any damages arising out of the projects funded under this agreement.

20. The Applicant agrees to abide by the following work completion deadlines:

Emergency Work (Category A & B) - Six months from the date of declaration.

Permanent Work (Categories C-G) - Eighteen months from the date of declaration.

All required documentation in support of the project costs will be submitted within 90 days following completion of the project.

C. Controlling Authorities

This agreement is subject to the following governing authorities:

1. The Stafford Act and its implementing regulations contained in Title 44 of the Code of Federal Regulations, and FEMA policy and guidance.

2. 2 CFR Parts 200 and 3002, Uniform Administrative Requirements, Costs Principles, and Audit Requirements for Federal Awards.

3. The Public Assistance Program and Policy Guide (PAPPG V4).

4. The Office of the Military, Division of Emergency Management, Grant Management Guide.

5. The Federal and State Assurances, as well as the FEMA Public Assistance: Policy and Guidance.

6. Nevada Administrative Manual (SAM Manual)

7. All Applicable Federal, State, and Local laws, and FEMA policies and guidance.

II. DISASTER ASSISTANCE GRANT FUNDING

A. Terms and Conditions

1. Federal assistance, except for assistance under the Hazard Mitigation Grant Program, is limited to activities necessary to alleviate damage, loss, hardship, or suffering resulting from the incident that took place during the incident period identified in Disaster 4708, except that reasonable expenses that were incurred in anticipation of an immediately preceding such event may be eligible.

2. Federal assistance under the Stafford Act and this Agreement is limited to those areas, and programs designated by the President or FEMA in the Federal Register Notices for Disaster 4708.

3. All scopes of work and costs approved as a result of this Agreement, whether as estimates or final costs approved through subgrants, project worksheets, or otherwise, will incorporate by reference the terms of this Agreement and must comply with all applicable federal and state laws, regulations, policies and guidance in accordance with this Agreement, the provisions of the State Administrative Plan in place for each grant award and attached in this package as a FEMA Project Worksheet, and the federal and state grant assurances.

B. Disaster Programs

The following disaster assistance programs have been authorized for Disaster 4708 and are subject to this Agreement:

Public Assistance (PA):

Disaster 4708 authorized the PA Program and FEMA may make a PA grant award to the State. The Applicant agrees to make available the non-federal cost share of PA pursuant to the State of Nevada's requested timelines. Federal funding will be limited to 75 percent of total eligible costs, except as may be provided for in any subsequent cost-share amendment to the declaration for Disaster 4708.

The Public Assistance Programmatic addendums will be listed in the PAPPG V4. This will give additional terms and conditions for the implementation of the PA Program as applicable, PA grant performance goals, and cost-share adjustments under alternative procedures for debris removal.

III. FUNDING

The Applicant will be reimbursed in accordance with the Federal and State Assurances. At any time during the lifecycle of the grant, the State may adjust the amounts available to the Applicant in the request for reimbursement process due to grant adjustments, partial or full grant terminations, closeouts, or other reasons.

IV. REPORTING

A. Financial Report

The Final Financial Report is due thirty (30) days after project completion, see Federal and State Assurances.

B. Quarterly Financial/Programmatic Reports

The quarterly financial reports are due thirty (30) days after the quarter ends (December 30, March 30, June 30, and September 30).

V. CONSTRUCTION REQUIREMENTS

Prior to the start of any construction activity, the Applicant will ensure that all federal, state and local permits and approvals are obtained, and all permit conditions are addressed, including, the National Environmental Policy Act, the National Historic Preservation Act, the Endangered Species Act, and all other applicable environmental laws and executive orders. All construction should be in accordance with approved permits, project plans, and specifications, as well as applicable building codes and program guidance.

VI. EXTENSIONS

All extensions must include documentation substantiating delays beyond its control, a detailed justification for the delay, the status of work completed, and to be completed, and a project timeline with the projected completion date.

All requests and approvals for extensions must be on the approved excel workbook, which includes the quarterly financial report, programmatic report, and project change request.

Applicants that request an extension must submit reports no later than 15 days after the last day of the approved extension. Sub-grantees may not obligate funds at the end of extension and use the State Administrative Agent's (SAA) close out period to submit reports/expenditures unless extenuation circumstances exist, and the approval is issued in writing to the sub-grantee.

Extension requests must follow the process described in Chapter 11, Section V of the PAPPG V4 (page 196) and be sent to the GAR for consideration.

The regulatory time limitation for temporary facilities (Emergency Work) is 6 months from the Federal Declaration date. The State of Nevada may approve an extension up to 6 months; however, this must be in writing on the "Project Change" form with a narrative and justification.

The regulatory time limitation for permanent work is 18 months from the Federal Declaration date. The State of Nevada may approve an extension up to an additional 30 months; however, this must be in writing on the "Project Change" form with a narrative and justification.

The State of Nevada may request additional time from FEMA; however, this will only be granted if the Applicant has

already started the project and needs additional time to complete, and the extension is due to circumstances out of the Applicant's control for the emergency work. Please refer to the PAPPG V4.

VII. RESOURCES

- Federal and State Assurances
- Federal and State Administrative Plan
- Financial/Programmatic Reporting
- PAPPG V4 (2020)
- The Office of the Military, Division of Emergency Management Grant Management Guide
- All DEM and FEMA Bulletins
- The FEMA approved Project Worksheet
- The FEMA Contracts Provisions Guide

IN WITNESS WHEREOF, the Parties approve this Agreement:

_____

Appointing Authority Date

Signatures

Authorized Official

Douglas County	**Nevada Office of the Military, Division of Emergency Management**
Not signed yet.	David Wm. Fogerson 7/17/2024 10:51:59 AM dfogerson@dps.state.nv.us 167.154.44.201

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Department of Homeland Security
Federal Emergency Management Agency

General Info

Project #	725053 **P/W #** 24	**Project Type**	Standard
Project Category	C - Roads and Bridges	**Applicant**	Douglas County (005-99005-00)
Project Title	Carson City Area Roads	**Event**	4708DR-NV (4708DR)
Project Size	Small	**Declaration Date**	4/27/2023
Activity Completion Date	10/27/2024	**Incident Start Date**	3/08/2023
		Incident End Date	3/19/2023
Process Step	Pending DIU EMMIE Final Record Upload		

Damage Description and Dimensions

The Disaster # 4708DR, which occurred between *03/08/2023* and *03/19/2023*, caused:

During the Incident Period, March 8th, 2023 – March 19th, 2023, Douglas County encountered extreme heavy flowing waters causing damages to many county roads in the Carson City area. Douglas County had to hire a contractor (Sierra View) to repair Tourmaline Road due to a sinkhole that was caused by the large amounts of water which impacting the road to become impassable and dangerous to public and vehicles.

Work Completed:

Contractor: Sierra View was contracted to do the work. Cost: $66,800.00

Applicant still has work to be completed. And will use FAL and FAE to complete the remaining road repairs. Applicant will use existing material left behind by flooded waters.

NOTES:

Applicant has provided: SOW for work to be completed and Estimate

This project has NO mitigation request (docs in file)

Damage #1336332; Carson City Area Wide

For the incident period from March 9 to March 18, 2023. High velocity waters, flooding and heavy rain affected multiple facilities including roads, culverts, curbs, shoulders, road associated embankments and roadway ditches within Douglas Co. Work has not been completed. Contract and FA will be used for completion.

General Facility Information:

- **Facility Type:** Roads (No Culverts)
- **Facility:** Carson City Area
- **Facility Description:** Multiple streets and ditches
- **Approx. Year Built:** 1980
- **Location Description:** 1594 Esmeralda Ave, Minden Nevada, 89423
- **Road Type:** Multiple road types
- **Width (ft):** 24

- **Number of Lanes:** 2

General Damage Information:

- **Date Damaged:** 3/9/2023 to 3/18/2023
- **Cause of Damage:** High velocity water, flooding and rain affected multiple facilities including roads, culverts, shoulders, embankments and ditches within Douglas co.

Road Damage:

Bucko Way - GPS: 39.106636 -119.785027:
- Ditches, 6 CY of Native Soil, 55 FT long x 3 FT wide x 1 FT deep, per applicant, surface water flooding eroded the shoulder and roadway ditches., 0% work completed.

Calcite Dr. - GPS: 39.090611 -119.783829:
- Ditches, 16 CY of Native Soil, 150 FT long x 3 FT wide x 1 FT deep, per applicant, surface water flooding eroded the roadway ditches along the road., 0% work completed.

Center Dr. - Site 1 - GPS: 39.110356 -119.761931:
- Ditches, 7 CY of native soil, 16 FT long x 6 FT wide x 2 FT deep, per applicant, surface water flooding eroded the shoulder and ditches, 0% work completed.
- Ditches, 3 CY of 6 in to 8 in rip rap to stabilize the shoulder, , 16 FT long x 6 FT wide x 12 IN deep, per applicant, surface water flooding eroded the shoulder and roadway ditches., 0% work completed.

Center Dr. - Site 2 - GPS: 39.110424 -119.762132:
- Ditches, 8 CY of native soil, 19 FT long x 6 FT wide x 2 FT deep, per applicant, surface water flooding eroded the shoulder and ditches, 0% work completed.

Center Dr. - Site 2 - GPS: 39.110424-119.762132:
- Ditches, 4 CY of 6 in to 8 in rip rap to stabilize the shoulder, , 19 FT long x 6 FT wide x 12 IN deep, per applicant, surface water flooding eroded the shoulder and roadway ditches., 0% work completed.

Green Acres Dr - GPS:39.099563 -119.787364:
- Ditches, 8 CY of Native Soil, 23 FT long x 7 FT wide x 18 IN deep, per applicant, surface water flooding eroded the shoulder and roadway ditches., 0% work completed.

Jacks Valley - GPS: 39.098480 -119.785436:
- Ditches, 11 CY of Native Soil, 50 FT long x 3 FT wide x 2 FT deep, per applicant, surface water flooding eroded the shoulder and roadway ditches., 0% work completed.

Jacks Valley - Site 2 - GPS: 39.010052 -119.843027:
- Ditches, 5 CY of Native Soil, 20 FT long x 4 FT wide x 2 FT deep, per applicant, surface water flooding eroded the shoulder and roadway ditches., 0% work completed.

Pawnee St. - GPS: 39.093219 -119.788931:
- Ditches, 32 CY of Native Soil, 108 FT long x 4 FT wide x 2 FT deep, per applicant, surface water flooding eroded the shoulder and roadway ditches., 0% work completed.

Plymouth Dr. - GPS: 39.077521 -119.780151:
- Ditches, 6 CY of Native Soil, 60 FT long x 2 FT wide x 18 IN deep, per applicant, surface water flooding eroded the shoulder and roadway ditches., 0% work completed.

Silverado - Site 1 - GPS: 39.106472 -119.783454:
- Ditches, 4 CY of Native Soil, 21 FT long x 4 FT wide x 18 IN deep, per applicant, surface water flooding eroded the shoulder and roadway ditches., 0% work completed.

Silverado - Site 2 - GPS: 39.103631 -119.783344:
- Ditches, 34 CY of Native Soil, 125 FT long x 5 FT wide x 18 IN deep, per applicant, surface water flooding eroded the shoulder and roadway ditches., 0% work completed.

Summerhill - Site 1 - GPS Start: 39.104076 -119.781041 End: 39.106655 -119.781048:
- Ditches, 105 CY of Native Soil, 946 FT long x 3 FT wide x 1 FT deep, per applicant, surface water flooding eroded the shoulder and roadway ditches., 0% work completed.

Summerhill - Site 2 - GPS Start: 39.106654 -119.781087 :

- Ditches, 4 CY of Native Soil, 65 FT long x 2 FT wide x 1 FT deep, per applicant, surface water flooding eroded the shoulder and roadway ditches., 0% work completed.

Final Scope

1336332 Carson City Area Wide

DI #1336332

Work to be Completed

The applicant will utilize Force Account for repairs to the roads and to restore the facility back to its pre-disaster design, function, and capacity (in-kind) within the existing footprint.

Bucko Way - GPS (39.106636 -119.785027):

Replace 6 CY of Native Soil, 55 FT long x 3 FT wide x 1 FT deep

Calcite Dr. - GPS (39.090611 -119.783829):

Replace 16 CY of #2 Native Soil, 150 FT long x 3 FT wide x 1 FT deep

Center Dr. - Site 1 – GPS (39.110356 -119.761931):

Replace 7 CY of Native Soil, 16 FT long x 6 FT wide x 2 FT deep

Replace 3 CY of 6 in to 8 in rip rap to stabilize the shoulder, 16 FT long x 6 FT wide x 12 IN deep

Center Dr. - Site 2 – GPS (39.110424 -119.762132):

Replace 8 CY of native soil, 19 FT long x 6 FT wide x 2 FT deep

Center Dr. - Site 2 – GPS (39.110424-119.762132):

Replace 4 CY of 6 in to 8 in rip rap to stabilize the shoulder,19 FT long x 6 FT wide x 12 IN deep

Green Acres Dr – GPS (39.099563 -119.787364):

Replace 8 CY of Native Soil, 23 FT long x 7 FT wide x 18 IN deep

Jacks Valley - GPS (39.098480 -119.785436):

Replace 11 CY of Native Soil, 50 FT long x 3 FT wide x 2 FT deep

Jacks Valley - Site 2 - GPS (39.010052 -119.843027):

Replace 5 CY of Native Soil, 20 FT long x 4 FT wide x 2 FT deep

Pawnee St. - GPS (39.093219 -119.788931):

Replace 32 CY of Native Soil, 108 FT long x 4 FT wide x 2 FT deep

Plymouth Dr. - GPS (39.077521 -119.780151):

Replace 6 CY of Native Soil, 60 FT long x 2 FT wide x 18 IN deep

Silverado - Site 1 - GPS (39.106472 -119.783454):

Replace 4 CY of Native Soil, 21 FT long x 4 FT wide x 18 IN deep

Silverado - Site 2 - GPS (39.103631 -119.783344):

Replace 34 CY of Native Soil, 125 FT long x 5 FT wide x 18 IN deep

Summerhill - Site 1 - GPS (Start 39.104076 -119.781041 End: 39.106655 -119.781048):

Replace 105 CY of Native Soil, 946 FT long x 3 FT wide x 1 FT deep

Summerhill - Site 2 - GPS (39.106654 -119.781087):

Replace 4 CY of Native Soil, 65 FT long x 2 FT wide x 1 FT deep

Work to Be Completed Total: $97,916.37

Project Notes:

1. In accordance with FEMA's Simplified Procedures, the project scope and cost were developed from Applicant provided Cost Summaries/Estimates and will be certified by the Applicant using the Small Permanent Work Project Certifications and Acknowledgements form. See attachment labeled: 725053 - 4708DR-NV- CRC Costing Spreadsheet.xlsx.
2. All borrow or fill material must come from pre-existing stockpiles, material reclaimed from maintained roadside ditches (provided the designed width or depth of the ditch is not increased), or commercially procured material from a source existing prior to the event. For any FEMA-funded project requiring the use of a non-commercial source or a commercial source that was not permitted to operate prior to the event (e.g., a new pit, agricultural fields, road ROWs, etc.) in whole or in part, regardless of cost, the Applicant must notify FEMA and the Recipient prior to extracting material. FEMA must review the source for compliance with all applicable federal environmental planning and historic preservation laws and executive orders prior to a subrecipient or their contractor commencing borrow extraction. Consultation and regulatory permitting may be required. Non-compliance with this requirement may jeopardize receipt of federal funding. Documentation of borrow sources utilized is required at closeout.
3. All work will be completed within the applicants ROW, if staging of equipment and materials would be needed, they will be staged within the applicants ROW.
4. All roads on this project have been reviewed for FHWA status and none were found.
5. No cost-effective 406 Mitigation has been identified by the applicant.
6. The Cost Code 9001 indicates Contract costs, but the Applicant has confirmed that this work will be performed through Force Account.

Cost

Code	Quantity	Unit	Total Cost	Section
9001 (Contract)	1.00	Lump Sum	$97,916.37	Uncompleted

CRC Gross Cost	$97,916.37
Total 406 HMP Cost	$0.00
Total Insurance Reductions	$0.00
CRC Net Cost	$97,916.37
Federal Share (75.00%)	$73,437.28
Non-Federal Share (25.00%)	$24,479.09

Award Information

Version Information

Version #	Eligibility Status	Current Location	Bundle Number	Project Amount	Cost Share	Federal Share Obligated	Date Obligated
0	Pending	In Review		$0.00	75%	$0.00	

Drawdown History

EMMIE Drawdown Status As of Date	IFMIS Obligation #	Expenditure Number	Expended Date	Expended Amount
No Records				

Obligation History

Version #	Date Obligated	Obligated Cost	Cost Share	IFMIS Status	IFMIS Obligation #

Subgrant Conditions

- As described in Title 2 Code of Federal Regulations (C.F.R.) § 200.333, financial records, supporting documents, statistical records and all other non-Federal entity records pertinent to a Federal award must be retained for a period of three (3) years from the date of submission of the final expenditure report or, for Federal awards that are renewed quarterly or annually, from the date of the submission of the quarterly or annual financial report, respectively, as reported to the Federal awarding agency or pass-through entity in the case of a subrecipient. Federal awarding agencies and pass-through entities must not impose any other record retention requirements upon non-Federal entities. Exceptions are stated in 2 C.F.R. §200.333(a) – (f)(1) and (2). All records relative to this project are subject to examination and audit by the State, FEMA and the Comptroller General of the United States and must reflect work related to disaster-specific costs.
- In the seeking of proposals and letting of contracts for eligible work, the Applicant/Subrecipient must comply with its Local, State (provided that the procurements conform to applicable Federal law) and Federal procurement laws, regulations, and procedures as required by FEMA Policy 2 CFR Part 200, Procurement Standards, §§ 317-326.
- The Recipient must submit its certification of the subrecipient's completion of all of its small projects and compliance with all environmental and historic preservation requirements within 180 days of the applicant's completion of its last small project, or the latest approved deadline, whichever is sooner.
- When any individual item of equipment purchased with PA funding is no longer needed, or a residual inventory of unused supplies exceeding $5,000 remains, the subrecipient must follow the disposition requirements in Title 2 Code of Federal Regulations (C.F.R.) § 200.313-314.
- The terms of the FEMA-State Agreement are incorporated by reference into this project under the Public Assistance award and the applicant must comply with all applicable laws, regulations, policy, and guidance. This includes, among others, the Robert T. Stafford Disaster Relief and Emergency Assistance Act; Title 44 of the Code of Federal Regulations; FEMA Policy No. 104-009-2, Public Assistance Program and Policy Guide; and other applicable FEMA policy and guidance.
- The DHS Standard Terms and Conditions in effect as of the declaration date of this emergency declarations or major disaster, as applicable, are incorporated by reference into this project under the Public Assistance grant, which flow down from the Recipient to subrecipients unless a particular term or condition indicates otherwise.
- The Uniform Administrative Requirements, Cost Principles, and Audit Requirements set forth at Title 2 Code of Federal Regulations (C.F.R.) Part 200 apply to this project award under the Public Assistance grant, which flow down from the Recipient to all subrecipients unless a particular section of 2 C.F.R. Part 200, the FEMA-State Agreement, or the terms and conditions of this project award indicate otherwise. See 2 C.F.R. §§ 200.101 and 110.
- The subrecipient must submit a written request through the Recipient to FEMA before it makes a change to the approved scope of work in this project. If the subrecipient commences work associated with a change before FEMA approves the change, it will jeopardize financial assistance for this project. See FEMA Policy No. 104-009-2, Public Assistance Program and Policy Guide.
- Pursuant to section 312 of the Stafford Act, 42 U.S.C. 5155, FEMA is prohibited from providing financial assistance to any entity that receives assistance from another program, insurance, or any other source for the same work. The subrecipient agrees to repay all duplicated assistance to FEMA if they receive assistance for the same work from another Federal agency, insurance, or any other source. If an subrecipient receives funding from another federal program for the same purpose, it must notify FEMA through the Recipient and return any duplicated funding.

Insurance

Additional Information

4/5/2024

Property insurance coverage for road(s), road right-of-ways, embankment erosion, bridges or culvert damage represented on this project are not insured or insurable. No insurance relief is anticipated. No Obtain and Maintain requirement will be made.

FEMA requires the Applicant to take reasonable efforts to pursue claims to recover insurance proceeds that it is entitled to receive from its insurer(s). In the event that any insurance proceeds are received for these expenses those proceeds must be reduced from FEMA Public Assistance funding to ensure no duplication of benefits has occurred.

No duplication of benefits from insurance is anticipated for work described in this application. In the event any part or all costs are paid by an insurance policy, a duplication of benefits from insurance will occur. Applicant must notify grantee and FEMA of such recoveries and the Sub-Grant award amount must be reduced by actual insurance proceeds.

No insurance requirements are mandated for the damages included in this project. Insurance requirements are specific to permanent work to replace, restore, repair, reconstruct, or construct buildings, contents, equipment, and vehicles (FEMA Recovery Policy FP 206-086-1).

No insurance Narrative will be produced or uploaded into documents or attachments.

No O&M is required for the facilities represented on this project.

Malik Harness

Public Assistance Insurance Specialist | CRC West

O&M Requirements

There are no Obtain and Maintain Requirements on **Carson City Area Roads**.

406 Mitigation

There is no additional mitigation information on **Carson City Area Roads**.

Environmental Historical Preservation

Is this project compliant with EHP laws, regulations, and executive orders? **Yes**

EHP Conditions

- Any change to the approved scope of work will require re-evaluation for compliance with NEPA and other Laws and Executive Orders.
- This review does not address all federal, state and local requirements. Acceptance of federal funding requires recipient to

comply with all federal, state and local laws. Failure to obtain all appropriate federal, state and local environmental permits and clearances may jeopardize funding.
- If ground disturbing activities occur during construction, applicant will monitor ground disturbance and if any potential archaeological resources are discovered, will immediately cease construction in that area and notify the State and FEMA.

EHP Additional Info

There is no additional environmental historical preservation on **Carson City Area Roads**.

Final Reviews

Final Review

Reviewed By CHRISTENSEN, JOHN T. **Reviewed On** 05/16/2024 1:12 PM PDT

Review Comments

No comments available for the Final Review step

Recipient Review

Reviewed By Schultz, Shea **Reviewed On** 05/20/2024 7:37 AM PDT

Review Comments

No comments available for the Recipient Review step

Project Signatures

Signed By Swickard, Debbie **Signed On** 05/20/2024

RESOLUTION NUMBER 2024R-087

RESOLUTION AUGMENTING DEPARTMENT
201
2024-2025 FISCAL YEAR BUDGET

WHEREAS, there is a need to revise the budget to reflect revised revenues and expenditures to the County as follows:

Project: FEMA DEM 2023 Flood 725053 Carson City Area Wide
Project # 24F04.04

Revenue		
201-000 331.500	Grant Revenue - Federal	73,437.28
201-000 331.510	Grant Revenue - State	-
201-000 360.300	Grant Revenue - Non Govt.	-
	TOTAL REVENUES	73,437.28
Expenditures		
Various	Salaries & Benefits	-
201-605 511.150	Grant Match - Salary	-
201-605 511.999	Grant Match - Salary Offset	-
201-605 540.010	Grants-Services & Supplies	73,437.28
201-605 541.501	Grant Match - Serv & Supplies	24,479.09
201-605 563.902	Grant Match - Serv & Supplies	(24,479.09)
201-605 562.100	Grants-Capital Outlay	-
201-605 562.110	Grant Match - Capital Outlay	-
	TOTAL EXPENDITURES	73,437.28

NOW, THEREFORE, BE IT RESOLVED THAT the 2024-2025 Fiscal Year budget is herein amended.

Adopted this 19th day of December, 2024 by the following vote:

VOTE: Ayes Commissioners: _____

_____

_____

_____

_____

Nays Commissioners: _____

_____

Absent Commissioners: _____

_____

_____
Wesley Rice, Chairman
Douglas County Board of Commissioners

ATTEST:

_____
Amy Burgans
Douglas County Clerk-Treasurer

Powered by ZoomGrants™

Douglas County
725054 Fish Springs Area Roads
80,274.05

Subrecipient Grant Award

STATE OF NEVADA
OFFICE OF THE MILITARY
DIVISION OF EMERGENCY MANAGEMENT / HOMELAND SECURITY
2478 Fairview Drive, Carson City, NV 89701
Telephone (775) 687-0300, Fax (775) 687-0322

Subrecipient Grant Award

Subrecipient: Douglas County

Program Name: Federal Emergency Management Agency (FEMA) Public Assistance, Disaster 4708

FEIN Number: PA-09-NV-4708

UEI: XVTREHCXGM77

Subrecipient UEI: KE5GF37F6F95

Subrecipient Grant Funds: $80,274.05

Subrecipient Required Match: 20,068.51

ALN (formally CFDA) # 97.036

Function Code # 0033

Grant Portal Project Worksheet Number: 725054

EMMI Project Worksheet Number: PA-09-NV-4708-PW-00033

Subrecipient Award Period: 4/27/2023-10/27/2024

Federal Award Period to DEM: 04/27/2023-10/27/2024

Federal Award Amount to DEM: Federal Award Amount will vary depending on approved Project Worksheets (PW). Only approved PW's will be reimbursed by DEM.

Grant Recipient Award Agreement

The President declared a Major Disaster in the State of Nevada on April 27, 2023, due to severe winter storms, flooding, landslides, and mudslides during the period of March 8-19, 2023. Major Disaster Declaration FEMA-44708-DR (Disaster 4708) was declared under the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42. U.S.C. §§ 5121-5207 (Stafford Act), in accordance with 44 CFR § 206.44. As a result of Disaster 4708, the State of Nevada, as Grantee, was awarded Public Assistance grant funding to assist the state and eligible governments, as well as certain private nonprofit organizations, in their response to, and recovery from, Disaster 4708.

This Agreement between the State of Nevada, Office of the Military, Division of Emergency Management (State), and Douglas County (Applicant) governs all federal assistance that the State of Nevada provides to the Applicant under Disaster 4708.

I. TERMS AND CONDITIONS

A. State Responsibilities

The State may provide Disaster Grant Funding or direct services to support the activities and programs authorized under the Stafford Act for Disaster 4708, and in accordance with this Agreement.

1. The State agrees to be the recipient for all federal financial assistance provided under the Stafford Act related to Disaster 4708. The State will serve as the pass-through entity with respect to the State's role in providing subgrants and administering grant assistance provided to Applicants.

2. The State agrees to maintain a Federal Emergency Management Agency (FEMA) approved State Mitigation Plan (SMP) in accordance with 44 CFR Part 201 (Mitigation Planning), as a condition of receiving Disaster Assistance funding.

B. Applicant Responsibilities

1. The Applicant agrees to comply with the federal and/or state grant award terms and conditions set forth in this Agreement, Disaster 4708, all provisions of the State Administrative Plan in place for each grant award, and the Federal and State Grant Assurances.

2. The Applicant agrees to lead, manage, and drive the overall recovery process and coordinate recovery activities and technical support by setting appropriate policies which adhere to the local, state, and federal laws.

3. The Applicant agrees to comply with the requirements of all applicable laws and regulations, including the Stafford Act, Title 44 of the Code of Federal Regulations (Emergency Management and Assistance), 2 CFR Part 3002 (implementing 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), all applicable FEMA and State Assurances, policies, procedure, and guidelines as well as, the Division of Emergency Management Grant Management Guide, Federal and State Assurances, the State Administrative Manual, applicable state and local laws, and FEMA policies and guidelines.

The Applicant agrees that all contract developed and signed for the utilization of federal grant dollars will be compliant with 2 CFR Part 200, Appendix II (please see the FEMA Contracts Provisions Guide).

4. The Applicant agrees to use disaster assistance funds solely for the purposes as stated in the approved project worksheets (PW) and the approved scope of work approved by FEMA and the State.

5. The Applicant agrees to provide the cost-sharing requirements of federal disaster assistance, as stipulated in Disaster 4708. Disaster 4708 includes the Public Assistance Program.

6. The Applicant agrees that all disaster assistance funding will be provided on a reimbursement basis only and must follow the reimbursement process established by NDEM Grant Guidelines and the NDEM Federal and State Assurances. Exceptions are discretionary and will be granted only due to conditions beyond the Applicant's control, which results in an inability to complete approved projects. All exceptions will be subject to the approval of the Governor's Authorized Representative (GAR) and must be requested by the applicant in writing and approved in writing by the GAR.

7. The Applicant agrees to establish and maintain a proper accounting system to record expenditures of disaster assistance funds in accordance with generally accepted accounting standards. The accounting system must follow the approved practices as outlined in the NDEM Grant Guidelines and NDEM Federal and State Assurances.

8. The Applicant agrees to accurately document the events and expenses incurred in the disaster response and recovery. All of the documentation pertaining to a project shall be filed together with the corresponding PW and maintained by the Applicant as the permanent record of the project. This process must include all backup and corresponding documentation attached to the PW in each file. The applicant must provide a copy of the documentation to the GAR for review, reconciliation, and archival.

9. The Applicant agrees to maintain records and supporting documentation relating to claims made by the Applicant for three (3) years after the completion and final payment of an individual PW and shall be available for inspection and audit at all reasonable times by NDEM, the State Auditor, and the Federal Auditor General.

10. The Applicant agrees to give the appropriate state agencies, as designated by the GAR, access to and the right to examine all records, documents, papers relating to any activity undertaken for funding under this Agreement.

11. The Applicant agrees to provide the State with quarterly project status reports. If the Applicant receives $750,000 or more in total Federal assistance in a single year, the Applicant shall accomplish a "single audit" and submit a copy of that audit to the State, in accordance with the Office of Management and Budget Super Circular.

12. The Applicant agrees to comply with the US Environmental Protection Agency regulations contained in Title 40 of the Code of Federal Regulations.

13. The Applicant agrees to comply with all applicable provisions of state laws and regulations in regard to procurement of goods and services regarding contract for repair or restoration of public facilities which conform to federal law and the standards identified in 2 CFR §§ 200.317-200.326, which are outlined in the NDEM Grant Guidelines and NDEM Federal and State Assurances, and the FEMA Public Assistance: Policy and Guidance.

14. If the Applicant received duplicate benefits from another source for projects related to this disaster, the Applicant agrees to refund the benefits provided by the State.

15. The Applicant agrees to comply with Provision of the Hatch Act limiting the political activities of public employees, as it relates to the programs funded.

16. The Applicant agrees to not enter into any cost plus a percentage of costs or contingency contract for completion of disaster restoration or repair work.

17. The Applicant agrees to not enter into contracts, grants, loans, or cooperative agreements for which payment is contingent upon receipt of state or federal funds.

18. The Applicant agrees not to enter into any contract with any party that has been prohibited from participating in federal or state assistance programs.

19. The Applicant agrees to indemnify and hold the State and FEMA harmless from any damages arising out of the projects funded under this agreement.

20. The Applicant agrees to abide by the following work completion deadlines:

Emergency Work (Category A & B) - Six months from the date of declaration.

Permanent Work (Categories C-G) - Eighteen months from the date of declaration.

All required documentation in support of the project costs will be submitted within 90 days following completion of the project.

C. Controlling Authorities

This agreement is subject to the following governing authorities:

1. The Stafford Act and its implementing regulations contained in Title 44 of the Code of Federal Regulations, and FEMA policy and guidance.

2. 2 CFR Parts 200 and 3002, Uniform Administrative Requirements, Costs Principles, and Audit Requirements for Federal Awards.

3. The Public Assistance Program and Policy Guide (PAPPG V4).

4. The Office of the Military, Division of Emergency Management, Grant Management Guide.

5. The Federal and State Assurances, as well as the FEMA Public Assistance: Policy and Guidance.

6. Nevada Administrative Manual (SAM Manual)

7. All Applicable Federal, State, and Local laws, and FEMA policies and guidance.

II. DISASTER ASSISTANCE GRANT FUNDING

A. Terms and Conditions

1. Federal assistance, except for assistance under the Hazard Mitigation Grant Program, is limited to activities necessary to alleviate damage, loss, hardship, or suffering resulting from the incident that took place during the incident period identified in Disaster 4708, except that reasonable expenses that were incurred in anticipation of an immediately preceding such event may be eligible.

2. Federal assistance under the Stafford Act and this Agreement is limited to those areas, and programs designated by the President or FEMA in the Federal Register Notices for Disaster 4708.

3. All scopes of work and costs approved as a result of this Agreement, whether as estimates or final costs approved through subgrants, project worksheets, or otherwise, will incorporate by reference the terms of this Agreement and must comply with all applicable federal and state laws, regulations, policies and guidance in accordance with this Agreement, the provisions of the State Administrative Plan in place for each grant award and attached in this package as a FEMA Project Worksheet, and the federal and state grant assurances.

B. Disaster Programs

The following disaster assistance programs have been authorized for Disaster 4708 and are subject to this Agreement:

Public Assistance (PA):

Disaster 4708 authorized the PA Program and FEMA may make a PA grant award to the State. The Applicant agrees to make available the non-federal cost share of PA pursuant to the State of Nevada's requested timelines. Federal funding will be limited to 75 percent of total eligible costs, except as may be provided for in any subsequent cost-share amendment to the declaration for Disaster 4708.

The Public Assistance Programmatic addendums will be listed in the PAPPG V4. This will give additional terms and conditions for the implementation of the PA Program as applicable, PA grant performance goals, and cost-share adjustments under alternative procedures for debris removal.

III. FUNDING

The Applicant will be reimbursed in accordance with the Federal and State Assurances. At any time during the lifecycle of the grant, the State may adjust the amounts available to the Applicant in the request for reimbursement process due to grant adjustments, partial or full grant terminations, closeouts, or other reasons.

IV. REPORTING

A. Financial Report

The Final Financial Report is due thirty (30) days after project completion, see Federal and State Assurances.

B. Quarterly Financial/Programmatic Reports

The quarterly financial reports are due thirty (30) days after the quarter ends (December 30, March 30, June 30, and September 30).

V. CONSTRUCTION REQUIREMENTS

Prior to the start of any construction activity, the Applicant will ensure that all federal, state and local permits and approvals are obtained, and all permit conditions are addressed, including, the National Environmental Policy Act, the National Historic Preservation Act, the Endangered Species Act, and all other applicable environmental laws and executive orders. All construction should be in accordance with approved permits, project plans, and specifications, as well as applicable building codes and program guidance.

VI. EXTENSIONS

All extensions must include documentation substantiating delays beyond its control, a detailed justification for the delay, the status of work completed, and to be completed, and a project timeline with the projected completion date.

All requests and approvals for extensions must be on the approved excel workbook, which includes the quarterly financial report, programmatic report, and project change request.

Applicants that request an extension must submit reports no later than 15 days after the last day of the approved extension. Sub-grantees may not obligate funds at the end of extension and use the State Administrative Agent's (SAA) close out period to submit reports/expenditures unless extenuation circumstances exist, and the approval is issued in writing to the sub-grantee.

Extension requests must follow the process described in Chapter 11, Section V of the PAPPG V4 (page 196) and be sent to the GAR for consideration.

The regulatory time limitation for temporary facilities (Emergency Work) is 6 months from the Federal Declaration date. The State of Nevada may approve an extension up to 6 months; however, this must be in writing on the "Project Change" form with a narrative and justification.

The regulatory time limitation for permanent work is 18 months from the Federal Declaration date. The State of Nevada may approve an extension up to an additional 30 months; however, this must be in writing on the "Project Change" form with a narrative and justification.

The State of Nevada may request additional time from FEMA; however, this will only be granted if the Applicant has

already started the project and needs additional time to complete, and the extension is due to circumstances out of the Applicant's control for the emergency work. Please refer to the PAPPG V4.

VII. RESOURCES

- Federal and State Assurances
- Federal and State Administrative Plan
- Financial/Programmatic Reporting
- PAPPG V4 (2020)
- The Office of the Military, Division of Emergency Management Grant Management Guide
- All DEM and FEMA Bulletins
- The FEMA approved Project Worksheet
- The FEMA Contracts Provisions Guide

IN WITNESS WHEREOF, the Parties approve this Agreement:

_____

Appointing Authority Date

Signatures

Authorized Official

Douglas County	**Nevada Office of the Military, Division of Emergency Management**
Not signed yet.	David Wm. Fogerson 7/17/2024 10:52:13 AM dfogerson@dps.state.nv.us 167.154.44.201

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Department of Homeland Security
Federal Emergency Management Agency

General Info

Project #	725054 **P/W #** 33	**Project Type**	Standard
Project Category	C - Roads and Bridges	**Applicant**	Douglas County (005-99005-00)
Project Title	Fish Springs Area Roads	**Event**	4708DR-NV (4708DR)
Project Size	Small	**Declaration Date**	4/27/2023
Activity Completion Date	10/27/2024	**Incident Start Date**	3/08/2023
		Incident End Date	3/19/2023
Process Step	Pending DIU EMMIE Final Record Upload		

Damage Description and Dimensions

The Disaster # 4708DR, which occurred between *03/08/2023* and *03/19/2023*, caused:

Damage #1336333; Fish Springs Areawide

General Facility Information:

- **Facility Type:** Roads (No Culverts)
- **Facility:** Public roadway
- **Facility Description:** fish spring rd (etc)
- **Approx. Year Built:** 1990
- **Location Description:** Multiple asphalt roads
- **Road Type:** Asphalt
- **Width (ft):** 24
- **Number of Lanes:** 2

General Damage Information:

- **Date Damaged:** 3/18/2023
- **Cause of Damage:** Flood water washout the shoulder/ditch embankment (native soil)

Road Damage:

Site 01 GPS: Start 38.939426 -119.707410 End 38.939100 -119.706368:
- Shoulder, 37.037 CY of native soil , 300 FT long x 5 FT wide x 8 IN deep, flood water cause washout to shoulder of roadway native soil, 0% work completed.

Site 02 GPS: 38.936889 -119.692613:
- Shoulder, 11.1111 CY of native soil, 50 FT long x 9 FT wide x 8 IN deep, flood water cause washout to shoulder of roadway native soil, 0% work completed.

Site 03 GPS: Start 38.938504 -119.689958 End 38.937321 -119.689681:
- Shoulder, 90.8642 CY of native soil, 460 FT long x 8 FT wide x 8 IN deep, flood water cause washout to shoulder of roadway native soil, 0% work completed.

Site 04 GPS: 38.933459 -119.678194:
- Shoulder, 128.3951 CY of native soil, 130 FT long x 40 FT wide x 8 IN deep, flood water cause washout to shoulder of roadway native soil, 70% work completed.

Site 05 GPS: 38.933632 -119.67922:

- Shoulder, 17.284 CY of native soil, 100 FT long x 7 FT wide x 8 IN deep, flood water cause washout to shoulder of roadway native soil, 80% work completed.

Site 06 GPS: 38.933622 -119.673221:
- Shoulder, 10.3704 CY of native soil, 60 FT long x 7 FT wide x 8 IN deep, flood water cause washout to shoulder of roadway native soil, 0% work completed.

Site 07 GPS: 38.934792 -119.663252:
- Shoulder, 3.4722 CY of asphalt damage near shoulder, 25 FT long x 15 FT wide x 3 IN deep, flood water cause undermines to asphalt surface roadway damage, 0% work completed.

Site 07a GPS: 38.934792 -119.663252:
- Shoulder, 6.9444 CY of subbase damage near shoulder, 25 FT long x 15 FT wide x 6 IN deep, flood water undermines the subbase of the roadway, 0% work completed.

Site 08 GPS: 38.934792 -119.663252 Left side:
- Shoulder, 18.5185 CY of native soil, 125 FT long x 6 FT wide x 8 IN deep, flood water cause washout to shoulder of roadway native soil, 75% work completed.

Site 08 GPS: 38.934792 -119.663252 Right side:
- Shoulder, 18.5185 CY of native soil, 125 FT long x 6 FT wide x 8 IN deep, flood water cause washout to shoulder of roadway native soil, 75% work completed.

Site 09 GPS: 38.935445 -119.666370 :
- Shoulder, 1.1523 CY of native soil, 70 FT long x 8 IN wide x 8 IN deep, flood water cause washout to shoulder of roadway native soil, 70% work completed.

Site 10 GPS: Start 38.931354 -119.653275 End 38.932431 -119.653043 Right side:
- Shoulder, 40.7407 CY of native soil, 275 FT long x 6 FT wide x 8 IN deep, flood water cause washout to shoulder of roadway native soil, 0% work completed.

Site 10 GPS: Start 38.931354 -119.653275 End 38.932431 -119.853043 Left side:
- Shoulder, 40.7407 CY of native soil, 275 FT long x 6 FT wide x 8 IN deep, flood water cause washout to shoulder of roadway native soil, 0% work completed.

Site 11 GPS: 38.931158 -119.648043:
- Shoulder, 23.4568 CY of native soil, 190 FT long x 5 FT wide x 8 IN deep, flood water cause washout to shoulder of roadway native soil, 0% work completed.

Site 12 GPS: Start 38.931250 -119.648136 End 38.932134 -119.652983:
- Shoulder, 353.5802 CY of native soil, 1,432 FT long x 10 FT wide x 8 IN deep, flood water cause washout to shoulder of roadway native soil, 0% work completed.

Site 13 GPS: 38.932749 -119.654114:
- Shoulder, 19.7531 CY of native soil, 80 FT long x 10 FT wide x 8 IN deep, flood water cause washout to shoulder of roadway native soil, 0% work completed.

Site 14 GPS: Start 38.936180 -119.656397 End 38.935428 -11973583:
- Shoulder, 541.4815 CY of native soil, 4,386 FT long x 5 FT wide x 8 IN deep, flood water cause washout to shoulder of roadway native soil, 75% work completed.

Site 15 GPS: 38.935817 -119.648544:
- Shoulder, 0.5556 CY of subbase damage near shoulder, 15 FT long x 2 FT wide x 6 IN deep, flood water cause undermines to subbase of the roadway , 0% work completed.

Site 15 GPS: 38.935817 -119.648544 :
- Shoulder, 0.2778 CY of asphalt, 15 FT long x 2 FT wide x 3 IN deep, flood water cause undermines to roadway surface, 0% work completed.

Site 15 GPS: Start 38.935817 -119.648544 End 38.936325 -119.647857:
- Shoulder, 127.7778 CY of native soil, 345 FT long x 15 FT wide x 8 IN deep, flood water cause washout to shoulder of roadway native soil, 0% work completed.

Site 16 GPS: Start 38.561255 -119.39881 End 38.936349 -119.650582:
- Shoulder, 11.358 CY of native soil, 230 FT long x 2 FT wide x 8 IN deep, flood water cause washout to shoulder of roadway native soil, 50% work completed.

Site 17 GPS: 38.935234 -119.645786 :

- Shoulder, 0.9259 CY of asphalt damage near shoulder, 50 FT long x 2 FT wide x 3 IN deep, flood water cause undermines to surface of roadway , 0% work completed.
- Shoulder, 1.8519 CY of subbase damage near shoulder, 50 FT long x 2 FT wide x 6 IN deep, flood water cause undermines to subbase of roadway , 0% work completed.
- Shoulder, 55.5556 CY of native soil, 50 FT long x 15 FT wide x 2 FT deep, flood water cause washout to shoulder of roadway native soil, 0% work completed.

Site 18 GPS: 38.936349 -119.650582:

- Shoulder, 34.2222 CY of native soil, 198 FT long x 7 FT wide x 8 IN deep, flood water cause washout to shoulder of roadway native soil, 0% work completed.

Site 19 GPS: Start 38.921720 -119.627300 End 38.918227 -119.626437:

- Shoulder, 253.3333 CY of native soil, 2,052 FT long x 5 FT wide x 8 IN deep, flood water cause washout to shoulder of roadway native soil, 0% work completed.

Site 20 A GPS: 38.942710 -119.641189:

- Shoulder, 115.7407 CY of native soil, 125 FT long x 20 FT wide x 15 IN deep, flood water cause washout to shoulder of roadway native soil, 40% work completed.

Site 20 GPS: 38.942160 -119.641192:

- Shoulder, 22.2222 CY of native soil, 180 FT long x 5 FT wide x 8 IN deep, flood water cause washout to shoulder of roadway native soil, 0% work completed.

Site 21 GPS: 38.958442 -119.647859:

- Shoulder, 19.7531 CY of native soil, 80 FT long x 10 FT wide x 8 IN deep, flood water cause washout to shoulder of roadway native soil, 0% work completed.
- Shoulder, 0.0509 CY of asphalt damage near shoulder, 33 FT long x 2 IN wide x 3 IN deep, flood water cause undermines the roadway surface, 0% work completed.

Site 21 GPS:38.958442 -119.647859:

- Shoulder, 1.2222 CY of subbase damage near shoulder, 33 FT long x 2 FT wide x 6 IN deep, flood water cause undermines the subbase of the roadway , 0% work completed.

Site 22 GPS:38.958419 -119.650405:

- Shoulder, 60 CY of native soil, 90 FT long x 6 FT wide x 3 FT deep, flood water cause washout to shoulder of roadway native soil, 0% work completed.

Site 23 GPS:38.962123 -119.652908:

- Shoulder, 8.8889 CY of native soil, 60 FT long x 6 FT wide x 8 IN deep, flood water cause washout to shoulder of roadway native soil, 0% work completed.

Site 24 GPS: 38.94712 -119.652520:

- Shoulder, 12.3457 CY of native soil, 100 FT long x 5 FT wide x 8 IN deep, flood water cause washout to shoulder of roadway native soil, 0% work completed.

Final Scope

1336333 Fish Springs Areawide

Work Completed

The Applicant utilized force account labor, equipment for the repairs to Fish Springs Area Roads to restore this facility to its pre-disaster design, function, and capacity (in-kind) within the existing footprint.

A. Replace Site 04 Shoulder, 128.3951 CY of native soil, 130 FT long x 40 FT wide x 8 IN deep, 70% work completed.

B. Replace Site 05 Shoulder, 17.284 CY of native soil, 100 FT long x 7 FT wide x 8 IN deep, 80% work completed.

C. Replace Site 08 Left side: Shoulder, 18.5185 CY of native soil, 125 FT long x 6 FT wide x 8 IN deep, 75% work completed.

D. Replace Site 08 Right side: Shoulder, 18.5185 CY of native soil, 125 FT long x 6 FT wide x 8 IN deep, 75% work completed.

E. Replace Site 09 Shoulder, 13.83 CY native soil, 70 FT long x 8 FT wide x 8 IN deep, 70% work completed.

F. Replace Site 14 GPS: (38.936180, -119.656397) to (38.935428, -119.643583): Shoulder, 541.4815 CY of native soil, 4,386 FT long x 5 FT wide x 8 IN deep, 75% work completed.

G. Replace Site 16 GPS: (38.937388, -119.652722) to (38.936770, -119.652688): Shoulder, 11.358 CY of native soil, 230 FT long x 2 FT wide x 8 IN deep, 50% work completed.

H. Replace Site 20A Shoulder, 115.7407 CY of native soil, 125 FT long x 20 FT wide x 15 IN deep, 40% work completed.

1. Force Account Labor: 6 laborers, 56 hours, $2,281.92

2. Force Account Equipment: 7 EA, 76.5 equipment hours $4,752.97

Work Completed Total: $7,034.89

Work to be Completed

The Applicant will utilize contract and (or) force account for exterior repairs to Fish Springs Area Roads to restore this facility to its pre-disaster design, function, and capacity (in-kind) within the existing footprint.

A. Replace Site 01 GPS: Start 38.939426 -119.707410 End 38.939100 -119.706368: Shoulder, 37.037 CY of native soil, 300 FT long x 5 FT wide x 8 IN deep

B. Replace Site 02 Shoulder, 11.1111 CY of native soil, 50 FT long x 9 FT wide x 8 IN deep,

C. Replace Site 03 GPS: Start 38.938504 -119.689958 End 38.937321 -119.689681: Shoulder, 90.8642 CY of native soil, 460 FT long x 8 FT wide x 8 IN deep,

D. Replace Site 04 Shoulder, 128.3951 CY of native soil, 130 FT long x 40 FT wide x 8 IN deep, 30% work to be completed.

E. Replace Site 05 Shoulder, 17.284 CY of native soil, 100 FT long x 7 FT wide x 8 IN deep, 20% work to be completed.

F. Replace Site 06 Shoulder, 10.3704 CY of native soil, 60 FT long x 7 FT wide x 8 IN deep

G. Remove and Replace Site 07 Shoulder, 3.4722 CY of asphalt damage near shoulder, 25 FT long x 15 FT wide x 3 IN deep

H. Replace Site 07a Shoulder, 6.9444 CY of subbase damage near shoulder, 25 FT long x 15 FT wide x 6 IN deep

I. Replace Site 08 Left side: Shoulder, 18.5185 CY of native soil, 125 FT long x 6 FT wide x 8 IN deep, 25% work to be completed.

J. Replace Site 08 Right side: Shoulder, 18.5185 CY of native soil, 125 FT long x 6 FT wide x 8 IN deep, 25% work to be completed.

K. Replace Site 09 Shoulder, 13.83 CY native soil, 70 FT long x 8 FT wide x 8 IN deep, 30% work to be completed.

L. Replace Site 10 GPS: Start 38.931354 -119.653275 End 38.932431 -119.653043 Right side: Shoulder, 40.7407 CY of native soil, 275 FT long x 6 FT wide x 8 IN deep

M. Replace Site 10 GPS: Start 38.931354 -119.653275 End 38.932431 -119.853043 Left side: Shoulder, 40.7407 CY of native soil, 275 FT long x 6 FT wide x 8 IN deep

N. Replace Site 11 Shoulder, 23.4568 CY of native soil, 190 FT long x 5 FT wide x 8 IN deep

O. Replace Site 12 GPS: Start 38.931250 -119.648136 End 38.932134 -119.652983: Shoulder, 353.5802 CY of native soil, 1,432 FT long x 10 FT wide x 8 IN deep

P. Replace Site 13 Shoulder, 19.7531 CY of native soil, 80 FT long x 10 FT wide x 8 IN deep

Q. Replace Site 14 GPS: (38.936180, -119.656397) to (38.935428, -119.643583): Shoulder, 541.4815 CY of native soil, 4,386 FT long x 5 FT wide x 8 IN deep, 25% work to be completed.

R. Replace Site 15 Shoulder, 0.5556 CY of subbase damage near shoulder, 15 FT long x 2 FT wide x 6 IN deep

S. Remove and Replace Site 15 Shoulder, 0.2778 CY of asphalt, 15 FT long x 2 FT wide x 3 IN deep

T. Replace Site 15 GPS: Start 38.935817 -119.648544 End 38.936325 -119.647857: Shoulder, 127.7778 CY of native soil, 345 FT long x 15 FT wide x 8 IN deep

U. Replace Site 16 GPS: (38.937388, -119.652722) to (38.936770, -119.652688): Shoulder, 11.358 CY of native soil, 230 FT long x 2 FT wide x 8 IN deep, 50% work to be completed.

V. Remove and Replace Site 17 Shoulder, 0.9259 CY of asphalt damage near shoulder, 50 FT long x 2 FT wide x 3 IN deep

W. Replace Site 17 Shoulder, 1.8519 CY of subbase damage near shoulder, 50 FT long x 2 FT wide x 6 IN deep

X. Replace Site 17 Shoulder, 55.5556 CY of native soil, 50 FT long x 15 FT wide x 2 FT deep

Y. Replace Site 18 Shoulder, 34.2222 CY of native soil, 198 FT long x 7 FT wide x 8 IN deep

Z. Replace Site 19 GPS: Start 38.921720 -119.627300 End 38.918227 -119.626437: Shoulder, 253.3333 CY of native soil, 2,052 FT long x 5 FT wide x 8 IN deep

AA. Replace Site 20 A Shoulder, 115.7407 CY of native soil, 125 FT long x 20 FT wide x 15 IN deep, 60% work to be completed.

BB. Replace Site 20 Shoulder, 22.2222 CY of native soil, 180 FT long x 5 FT wide x 8 IN deep

CC. Replace Site 21 Shoulder, 19.7531 CY of native soil, 80 FT long x 10 FT wide x 8 IN deep

DD. Remove and Replace Site 21 Shoulder, 0.61 CY of asphalt damage near shoulder, 33 FT long x 2 FT wide x 3 IN deep

EE. Replace Site 21 Shoulder, 1.2222 CY of subbase damage near shoulder, 33 FT long x 2 FT wide x 6 IN deep,

FF. Replace Site 22 Shoulder, 60 CY of native soil, 90 FT long x 6 FT wide x 3 FT deep

GG. Replace Site 23 Shoulder, 8.8889 CY of native soil, 60 FT long x 6 FT wide x 8 IN deep,

HH. Replace Site 24 Shoulder, 12.3457 CY of native soil, 100 FT long x 5 FT wide x 8 IN deep

Work to be Completed Total: $73,239.16

Total Damage Inventory: $80,274.05

Scope notes:

1. Site 1 Toler Ave/Fish Springs Rd, GPS (38.939426 -119.707410) to (38.939100 -119.706368), site 4 Fish Springs Rd, GPS (38.933459 -119.678194), and site 5 Fish Springs Rd, GPS (38.933632 -119.67922) are FHWA minor collectors in an urban area, but Applicant is requesting funding because "The roadway is maintained and operated by Douglas County". See maintenance road maps 'GIS Road Maintenance Mapbook 2018-05-18 Sheet E7.pdf' and 'GIS Road Maintenance Mapbook 2018-05-18 Sheet F8.pdf'.

2. Site 9 revised dimensions: 13.83 CY soil, 70 FT long x 8 FT wide x 8 IN deep per SIR. DDD dimensions are a typo, SOW dimensions are accurate.

3. Site 14 revised GPS: (38.936180, -119.656397) to (38.935428, -119.643583) per SIR.

4. Site 16 revised GPS: (38.937388, -119.652722) to (38.936770, -119.652688) per photos.

5. Site 21 revised dimensions: 0.61 CY asphalt, 33 FT long x 2 FT wide x 3 IN deep per SIR. DDD dimensions are a typo, SOW dimensions are accurate.

Project Notes:

1. All site estimates for work to be completed were generated using Applicant provided estimates and RS Means. See document '725054 - 4708 NV - CRC Costing Spreadsheet.xlsx' and '4708-DR-NV 725054 Fish Spring Areawide Small Permanent Work Project Certifications and Acknowledgements.pdf'.

2. Work Completed: Fill (soil) will be taken from Douglas pits at no costs to FEMA (Airport Pit 39.00316, -119.74424 and BLM Pit 38.90324, -119.692581).

3. Work to be Completed: All borrow or fill material must come from pre-existing stockpiles, material reclaimed from maintained roadside ditches (provided the designed width or depth of the ditch is not increased), or commercially procured material from a source existing prior to the event. For any FEMA-funded project requiring the use of a non-commercial source or a commercial source that was not permitted to operate prior to the event (e.g. a new pit, agricultural fields, road ROWs, etc.) in whole or in part, regardless of cost, the Applicant must notify FEMA and the Recipient prior to extracting material. FEMA must review the source for compliance with all applicable federal environmental planning and historic preservation laws and executive orders prior to a subrecipient or their contractor commencing borrow extraction. Consultation and regulatory permitting may be required. Non-compliance with this requirement may jeopardize receipt of federal finding. Documentation of borrow sources utilized is required at closeout.

4. All work will be completed within the applicants ROW, if staging of equipment and materials would be needed, they will be staged within the applicants ROW.

5. All roads on this project have been reviewed for FHWA status and none were found.

6. No work in water is anticipated to occur.

Cost

Code	Quantity	Unit	Total Cost	Section
9007 (Labor)	1.00	Lump Sum	$2,281.92	Completed
9008 (Equipment)	1.00	Lump Sum	$4,752.97	Completed
9001 (Contract)	1.00	Lump Sum	$73,239.16	Uncompleted

CRC Gross Cost	$80,274.05
Total 406 HMP Cost	$0.00
Total Insurance Reductions	$0.00
CRC Net Cost	$80,274.05
Federal Share (75.00%)	$60,205.54
Non-Federal Share (25.00%)	$20,068.51

Award Information

Version Information

Version #	Eligibility Status	Current Location	Bundle Number	Project Amount	Cost Share	Federal Share Obligated	Date Obligated
0	Pending	In Review		$0.00	75%	$0.00	

Drawdown History

EMMIE Drawdown Status As of Date	IFMIS Obligation #	Expenditure Number	Expended Date	Expended Amount
No Records				

Obligation History

Version #	Date Obligated	Obligated Cost	Cost Share	IFMIS Status	IFMIS Obligation #

Subgrant Conditions

- As described in Title 2 Code of Federal Regulations (C.F.R.) § 200.333, financial records, supporting documents, statistical records and all other non-Federal entity records pertinent to a Federal award must be retained for a period of three (3) years from the date of submission of the final expenditure report or, for Federal awards that are renewed quarterly or annually, from the date of the submission of the quarterly or annual financial report, respectively, as reported to the Federal awarding agency or pass-through entity in the case of a subrecipient. Federal awarding agencies and pass-through entities must not impose any other record retention requirements upon non-Federal entities. Exceptions are stated in 2 C.F.R. §200.333(a) – (f)(1) and (2). All records relative to this project are subject to examination and audit by the State, FEMA and the Comptroller General of the United States and must reflect work related to disaster-specific costs.
- In the seeking of proposals and letting of contracts for eligible work, the Applicant/Subrecipient must comply with its Local, State (provided that the procurements conform to applicable Federal law) and Federal procurement laws, regulations, and procedures as required by FEMA Policy 2 CFR Part 200, Procurement Standards, §§ 317-326.
- The Recipient must submit its certification of the subrecipient's completion of all of its small projects and compliance with all environmental and historic preservation requirements within 180 days of the applicant's completion of its last small project, or the latest approved deadline, whichever is sooner.
- When any individual item of equipment purchased with PA funding is no longer needed, or a residual inventory of unused supplies exceeding $5,000 remains, the subrecipient must follow the disposition requirements in Title 2 Code of Federal Regulations (C.F.R.) § 200.313-314.
- The terms of the FEMA-State Agreement are incorporated by reference into this project under the Public Assistance award and the applicant must comply with all applicable laws, regulations, policy, and guidance. This includes, among others, the Robert T. Stafford Disaster Relief and Emergency Assistance Act; Title 44 of the Code of Federal Regulations; FEMA Policy No. 104-009-2, Public Assistance Program and Policy Guide; and other applicable FEMA policy and guidance.
- The DHS Standard Terms and Conditions in effect as of the declaration date of this emergency declarations or major disaster, as applicable, are incorporated by reference into this project under the Public Assistance grant, which flow down from the Recipient to subrecipients unless a particular term or condition indicates otherwise.
- The Uniform Administrative Requirements, Cost Principles, and Audit Requirements set forth at Title 2 Code of Federal Regulations (C.F.R.) Part 200 apply to this project award under the Public Assistance grant, which flow down from the Recipient to all subrecipients unless a particular section of 2 C.F.R. Part 200, the FEMA-State Agreement, or the terms and conditions of this project award indicate otherwise. See 2 C.F.R. §§ 200.101 and 110.
- The subrecipient must submit a written request through the Recipient to FEMA before it makes a change to the approved scope of work in this project. If the subrecipient commences work associated with a change before FEMA approves the change, it will jeopardize financial assistance for this project. See FEMA Policy No. 104-009-2, Public Assistance Program and Policy Guide.
- Pursuant to section 312 of the Stafford Act, 42 U.S.C. 5155, FEMA is prohibited from providing financial assistance to any entity that receives assistance from another program, insurance, or any other source for the same work. The subrecipient agrees to repay all duplicated assistance to FEMA if they receive assistance for the same work from another Federal agency, insurance, or any other source. If an subrecipient receives funding from another federal program for the same purpose, it must notify FEMA through the Recipient and return any duplicated funding.

Insurance

Additional Information

September 22, 2023

Property insurance coverage for road(s), road right-of-ways, embankment erosion, bridges or culvert damage represented on this project are not insured or insurable. No insurance relief is anticipated. No Obtain and Maintain requirement will be made.

FEMA requires the Applicant to take reasonable efforts to pursue claims to recover insurance proceeds that it is entitled to receive from its insurer(s). In the event that any insurance proceeds are received for these expenses those proceeds must be reduced from FEMA Public Assistance funding to ensure no duplication of benefits has occurred.

No duplication of benefits from insurance is anticipated for work described in this application. In the event any part or all costs are paid by an insurance policy, a duplication of benefits from insurance will occur. Applicant must notify grantee and FEMA of such recoveries and the Sub-Grant award amount must be reduced by actual insurance proceeds.

No insurance requirements are mandated for the damages included in this project. Insurance requirements are specific to permanent work to replace, restore, repair, reconstruct, or construct buildings, contents, equipment, and vehicles (FEMA Recovery Policy FP 206-086-1).

No insurance Narrative will be produced or uploaded into documents or attachments.

No O&M is required for the facilities represented on this project.

Susie Birchard PA - Insurance Specialist

CRC - West. Sacramento, CA

O&M Requirements

There are no Obtain and Maintain Requirements on **Fish Springs Area Roads**.

406 Mitigation

There is no additional mitigation information on **Fish Springs Area Roads**.

Environmental Historical Preservation

Is this project compliant with EHP laws, regulations, and executive orders? **Yes**

EHP Conditions

- Any change to the approved scope of work will require re-evaluation for compliance with NEPA and other Laws and Executive Orders.
- This review does not address all federal, state and local requirements. Acceptance of federal funding requires recipient to comply with all federal, state and local laws. Failure to obtain all appropriate federal, state and local environmental permits and clearances may jeopardize funding.
- If ground disturbing activities occur during construction, applicant will monitor ground disturbance and if any potential archaeological resources are discovered, will immediately cease construction in that area and notify the State and FEMA.
- If borrow material for this project is not disaster-displaced material reclaimed from the immediate area, not obtained from a standard commercial borrow source, not obtained from a permitted borrow-pit (and a permit number is provided), or not obtained from a Sub-Grantee owned preexisting stockpile (and the coordinates provided), the Sub-Grantee must notify FEMA and the California Office of Emergency Services (Cal OES) prior to commencing borrow extraction, so that compliance with Section 106 of the National Historic Preservation Act can be accomplished. Non-compliance with this requirement may jeopardize the receipt of federal funding. Source of Condition: National Historic Preservation Act (NHPA). Monitoring Required: Yes

EHP Additional Info

There is no additional environmental historical preservation on **Fish Springs Area Roads**.

Final Reviews

Final Review

Reviewed By CHRISTENSEN, JOHN T. **Reviewed On** 02/07/2024 8:53 AM PST

Review Comments

No comments available for the Final Review step

Recipient Review

Reviewed By Schultz, Shea **Reviewed On** 02/07/2024 3:20 PM PST

Review Comments

No comments available for the Recipient Review step

Project Signatures

Signed By Swickard, Debbie **Signed On** 02/09/2024

RESOLUTION NUMBER 2024R-088

RESOLUTION AUGMENTING DEPARTMENT
201
2024-2025 FISCAL YEAR BUDGET

WHEREAS, there is a need to revise the budget to reflect revised revenues and expenditures to the County as follows:

Project: FEMA DEM 2023 Flood 725054 Fish Springs Road
Project # 24F04.05

Revenue		
201-000 331.500	Grant Revenue - Federal	60,205.54
201-000 331.510	Grant Revenue - State	-
201-000 360.300	Grant Revenue - Non Govt.	-
	TOTAL REVENUES	60,205.54
Expenditures		
Various	Salaries & Benefits	-
201-605 511.150	Grant Match - Salary	-
201-605 511.999	Grant Match - Salary Offset	-
201-605 540.010	Grants-Services & Supplies	60,205.54
201-605 541.501	Grant Match - Serv & Supplies	20,068.51
201-605 563.902	Grant Match - Serv & Supplies	(20,068.51)
201-605 562.100	Grants-Capital Outlay	-
201-605 562.110	Grant Match - Capital Outlay	-
	TOTAL EXPENDITURES	60,205.54

NOW, THEREFORE, BE IT RESOLVED THAT the 2024-2025 Fiscal Year budget is herein amended.

Adopted this 19th day of December, 2024 by the following vote:

VOTE: Ayes Commissioners: _____

_____

_____

_____

_____

Nays Commissioners: _____

_____

Absent Commissioners: _____

_____

_____
Wesley Rice, Chairman
Douglas County Board of Commissioners

ATTEST:

_____
Amy Burgans
Douglas County Clerk-Treasurer

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Douglas County
725056 -Minden/Gardnerville Area Roads
111,194.69

Subrecipient Grant Award

STATE OF NEVADA
OFFICE OF THE MILITARY
DIVISION OF EMERGENCY MANAGEMENT / HOMELAND SECURITY
2478 Fairview Drive, Carson City, NV 89701
Telephone (775) 687-0300, Fax (775) 687-0322

Subrecipient Grant Award

Subrecipient: Douglas County

Program Name: Federal Emergency Management Agency (FEMA) Public Assistance, Disaster 4708

FEIN Number: PA-09-NV-4708

UEI: XVTREHCXGM77

Subrecipient UEI: KE5GF37F6F95

Subrecipient Grant Funds: $111,194.69

Subrecipient Required Match: 27,798.67

ALN (formally CFDA) # 97.036

Function Code # 0027

Grant Portal Project Worksheet Number: 725056

EMMI Project Worksheet Number: PA-09-NV-4708-PW-00027

Subrecipient Award Period: 4/27/2023-10/27/2024

Federal Award Period to DEM: 04/27/2023-10/27/2024

Federal Award Amount to DEM: Federal Award Amount will vary depending on approved Project Worksheets (PW). Only approved PW's will be reimbursed by DEM.

Grant Recipient Award Agreement

The President declared a Major Disaster in the State of Nevada on April 27, 2023, due to severe winter storms, flooding, landslides, and mudslides during the period of March 8-19, 2023. Major Disaster Declaration FEMA-44708-DR (Disaster 4708) was declared under the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42. U.S.C. §§ 5121-5207 (Stafford Act), in accordance with 44 CFR § 206.44. As a result of Disaster 4708, the State of Nevada, as Grantee, was awarded Public Assistance grant funding to assist the state and eligible governments, as well as certain private nonprofit organizations, in their response to, and recovery from, Disaster 4708.

This Agreement between the State of Nevada, Office of the Military, Division of Emergency Management (State), and Douglas County (Applicant) governs all federal assistance that the State of Nevada provides to the Applicant under Disaster 4708.

I. TERMS AND CONDITIONS

A. State Responsibilities

The State may provide Disaster Grant Funding or direct services to support the activities and programs authorized under the Stafford Act for Disaster 4708, and in accordance with this Agreement.

1. The State agrees to be the recipient for all federal financial assistance provided under the Stafford Act related to Disaster 4708. The State will serve as the pass-through entity with respect to the State's role in providing subgrants and administering grant assistance provided to Applicants.

2. The State agrees to maintain a Federal Emergency Management Agency (FEMA) approved State Mitigation Plan (SMP) in accordance with 44 CFR Part 201 (Mitigation Planning), as a condition of receiving Disaster Assistance funding.

B. Applicant Responsibilities

1. The Applicant agrees to comply with the federal and/or state grant award terms and conditions set forth in this Agreement, Disaster 4708, all provisions of the State Administrative Plan in place for each grant award, and the Federal and State Grant Assurances.

2. The Applicant agrees to lead, manage, and drive the overall recovery process and coordinate recovery activities and technical support by setting appropriate policies which adhere to the local, state, and federal laws.

3. The Applicant agrees to comply with the requirements of all applicable laws and regulations, including the Stafford Act, Title 44 of the Code of Federal Regulations (Emergency Management and Assistance), 2 CFR Part 3002 (implementing 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), all applicable FEMA and State Assurances, policies, procedure, and guidelines as well as, the Division of Emergency Management Grant Management Guide, Federal and State Assurances, the State Administrative Manual, applicable state and local laws, and FEMA policies and guidelines.

The Applicant agrees that all contract developed and signed for the utilization of federal grant dollars will be compliant with 2 CFR Part 200, Appendix II (please see the FEMA Contracts Provisions Guide).

4. The Applicant agrees to use disaster assistance funds solely for the purposes as stated in the approved project worksheets (PW) and the approved scope of work approved by FEMA and the State.

5. The Applicant agrees to provide the cost-sharing requirements of federal disaster assistance, as stipulated in Disaster 4708. Disaster 4708 includes the Public Assistance Program.

6. The Applicant agrees that all disaster assistance funding will be provided on a reimbursement basis only and must follow the reimbursement process established by NDEM Grant Guidelines and the NDEM Federal and State Assurances. Exceptions are discretionary and will be granted only due to conditions beyond the Applicant's control, which results in an inability to complete approved projects. All exceptions will be subject to the approval of the Governor's Authorized Representative (GAR) and must be requested by the applicant in writing and approved in writing by the GAR.

7. The Applicant agrees to establish and maintain a proper accounting system to record expenditures of disaster assistance funds in accordance with generally accepted accounting standards. The accounting system must follow the approved practices as outlined in the NDEM Grant Guidelines and NDEM Federal and State Assurances.

8. The Applicant agrees to accurately document the events and expenses incurred in the disaster response and recovery. All of the documentation pertaining to a project shall be filed together with the corresponding PW and maintained by the Applicant as the permanent record of the project. This process must include all backup and corresponding documentation attached to the PW in each file. The applicant must provide a copy of the documentation to the GAR for review, reconciliation, and archival.

9. The Applicant agrees to maintain records and supporting documentation relating to claims made by the Applicant for three (3) years after the completion and final payment of an individual PW and shall be available for inspection and audit at all reasonable times by NDEM, the State Auditor, and the Federal Auditor General.

10. The Applicant agrees to give the appropriate state agencies, as designated by the GAR, access to and the right to examine all records, documents, papers relating to any activity undertaken for funding under this Agreement.

11. The Applicant agrees to provide the State with quarterly project status reports. If the Applicant receives $750,000 or more in total Federal assistance in a single year, the Applicant shall accomplish a "single audit" and submit a copy of that audit to the State, in accordance with the Office of Management and Budget Super Circular.

12. The Applicant agrees to comply with the US Environmental Protection Agency regulations contained in Title 40 of the Code of Federal Regulations.

13. The Applicant agrees to comply with all applicable provisions of state laws and regulations in regard to procurement of goods and services regarding contract for repair or restoration of public facilities which conform to federal law and the standards identified in 2 CFR §§ 200.317-200.326, which are outlined in the NDEM Grant Guidelines and NDEM Federal and State Assurances, and the FEMA Public Assistance: Policy and Guidance.

14. If the Applicant received duplicate benefits from another source for projects related to this disaster, the Applicant agrees to refund the benefits provided by the State.

15. The Applicant agrees to comply with Provision of the Hatch Act limiting the political activities of public employees, as it relates to the programs funded.

16. The Applicant agrees to not enter into any cost plus a percentage of costs or contingency contract for completion of disaster restoration or repair work.

17. The Applicant agrees to not enter into contracts, grants, loans, or cooperative agreements for which payment is contingent upon receipt of state or federal funds.

18. The Applicant agrees not to enter into any contract with any party that has been prohibited from participating in federal or state assistance programs.

19. The Applicant agrees to indemnify and hold the State and FEMA harmless from any damages arising out of the projects funded under this agreement.

20. The Applicant agrees to abide by the following work completion deadlines:

Emergency Work (Category A & B) - Six months from the date of declaration.

Permanent Work (Categories C-G) - Eighteen months from the date of declaration.

All required documentation in support of the project costs will be submitted within 90 days following completion of the project.

C. Controlling Authorities

This agreement is subject to the following governing authorities:

1. The Stafford Act and its implementing regulations contained in Title 44 of the Code of Federal Regulations, and FEMA policy and guidance.

2. 2 CFR Parts 200 and 3002, Uniform Administrative Requirements, Costs Principles, and Audit Requirements for Federal Awards.

3. The Public Assistance Program and Policy Guide (PAPPG V4).

4. The Office of the Military, Division of Emergency Management, Grant Management Guide.

5. The Federal and State Assurances, as well as the FEMA Public Assistance: Policy and Guidance.

6. Nevada Administrative Manual (SAM Manual)

7. All Applicable Federal, State, and Local laws, and FEMA policies and guidance.

II. DISASTER ASSISTANCE GRANT FUNDING

A. Terms and Conditions

1. Federal assistance, except for assistance under the Hazard Mitigation Grant Program, is limited to activities necessary to alleviate damage, loss, hardship, or suffering resulting from the incident that took place during the incident period identified in Disaster 4708, except that reasonable expenses that were incurred in anticipation of an immediately preceding such event may be eligible.

2. Federal assistance under the Stafford Act and this Agreement is limited to those areas, and programs designated by the President or FEMA in the Federal Register Notices for Disaster 4708.

3. All scopes of work and costs approved as a result of this Agreement, whether as estimates or final costs approved through subgrants, project worksheets, or otherwise, will incorporate by reference the terms of this Agreement and must comply with all applicable federal and state laws, regulations, policies and guidance in accordance with this Agreement, the provisions of the State Administrative Plan in place for each grant award and attached in this package as a FEMA Project Worksheet, and the federal and state grant assurances.

B. Disaster Programs

The following disaster assistance programs have been authorized for Disaster 4708 and are subject to this Agreement:

Public Assistance (PA):

Disaster 4708 authorized the PA Program and FEMA may make a PA grant award to the State. The Applicant agrees to make available the non-federal cost share of PA pursuant to the State of Nevada's requested timelines. Federal funding will be limited to 75 percent of total eligible costs, except as may be provided for in any subsequent cost-share amendment to the declaration for Disaster 4708.

The Public Assistance Programmatic addendums will be listed in the PAPPG V4. This will give additional terms and conditions for the implementation of the PA Program as applicable, PA grant performance goals, and cost-share adjustments under alternative procedures for debris removal.

III. FUNDING

The Applicant will be reimbursed in accordance with the Federal and State Assurances. At any time during the lifecycle of the grant, the State may adjust the amounts available to the Applicant in the request for reimbursement process due to grant adjustments, partial or full grant terminations, closeouts, or other reasons.

IV. REPORTING

A. Financial Report

The Final Financial Report is due thirty (30) days after project completion, see Federal and State Assurances.

B. Quarterly Financial/Programmatic Reports

The quarterly financial reports are due thirty (30) days after the quarter ends (December 30, March 30, June 30, and September 30).

V. CONSTRUCTION REQUIREMENTS

Prior to the start of any construction activity, the Applicant will ensure that all federal, state and local permits and approvals are obtained, and all permit conditions are addressed, including, the National Environmental Policy Act, the National Historic Preservation Act, the Endangered Species Act, and all other applicable environmental laws and executive orders. All construction should be in accordance with approved permits, project plans, and specifications, as well as applicable building codes and program guidance.

VI. EXTENSIONS

All extensions must include documentation substantiating delays beyond its control, a detailed justification for the delay, the status of work completed, and to be completed, and a project timeline with the projected completion date.

All requests and approvals for extensions must be on the approved excel workbook, which includes the quarterly financial report, programmatic report, and project change request.

Applicants that request an extension must submit reports no later than 15 days after the last day of the approved extension. Sub-grantees may not obligate funds at the end of extension and use the State Administrative Agent's (SAA) close out period to submit reports/expenditures unless extenuation circumstances exist, and the approval is issued in writing to the sub-grantee.

Extension requests must follow the process described in Chapter 11, Section V of the PAPPG V4 (page 196) and be sent to the GAR for consideration.

The regulatory time limitation for temporary facilities (Emergency Work) is 6 months from the Federal Declaration date. The State of Nevada may approve an extension up to 6 months; however, this must be in writing on the "Project Change" form with a narrative and justification.

The regulatory time limitation for permanent work is 18 months from the Federal Declaration date. The State of Nevada may approve an extension up to an additional 30 months; however, this must be in writing on the "Project Change" form with a narrative and justification.

The State of Nevada may request additional time from FEMA; however, this will only be granted if the Applicant has

already started the project and needs additional time to complete, and the extension is due to circumstances out of the Applicant's control for the emergency work. Please refer to the PAPPG V4.

VII. RESOURCES

- Federal and State Assurances
- Federal and State Administrative Plan
- Financial/Programmatic Reporting
- PAPPG V4 (2020)
- The Office of the Military, Division of Emergency Management Grant Management Guide
- All DEM and FEMA Bulletins
- The FEMA approved Project Worksheet
- The FEMA Contracts Provisions Guide

IN WITNESS WHEREOF, the Parties approve this Agreement:

_____

Appointing Authority Date

Signatures

Authorized Official

Douglas County	**Nevada Office of the Military, Division of Emergency Management**
Not signed yet.	David Wm. Fogerson 7/17/2024 10:51:33 AM dfogerson@dps.state.nv.us 167.154.44.201

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Department of Homeland Security
Federal Emergency Management Agency

General Info

Project #	725056 **PW #** 27	**Project Type**	Standard
Project Category	C - Roads and Bridges	**Applicant**	Douglas County (005-99005-00)
Project Title	Minden/Gardenville Area Roads	**Event**	4708DR-NV (4708DR)
Project Size	Small	**Declaration Date**	4/27/2023
Activity Completion Date	10/27/2024	**Incident Start Date**	3/08/2023
		Incident End Date	3/19/2023
Process Step	Obligated		

Damage Description and Dimensions

The Disaster # 4708DR, which occurred between *03/08/2023* and *03/19/2023*, caused:

Damage #1336334; Minden-Gardenerville (Areawide)

General Facility Information:

- **Facility Type:** Roads (No Culverts)
- **Facility:** Minden / Gardnerville Area
- **Facility Description:** Multiple sites including shoulders, ditches, drains, roads and ROW.
- **Approx. Year Built:** 1980
- **Location Description:** Multiple Sites / POC meeting location
- **Road Type:** Asphalt
- **GPS Latitude/Longitude:** 39.00442, -119.76023
- **Width (ft):** 24
- **Number of Lanes:** 2

General Damage Information:

- **Date Damaged:** 3/8/2023
- **Cause of Damage:** High velocity water flooding

Road Damage:

Buckeye Rd. 1 38.961301-119.734560 to 38.961275-119.736284:
- Shoulder, 1,073.3333 CY of Pit run, 483 FT long x 12 FT wide x 5 FT high, High velocity water flooding impacted shoulder, 25% work completed.

Buckeye Rd./ Lombardy St. 1 38.961308,-119.714343 to 38.960142, -119.714400:
- Shoulder, 75 CY of Pit run, 270 FT long x 6 FT wide x 15 IN high, High velocity water flooding impacted shoulder, 0% work completed.

Buckeye Rd./ Lombardy St. 2 38.961382,-119.714085:
- Shoulder, 46.2963 CY of Pit run, 100 FT long x 10 FT wide x 15 IN high, High velocity water flooding impacted shoulder, 0% work completed.

Buckeye Rd.1b 38.961301-119.734560 :
- Signage, 1 each of Horse crossing 7-mile sign, Each, High velocity water flooding impacted sign, 25% work completed.

Buckeye Rd.2 38.961426-119.733091 to 38.961423-119.737171 :

- Shoulder, 70.9877 CY of Type Road base, 920 FT long x 5 FT wide x 5 IN high, High velocity water flooding impacted shoulder, 0% work completed.

Centerville Rd. / Georgia Ln. 38.910504,-119.814303 :

- Shoulder, 6.1481 CY of Type 2 Road base, 83 FT long x 4 FT wide x 6 IN high, High velocity water flooding impacted shoulder, 0% work completed.

Centerville Rd.1 38.910533,-119.812230.:

- Shoulder, 5.9259 CY of Type 2 Road base, 96 FT long x 4 FT wide x 5 IN high, High velocity water flooding impacted shoulder, 0% work completed.

Centerville Rd.2 38.910438,-119.812599:

- Shoulder, 11.2346 CY of Type 2 Road base , 182 FT long x 4 FT wide x 5 IN high, High velocity water flooding impacted shoulder., 0% work completed.

Centerville Rd.3a 38.910341,-119.812012.:

- Shoulder, 7.5556 CY of Type 2 Road base, 68 FT long x 6 FT wide x 6 IN high, High velocity water flooding impacted shoulder, 0% work completed.

Centerville Rd.3b 38.910530,-119.811796 :

- Shoulder, 8.5556 CY of Type 2 Road base, 77 FT long x 6 FT wide x 6 IN high, High velocity water flooding impacted shoulder, 0% work completed.

Centerville Rd.4 38.910530,-119.811796 to 38.910520,-119.809820 :

- Shoulder, 109.537 CY of Type 2 Road base, 507 FT long x 14 FT wide x 5 IN high, High velocity water flooding impacted shoulder, 0% work completed.

Dina Ct. 38.888194, -119818644:

- Ditches, 40.7407 CY of Type 2 Road base, 120 FT long x 5.5 FT wide x 20 IN high, High velocity water flooding eroded ditch, 0% work completed.

Fredericksburg St. 1a 38.858640 -119.790519:

- Shoulder, 9.0741 CY of Type 2 road base, 98 FT long x 5 FT wide x 6 IN high, High velocity water flooding eroded Shoulder, 0% work completed.

Fredericksburg St. 1a 38.858698 -119.790501:

- Surface, 2.4198 CY of Asphalt , 98 FT long x 2 FT wide x 4 IN high, High velocity water flooding impacted Road washout , 0% work completed.

Georgia Ln. 38.910621,-119.814226 to 38.911292, -119.814265:

- Ditches, 73.3333 CY of Type 2 Road base, 198 FT long x 8 FT wide x 15 IN high, High velocity water flooding impacted ditch, 0% work completed.

Orbit Way 1b 38.964810-119.723711 :

- Surface, 0.7778 CY of Asphalt, 21 FT long x 3 FT wide x 4 IN high, High velocity water flooding impacted road surface, 0% work completed.

Orbit Way 2 38.964627,-119.723900:

- Slope, 37.037 CY of Pit run, 20 FT long x 10 FT wide x 5 FT high, High velocity water flooding impacting slope, 0% work completed.

Orbit Way.1a 38.96442,-119.723818:

- Surface, 2.4691 CY of Asphalt, 40 FT long x 5 FT wide x 4 IN high, High velocity water flooding impacted road surface, 0% work completed.

Orbit Way.3 38.964766, -119.723750:

- Surface, 1.1111 CY of Asphalt, 15 FT long x 6 FT wide x 4 IN high, High velocity water flooding impacted road surface, 0% work completed.

Orbit Way.4 38.964673, -119.723742:

- Surface, 1.2346 CY of Asphalt, 20 FT long x 5 FT wide x 4 IN high, High velocity water flooding impacted road surface, 0% work completed.

Sheridan Ln. 38.906568 -119.825879:

- Ditches, 562 CY of Pit run, 843 FT long x 9 FT wide x 2 FT high, High velocity water flooding impacted Ditch, 0% work completed.

Woody Rd.1 38.942134,-119.843278:

- Surface, 1.4074 CY of Asphalt, 57 FT long x 2 FT wide x 4 IN high, High velocity water flooding impacted road surface, 0% work completed.

Woody Rd.2 38.942167,-119.843035:

- Ditches, 15.2315 CY of Type 2 Road base, 47 FT long x 7 FT wide x 15 IN high, High velocity water flooding impacted ditch, 0% work completed.

Woody Rd.3 38.942167,-119.843174 :

- Ditches, 34.4444 CY of Type 2 Road base, 124 FT long x 6 FT wide x 15 IN high, High velocity water flooding impacted ditch, 0% work completed.

Final Scope

1336334 Minden-Gardenerville (Areawide)

DI 1336334

Work to Be Completed

The Applicant will utilize contract and (or) force account to restore the roads back to its pre-disaster design, function, and capacity (in-kind) within the existing footprint.

Buckeye Rd. 1 38.961301-119.734560 to 38.961275-119.736284

A. Replace 1,073.3333 CY of Pit run

Buckeye Rd./ Lombardy St. 1 – GPS (38.961308, -119.714343 to 38.960142, -119.714400)

A. Replace 75 CY of Pit run

Buckeye Rd./ Lombardy St. 2 - GPS (38.961382, -119.714085)

A. Replace 46.2963 CY of Pit run

Buckeye Rd.1b – GPS (38.961301-119.734560)

A. Replace 1 each of Horse crossing 7-mile sign

Buckeye Rd.2 - GPS (38.961426-119.733091 to 38.961423-119.737171)

A. Replace 70.9877 CY of Type Road base

Centerville Rd. / Georgia Ln. - GPS (38.910504, -119.814303)

A. Replace 6.1481 CY of Type 2 Road base

Centerville Rd.1 – GPS (38.910533, -119.812230)

A. Replace 5.9259 CY of Type 2 Road base

Centerville Rd.2 – GPS (38.910438,-119.812599)

A. Replace 11.2346 CY of Type 2 Road base

Centerville Rd.3a – GPS – (38.910341,-119.812012)

A. Replace 7.5556 CY of Type 2 Road base

Centerville Rd.3b – GPS (38.910530,-119.811796)

A. Replace 8.5556 CY of Type 2 Road base

Centerville Rd.4 – GPS (38.910530, -119.811796 to 38.910520,-119.809820)

A. Replace 109.537 CY of Type 2 Road base

Dina Ct. – GPS (38.888194, -119818644)

A. Replace 40.7407 CY of Type 2 Road base

Fredericksburg St. 1a – GPS (38.858640 -119.790519)

A. Replace 9.0741 CY of Type 2 road base

Fredericksburg St. 1a – GPS (38.858698 -119.790501)

A. Replace 2.4198 CY of Asphalt

Georgia Ln. – GPS (38.910621, -119.814226 to 38.911292, -119.814265)

A. Replace 73.3333 CY of Type 2 Road base

Orbit Way 1b – GPS (38.964810-119.723711)

A. Replace 0.7778 CY of Asphalt

Orbit Way 2 - GPS (38.964627, -119.723900)

A. Replace 37.037 CY of Pit run

Orbit Way.1a – GPS (38.96442, -119.723818)

A. Replace 2.4691 CY of Asphalt

Orbit Way.3 – GPS (38.964766, -119.723750)

A. Replace 1.1111 CY of Asphalt

Orbit Way.4 – GPS (38.964673, -119.723742)

A. Replace 1.2346 CY of Asphalt,

Sheridan Ln. – GPS (38.906568 -119.825879)

A. Replace 562 CY of Pit run

Woody Rd.1 – GPS (38.942134, -119.843278)

A. Replace 1.4074 CY of Asphalt

Woody Rd.2 – GPS (38.942167, -119.843035)

A. Replace 15.2315 CY of Type 2 Road base

Woody Rd.3 – GPS (38.942167, -119.843174)

A. Replace 34.4444 CY of Type 2 Road base

Work to Be Completed Total: $111,194.69

Project Notes:

1. All site estimates for Work to be Completed were generated using historical cost and RS Means. See document '*725056_Cost Estimate.xlsx'*.

2. All borrow or fill material must come from pre-existing stockpiles, material reclaimed from maintained roadside ditches (provided the designed width or depth of the ditch is not increased), or commercially procured material from a source existing prior to the event. For any FEMA-funded project requiring the use of a non-commercial source or a commercial source that was not permitted to operate prior to the event (e.g., a new pit, agricultural fields, road ROWs, etc.) in whole or in part, regardless of cost, the Applicant must notify FEMA and the Recipient prior to extracting material. FEMA must review the source for compliance with all applicable federal environmental planning and historic preservation laws and executive

orders prior to a subrecipient or their contractor commencing borrow extraction. Consultation and regulatory permitting may be required. Non-compliance with this requirement may jeopardize receipt of federal funding. Documentation of borrow sources utilized is required at closeout.

3. All work will be completed within the applicants ROW, if staging of equipment and materials would be needed, they will be staged within the applicants ROW.

4. All roads on this project have been reviewed for FHWA status and none were found.

5. Applicant is not requesting any mitigation.

6. All work is WTBC.

Date Downloaded: 6/3/24 1:46pm PDT

Cost

Code	Quantity	Unit	Total Cost	Section
9001 (Contract)	1.00	Lump Sum	$111,194.69	Uncompleted

CRC Gross Cost	$111,194.69
Total 406 HMP Cost	$0.00
Total Insurance Reductions	$0.00
CRC Net Cost	$111,194.69
Federal Share (75.00%)	$83,396.02
Non-Federal Share (25.00%)	$27,798.67

Award Information

Version Information

Version #	Eligibility Status	Current Location	Bundle Number	Project Amount	Cost Share	Federal Share Obligated	Date Obligated
0	Eligible	Awarded	PA-09-NV-4708-PW-00027(21)	$111,194.69	75%	$83,396.02	2/10/2024

Drawdown History

EMMIE Drawdown Status As of Date	IFMIS Obligation #	Expenditure Number	Expended Date	Expended Amount
No Records				

Obligation History

Version #	Date Obligated	Obligated Cost	Cost Share	IFMIS Status	IFMIS Obligation #

Subgrant Conditions

- As described in Title 2 Code of Federal Regulations (C.F.R.) § 200.333, financial records, supporting documents, statistical records and all other non-Federal entity records pertinent to a Federal award must be retained for a period of three (3) years from the date of submission of the final expenditure report or, for Federal awards that are renewed quarterly or annually, from the date of the submission of the quarterly or annual financial report, respectively, as reported to the Federal awarding agency or pass-through entity in the case of a subrecipient. Federal awarding agencies and pass-through entities must not impose any other record retention requirements upon non-Federal entities. Exceptions are stated in 2 C.F.R. §200.333(a) – (f)(1) and (2). All records relative to this project are subject to examination and audit by the State, FEMA and the Comptroller General of the United States and must reflect work related to disaster-specific costs.
- In the seeking of proposals and letting of contracts for eligible work, the Applicant/Subrecipient must comply with its Local, State (provided that the procurements conform to applicable Federal law) and Federal procurement laws, regulations, and procedures as required by FEMA Policy 2 CFR Part 200, Procurement Standards, §§ 317-326.
- The Recipient must submit its certification of the subrecipient's completion of all of its small projects and compliance with all environmental and historic preservation requirements within 180 days of the applicant's completion of its last small project, or the latest approved deadline, whichever is sooner.
- When any individual item of equipment purchased with PA funding is no longer needed, or a residual inventory of unused supplies exceeding $5,000 remains, the subrecipient must follow the disposition requirements in Title 2 Code of Federal Regulations (C.F.R.) § 200.313-314.
- The terms of the FEMA-State Agreement are incorporated by reference into this project under the Public Assistance award and the applicant must comply with all applicable laws, regulations, policy, and guidance. This includes, among others, the Robert T. Stafford Disaster Relief and Emergency Assistance Act; Title 44 of the Code of Federal Regulations; FEMA Policy No. 104-009-2, Public Assistance Program and Policy Guide; and other applicable FEMA policy and guidance.
- The DHS Standard Terms and Conditions in effect as of the declaration date of this emergency declarations or major disaster, as applicable, are incorporated by reference into this project under the Public Assistance grant, which flow down from the Recipient to subrecipients unless a particular term or condition indicates otherwise.
- The Uniform Administrative Requirements, Cost Principles, and Audit Requirements set forth at Title 2 Code of Federal Regulations (C.F.R.) Part 200 apply to this project award under the Public Assistance grant, which flow down from the Recipient to all subrecipients unless a particular section of 2 C.F.R. Part 200, the FEMA-State Agreement, or the terms and conditions of this project award indicate otherwise. See 2 C.F.R. §§ 200.101 and 110.
- The subrecipient must submit a written request through the Recipient to FEMA before it makes a change to the approved scope of work in this project. If the subrecipient commences work associated with a change before FEMA approves the change, it will jeopardize financial assistance for this project. See FEMA Policy No. 104-009-2, Public Assistance Program and Policy Guide.
- Pursuant to section 312 of the Stafford Act, 42 U.S.C. 5155, FEMA is prohibited from providing financial assistance to any entity that receives assistance from another program, insurance, or any other source for the same work. The subrecipient agrees to repay all duplicated assistance to FEMA if they receive assistance for the same work from another Federal agency, insurance, or any other source. If an subrecipient receives funding from another federal program for the same purpose, it must notify FEMA through the Recipient and return any duplicated funding.

Insurance

Additional Information

09/15/2023

Property insurance coverage for road(s), road right-of-ways, embankment erosion, bridges or culvert damage represented on this project are not insured or insurable. No insurance relief is anticipated. No Obtain and Maintain requirement will be made.

FEMA requires the Applicant to take reasonable efforts to pursue claims to recover insurance proceeds that it is entitled to receive from its insurer(s). In the event that any insurance proceeds are received for these expenses those proceeds must be reduced from FEMA Public Assistance funding to ensure no duplication of benefits has occurred.

No duplication of benefits from insurance is anticipated for work described in this application. In the event any part or all costs are paid by an insurance policy, a duplication of benefits from insurance will occur. Applicant must notify grantee and FEMA of such recoveries and the Sub-Grant award amount must be reduced by actual insurance proceeds.

No insurance requirements are mandated for the damages included in this project. Insurance requirements are specific to permanent work to replace, restore, repair, reconstruct, or construct buildings, contents, equipment, and vehicles (FEMA Recovery Policy FP 206-086-1).

No insurance Narrative will be produced or uploaded into documents or attachments.

No O&M is required for the facilities represented on this project.

Malik Harness

Public Assistance Insurance Specialist | CRC West

O&M Requirements

There are no Obtain and Maintain Requirements on **Minden/Gardenville Area Roads**.

406 Mitigation

There is no additional mitigation information on **Minden/Gardenville Area Roads**.

Environmental Historical Preservation

Is this project compliant with EHP laws, regulations, and executive orders? **Yes**

EHP Conditions

- Any change to the approved scope of work will require re-evaluation for compliance with NEPA and other Laws and Executive Orders.
- This review does not address all federal, state and local requirements. Acceptance of federal funding requires recipient to

comply with all federal, state and local laws. Failure to obtain all appropriate federal, state and local environmental permits and clearances may jeopardize funding.

- If ground disturbing activities occur during construction, applicant will monitor ground disturbance and if any potential archaeological resources are discovered, will immediately cease construction in that area and notify the State and FEMA.
- EO11990 - Best Management Practices: The Subrecipient shall ensure that best management practices are implemented to prevent erosion and sedimentation to surrounding, nearby or adjacent wetlands. This includes equipment storage and staging of construction to prevent erosion and sedimentation to ensure that wetlands are not adversely impacted per the Clean Water Act and Executive Order 11990.
- EO11990 - Permitting: The Subrecipient is responsible for proper identification of wetlands. Under EO11990 - Protection of Wetlands, the Subrecipient is responsible for coordinating with and obtaining any required Section 404 Permit(s) from the USACE prior to initiating work. The Subrecipient shall comply with all conditions of the required permit. All coordination pertaining to these activities shall be documented and copies forwarded to the Nevada Division of Environmental Protection and FEMA as part of the permanent project files.
- CAA: The Subrecipient is responsible for complying with all applicable subparts of the Clean Air Act. Copies of any permits/authorizations, or consultation documentation should be forwarded to FEMA for inclusion in the administrative record. Failure to comply with these conditions may jeopardize the receipt of federal funding.

EHP Additional Info

There is no additional environmental historical preservation on **Minden/Gardenville Area Roads**.

Final Reviews

Final Review

Reviewed By CHRISTENSEN, JOHN T. **Reviewed On** 02/05/2024 9:10 AM PDT

Review Comments

No comments available for the Final Review step

Recipient Review

Reviewed By Schultz, Shea **Reviewed On** 02/06/2024 8:44 AM PDT

Review Comments

No comments available for the Recipient Review step

Project Signatures

Signed By Swickard, Debbie **Signed On** 02/07/2024

RESOLUTION NUMBER 2024R-089

RESOLUTION AUGMENTING DEPARTMENT
201
2024-2025 FISCAL YEAR BUDGET

WHEREAS, there is a need to revise the budget to reflect revised revenues and expenditures to the County as follows:

Project: FEMA DEM 2023 Flood 725056 Minden/Gardnerville Area Roads
Project # 24F04.06

Revenue		
201-000 331.500	Grant Revenue - Federal	83,396.02
201-000 331.510	Grant Revenue - State	-
201-000 360.300	Grant Revenue - Non Govt.	-
	TOTAL REVENUES	83,396.02
Expenditures		
Various	Salaries & Benefits	-
201-605 511.150	Grant Match - Salary	-
201-605 511.999	Grant Match - Salary Offset	-
201-605 540.010	Grants-Services & Supplies	83,396.02
201-605 541.501	Grant Match - Serv & Supplies	27,798.67
201-605 563.902	Grant Match - Serv & Supplies	(27,798.67)
201-605 562.100	Grants-Capital Outlay	-
201-605 562.110	Grant Match - Capital Outlay	-
	TOTAL EXPENDITURES	83,396.02

NOW, THEREFORE, BE IT RESOLVED THAT the 2024-2025 Fiscal Year budget is herein amended.

Adopted this 19th day of December, 2024 by the following vote:

VOTE: Ayes Commissioners: _____

_____

_____

_____

_____

Nays Commissioners: _____

_____

Absent Commissioners: _____

_____

_____
Wesley Rice, Chairman
Douglas County Board of Commissioners

ATTEST:

_____
Amy Burgans
Douglas County Clerk-Treasurer

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Douglas County
725057 - Ruthenstroth/Pinenut China Spring Area Roads
105,335.69

Subrecipient Grant Award

STATE OF NEVADA
OFFICE OF THE MILITARY
DIVISION OF EMERGENCY MANAGEMENT / HOMELAND SECURITY
2478 Fairview Drive, Carson City, NV 89701
Telephone (775) 687-0300, Fax (775) 687-0322

Subrecipient Grant Award

Subrecipient: Douglas County

Program Name: Federal Emergency Management Agency (FEMA) Public Assistance, Disaster 4708

FEIN Number: PA-09-NV-4708

UEI: XVTREHCXGM77

Subrecipient UEI: KE5GF37F6F95

Subrecipient Grant Funds: $105,335.69

Subrecipient Required Match: 26,333.92

ALN (formally CFDA) # 97.036

Function Code # 0053

Grant Portal Project Worksheet Number: 725057

EMMI Project Worksheet Number: PA-09-NV-4708-PW-00053

Subrecipient Award Period: 4/27/2023-10/27/2024

Federal Award Period to DEM: 04/27/2023-10/27/2024

Federal Award Amount to DEM: Federal Award Amount will vary depending on approved Project Worksheets (PW). Only approved PW's will be reimbursed by DEM.

Grant Recipient Award Agreement

The President declared a Major Disaster in the State of Nevada on April 27, 2023, due to severe winter storms, flooding, landslides, and mudslides during the period of March 8-19, 2023. Major Disaster Declaration FEMA-44708-DR (Disaster 4708) was declared under the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42. U.S.C. §§ 5121-5207 (Stafford Act), in accordance with 44 CFR § 206.44. As a result of Disaster 4708, the State of Nevada, as Grantee, was awarded Public Assistance grant funding to assist the state and eligible governments, as well as certain private nonprofit organizations, in their response to, and recovery from, Disaster 4708.

This Agreement between the State of Nevada, Office of the Military, Division of Emergency Management (State), and Douglas County (Applicant) governs all federal assistance that the State of Nevada provides to the Applicant under Disaster 4708.

I. TERMS AND CONDITIONS

A. State Responsibilities

The State may provide Disaster Grant Funding or direct services to support the activities and programs authorized under the Stafford Act for Disaster 4708, and in accordance with this Agreement.

1. The State agrees to be the recipient for all federal financial assistance provided under the Stafford Act related to Disaster 4708. The State will serve as the pass-through entity with respect to the State's role in providing subgrants and administering grant assistance provided to Applicants.

2. The State agrees to maintain a Federal Emergency Management Agency (FEMA) approved State Mitigation Plan (SMP) in accordance with 44 CFR Part 201 (Mitigation Planning), as a condition of receiving Disaster Assistance funding.

B. Applicant Responsibilities

1. The Applicant agrees to comply with the federal and/or state grant award terms and conditions set forth in this Agreement, Disaster 4708, all provisions of the State Administrative Plan in place for each grant award, and the Federal and State Grant Assurances.

2. The Applicant agrees to lead, manage, and drive the overall recovery process and coordinate recovery activities and technical support by setting appropriate policies which adhere to the local, state, and federal laws.

3. The Applicant agrees to comply with the requirements of all applicable laws and regulations, including the Stafford Act, Title 44 of the Code of Federal Regulations (Emergency Management and Assistance), 2 CFR Part 3002 (implementing 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), all applicable FEMA and State Assurances, policies, procedure, and guidelines as well as, the Division of Emergency Management Grant Management Guide, Federal and State Assurances, the State Administrative Manual, applicable state and local laws, and FEMA policies and guidelines.

The Applicant agrees that all contract developed and signed for the utilization of federal grant dollars will be compliant with 2 CFR Part 200, Appendix II (please see the FEMA Contracts Provisions Guide).

4. The Applicant agrees to use disaster assistance funds solely for the purposes as stated in the approved project worksheets (PW) and the approved scope of work approved by FEMA and the State.

5. The Applicant agrees to provide the cost-sharing requirements of federal disaster assistance, as stipulated in Disaster 4708. Disaster 4708 includes the Public Assistance Program.

6. The Applicant agrees that all disaster assistance funding will be provided on a reimbursement basis only and must follow the reimbursement process established by NDEM Grant Guidelines and the NDEM Federal and State Assurances. Exceptions are discretionary and will be granted only due to conditions beyond the Applicant's control, which results in an inability to complete approved projects. All exceptions will be subject to the approval of the Governor's Authorized Representative (GAR) and must be requested by the applicant in writing and approved in writing by the GAR.

7. The Applicant agrees to establish and maintain a proper accounting system to record expenditures of disaster assistance funds in accordance with generally accepted accounting standards. The accounting system must follow the approved practices as outlined in the NDEM Grant Guidelines and NDEM Federal and State Assurances.

8. The Applicant agrees to accurately document the events and expenses incurred in the disaster response and recovery. All of the documentation pertaining to a project shall be filed together with the corresponding PW and maintained by the Applicant as the permanent record of the project. This process must include all backup and corresponding documentation attached to the PW in each file. The applicant must provide a copy of the documentation to the GAR for review, reconciliation, and archival.

9. The Applicant agrees to maintain records and supporting documentation relating to claims made by the Applicant for three (3) years after the completion and final payment of an individual PW and shall be available for inspection and audit at all reasonable times by NDEM, the State Auditor, and the Federal Auditor General.

10. The Applicant agrees to give the appropriate state agencies, as designated by the GAR, access to and the right to examine all records, documents, papers relating to any activity undertaken for funding under this Agreement.

11. The Applicant agrees to provide the State with quarterly project status reports. If the Applicant receives $750,000 or more in total Federal assistance in a single year, the Applicant shall accomplish a "single audit" and submit a copy of that audit to the State, in accordance with the Office of Management and Budget Super Circular.

12. The Applicant agrees to comply with the US Environmental Protection Agency regulations contained in Title 40 of the Code of Federal Regulations.

13. The Applicant agrees to comply with all applicable provisions of state laws and regulations in regard to procurement of goods and services regarding contract for repair or restoration of public facilities which conform to federal law and the standards identified in 2 CFR §§ 200.317-200.326, which are outlined in the NDEM Grant Guidelines and NDEM Federal and State Assurances, and the FEMA Public Assistance: Policy and Guidance.

14. If the Applicant received duplicate benefits from another source for projects related to this disaster, the Applicant agrees to refund the benefits provided by the State.

15. The Applicant agrees to comply with Provision of the Hatch Act limiting the political activities of public employees, as it relates to the programs funded.

16. The Applicant agrees to not enter into any cost plus a percentage of costs or contingency contract for completion of disaster restoration or repair work.

17. The Applicant agrees to not enter into contracts, grants, loans, or cooperative agreements for which payment is contingent upon receipt of state or federal funds.

18. The Applicant agrees not to enter into any contract with any party that has been prohibited from participating in federal or state assistance programs.

19. The Applicant agrees to indemnify and hold the State and FEMA harmless from any damages arising out of the projects funded under this agreement.

20. The Applicant agrees to abide by the following work completion deadlines:

Emergency Work (Category A & B) - Six months from the date of declaration.

Permanent Work (Categories C-G) - Eighteen months from the date of declaration.

All required documentation in support of the project costs will be submitted within 90 days following completion of the project.

C. Controlling Authorities

This agreement is subject to the following governing authorities:

1. The Stafford Act and its implementing regulations contained in Title 44 of the Code of Federal Regulations, and FEMA policy and guidance.

2. 2 CFR Parts 200 and 3002, Uniform Administrative Requirements, Costs Principles, and Audit Requirements for Federal Awards.

3. The Public Assistance Program and Policy Guide (PAPPG V4).

4. The Office of the Military, Division of Emergency Management, Grant Management Guide.

5. The Federal and State Assurances, as well as the FEMA Public Assistance: Policy and Guidance.

6. Nevada Administrative Manual (SAM Manual)

7. All Applicable Federal, State, and Local laws, and FEMA policies and guidance.

II. DISASTER ASSISTANCE GRANT FUNDING

A. Terms and Conditions

1. Federal assistance, except for assistance under the Hazard Mitigation Grant Program, is limited to activities necessary to alleviate damage, loss, hardship, or suffering resulting from the incident that took place during the incident period identified in Disaster 4708, except that reasonable expenses that were incurred in anticipation of an immediately preceding such event may be eligible.

2. Federal assistance under the Stafford Act and this Agreement is limited to those areas, and programs designated by the President or FEMA in the Federal Register Notices for Disaster 4708.

3. All scopes of work and costs approved as a result of this Agreement, whether as estimates or final costs approved through subgrants, project worksheets, or otherwise, will incorporate by reference the terms of this Agreement and must comply with all applicable federal and state laws, regulations, policies and guidance in accordance with this Agreement, the provisions of the State Administrative Plan in place for each grant award and attached in this package as a FEMA Project Worksheet, and the federal and state grant assurances.

B. Disaster Programs

The following disaster assistance programs have been authorized for Disaster 4708 and are subject to this Agreement:

Public Assistance (PA):

Disaster 4708 authorized the PA Program and FEMA may make a PA grant award to the State. The Applicant agrees to make available the non-federal cost share of PA pursuant to the State of Nevada's requested timelines. Federal funding will be limited to 75 percent of total eligible costs, except as may be provided for in any subsequent cost-share amendment to the declaration for Disaster 4708.

The Public Assistance Programmatic addendums will be listed in the PAPPG V4. This will give additional terms and conditions for the implementation of the PA Program as applicable, PA grant performance goals, and cost-share adjustments under alternative procedures for debris removal.

III. FUNDING

The Applicant will be reimbursed in accordance with the Federal and State Assurances. At any time during the lifecycle of the grant, the State may adjust the amounts available to the Applicant in the request for reimbursement process due to grant adjustments, partial or full grant terminations, closeouts, or other reasons.

IV. REPORTING

A. Financial Report

The Final Financial Report is due thirty (30) days after project completion, see Federal and State Assurances.

B. Quarterly Financial/Programmatic Reports

The quarterly financial reports are due thirty (30) days after the quarter ends (December 30, March 30, June 30, and September 30).

V. CONSTRUCTION REQUIREMENTS

Prior to the start of any construction activity, the Applicant will ensure that all federal, state and local permits and approvals are obtained, and all permit conditions are addressed, including, the National Environmental Policy Act, the National Historic Preservation Act, the Endangered Species Act, and all other applicable environmental laws and executive orders. All construction should be in accordance with approved permits, project plans, and specifications, as well as applicable building codes and program guidance.

VI. EXTENSIONS

All extensions must include documentation substantiating delays beyond its control, a detailed justification for the delay, the status of work completed, and to be completed, and a project timeline with the projected completion date.

All requests and approvals for extensions must be on the approved excel workbook, which includes the quarterly financial report, programmatic report, and project change request.

Applicants that request an extension must submit reports no later than 15 days after the last day of the approved extension. Sub-grantees may not obligate funds at the end of extension and use the State Administrative Agent's (SAA) close out period to submit reports/expenditures unless extenuation circumstances exist, and the approval is issued in writing to the sub-grantee.

Extension requests must follow the process described in Chapter 11, Section V of the PAPPG V4 (page 196) and be sent to the GAR for consideration.

The regulatory time limitation for temporary facilities (Emergency Work) is 6 months from the Federal Declaration date. The State of Nevada may approve an extension up to 6 months; however, this must be in writing on the "Project Change" form with a narrative and justification.

The regulatory time limitation for permanent work is 18 months from the Federal Declaration date. The State of Nevada may approve an extension up to an additional 30 months; however, this must be in writing on the "Project Change" form with a narrative and justification.

The State of Nevada may request additional time from FEMA; however, this will only be granted if the Applicant has

already started the project and needs additional time to complete, and the extension is due to circumstances out of the Applicant's control for the emergency work. Please refer to the PAPPG V4.

VII. RESOURCES

- Federal and State Assurances
- Federal and State Administrative Plan
- Financial/Programmatic Reporting
- PAPPG V4 (2020)
- The Office of the Military, Division of Emergency Management Grant Management Guide
- All DEM and FEMA Bulletins
- The FEMA approved Project Worksheet
- The FEMA Contracts Provisions Guide

IN WITNESS WHEREOF, the Parties approve this Agreement:

_____

Appointing Authority Date

Signatures

Authorized Official

Douglas County	**Nevada Office of the Military, Division of Emergency Management**
Not signed yet.	David Wm. Fogerson 7/17/2024 10:50:57 AM dfogerson@dps.state.nv.us 167.154.44.201

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Department of Homeland Security
Federal Emergency Management Agency

General Info

Project #	725057 **P/W #** 53	**Project Type**	Standard
Project Category	C - Roads and Bridges	**Applicant**	Douglas County (005-99005-00)
Project Title	Ruthenstroth/Pinenut/China Springs Area Roads	**Event**	4708DR-NV (4708DR)
Project Size	Small	**Declaration Date**	4/27/2023
Activity Completion Date	10/27/2024	**Incident Start Date**	3/08/2023
Process Step	Obligated	**Incident End Date**	3/19/2023

Damage Description and Dimensions

The Disaster # 4708DR, which occurred between *03/08/2023* and *03/19/2023*, caused:

Damage #1336335; Ruthenstroth/Pinenut to include China Springs Areawide

General Facility Information:

- **Facility Type:** Roads (No Culverts)
- **Facility:** Ruthenstroth/Pinenut and China Springs roads in Douglas County
- **Facility Description:** Multiple asphalt roads
- **Approx. Year Built:** 1980
- **Location Description:** 1594 Esmeralda Ave, Minden NV
- **Road Type:** Asphalt
- **Width (ft):** 24
- **Number of Lanes:** 2

General Damage Information:

- **Date Damaged:** 3/9/2023 to 3/18/2023
- **Cause of Damage:** snow melt and heavy rains inundated the area and caused surface water flooding

Road Damage:

Appaloosa - GPS: 38.866063 -119.684283:
- Base, 1 CY of #2 aggregate, 30 FT long x 3 FT wide x 6 IN deep, per applicant, surface water flooding eroded asphalt road edge , 0% work completed.
- Surface, 0.8 CY of asphalt, 24 FT long x 4 FT wide x 3 IN deep, per applicant, surface water flooding eroded the edge of the asphalt road, 0% work completed.

Big Valley - GPS: 38.777980 -119.593774:
- Shoulder, 6 CY of #2 Aggregate, 140 FT long x 4 FT wide x 4 IN deep, per applicant, surface water flooding eroded the shoulder and ditch, 0% work completed.

Bodie - GPS:38.778304 -119.582073:
- Shoulder, 5 CY of #2 aggregate, 55 FT long x 4 FT wide x 8 IN deep, per applicant, surface water flooding eroded the shoulder and ditch, 0% work completed.

Borda Way - GPS Start: 38.946757 -119.699970 End: 38.946750 -119.698891:

- Shoulder, 41 CY of native soil, 280 FT long x 4 FT wide x 1 FT deep, per applicant, surface water flooding eroded the shoulder and ditch, 0% work completed.
- Surface, 41 CY of #2 aggregate - shoulder surface, 280 FT long x 4 FT wide x 1 FT deep, per applicant, surface water flooding eroded the shoulder and ditch, 0% work completed.

Brentwood - GPS Start: 38.939538 -119.707070 End: 38.940354 -119.706689:
- Base, 11 CY of #2 aggregae, 305 FT long x 2 FT wide x 6 IN deep, per applicant, surface water flooding eroded the shoulder and ditch, 0% work completed.
- Shoulder, 12 CY of native soil, 9 FT long x 8 FT wide x 4.5 FT deep, per applicant, surface water flooding eroded the shoulder and ditch, 0% work completed.

Cayuse Dr - Sit 1 - GPS: 38.897365 -119.684381:
- Shoulder, 5 CY of native soil, 12 FT long x 6 FT wide x 2 FT deep, per applicant, surface water flooding eroded the shoulder and ditch, 0% work completed.

Cayuse Dr - Site 2 - GPS: 38.897365 -119.684381:
- Shoulder, 40 CY of native soil, 19 FT long x 29 FT wide x 2 FT deep, per applicant, surface water flooding eroded the shoulder and ditch, 0% work completed.

Cuurant Ct. -- GPs Start: 38.940388 -119.680839 End: 38.940665 -119.679084:
- Shoulder, 115 CY of #2 aggregate, 520 FT long x 3 FT wide x 2 FT deep, per applicant, surface water flooding eroded the shoulder and ditch, 0% work completed.

East Valley - GPS: 38.934907 -119.695901:
- Shoulder, 17 CY of native soil base, 20 FT long x 12 FT wide x 2 FT deep, per applicant, surface water flooding eroded the shoulder and ditch, 0% work completed.
- Surface, 8 CY of 8 in. to 12 in rip rap, 20 FT long x 12 FT wide x 1 FT deep, per applicant, surface water flooding eroded the shoulder and ditch, 0% work completed.

Hawkins Peak - GPS: 38.939516 -119.681866:
- Surface, 2 CY of #2 aggregate , 62 FT long x 2 FT wide x 6 IN deep, per applicant, surface water flooding eroded the shoulder and ditch, 0% work completed.

Horseman Ct. - GPS: 38.897053 -119.686520:
- Shoulder, 66 CY of native soil , 30 FT long x 30 FT wide x 2 FT deep, per applicant, surface water flooding eroded the shoulder and ditch, 0% work completed.
- Shoulder, 900 SF of 24 in to 36 in rip rap, 30 FT long x 30 FT wide, per applicant, surface water flooding eroded the shoulder and ditch, 0% work completed.

Jo Lane - GPS: 38.925111 -119.686484:
- Shoulder, 11 CY of native soil, 26 FT long x 4 FT wide x 3 FT deep, per applicant, surface water flooding eroded the shoulder and ditch, 0% work completed.

Kiss Lane - GPS Start: 39.007425 -119.707893 End: 39.007450 -119.709241:
- Shoulder, 108 CY of native soil , 420 FT long x 7 FT wide x 1 FT deep, per applicant, surface water flooding eroded the shoulder and ditch , 0% work completed.
- Surface, 31 CY of #2 aggregate - shoulder surface, 420 FT long x 2 FT wide x 1 FT deep, per applicant, surface water flooding eroded the shoulder and ditch, 0% work completed.

Mustang Lane - GPS: 38.897391 -119.680815:
- Shoulder, 2.5 CY of native soil, 17 FT long x 4 FT wide x 1 FT deep, per applicant, surface water flooding eroded the shoulder and ditch, 0% work completed.

Penrod - Site 1 - 38.735317 -119.563963:
- Shoulder, 9 CY of #2 aggregate, 165 FT long x 3 FT wide x 6 IN deep, per applicant, surface water flooding eroded the shoulder and ditch, 0% work completed.

Penrod Site 2 - GPS: 38.735401 -119.563380:
- Shoulder, 11 CY of #2 aggregate, 160 FT long x 4 FT wide x 6 IN deep, per applicant, surface water flooding eroded the shoulder and ditch, 0% work completed.

Penrod Site 3 - GPS: 38.735347 -119.562861:
- Shoulder, 10 CY of #2 aggregate, 135 FT long x 4 FT wide x 6 IN deep, per applicant, surface water flooding eroded the shoulder and ditch, 0% work completed.

Penrod Site 4 - GPS Start: 38.735416 -119.562518 End: 38.735492 -119.560817:

- Shoulder, 52 CY of #2 aggregate, 355 FT long x 4 FT wide x 1 FT deep, per applicant, surface water flooding eroded the shoulder and ditch, 0% work completed.

Pinenut - GPS Start: 38.914348 -119.700791 End: 38.914333 -119.702074:

- Shoulder, 67 CY of Native soil , 367 FT long x 4 FT wide x 15 IN deep, per applicant, surface water flooding eroded the shoulder and ditch, 0% work completed.

Pinenut #1 - GPS: 38.914249 -119.688935:

- Shoulder, 46 CY of native soil, 25 FT long x 20 FT wide x 30 IN deep, per applicant, surface water flooding eroded the shoulder and ditch, 0% work completed.

Pinenut #2 - GPS: 38.906536 -119 .662349:

- Shoulder, 33 CY of #2 aggregate, 135 FT long x 10 FT wide x 8 IN deep, per applicant, surface water flooding eroded the shoulder and ditch, 0% work completed.

Rabbit Brush - GPS: 38.936478 -119.686531:

- Base, 4 CY of #2 aggregate, 59 FT long x 3 FT wide x 8 IN deep, per applicant, surface water flooding eroded the edge of the road and shoulder, 0% work completed.
- Surface, 0.09 CY of asphalt, 10 FT long x 1 FT wide x 3 IN deep, per applicant, surface water flooding eroded the edge of the road and shoulder, 0% work completed.

Sawmill Rd - Site 1 - GPS Start: 38.914930 -119.700654 End: 38.914416 -119.700704:

- Shoulder, 31 CY of #2 aggregate, 210 FT long x 4 FT wide x 1 FT deep, per applicant, surface water flooding eroded the shoulder and ditch, 0% work completed.

Sawmill Rd. Site 2 - GPS: 38.914493 -119.700554:

- Shoulder, 21 CY of #2 aggregate, 190 FT long x 3 FT wide x 1 FT deep, per applicant, surface water flooding eroded the shoulder and ditch, 0% work completed.

Tedson Ln: GPS: 38.919505 -119.684393:

- Ditch cleanout / re-used, 9 CY of native soil, 80 FT long x 5 FT wide x 8 IN deep, per applicant, native soil to be removed from ditch where it collected and re-used at other sites, 0% work completed.

Final Scope

1336335 Ruthenstroth/Pinenut to include China Springs Areawide

Work To Be Completed

The Applicant will utilize contract and (or) force account for exterior repairs to Douglas County area roads, to restore these facilities to their pre-disaster design, function, and capacity (in-kind) within the existing footprint.

Douglas County - Areawide Damages

1. Appaloosa

a. Replace base, 1 CY of #2 aggregate

b. Replace surface, 0.8 CY asphalt surface

2. Big Valley

a. Replace shoulder, 6 CY of #2 aggregate

3. Bodie

a. Replace shoulder, 5 of #2 aggregate

4. Borda Way

a. Replace shoulder, 41 CY of native soil

b. Replace surface, 41 CY of #2 aggregate

5. Brentwood

a. Replace base, 11 CY of #2 aggregate

b. Replace shoulder, 12 CY of native soil

6. Cayuse Dr. - Site 1

a. Replace shoulder, 5 CY of native soil

7. Cayuse Dr. - Site 2

a. Replace shoulder, 40 CY of native soil

8. Cuurant Ct.

a. Replace shoulder, 115 CY of #2 aggregate

9. East Valley

a. Replace shoulder, 17 CY of native soil

b. Replace surface, 8 CY of rip rap

10. Hawkins Peak

a. Replace surface, 2 CY of #2 aggregate

11. Horseman Ct.

a. Replace surface, 66 CY of native soil

b. Replace shoulder, 900 SF of rip rap

12. Jo Lane

a. Replace shoulder, 11 CY of native soil

13. Kiss Lane

a. Replace shoulder, 108 CY of native soil

b. Replace shoulder, 31 CY of #2 aggregate

14. Mustang Lane

a. Replace shoulder, 2.5 CY of native soil

15. Penrod - Site 1

a. Replace shoulder, 9 CY of #2 aggregate

16. Penrod - Site 2

a. Replace shoulder, 11 CY of #2 aggregate

17. Penrod - Site 3

a. Replace shoulder, 10 CY of #2 aggregate

18. Penrod - Site 4

a. Replace shoulder, 52 CY of #2 aggregate

19. Pinenut

a. Replace shoulder, 67 CY of native soil

20. Pinenut #1

a. Replace shoulder, 46 CY of native soil

21. Pinenut #2

a. Replace shoulder, 33 CY of #2 aggregate

22. Rabbit Brush

a. Replace base, 4 CY of #2 aggregate

b. Replace surface, 0.09 CY of asphalt surface

23. Sawmill Rd. - Site 1

a. Replace shoulder, 31 CY of #2 aggregate

24. Sawmill Rd. Site 2

a. Replace shoulder, 21 CY of #2 aggregate

25. Tedson Ln.

a. Cleanout ditch, 80 LF

Work to be Completed Total: $87,472.50

Work Completed

Note: Work Completed was not included on the DDD. See document: *WC not on DDD Explanation.pdf* for explanation.

Douglas County utilized Force Account Labor and Equipment to reclaim/grade/compact 9 County Roads, (See attached document labeled: *4708DR-NV 725057 Ruhenstroth Pinenut China Springs Force Account SOW Costs.pdf* for road names and GPS Coordinates). Any extra material that was needed was hauled from Airport and BLM pits. Airports Pit: 39.00316/-119.74424; BLM Pit 38.90324/-119.692581, material was no cost to FEMA for work completed. All work completed was repaired in kind, using same footprint, size, and materials.

The Following Locations were repaired:

1. Arabian Lane & Pinto Circle-(1 area)

GPS location 38.888822, -119.691084, 108' Road Shoulder grading, Pit Run-4 CY, 26CY spoils removed, Damage-road shoulder washed away by flood waters, Repair-Excavation of unsuitable materials, restructure shoulder slopes, backfill with pit run material, compact, regrade shoulders including front and back slopes.

2. Pinto Circle-(1 area)

GPS location 38.889604, -119.691185, Road Shoulder grading, Pit Run-9CY, 36CY spoils removed, Damage-road shoulder washed away by flood waters, Repair-Excavation of unsuitable materials, restructure shoulder slopes, backfill with pit run material, compact, regrade shoulders including front and back slopes.

3. Mule Lane- (1 area)

38.890507, -119.678165, 1,300' Road Shoulder grading, 11CY spoils removed, Damage-road shoulder washed away by flood waters, Repair-Excavation of unsuitable materials, restructure shoulder slopes, compact, regrade shoulders including front and back slopes.

4. Palomino Lane/Carrousel Ct- (3 Areas)

GPS location 38.885040, -119.677342 to 38.885074, -119.675198 and 38.885176, -119.688545, 216' Road Shoulder grading, Pit Run 6.5CY, 26CY spoils removed, 209SQFT Asphalt, Repair-Excavation of unsuitable materials, restructure shoulder slopes, backfill with pit run material, compact, regrade shoulders including front and back slopes, pave back asphalt.

5. Thorobred Avenue-(1 area)

GPS location 38.881550, -119.677820, Pit Run-6.5 CY, 15CY spoils removed, Damage-Road shoulders washed away by flood waters, Repair-excavate unsuitable material, restructure shoulder slopes, backfill with pit run material, compact, regrade shoulders including front and back slopes.

6. Buckskin Court-(1 area)

GPS location 38.897245, -119.675373, Pit Run-70CY, Damage-Road dip section washed away by flood waters, Repair-excavate unsuitable material, restructure shoulder and creek channel, backfill with pit run material, compact, regrade shoulders.

7. Stagecoach Road-(2 areas)

GPS location from 38.879451, -119.680927 to 38.881671, -119.680193 and 38.882243, -119.679732, 378' Road Shoulder grading, Pit Run 6.5CY, 15CY spoils removed, Damage-Road shoulders washed away by flood waters, Repair-excavate unsuitable material, restructure shoulder slopes, backfill with pit run material, compact, regrade shoulders including front and back slopes.

8. Cortez Lane- (1 Area)

GPS location 38.924945, -119.686474, Pit Run 20CY, 60CY spoils removed, Road shoulders washed away by flood waters, Repair-excavate unsuitable material, restructure shoulder slopes, backfill with pit run material, compact, regrade shoulders including front and back slopes.

9. China Springs Road- (2 Areas)

GPS location 38.853701, -119.667818 to 38.844169, -119.665458, Pit Run 10CY, Road shoulders washed away by flood waters, Repair-excavate unsuitable material, restructure shoulder slopes, backfill with pit run material, compact, regrade shoulders including front and back slopes, remove debris from road.

Work Completed Totals

1. Force Account Labor: 6 Laborers, 185.5 hrs, $7,599.92
2. Force Account Equipment: 4 Units, 137 hrs, $10,263.27

Work Completed Total: $17,863.19

Total Damage Inventory: $105,335.69

Project Notes:

1. Aggregate and natural soil shall be provided by applicant and paid for by FEMA.

2. All site estimates for work to be completed were generated using both the applicant provided estimates for labor and equipment as well as RSMeans for materials. See "RSMeans_Cost Estimates tab in the spreadsheet labled: *725057 - 4708 NV - CRC Costing Spreadsheet*.

3. Work to be Completed: All borrow or fill material must come from pre-existing stockpiles, material reclaimed from maintained roadside ditches (provided the designed width or depth of the ditch is not increased), or commercially procured material from a source existing prior to the event. For any FEMA-funded project requiring the use of a non-commercial source or a commercial source that was not permitted to operate prior to the event (e.g. a new pit, agricultural fields, road ROWs, etc.) in whole or in part, regardless of cost, the Applicant must notify FEMA and the Recipient prior to extracting material. FEMA must review

the source for compliance with all applicable federal environmental planning and historic preservation laws and executive orders prior to a subrecipient or their contractor commencing borrow extraction. Consultation and regulatory permitting may be required. Non-compliance with this requirement may jeopardize receipt of federal finding. Documentation of borrow sources utilized is required at closeout.

4. All roads on this project have been reviewed for FHWA status. Site Pinenut, GPS Start: 38.914348 -119.700791 End: 38.914333 -119.702074 showed on FHWA check but is resolved. See document:*WC not on DDD Explanation.pdf,* and *NDOT letter-Douglas County Maintained Roads Letter.pdf*

5. No work in water is anticipated to occur.

6. All work will be completed within the applicants ROW, if staging of equipment and materials would be needed, they will be staged within the applicants ROW.

7. See updated GPS coordinates for Appaloosa, Bodie and Kiss lane. See the following documents for concurrence:

- *Updated GPS_PDMG Responses.pdf*
- *4708 DR NV - Douglas County - WO 90943 DI 1336335 - Photos.pdf*

8. There are no mitigation opportunities in this project. See attachment entitled *No Mitigation.pdf* for explanation.

9. The Cost Code used in Grants Manager is 9001 - Contract, but the project will be completed using Force Account Equipment and Force Account Labor.

Date Downloaded: 6/3/24 2:45pm PDT

Cost

Code	Quantity	Unit	Total Cost	Section
9007 (Labor)	1.00	Lump Sum	$7,599.92	Completed
9008 (Equipment)	1.00	Lump Sum	$10,263.27	Completed
9001 (Contract)	1.00	Lump Sum	$87,472.50	Uncompleted

CRC Gross Cost	$105,335.69
Total 406 HMP Cost	$0.00
Total Insurance Reductions	$0.00
CRC Net Cost	$105,335.69
Federal Share (75.00%)	$79,001.77
Non-Federal Share (25.00%)	$26,333.92

Award Information

Version Information

Version #	Eligibility Status	Current Location	Bundle Number	Project Amount	Cost Share	Federal Share Obligated	Date Obligated
0	Eligible	Awarded	PA-09-NV-4708-PW-00053(37)	$105,335.69	75%	$79,001.77	4/18/2024

Drawdown History

EMMIE Drawdown Status As of Date	IFMIS Obligation #	Expenditure Number	Expended Date	Expended Amount
No Records				

Obligation History

Version #	Date Obligated	Obligated Cost	Cost Share	IFMIS Status	IFMIS Obligation #

Subgrant Conditions

- As described in Title 2 Code of Federal Regulations (C.F.R.) § 200.333, financial records, supporting documents, statistical records and all other non-Federal entity records pertinent to a Federal award must be retained for a period of three (3) years from the date of submission of the final expenditure report or, for Federal awards that are renewed quarterly or annually, from the date of the submission of the quarterly or annual financial report, respectively, as reported to the Federal awarding agency or pass-through entity in the case of a subrecipient. Federal awarding agencies and pass-through entities must not impose any other record retention requirements upon non-Federal entities. Exceptions are stated in 2 C.F.R. §200.333(a) – (f)(1) and (2). All records relative to this project are subject to examination and audit by the State, FEMA and the Comptroller General of the United States and must reflect work related to disaster-specific costs.
- In the seeking of proposals and letting of contracts for eligible work, the Applicant/Subrecipient must comply with its Local, State (provided that the procurements conform to applicable Federal law) and Federal procurement laws, regulations, and procedures as required by FEMA Policy 2 CFR Part 200, Procurement Standards, §§ 317-326.
- The Recipient must submit its certification of the subrecipient's completion of all of its small projects and compliance with all environmental and historic preservation requirements within 180 days of the applicant's completion of its last small project, or the latest approved deadline, whichever is sooner.
- When any individual item of equipment purchased with PA funding is no longer needed, or a residual inventory of unused supplies exceeding $5,000 remains, the subrecipient must follow the disposition requirements in Title 2 Code of Federal Regulations (C.F.R.) § 200.313-314.
- The terms of the FEMA-State Agreement are incorporated by reference into this project under the Public Assistance award and the applicant must comply with all applicable laws, regulations, policy, and guidance. This includes, among others, the Robert T. Stafford Disaster Relief and Emergency Assistance Act; Title 44 of the Code of Federal Regulations; FEMA Policy No. 104-009-2, Public Assistance Program and Policy Guide; and other applicable FEMA policy and guidance.
- The DHS Standard Terms and Conditions in effect as of the declaration date of this emergency declarations or major disaster, as applicable, are incorporated by reference into this project under the Public Assistance grant, which flow down from the Recipient to subrecipients unless a particular term or condition indicates otherwise.
- The Uniform Administrative Requirements, Cost Principles, and Audit Requirements set forth at Title 2 Code of Federal Regulations (C.F.R.) Part 200 apply to this project award under the Public Assistance grant, which flow down from the Recipient to all subrecipients unless a particular section of 2 C.F.R. Part 200, the FEMA-State Agreement, or the terms and conditions of this project award indicate otherwise. See 2 C.F.R. §§ 200.101 and 110.
- The subrecipient must submit a written request through the Recipient to FEMA before it makes a change to the approved scope of work in this project. If the subrecipient commences work associated with a change before FEMA approves the change, it will jeopardize financial assistance for this project. See FEMA Policy No. 104-009-2, Public Assistance Program and Policy Guide.
- Pursuant to section 312 of the Stafford Act, 42 U.S.C. 5155, FEMA is prohibited from providing financial assistance to any entity that receives assistance from another program, insurance, or any other source for the same work. The subrecipient agrees to repay all duplicated assistance to FEMA if they receive assistance for the same work from another Federal agency, insurance, or any other source. If an subrecipient receives funding from another federal program for the same purpose, it must notify FEMA through the Recipient and return any duplicated funding.

Insurance

Additional Information

3/14/2024

Property insurance coverage for road(s), road right-of-ways, embankment erosion, bridges or culvert damage represented on this project are not insured or insurable. No insurance relief is anticipated. No Obtain and Maintain requirement will be made.

FEMA requires the Applicant to take reasonable efforts to pursue claims to recover insurance proceeds that it is entitled to receive from its insurer(s). In the event that any insurance proceeds are received for these expenses those proceeds must be reduced from FEMA Public Assistance funding to ensure no duplication of benefits has occurred.

No duplication of benefits from insurance is anticipated for work described in this application. In the event any part or all costs are paid by an insurance policy, a duplication of benefits from insurance will occur. Applicant must notify grantee and FEMA of such recoveries and the Sub-Grant award amount must be reduced by actual insurance proceeds.

No insurance requirements are mandated for the damages included in this project. Insurance requirements are specific to permanent work to replace, restore, repair, reconstruct, or construct buildings, contents, equipment, and vehicles (FEMA Recovery Policy FP 206-086-1).

No insurance Narrative will be produced or uploaded into documents or attachments.

No O&M is required for the facilities represented on this project.

Kaneta Alexander, PA Insurance Specialist CRC West

O&M Requirements

There are no Obtain and Maintain Requirements on **Ruthenstroth/Pinenut/China Springs Area Roads**.

406 Mitigation

There is no additional mitigation information on **Ruthenstroth/Pinenut/China Springs Area Roads**.

Environmental Historical Preservation

Is this project compliant with EHP laws, regulations, and executive orders? **Yes**

EHP Conditions

- Any change to the approved scope of work will require re-evaluation for compliance with NEPA and other Laws and Executive Orders.
- This review does not address all federal, state and local requirements. Acceptance of federal funding requires recipient to comply with all federal, state and local laws. Failure to obtain all appropriate federal, state and local environmental permits and clearances may jeopardize funding.
- If ground disturbing activities occur during construction, applicant will monitor ground disturbance and if any potential archaeological resources are discovered, will immediately cease construction in that area and notify the State and FEMA.

EHP Additional Info

There is no additional environmental historical preservation on

Ruthenstroth/Pinenut/China Springs Area Roads.

Final Reviews

Final Review

Reviewed By CHRISTENSEN, JOHN T. **Reviewed On** 04/02/2024 7:58 AM PDT

Review Comments

No comments available for the Final Review step

Recipient Review

Reviewed By Schultz, Shea **Reviewed On** 04/03/2024 4:18 PM PDT

Review Comments

No comments available for the Recipient Review step

Project Signatures

Signed By Swickard, Debbie **Signed On** 04/04/2024

RESOLUTION NUMBER 2024R-090

RESOLUTION AUGMENTING DEPARTMENT
201
2024-2025 FISCAL YEAR BUDGET

WHEREAS, there is a need to revise the budget to reflect revised revenues and expenditures to the County as follows:

Project: FEMA DEM 2023 Flood 725057 Ruthenstroth Pinenut China Spring Area Roads
Project # 24F04.07

Revenue		
201-000 331.500	Grant Revenue - Federal	79,001.77
201-000 331.510	Grant Revenue - State	-
201-000 360.300	Grant Revenue - Non Govt.	-
	TOTAL REVENUES	79,001.77
Expenditures		
Various	Salaries & Benefits	-
201-605 511.150	Grant Match - Salary	-
201-605 511.999	Grant Match - Salary Offset	-
201-605 540.010	Grants-Services & Supplies	79,001.77
201-605 541.501	Grant Match - Serv & Supplies	26,333.92
201-605 563.902	Grant Match - Serv & Supplies	(26,333.92)
201-605 562.100	Grants-Capital Outlay	-
201-605 562.110	Grant Match - Capital Outlay	-
	TOTAL EXPENDITURES	79,001.77

NOW, THEREFORE, BE IT RESOLVED THAT the 2024-2025 Fiscal Year budget is herein amended.

Adopted this 19th day of December, 2024 by the following vote:

VOTE: Ayes Commissioners: _____

_____

_____

_____

_____

Nays Commissioners: _____

_____

Absent Commissioners: _____

_____

_____
Wesley Rice, Chairman
Douglas County Board of Commissioners

ATTEST:

_____
Amy Burgans
Douglas County Clerk-Treasurer

Powered by ZoomGrants™

Douglas County
725059 - Johnson Lane Area Roads
45,559.89

Subrecipient Grant Award

STATE OF NEVADA
OFFICE OF THE MILITARY
DIVISION OF EMERGENCY MANAGEMENT / HOMELAND SECURITY
2478 Fairview Drive, Carson City, NV 89701
Telephone (775) 687-0300, Fax (775) 687-0322

Subrecipient Grant Award

Subrecipient: Douglas County

Program Name: Federal Emergency Management Agency (FEMA) Public Assistance, Disaster 4708

FEIN Number: PA-09-NV-4708

UEI: XVTREHCXGM77

Subrecipient UEI: KE5GF37F6F95

Subrecipient Grant Funds: $45,559.89

Subrecipient Required Match: 11,389.97

ALN (formally CFDA) # 97.036

Function Code # 0030

Grant Portal Project Worksheet Number: 725059

EMMI Project Worksheet Number: PA-09-NV-4708-PW-00030

Subrecipient Award Period: 4/27/2023-10/27/2024

Federal Award Period to DEM: 04/27/2023-10/27/2024

Federal Award Amount to DEM: Federal Award Amount will vary depending on approved Project Worksheets (PW). Only approved PW's will be reimbursed by DEM.

Grant Recipient Award Agreement

The President declared a Major Disaster in the State of Nevada on April 27, 2023, due to severe winter storms, flooding, landslides, and mudslides during the period of March 8-19, 2023. Major Disaster Declaration FEMA-44708-DR (Disaster 4708) was declared under the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42. U.S.C. §§ 5121-5207 (Stafford Act), in accordance with 44 CFR § 206.44. As a result of Disaster 4708, the State of Nevada, as Grantee, was awarded Public Assistance grant funding to assist the state and eligible governments, as well as certain private nonprofit organizations, in their response to, and recovery from, Disaster 4708.

This Agreement between the State of Nevada, Office of the Military, Division of Emergency Management (State), and Douglas County (Applicant) governs all federal assistance that the State of Nevada provides to the Applicant under Disaster 4708.

I. TERMS AND CONDITIONS

A. State Responsibilities

The State may provide Disaster Grant Funding or direct services to support the activities and programs authorized under the Stafford Act for Disaster 4708, and in accordance with this Agreement.

1. The State agrees to be the recipient for all federal financial assistance provided under the Stafford Act related to Disaster 4708. The State will serve as the pass-through entity with respect to the State's role in providing subgrants and administering grant assistance provided to Applicants.

2. The State agrees to maintain a Federal Emergency Management Agency (FEMA) approved State Mitigation Plan (SMP) in accordance with 44 CFR Part 201 (Mitigation Planning), as a condition of receiving Disaster Assistance funding.

B. Applicant Responsibilities

1. The Applicant agrees to comply with the federal and/or state grant award terms and conditions set forth in this Agreement, Disaster 4708, all provisions of the State Administrative Plan in place for each grant award, and the Federal and State Grant Assurances.

2. The Applicant agrees to lead, manage, and drive the overall recovery process and coordinate recovery activities and technical support by setting appropriate policies which adhere to the local, state, and federal laws.

3. The Applicant agrees to comply with the requirements of all applicable laws and regulations, including the Stafford Act, Title 44 of the Code of Federal Regulations (Emergency Management and Assistance), 2 CFR Part 3002 (implementing 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), all applicable FEMA and State Assurances, policies, procedure, and guidelines as well as, the Division of Emergency Management Grant Management Guide, Federal and State Assurances, the State Administrative Manual, applicable state and local laws, and FEMA policies and guidelines.

The Applicant agrees that all contract developed and signed for the utilization of federal grant dollars will be compliant with 2 CFR Part 200, Appendix II (please see the FEMA Contracts Provisions Guide).

4. The Applicant agrees to use disaster assistance funds solely for the purposes as stated in the approved project worksheets (PW) and the approved scope of work approved by FEMA and the State.

5. The Applicant agrees to provide the cost-sharing requirements of federal disaster assistance, as stipulated in Disaster 4708. Disaster 4708 includes the Public Assistance Program.

6. The Applicant agrees that all disaster assistance funding will be provided on a reimbursement basis only and must follow the reimbursement process established by NDEM Grant Guidelines and the NDEM Federal and State Assurances. Exceptions are discretionary and will be granted only due to conditions beyond the Applicant's control, which results in an inability to complete approved projects. All exceptions will be subject to the approval of the Governor's Authorized Representative (GAR) and must be requested by the applicant in writing and approved in writing by the GAR.

7. The Applicant agrees to establish and maintain a proper accounting system to record expenditures of disaster assistance funds in accordance with generally accepted accounting standards. The accounting system must follow the approved practices as outlined in the NDEM Grant Guidelines and NDEM Federal and State Assurances.

8. The Applicant agrees to accurately document the events and expenses incurred in the disaster response and recovery. All of the documentation pertaining to a project shall be filed together with the corresponding PW and maintained by the Applicant as the permanent record of the project. This process must include all backup and corresponding documentation attached to the PW in each file. The applicant must provide a copy of the documentation to the GAR for review, reconciliation, and archival.

9. The Applicant agrees to maintain records and supporting documentation relating to claims made by the Applicant for three (3) years after the completion and final payment of an individual PW and shall be available for inspection and audit at all reasonable times by NDEM, the State Auditor, and the Federal Auditor General.

10. The Applicant agrees to give the appropriate state agencies, as designated by the GAR, access to and the right to examine all records, documents, papers relating to any activity undertaken for funding under this Agreement.

11. The Applicant agrees to provide the State with quarterly project status reports. If the Applicant receives $750,000 or more in total Federal assistance in a single year, the Applicant shall accomplish a "single audit" and submit a copy of that audit to the State, in accordance with the Office of Management and Budget Super Circular.

12. The Applicant agrees to comply with the US Environmental Protection Agency regulations contained in Title 40 of the Code of Federal Regulations.

13. The Applicant agrees to comply with all applicable provisions of state laws and regulations in regard to procurement of goods and services regarding contract for repair or restoration of public facilities which conform to federal law and the standards identified in 2 CFR §§ 200.317-200.326, which are outlined in the NDEM Grant Guidelines and NDEM Federal and State Assurances, and the FEMA Public Assistance: Policy and Guidance.

14. If the Applicant received duplicate benefits from another source for projects related to this disaster, the Applicant agrees to refund the benefits provided by the State.

15. The Applicant agrees to comply with Provision of the Hatch Act limiting the political activities of public employees, as it relates to the programs funded.

16. The Applicant agrees to not enter into any cost plus a percentage of costs or contingency contract for completion of disaster restoration or repair work.

17. The Applicant agrees to not enter into contracts, grants, loans, or cooperative agreements for which payment is contingent upon receipt of state or federal funds.

18. The Applicant agrees not to enter into any contract with any party that has been prohibited from participating in federal or state assistance programs.

19. The Applicant agrees to indemnify and hold the State and FEMA harmless from any damages arising out of the projects funded under this agreement.

20. The Applicant agrees to abide by the following work completion deadlines:

Emergency Work (Category A & B) - Six months from the date of declaration.

Permanent Work (Categories C-G) - Eighteen months from the date of declaration.

All required documentation in support of the project costs will be submitted within 90 days following completion of the project.

C. Controlling Authorities

This agreement is subject to the following governing authorities:

1. The Stafford Act and its implementing regulations contained in Title 44 of the Code of Federal Regulations, and FEMA policy and guidance.

2. 2 CFR Parts 200 and 3002, Uniform Administrative Requirements, Costs Principles, and Audit Requirements for Federal Awards.

3. The Public Assistance Program and Policy Guide (PAPPG V4).

4. The Office of the Military, Division of Emergency Management, Grant Management Guide.

5. The Federal and State Assurances, as well as the FEMA Public Assistance: Policy and Guidance.

6. Nevada Administrative Manual (SAM Manual)

7. All Applicable Federal, State, and Local laws, and FEMA policies and guidance.

II. DISASTER ASSISTANCE GRANT FUNDING

A. Terms and Conditions

1. Federal assistance, except for assistance under the Hazard Mitigation Grant Program, is limited to activities necessary to alleviate damage, loss, hardship, or suffering resulting from the incident that took place during the incident period identified in Disaster 4708, except that reasonable expenses that were incurred in anticipation of an immediately preceding such event may be eligible.

2. Federal assistance under the Stafford Act and this Agreement is limited to those areas, and programs designated by the President or FEMA in the Federal Register Notices for Disaster 4708.

3. All scopes of work and costs approved as a result of this Agreement, whether as estimates or final costs approved through subgrants, project worksheets, or otherwise, will incorporate by reference the terms of this Agreement and must comply with all applicable federal and state laws, regulations, policies and guidance in accordance with this Agreement, the provisions of the State Administrative Plan in place for each grant award and attached in this package as a FEMA Project Worksheet, and the federal and state grant assurances.

B. Disaster Programs

The following disaster assistance programs have been authorized for Disaster 4708 and are subject to this Agreement:

Public Assistance (PA):

Disaster 4708 authorized the PA Program and FEMA may make a PA grant award to the State. The Applicant agrees to make available the non-federal cost share of PA pursuant to the State of Nevada's requested timelines. Federal funding will be limited to 75 percent of total eligible costs, except as may be provided for in any subsequent cost-share amendment to the declaration for Disaster 4708.

The Public Assistance Programmatic addendums will be listed in the PAPPG V4. This will give additional terms and conditions for the implementation of the PA Program as applicable, PA grant performance goals, and cost-share adjustments under alternative procedures for debris removal.

III. FUNDING

The Applicant will be reimbursed in accordance with the Federal and State Assurances. At any time during the lifecycle of the grant, the State may adjust the amounts available to the Applicant in the request for reimbursement process due to grant adjustments, partial or full grant terminations, closeouts, or other reasons.

IV. REPORTING

A. Financial Report

The Final Financial Report is due thirty (30) days after project completion, see Federal and State Assurances.

B. Quarterly Financial/Programmatic Reports

The quarterly financial reports are due thirty (30) days after the quarter ends (December 30, March 30, June 30, and September 30).

V. CONSTRUCTION REQUIREMENTS

Prior to the start of any construction activity, the Applicant will ensure that all federal, state and local permits and approvals are obtained, and all permit conditions are addressed, including, the National Environmental Policy Act, the National Historic Preservation Act, the Endangered Species Act, and all other applicable environmental laws and executive orders. All construction should be in accordance with approved permits, project plans, and specifications, as well as applicable building codes and program guidance.

VI. EXTENSIONS

All extensions must include documentation substantiating delays beyond its control, a detailed justification for the delay, the status of work completed, and to be completed, and a project timeline with the projected completion date.

All requests and approvals for extensions must be on the approved excel workbook, which includes the quarterly financial report, programmatic report, and project change request.

Applicants that request an extension must submit reports no later than 15 days after the last day of the approved extension. Sub-grantees may not obligate funds at the end of extension and use the State Administrative Agent's (SAA) close out period to submit reports/expenditures unless extenuation circumstances exist, and the approval is issued in writing to the sub-grantee.

Extension requests must follow the process described in Chapter 11, Section V of the PAPPG V4 (page 196) and be sent to the GAR for consideration.

The regulatory time limitation for temporary facilities (Emergency Work) is 6 months from the Federal Declaration date. The State of Nevada may approve an extension up to 6 months; however, this must be in writing on the "Project Change" form with a narrative and justification.

The regulatory time limitation for permanent work is 18 months from the Federal Declaration date. The State of Nevada may approve an extension up to an additional 30 months; however, this must be in writing on the "Project Change" form with a narrative and justification.

The State of Nevada may request additional time from FEMA; however, this will only be granted if the Applicant has

already started the project and needs additional time to complete, and the extension is due to circumstances out of the Applicant's control for the emergency work. Please refer to the PAPPG V4.

VII. RESOURCES

- Federal and State Assurances
- Federal and State Administrative Plan
- Financial/Programmatic Reporting
- PAPPG V4 (2020)
- The Office of the Military, Division of Emergency Management Grant Management Guide
- All DEM and FEMA Bulletins
- The FEMA approved Project Worksheet
- The FEMA Contracts Provisions Guide

IN WITNESS WHEREOF, the Parties approve this Agreement:

_____

Appointing Authority Date

Signatures

Authorized Official

Douglas County	**Nevada Office of the Military, Division of Emergency Management**
Not signed yet.	David Wm. Fogerson 7/17/2024 10:52:31 AM dfogerson@dps.state.nv.us 167.154.44.201

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Department of Homeland Security
Federal Emergency Management Agency

General Info

Project #	725059 **P/W #** 30	**Project Type**	Standard
Project Category	C - Roads and Bridges	**Applicant**	Douglas County (005-99005-00)
Project Title	Johnson Lane Area Roads	**Event**	4708DR-NV (4708DR)
Project Size	Small	**Declaration Date**	4/27/2023
Activity Completion Date	10/27/2024	**Incident Start Date**	3/08/2023
		Incident End Date	3/19/2023
Process Step	Pending DIU EMMIE Final Record Upload		

Damage Description and Dimensions

The Disaster # 4708DR, which occurred between *03/08/2023* and *03/19/2023*, caused:

During the Incident Period, March 8th, 2023 – March 19th, 2023, Douglas County encountered extreme heavy flowing waters causing damages to many county roads, shoulders and ditches in the Johnson Lane Area.

No Work Completed claimed in this project.Douglas County will use FAL & FAE for areas not completed to excavate, restructure, backfill, compact & grade ditches, shoulders & repair damaged roads in multiple areas. Fill to replace shoulder, will come from the Airport Pit 39.00316, -119.74424 and BLM Pit 38.90324, -119.692581 at no cost to FEMA. Road base-approx. 183 CY Type 2 material will come from Douglas County stock (Douglas County stock, (located at 38.9550 -119.7673).

Damage #1336336; Johnson Lane-Areawide Damages

General Facility Information:

- **Facility Type:** Roads (No Culverts)
- **Facility:** Johnson Lane - Areawide
- **Facility Description:** multiple asphalt roads in the area
- **Approx. Year Built:** 1980
- **Location Description:** 1594 Esmeralda Ave, Minden, NV
- **Road Type:** Asphalt
- **Width (ft):** 24
- **Number of Lanes:** 2

General Damage Information:

- **Date Damaged:** 3/9/2023 to 3/18/2023
- **Cause of Damage:** snow melt and heavy rains caused significant surface water flooding in the area

Road Damage:

Amber Rose - GPS: 39.035413 -119.717494:

- Ditches, 14 CY of Native Soil, 96 FT long x 2 FT wide x 2 FT deep, per applicant, surface water flooding eroded the ditch along the road, 0% work completed.

Chowbuck - GPS: 39.037669 -119.712264:

- Base, 22 CY of #2 aggregate, 60 FT long x 5 FT wide x 2 FT deep, per applicant, surface water flooding eroded the edges of the road, 0% work completed.

- Sub Base, 17 CY of native soil, 62 FT long x 5 FT wide x 18 IN deep, per applicant, surface water flooding eroded the edges of the road, 0% work completed.
- Surface, 0.37 CY of asphalt, 40 FT long x 1 FT wide x 3 IN deep, per applicant, surface water flooding eroded the edges of the road, 0% work completed.
- Ditches, 8 CY of Native Soil, 80 FT long x 3 FT wide x 12 IN deep, per applicant, surface water flooding eroded the ditches along the road, 0% work completed.

Clapham Ln. - GPS: 39.026205 -119.733353:

- Embankment, 24 CY of Native Soil, 17 FT long x 17 FT wide x 27 IN deep, per applicant, surface water flooding eroded the ditches and embankments along the road, 0% work completed.

Downs Drive - 39.033955 -119.734378:

- Clean out / shape ditch, labor / equipment only, 25 FT long x 12 FT wide x 2 FT deep, per applicant, surface water flooding eroded the ditches along the road, 0% work completed.

Downs Drive - Site 2 - GPS: 39.033996 -119.726703:

- Ditches, 36 CY of Native Soil, 130 FT long x 5 FT wide x 18 IN deep, per applicant, surface water flooding eroded the ditch along the road, 0% work completed.
- Ditches, 36 CY of Native Soil, 130 FT long x 5 FT wide x 18 IN deep, per applicant, surface water flooding eroded the ditch along the road, 0% work completed.

East Valley - GPS: 39.034216 -119.714601:

- Surface, 0.1481 CY of asphalt, 16 FT long x 1 FT wide x 3 IN deep, per applicant, surface water flooding eroded the edge of the road, 0% work completed.

Fremont - GPS Start: 39.006862 -119.709965 End: 39.005162 -119.709981:

- shape ditch, Labor / equipment , 616 FT long x 2 FT wide x 1.5 FT deep, per applicant, surface water flooding eroded the ditches along the road, 0% work completed.

Gordon - GPS: 39.034025 -119.728620:

- Ditches, 24 CY of Native Soil, 108 FT long x 6 FT wide x 1 FT deep, per applicant, surface water flooding eroded the ditch along the road, 0% work completed.

Heybourne Rd. - GPS Start: 39.011182 -119.761095 End: 39.010230 -119.761100:

- Grading only - no material, Labor / Equipment - Grade only, 340 FT long, per applicant, road requires grading to return to pre-existing condition, 0% work completed.

Johnsons Lane - GPS: 39.026656 -119.752992:

- Base, 10 CY of #2 aggregate, 48 FT long x 12 FT wide x 6 IN deep, per applicant, surface water flooding eroded the ditches along the road and damaged the road edge, 0% work completed.
- Surface, 0.44 CY of asphalt, 12 FT long x 3 FT wide x 4 IN deep, per applicant, surface water flooding eroded the ditches along the road and the edge of the road, 0% work completed.
- Sub Base, 5 CY of native soil, 25 FT long x 12 FT wide x 6 IN deep, per applicant, surface water flooding eroded the ditches along the road, 0% work completed.

Jones St - GPS: 39.032230 -119.719207:

- Ditches, 4 CY of Native Soil, 10 FT long x 15 FT wide x 10 IN deep, per applicant, surface water flooding eroded the ditches along the road, 0% work completed.

Jones St. - 39.032160 -119.714393:

- Ditches, 25 CY of Native Soil, 70 FT long x 5 FT wide x 2 FT deep, per applicant, surface water flooding eroded the ditches along the road, 0% work completed.

Pamela Place - GPS: 39.036449 -119.716879:

- Surface, 0.34 CY of asphalt, 37 FT long x 1 FT wide x 3 IN deep, per applicant, surface water flooding eroded the edges of the road, 0% work completed.
- Sub Base, 4 CY of native soil, 16 FT long x 4 FT wide x 2 FT deep, per applicant, surface water flooding eroded the edge of the road, 0% work completed.
- Base, 1 CY of #2 aggregate, 7 FT long x 2 FT wide x 2 FT deep, per applicant, surface water flooding eroded the edge of the road, 0% work completed.

Skyline - GPS: 39.032137 -119.711540:

- Ditches, 12 CY of Native Soil, 11 FT long x 20 FT wide x 18 IN deep, per applicant, surface water flooding eroded the ditches along the road, 0% work completed.
- Ditches, 8 CY of Native Soil, 60 FT long x 2 FT wide x 2 FT deep, per applicant, surface water flooding eroded the ditches along the road, 0% work completed.

Squires - GPS: 39.035623 -119.719501:

- Ditches, 3 CY of Native Soil, 17 FT long x 5 FT wide x 1 FT deep, per applicant, surface water flooding eroded the ditch along the road, 0% work completed.

Stewart - GPS: 39.034095 -119.726218:

- Ditches, 35 CY of Native Soil, 190 FT long x 5 FT wide x 1 FT deep, per applicant, surface water flooding eroded the ditch along the road, 0% work completed.
- Ditches, 15 CY of Native Soil, 152 FT long x 4 FT wide x 8 IN deep, per applicant, surface water flooding eroded the ditch along the road, 0% work completed.

Sunrise Pass - GPS: 39.012322 -119.708966:

- Ditches, 7 CY of Native Soil, 70 FT long x 3 FT wide x 1 FT deep, per applicant, surface water flooding eroded the ditches along the road, 0% work completed.

Tony Court - GPS: 39.020437 -119.708845:

- Ditches, 21 CY of Native Soil, 190 FT long x 3 FT wide x 1 FT deep, per applicant, surface water flooding eroded the ditches along the road, 0% work completed.

Final Scope

1336336 Johnson Lane-Areawide Damages

Work to be Completed

The Applicant will utilize force account for exterior repairs to Johnson Lane area roads, to restore this facility to its pre-disaster design, function, and capacity (in-kind) within the existing footprint.

Johnson Lane-Areawide Damages

1. **Amber Rose - GPS: 39.035413 -119.717494:**
   A. Repair ditches, 14 CY of native soil.
2. **Chowbuck - GPS: 39.037669 -119.712264:**
   A. Install Base, 22 CY of #2 aggregate.
   B. Install Sub Base, 17 CY of native soil.
   C. Install Surface, 0.37 CY of asphalt.
   D. Repair ditches, 8 CY of native soil.
3. **Clapham Ln. - GPS: 39.026205 -119.733353:**
   A. Repair embankment, 24 CY of native soil.
4. **Downs Drive - 39.033955 -119.734378:**
   A. Clean out / shape ditch, labor / equipment only, 25 FT long x 12 FT wide x 2 FT deep.

5. **Downs Drive - Site 2 - GPS: 39.033996 -119.726703:**

   A. Repair ditches, 36 CY of native soil.

   B. Repair ditches, 36 CY of #2 aggregate.

6. **East Valley - GPS: 39.034216 -119.714601:**

   A. Repair surface, 0.1481 CY of asphalt.

7. **Fremont - GPS Start: 39.006862 -119.709965 End: 39.005162 -119.709981:**

   A. Shape ditch, re-form the ditch, 616 FT long x 2 FT wide x 1.5 FT deep.

8. **Gordon - GPS: 39.034025 -119.728620:**

   A. Repair ditches, 24 CY of #2 aggregate.

9. **Heybourne Rd. - GPS Start: 39.011182 -119.761095 End: 39.010230 -119.761100:**

   A. Grading only - no material, Labor / Equipment - Grade only, 340 FT long

10. **Johnsons Lane - GPS: 39.026656 -119.752992:**

    A. Install Base, 10 CY of #2 aggregate.

    B. Install surface, 0.44 CY of asphalt.

    C. Install Sub Base, 5 CY of native soil.

11. **Jones St - GPS: 39.032230 -119.719207:**

    A. Repair ditches, 4 CY of #2 aggregate

12. **Jones St. - 39.032160 -119.714393:**

    A. Repair ditches, 25 CY of #2 aggregate.

13. **Pamela Place - GPS: 39.036449 -119.716879:**

    A. Replace surface, 0.34 CY of asphalt

    B. Repair Sub Base, 4 CY of native soil.

    C. Replace base, 1 CY of #2 aggregate.

14. **Skyline - GPS: 39.032137 -119.711540:**

    A. Repair ditches, 12 CY of native soil.

    B. Repair ditches, 8 CY of #2 aggregate.

15. **Squires - GPS: 39.035623 -119.719501:**

    A. Repair ditches, 3 CY of #2 aggregate.

16. **Stewart - GPS: 39.034095 -119.726218:**

    A. Repair ditches, 35 CY of #2 aggregate.

    B. Repair ditches, 15 CY of #2 aggregate.

17. **Sunrise Pass - GPS: 39.012322 -119.708966:**

    A. Repair ditches, 7 CY of native soil.

18. **Tony Court - GPS: 39.020437 -119.708845:**

    A. Repair ditches, 21 CY of native soil.

Work to be Completed Total: $45,559.89

Scope notes:

1. Aggregate and natural soil shall be provided by applicant and paid for by FEMA.

Project Notes:

1. All site estimates for work to be completed were generated using both the applicant provided estimates for labor and equipment as well as RSMeans for materials. See document “725059 Johnson Lane cost estimate.xlsx”.

2. Work to be Completed: All borrow or fill material must come from pre-existing stockpiles, material reclaimed from maintained roadside ditches (provided the designed width or depth of the ditch is not increased), or commercially procured material from a source existing prior to the event. For any FEMA-funded project requiring the use of a non-commercial source or a commercial source that was not permitted to operate prior to the event (e.g. a new pit, agricultural fields, road ROWs, etc.) in whole or in part, regardless of cost, the Applicant must notify FEMA and the Recipient prior to extracting material. FEMA must review the source for compliance with all applicable federal environmental planning and historic preservation laws and executive orders prior to a subrecipient or their contractor commencing borrow extraction. Consultation and regulatory permitting may be required. Non-compliance with this requirement may jeopardize receipt of federal finding. Documentation of borrow sources utilized is required at closeout.

3. All work will be completed within the applicants ROW, if staging of equipment and materials would be needed, they will be staged within the applicants ROW.

4. All roads on this project have been reviewed for FHWA status and none were found.

5. No work in water is anticipated to occur.

Cost

Code	Quantity	Unit	Total Cost	Section
9001 (Contract)	1.00	Lump Sum	$45,559.89	Uncompleted

CRC Gross Cost	$45,559.89
Total 406 HMP Cost	$0.00
Total Insurance Reductions	$0.00
CRC Net Cost	$45,559.89
Federal Share (75.00%)	$34,169.92
Non-Federal Share (25.00%)	$11,389.97

Award Information

Version Information

Version #	Eligibility Status	Current Location	Bundle Number	Project Amount	Cost Share	Federal Share Obligated	Date Obligated
0	Pending	In Review		$0.00	75%	$0.00	

Drawdown History

EMMIE Drawdown Status As of Date	IFMIS Obligation #	Expenditure Number	Expended Date	Expended Amount
No Records				

Obligation History

Version #	Date Obligated	Obligated Cost	Cost Share	IFMIS Status	IFMIS Obligation #

Subgrant Conditions

- As described in Title 2 Code of Federal Regulations (C.F.R.) § 200.333, financial records, supporting documents, statistical records and all other non-Federal entity records pertinent to a Federal award must be retained for a period of three (3) years from the date of submission of the final expenditure report or, for Federal awards that are renewed quarterly or annually, from the date of the submission of the quarterly or annual financial report, respectively, as reported to the Federal awarding agency or pass-through entity in the case of a subrecipient. Federal awarding agencies and pass-through entities must not impose any other record retention requirements upon non-Federal entities. Exceptions are stated in 2 C.F.R. §200.333(a) – (f)(1) and (2). All records relative to this project are subject to examination and audit by the State, FEMA and the Comptroller General of the United States and must reflect work related to disaster-specific costs.
- In the seeking of proposals and letting of contracts for eligible work, the Applicant/Subrecipient must comply with its Local, State (provided that the procurements conform to applicable Federal law) and Federal procurement laws, regulations, and procedures as required by FEMA Policy 2 CFR Part 200, Procurement Standards, §§ 317-326.
- The Recipient must submit its certification of the subrecipient's completion of all of its small projects and compliance with all environmental and historic preservation requirements within 180 days of the applicant's completion of its last small project, or the latest approved deadline, whichever is sooner.
- When any individual item of equipment purchased with PA funding is no longer needed, or a residual inventory of unused supplies exceeding $5,000 remains, the subrecipient must follow the disposition requirements in Title 2 Code of Federal Regulations (C.F.R.) § 200.313-314.
- The terms of the FEMA-State Agreement are incorporated by reference into this project under the Public Assistance award and the applicant must comply with all applicable laws, regulations, policy, and guidance. This includes, among others, the Robert T. Stafford Disaster Relief and Emergency Assistance Act; Title 44 of the Code of Federal Regulations; FEMA Policy No. 104-009-2, Public Assistance Program and Policy Guide; and other applicable FEMA policy and guidance.
- The DHS Standard Terms and Conditions in effect as of the declaration date of this emergency declarations or major disaster, as applicable, are incorporated by reference into this project under the Public Assistance grant, which flow down from the Recipient to subrecipients unless a particular term or condition indicates otherwise.
- The Uniform Administrative Requirements, Cost Principles, and Audit Requirements set forth at Title 2 Code of Federal Regulations (C.F.R.) Part 200 apply to this project award under the Public Assistance grant, which flow down from the Recipient to all subrecipients unless a particular section of 2 C.F.R. Part 200, the FEMA-State Agreement, or the terms and conditions of this project award indicate otherwise. See 2 C.F.R. §§ 200.101 and 110.
- The subrecipient must submit a written request through the Recipient to FEMA before it makes a change to the approved scope of work in this project. If the subrecipient commences work associated with a change before FEMA approves the change, it will jeopardize financial assistance for this project. See FEMA Policy No. 104-009-2, Public Assistance Program and Policy Guide.
- Pursuant to section 312 of the Stafford Act, 42 U.S.C. 5155, FEMA is prohibited from providing financial assistance to any entity that receives assistance from another program, insurance, or any other source for the same work. The subrecipient agrees to repay all duplicated assistance to FEMA if they receive assistance for the same work from another Federal agency, insurance, or any other source. If an subrecipient receives funding from another federal program for the same purpose, it must notify FEMA through the Recipient and return any duplicated funding.

Insurance

Additional Information

4/8/2024

Property insurance coverage for road(s), road right-of-ways, embankment erosion, bridges or culvert damage represented on this project are not insured or insurable. No insurance relief is anticipated. No Obtain and Maintain requirement will be made.

FEMA requires the Applicant to take reasonable efforts to pursue claims to recover insurance proceeds that it is entitled to receive from its insurer(s). In the event that any insurance proceeds are received for these expenses those proceeds must be reduced from FEMA Public Assistance funding to ensure no duplication of benefits has occurred.

No duplication of benefits from insurance is anticipated for work described in this application. In the event any part or all costs are paid by an insurance policy, a duplication of benefits from insurance will occur. Applicant must notify grantee and FEMA of such recoveries and the Sub-Grant award amount must be reduced by actual insurance proceeds.

No insurance requirements are mandated for the damages included in this project. Insurance requirements are specific to permanent work to replace, restore, repair, reconstruct, or construct buildings, contents, equipment, and vehicles (FEMA Recovery Policy FP 206-086-1).

No insurance Narrative will be produced or uploaded into documents or attachments.

No O&M is required for the facilities represented on this project.

Kaneta Alexander, PA Insurance Specialist CRC West

O&M Requirements

There are no Obtain and Maintain Requirements on **Johnson Lane Area Roads**.

406 Mitigation

There is no additional mitigation information on **Johnson Lane Area Roads**.

Environmental Historical Preservation

Is this project compliant with EHP laws, regulations, and executive orders? **Yes**

EHP Conditions

- Any change to the approved scope of work will require re-evaluation for compliance with NEPA and other Laws and Executive Orders.
- This review does not address all federal, state and local requirements. Acceptance of federal funding requires recipient to comply with all federal, state and local laws. Failure to obtain all appropriate federal, state and local environmental permits and clearances may jeopardize funding.
- If ground disturbing activities occur during construction, applicant will monitor ground disturbance and if any potential archaeological resources are discovered, will immediately cease construction in that area and notify the State and FEMA.

EHP Additional Info

There is no additional environmental historical preservation on **Johnson Lane Area Roads**.

Final Reviews

Final Review

Reviewed By CHRISTENSEN, JOHN T. **Reviewed On** 05/16/2024 1:16 PM PDT

Review Comments

No comments available for the Final Review step

Recipient Review

Reviewed By Schultz, Shea **Reviewed On** 05/20/2024 7:40 AM PDT

Review Comments

No comments available for the Recipient Review step

Project Signatures

Signed By Swickard, Debbie **Signed On** 05/20/2024

RESOLUTION NUMBER 2024R-091

RESOLUTION AUGMENTING DEPARTMENT
201
2024-2025 FISCAL YEAR BUDGET

WHEREAS, there is a need to revise the budget to reflect revised revenues and expenditures to the County as follows:

Project: FEMA DEM 2023 Flood 725059 Johnson Lane Area Roads
Project # 24F04.08

Revenue		
201-000 331.500	Grant Revenue - Federal	34,169.92
201-000 331.510	Grant Revenue - State	-
201-000 360.300	Grant Revenue - Non Govt.	-
	TOTAL REVENUES	34,169.92
Expenditures		
Various	Salaries & Benefits	-
201-605 511.150	Grant Match - Salary	-
201-605 511.999	Grant Match - Salary Offset	-
201-605 540.010	Grants-Services & Supplies	34,169.92
201-605 541.501	Grant Match - Serv & Supplies	11,389.97
201-605 563.902	Grant Match - Serv & Supplies	(11,389.97)
201-605 562.100	Grants-Capital Outlay	-
201-605 562.110	Grant Match - Capital Outlay	-
	TOTAL EXPENDITURES	34,169.92

NOW, THEREFORE, BE IT RESOLVED THAT the 2024-2025 Fiscal Year budget is herein amended.

Adopted this 19th day of December, 2024 by the following vote:

VOTE: Ayes Commissioners: _____

_____

_____

_____

_____

Nays Commissioners: _____

_____

Absent Commissioners: _____

_____

_____
Wesley Rice, Chairman
Douglas County Board of Commissioners

ATTEST:

_____
Amy Burgans
Douglas County Clerk-Treasurer

Powered by ZoomGrants™

Douglas County
725060 - Stephanie Way Area Roads
56,060.02

Subrecipient Grant Award

STATE OF NEVADA
OFFICE OF THE MILITARY
DIVISION OF EMERGENCY MANAGEMENT / HOMELAND SECURITY
2478 Fairview Drive, Carson City, NV 89701
Telephone (775) 687-0300, Fax (775) 687-0322

Subrecipient Grant Award

Subrecipient: Douglas County

Program Name: Federal Emergency Management Agency (FEMA) Public Assistance, Disaster 4708

FEIN Number: PA-09-NV-4708

UEI: XVTREHCXGM77

Subrecipient UEI: KE5GF37F6F95

Subrecipient Grant Funds: $56,060.02

Subrecipient Required Match: 14,015.00

ALN (formally CFDA) # 97.036

Function Code # 0038

Grant Portal Project Worksheet Number: 725060

EMMI Project Worksheet Number: PA-09-NV-4708-PW-00038

Subrecipient Award Period: 4/27/2023-10/27/2024

Federal Award Period to DEM: 04/27/2023-10/27/2024

Federal Award Amount to DEM: Federal Award Amount will vary depending on approved Project Worksheets (PW). Only approved PW's will be reimbursed by DEM.

Grant Recipient Award Agreement

The President declared a Major Disaster in the State of Nevada on April 27, 2023, due to severe winter storms, flooding, landslides, and mudslides during the period of March 8-19, 2023. Major Disaster Declaration FEMA-44708-DR (Disaster 4708) was declared under the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42. U.S.C. §§ 5121-5207 (Stafford Act), in accordance with 44 CFR § 206.44. As a result of Disaster 4708, the State of Nevada, as Grantee, was awarded Public Assistance grant funding to assist the state and eligible governments, as well as certain private nonprofit organizations, in their response to, and recovery from, Disaster 4708.

This Agreement between the State of Nevada, Office of the Military, Division of Emergency Management (State), and Douglas County (Applicant) governs all federal assistance that the State of Nevada provides to the Applicant under Disaster 4708.

I. TERMS AND CONDITIONS

A. State Responsibilities

The State may provide Disaster Grant Funding or direct services to support the activities and programs authorized under the Stafford Act for Disaster 4708, and in accordance with this Agreement.

1. The State agrees to be the recipient for all federal financial assistance provided under the Stafford Act related to Disaster 4708. The State will serve as the pass-through entity with respect to the State's role in providing subgrants and administering grant assistance provided to Applicants.

2. The State agrees to maintain a Federal Emergency Management Agency (FEMA) approved State Mitigation Plan (SMP) in accordance with 44 CFR Part 201 (Mitigation Planning), as a condition of receiving Disaster Assistance funding.

B. Applicant Responsibilities

1. The Applicant agrees to comply with the federal and/or state grant award terms and conditions set forth in this Agreement, Disaster 4708, all provisions of the State Administrative Plan in place for each grant award, and the Federal and State Grant Assurances.

2. The Applicant agrees to lead, manage, and drive the overall recovery process and coordinate recovery activities and technical support by setting appropriate policies which adhere to the local, state, and federal laws.

3. The Applicant agrees to comply with the requirements of all applicable laws and regulations, including the Stafford Act, Title 44 of the Code of Federal Regulations (Emergency Management and Assistance), 2 CFR Part 3002 (implementing 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), all applicable FEMA and State Assurances, policies, procedure, and guidelines as well as, the Division of Emergency Management Grant Management Guide, Federal and State Assurances, the State Administrative Manual, applicable state and local laws, and FEMA policies and guidelines.

The Applicant agrees that all contract developed and signed for the utilization of federal grant dollars will be compliant with 2 CFR Part 200, Appendix II (please see the FEMA Contracts Provisions Guide).

4. The Applicant agrees to use disaster assistance funds solely for the purposes as stated in the approved project worksheets (PW) and the approved scope of work approved by FEMA and the State.

5. The Applicant agrees to provide the cost-sharing requirements of federal disaster assistance, as stipulated in Disaster 4708. Disaster 4708 includes the Public Assistance Program.

6. The Applicant agrees that all disaster assistance funding will be provided on a reimbursement basis only and must follow the reimbursement process established by NDEM Grant Guidelines and the NDEM Federal and State Assurances. Exceptions are discretionary and will be granted only due to conditions beyond the Applicant's control, which results in an inability to complete approved projects. All exceptions will be subject to the approval of the Governor's Authorized Representative (GAR) and must be requested by the applicant in writing and approved in writing by the GAR.

7. The Applicant agrees to establish and maintain a proper accounting system to record expenditures of disaster assistance funds in accordance with generally accepted accounting standards. The accounting system must follow the approved practices as outlined in the NDEM Grant Guidelines and NDEM Federal and State Assurances.

8. The Applicant agrees to accurately document the events and expenses incurred in the disaster response and recovery. All of the documentation pertaining to a project shall be filed together with the corresponding PW and maintained by the Applicant as the permanent record of the project. This process must include all backup and corresponding documentation attached to the PW in each file. The applicant must provide a copy of the documentation to the GAR for review, reconciliation, and archival.

9. The Applicant agrees to maintain records and supporting documentation relating to claims made by the Applicant for three (3) years after the completion and final payment of an individual PW and shall be available for inspection and audit at all reasonable times by NDEM, the State Auditor, and the Federal Auditor General.

10. The Applicant agrees to give the appropriate state agencies, as designated by the GAR, access to and the right to examine all records, documents, papers relating to any activity undertaken for funding under this Agreement.

11. The Applicant agrees to provide the State with quarterly project status reports. If the Applicant receives $750,000 or more in total Federal assistance in a single year, the Applicant shall accomplish a "single audit" and submit a copy of that audit to the State, in accordance with the Office of Management and Budget Super Circular.

12. The Applicant agrees to comply with the US Environmental Protection Agency regulations contained in Title 40 of the Code of Federal Regulations.

13. The Applicant agrees to comply with all applicable provisions of state laws and regulations in regard to procurement of goods and services regarding contract for repair or restoration of public facilities which conform to federal law and the standards identified in 2 CFR §§ 200.317-200.326, which are outlined in the NDEM Grant Guidelines and NDEM Federal and State Assurances, and the FEMA Public Assistance: Policy and Guidance.

14. If the Applicant received duplicate benefits from another source for projects related to this disaster, the Applicant agrees to refund the benefits provided by the State.

15. The Applicant agrees to comply with Provision of the Hatch Act limiting the political activities of public employees, as it relates to the programs funded.

16. The Applicant agrees to not enter into any cost plus a percentage of costs or contingency contract for completion of disaster restoration or repair work.

17. The Applicant agrees to not enter into contracts, grants, loans, or cooperative agreements for which payment is contingent upon receipt of state or federal funds.

18. The Applicant agrees not to enter into any contract with any party that has been prohibited from participating in federal or state assistance programs.

19. The Applicant agrees to indemnify and hold the State and FEMA harmless from any damages arising out of the projects funded under this agreement.

20. The Applicant agrees to abide by the following work completion deadlines:

Emergency Work (Category A & B) - Six months from the date of declaration.

Permanent Work (Categories C-G) - Eighteen months from the date of declaration.

All required documentation in support of the project costs will be submitted within 90 days following completion of the project.

C. Controlling Authorities

This agreement is subject to the following governing authorities:

1. The Stafford Act and its implementing regulations contained in Title 44 of the Code of Federal Regulations, and FEMA policy and guidance.

2. 2 CFR Parts 200 and 3002, Uniform Administrative Requirements, Costs Principles, and Audit Requirements for Federal Awards.

3. The Public Assistance Program and Policy Guide (PAPPG V4).

4. The Office of the Military, Division of Emergency Management, Grant Management Guide.

5. The Federal and State Assurances, as well as the FEMA Public Assistance: Policy and Guidance.

6. Nevada Administrative Manual (SAM Manual)

7. All Applicable Federal, State, and Local laws, and FEMA policies and guidance.

II. DISASTER ASSISTANCE GRANT FUNDING

A. Terms and Conditions

1. Federal assistance, except for assistance under the Hazard Mitigation Grant Program, is limited to activities necessary to alleviate damage, loss, hardship, or suffering resulting from the incident that took place during the incident period identified in Disaster 4708, except that reasonable expenses that were incurred in anticipation of an immediately preceding such event may be eligible.

2. Federal assistance under the Stafford Act and this Agreement is limited to those areas, and programs designated by the President or FEMA in the Federal Register Notices for Disaster 4708.

3. All scopes of work and costs approved as a result of this Agreement, whether as estimates or final costs approved through subgrants, project worksheets, or otherwise, will incorporate by reference the terms of this Agreement and must comply with all applicable federal and state laws, regulations, policies and guidance in accordance with this Agreement, the provisions of the State Administrative Plan in place for each grant award and attached in this package as a FEMA Project Worksheet, and the federal and state grant assurances.

B. Disaster Programs

The following disaster assistance programs have been authorized for Disaster 4708 and are subject to this Agreement:

Public Assistance (PA):

Disaster 4708 authorized the PA Program and FEMA may make a PA grant award to the State. The Applicant agrees to make available the non-federal cost share of PA pursuant to the State of Nevada's requested timelines. Federal funding will be limited to 75 percent of total eligible costs, except as may be provided for in any subsequent cost-share amendment to the declaration for Disaster 4708.

The Public Assistance Programmatic addendums will be listed in the PAPPG V4. This will give additional terms and conditions for the implementation of the PA Program as applicable, PA grant performance goals, and cost-share adjustments under alternative procedures for debris removal.

III. FUNDING

The Applicant will be reimbursed in accordance with the Federal and State Assurances. At any time during the lifecycle of the grant, the State may adjust the amounts available to the Applicant in the request for reimbursement process due to grant adjustments, partial or full grant terminations, closeouts, or other reasons.

IV. REPORTING

A. Financial Report

The Final Financial Report is due thirty (30) days after project completion, see Federal and State Assurances.

B. Quarterly Financial/Programmatic Reports

The quarterly financial reports are due thirty (30) days after the quarter ends (December 30, March 30, June 30, and September 30).

V. CONSTRUCTION REQUIREMENTS

Prior to the start of any construction activity, the Applicant will ensure that all federal, state and local permits and approvals are obtained, and all permit conditions are addressed, including, the National Environmental Policy Act, the National Historic Preservation Act, the Endangered Species Act, and all other applicable environmental laws and executive orders. All construction should be in accordance with approved permits, project plans, and specifications, as well as applicable building codes and program guidance.

VI. EXTENSIONS

All extensions must include documentation substantiating delays beyond its control, a detailed justification for the delay, the status of work completed, and to be completed, and a project timeline with the projected completion date.

All requests and approvals for extensions must be on the approved excel workbook, which includes the quarterly financial report, programmatic report, and project change request.

Applicants that request an extension must submit reports no later than 15 days after the last day of the approved extension. Sub-grantees may not obligate funds at the end of extension and use the State Administrative Agent's (SAA) close out period to submit reports/expenditures unless extenuation circumstances exist, and the approval is issued in writing to the sub-grantee.

Extension requests must follow the process described in Chapter 11, Section V of the PAPPG V4 (page 196) and be sent to the GAR for consideration.

The regulatory time limitation for temporary facilities (Emergency Work) is 6 months from the Federal Declaration date. The State of Nevada may approve an extension up to 6 months; however, this must be in writing on the "Project Change" form with a narrative and justification.

The regulatory time limitation for permanent work is 18 months from the Federal Declaration date. The State of Nevada may approve an extension up to an additional 30 months; however, this must be in writing on the "Project Change" form with a narrative and justification.

The State of Nevada may request additional time from FEMA; however, this will only be granted if the Applicant has

already started the project and needs additional time to complete, and the extension is due to circumstances out of the Applicant's control for the emergency work. Please refer to the PAPPG V4.

VII. RESOURCES

- Federal and State Assurances
- Federal and State Administrative Plan
- Financial/Programmatic Reporting
- PAPPG V4 (2020)
- The Office of the Military, Division of Emergency Management Grant Management Guide
- All DEM and FEMA Bulletins
- The FEMA approved Project Worksheet
- The FEMA Contracts Provisions Guide

IN WITNESS WHEREOF, the Parties approve this Agreement:

_____

Appointing Authority Date

Signatures

Authorized Official

Douglas County	**Nevada Office of the Military, Division of Emergency Management**
Not signed yet.	David Wm. Fogerson 7/17/2024 10:51:16 AM dfogerson@dps.state.nv.us 167.154.44.201

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Department of Homeland Security
Federal Emergency Management Agency

General Info

Project #	725060 **P/W #** 38	**Project Type**	Standard
Project Category	C - Roads and Bridges	**Applicant**	Douglas County (005-99005-00)
Project Title	Stephanie Way Area Roads	**Event**	4708DR-NV (4708DR)
Project Size	Small	**Declaration Date**	4/27/2023
Activity Completion Date	10/27/2024	**Incident Start Date**	3/08/2023
		Incident End Date	3/19/2023
Process Step	Pending DIU EMMIE Final Record Upload		

Damage Description and Dimensions

The Disaster # 4708DR, which occurred between *03/08/2023* and *03/19/2023*, caused:

Damage #1336337; Stephanie Way -area wide

During the Incident Period, March 8th, 2023 – March 19th, 2023, Douglas County encountered extreme heavy flowing waters causing damages to many county roads in the Stephanie Way Area. Damaged components were roads, shoulders, ditches with asphalt, type 2 base, gravel and native soil components. GE Excavating was contracted to do the work. Work Completed Cost: $36,142.02

General Facility Information:

- **Facility Type:** Roads (No Culverts)
- **Facility:** Roads, shoulders and ditches County wide
- **Facility Description:** Gravel and asphalt roads
- **Approx. Year Built:** 1980
- **Location Description:** Douglas County. Stephanie Way area
- **Road Type:** Asphalt
- **GPS Latitude/Longitude:** 39.04494, -119.77171
- **Width (ft):** 24
- **Number of Lanes:** 2

General Damage Information:

- **Date Damaged:** 3/9/2023 to 3/13/2023
- **Cause of Damage:** Erosion by high velocity water flooding

Road Damage:

Douglas Co. PW yard entrance:
- Surface, 2.8519 CY of Asphalt (39.004920,-119.760970), 42 FT long x 5.5 FT wide x 4 IN high, Erosion by high velocity water flooding, 100% work completed.
- Slope associated to entrance road, 622.2222 CY of Class 12 road base (39.004920,-119.760970), 42 FT long x 20 FT wide x 20 FT high, erosion by high velocity water flooding, 100% work completed.

Ferris Dr.:
- Surface, 99.0988 CY of Type 2 road base (39.04494, -119.77171 to 39.044925, -

119.770482), 349 FT long x 23 FT wide x 4 IN high, Eroded surface by high velocity water flooding, 70% work completed.

Santa Barabara Dr. shoulders:

- Shoulder, 595.5556 CY of Type 2 road base, North (39.055369, -119.736693), South (39.052364,-119.740395 to 39.052353, -119.739372), 402 FT long x 10 FT wide x 48 IN high, Erosion of shoulder by high velocity water flooding, 0% work completed.

Saratoga St.:

- Ditches, 118.5185 CY of Native soil (39.044948, -119.741283 to 39.741283, -119.119.742399), 320 FT long x 8 FT wide x 15 IN high, Erosion of ditch by high velocity water flooding, 0% work completed.
- Surface, 0.4815 CY of Asphalt (39.044959 , -119.741801), 13 FT long x 4 FT wide x 3 IN high, Erosion of street radius by high velocity water flooding, 0% work completed.

Sewer Plant Rd.:

- Shoulder, 7 CY of Type 2 Road Base (39.054056, -119.760861), 42 FT long x 9 FT wide x 6 IN high, Erosion of east and west shoulders along gravel road impacted by high velocity waters flooding., 0% work completed.

Stephanie Way :

- Ditches, 313.3333 CY of Native Soil (39.041296,-119.725694 to 39.041286,-119.724041), 470 FT long x 9 FT wide x 2 FT high, Erosion by high velocity water flooding, 0% work completed.
- Curb, 0.0833 CY of Concrete (39.041296,-119.725694), 9 FT long x 6 IN wide x 6 IN high, Erosion by High velocity water flooding, 0% work completed.

Stephanie Way 1330 north and south sides:

- Ditches, 864 CY of Native Soil N(39.042931, --19.742314 to 39.041291,-119.730927); S (39.041304,-1129.7334179 to 39.041285,-119.737626), 1,944 FT long x 12 FT wide x 1 FT high, Erosion by high velocity water flooding, 0% work completed.

Stephanie Way and East Valley St.:

- Surface, 1.037 CY of Asphalt (39.041304,-119.714713), 28 FT long x 3 FT wide x 4 IN high, Erosion by highvelocity water flooding, 0% work completed.
- Ditches, 233.3333 CY of Native Soil (39.041304,-119.704713 to 39.042177,-119.714706), 315 FT long x 12 FT wide x 20 IN high, Erosion by high velocity water flooding, 0% work completed.

Stephanie Way and Esaw St.:

- Ditches, 168 CY of Native Soil (39.590413,-119.710102 to 39.04315,-119.710642), 162 FT long x 7 FT wide x 4 FT high, Erosion by high velocity water flooding, 0% work completed.

Stephanie Way and Fuller St.:

- Surface, 2.2222 CY of Asphalt (39.041299,-119.724028), 30 FT long x 6 FT wide x 4 IN high, Erosion by high velocity water flooding, 0% work completed.

Stephanie Way and Northfork St.:

- Shoulder, 34 CY of Type 2 road base (39.041320, -119.758423), 162 FT long x 17 FT wide x 4 IN high, Erosion of shoulder impacted by high velocity waters flooding., 0% work completed.

Stephanie Way and Pamela St.:

- Ditches, 355.5556 CY of Native Soil (39.041325,-119.717090 to 39.014272,-119.718142), 300 FT long x 16 FT wide x 2 FT high, Erosion by high velocity water flooding, 0% work completed.

Stephanie Way and Parkhaven St.:

- Ditches, 525.5556 CY of Native Soil (39.041289,-119.731127 to 39.041286,-119.730374), 215 FT long x 11 FT wide x 6 FT high, Erosion by high velocity water flooding, 0% work completed.

Stephanie Way and Parkhaven St. radius:

- Surface, 2.2222 CY of Asphalt, W(39.04129,-119.729852) and E (39.041287,-119.72532),

60 FT long x 3 FT wide x 4 IN high, Erosion by high velocity water flooding, 0% work completed.

Stephanie Way and Squier St.:

- Ditches, 134.8148 CY of 8" Rip Rap (39.044854,-119.719349), 35 FT long x 13 FT wide x 8 FT high, Erosion by high velocity water flooding, 0% work completed.

Stephanie Way and Wade St. East and west sides:

- Ditches, 74.0741 CY of Native Soil E(39.0413302,-119.721667), W (39.041306,-119.721549), 100 FT long x 10 FT wide x 2 FT high, Erosion by high velocity water flooding, 0% work completed.

Stephanie Way and Wildhorse St.:

- Shoulder, 20.7407 CY of Type 2 road base (39.040278, -119.747437), 80 FT long x 7 FT wide x 12 IN high, Erosion of shoulder by high velocity water flooding., 0% work completed.

Vicky Ln.:

- Shoulder, 3.9198 CY of Type 2 road base (39.057209, -119.745427 to 39.057502, -119742478), 127 FT long x 5 FT wide x 2 IN high, Erosion of shoulder by high velocity water flooding., 0% work completed.

Vicky Ln.- 2793:

- Shoulder, 314.8148 CY of Type 2 road base (39.041801,-119.742452 to 39.04235,-119.742442) and (39.042931,-119.742314 to 39.04129,-119.741499), 425 FT long x 12 FT wide x 20 IN high, Erosion by high velocity water flooding, 0% work completed.

Final Scope

1336337 Stephanie Way -area wide

Work Completed

The applicant utilized force account labor for the repairs to restore Douglas Co. PW Yard Entrance back to its pre-disaster design, function and capacity (in-kind) within the existing footprint.

Contract

Douglas Co. PW Yard Entrance

A. Replaced 2.8519 CY of surface asphalt, 42 FT long x 5.5 FT wide x 4 IN high

B. Replaced 622.2222 CY of slope with Class 12 road base, 42 FT long x 20 FT wide x 20 FT high

1. Contract: $36,142.02 (GE Excavating)

Work Completed Total: $36,142.01

Work to Be Completed

The Applicant will utilize force account labor to restore Stephanie Way Area Roads in Douglas County back to their pre-disaster design, function, and capacity (in-kind) within the existing footprint.

Ferris Dr.

A. Replace 99.0988 CY of Surface Class 2 road base, 349 FT long x 23 FT wide x 4 IN high

Santa Barabara Dr. shoulders

A. Replace 595.5556 CY of Shoulder Class 2 road base, 402 FT long x 10 FT wide x 48 IN high

Saratoga St.

A. Repair Ditches, 118.5185 CY of Native Soil.

B. Remove and replace Surface, 0.4815 CY of Asphalt 13 FT long x 4 FT wide x 3 IN high

Sewer Plant Rd.

A. Replace 7 CY of Class 2 Road Base, 42 FT long x 9 FT wide x 6 IN high

Stephanie Way

A. Repair Ditches, 313.3333 CY of Native Soil 470 FT long x 9 FT wide x 2 FT high

B. Remove and replace Curb, 0.0833 CY of Concrete, 9 FT long x 6 IN wide x 6 IN high

Stephanie Way 1330 north and south sides

A. Repair Ditches, 864 CY of Native Soil, 1,944 FT long x 12 FT wide x 1 FT high

Stephanie Way and East Valley St

A. Replace and replace Surface, 1.037 CY of Asphalt, 28 FT long x 3 FT wide x 4 IN high

B. Repair Ditches, 233.333 CY of Native Soil, 315 FT long x 12 FT wide x 20 IN high

Stephanie Way and Esaw St.

A Repair Ditches, 168 CY of Native Soil, 162 FT long x 7 FT wide x 4 FT high

Stephanie Way and Fuller St.

A. Remove and replace Surface, 2.2222 CY of Asphalt, 30 FT long x 6 FT wide x 4 IN high

Stephanie Way and Northfork St.: GPS 39.041320, -119.758423

A. Replace 34 CY of Class 2 road base, 162 FT long x 17 FT wide x 4 IN high

Stephanie Way and Pamela St.

A. Repair Ditches, 355.5556 CY of Native Soil, 300 FT long x 16 FT wide x 2 FT high

Stephanie Way and Parkhaven St.

A. Repair Ditches, 525.5556 CY of Native Soil, 215 FT long x 11 FT wide x 6 FT high

Stephanie Way and Park haven St. radius

A. Remove and replace Surface, 2.2222 CY of Asphalt, 60 FT long x 3 FT wide x 4 IN high

Stephanie Way and Squier St.

A. Repair Ditches, Replace 134.8148 CY of 8" Rip Rap, 35 FT long x 13 FT wide x 8 FT high

Stephanie Way and Wade St. East and west sides

A. Repair Ditches, 74.0741 CY of Native Soil, 100 FT long x 10 FT wide x 2 FT high

Stephanie Way and Wildhorse St.

A. Replace Shoulder, 20.7407 CY of Class 2 road base, 80 FT long x 7 FT wide x 12 IN high

Vicky Ln.

A. Replace Shoulder, 3.9198 CY of Class 2 road base, 127 FT long x 5 FT wide x 2 IN high

Vicky Ln.- 2793:

A. Replace Shoulder, 314.8148 CY of Class 2 road base, 425 FT long x 12 FT wide x 20 IN high

Work to Be Completed Total: $ 19,918.01

Total Damage Inventory: $ 56,060.02

Project Notes:

1. All site estimates for Work to be Completed were generated using RS Means Cost estimate and Applicant provided cost. Work Completed costs were supplied by Applicant. See document '*725060 - 4708DR-NV - CRC Cost Spreadsheet..xlsx*'.

2. Small Project Certification has been uploaded to the project documents. See document '*4708-DR-NV 525060 Sephanie Way Areawide Small Permanent Work Project Certifications and Acknowledgements.pdf*'.

3. All borrow or fill material must come from pre-existing stockpiles, material reclaimed from maintained roadside ditches (provided the designed width or depth of the ditch is not increased), or commercially procured material from a source existing prior to the event. For any FEMA-funded project requiring the use of a non-commercial source or a commercial source that was not permitted to operate prior to the event (e.g., a new pit, agricultural fields, road ROWs, etc.) in whole or in part, regardless of cost, the Applicant must notify FEMA and the Recipient prior to extracting material. FEMA must review the source for compliance with all applicable federal environmental planning and historic preservation laws and executive orders prior to a subrecipient or their contractor commencing borrow extraction. Consultation and regulatory permitting may be required. Non-compliance with this requirement may jeopardize receipt of federal funding. Documentation of borrow sources utilized is required at closeout.

4. The source of fill or borrow pit information:
Douglas County Pit - Airport Pit, 1146 Airport Rd, Minden, NV 89423, GPS (39.002500, -119.744722), unclassified fill.
Douglas County Pit - BLM Pit, E. Valley Rd, Gardnerville, NV 89410, GPS (38.903611, -119.691944), unclassified fill.

5. All work will be completed within the applicants ROW, if staging of equipment and materials would be needed, they will be staged within the applicants ROW.

6. All roads on this project have been reviewed for FHWA status and none were found.

Cost

Code	Quantity	Unit	Total Cost	Section
9001 (Contract)	1.00	Lump Sum	$19,918.01	Uncompleted
9007 (Labor)	1.00	Lump Sum	$36,142.01	Completed

CRC Gross Cost	$56,060.02
Total 406 HMP Cost	$0.00
Total Insurance Reductions	$0.00
CRC Net Cost	$56,060.02
Federal Share (75.00%)	$42,045.02
Non-Federal Share (25.00%)	$14,015.00

Award Information

Version Information

Version #	Eligibility Status	Current Location	Bundle Number	Project Amount	Cost Share	Federal Share Obligated	Date Obligated
0	Pending	In Review		$0.00	75%	$0.00	

Drawdown History

EMMIE Drawdown Status As of Date	IFMIS Obligation #	Expenditure Number	Expended Date	Expended Amount
No Records				

Obligation History

Version #	Date Obligated	Obligated Cost	Cost Share	IFMIS Status	IFMIS Obligation #

Subgrant Conditions

- As described in Title 2 Code of Federal Regulations (C.F.R.) § 200.333, financial records, supporting documents, statistical records and all other non-Federal entity records pertinent to a Federal award must be retained for a period of three (3) years from the date of submission of the final expenditure report or, for Federal awards that are renewed quarterly or annually, from the date of the submission of the quarterly or annual financial report, respectively, as reported to the Federal awarding agency or pass-through entity in the case of a subrecipient. Federal awarding agencies and pass-through entities must not impose any other record retention requirements upon non-Federal entities. Exceptions are stated in 2 C.F.R. §200.333(a) – (f)(1) and (2). All records relative to this project are subject to examination and audit by the State, FEMA and the Comptroller General of the United States and must reflect work related to disaster-specific costs.
- In the seeking of proposals and letting of contracts for eligible work, the Applicant/Subrecipient must comply with its Local, State (provided that the procurements conform to applicable Federal law) and Federal procurement laws, regulations, and procedures as required by FEMA Policy 2 CFR Part 200, Procurement Standards, §§ 317-326.
- The Recipient must submit its certification of the subrecipient's completion of all of its small projects and compliance with all environmental and historic preservation requirements within 180 days of the applicant's completion of its last small project, or the latest approved deadline, whichever is sooner.
- When any individual item of equipment purchased with PA funding is no longer needed, or a residual inventory of unused supplies exceeding $5,000 remains, the subrecipient must follow the disposition requirements in Title 2 Code of Federal Regulations (C.F.R.) § 200.313-314.
- The terms of the FEMA-State Agreement are incorporated by reference into this project under the Public Assistance award and the applicant must comply with all applicable laws, regulations, policy, and guidance. This includes, among others, the Robert T. Stafford Disaster Relief and Emergency Assistance Act; Title 44 of the Code of Federal Regulations; FEMA Policy No. 104-009-2, Public Assistance Program and Policy Guide; and other applicable FEMA policy and guidance.
- The DHS Standard Terms and Conditions in effect as of the declaration date of this emergency declarations or major disaster, as applicable, are incorporated by reference into this project under the Public Assistance grant, which flow down from the Recipient to subrecipients unless a particular term or condition indicates otherwise.
- The Uniform Administrative Requirements, Cost Principles, and Audit Requirements set forth at Title 2 Code of Federal Regulations (C.F.R.) Part 200 apply to this project award under the Public Assistance grant, which flow down from the Recipient to all subrecipients unless a particular section of 2 C.F.R. Part 200, the FEMA-State Agreement, or the terms and conditions of this project award indicate otherwise. See 2 C.F.R. §§ 200.101 and 110.
- The subrecipient must submit a written request through the Recipient to FEMA before it makes a change to the approved scope of work in this project. If the subrecipient commences work associated with a change before FEMA approves the change, it will jeopardize financial assistance for this project. See FEMA Policy No. 104-009-2, Public Assistance Program and Policy Guide.
- Pursuant to section 312 of the Stafford Act, 42 U.S.C. 5155, FEMA is prohibited from providing financial assistance to any entity that receives assistance from another program, insurance, or any other source for the same work. The subrecipient agrees to repay all duplicated assistance to FEMA if they receive assistance for the same work from another Federal agency, insurance, or any other source. If an subrecipient receives funding from another federal program for the same purpose, it must notify FEMA through the Recipient and return any duplicated funding.

Insurance

Additional Information

4/4/2024

Property insurance coverage for road(s), road right-of-ways, embankment erosion, bridges or culvert damage represented on this project are not insured or insurable. No insurance relief is anticipated. No Obtain and Maintain requirement will be made.

FEMA requires the Applicant to take reasonable efforts to pursue claims to recover insurance proceeds that it is entitled to receive from its insurer(s). In the event that any insurance proceeds are received for these expenses those proceeds must be reduced from FEMA Public Assistance funding to ensure no duplication of benefits has occurred.

No duplication of benefits from insurance is anticipated for work described in this application. In the event any part or all costs are paid by an insurance policy, a duplication of benefits from insurance will occur. Applicant must notify grantee and FEMA of such recoveries and the Sub-Grant award amount must be reduced by actual insurance proceeds.

No insurance requirements are mandated for the damages included in this project. Insurance requirements are specific to permanent work to replace, restore, repair, reconstruct, or construct buildings, contents, equipment, and vehicles (FEMA Recovery Policy FP 206-086-1).

No insurance Narrative will be produced or uploaded into documents or attachments.

No O&M is required for the facilities represented on this project.

Kaneta Alexander, PA Insurance Specialist

CRC West, Sacramento, CA

O&M Requirements

There are no Obtain and Maintain Requirements on **Stephanie Way Area Roads**.

406 Mitigation

There is no additional mitigation information on **Stephanie Way Area Roads**.

Environmental Historical Preservation

Is this project compliant with EHP laws, regulations, and executive orders? **Yes**

EHP Conditions

- Any change to the approved scope of work will require re-evaluation for compliance with NEPA and other Laws and Executive Orders.
- This review does not address all federal, state and local requirements. Acceptance of federal funding requires recipient to comply with all federal, state and local laws. Failure to obtain all appropriate federal, state and local environmental permits and clearances may jeopardize funding.
- If ground disturbing activities occur during construction, applicant will monitor ground disturbance and if any potential archaeological resources are discovered, will immediately cease construction in that area and notify the State and FEMA.
- EO11990 - Permitting: The Subrecipient is responsible for proper identification of wetlands. Under EO11990 - Protection of Wetlands, the Subrecipient is responsible for coordinating with and obtaining any required Section 404 Permit(s) from the USACE prior to initiating work. The Subrecipient shall comply with all conditions of the required permit. All coordination pertaining to these activities shall be documented and copies forwarded to the Nevada Division of Environmental Protection and FEMA as part of the permanent project files.
- EO11990 - Best Management Practices: The Subrecipient shall ensure that best management practices are implemented to prevent erosion and sedimentation to surrounding, nearby or adjacent wetlands. This includes equipment storage and staging of construction to prevent erosion and sedimentation to ensure that wetlands are not adversely impacted per the

Clean Water Act and Executive Order 11990.

- CAA: The Subrecipient is responsible for complying with all applicable subparts of the Clean Air Act. Copies of any permits/authorizations, or consultation documentation should be forwarded to FEMA for inclusion in the administrative record. Failure to comply with these conditions may jeopardize the receipt of federal funding.

EHP Additional Info

There is no additional environmental historical preservation on **Stephanie Way Area Roads**.

Final Reviews

Final Review

Reviewed By CHRISTENSEN, JOHN T. **Reviewed On** 05/20/2024 9:30 AM PDT

Review Comments

No comments available for the Final Review step

Recipient Review

Reviewed By Schultz, Shea **Reviewed On** 05/22/2024 9:11 AM PDT

Review Comments

No comments available for the Recipient Review step

Project Signatures

Signed By Swickard, Debbie **Signed On** 05/22/2024

RESOLUTION NUMBER 2024R-092

RESOLUTION AUGMENTING DEPARTMENT
201
2024-2025 FISCAL YEAR BUDGET

WHEREAS, there is a need to revise the budget to reflect revised revenues and expenditures to the County as follows:

Project: FEMA DEM 2023 Flood 725060 Stephanie Way Area Roads
Project # 24F04.09

Revenue		
201-000 331.500	Grant Revenue - Federal	42,045.02
201-000 331.510	Grant Revenue - State	-
201-000 360.300	Grant Revenue - Non Govt.	-
	TOTAL REVENUES	42,045.02
Expenditures		
Various	Salaries & Benefits	-
201-605 511.150	Grant Match - Salary	-
201-605 511.999	Grant Match - Salary Offset	-
201-605 540.010	Grants-Services & Supplies	42,045.02
201-605 541.501	Grant Match - Serv & Supplies	14,015.00
201-605 563.902	Grant Match - Serv & Supplies	(14,015.00)
201-605 562.100	Grants-Capital Outlay	-
201-605 562.110	Grant Match - Capital Outlay	-
	TOTAL EXPENDITURES	42,045.02

NOW, THEREFORE, BE IT RESOLVED THAT the 2024-2025 Fiscal Year budget is herein amended.

Adopted this 19th day of December, 2024 by the following vote:

VOTE: Ayes Commissioners: _____

_____

_____

_____

_____

Nays Commissioners: _____

_____

Absent Commissioners: _____

_____

_____
Wesley Rice, Chairman
Douglas County Board of Commissioners

ATTEST:

_____
Amy Burgans
Douglas County Clerk-Treasurer

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Douglas County
725318 - EPM/EOC
85,313.91

Subrecipient Grant Award

STATE OF NEVADA
OFFICE OF THE MILITARY
DIVISION OF EMERGENCY MANAGEMENT / HOMELAND SECURITY
2478 Fairview Drive, Carson City, NV 89701
Telephone (775) 687-0300, Fax (775) 687-0322

Subrecipient Grant Award

Subrecipient: Douglas County

Program Name: Federal Emergency Management Agency (FEMA) Public Assistance, Disaster 4708

FEIN Number: PA-09-NV-4708

UEI: XVTREHCXGM77

Subrecipient UEI: KE5GF37F6F95

Subrecipient Grant Funds: $85,313.91

Subrecipient Required Match: 21,328.48

ALN (formally CFDA) # 97.036

Function Code # 0021

Grant Portal Project Worksheet Number: 725318

EMMI Project Worksheet Number: PA-09-NV-4708-PW-00021

Subrecipient Award Period: 4/27/2023-10/27/2023

Federal Award Period to DEM: 04/27/2023-10/27/2024

Federal Award Amount to DEM: Federal Award Amount will vary depending on approved Project Worksheets (PW). Only approved PW's will be reimbursed by DEM.

Grant Recipient Award Agreement

The President declared a Major Disaster in the State of Nevada on April 27, 2023, due to severe winter storms, flooding, landslides, and mudslides during the period of March 8-19, 2023. Major Disaster Declaration FEMA-44708-DR (Disaster 4708) was declared under the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42. U.S.C. §§ 5121-5207 (Stafford Act), in accordance with 44 CFR § 206.44. As a result of Disaster 4708, the State of Nevada, as Grantee, was awarded Public Assistance grant funding to assist the state and eligible governments, as well as certain private nonprofit organizations, in their response to, and recovery from, Disaster 4708.

This Agreement between the State of Nevada, Office of the Military, Division of Emergency Management (State), and Douglas County (Applicant) governs all federal assistance that the State of Nevada provides to the Applicant under Disaster 4708.

I. TERMS AND CONDITIONS

A. State Responsibilities

The State may provide Disaster Grant Funding or direct services to support the activities and programs authorized under the Stafford Act for Disaster 4708, and in accordance with this Agreement.

1. The State agrees to be the recipient for all federal financial assistance provided under the Stafford Act related to Disaster 4708. The State will serve as the pass-through entity with respect to the State's role in providing subgrants and administering grant assistance provided to Applicants.

2. The State agrees to maintain a Federal Emergency Management Agency (FEMA) approved State Mitigation Plan (SMP) in accordance with 44 CFR Part 201 (Mitigation Planning), as a condition of receiving Disaster Assistance funding.

B. Applicant Responsibilities

1. The Applicant agrees to comply with the federal and/or state grant award terms and conditions set forth in this Agreement, Disaster 4708, all provisions of the State Administrative Plan in place for each grant award, and the Federal and State Grant Assurances.

2. The Applicant agrees to lead, manage, and drive the overall recovery process and coordinate recovery activities and technical support by setting appropriate policies which adhere to the local, state, and federal laws.

3. The Applicant agrees to comply with the requirements of all applicable laws and regulations, including the Stafford Act, Title 44 of the Code of Federal Regulations (Emergency Management and Assistance), 2 CFR Part 3002 (implementing 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), all applicable FEMA and State Assurances, policies, procedure, and guidelines as well as, the Division of Emergency Management Grant Management Guide, Federal and State Assurances, the State Administrative Manual, applicable state and local laws, and FEMA policies and guidelines.

The Applicant agrees that all contract developed and signed for the utilization of federal grant dollars will be compliant with 2 CFR Part 200, Appendix II (please see the FEMA Contracts Provisions Guide).

4. The Applicant agrees to use disaster assistance funds solely for the purposes as stated in the approved project worksheets (PW) and the approved scope of work approved by FEMA and the State.

5. The Applicant agrees to provide the cost-sharing requirements of federal disaster assistance, as stipulated in Disaster 4708. Disaster 4708 includes the Public Assistance Program.

6. The Applicant agrees that all disaster assistance funding will be provided on a reimbursement basis only and must follow the reimbursement process established by NDEM Grant Guidelines and the NDEM Federal and State Assurances. Exceptions are discretionary and will be granted only due to conditions beyond the Applicant's control, which results in an inability to complete approved projects. All exceptions will be subject to the approval of the Governor's Authorized Representative (GAR) and must be requested by the applicant in writing and approved in writing by the GAR.

7. The Applicant agrees to establish and maintain a proper accounting system to record expenditures of disaster assistance funds in accordance with generally accepted accounting standards. The accounting system must follow the approved practices as outlined in the NDEM Grant Guidelines and NDEM Federal and State Assurances.

8. The Applicant agrees to accurately document the events and expenses incurred in the disaster response and recovery. All of the documentation pertaining to a project shall be filed together with the corresponding PW and maintained by the Applicant as the permanent record of the project. This process must include all backup and corresponding documentation attached to the PW in each file. The applicant must provide a copy of the documentation to the GAR for review, reconciliation, and archival.

9. The Applicant agrees to maintain records and supporting documentation relating to claims made by the Applicant for three (3) years after the completion and final payment of an individual PW and shall be available for inspection and audit at all reasonable times by NDEM, the State Auditor, and the Federal Auditor General.

10. The Applicant agrees to give the appropriate state agencies, as designated by the GAR, access to and the right to examine all records, documents, papers relating to any activity undertaken for funding under this Agreement.

11. The Applicant agrees to provide the State with quarterly project status reports. If the Applicant receives $750,000 or more in total Federal assistance in a single year, the Applicant shall accomplish a "single audit" and submit a copy of that audit to the State, in accordance with the Office of Management and Budget Super Circular.

12. The Applicant agrees to comply with the US Environmental Protection Agency regulations contained in Title 40 of the Code of Federal Regulations.

13. The Applicant agrees to comply with all applicable provisions of state laws and regulations in regard to procurement of goods and services regarding contract for repair or restoration of public facilities which conform to federal law and the standards identified in 2 CFR §§ 200.317-200.326, which are outlined in the NDEM Grant Guidelines and NDEM Federal and State Assurances, and the FEMA Public Assistance: Policy and Guidance.

14. If the Applicant received duplicate benefits from another source for projects related to this disaster, the Applicant agrees to refund the benefits provided by the State.

15. The Applicant agrees to comply with Provision of the Hatch Act limiting the political activities of public employees, as it relates to the programs funded.

16. The Applicant agrees to not enter into any cost plus a percentage of costs or contingency contract for completion of disaster restoration or repair work.

17. The Applicant agrees to not enter into contracts, grants, loans, or cooperative agreements for which payment is contingent upon receipt of state or federal funds.

18. The Applicant agrees not to enter into any contract with any party that has been prohibited from participating in federal or state assistance programs.

19. The Applicant agrees to indemnify and hold the State and FEMA harmless from any damages arising out of the projects funded under this agreement.

20. The Applicant agrees to abide by the following work completion deadlines:

Emergency Work (Category A & B) - Six months from the date of declaration.

Permanent Work (Categories C-G) - Eighteen months from the date of declaration.

All required documentation in support of the project costs will be submitted within 90 days following completion of the project.

C. Controlling Authorities

This agreement is subject to the following governing authorities:

1. The Stafford Act and its implementing regulations contained in Title 44 of the Code of Federal Regulations, and FEMA policy and guidance.

2. 2 CFR Parts 200 and 3002, Uniform Administrative Requirements, Costs Principles, and Audit Requirements for Federal Awards.

3. The Public Assistance Program and Policy Guide (PAPPG V4).

4. The Office of the Military, Division of Emergency Management, Grant Management Guide.

5. The Federal and State Assurances, as well as the FEMA Public Assistance: Policy and Guidance.

6. Nevada Administrative Manual (SAM Manual)

7. All Applicable Federal, State, and Local laws, and FEMA policies and guidance.

II. DISASTER ASSISTANCE GRANT FUNDING

A. Terms and Conditions

1. Federal assistance, except for assistance under the Hazard Mitigation Grant Program, is limited to activities necessary to alleviate damage, loss, hardship, or suffering resulting from the incident that took place during the incident period identified in Disaster 4708, except that reasonable expenses that were incurred in anticipation of an immediately preceding such event may be eligible.

2. Federal assistance under the Stafford Act and this Agreement is limited to those areas, and programs designated by the President or FEMA in the Federal Register Notices for Disaster 4708.

3. All scopes of work and costs approved as a result of this Agreement, whether as estimates or final costs approved through subgrants, project worksheets, or otherwise, will incorporate by reference the terms of this Agreement and must comply with all applicable federal and state laws, regulations, policies and guidance in accordance with this Agreement, the provisions of the State Administrative Plan in place for each grant award and attached in this package as a FEMA Project Worksheet, and the federal and state grant assurances.

B. Disaster Programs

The following disaster assistance programs have been authorized for Disaster 4708 and are subject to this Agreement:

Public Assistance (PA):

Disaster 4708 authorized the PA Program and FEMA may make a PA grant award to the State. The Applicant agrees to make available the non-federal cost share of PA pursuant to the State of Nevada's requested timelines. Federal funding will be limited to 75 percent of total eligible costs, except as may be provided for in any subsequent cost-share amendment to the declaration for Disaster 4708.

The Public Assistance Programmatic addendums will be listed in the PAPPG V4. This will give additional terms and conditions for the implementation of the PA Program as applicable, PA grant performance goals, and cost-share adjustments under alternative procedures for debris removal.

III. FUNDING

The Applicant will be reimbursed in accordance with the Federal and State Assurances. At any time during the lifecycle of the grant, the State may adjust the amounts available to the Applicant in the request for reimbursement process due to grant adjustments, partial or full grant terminations, closeouts, or other reasons.

IV. REPORTING

A. Financial Report

The Final Financial Report is due thirty (30) days after project completion, see Federal and State Assurances.

B. Quarterly Financial/Programmatic Reports

The quarterly financial reports are due thirty (30) days after the quarter ends (December 30, March 30, June 30, and September 30).

V. CONSTRUCTION REQUIREMENTS

Prior to the start of any construction activity, the Applicant will ensure that all federal, state and local permits and approvals are obtained, and all permit conditions are addressed, including, the National Environmental Policy Act, the National Historic Preservation Act, the Endangered Species Act, and all other applicable environmental laws and executive orders. All construction should be in accordance with approved permits, project plans, and specifications, as well as applicable building codes and program guidance.

VI. EXTENSIONS

All extensions must include documentation substantiating delays beyond its control, a detailed justification for the delay, the status of work completed, and to be completed, and a project timeline with the projected completion date.

All requests and approvals for extensions must be on the approved excel workbook, which includes the quarterly financial report, programmatic report, and project change request.

Applicants that request an extension must submit reports no later than 15 days after the last day of the approved extension. Sub-grantees may not obligate funds at the end of extension and use the State Administrative Agent's (SAA) close out period to submit reports/expenditures unless extenuation circumstances exist, and the approval is issued in writing to the sub-grantee.

Extension requests must follow the process described in Chapter 11, Section V of the PAPPG V4 (page 196) and be sent to the GAR for consideration.

The regulatory time limitation for temporary facilities (Emergency Work) is 6 months from the Federal Declaration date. The State of Nevada may approve an extension up to 6 months; however, this must be in writing on the "Project Change" form with a narrative and justification.

The regulatory time limitation for permanent work is 18 months from the Federal Declaration date. The State of Nevada may approve an extension up to an additional 30 months; however, this must be in writing on the "Project Change" form with a narrative and justification.

The State of Nevada may request additional time from FEMA; however, this will only be granted if the Applicant has

already started the project and needs additional time to complete, and the extension is due to circumstances out of the Applicant's control for the emergency work. Please refer to the PAPPG V4.

VII. RESOURCES

- Federal and State Assurances
- Federal and State Administrative Plan
- Financial/Programmatic Reporting
- PAPPG V4 (2020)
- The Office of the Military, Division of Emergency Management Grant Management Guide
- All DEM and FEMA Bulletins
- The FEMA approved Project Worksheet
- The FEMA Contracts Provisions Guide

IN WITNESS WHEREOF, the Parties approve this Agreement:

_____

Appointing Authority Date

Signatures

Authorized Official

Douglas County	**Nevada Office of the Military, Division of Emergency Management**
Not signed yet.	David Wm. Fogerson 7/17/2024 10:52:48 AM dfogerson@dps.state.nv.us 167.154.44.201

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Department of Homeland Security
Federal Emergency Management Agency

General Info

Project #	725318 **P/W #** 21	**Project Type**	Work Completed / Fully Documented
Project Category	B - Emergency Protective Measures	**Applicant**	Douglas County (005-99005-00)
Project Title	EPM/EOC	**Event**	4708DR-NV (4708DR)
Project Size	Small	**Declaration Date**	4/27/2023
Activity Completion Date	10/27/2023	**Incident Start Date**	3/08/2023
		Incident End Date	3/19/2023
Process Step	Pending DIU EMMIE Final Record Upload		

Damage Description and Dimensions

The Disaster # 4708DR, which occurred between *03/08/2023* and *03/19/2023*, caused:

Damage # 1336788; Emergency Protective Measures (CAT B- EPM/EOC)

During the incident period of 3/8/2023 through 3/19/2023, a(n) Severe Storm(s) created an immediate threat to the health and safety of the general public requiring emergency response and protective measures.

- Provided emergency debris clearance necessary for emergency roadway access to remain passable for a severe storm created immediate threats to the lives, health and safety of the public and required emergency response and protective measures at or near 1694 County Rd, Minden, NV 89423 (GPS: 38.95584, -119.77732) from 3/10/2023 to 7/22/2023.
- Provided temporary emergency spot repairs to roadways as necessary for emergency access to remain passable for a severe storm created immediate threats to the lives, health and safety of the public and required emergency response and protective measures at or near 1694 County Rd, Minden, NV 89423 (GPS: 38.95584, -119.77732) from 3/10/2023 to 7/22/2023.
- Provided temporary emergency placement of non-ground disturbing traffic safety cones within the applicant's right-of-way to safely re-route traffic away from flood affected roads or areas for a severe storm created immediate threats to the lives, health and safety of the public and required emergency response and protective measures at or near 1694 County Rd, Minden, NV 89423 (GPS: 38.95584, -119.77732) from 3/10/2023 to 7/22/2023.
- Provided flood fighting with emergency pumping and sandbagging for a severe storm created immediate threats to the lives, health and safety of the public and required emergency response and protective measures at or near 1694 County Rd, Minden, NV 89423 (GPS: 38.95584, -119.77732) from 3/10/2023 to 7/22/2023.
- Provided Emergency Operations Center and Emergency Call Center/Dispatch Facility activation and management for a severe storm created immediate threats to the lives, health and safety of the public and required emergency response and protective measures at or near 1694 County Rd, Minden, NV 89423 (GPS: 38.95584, -119.77732) from 3/10/2023 to 7/22/2023.
- Provided temporary sheltering for displaced and evacuated shelteree's for a severe storm created immediate threats to the lives, health and safety of the public and required emergency response and protective measures at or near 1694 County Rd, Minden, NV 89423 (GPS: 38.95584, -119.77732) from 3/10/2023 to 7/22/2023.
- Provided meals, drinks and snacks to displaced and evacuated shelteree's or emergency workers for a severe storm created immediate threats to the lives, health and safety of the public and required emergency response and protective measures at or near 1694 County Rd, Minden, NV 89423 (GPS: 38.95584, -119.77732) from 3/10/2023 to 7/22/2023.
- Provided emergency addition of hypochlorite solution to a waste water treatment facility for a severe storm

created immediate threats to the lives, health and safety of the public and required emergency response and protective measures at or near 1694 County Rd, Minden, NV 89423 (GPS: 38.95584, -119.77732) from 3/10/2023 to 7/22/2023.

- Provided temporary emergency provision of two port-a-potties to maintain safe sanitary conditions for a severe storm created immediate threats to the lives, health and safety of the public and required emergency response and protective measures at or near 1694 County Rd, Minden, NV 89423 (GPS: 38.95584, -119.77732) from 3/10/2023 to 7/22/2023.

Final Scope

1336788 CAT B- EPM/EOC

Work Completed - Severe Storm

The applicant utilized overtime force account labor, force account equipment, materials, rental equipment, and contracts in taking the Emergency Protective Measures of providing emergency access debris clearance, temporary emergency spot repairs to roadways, temporary emergency placement of safety cones for safety and traffic re-routing, flood fighting with emergency pumping and sandbagging, emergency operations center and call center/dispatch facility activation and management, temporary emergency sheltering, meals, snacks and drinks to shelteree's or emergency workers, emergency addition of hypochlorite solution to a wastewater treatment plant that experienced excessive flood-induced influent, and temporary emergency provision of two port-a-potties to maintain sanitary conditions at these facilities, collectively in order to lessen or eliminate immediate threats to lives, public health and safety, and improved property.

Cost share for this version is **75%**. All work and costs in this project fall between **3/10/2023** and **7/22/2023**.

Douglas County

A. Provided emergency debris clearance from roadways to right-of-way's necessary for emergency access to remain passable (e.g., pushing of flood induced sand, mud or rocks to roadway shoulders, etc.), through force account labor, force account equipment, materials rental equipment and contracts.

B. Provided temporary emergency spot repairs to roadways as necessary for emergency access to remain passable, through force account labor, force account equipment, materials rental equipment and contracts.

C. Provided temporary emergency placement of non-ground disturbing traffic safety cones within the applicant's right-of-way to safely re-route traffic away from flood affected roads or areas force account labor, force account equipment, materials rental equipment and contracts.

D. Provided flood fighting with emergency pumping and sandbagging through force account labor, force account equipment, materials rental equipment and contracts.

E. Provided Emergency Operations Center and Emergency Call Center/Dispatch Facility activation and management through force account labor, force account equipment, materials rental equipment and contracts.

F. Provided temporary sheltering for 3 EA nights for displaced and evacuated shelteree's through contracts.

G. Provided meals, drinks and snacks to displaced and evacuated shelteree's or emergency workers who were required to work abnormal, extended hours without a reasonable amount of time to provide for their own meals through materials.

H. Provided emergency addition of hypochlorite solution to a waste water treatment facility to compensate for excessive flooding induced influent through contracts.

l. Provided temporary emergency provision of two port-a-potties to maintain safe sanitary conditions through rental equipment.

1. Force Account Labor - Overtime: 19 Laborers. 216.20 hours. $14,981.97
2. Force Account Equipment: 4 EA. 42 equipment hours. $3,121.14
3. Materials: $11,168.90
4. Rental Equipment: $24,642.78
5. Contracts: $31,399.12

Work Completed Total: **$85,313.91**

Project Notes:

1. Scope and cost were developed based on subrecipient cost summaries and certification. All documentation used to develop this project has been specified in Grants Manager. See attachment: *4708DR-NV 725318 Subrecipient Certification for Small Projects - Category B*.pdf uploaded on 08/25/2023.

2. Originally claimed Costs were comprised of the following amounts per Supporting Documents:

$14,981.97 *4708DR-NV 725318 FA Labor*.pdf [FA Labor]
$3,121.14 *4708DR-NV 725318 FA Project Equipment*.pdf [FA Equipment]
$5,885.91 *4708DR-NV 725318 Emergency Transaction Food Summary*.pdf [Materials]
$29,925.77 *4708DR-NV 725318 Emergency Transaction Equipment Purchase _ Rental Summary*.pdf [Rental Equipment]
$30,939.44 *4708DR-NV 725318 Emergency Transaction Vendor Summary*.pdf [Contracts]
$459.68 *4708DR-NV 725318 Emergency Transaction Emergency Lodging Summary*.pdf [Contracts]
$85,313.91 *4708DR-NV 725318 Subrecipient Certification for Small Projects - Category B.pdf* [08/25/2023]

3. $5,282.99 in originally claimed Rental Equipment Costs have been reallocated to Materials for cost validation and cost coding purposes:

a. $5,885.91 [originally claimed Material costs] + $5,282,99 [reallocated costs to Materials from Rental Equipment] = **$11,168.90** [revised and validated Material costs]

b. $29,925.77 [originally claimed Rental Equipment costs] - $5,282.99 [reallocated costs from Rental Equipment to Materials] = **$24,642.78** [revised and validated Rental Equipment costs]

c. Reallocated costs are listed as 'Equipment Purchase' in attachment: *4708DR-NV 725318 Emergency Transaction Equipment Purchase _ Rental Summary*.pdf

4. Procurement Policy has been uploaded. See attachments: *FederalProcurementChart2022*.pdf and *300.19 Procurement and Purchasing Policy*.pdf

5. Payroll policy has been provided and reviewed. See attachment: *4708DR-NV 725318 200.11 Compensation and Other Policies Related to Payroll*.pdf

6. For EHP Reviews,

a. Emergency access debris clearance from roadways to right-of-way's, necessary for access to remain passable included pushing heavy mud or sand or rocks from Johnson Lane and Stephanie Way to shoulder's within the applicant's right-of-way.

b. Emergency access temporary spot repairs necessary for access to remain passable were made to Heybourne Road and Johnson Lane. Incidental spot repair sand and mud debris were either pushed by to right-of-way shoulders or removed to the: Douglas County Disposal Site at 1146 Airport Rd, Minden, NV 89423 (GPS: 39.002500, -119.744722) or the Douglas County Disposal Site at Dump Rd, Gardnerville, NV 89410 (GPS: 38.90361, -119.69194).

c. Douglas County Sandbags were available to the public for pickup from

- Genoa Fire Station at 2298 Main St, Genoa, NV 89411 (GPS: 39.00455, -119.84643)
- Jacks Valley Fire Station at 3450 Jacks Valley Rd, Carson City, NV 89705 (GPS: 39.08825, -119.81613)
- Sheridan Fire Station at 980 Sheridan Ln, Gardnerville, NV 89460 (GPS: 38.91033, -119.82846)
- Johnson Lane Fire Station at 1450 Stephanie Way, Minden, NV 89423 (GPS: 39.04155, -119.72772)
- Fish Springs Fire Station at 2249 Fish Springs Rd, Gardnerville, NV 89410 (GPS: 38.93574, -119.65558)
- Ruhenstroth Fire Station at 2008 Pinto Cir, Gardnerville, NV 89410 (GPS: 38.89646, -119.67638)
- Support Services Center (East Fork Fire) at 940 Mitch Dr, Gardnerville, NV 89460 (GPS: 38.90716, -119.73128)
- Family Support Council at 3324 Highland Way, Gardnerville, NV 89410 (GPS: 38.72787, -119.55791)
- Kahle Drive between the Judicial Center and Sushi Pier at (GPS: 38.97075, -119.93457)

Sand for the sandbags was sourced from and disposed of at the: Douglas County Pit at 1146 Airport Rd, Minden, NV 89423 (GPS: 39.002500, -119.744722) or the Douglas County Pit at Dump Rd, Gardnerville, NV 89410 (GPS: 38.90361, -119.69194). No contamination was reported by the applicant in association with the use or disposal of sandbags.

d. Temporary Emergency Pumping was performed at the following locations in Douglas County to eliminate or lessen immediate threats to life, public health, public safety and/or improved property:

- Dangberg Reservoir Number 4 at or near Garnerville, NV 89410 (GPS: 38.9516, -119.70972)
- North Valley Wastewater Treatment Plant at or near Heybourne Rd, Minden, NV 89423 (GPS: 39.05647, -119.75962)
- Sewer Lift Station at or near the end of Kahle Drive, Stateline, NV 89449 (GPS: 38.97294, -119.94279)

The applicant reported no ground disturbance in association with the temporary, emergency pumping of flood water at these facilities.

e. The applicant reported no modifications to buildings over 45 years old or of any kind in association with the use of the facilities included in this project for an Emergency Operations Center and Call Center/Dispatch Facility.

- The Emergency Operations Center associated with this project was located at the East Fork Fire Protection District facility located at 1694 County Rd, Minden, NV 89423 (GPS: 38.95584, -119.77732).
- The Call Center/Dispatch Facility associated with this project was located at the Douglas County Public Works building at 1615 8th St, Minden, NV 89423 (GPS: 38.95498, -119.76732).

f. Thatcher Company of Nevada, Inc was contractually retained to provide emergency addition of “Hypochlorite Solution (Sierra Sani-Chlor – 1) that the Wastewater Treatment Plant had to procure to treat the excessive influent (wastewater) flow caused by flooding during the March event. The wastewater treatment plant normally operates and treats around 350,000 gallons per day of wastewater influent. During the March flooding the treatment plant was processing around 1,100,000 to 1,300,000 gallons per day (3x the norm).” The North Valley Wastewater Treatment Plant for which the Hypochlorite Solution was added is located at or near Heybourne Rd, Minden, NV 89423 (GPS: 39.05647, -119.75962).

g. Two port-a-potties were rented from Summit Plumbing Company and temporarily placed for emergency purposes. One port-a-potty was temporarily placed at the Douglas County Lake Tahoe Sewer Authority Nevada Beach Pump Station at (GPS: 38.97662, -119.94963). The other was placed at the temporary sand bag filling location station near Sushi Pier off Kahle Drive at (GPS: 38.97075, -119.93457). The applicant reported no runoff or ground disturbance resulting from the placement or use of the temporary port-a-potties.

Cost

Code	Quantity	Unit	Total Cost	Section
9008 (Force Account Equipment)	1.00	Lump Sum	$3,121.14	Completed
9009 (Material)	1.00	Lump Sum	$11,168.90	Completed
9007 (Force Account Labor - Overtime)	1.00	Lump Sum	$14,981.97	Completed
9004 (Rental Equipment)	1.00	Lump Sum	$24,642.78	Completed
9001 (Contracts)	1.00	Lump Sum	$31,399.12	Completed

CRC Gross Cost	$85,313.91
Total Insurance Reductions	$0.00
CRC Net Cost	$85,313.91
Federal Share (75.00%)	$63,985.44
Non-Federal Share (25.00%)	$21,328.47

Award Information

Version Information

Version #	Eligibility Status	Current Location	Bundle Number	Project Amount	Cost Share	Federal Share Obligated	Date Obligated
0	Pending	In Review		$0.00	75%	$0.00	

Drawdown History

EMMIE Drawdown Status As of Date	IFMIS Obligation #	Expenditure Number	Expended Date	Expended Amount
No Records				

Obligation History

Version #	Date Obligated	Obligated Cost	Cost Share	IFMIS Status	IFMIS Obligation #

Subgrant Conditions

- As described in Title 2 Code of Federal Regulations (C.F.R.) § 200.333, financial records, supporting documents, statistical records and all other non-Federal entity records pertinent to a Federal award must be retained for a period of three (3) years from the date of submission of the final expenditure report or, for Federal awards that are renewed quarterly or annually, from the date of the submission of the quarterly or annual financial report, respectively, as reported to the Federal awarding agency or pass-through entity in the case of a subrecipient. Federal awarding agencies and pass-through entities must not impose any other record retention requirements upon non-Federal entities. Exceptions are stated in 2 C.F.R. §200.333(a) – (f)(1) and (2). All records relative to this project are subject to examination and audit by the State, FEMA and the Comptroller General of the United States and must reflect work related to disaster-specific costs.
- In the seeking of proposals and letting of contracts for eligible work, the Applicant/Subrecipient must comply with its Local, State (provided that the procurements conform to applicable Federal law) and Federal procurement laws, regulations, and procedures as required by FEMA Policy 2 CFR Part 200, Procurement Standards, §§ 317-326.
- The Recipient must submit its certification of the subrecipient's completion of all of its small projects and compliance with all environmental and historic preservation requirements within 180 days of the applicant's completion of its last small project, or the latest approved deadline, whichever is sooner.
- When any individual item of equipment purchased with PA funding is no longer needed, or a residual inventory of unused supplies exceeding $5,000 remains, the subrecipient must follow the disposition requirements in Title 2 Code of Federal Regulations (C.F.R.) § 200.313-314.
- The terms of the FEMA-State Agreement are incorporated by reference into this project under the Public Assistance award and the applicant must comply with all applicable laws, regulations, policy, and guidance. This includes, among others, the Robert T. Stafford Disaster Relief and Emergency Assistance Act; Title 44 of the Code of Federal Regulations; FEMA Policy No. 104-009-2, Public Assistance Program and Policy Guide; and other applicable FEMA policy and guidance.
- The DHS Standard Terms and Conditions in effect as of the declaration date of this emergency declarations or major disaster, as applicable, are incorporated by reference into this project under the Public Assistance grant, which flow down from the Recipient to subrecipients unless a particular term or condition indicates otherwise.
- The Uniform Administrative Requirements, Cost Principles, and Audit Requirements set forth at Title 2 Code of Federal Regulations (C.F.R.) Part 200 apply to this project award under the Public Assistance grant, which flow down from the Recipient to all subrecipients unless a particular section of 2 C.F.R. Part 200, the FEMA-State Agreement, or the terms and conditions of this project award indicate otherwise. See 2 C.F.R. §§ 200.101 and 110.
- The subrecipient must submit a written request through the Recipient to FEMA before it makes a change to the approved scope of work in this project. If the subrecipient commences work associated with a change before FEMA approves the change, it will jeopardize financial assistance for this project. See FEMA Policy No. 104-009-2, Public Assistance Program and Policy Guide.
- Pursuant to section 312 of the Stafford Act, 42 U.S.C. 5155, FEMA is prohibited from providing financial assistance to any entity that receives assistance from another program, insurance, or any other source for the same work. The subrecipient agrees to repay all duplicated assistance to FEMA if they receive assistance for the same work from another Federal agency, insurance, or any other source. If an subrecipient receives funding from another federal program for the same purpose, it must notify FEMA through the Recipient and return any duplicated funding.

Insurance

Additional Information

8/29/2023

Property insurance coverage for the Emergency Protective Measures represented on this project are not insured or insurable. No insurance relief is anticipated.

FEMA requires the Applicant to take reasonable efforts to pursue claims to recover insurance proceeds that it is entitled to receive from its insurer(s). In the event that any insurance proceeds are received for these expenses those proceeds must be reduced from FEMA Public Assistance funding to ensure no duplication of benefits has occurred.

No duplication of benefits from insurance is anticipated for work described in this application. In the event any part or all costs are paid by an insurance policy, a duplication of benefits from insurance will occur. Applicant must notify grantee and FEMA of such recoveries and the Sub-Grant award amount must be reduced by actual insurance proceeds.

No insurance requirements will be mandated for the damages included in this project. Insurance requirements are specific to permanent work to replace, restore, repair, reconstruct, or construct buildings, contents, equipment, and vehicles (FEMA Recovery Policy FP 206-086-1).

No insurance Narrative will be produced or uploaded into documents or attachments.

No O&M is required for the facilities represented on this project.

Debra Coleman, PA Insurance Specialist
CRC West, Sacramento, CA

O&M Requirements

There are no Obtain and Maintain Requirements on **EPM/EOC**.

Environmental Historical Preservation

Is this project compliant with EHP laws, regulations, and executive orders? **Yes**

EHP Conditions

- Any change to the approved scope of work will require re-evaluation for compliance with NEPA and other Laws and Executive Orders.
- This review does not address all federal, state and local requirements. Acceptance of federal funding requires recipient to comply with all federal, state and local laws. Failure to obtain all appropriate federal, state and local environmental permits and clearances may jeopardize funding.
- If ground disturbing activities occur during construction, applicant will monitor ground disturbance and if any potential archaeological resources are discovered, will immediately cease construction in that area and notify the State and FEMA.

EHP Additional Info

There is no additional environmental historical preservation on **EPM/EOC**.

Final Reviews

Final Review

Reviewed By CHRISTENSEN, JOHN T. **Reviewed On** 01/19/2024 8:50 AM PST

Review Comments

No comments available for the Final Review step

Recipient Review

Reviewed By Schultz, Shea **Reviewed On** 01/22/2024 8:49 AM PST

Review Comments

No comments available for the Recipient Review step

Project Signatures

Signed By Swickard, Debbie **Signed On** 01/30/2024

RESOLUTION NUMBER 2024R-093

RESOLUTION AUGMENTING DEPARTMENT
201
2024-2025 FISCAL YEAR BUDGET

WHEREAS, there is a need to revise the budget to reflect revised revenues and expenditures to the County as follows:

Project: FEMA DEM 2023 Flood 725318 EPM EOC
Project # 24F04.10

Revenue		
201-000 331.500	Grant Revenue - Federal	63,985.44
201-000 331.510	Grant Revenue - State	-
201-000 360.300	Grant Revenue - Non Govt.	-
	TOTAL REVENUES	63,985.44
Expenditures		
Various	Salaries & Benefits	-
201-605 511.150	Grant Match - Salary	-
201-605 511.999	Grant Match - Salary Offset	-
201-605 540.010	Grants-Services & Supplies	63,985.44
201-605 541.501	Grant Match - Serv & Supplies	21,328.47
201-605 563.902	Grant Match - Serv & Supplies	(21,328.47)
201-605 562.100	Grants-Capital Outlay	-
201-605 562.110	Grant Match - Capital Outlay	-
	TOTAL EXPENDITURES	63,985.44

NOW, THEREFORE, BE IT RESOLVED THAT the 2024-2025 Fiscal Year budget is herein amended.

Adopted this 19th day of December, 2024 by the following vote:

VOTE: Ayes Commissioners: _____

_____

_____

_____

_____

Nays Commissioners: _____

_____

Absent Commissioners: _____

_____

_____
Wesley Rice, Chairman
Douglas County Board of Commissioners

ATTEST:

_____
Amy Burgans
Douglas County Clerk-Treasurer

FEMA Award Totals

Project #	Category	Title	Type	Process Step	Activity Completion Deadline	Best Available Cost	Best Available Federal Share Cost	Local Match
725060	C - Roads and Bridges	Stephanie Way Area Roads	Standard	Obligated	10/27/2024	$56,060.02	$42,045.02	$14,015.00
725057	C - Roads and Bridges	Ruthenstroth/Pinenut/China Springs Area Roads	Standard	Obligated	10/27/2024	$105,335.69	$79,001.77	$26,333.92
725056	C - Roads and Bridges	Minden/Gardenville Area Roads	Standard	Obligated	10/27/2024	$111,194.69	$83,396.02	$27,798.67
725059	C - Roads and Bridges	Johnson Lane Area Roads	Standard	Obligated	10/27/2024	$45,559.89	$34,169.92	$11,389.97
725054	C - Roads and Bridges	Fish Springs Area Roads	Standard	Obligated	10/27/2024	$80,274.05	$60,205.54	$20,068.51
725318	B - Emergency Protective Measures	EPM/EOC	Work Completed / Fully Documented	Obligated	10/27/2023	$85,313.91	$63,985.44	$21,328.47
725049	A - Debris Removal	County Wide Debris	Standard	Obligated	4/30/2024	$99,967.38	$74,975.54	$24,991.84
725053	C - Roads and Bridges	Carson City Area Roads	Standard	Obligated	10/27/2024	$97,916.37	$73,437.28	$24,479.09
	Totals					$681,622.00	**$511,216.53**	$170,405.47

AGENDA ITEM NO. S.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **CONSENT CALENDAR**

TITLE:
For possible action. Discussion on updates and amendments to Douglas County Administrative Policy and Procedure 200.04 - Uniforms. (Christine Vido)

RECOMMENDED MOTION:
Approve updates and amendments to Douglas County Administrative Policy and Procedure 200.04 - Uniforms, as presented.

FINANCIAL IMPACT:
The financial impact will depend on how each department utilizes the provisions outlined in this policy.

BACKGROUND:
The Human Resources Department has reviewed and updated the existing language to grant appointing authorities greater flexibility in determining appropriate methods for providing uniforms or stipends. The language has also been refined to enhance clarity and consistency. This policy was shared with the Directors' distribution list for review, and their feedback has been incorporated into the attached draft documents.

ATTACHMENTS:
200.04 Uniforms (Revisions - clean).doc
200.04 Uniforms Revisions-redline.pdf

DOUGLAS COUNTY ADMINISTRATIVE POLICIES AND PROCEDURES

NUMBER: **200.04**
EFFECTIVE DATE: **12/05/91**
LAST REVISED: **12/19/02, 06/05/03, 09/08/04, xx/xx/xx**
LAST REVIEWED: **xx/xx/xx**
AUTHORITY: **BOC**
COUNTY MANAGER: _____

SUBJECT: UNIFORMS

DRAFT

I. PURPOSE: To provide policy regarding uniform requirements and stipends for employees.

II. POLICY: It is the discretion of each appointing authority to determine which positions are required to wear a uniform and establish or revise the required uniform.

A. Uniforms are defined as specific items of clothing, identified by the appointing authority, required to be worn by employees in a workplace.
B. Employees subject to collective bargaining will be governed by the provisions of their labor agreement.
C. Appointing authorities who require uniforms which show County and/or department logo shall establish a consistent uniform and either:
   1. purchase and provide uniforms, or
   2. establish an appropriate stipend for employees to purchase the required uniforms based on the estimated cost of the uniform requirements.
D. Employees who receive a uniform stipend will not be provided with a uniform.
E. Employees must comply with the uniform standards established by the appointing authority.

III. PROCEDURE:

A. STANDARDS:
   1. The number of uniforms provided, color, style, and design will be at the discretion of the appointing authority.
   2. Employees shall not wear their uniform outside of the course and scope of their employment as an employee of Douglas County.
   3. Issued uniforms will remain the property of the department.
   4. Seasonal, temporary and/or part-time employees may be issued a different uniform than full-time, regular employees.

B. MAINTENANCE:
   1. Uniforms will be kept neat, clean and in good condition at all times.
   2. Employees are responsible for the proper maintenance, laundering and care of uniform items. This includes laundering the uniform regularly. The appointing

authority may provide a cleaning service for uniforms with a County-designated vendor.

3. If the appointing authority elects to provide uniforms and the uniform needs to be replaced due to normal wear and tear, the uniform will be replaced at no expense to the employee.
4. While normal wear and tear is expected, excessive damage or loss of uniforms may result in replacement at the expense of the employee.

C. RETURN OF ISSUED UNIFORMS:

1. Uniforms issued to employees are the property of the County.
2. Upon separation of employment from the County, employees shall return all issued uniforms.

III. RESPONSIBILITY FOR REVIEW: The Internal Review Committee shall review this policy as needed or at least once every 5 years.

DOUGLAS COUNTY ADMINISTRATIVE POLICIES AND PROCEDURES

NUMBER: 200.04
EFFECTIVE DATE: 12/05/91
LAST REVISED: 12/19/02, 06/05/03, 09/08/04, 11/18/24
LAST REVIEWED: 11/18/24
AUTHORITY: BOC
COUNTY MANAGER: _____

SUBJECT: UNIFORMS

I. ~~I.~~ PURPOSE: ~~This policy is designed to clarify~~To provide policy regarding uniform requirements and ~~allowances~~ stipends for employees.

~~I.~~ ~~II.~~ POLICY:

~~ELIGIBLE EMPLOYEES:~~

~~**II.**~~ ~~Specified positions will be required to wear a uniform based on a determination by the County that the wearing of a uniform is necessary in performing certain job functions. The County retains the right to add to and delete classifications required to wear a uniform.~~It is the discretion of each appointing authority to determine which positions are required to wear a uniform and establish or revise the required uniform.

II.

A. Uniforms are defined as specific items of clothing, identified by the appointing authority, that must be worn by employees in a workplace that are embossed with the County logo.

~~A.~~ Employees subject to collective bargaining will ~~receiving uniform allowances negotiated and stipulated in a labor agreement will~~ be governed by the provisions of their labor agreement.

B. ~~Sheriff Department management positions and the East Fork Fire and Paramedic management positions will receive uniform allowances that coincide with the negotiated allowances stipulated in the DCSPA and EFFPD contracts~~

C. Appointing authorities who ~~desire to~~ require ~~logoed u~~uniforms which show County and/or Department logo shall establish a consistent uniform and either:
   1. purchase and provide ~~the~~ uniforms, or
   2. establish an appropriate stipend for employees to purchase the required uniforms based on the estimated cost of the uniform requirements.

D. Employees who receive a uniform ~~allowance~~stipend~~, then a uniform~~ will not be provided a uniform by the department. ~~may not be provided with a uniform and must instead purchase the required uniform.~~

E. Employees must comply with the established uniform standards established by the appointing authority.

~~DEFINITON: Uniforms are specific items of clothing, identified by the Appointing Authority, that must be worn by employees in a workplace that are embossed with the County logo.~~

~~**DEFINITIONS:**~~
~~**The official uniform, as provided by the County, may include the following items as determined by individual Departments/Divisions:**~~
~~**Shirt(s).**~~
~~**Hat(s).**~~
~~**Pant(s).**~~
~~**Coveralls.**~~
~~**Identifying Patch.**~~
~~**Identifying Badge.**~~
~~**Nameplates or badges.**~~

~~**Items to be provided to employees will be determined by management. Quality, quantity and colors will be determined based on cost effectiveness, safety or other factors at the discretion of management.**~~

III. PROCEDURE:

A. STANDARDS:

1. The number of uniforms provided, color, style, and design will be at the discretion of the appointing authority.
~~Employees receiving stipends for uniforms must comply with established uniform guidelines.~~
2. ~~The employee~~Employees shall not wear their uniform outside of the course and scope of their employment as an employee of Douglas County.
3. ~~During the course of employment, d~~Department ~~i~~issued uniforms will remain the property of the ~~D~~department.
4. Seasonal, temporary and/or part-time employees may be issued a different uniform than full-time, regular employees.

B. MAINTENANCE:

1. ~~REQUIREMENTS:~~Uniforms will be kept neat, clean and in good condition at all times.
2. Employees are responsible for the proper maintenance, laundering and care of ~~these~~ uniform items. This includes laundering the uniform regularly. The ~~A~~appointing ~~A~~authority may provide a cleaning service for uniforms ~~by~~with a County-designated vendor.
3. If the appointing authority elects to provide uniforms and the uniform needs to be replaced due to normal wear and tear, the uniform will be replaced at no expense to the employee.
4. While normal wear and tear is expected, excessive damage or loss of uniforms may result in replacement at the expense of the employee.

~~1.~~

~~2. Employees required to wear an issued uniform in the performance of their duties.~~
~~3. Provided uniforms will be cleaned by a County-designated vendor.~~
~~4. Seasonal, temporary and/or part-time employees may be issued a different uniform than full-time, regular employees.~~

~~A. III. PROCEDURE:~~
~~B.~~
~~C.~~ R~~ETURN~~ETURN ~~OF~~OF ~~ISSUED~~ISSUED ~~UNIFORMS~~UNIFORMS ~~AND/OR~~AND/OR ~~REIMBURSEMENTS~~REIMBURSEMENTS:

C.

1. Uniforms issued to employees are the property of the County.
~~1.~~ Upon separation of employment from the County, employees shall return all issued uniforms.
2.
~~2.~~ Reasonable reimbursement to the County will be requested for all damaged or missing uniform clothing, at the time of separation.

~~A. POSITIONS REQUIRED TO WEAR COUNTY ISSUED UNIFORM:~~
~~1. The following positions are eligible to receive a uniform:~~
~~Airport: Building Maintenance Tech, Maintenance Worker I.~~
~~Animal Control: Animal Control Supervisor, Animal Control Officer/Euth. Tech, Kennel Maintenance Worker.~~
~~Facilities Operations: Building Maintenance Tech II, Building Maintenance Tech III.~~
~~Parks: Parks Superintendent, Park Aide II, Park Ranger Supervisor, Park Aide, Park Ranger III, Weed Control Worker, Park Ranger II, Maintenance Assistant, Park Aide III.~~
~~Road Maintenance: Senior Road Maintenance Operator, Road Maintenance Operator, Signal Light Maintenance Technician.~~
~~Vehicle Maintenance: Equipment Mechanic, Equipment Mechanic Sr., Vehicle Maintenance Foreman.~~
~~Water Utilities: Utility Superintendent, Utility Operator-in-training, Utility Operator I, Utility Operator II.~~

3. ~~If the employee does not return the complete set, the County reserves the right to withhold a portion of the employee's final pay [dependent upon whether your state allows such deductions].~~

I~~V~~II. **RESPONSIBILITY FOR REVIEW:** The ~~Human Resources Manager~~Internal Review Committee shall review this policy as needed or at least once every 5 years.

AGENDA ITEM NO. T.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **CONSENT CALENDAR**

TITLE:
For possible action. Discussion to award a $144,350 construction contract to Summit Plumbing Co. LLC for the 2025 Closed Circuit Television (CCTV) Pipeline Assessment Certification Program (PACP) Gravity Sewer Inspection Project and authorize the County Manager or Public Works Director to execute the contract and change order up to 10% of the original contract price. (Rick Robillard)

RECOMMENDED MOTION:
Award a $144,350 construction contract to Summit Plumbing Co. LLC for the 2025 CCTV PACP Gravity Sewer Inspection Project as presented and authorize the County Manager or Public Works Director to execute the contract and change order up to 10% of the original contract price.

FINANCIAL IMPACT:
Funds are available in Project 24S05

BACKGROUND:
Douglas County Sewer Utility is conducting a multi-year Closed Circuit Television (CCTV) condition assessment of the gravity sewer collection pipelines. Engineering will utilize the North American Sanitary Sewer Companies (NASSCO) Pipeline Assessment Certification Program (PACP) scoring to perform the condition assessment. Summit Plumbing Co. LLC was the apparent lowest responsive responsible bidder for the project. Summit will provide the CCTV surveys.

ATTACHMENTS:
202411_Contract_Summit_Plumbing_Co_2025_Pipeline_Insepction_v2.pdf

CONTRACT FOR PRODUCTS AND SERVICES BY AN INDEPENDENT CONTRACTOR

A CONTRACT BETWEEN

DOUGLAS COUNTY, NEVADA

AND

SUMMIT PLUMBING CO., LLC

This Contract for Services by an Independent Contractor (the "Contract") is entered into by and between Douglas County, a political subdivision of the State of Nevada (the "County"), and Summit Plumbing Co., LLC, a Nevada LLC, registered with the Nevada Secretary of State (NV19991021762) ("Contractor"). The County and Contractor are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

WHEREAS, Douglas County, a political subdivision of the State of Nevada, from time to time requires the services of independent contractors; and

WHEREAS, it is deemed that the services of Contractor herein specified are both necessary and desirable and in the best interests of Douglas County; and

WHEREAS, Contractor represents that Contractor is duly qualified, equipped, staffed, ready, willing and able to perform and render the services hereinafter described.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein made, the County and Contractor mutually agree as follows:

1. TERM AND EFFECTIVE DATE OF CONTRACT. The Contract will become effective on the date it is approved and signed by representatives of both Parties, whichever is later ("Effective Date"). Unless earlier terminated as set forth in this Contract, the terms of this Contract shall remain in effect until the Services to be Performed under Paragraph 2 have been completed. Time is of the essence in this Contract.

2. SERVICES TO BE PERFORMED. The Parties agree that the Contractor will perform services related to: closed circuit television inspection and cleaning of gravity sewer mains. The Materials and Services are more particularly described and shall be completed in accordance with the requirements set forth in Exhibit A hereto.

3. PAYMENT FOR SERVICES. Contractor agrees to provide the services set forth in Paragraph 2 on a time and materials basis for a total cost not to exceed one hundred fourteen thousand three hundred fifty dollars ($ 114,350.00) (the "Contract Price"). Unless Contractor has received a written exemption from the County, Contractor shall submit monthly requests for payment for services performed under this Contract. Requests for payment shall be submitted no later than fifteen (15) days after the end of a month and must include a detailed summary of the

expenditures reported in a form that supports the approved budget. Specifically, Contractor agrees to provide with each request for payment a schedule of actual expenditures for the period, cumulative total expenditures for the entire contract, and a comparison of cumulative total expenditures to the maximum expected fee for the services and tasks set forth in Paragraph 2. As a precondition to receiving any payment from the County, Contractor shall complete all required tax identification and vendor registration forms for the Douglas County Finance department. Payment of uncontested fees will be made within thirty (30) days.

4. INDEPENDENT CONTRACTOR STATUS. The Parties agree that Contractor, his associates and employees shall have the status of an independent contractors and that this contract, by explicit agreement of the parties, incorporates and applies the provisions of NRS 333.700, as necessarily adapted to the parties, including that Contractor is not a Douglas County employee and that there shall be no:

1) Withholding of income taxes by the County;
2) Industrial insurance coverage provided by the County;
3) Participation in group insurance plans which may be available to employees of the County;
4) Participation or contributions by either the independent contractor or the County to the public employees' retirement system;
5) Accumulation of vacation leave or sick leave;
6) Unemployment compensation coverage provided by the County if the requirements of NRS 612.085 for independent contractors are met.

Contractor and County agree to the following rights and obligations consistent with an independent contractor relationship between the Parties:

a. Contractor has the right to perform services for others during the term of this Agreement.
b. Contractor has the sole right to control and direct the means, manner and method by which the services required by this Agreement will be performed.
c. Contractor shall not be assigned a work location on County premises.
d. Contractor, at Contractor's sole expense, will furnish all equipment and materials used to provide the services required by this Agreement.
e. Contractor, at Contractor's sole expense, has the right to hire assistants as subcontractors, or to use Contractor's employees to provide the services required by this Agreement.
f. Contractor or Contractor's employees or contract personnel shall perform the services required by this Agreement, and Contractor agrees to the faithful performance and delivery of described services in accordance with the time frames contained herein; County shall not hire, supervise or pay any assistants to help Contractor.
g. Neither Contractor nor contractor's employees or contract personnel shall receive any training from County in the skills necessary to perform the services required by this Agreement.

h. County shall not require Contractor or Contractor's employees or contract personnel to devote full time to performing the services required by this Agreement.
i. Contractor understands that Contractor is solely responsible to pay any federal and state taxes and/or any social security or related payments applicable to money received for services provided under the terms of this contract. Contractor understands that an IRS Form 1099 will be filed by County for all payments County makes to Contractor.

5. INDUSTRIAL INSURANCE. Contractor further agrees that, prior to the commencement of any work and as a precondition to any obligation of the County to make any payment under the Contract, Contractor will provide the County with a work certificate and/or a certificate issued by a qualified insurer in accordance with NRS 616B.627. Contractor also agrees that, prior to commencing any work under the Contract, Contractor will complete and provide evidence to the County that Contractor has made the following written request to Contractor's insurer:

> *Summit Plumbing Co., LLC has entered into a contract with Douglas County to perform services through approximately April 30, 2025, and requests that an authorized insurer provide to Douglas County: (1) A certificate of coverage issued pursuant to NRS 616B.627 and (2) Notice of any lapse in coverage or nonpayment of coverage that the Contractor is required to maintain.*
>
> *The certificate and notice should be mailed to:*
>
> *Douglas County*
> *Public Works Department*
> *ATTN: Nicholas Charles*
> *Post Office Box 218*
> *Minden, Nevada 89423*

Contractor agrees to maintain all required workers' compensation coverage throughout the entire term of the Contract. If Contractor does not maintain the required coverage throughout the entire term of the Contract, Contractor agrees that the County may, at any time the coverage is not maintained by Contractor, order the Contractor to stop work, suspend the Contract, or terminate the Contract at the sole discretion of the County. For each six-month period this Contract is in effect, Contractor agrees, prior to the expiration of the six-month period, to provide another written request to the insurer for the provision of a certificate and notice of lapse in, or nonpayment of, insurance coverage. If Contractor does not make the request or does not provide the certificate before the expiration of the six-month period, Contractor agrees that the County may order the Contractor to stop work, suspend the Contract, or terminate the Contract at the sole discretion of the County.

Contractor may, in lieu of furnishing a certificate of an insurer, provide an affidavit indicating that Contractor is a sole proprietor and that:

A. In accordance with the provisions of NRS 616B.659, has not elected to be included within the terms, conditions and provisions of chapters 616A to 616D, inclusive, of NRS; and
B. Is otherwise in compliance with those terms, conditions and provisions

6. WARRANTY. Contractor agrees and hereby provides, warrants and represents each of the following with respect to any services provided under this Contract: The services will be provided in a professional and workman like manner and in conformity with the professional standards for comparable services in the industry, and shall comply with the applicable specifications or other requirements set forth in this Agreement. This term shall not be construed as a limitation on any other remedies that might be available to the County

7. TERMINATION OF CONTRACT. Either Party may terminate the Contract for cause if the other Party fails to correct any breach of the terms of the Contract within 30 days after receiving notice of such breach and having been given a reasonable opportunity to cure the breach. County may terminate the contract without cause upon 60 days advanced written notice to the other. Provided, however, that except as otherwise set forth in this Contract, early termination will not relieve a Party of any obligation that became due prior to the date of termination.

8. LICENSING. Contractor agrees to maintain any required licenses and certifications to perform any services for County, including a Nevada Contractor's License. The failure to maintain any required license will result in immediate termination of this Contract. Contractor shall promptly inform County of any claims or complaints made against Contractor (or any of its employees or agents who are engaged in work under this Contract) to any professional licensing board or of any investigations conducted by such boards; in this context, promptly shall mean as soon as possible, but in no event later than 5 business days after Contractor becomes aware of the claim, complaint or investigation.

9. GENERAL LIABILITY INSURANCE. Douglas County's liability coverage will not extend to the Contractor and Contractor is required to acquire and maintain general liability insurance in the minimum amount of $1,000,000 during the term of this Contract at Contractor's sole expense. Proof of insurance must be sent to the Douglas County Manager. Such proof of insurance must be provided at least annually throughout the term of this Contract and Douglas County must be notified at least 30 days in advance of any cancellation or nonrenewal of such insurance.

10. NONAPPROPRIATION. All payments required pursuant to the Contract are contingent upon the availability of County funds. In accordance with NRS 354.626 and any other applicable provision of law, the financial obligations between the Parties will not exceed those monies appropriated and approved by the County for the Contract for the then current fiscal year under the Local Government Budget Act. The Contract will terminate and the County's obligations will be extinguished if the County fails to appropriate the necessary funding.

Nothing in the Contract will be construed to provide Contractor with a right of payment from any entity other than the County. Any funds budgeted by the County pursuant to the terms of the Contract that are not paid to Contractor will automatically revert to the County's discretionary control upon the completion, termination, or cancellation of the Contract. The County will not have any obligation to re-award or to provide, in any manner, the unexpended funds to Contractor. Contractor will have no claim of any sort to the unexpended funds.

11. CONSTRUCTION OF CONTRACT. The Contract will be construed and interpreted according to the laws of the State of Nevada. There will be no presumption for or against the drafter in interpreting or enforcing the Contract. The Contract Documents consist of this document, and Exhibit A. The Parties agree to be bound by the terms, conditions and specifications set forth in all Contract Documents, except as specifically modified or amended. The terms of the Contract Documents shall, to the extent reasonably practical, be read as complimentary to one another. In the event of an irreconcilable conflict between the terms of the Contract Documents, the terms of this document shall prevail, thereafter the terms of Exhibit A.

12. DISPUTE RESOLUTION. In the event a dispute arises between the Parties, the Parties promise and agree to first meet and confer to resolve any dispute. If such meeting does not resolve the dispute, then the Parties agree to mediate any dispute arising from or relating to the Contract before an independent mediator mutually agreed to by the parties. The fee, rate or charge of the mediator will be shared equally by the Parties, who will otherwise be responsible for their own attorney's fees and costs. If mediation is unsuccessful, litigation may only proceed before a department of the Ninth Judicial Court of the State of Nevada in and for the County of Douglas that was not involved in the mediation process and attorney's fees and costs will be awarded to the prevailing party at the discretion of the court.

13. COMPLIANCE WITH APPLICABLE LAWS. Contractor promises and agrees to fully and completely comply with all applicable local, state and federal laws, regulations, orders, or requirements of any sort in carrying out the obligations of the Contract, including, but not limited to, all federal, state, and local accounting procedures and requirements, all hazardous materials regulations, and all immigration and naturalization laws.

14. ASSIGNMENT. Contractor will neither assign, transfer nor delegate any rights, obligations or duties under the Contract without the prior written consent of the County.

15. COUNTY INSPECTION. The books, records, documents and accounting procedures and practices of Contractor related to the Contract will be subject to inspection, examination and audit by the County, including, but not limited to, the contracting agency, the County Manager, the District Attorney, and, if applicable, the Comptroller General of the United States, or any authorized representative of those entities.

16. DISPOSITION OF CONTRACT MATERIALS. Any books, reports, studies, photographs, negatives or other documents, data, drawings or other materials prepared by or supplied to Contractor in the performance of its obligations under the Contract (the "Materials") will be the exclusive property of the County and all such materials will be remitted and delivered, at Contractor's expense, to the County by Contractor upon the completion, termination

or cancellation of the contract. Alternatively, if the County provides its written approval to Contractor, the Materials must be retained by Contractor for a minimum of six years after Contractor's receipt of the final payment from County and all other pending matters are closed. If, at any time during the retention period, the County, in writing, requests any or all of the Materials, then Contractor will promptly remit and deliver the materials, at Contractor's expense, to the County. Unless the County has requested the remittance and delivery by Contractor of the Materials, Contractor will not use, willingly allow or cause to have such Materials used for any purpose other than the performance of Contractor's obligations under the terms of the Contract without the prior written consent of the County.

17. PUBLIC RECORDS LAW. Contractor expressly understands and agrees that all documents submitted, filed, or deposited with the County by Contractor, unless designated as confidential by a specific statue of the State of Nevada, will be treated as public records pursuant to NRS chapter 239 and shall be available for inspection and copying by any person, as defined in NRS 0.039, or any governmental entity. Contractor expressly and indefinitely waives all of its rights to bring, including but not limited to, by way complaint, interpleader, intervention, or any third party practice, any claims, demands, suits, actions, judgments, or executions, for damages or any other relief, in any administrative or judicial forum, against the County or any of its officers or employees, in either their official or individual capacity, for violations of or infringement of the copyright laws of the United States or of any other nation.

18. INDEMNIFICATION. Contractor agrees to indemnify, defend, and save and hold the County, its agents and employees harmless from any and all claims, causes of action or liability arising from or related to Contractor's negligent performance pursuant to the terms of the Contract by Contractor or Contractor's agents or employees.

19. MODIFICATION OF CONTRACT. The Contract and the attached exhibits constitute the entire agreement and understanding between the Parties and may only be modified by a written amendment signed by both of the Parties.

20. AUTHORITY. The Parties represent and warrant that they have the authority to enter into this agreement. Each signatory individually warrants that he or she is authorized to sign on behalf of the party for whom he or she is signing.

21. STANDARD OF CARE. Contractor will perform all services in a manner consistent with that level of care and skill ordinarily exercised by other members of Contractor's profession currently practicing in the same locality under similar conditions.

22. BOYCOTT OF ISRAEL. If the annual amount required to perform this contract (identified in Paragraph 3 of this Contract) exceeds $100,000, then by signing this agreement, Contractor certifies that it is not currently engaged in, and agrees for the duration of the contract not to engage in, a boycott of Israel as defined in NRS 332.065.

23. WAIVER OF LIEN. Contractor understands and agrees that the services it will render to the County are not intended for the improvement of real property or to otherwise grant any rights to Contractor pursuant to NRS chapter 108.

24. THIRD PARTY BENEFICIARY. Nothing contained in this Agreement is intended to convey any rights or to create a contractual relationship with any third party or to otherwise allow a third party to assert a cause of action against either Contractor or County.

25. FORCE MAJEURE. Neither Party shall be deemed to be in violation of this Agreement if it is prevented from performing any of its obligations hereunder due to protests, strikes, legal impossibility, failure of public transportation, civil or military authority, act of public enemy, accidents, fires, explosions, emergencies or acts of God, including, without limitation, earthquakes, floods, winds, or storms. In such an event, the intervening cause must not be through the fault of the Party asserting such an excuse, and the excused Party is obligated to promptly perform in accordance with the terms of this Agreement after the intervening cause ceases.

26. WAIVER. The County's failure to insist upon Contractor's performance of any obligation hereunder shall not constitute a waiver of the County's right to enforce that obligation and the County may require compliance with that obligation or any other obligation at any time.

27. NOTICES. All notices, requests, demands and other communications hereunder must be in writing and will be deemed delivered when sent via certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

To County: Douglas County
Attn: Public Works Director
Post Office Box 218
Minden, Nevada 89423

To Contractor: Summit Plumbing Co., LLC
Attn: Pau Kearney
1749 Timber Ct.
Gardnerville, NV 89410

28. CONFLICT OF INTEREST. By signing the Contract, Contractor agrees that any information obtained from Douglas County, in whatever form, will not be divulged to other competing interests without the permission of the County Manager. In the event of a breach of this provision, Douglas County may immediately withdraw, without penalty or any payment, from the Contract. Contractor must notify Douglas County of any other contracts or projects Contractor is working on that may impact Douglas County.

IN WITNESS WHEREOF, the Parties hereto have caused the Contract to be signed and intend to be legally bound thereby.

CONTRACTOR

By: _____

Paul Kearney, Manager

(Date)

Douglas County

By: _____

Jenifer Davidson, County Manager (Date)

Exhibit A – Contractor Proposal

PUBLIC WORKS

Philip Ritger
DIRECTOR

775-783-6480
Fax: 775-782-6266
website: www.douglascountynv.gov

1120 Airport Rd, Bldg. F-2
Minden, NV 89423

PO Box 218
Minden, NV 89423

Water & Sewer Utility
Road Maintenance
Stormwater Management
Building & Fleet Services

Request for Proposal

2025 CCTV PACP Gravity Sewer Inspection

October 2024

Douglas County Public Works (DCPW) owns, operates, and maintains a wastewater collection and treatment system in Carson Valley, NV. This system consists of approximately 1,500 manholes, 81 miles of gravity and pressure pipe, 19 lift stations, and one wastewater treatment plant (WWTP). The gravity collection system has never been systematically inspected. Douglas County Public Works has initiated a program to inspect the entire gravity collection system over the next five to six years. Initial, year one inspections were complete during the summer 2024.

Scope of Work

The scope of work for this project includes video inspection of approximately 49,475 linear feet of sewer gravity mains in the Carson Valley Business Park, Genoa, and Eagle Ridge service areas (see attachment C). Sewer mains that cannot be inspected due to obstructions, etc. must be cleaned and reinspected. Video inspection will be completed using NASSCO Pipeline Assessment Certification Program (PACP) Version 7 using a 1080p resolution camera system. Inspection database(s) will be imported into PipeTech Hub. Douglas County will provide a GIS database (gravity main and manhole shapefiles) that can be used to seed the video inspections.

Other Information

- A complete bid submittal includes
  - Attachment A1 – Bid Schedule filled out in its entirety
  - Attachment B – Bidders demonstration of experience
    - Contractor must demonstrate completion of at minimum five (5) similar projects in the last five (5) years.
- Cost proposals should be delivered to Douglas County Public Works by 1:00 PM on November 21, 2024. Contractor may provide additional materials to demonstrate qualifications at the discretion of the proposer.
- Contractor must have a valid Nevada Contractor's license.
- Contractor must be registered with the Nevada Secretary of State.
- Anticipated Project completion schedule and deadlines are as follows:
  - Contract Award – December 19, 2024
  - Final Completion – April 30, 2025
- Contract award: The lowest qualified cost proposal will be determined by the total price of Attachment A1 – Bid Schedule.

- The Contractor will be required to enter into a contract with Douglas County. Attachment F contains Douglas County's standard contract.
- Online GIS mapping is available through Douglas County to assist in preparing proposals. Please contact Nicholas Charles (contact information below) to get the web address, username, and password.
- Proposals can be delivered in electronic or hard copy format. Electronic proposals are to be emailed to ncharles@douglasnv.us. Hard copies are to be delivered to:

Douglas County Public Works
Nicholas Charles
1120 Airport Rd., #F-2
Minden, NV 89423

Proposals are due by 1:00PM on November 21, 2024.

For Questions and/or to schedule a site visit, please contact;

Nicholas Charles, PE
ncharles@douglasnv.us
(775) 782-6239

Douglas County Public Works
1120 Airport Road, #F-2
Minden, NV 89423

Attachment A: Bid Schedule
- Attachment A1: Bid Schedule
- Attachment A2: Payment Procedures

Attachment B: Bidders Demonstration of Experience Form
Attachment C: Manhole Location Figures
Attachment D: Specification 33 01 30.11 Television Inspection of Sewers
Attachment E: Specification 33 01 30.41 Cleaning of Sewers
Attachment F: Short Form Contract Douglas County

Attachment A1: Bid Schedule

Bid Item	Description	Qty	Unit	Unit Price	Total Price
1	Mobilization and Demobilization	1	LS	$4,500.00	$4,500.00
2	Television Inspection of Sewers	55,000	FT	$1.43	$78,650.00
3	Cleaning of Sewers	15,000	FT	$1.08	$16,200.00
4	Force Account	1	LS	$15,000	$15,000
	Total Cost				$114,350.00
Total Cost in Words	ONE HUNDRED FOURTEEN THOUSAND THREE HUNDRED FIFTY and 00/100				

Contractor Name: SUMMIT PLUMBING CO., LLC

Mailing Address: 1749 TIMBER CT.
GARDNERVILLE, NV 89410

Phone Number: 775-267-9987

Email: summitplumbingandseptic@gmail.com

Nevada Contractors License No: 0050252 0058527

Authorized Signature: _____ Date: 11/11/2024

Proposals can be delivered via email to: ncharles@douglasnv.us

Or, proposals can be delivered in hard copy to :
Douglas County Public Works
Attention: Nicholas Charles
1120 Airport Road. #F-2
Minden, NV 89423

Attachment A2: Payment Procedures

1.1 Summary

A. This section includes a description of bid items, measurement, and payment. The Contractor shall prepare bids based upon work described in the request for proposals.

B. All measurement will be based upon completed work performed in strict conformance with the request for proposals, identified standards, and any Local, State, or Federal Laws, Statutes, Codes, Regulations, or Standards. Measurement shall be in accordance with U.S. Standard Measures.

C. Payment will be made for bid items only. Bid amounts shall be inclusive and include everything necessary for the completion of work and the fulfillment of the contract, including, but not limited to, furnishing all materials, equipment, tools, labor, and any other necessary items or services to provide a complete product or service that performs its intended functions. Bid prices shall also include all Local, State, and Federal taxes, Contractor's profit, and any other cost to comply with the request for proposals, identified standards, and any Local, State, or Federal Laws, Statutes, Codes, Regulations, or Standards.

1.2 Methods of Measurement and Payment

A. Materials and items of work which are to be paid for on the basis of measurement shall be measured in accordance with the method stipulated in the particular section involved.

B. In determining quantities, all measurements shall be made in a horizontal plane unless otherwise specified.

C. No compensation will be made for rejected materials or work.

D. Final payment will only be made for products incorporated in the work. Remaining products for which partial payment have been made shall revert to the Contractor unless otherwise agreed, and partial payments made for those items will be deducted from final payment.

1.3 Submittals

A. Rehabilitation proposal – Upon completion of the pre-rehabilitation inspection, Contractor shall submit a proposed rehabilitation and cleaning plan.

1.4 Bid Item Descriptions

A. Bid Item 1 – Mobilization Demobilization

1. This item includes maintaining required insurance coverage(s); any temporary facilities; Contractor's overhead; implementing the Contractor's safety plan; moving all equipment, tools, personnel, and materials to and from the project site; and any site restoration required to restore the site(s) to original or better condition. This work includes, but is not limited to providing all labor, materials, tools, equipment, appurtenances, and incidentals to complete the work. Contractor will only be allowed to bill for one mobilization demobilization bid item for the project. Owner will not pay the contractor for multiple mobilizations and demobilizations.

2. This item is bid on a lump sum (LS) basis. The bid amount associated with this item shall not exceed 10% of the total bid schedule amount.

B. Bid Item 2 – Television Inspection of Sewers

1. Description: This item includes CCTV inspection of gravity sewer mains in the Carson Valley Business Park, Genoa, and Eagle Ridge service areas. CCTV inspections will be completed in accordance with specification section 33 01 30.11 Television Inspection of Sewers. Contractor will be provided two shapefiles one containing manholes (including manhole ID numbers) and the second containing gravity pipe (including pipe segment ID numbers and diameter) to be inspected. Approximately 49,475-feet of pipe will be inspected however, up to 55,000-feet of pipe is included under this item to account for potential reinspection of pipe that requires cleaning. Contractor is to complete video inspection using CCTV equipment with a minimum resolution of 1080p. The inspection database will be delivered weekly to Douglas County on Mondays for the previous weeks inspections.

Contractor is responsible for providing traffic signage and traffic control as needed. If lane closures are required, traffic signage and control should be consistent with NDOT's *2022 Standard Plans for Road and Bridge Construction* sheets TC-1 and TC-2. Where lane closures are not required, adequate signage must be provided to warn motorists, pedestrians, etc. of the work.

Inspections are to be completed according to NASSCO PACP Version 7. All PACP coding is to be completed by the contractor. Douglas County uses Pipetech Hub and all field inspections must be compatible with Pipetech Hub.

The inspection of the gravity sewer main in Genoa Lane and Johnson Lane must be completed at night to accommodate traffic and for the inspection to take place during low flow periods. All other inspections must take place during normal working hours.

The following is a summary of the pipe size, footage, and number of segments that will be inspected:

Diameter	Number of Segments	Diameter Length
6	2	445
8	139	33,781
10	35	8,656
12	17	4,792
15	5	1,802
Total	**225**	**49,476**

2. This item is bid on a per linear foot (FT) of gravity sewer main inspected and coded. Per linear foot price includes all labor, equipment, materials, and incidentals required to complete the work. Contractor will be paid for actual footage of pipe inspected.

C. Bid Item 3 – Cleaning of Sewers

1. Description: This item includes cleaning of gravity sewer mains in the Genoa Lakes and Airport service areas. Cleaning will be completed in accordance with specification section 33 01 30.41 Cleaning of Sewers. Cleaning will only take place if the pre-cleaning inspection cannot be effectively completed without cleaning the gravity sewer line. Douglas County must authorize the cleaning of sewers based on the pre-cleaning inspection prior to the cleaning taking place. Contractor may dump accumulated materials collected during sewer cleaning at the North Valley WWTP (3001 Heybourne Rd., Minden, NV) as directed by the Douglas County Public Works Wastewater Operations Manager. Dumped materials

must be screened prior to or at the time of dumping using a contractor provided screen. Screen must be fabricated to prevent anything larger than a 2-inch solid from passing through the screen. Screened materials must be rinsed and then can be dumped in dumpsters provided at the North Valley WWTP.

2. This item is bid on a per linear foot (FT) of gravity sewer main cleaned. Per linear foot price includes all labor, equipment, materials, and incidentals required to complete the work. Contractor will be paid for actual footage of pipe cleaned.

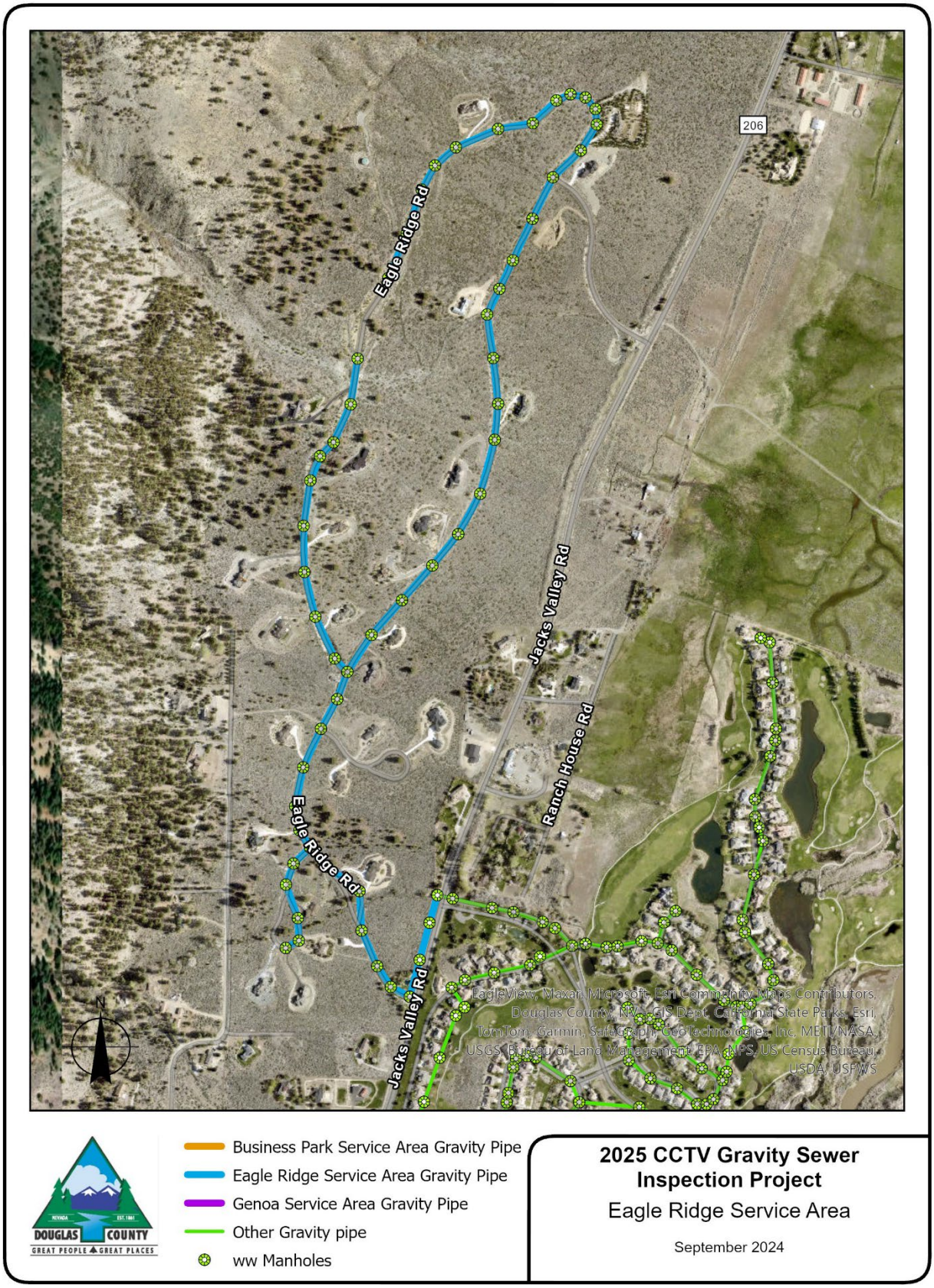
D. Bid Item 4 – Force Account

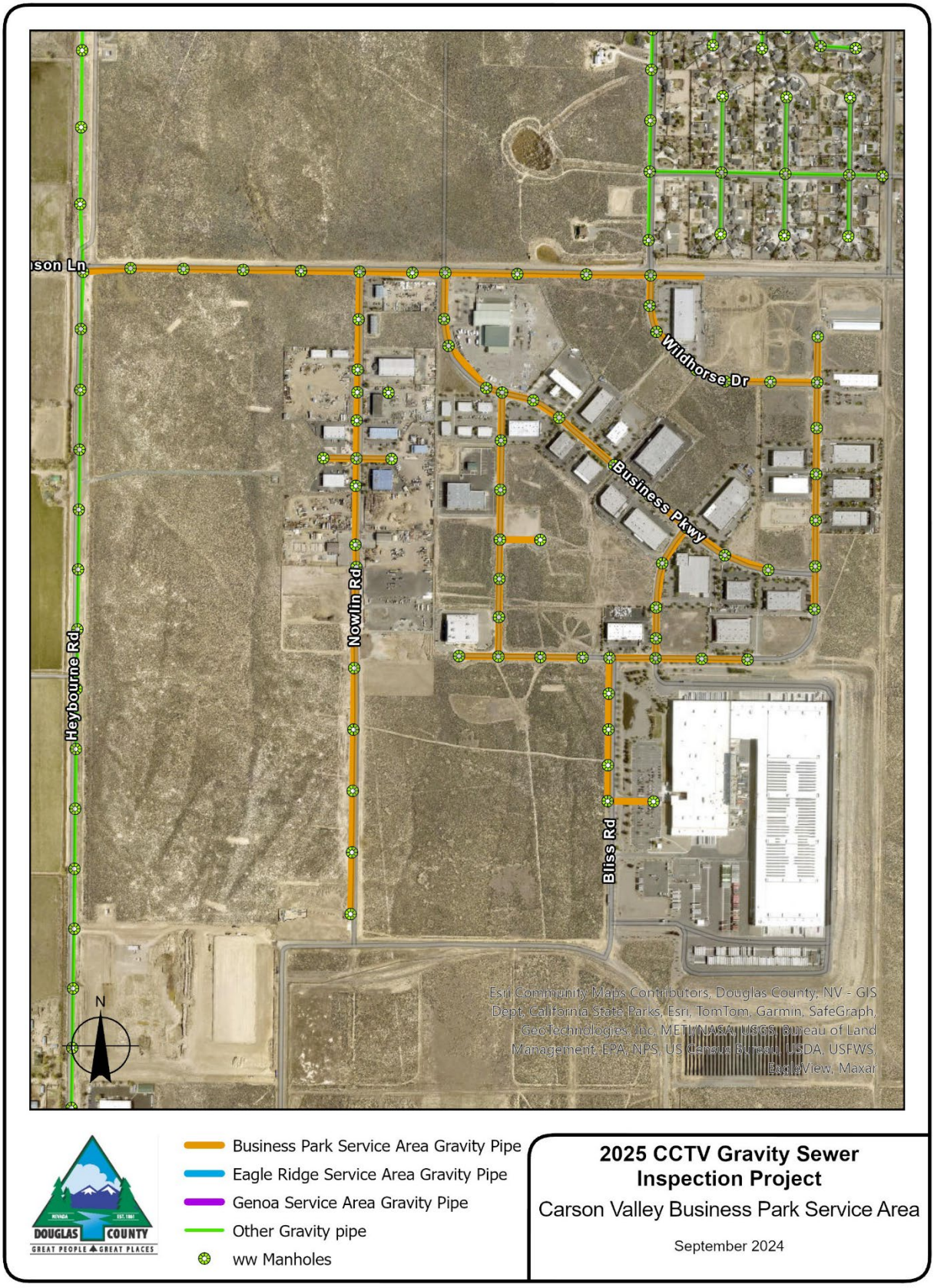
1. Description: A force account has been included in the project to address unforeseen issues, changes, or modifications to the proposed plans and specifications as approved by Douglas County. Douglas County will issue a Field Order to authorize the use of the force account.

2. Payment: The bid amount of this item is set at $15,000. Payment for any work under this item may be lump sum, time and materials, time and materials not to exceed, etc. as negotiated between the Contractor and Owner.

List of SimilarProjects Completed in the Past Five (5) Years					
Name, Location, and Description of Project	Owner	Design Engineer	Date Completed	Contract Price	Reference, Address, and Phone
Name: Year 13 of Small Diameter Assessment Progream - 15 Year Cycle Location: Las Vegas, NV Description: Clean and CCTV	Prime: Brown & Caldwell Owner: City of Las Vegas, NV	Brown & Caldwell	10/31/2023	$462k	Krystal Pruzinsky 8337 West Sunset Road., Ste 310 Las Vegas NV 89113 kpruzinsky@brwncald.com 702-266-8083
Name: Sewer Main Rehabilitation Program Location: Henderson, NV Description: Install cosmic top repairs, includes cleaning and CCTV	Prime: Wadley Construction Owner: City of Henderson, NV	Wadley Construction, Inc.	09/07/2022	$255k	H Swanson 1045 Palms Airport Drive, Suite 110 Las Vegasm NV 89119 hswanson@impactcompanies.com 702-597-1010
Name: Sewer System Video, Cleaning & Repair Services Location: Glendale, AZ Description: Cleaning, CCTV Inspection and Point Repairs	City of Glendale, AZ	N/A	2019-Present	$739k	Mark Fortkamp 7070 W Northern Ave., Glendale, AZ 85303 mfortkamp@glendaleaz.gov 623-930-4117
Name: Sewer System Video, Cleaning & Repair Services Location: Mesa, AZ Description: Cleaning, CCTV Inspection and Point Repairs	City of Mesa, AZ	N/A	2019-Present	$745k	Hebi Li 20 E. Main Street Mesa, AZ 85201 hebi.li@mesaaz.gov 480-644-5719
Name: Conveyance System Closed Circuit Television Inspection Services Location: Pima County, AZ Description: CCTV Condition Assessment	Pima County, AZ	N/A	2010-Present	$1.8 Million Annually	Joe Siva 130 W. Congress St Tucson, AZ 85701 joe.siva@pima.gov 520-7243449

Attachment C: Pipe and Manhole Location Figures


206
Eagle Ridge Rd
Jacks Valley Rd
Ranch House Rd
Eagle Ridge Rd
Jacks Valley Rd
N
EagleView, Maxar, Microsoft, Esri Community Maps Contributors, Douglas County, NV, GIS Dept, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS
DOUGLAS COUNTY
GREAT PEOPLE GREAT PLACES
Business Park Service Area Gravity Pipe
Eagle Ridge Service Area Gravity Pipe
Genoa Service Area Gravity Pipe
Other Gravity pipe
ww Manholes
2025 CCTV Gravity Sewer Inspection Project
Eagle Ridge Service Area
September 2024


son Ln
Wildhorse Dr
Business Pkwy
Nowlin Rd
Heybourne Rd
Bliss Rd
N
Esri Community Maps Contributors, Douglas County, NV - GIS Dept, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, EagleView, Maxar
Business Park Service Area Gravity Pipe
Eagle Ridge Service Area Gravity Pipe
Genoa Service Area Gravity Pipe
Other Gravity pipe
ww Manholes
DOUGLAS COUNTY
GREAT PEOPLE GREAT PLACES
2025 CCTV Gravity Sewer Inspection Project
Carson Valley Business Park Service Area
September 2024

Attachment D: Specification 33 01 30.11 Television Inspection of Sewers

Part 1. General

1.1. Description

A. This item includes all labor, material, and equipment necessary to inspect via closed-circuit television (CCTV) existing sewers. The work includes remote televising and recording of the sewer. All project locations will be within the Owner's service area.

B. The work to be completed on each section of sewer will be performed in phases as defined in the following:

1. Phase 1 Pre-cleaning Inspection. Sewer sections shall be inspected by means of remote CCTV. If a blockage hampers the inspection of the sewer in one direction, then the Contractor shall attempt to complete the section by televising from the other manhole to complete the section. The Contractor must immediately report the obstruction to the Owner or his representative (hereinafter referred to as "Owner"). All CCTV work shall conform to Current NASSCO-PACP standards. Douglas County uses PipeTech Hub for management of PACP data. CCTV inspections will be delivered entirely in electronic format.

    a. All PACP Header information shall be completed in accordance with PACP Guidelines. In addition to mandatory Header fields, additional fields are required as noted on the attached Header Field Matrix Found in Part 3. Douglas County manhole and pipe GIS data will be available to populate header information.

    b. The documentation of the work shall consist of PACP CCTV Reports, PACP database, logs, electronic reports, etc. noting important features encountered during the inspection. The speed of travel shall be slow enough to inspect each pipe joint, tap, structural defect, O&M defect, construction defect, and miscellaneous defect, but should not, at any time, be faster than 30 feet per minute, except as noted otherwise in this document.

    c. The camera must be centered in the pipe to provide accurate distance measurements to provide locations of features in the sewer and these footage measurements shall be displayed and documented on the video. All PACP Observations shall be identified on the PACP log. All video must be continuously metered from entry manhole walls. The pipe should be clean enough to ensure all defects, features and observations are seen and logged. If cleaning is required, see Section 33 01 30.41.

2. Phase 2 Sewer Pipe Cleaning Evaluation. Based on the Owner's review of the Phase 1 Pre-cleaning inspection, he or she will determine if pipe cleaning will be required. At the sole discretion of the Owner is to either declare the work on the particular sewer segment complete or notify the Contractor of additional work (i.e. Light Sewer Cleaning, Heavy Cleaning,). See Section 33 01 30.41

3. Phase 3 Sewer Pipe Cleaning. The Contractor shall perform the assigned additional work, which may be any one of the following items as defined in Section 33 01 30.41.

4. Phase 4 Post Cleaning Inspection. Final televising of the sewer section to evaluate the condition of the sewer section after all cleaning has been performed in phase 3. Only

sewer segments cleaned in Phase 3 will receive a post cleaning inspection. Sewer sections shall be inspected by means of remote CCTV. Phase 4 CCTV inspection shall conform to Section 1.1(B)(1) of this specification.

C. The Contractor shall furnish all labor, components, materials, tools, and appurtenances necessary for the performance and completion of the contract.

D. Related Specification Sections:

1. Drawings and general provisions of the contract
2. Section 33 01 30.41 – Cleaning of Sewers

1.2. Quality Assurance

A. Referenced Standards:

1. National Association of Sewer Service Companies (NASSCO) Pipeline Assessment Certification Program (PACP)
2. National Association of Sewer Service Companies (NASSCO) Lateral Assessment Certification Program (LACP).
3. National Association of Sewer Service Companies (NASSCO) Manhole Assessment Certification Program (MACP)
4. All Federal, State, and local codes, laws, ordinances, and regulations that relate to the work

B. Qualifications

1. Contractor will be licensed in the State of Nevada
2. PACP Requirements
    a. Inspection must be performed in accordance with the National Association of Sewer Service Companies (NASSCO) Pipeline Assessment & Certification Program (PACP) and Manhole Assessment & Certification Program (MACP)
    b. Current NASSCO PACP certification of all CCTV operators, working on this project, will be required for all CCTV work.
    c. Database shall be a NASSCO-PACP (current version) certified database.
    d. CCTV Software shall be NASSCO-PACP (current version) certified.
    e. CCTV inspections (Video and Data Collected) will be delivered entirely in digital format.
3. Contractor must maintain and operate under a valid confined space entry program

1.3. Submittals

A. Pre-Inspection Submittal:

1. Comprehensive schedule of work
2. Written description of procedures to be used to demonstrate compliance with the specification(s) including, but not limited to product literature for all audio, video, and accessory equipment

3. Sample NASSCO-PACP inspection database.

B. On-Going Inspection Submittal:

1. One (1) electronic copy of all inspection files (reports, logs, database, video inspection, etc.) to the owner on removable USB flash memory or external hard drive (USB connection). If hard drive is submitted, include power and USB cables. All memory devices will become the property of Douglas County. All electronic inspection files shall conform to Current NASSCO-PACP standards. Inspection files shall be submitted weekly on the Monday following the previous weeks inspections. Douglas County uses PipeTech Hub for management of PACP data.

C. Post-Inspection Submittal:

1. One (1) summary report indicating all pipelines that were inspected and cleaned.

Part 2. Products

2.1. CCTV Inspection Equipment

A. Camera shall be a remotely operated color pan and tilt camera specifically designed and constructed for sewer inspection. Camera equipment shall be capable of producing a picture quality to the satisfaction of the Owner. The camera shall be operative in 100% humidity conditions. Video shall be recorded with a minimum resolution of 1080p.

B. Variable intensity lighting and remotely adjustable focus for the pan and tilt camera shall provide clear picture of the entire periphery of the pipe during inspection.

C. Inspection equipment footage counter shall be within +/- 2-feet of the measured pipe centerline linear footage between the wall of the start and finish manholes. All video must be continuously metered from the beginning manhole.

D. Equipment should be sized to perform inspections increments up to 500-feet with one setup.

E. Inspection equipment shall be capable of recording to removable USB flash memory or external hard drive (USB connection)

F. Equipment shall be integrated with an electronic PACP database for documenting pipeline condition. Douglas County uses PipeTech Hub for management of PACP data.

Part 3. Execution

3.1. General

A. Contractor will record inspection in a NASSCO-PACP. The severity of each defect or observation shall be recorded and rated according to applicable program.

B. Access to Municipal Water Supply: In the event that the Contractor requires water to complete the work, Contractor shall complete a construction water application, pay the application fee and refundable water meter deposit. Metered water will not be billed to the contractor. An air gap is required whenever a tank that has potentially been contaminated with sewage is filled from a potable water source.

C. All equipment used by the Contractor shall be maintained and in good working order.

D. Contractor is responsible to provide and maintain sufficient flow capacity at all times to pass any fluctuation in flow for any reason and prevent any backwater flooding due to obstruction caused by cleaning or inspection equipment.

E. All open structures will be attended at all times

F. Contractor is responsible to remove materials and equipment that is lodged in the sewer as a result of any work being performed by the contractor.

G. Contractor shall repair any damage caused by the work at no additional cost to the Owner.

3.2. Use and Restoration of Premises

A. Contractor shall not trespass on or disturb private property without written permission from the property owner. In cases where an easement exists across private property, the property owner will be notified by Contractor prior to entry.

B. If the Contractor finds it necessary to obtain additional working area, it shall be the Contractor's responsibility for its acquisition.

C. Contractor shall repair any damage caused by the work at no additional cost to the Owner.

D. The Contractor shall avoid any unnecessary damage to trees. Branches which overhang the project limits and which interfere with the operation of equipment shall be tied back to avoid damage, if possible. Where injury to branches is unavoidable, the branches shall be sawed off neatly at the trunk or main branch, and the cut area shall be painted with approved tree paint immediately. Contractor must immediately notify the Owner of any conflicts with trees.

E. Contractor must immediately notify the Owner of any conflicts with fences, hedges, shrubs, etc.

F. All disturbed areas shall be restored as nearly as possible to their original condition.

G. The Contractor will be required to make repairs and/or clean the property immediately if there is any damage to private or public property caused by activities related to this contract.

H. The Contractor shall immediately investigate any and all reports of sewage backing up into fixtures served by the sewer segment that is being cleaned or televised.

3.3. Maintenance of Traffic

A. The Contractor shall be responsible for maintaining "local" traffic at all times and for notifying the proper authorities regarding the closing of the roads. The Contractor will be responsible for obtaining all permits required for maintenance of traffic or encroachment into NDOT right of ways.

B. The Contractor shall not begin work until standard barricades and warning signs are in an acceptable position and the markers and signs conform to the Federal Highway Administration (FHWA) "Manual of Uniform Traffic Control Devices for Streets and Highways" and all applicable state and local requirements. The Contractor assumes all responsibilities and liabilities regarding strict adherence to applicable sections for the maintenance of traffic and public safety as set forth in the FHWA "Manual of Uniform Traffic Control Devices for Streets and Highways”. All traffic control devices must be in place prior to starting work.

C. The portion of the pavement not affected by the work shall be kept clear of all material and equipment.

3.4. Inspection of Sewer Line

A. Move the camera through the line in either direction at a moderate rate, stopping when necessary to permit proper documentation of the sewer's condition. In no case the camera shall move at a speed greater than 30 feet per minute. Winches, cable, or other devices should not obstruct the camera view or interfere with proper documentation of the sewer conditions.

B. Maximum depth of flow for inspection shall be 25 percent of the pipe diameter. If the depth of flow is greater contractor shall complete the inspection during a lower flow period.

C. The inspection shall be performed one section of line at a time (manhole to manhole).

D. The camera image shall be down the center axis of the pipe when the camera is in motion. As necessary, the Contractor is required to provide a 360-dregree radial view of the pipe interior.

E. Defects and points of interest shall be identified and digitally recorded based on NASSCO's PACP.

F. The pan and tilt camera shall pause, pan, and visually inspect all service connections, pipe ends, structural defects, O&M defects, construction defects, and miscellaneous defects. If a blockage cannot be removed and hampers the televising of the sewer in one direction then the Contractor shall attempt to complete the section by televising from the other manhole to complete the section, this reversal should immediately follow the initial direction. The Contractor must immediately report the obstruction to the Owner.

G. If the image quality is not adequate for post-inspection quality control, the Contractor shall be required to repeat the survey at the Contractor's expense.

H. The Contractor shall perform all CCTV inspections in accordance with NASSCO's Pipeline Assessment Certification Program (PACP). CCTV inspections will be delivered entirely in electronic format. The entire survey shall be recorded in an approved electronic format submitted with electronic links between the data and the video. All television inspection reports shall be with-in +/- two (2) feet of the measured linear footage between manholes along the existing sewer centerline from the start of pipe to end of pipe. All Owner and PACP required header information must be fully and accurately entered on all CCTV reports. Work not following these specifications may be rejected for payment and the Contractor may be required to re do the work.

I. The Contractor shall provide a PACP certified operator on site at all times during the entire survey. Operator will be responsible for operating CCTV equipment and coding defects while completing the inspection. The Contractor shall provide proof of certification prior to commencement of work, prior to a change in personnel involved in data collection, and as requested by the Owner

J. CCTV Reports, logs, electronic reports, and worksheets must include the following information and conform to the applicable guidelines:

1. CCTV Reports, NASSCO PACP Certified Database, and electronic worksheets must accompany all inspection work.

2. All Owner and NASSCO PACP required header information must be fully and accurately entered on all CCTV reports.

3.5. Procedure

A. Main Line Inspection

1. Perform the inspection on all mainline sections from manhole wall to manhole wall.
2. Provide adequate time, but not to exceed 72-hours, between cleaning and inspection to ensure bellies/sags are identifiable during the inspection. I
3. The camera shall pause, pan, and visually inspect all service connections, pipe ends, and defects. At least one still photo shall be taken at each service connection or defect. Pipe conditions that result in a question of proper installation procedures shall also be noted. At each service lateral, the camera shall be panned to view up each lateral or observation. Observable deficiencies shall be recorded.
4. All defects shall be coded by the Contractor.

B. In the event that a vehicle obstructs access to a manhole, Contractor shall attach a notice to the car windshield wiper indicating that the vehicle needs to be relocated. Contractor will return at another date to complete the work.

3.6. Documentation of the Inspection Results

A. All PACP Header information shall be completed in accordance with PACP Guidelines. The following header fields are required for each segment inspected.

Header Field	Mandatory	Required
Surveyed By	X	
Certificate No.	X	
Reviewed by		
Reviewer Certificate No.		
Owner		X
Customer		
P/O Number		
Work Order Number		
Media Label		
Project		X
Date	X	
Time		X
Sheet Number		
Weather		
Pre-Cleaning	X	
Date Cleaned		X
Flow Control		
Purpose of Survey		X
Direction of Survey	X	
Inspection Technology Used		
Inspection Status		
Consequence of Failure		
Pressure Value		
Drainage Area		
Pipe Segment Reference		X

Street (Name & Number)	X	
City	X	
Location Code		
Location Details		
Pipe Use	X	
Height (Diameter)	X	
Width	X	
Shape	X	
Material	X	
Lining Method		
Coating Method		
Pipe Joint Length		
Total Length		
Length Surveyed		
Year Constructed		
Year Renewed		
Upstream MH No.	X	
Upstream MH Rim to Invert		X
Upstream MH Rim to Grade		
Upstream MH Grade to Invert		
Upstream MH Northing		
Upstream MH Easting		
Upstream MH Elevation		
Downstream MH No.	X	
Downstream MH Rim to Invert		X
Downstream MH Rim to Grade		
Downstream MH Grade to Invert		
Downstream MH Northing		
Downstream MH Easting		
Downstream MH Elevation		
MH Coordinate System		
MH Vertical Datum		
GPS Accuracy		
Additional Information		

B. Documentation of the work shall consist of the PACP Reports, PACP database, logs, electronic reports, etc. identifying important features encountered during the inspection.

C. All inspection documentation will be delivered entirely in electronic format with electronic links between the data and the video.

End of Section 33 01 30.11

Attachment E: Specification 33 01 30.41 Cleaning of Sewers

Part 4. General

4.1. Description

A. This item includes all labor, material, and equipment necessary to clean existing sanitary and combined sewers ranging in size from 6- to 30-inch diameter. All project locations will be within the Owner service area.

B. The work to be completed on each section of sewer will be performed in phases as defined in the following:

1. Phase 1 Pre-cleaning Inspection. The method for Pre-Cleaning Inspection is color CCTV conforming to NASSCO Pipeline Assessment Certification Program (PACP), and for the data to be exported electronically in a PACP certified format. Since this inspection is performed prior to cleaning, it is understood that the video may not provide an "unobstructed view of the entire pipe". See Section 33 01 30.11 Television Inspection of Sewers.

2. Phase 2 Sewer Pipe Cleaning Evaluation. Based on the Owner's review of the Phase 1 Pre-cleaning inspection, he or she will determine if pipe cleaning will be required. At the sole discretion of the Owner is to either declare the work on the particular sewer segment complete or notify the Contractor of additional work (i.e. Light Sewer Cleaning, Heavy Cleaning,).

3. Phase 3 Sewer Pipe Cleaning. The Contractor shall perform the assigned additional work, which may be any one of the following items as defined in these specifications: Light Sewer Cleaning.

   a. Light Sewer Cleaning (Each Segment)

   Removal of Deposits Settled (DS):

Up to 12-inches	25%
13- to 24-inches	15%
25- to 30-inches	10%

   The Contractor shall clean the sewer and associated manholes, including drop connections and benches, to remove all Deposits Settled (DS), so that the sewer is ready for televising. This will require an unlimited amount of passes of a hydraulic flusher to remove all loose debris and collect it for removal in the downstream manhole. All debris must be removed from the sewer, including any debris that may have been washed up into any service connections (does not include known pre-existing conditions in service connections), drop connections or the bench wall of the manholes.

   b. Heavy Cleaning. Removal of obstructions or deposits settled that exceed the percentages for light cleaning.

4. Phase 4 Post Cleaning Inspection. Final televising of the sewer section to evaluate the condition of the sewer section after all cleaning has been performed in phase 3. The method for Post-Cleaning Inspection is color CCTV conforming to NASSCO Pipeline Assessment Certification Program (PACP), and for the data to be exported electronically in a PACP certified format. Phase 4 inspection will only be completed on sewer segments that were cleaned in Phase 3. See Section 33 01 30.11 Television Inspection of Sewers.

C. The Contractor shall furnish all labor, components, materials, tools, and appurtenances necessary for the performance and completion of the contract.

D. Related Specification Sections:

1. Drawings and general provisions of the contract

2. Section 33 01 30.11 – Television Inspection of Sewers

4.2. Quality Assurance

A. Referenced Standards:

1. National Association of Sewer Service Companies (NASSCO) Pipeline Assessment Certification Program (PACP)

2. National Association of Sewer Service Companies (NASSCO) Lateral Assessment Certification Program

3. National Association of Sewer Service Companies (NASSCO) Manhole Assessment Certification Program (MACP)

4. All Federal, State, and local codes, laws, ordinances, and regulations that relate to the work

B. Qualifications

1. Contractor shall be licensed in the State of Nevada

2. Contractor must maintain and operate under a valid confined space entry program

4.3. Submittals

A. Pre-Cleaning Submittal:

1. Comprehensive schedule of work

2. Written description of procedures to be used to demonstrate compliance with the specification(s) including, but not limited to product literature for all audio, video and accessory equipment.

B. Post-Cleaning Submittal:

1. One (1) electronic copy cleaning report

Part 5. Products

5.1. Sewer Cleaning Equipment

A. Combination of high velocity hydro-cleaning and vacuum removal equipment shall be utilized. The equipment shall be self-contained, specifically designed and constructed for sewer cleaning, and equipped with the manufacturer recommended equipment to complete the work.

1. Cleaning head shall be ¾-inch Warthog spin nozzle with finned centering skid, or equivalent

2. Cleaning pressure shall be 3,000 psi or greater

3. 400-feet high pressure cleaning length

B. A high-pressure handgun for washing and scouring manhole wall, channels, benches, shelves, manhole frames, and covers.

Part 6. Execution

6.1. General

A. Solids and debris resulting from the cleaning operation shall be collected and removed from the downstream manhole (or the manhole being cleaned) and disposed of at a site selected by the Contractor and approved by the Owner at no additional cost to the Owner. Under no circumstances shall sewage solids be dumped onto the surface, street, or into ditches, inlets, or storm drains.

B. The Contractor shall use the manufacturer's recommended size tools for the various size pipes. Equipment recommended by the manufacturer to protect the manhole and pipe, such as pull-in slant jack rollers and roller and yoke assembly, roller manhole jacks, etc. shall be utilized.

C. Access to Municipal Water Supply: In the event that the Contractor requires water to complete the work, Contractor shall complete a construction water application, pay the application fee and refundable water meter deposit. Metered water will not be billed to the contractor. An air gap is required whenever a tank that has potentially been contaminated with sewage is filled from a potable water source.

D. Maintaining Flow: It will be the responsibility of the Contractor, throughout the tenure of this contract, to provide and maintain sufficient flow at all times to pass any flash or storm flow of drainage ditches and prevent any backwater flooding due to obstruction caused by cleaning or CCTV equipment.

E. Cleaning shall be performed one section of line at a time (manhole to manhole).

F. All equipment used by the Contractor shall be maintained and in good working order.

G. Contractor is responsible to provide and maintain sufficient flow capacity at all times to pass any fluctuation in flow for any reason and prevent any backwater flooding due to obstruction caused by cleaning or CCTV equipment.

H. Contractor is responsible to remove materials and equipment that is lodged in the sewer as a result of any work being performed by the contractor.

I. The Contractor must take the necessary precautions for the protection of any utility encountered on the project or the restoration of any utility damaged during the work.

J. Contractor shall immediately report any spill to the Nevada Division of Environmental Protection – Bureau of Water Pollution Control and the Owner. Containment, remediation, and costs associated with any spill is the responsibility of the Contractor.

6.2. Use and Restoration of Premises

A. Contractor shall not trespass on or disturb private property without written permission from the property owner. In cases where an easement exists across private property, the property owner will be notified by Contractor prior to entry.

B. If the Contractor finds it necessary to obtain additional working area, it shall be the Contractor's responsibility for its acquisition.

C. Contractor shall repair any damage caused by the work at no additional cost to the Owner.

D. The Contractor shall avoid any unnecessary damage to trees. Branches which overhang the project limits and which interfere with the operation of equipment shall be tied back to avoid damage, if possible. Where injury to branches is unavoidable, the branches shall be sawed off neatly at the trunk or main branch, and the cut area shall be painted with approved tree paint immediately. Contractor must immediately notify the Owner of any conflicts with trees.

E. Contractor must immediately notify the Owner of any conflicts with fences, hedges, shrubs, etc.

F. All disturbed areas shall be restored as nearly as possible to their original condition.

G. The Contractor will be required to make repairs and/or clean the property immediately if there is any damage to private or public property caused by activities related to this contract.

H. The Contractor shall immediately investigate any and all reports of sewage backing up into fixtures served by the sewer segment that is being cleaned or televised.

6.3. Maintenance of Traffic

A. The Contractor shall be responsible for maintaining "local" traffic at all times and for notifying the proper authorities regarding the closing of the roads. The Contractor will be responsible for obtaining all permits required for maintenance of traffic or encroachment into NDOT right of ways.

B. The Contractor shall not begin work until standard barricades and warning signs are in an acceptable position and the markers and signs conform to the Federal Highway Administration (FHWA) "Manual of Uniform Traffic Control Devices for Streets and Highways" and all applicable state and local requirements. The Contractor assumes all responsibilities and liabilities regarding strict adherence to applicable sections for the maintenance of traffic and public safety as set forth in the FHWA "Manual of Uniform Traffic Control Devices for Streets and Highways". All traffic control devices must be in place prior to starting work.

C. The portion of the pavement not affected by the work shall be kept clear of all material and equipment.

6.4. Procedures

A. During sewer cleaning operations, precautions shall be taken in the use of cleaning equipment to ensure that the impacts of the cleaning procedure does not damage or cause flooding of public or private property being served by the sewer. Contractor will take precautions to contain high-pressure spray within the sewer and manholes.

B. Upstream pipe segments shall be cleaned before downstream pipe segments.

C. Normally cleaning shall be to jet from the downstream manhole towards the upstream manhole, pulling any debris back to the downstream manhole. If no debris is present than a single pass is sufficient. If debris is encountered additional passes shall be made to dislodge and remove debris. Debris shall be removed with the vacuum. Passing debris from manhole to manhole is not acceptable.

D. Cleaning from an upstream manhole is only acceptable when the downstream manhole is inaccessible with cleaning equipment.

E. Contractor will wash each manhole, including lift station wet wells, with high-pressure water removing any debris with the vacuum. Equipment located in lift station wet wells shall also be washed using high-pressure water. Contractor should take necessary precautions to protect electrical or other sensitive equipment from damage during the cleaning process.

F. In the event that a vehicle obstructs access to a manhole, Contractor shall attach a notice to the car windshield wiper indicating that the vehicle needs to be relocated. Contractor will return at another date to complete the work.

6.5. Documentation of the Cleaning

A. An electronic cleaning report containing:

1. Summary table of all pipeline segments cleaned with the following fields (sorted by upstream manhole no.):

Column 1: Upstream Manhole No.
Column 2: Downstream Manhole No.
Column 3: Date of Cleaning
Column 4: Approximate Length Cleaned
Column 6: Cleaning Notes

End of Section 33 01 30.41

CONTRACT FOR PRODUCTS AND SERVICES BY AN INDEPENDENT CONTRACTOR

A CONTRACT BETWEEN

DOUGLAS COUNTY, NEVADA

AND

CONTRACTOR

This Contract for Services by an Independent Contractor (the "Contract") is entered into by and between Douglas County, a political subdivision of the State of Nevada (the "County"), and ***CONTRACTOR, a [State where business is registered](?) [BUSINESS TYPE – LLC, Corporation, etc.] registered with the Nevada Secretary of State*** (NV##########[business ID #]) ("Contractor"). The County and Contractor are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

WHEREAS, Douglas County, a political subdivision of the State of Nevada, from time to time requires the services of independent contractors; and

WHEREAS, it is deemed that the services of Contractor herein specified are both necessary and desirable and in the best interests of Douglas County; and

WHEREAS, Contractor represents that Contractor is duly qualified, equipped, staffed, ready, willing and able to perform and render the services hereinafter described.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein made, the County and Contractor mutually agree as follows:

1. TERM AND EFFECTIVE DATE OF CONTRACT. The Contract will become effective on [DATE IF YOU HAVE A DATE] or the date it is approved and signed by representatives of both Parties, whichever is later ("Effective Date"). Unless earlier terminated as set forth in this Contract, the terms of this Contract shall remain in effect until the Services to be Performed under Paragraph 2 have been completed. Time is of the essence in this Contract.

2. SERVICES TO BE PERFORMED. The Parties agree that the Contractor will perform services related to: [short description/summary of services]. The Materials and Services are more particularly described and shall be completed in accordance with the requirements set forth in Exhibit A hereto.

3. PAYMENT FOR SERVICES. Contractor agrees to provide the services set forth in Paragraph 2 on a time and materials basis for a total cost not to exceed NUMBER OF Dollars ($

#####) (the "Contract Price"). Unless Contractor has received a written exemption from the County, Contractor shall submit monthly requests for payment for services performed under this Contract. Requests for payment shall be submitted no later than fifteen (15) days after the end of a month and must include a detailed summary of the expenditures reported in a form that supports the approved budget. Specifically, Contractor agrees to provide with each request for payment a schedule of actual expenditures for the period, cumulative total expenditures for the entire contract, and a comparison of cumulative total expenditures to the maximum expected fee for the services and tasks set forth in Paragraph 2. As a precondition to receiving any payment from the County, Contractor shall complete all required tax identification and vendor registration forms for the Douglas County Finance department. Payment of uncontested fees will be made within thirty (30) days.

4. INDEPENDENT CONTRACTOR STATUS. The Parties agree that Contractor, his associates and employees shall have the status of an independent contractors and that this contract, by explicit agreement of the parties, incorporates and applies the provisions of NRS 333.700, as necessarily adapted to the parties, including that Contractor is not a Douglas County employee and that there shall be no:

1) Withholding of income taxes by the County;
2) Industrial insurance coverage provided by the County;
3) Participation in group insurance plans which may be available to employees of the County;
4) Participation or contributions by either the independent contractor or the County to the public employees' retirement system;
5) Accumulation of vacation leave or sick leave;
6) Unemployment compensation coverage provided by the County if the requirements of NRS 612.085 for independent contractors are met.

Contractor and County agree to the following rights and obligations consistent with an independent contractor relationship between the Parties:

a. Contractor has the right to perform services for others during the term of this Agreement.
b. Contractor has the sole right to control and direct the means, manner and method by which the services required by this Agreement will be performed.
c. Contractor shall not be assigned a work location on County premises.
d. Contractor, at Contractor's sole expense, will furnish all equipment and materials used to provide the services required by this Agreement.
e. Contractor, at Contractor's sole expense, has the right to hire assistants as subcontractors, or to use Contractor's employees to provide the services required by this Agreement.
f. Contractor or Contractor's employees or contract personnel shall perform the services required by this Agreement, and Contractor agrees to the faithful performance and delivery of described services in accordance with the time frames contained herein; County shall not hire, supervise or pay any assistants to help Contractor.

g. Neither Contractor nor contractor's employees or contract personnel shall receive any training from County in the skills necessary to perform the services required by this Agreement.
h. County shall not require Contractor or Contractor's employees or contract personnel to devote full time to performing the services required by this Agreement.
i. Contractor understands that Contractor is solely responsible to pay any federal and state taxes and/or any social security or related payments applicable to money received for services provided under the terms of this contract. Contractor understands that an IRS Form 1099 will be filed by County for all payments County makes to Contractor.

5. INDUSTRIAL INSURANCE. Contractor further agrees that, prior to the commencement of any work and as a precondition to any obligation of the County to make any payment under the Contract, Contractor will provide the County with a work certificate and/or a certificate issued by a qualified insurer in accordance with NRS 616B.627. Contractor also agrees that, prior to commencing any work under the Contract, Contractor will complete and provide evidence to the County that Contractor has made the following written request to Contractor's insurer:

> ***CONTRACTOR.*** *has entered into a contract with Douglas County to perform services through approximately DATE, and requests that an authorized insurer provide to Douglas County: (1) A certificate of coverage issued pursuant to NRS 616B.627 and (2) Notice of any lapse in coverage or nonpayment of coverage that the Contractor is required to maintain.*
>
> *The certificate and notice should be mailed to:*
>
> *Douglas County*
> ***NAME*** *Department*
> *ATTN:* ***JOB TITLE***
> *Post Office Box 218*
> *Minden, Nevada 89423*

Contractor agrees to maintain all required workers' compensation coverage throughout the entire term of the Contract. If Contractor does not maintain the required coverage throughout the entire term of the Contract, Contractor agrees that the County may, at any time the coverage is not maintained by Contractor, order the Contractor to stop work, suspend the Contract, or terminate the Contract at the sole discretion of the County. For each six-month period this Contract is in effect, Contractor agrees, prior to the expiration of the six-month period, to provide another written request to the insurer for the provision of a certificate and notice of lapse in, or nonpayment of, insurance coverage. If Contractor does not make the request or does not provide the certificate before the expiration of the six-month period, Contractor agrees that the County may order the Contractor to stop work, suspend the Contract, or terminate the Contract at the sole discretion of the County.

Contractor may, in lieu of furnishing a certificate of an insurer, provide an affidavit indicating that Contractor is a sole proprietor and that:

A. In accordance with the provisions of NRS 616B.659, has not elected to be included within the terms, conditions and provisions of chapters 616A to 616D, inclusive, of NRS; and
B. Is otherwise in compliance with those terms, conditions and provisions

6. WARRANTY. Contractor agrees and hereby provides, warrants and represents each of the following with respect to any services provided under this Contract: The services will be provided in a professional and workman like manner and in conformity with the professional standards for comparable services in the industry, and shall comply with the applicable specifications or other requirements set forth in this Agreement. This term shall not be construed as a limitation on any other remedies that might be available to the County

7. TERMINATION OF CONTRACT. Either Party may terminate the Contract for cause if the other Party fails to correct any breach of the terms of the Contract within 30 days after receiving notice of such breach and having been given a reasonable opportunity to cure the breach. County may terminate the contract without cause upon 60? days advanced written notice to the other. Provided, however, that except as otherwise set forth in this Contract, early termination will not relieve a Party of any obligation that became due prior to the date of termination.

8. LICENSING. Contractor agrees to maintain any required licenses and certifications to perform any services for County, including a Nevada Contractor's License. The failure to maintain any required license will result in immediate termination of this Contract. Contractor shall promptly inform County of any claims or complaints made against Contractor (or any of its employees or agents who are engaged in work under this Contract) to any professional licensing board or of any investigations conducted by such boards; in this context, promptly shall mean as soon as possible, but in no event later than 5 business days after Contractor becomes aware of the claim, complaint or investigation.

9. GENERAL LIABILITY INSURANCE. Douglas County's liability coverage will not extend to the Contractor and Contractor is required to acquire and maintain general liability insurance in the minimum amount of $1,000,000 during the term of this Contract at Contractor's sole expense. Proof of insurance must be sent to the Douglas County Manager. Such proof of insurance must be provided at least annually throughout the term of this Contract and Douglas County must be notified at least 30 days in advance of any cancellation or nonrenewal of such insurance.

10. NONAPPROPRIATION. All payments required pursuant to the Contract are contingent upon the availability of County funds. In accordance with NRS 354.626 and any other applicable provision of law, the financial obligations between the Parties will not exceed those monies appropriated and approved by the County for the Contract for the then current fiscal year under the Local Government Budget Act. The Contract will terminate and the

County's obligations will be extinguished if the County fails to appropriate the necessary funding.

Nothing in the Contract will be construed to provide Contractor with a right of payment from any entity other than the County. Any funds budgeted by the County pursuant to the terms of the Contract that are not paid to Contractor will automatically revert to the County's discretionary control upon the completion, termination, or cancellation of the Contract. The County will not have any obligation to re-award or to provide, in any manner, the unexpended funds to Contractor. Contractor will have no claim of any sort to the unexpended funds.

11. CONSTRUCTION OF CONTRACT. The Contract will be construed and interpreted according to the laws of the State of Nevada. There will be no presumption for or against the drafter in interpreting or enforcing the Contract. The Contract Documents consist of this document, and Exhibit A. The Parties agree to be bound by the terms, conditions and specifications set forth in all Contract Documents, except as specifically modified or amended. The terms of the Contract Documents shall, to the extent reasonably practical, be read as complimentary to one another. In the event of an irreconcilable conflict between the terms of the Contract Documents, the terms of this document shall prevail, thereafter the terms of Exhibit A.

12. DISPUTE RESOLUTION. In the event a dispute arises between the Parties, the Parties promise and agree to first meet and confer to resolve any dispute. If such meeting does not resolve the dispute, then the Parties agree to mediate any dispute arising from or relating to the Contract before an independent mediator mutually agreed to by the parties. The fee, rate or charge of the mediator will be shared equally by the Parties, who will otherwise be responsible for their own attorney's fees and costs. If mediation is unsuccessful, litigation may only proceed before a department of the Ninth Judicial Court of the State of Nevada in and for the County of Douglas that was not involved in the mediation process and attorney's fees and costs will be awarded to the prevailing party at the discretion of the court.

13. COMPLIANCE WITH APPLICABLE LAWS. Contractor promises and agrees to fully and completely comply with all applicable local, state and federal laws, regulations, orders, or requirements of any sort in carrying out the obligations of the Contract, including, but not limited to, all federal, state, and local accounting procedures and requirements, all hazardous materials regulations, and all immigration and naturalization laws.

14. ASSIGNMENT. Contractor will neither assign, transfer nor delegate any rights, obligations or duties under the Contract without the prior written consent of the County.

15. COUNTY INSPECTION. The books, records, documents and accounting procedures and practices of Contractor related to the Contract will be subject to inspection, examination and audit by the County, including, but not limited to, the contracting agency, the County Manager, the District Attorney, and, if applicable, the Comptroller General of the United States, or any authorized representative of those entities.

16. DISPOSITION OF CONTRACT MATERIALS. Any books, reports, studies, photographs, negatives or other documents, data, drawings or other materials prepared by or

supplied to Contractor in the performance of its obligations under the Contract (the "Materials") will be the exclusive property of the County and all such materials will be remitted and delivered, at Contractor's expense, to the County by Contractor upon the completion, termination or cancellation of the contract. Alternatively, if the County provides its written approval to Contractor, the Materials must be retained by Contractor for a minimum of six years after Contractor's receipt of the final payment from County and all other pending matters are closed. If, at any time during the retention period, the County, in writing, requests any or all of the Materials, then Contractor will promptly remit and deliver the materials, at Contractor's expense, to the County. Unless the County has requested the remittance and delivery by Contractor of the Materials, Contractor will not use, willingly allow or cause to have such Materials used for any purpose other than the performance of Contractor's obligations under the terms of the Contract without the prior written consent of the County.

17. PUBLIC RECORDS LAW. Contractor expressly understands and agrees that all documents submitted, filed, or deposited with the County by Contractor, unless designated as confidential by a specific statue of the State of Nevada, will be treated as public records pursuant to NRS chapter 239 and shall be available for inspection and copying by any person, as defined in NRS 0.039, or any governmental entity. Contractor expressly and indefinitely waives all of its rights to bring, including but not limited to, by way complaint, interpleader, intervention, or any third party practice, any claims, demands, suits, actions, judgments, or executions, for damages or any other relief, in any administrative or judicial forum, against the County or any of its officers or employees, in either their official or individual capacity, for violations of or infringement of the copyright laws of the United States or of any other nation.

18. INDEMNIFICATION. Contractor agrees to indemnify, defend, and save and hold the County, its agents and employees harmless from any and all claims, causes of action or liability arising from or related to Contractor's negligent performance pursuant to the terms of the Contract by Contractor or Contractor's agents or employees.

19. MODIFICATION OF CONTRACT. The Contract and the attached exhibits constitute the entire agreement and understanding between the Parties and may only be modified by a written amendment signed by both of the Parties.

20. AUTHORITY. The Parties represent and warrant that they have the authority to enter into this agreement. Each signatory individually warrants that he or she is authorized to sign on behalf of the party for whom he or she is signing.

21. STANDARD OF CARE. Contractor will perform all services in a manner consistent with that level of care and skill ordinarily exercised by other members of Contractor's profession currently practicing in the same locality under similar conditions.

22. BOYCOTT OF ISRAEL. If the annual amount required to perform this contract (identified in Paragraph 3 of this Contract) exceeds $100,000, then by signing this agreement, Contractor certifies that it is not currently engaged in, and agrees for the duration of the contract not to engage in, a boycott of Israel as defined in NRS 332.065.

23. WAIVER OF LIEN. Contractor understands and agrees that the services it will render to the County are not intended for the improvement of real property or to otherwise grant any rights to Contractor pursuant to NRS chapter 108.

24. THIRD PARTY BENEFICIARY. Nothing contained in this Agreement is intended to convey any rights or to create a contractual relationship with any third party or to otherwise allow a third party to assert a cause of action against either Contractor or County.

25. FORCE MAJEURE. Neither Party shall be deemed to be in violation of this Agreement if it is prevented from performing any of its obligations hereunder due to protests, strikes, legal impossibility, failure of public transportation, civil or military authority, act of public enemy, accidents, fires, explosions, emergencies or acts of God, including, without limitation, earthquakes, floods, winds, or storms. In such an event, the intervening cause must not be through the fault of the Party asserting such an excuse, and the excused Party is obligated to promptly perform in accordance with the terms of this Agreement after the intervening cause ceases.

26. WAIVER. The County's failure to insist upon Contractor's performance of any obligation hereunder shall not constitute a waiver of the County's right to enforce that obligation and the County may require compliance with that obligation or any other obligation at any time.

27. NOTICES. All notices, requests, demands and other communications hereunder must be in writing and will be deemed delivered when sent via certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

To County:	Douglas County Attn: JOB TITLE Post Office Box 218 Minden, Nevada 89423
To Contractor:	**CONTRACTOR** **ADDRESS**

28. CONFLICT OF INTEREST. By signing the Contract, Contractor agrees that any information obtained from Douglas County, in whatever form, will not be divulged to other competing interests without the permission of the County Manager. In the event of a breach of this provision, Douglas County may immediately withdraw, without penalty or any payment, from the Contract. Contractor must notify Douglas County of any other contracts or projects Contractor is working on that may impact Douglas County.

IN WITNESS WHEREOF, the Parties hereto have caused the Contract to be signed and intend to be legally bound thereby.

CONTRACTOR

By: _____

Name: PAUL KEARNEY

Title: MEMBER/MANAGER (Date) 11/11/2024

Douglas County

By: _____

Jenifer Davidson, County Manager (Date)

SECRETARY OF STATE

STATE OF NEVADA

NEVADA STATE BUSINESS LICENSE

SUMMIT PLUMBING CO., LLC

Nevada Business Identification # NV19991021762
Expiration Date: 03/31/2025

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada.
Valid until the expiration date listed unless suspended, revoked or cancelled in accordance with the provisions in Nevada Revised Statutes. License is not transferable and is not in lieu of any local business license, permit or registration.
License must be cancelled on or before its expiration date if business activity ceases. Failure to do so will result in late fees or penalties which, by law, cannot be waived.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on 04/01/2024.

FRANCISCO V. AGUILAR
Secretary of State

Certificate Number: B202404014519551
You may verify this certificate online at http://www.nvsos.gov

www.nscb.nv.gov

STATE CONTRACTORS BOARD

The Nevada State Contractors Board certifies that

SUMMIT PLUMBING CO LLC

Licensed since January 20, 2005

License No. **0058527**

Is duly licensed as a contractor in the following classification(s):

A-15 Sewers, Drains and Pipes; A-7 Excavating and Grading

PRINCIPALS:
PAUL KEARNEY, Managing Member
JEREMY WESTON, Managing Member, QI

LIMIT: $750,000
EXPIRES: 01/31/2025

Chair, Nevada State Contractors Board

STATE OF NEVADA
CONTRACTORS LICENSE

THIS IS TO CERTIFY THAT THE COMPANY LISTED BELOW IS LICENSED IN THE STATE OF NEVADA FOR THE CLASSIFICATION(S) SHOWN:

SUMMIT PLUMBING CO LLC
1749 TIMBER CT
GARDNERVILLE, NV 89410

LIC. NO. 0058527

EXPIRES: 01/31/2025

LIMIT: $750,000

Class: A-15, A-7

STATE OF NEVADA
STATE CONTRACTORS BOARD
5390 Kietzke Lane, Suite 102, Reno, Nevada 89511
8400 West Sunset Road, Suite 150, Las Vegas, Nevada 89113

POCKET CARD RE-ORDER FORM

Enclosed is $_____ to cover the cost of _____ additional pocket cards at ten dollars ($10.00) each.

Firm Name _____

License No. _____

Date: _____ By: _____

SUMMIT PLUMBING CO LLC
1749 TIMBER CT
GARDNERVILLE, NV 89410

Southern Nevada Office
8400 West Sunset Road, Suite 150
Las Vegas, Nevada 89113
(702) 486-1100
www.nscb.nv.gov

Northern Nevada Office
5390 Kietzke Lane, Suite 102
Reno, Nevada 89511
(775) 688-1141
www.nscb.nv.gov

STATE CONTRACTORS BOARD

The Nevada State Contractors Board certifies that

SUMMIT PLUMBING CO LLC

Licensed since September 29, 2000

License No. **0050252**

Is duly licensed as a contractor in the following classification(s):

PRINCIPALS:

PAUL KEARNEY, Managing Member, QI
JEREMY WESTON, Managing Member, QI

C-1 Plumbing and Heating

LIMIT: $750,000
EXPIRES: 09/30/2025

Chair, Nevada State Contractors Board

STATE OF NEVADA
CONTRACTORS LICENSE

THIS IS TO CERTIFY THAT THE COMPANY LISTED BELOW IS LICENSED IN THE STATE OF NEVADA FOR THE CLASSIFICATION(S) SHOWN:

SUMMIT PLUMBING CO LLC
1749 TIMBER CT
GARDNERVILLE, NV 89410

LIC. NO. 0050252

EXPIRES: 09/30/2025

LIMIT: $750,000

Class: C-1

STATE OF NEVADA
STATE CONTRACTORS BOARD
5390 Kietzke Lane, Suite 102, Reno, Nevada 89511
8400 West Sunset Road, Suite 150, Las Vegas, Nevada 89113

POCKET CARD RE-ORDER FORM

Enclosed is $_____ to cover the cost of _____ additional pocket cards at ten dollars ($10.00) each.

Firm Name _____

License No. _____

Date: _____ By: _____

SUMMIT PLUMBING CO LLC
1749 TIMBER CT
GARDNERVILLE, NV 89410

AGENDA ITEM NO. U.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **CONSENT CALENDAR**

TITLE:
For possible action. Discussion to accept the County Recorder's report on the use of the Recorder's Technology Funds for Fiscal Year 2024-25 as required pursuant to NRS 247.306. (Shawnyne Garren)

RECOMMENDED MOTION:
Accept the County Recorder's report on the use of the Recorder's Technology Funds for FY2024-25 as presented.

FINANCIAL IMPACT:
$5 of each recording fee collected on most documents submitted for recording is deposited into this restricted revenue account as permitted by NRS 247.305 (2).

BACKGROUND:
The Technology Fund is a restricted revenue account dedicated to use in the office of the county recorder for the acquisition or improvement of technology-related expenditures. Pursuant to NRS 247.306, the county recorder shall submit an annual report to the Board of County Commissioners containing estimated proceeds imposed and collected pursuant to NRS 247.305 and a proposal for expenditures of the proceeds for costs related to the technology required by the office of the county recorder.

ATTACHMENTS:
FY24-25 Tech Fund Report.pdf

REPORT OF RECORDER'S TECHNOLOGY FUND - NRS 247.306
FISCAL YEAR 2024-2025

Ending Balance 2023-24	$	449,716
Projected Revenue FY24-25	$	70,000
Sub Total - Revenue	**$**	**519,716**

Expenditures:

Product or Service - Description	**Total**	
Annual Support & Maintenance - Helion Recording & Marriage Suite *(Recorder & Clerk)*	$	12,300
Annual Support & Maintenance - Helion Property Recording Alert Service	$	1,800
ActiveDox License, Installation & Annual Support - Helion Software *(Recorder & County Mgr)*	$	4,575
Versatile Professional software upgrades and training - Zasio *(Records Management)*	$	3,000
Conferences - PRIA / CFOA / ARMA	$	6,000
Recorder office door badge reader installation - RFI Reno	$	3,000
Technology based upgrades to office furniture & public research area tech and safety improvements - Silver State Industries	$	25,000
Sub Total - Expenditures	**$**	**55,675**
FY24-25 Projected Balance	**$**	**464,041**

AGENDA ITEM NO. 1.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For presentation only. Ceremonial presentation of **Proclamation 2024P-136**, a proclamation recognizing four years of dedicated service to Douglas County by Commissioner Walt Nowosad. (Chairman Rice)

RECOMMENDED MOTION:
Presentation only.

FINANCIAL IMPACT:
None

BACKGROUND:
Commissioner Walt Nowosad was elected to the office of Douglas County Commissioner in November 2019 and took the oath of office as a member of the Commission in January 2020. During his time as a Commissioner, he strived to elevate the quality of life for Douglas County residents, preserve our rural legacy and natural resources, deliver exceptional service, and support a thriving and sustainable community.

ATTACHMENTS:
Proc 8 x 11.pdf

PROCLAMATION

DOUGLAS COUNTY BOARD OF COMMISSIONERS

PROCLAMATION 2024P-136
A PROCLAMATION RECOGNIZING DOUGLAS COUNTY COMMISSIONER WALT NOWOSAD FOR FOUR YEARS OF DEDICATED SERVICE TO DOUGLAS COUNTY

WHEREAS, Commissioner Walt Nowosad was elected to the office of Douglas County Commissioner in November 2019 and took the oath of office as a member of the Commission in January 2020. During his time as a Commissioner, he strived to elevate the quality of life for Douglas County residents, preserve our rural legacy and natural resources, deliver exceptional service, and support a thriving and sustainable community; and

WHEREAS, Commissioner Nowosad was a strong supporter of the military, public safety, and the law enforcement community. He advocated to ensure the Douglas County Sheriff's Office had the resources and support necessary during his tenure. Additionally, he voted to fund the construction of the Justice Center and supported the modernization of emergency operations, increased collaboration between public safety entities, and the implementation of the Judiciary Strategic Plan; and

WHEREAS, Commissioner Nowosad remained devoted to ensuring that transparency, financial sustainability, and leadership were deemed a top priority in Douglas County. He was instrumental in promoting and improving fiscal integrity in Douglas County. He ensured qualified employees served in administrative positions to lead the County and uphold the principles and practices of the County to the highest standard; and

WHEREAS, Commissioner Nowosad served as a member of the Audit Committee and was influential in promoting and improving fiscal integrity in Douglas County. He was an advocate for efficiency in government, and quality and internal control; and

WHEREAS, Commissioner Nowosad was committed to protecting the natural resources and open space of the County and was dedicated to providing for the maintenance and infrastructure necessary to meet current and future service levels for roads, County facilities, and assets, sewer, water, and stormwater; and

WHEREAS, Commissioner Nowosad demonstrated his dedication to Douglas County citizens by advocating for his constituents. In his capacity as a commissioner, he represented his principles and the interests of the citizens of Douglas County first, not the special interests or the bureaucracy. He kept his word; and

WHEREAS, Commissioner Nowosad demonstrated his dedication to Douglas County through his support to uphold the goals and ideals set forth in the Douglas County Master Plan. He fought and maintained his stance to enforce slow, manageable growth initiatives to maintain Douglas County's small-town charm. He ensured that development in Douglas County adhered to the standards of the Douglas County Code. He led the discussion to not allow Vacation Home Rental permits because he felt the type of use was incompatible and did not fit with the character of existing neighborhoods. His efforts in this area resulted in significant and meaningful changes to the administration of the program which had a positive impact on the community.

THEREFORE, BE IT PROCLAIMED BY THE DOUGLAS COUNTY BOARD OF COMMISSIONERS, along with Douglas County staff and residents, that Commissioner Walt Nowosad is recognized for his commitment and dedication to Douglas County.

ADOPTED THIS 19th DAY OF DECEMBER 2024 BOARD OF COUNTY COMMISSIONERS

Wesley A. Rice, Chair

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND CAUSED THE SEAL OF DOUGLAS COUNTY TO BE AFFIXED THIS 19th DAY OF DECEMBER, IN THE YEAR OF OUR LORD 2024.

Amy Burgans, Clerk Treasurer

AGENDA ITEM NO. 2.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For possible action. Discussion to adopt: 1) Ordinance 2024-1648, an ordinance of the Board of County Commissioners of Douglas County, Nevada, designated by the short title "2025 Justice Center Bond Ordinance"; providing for the issuance of the Douglas County, Nevada, General Obligation (Limited Tax) Justice Center Bonds (Additionally Secured by Pledged Revenues), Series 2025A, in the maximum aggregate principal amount of $37,000,000; providing the form, terms and conditions thereof and covenants relating to the payments of said bonds; and providing the effective date hereof; and the introduction of 2) Ordinance 2024-1649, an ordinance of the Board of County Commissioners of Douglas County, Nevada, designated as the "2025B Medium-Term Bond Ordinance"; providing for the issuance by the County of its General Obligation (Limited Tax) Medium Term Bond, Series 2025B in the maximum aggregate principal amount of $14,000,000; providing covenants, conditions, and other details concerning the bonds, the project and general tax proceeds, and ratifying action previously taken and pertaining to the foregoing by the County and its officers and employees. (Kathy Lewis and Zach Wadlé)

RECOMMENDED MOTION:
Adopt Ordinance 2024-1648 and Ordinance 2024-1649 as presented to fund the Justice Center Project.

FINANCIAL IMPACT:

Adoption of the ordinances and issuance of both bonds, if issued in the full amount authorized for the Justice Center Project, will create general obligation debt of Douglas County in the total aggregate amount of $51,000,000.

BACKGROUND:

For a detailed discussion of the background, description, and financing plan for the Justice Center Project, the public is provided the attached Staff Report dated July 12, 2024, previously presented to the

Board of County Commissioners.

ATTACHMENTS:
2024-1648__2024_CTax_Bond_Ordinance_4854-2081-9102_3__--_FINAL.pdf
2024-1649__2024_Medium-Term_Ordinance_4895-0909-8220_3__--_FINAL.pdf
Justice_Center_Staff_Report__July_2024_.pdf

Summary - An ordinance authorizing the issuance by Douglas County, Nevada of its General Obligation (Limited Tax) Justice Center Bonds (Additionally Secured by Pledged Revenues), Series 2025A, in the maximum aggregate principal amount of $37,000,000, and providing other matters relating thereto.

ORDINANCE NO. 2024-1648

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, NEVADA, DESIGNATED BY THE SHORT TITLE "2025 JUSTICE CENTER BOND ORDINANCE"; PROVIDING FOR THE ISSUANCE OF THE DOUGLAS COUNTY, NEVADA, GENERAL OBLIGATION (LIMITED TAX) JUSTICE CENTER BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUES), SERIES 2025A, IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF $37,000,000; PROVIDING THE FORM, TERMS AND CONDITIONS THEREOF AND COVENANTS RELATING TO THE PAYMENT OF SAID BONDS; AND PROVIDING THE EFFECTIVE DATE HEREOF.

(1) **WHEREAS**, Douglas County, Nevada (the "County" and the "State," respectively), was created as a county pursuant to Nevada Revised Statutes ("NRS") 243.045 and is operating as a county and a political subdivision under the laws of the State; and

(2) **WHEREAS**, pursuant to NRS 244A.011 through 244A.065 (the "County Bond Law") and NRS Chapter 350 and all laws amendatory thereof, which includes the Local Government Securities Law, being NRS 350.500 through 350.720, and all laws amendatory thereof (the "Bond Act"), the Board of County Commissioners of the County (the "Board") is authorized to borrow money to acquire, improve, equip, operate, and maintain certain public facilities and improvements; and

(3) **WHEREAS**, the Board proposes to acquire, construct, improve and equip a Building Project as defined in NRS Section 244A.019 (the "Project");

(4) **WHEREAS,** the Board submitted to the Debt Management Commission of Douglas County, Nevada (the "Commission") the County's proposal to issue its general obligation (limited tax) justice center bonds (additionally secured by pledged revenues) in the maximum principal amount of $37,000,000.00 (the "Proposal");

(5) **WHEREAS,** the Commission has heretofore duly approved the Proposal;

(6) **WHEREAS,** none of the $37,000,000.00 of the general obligation justice center bonds contemplated by the Proposal have previously been issued;

(7) **WHEREAS,** subsection 3 of Section NRS 350.020 in effect provides that if the payment of a general obligation of the County is additionally secured by a pledge of the revenues of a project to be financed by its issue (including the general obligation justice center bonds contemplated by the Proposal), and the governing body (i.e., the Board) determines that the pledged revenues will at least equal the amount required in each year for the payment of interest and principal, the County may incur the general obligations without an election, unless a petition requesting an election signed by five (5) percent of the registered voters of the County (determined as of the close of registration for the last preceding general election) is presented to the Board within 90 days after the publication of a notice of the adoption of this resolution of intent;

(8) **WHEREAS,** the last date to present the petition referenced in the preceding paragraph was March 21, 2024, which was prior to the effective date of this Ordinance;

(9) **WHEREAS,** no such petition was received on or prior to March 21, 2024.

(10) **WHEREAS,** the County has previously issued its "Douglas County, Nevada, General Obligation (Limited Tax) Community Center Refunding Bonds (Additionally Secured by Pledged Revenues), Series 2022" in original aggregate principal amount of $6,567,000 (the "2022 Bonds");

(11) **WHEREAS**, the 2022 Bonds are secured by the revenues derived from 15 percent of the proceeds of certain taxes distributed to the County, including the supplemental County-county relief tax, liquor taxes, tobacco taxes, real property transfer taxes, governmental services taxes and basic and supplemental sales taxes received by the County which are allowed to be pledged pursuant to NRS Section 360.698 (collectively the "Pledged Revenues");

(12) **WHEREAS**, there are no outstanding obligations other than the 2022 Bonds which are secured in whole or in part by the Pledges Revenues

(13) **WHEREAS**, the Board hereby determines that it is in the best interests of the County and the inhabitants thereof to issue its "Douglas County, Nevada, General Obligation (Limited Tax) Justice Center Bonds (Additionally Secured by Pledged Revenues), Series 2025A" (the "Bonds") in the aggregate principal amount set forth in the Certificate of the County Officer (defined below), but not to exceed $37,000,000.00 to finance a portion of the costs of the Project and pay the costs associated with the issuance of the Bonds;

(14) **WHEREAS**, after notice inviting bids for their purchase, the Chief Financial Officer of the County (the "Chief Financial Officer"), or in his or her absence, the County Manager of the County (the "County Manager"), is hereby authorized to receive bids and sell the Bonds to the best bidder therefor (the "Purchaser"), and either such officer is hereby authorized to accept a binding bid

for the Bonds, the Bonds to bear interest at the rates per annum provided in the bond purchase proposal submitted by the Purchaser (the "Bond Purchase Proposal), at a price equal to the principal amount thereof plus accrued interest to the date of delivery of the Bonds plus a premium or less a discount not to exceed 9 percent of the principal amount of the Bonds, all as specified by the Chief Financial Officer or the County Manager in a certificate dated on or before the date of delivery of the Bonds (the "Certificate of the County Officer"), which price does not result in an effective interest rate on the Bonds in excess of three (3) percent over the Index of Twenty Bonds most recently published in The Bond Buyer prior to the time bids were received for the Bonds;

(15) **WHEREAS**, the County hereby elects to have the provisions of Chapter 348 of NRS (the "Supplemental Bond Act") apply to the Bonds;

(16) **WHEREAS**, the Board has found and determined and hereby declares:

(A) it is necessary and for the best interests of the County to effect the Project and to issue the Bonds;

(B) each of the limitations and other conditions to the issuance of the Bonds in County Bond Law, the Bond Act, the Supplemental Bond Act, and in any other relevant act of the State or the Federal Government, has been met; and pursuant to Section 350.708, Bond Act, this determination of the Board that the limitations in the Bond Act have been met shall be conclusive in the absence of fraud or arbitrary or gross abuse of discretion; and

(C) this Ordinance pertains to the sale, issuance and payment of the Bonds; this declaration shall be conclusive in the absence of fraud or gross abuse of discretion in accordance with the provisions of NRS Section 350.579(2); and

(17) **WHEREAS**, there are on file with the County Clerk: (i) the proposed form of the Continuing Disclosure Certificate relating to the Bonds (the "Disclosure Certificate"); (ii) the proposed form of the Preliminary Official Statement (the "Preliminary Official Statement") relating to the Bonds; and (iii) a Registrar and Paying Agent Agreement by and between the Registrar and the County.

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, IN THE STATE OF NEVADA, DO ORDAIN:

SECTION 1. **Short Title**. This Ordinance shall be known and may be cited as the "2025 Justice Center Bond Ordinance."

SECTION 2. **Definitions**. The terms in this Section, in the preambles hereof and elsewhere in this Ordinance are defined for all purposes of this Ordinance and of any instrument amendatory hereof or supplemental hereto, and of any other instrument or any other document relating

hereto, except where the context by clear implication otherwise requires, shall have the meanings in this Section and in said preambles specified:

"**Annual Principal and Interest Requirements**" means the sum of the principal of and interest on the Outstanding Bonds and any other Outstanding designated securities payable from the Pledged Revenues having a lien thereon superior to or on a parity with the lien thereon of the Bonds, to be paid during any Bond Year, but excluding any reserve requirements to secure such payments unless otherwise expressly provided and excluding any amount payable from capitalized interest. In calculating this amount, the principal amount of bonds required to be redeemed prior to maturity pursuant to a mandatory redemption schedule contained in the ordinance or other instrument authorizing the issuance of such bonds (e.g., the schedule, if any, set forth in the Certificate of the County Officer) shall be treated as maturing in the Bond Year in which such bonds are so required to be redeemed, rather than in the Bond Year in which the stated maturity of such bonds occurs.

"Bond Act" means NRS Sections 350.500 through 350.720, and all laws amendatory thereof, cited in Section 350.500 thereof by the short title "Local Government Securities Law."

"**Bonds**" means the "Douglas County, Nevada, General Obligation (Limited Tax) Justice Center Bonds (Additionally Secured by Pledged Revenues), Series 2025A," authorized to be issued pursuant to this Ordinance.

"Bond Fund" shall have the meaning ascribed to such term in Section 29 hereof.

"**Bond Requirements**" means the principal of, the interest on and any prior redemption premiums due in connection with the Bonds, any Superior Securities, or any Parity Securities, as appropriate, as such principal, interest and premiums become due at maturity or on a Redemption Date, or otherwise.

"**Bond Year**" means the 12 month period commencing on July 1 of a calendar year and ending on June 30 of the following calendar year.

"Book-Entry Bonds" means the Bonds registered in the name of the nominee of DTC, or any successor securities depository for the Bonds, as the registered owner thereof pursuant to the terms and provisions of Section 17 hereof.

"Chief Financial Officer" means the de jure or de facto chief financial officer of the County and designated as such by the County, or his or her successor in functions, if any.

"**combined maximum annual principal and interest requirements**" means the greatest of the annual principal and interest requirements to be paid during any Bond Year for the period beginning with the Bond Year in which such computation is made and ending with the Bond Year in which any bond last becomes due at maturity or on a Redemption Date on which any bond

thereafter maturing is called for prior redemption. If any outstanding bonds are subject to variable interest rates, for the purpose of such computation, such interest rates shall be determined by an Independent Accountant, an independent feasibility consultant or the Chief Financial Officer. Any such computation shall be adjusted as provided in Section 45(c) hereof, and shall be made by an Independent Accountant, an independent feasibility consultant or the Chief Financial Officer if expressly so required.

"**Commercial Bank**" means a state or national bank or trust company which is a member of the Federal Deposit Insurance Corporation.

"**Comparable Bond Year**" means, in connection with any Fiscal Year, the Bond Year which ends in the Fiscal Year.

"**Consolidated Tax Act**" means, collectively, NRS 360.600 to 360.740, inclusive, as amended from time to time, as implemented by the County pursuant to the Douglas County Code, as amended from time to time.

"Costs of Issuance" means all items of expense directly or indirectly payable by or reimbursable by the County relating to the issuance of the Bonds, including, but not limited to, printing costs relating to the Bonds and the official statement or other offering statement; reproduction and binding costs; initial fees and charges of the Paying Agent and the Registrar; underwriting discount; actual fees and expenses of Bond Counsel; financial and other professional consultant fees; and other reasonable charges and fees incurred in connection with the issuance of the Bonds.

"Cost of the Project" means all or any part designated by the County for the cost of the Project, or interest therein, which cost, at the option of the County, except as limited by law, may include all or any part of the incidental costs relating to the Project, including, without limitation:

(a) Preliminary expenses advanced by the County from money available for use therefor, or advanced by the Federal Government, or from any other source, with the approval of the Board;

(b) The costs in the making of surveys, audits, preliminary plans, other plans, specifications, estimates of costs and other preliminaries;

(c) The costs of premiums on builders' risk insurance and performance bonds, or a reasonably allocable share thereof;

(d) The costs of appraising, printing, estimates, advice, services of engineers, architects, accountants, financial consultants, attorneys at law, clerical help or other agents or employees;

(e) The costs of making, publishing, posting, mailing and otherwise giving any notice in connection with the Project, the filing or recordation of instruments, the taking of options, the issuance of the Bonds and any other securities relating to the Project and bank fees and expenses;

(f) The costs of contingencies;

(g) The costs of the capitalization with the proceeds of the Bonds or other securities relating to the Project of any operation and maintenance expenses appertaining to the Project and of any interest on the Bonds or other securities relating to the Project for any period not exceeding the period estimated by the Board to effect the Project plus one year, of any discount on the Bonds or such other securities, and of any reserves for the payment of the principal of and interest on the Bonds or such other securities, of any replacement expenses, and of any other cost of the issuance of the Bonds or such other securities;

(h) The costs of amending any ordinance or other instrument authorizing the issuance of or otherwise appertaining to Outstanding bonds or other securities of the County;

(i) The costs of funding any medium-term obligations, construction loans and other temporary loans of not exceeding ten years appertaining to the Project and of the incidental expenses incurred in connection with such loans;

(j) The costs of any properties, rights, easements or other interests in properties, or any licenses, privileges, agreements and franchises;

(k) The costs of demolishing, removing or relocating any buildings, structures or other facilities on land acquired for the Project, and of acquiring lands to which such buildings, structures or other facilities may be moved or relocated;

(l) The administrative expenses and issuance costs of Bonds; and

(m) All other expenses necessary or desirable and appertaining to the Project, as estimated or otherwise ascertained by the Board including rebates to the United States under Section 148 of the Tax Code.

"<u>County</u>" means Douglas County, Nevada, constituting a political subdivision thereof, or any successor municipal corporation.

"**<u>County Clerk</u>**" means the de jure or de facto county clerk of the County and designated as such by the County, presently the Clerk-Treasurer, or his or her successor in functions, if any.

"County Manager" means the de jure or de facto County Manager of the County and designated as such by the County, or his or her successor in functions, if any.

"**County Treasurer**" means the de jure or de facto treasurer of the County and designated as such by the County, presently the Clerk-Treasurer, or his or her successor in functions, if any.

"DTC" means The Depository Trust Company, a limited-purpose trust company organized under the laws of the State of New York, and its successors as securities depository for the Book-Entry Bonds, including any such successor appointed pursuant to Section 17 hereof.

"Events of Default" means the events stated in Section 71 hereof.

"**Federal Government**" means the United States, or any agency, instrumentality or corporation thereof.

"**Federal Securities**" means bills, certificates of indebtedness, notes, bonds or similar securities which are direct obligations of, or the principal and interest of which securities are unconditionally guaranteed by, the United States.

"**Fiscal Year**" means the 12 months commencing on July 1 of any calendar year and ending on June 30 of the next succeeding calendar year; but if the Nevada Legislature changes the statutory fiscal year relating to the County, the Fiscal Year shall conform to such modified statutory fiscal year from the time of each such notification, if any.

"**General Taxes**" means general (ad valorem) taxes levied by the County against all taxable property within the boundaries of the County (unless otherwise qualified).

"**Income Fund**" means the special account designated as the "Douglas County, Nevada, Consolidated Tax Pledged Revenues Income Fund" heretofore created and continued in Section 37 of this Ordinance, which shall be held separate and apart from the Bond Fund.

"**Independent Accountant**" means any certified public accountant, or any firm of certified public accountants, duly licensed to practice and practicing as such under the laws of the State, as from time to time appointed and compensated by the County:

(1) Who or which is, in fact, independent and not under the domination of the County;

(2) Who or which does not have any substantial interest, direct or indirect, with the County, and

(3) Who or which is not connected with the County as an officer or employee thereof, but who may be regularly retained to make annual or similar audits of any books or records of the County.

"Interest Account" shall have the meaning ascribed to such term in Section 29 hereof.

"**Outstanding**" when used with reference to the Bonds or any other designated securities payable from Pledged Revenues and as of any particular date means all of the Bonds in any manner theretofore and thereupon being executed and delivered:

(A) Except any bond or other security canceled by the County, the Paying Agent or otherwise on the County's behalf, at or before such date;

(B) Except any Bond or other security the payment of which is then due or past due and moneys fully sufficient to pay the same are on deposit with the Paying Agent;

(C) Except any bond or other security for the payment or the redemption of which moneys at least equal to its Bond Requirements to the date of maturity or to any Redemption Date shall have heretofore been deposited with a trust bank in escrow or in trust for that purpose, as provided in Section 68 hereof; and

(D) Except any bond or other security in lieu of or in substitution for which another bond or other security shall have been executed and delivered.

"**owner**" or any similar term, when used in conjunction with any Bonds, or any other designated securities, means the registered owner of any Bonds or other security which is registrable for payment if it shall at the time be registered for payment otherwise than to bearer.

"**Parity Securities**" means bonds or securities of the County which have a lien on the Pledged Revenues that is on a parity with the lien thereon of the Bonds, including, but not limited to, the 2022 Bond, and any bonds or securities hereafter issued on a parity with the lien of the Bonds, to the extent issued in accordance with the terms, conditions and limitations hereof.

"Paying Agent" means Zions Bank, or any successor thereto as paying agent for the Bonds.

"**Person**" means a corporation, firm, other body corporate (including, without limitation, the Federal Government, the State or any other body corporate and politic other than the County), partnership, association or individual, and also includes an executor, administrator, trustee, receiver or other representative appointed according to law.

"**Pledged Revenues**" means a 15% portion of all income and revenue derived by the County from the revenue distributed to the County pursuant to the Consolidated Tax Act. The Pledged Revenues means all or a portion of the Pledged Revenues. The designated term indicates sources of revenues and does not necessarily indicate all or any portion or other part of such revenues in the absence of further qualification. "Pledged Revenues" includes income derived from any supplemental

Consolidated Tax imposed by the County if the Board is authorized to include and elects to include the additional tax in "Pledged Revenues" for the remaining term of the Bonds.

"Principal Account" shall have the same meaning ascribed to such term in Section 29 hereof.

"**Redemption Date**" means a date fixed for the redemption prior to their respective maturities of any Bonds or other designated securities payable from any Pledged Revenues in any mandatory redemption schedules, or in any notice of prior redemption or otherwise fixed and designated by the County.

"**Redemption Price**" means, when used with respect to a Bond or other designated security payable from any Pledged Revenues, the principal amount thereof plus accrued interest thereon to the Redemption Date plus the applicable premium, if any, payable upon the redemption thereof prior to the stated maturity date of such Bond (or installment due date in the case of single bond) or other security on a Redemption Date in the manner contemplated in accordance with the security's terms.

"**Registrar**" means Zions Bank, or any successor thereto as registrar for the Bonds.

"Regular Record Date" means the fifteenth day of the calendar month next preceding each interest payment date.

"Representation Letter" means the Letter of Representation from the County to DTC, or any successor securities depository for Book-Entry Bonds, in which the County makes certain representations with respect to issues of its securities eligible for deposit by DTC or such successor depository.

"Special Record Date" means a special date fixed by the Paying Agent to determine the names and addresses of owners of the Bonds for the payment of any defaulted interest on any of the Bonds, as further provided in Section 14 hereof. At least 10 days' notice will be given by the Paying Agent by first-class regular mail to each owner of a Bond as stated on the Registrar's registration list at the close of business on a date fixed by the Paying Agent, stating the date of the Special Record Date and the due date fixed for the payment of such defaulted interest.

"State" means the State of Nevada, in the United States.

"**Subordinate Securities**" means bonds or securities of the County which have a lien on the Pledged Revenues that is subordinate and junior to the lien thereon of the Bonds and any Parity Securities, to the extent issued in accordance with the terms, conditions and limitations hereof.

"**Superior Securities**" means bonds or securities of the which have a lien on the Pledged Revenues that is superior and senior to the lien thereon of the Bonds and any Parity Securities, to the extent issued in accordance with the terms, conditions and limitations hereof.

"**Tax Code**" means the Internal Revenue Code of 1986, as amended to the date of delivery of the Bonds.

"Taxes" means General Taxes.

"**Trust Bank**" means a Commercial Bank, which bank is authorized to exercise and is exercising trust powers, and also means any branch of the Federal Reserve Bank.

Other capitalized terms used herein shall have the meanings given to such terms in the text hereof, except where the context by clear implication otherwise requires.

SECTION 3. **Acceptance of Proposal; Authorization of Use of Preliminary Official Statement and Final Official Statement.** In accordance with the County Bond Law, the Bond Act and this Ordinance, the Chief Financial Officer or, in his or her absence, the County Manager, is authorized to accept the Bond Purchase Proposal submitted by the Purchaser. The Board hereby ratifies the preparation and distribution of the Preliminary Official Statement relating to the Bonds (the "Preliminary Official Statement") and authorizes the Chief Financial Officer or, in his or her absence, the County Manager, to deem such Preliminary Official Statement final as of its date except for the omission of information dependent upon the pricing of the issue, such as offering prices, interest rates, aggregate principal amount, principal amount per maturity, and delivery dates. The Chief Financial Officer or, in his or her absence, the County Manager, is hereby authorized and directed to execute and deliver, on behalf of the County, the final Official Statement relating to the Bonds (the "Final Official Statement"), with such changes or additions as such officer determines is necessary or appropriate, the approval of such changes or additions to be conclusively evidenced by the execution and delivery of the Final Official Statement by such officer.

SECTION 4. **Ratification**. All action heretofore taken by the Board and the officers of the County directed toward the Project and toward the issuance, sale and delivery of the Bonds is hereby ratified, approved and confirmed.

SECTION 5. **Estimated Life of Facilities**. The Board, on behalf of the County, has determined and does hereby declare:

A. The estimated life or estimated period of usefulness of the Project to be financed or refinanced with the Bonds is not less than the 30 years from the date of the issuance of the Bonds; and

B. The Bonds shall mature at such time or times not exceeding such estimated life or estimated period of usefulness.

SECTION 6. **Necessity of Project and Bonds**. It is necessary and in the best interests of the Board, its officers, and the inhabitants of the County, that the County effect the Project and defray wholly or in part the cost thereof by the issuance of the Bonds therefor; and it is hereby so determined and declared.

SECTION 7. **Authorization of Project**. The Board hereby authorizes the Project.

SECTION 8. **Ordinance to Constitute Contract**. In consideration of the purchase and the acceptance of the Bonds by those who shall own the same from time to time, the provisions hereof shall be deemed to be and shall constitute a contract between the County and the registered owners from time to time of the Bonds.

SECTION 9. **Bonds Equally Secured**. The covenants and agreements of the County herein set forth to be performed shall be for the equal benefit, protection and security of the owners of any and all of the Outstanding Bonds, all of which, regardless of the time or times of their issue or maturity, shall be of equal rank without preference, priority or distinction, except as otherwise expressly provided in or pursuant to this Ordinance.

SECTION 10. **General Obligation**. All of the Bonds, as to the Bond Requirements, shall constitute general obligations of the County, which hereby pledges its full faith and credit for their payment. So far as possible, Bond Requirements shall be paid from the Pledged Revenues. However, the Bonds as to all Bond Requirements shall also be payable from the General Taxes (except to the extent that other moneys such as the Pledged Revenues are available therefor) as herein provided.

SECTION 11. **Limitations upon Security**. The payment of the Bonds is not secured by an encumbrance, mortgage or other pledge of property of the County, except for the proceeds of General Taxes and any other moneys pledged for the payment of the Bonds. No property of the County, subject to such exception, shall be liable to be forfeited or taken in payment of the Bonds.

SECTION 12. **No Recourse Against Officers and Agents**. No recourse shall be had for the payment of the Bond Requirements of the Bonds or for any claim based thereon or otherwise upon this Ordinance authorizing their issuance or any other instrument relating thereto, against any individual member of the Board or any officer or other agent of the Board or County, past, present or future, either directly or indirectly through the Board or the County, or otherwise, whether by virtue of any constitution, statute or rule of law, or by the enforcement of any penalty or otherwise, all such liability, if any, being by the acceptance of the Bonds and as a part of the consideration for their issuance specially waived and released.

SECTION 13. **Authorization of the Bonds**. For the purpose of providing funds to pay all or a portion of the Cost of the Project, the County shall issue its "Douglas County, Nevada, General Obligation (Limited Tax) Justice Center Bonds (Additionally Secured by Pledged Revenues), Series 2025A" in the aggregate principal amount designated in the Certificate of the County Officer (not to exceed the maximum aggregate principal amount of $37,000,000). The Bonds are hereby authorized to be issued, pursuant to the County Bond Law, the Consolidated Tax Act and the Bond Act; and the County pledges irrevocably, but not necessarily exclusively, the Pledged Revenues to the payment of the Bond Requirements of the Bonds, the proceeds of the Bonds to be used solely to defray wholly or in part the Cost of the Project. The Bonds shall be in the form substantially set forth in Section 23 hereof.

SECTION 14. **Bond Details**. The Bonds shall be issued in fully registered form, i.e., registered as to both principal and interest, in compliance with Section 149 of the Tax Code, and the regulations of the Secretary of the Treasury thereunder. The Bonds shall be dated initially as of the date of delivery thereof to the Purchaser, and except as otherwise provided in Section 17 hereof, shall be issued in denominations of $5,000.00 or any integral multiple thereof (provided that no Bond may be in a denomination which exceeds the principal coming due on any maturity date and interest rate, and no individual Bond will be issued with more than one maturity). The Bonds shall be numbered from 1 upward. The Bonds shall bear interest from their date until their respective maturity dates (or, if redeemed prior to maturity as provided below, their redemption dates) at the respective rates set forth in the Certificate of the County Officer, calculated on the basis of a 360-day year and payable semiannually on March 1 and September 1 first occurring at least 90 days after the date of issuance of the Bonds; provided that those Bonds which are reissued upon transfer, exchange or other replacement shall bear interest at the rates set forth in the Certificate of the County Officer from the most recent interest payment date to which interest has been paid, or if no interest has been paid, from the date of the Bonds. The Bonds shall mature on the designated dates in the amounts of principal, as designated in the Certificate of the County Officer. The principal of any Bond shall be payable to the owner thereof as shown on the registration records kept by the Registrar, upon maturity and upon presentation and surrender at the office designated by the Paying Agent. If any Bond shall not be paid upon such presentation and surrender at or after maturity, it shall continue to draw interest at the interest rate borne by said Bond until the principal thereof is paid in full.

Except as otherwise provided in Section 17 hereof, payment of interest on any Bond shall be made to the owner thereof by check or draft mailed by the Paying Agent, on each interest payment date (or, if such interest payment date is not a business day, on the next succeeding business

day), to the owner thereof, at his or her address as shown on the registration records kept by the Registrar as of the Regular Record Date; but any such interest not so timely paid or duly provided for shall cease to be payable to the owner thereof as shown on the registration records of the Registrar as of the close of business on the Regular Record Date and shall be payable to the owner thereof, at his or her address, as shown on the registration records of the Registrar as of the close of business on a date fixed to determine the names and addresses of owners for the purpose of paying defaulted interest (the "Special Record Date"). Such Special Record Date and the date for payment of defaulted interest shall be fixed by the Registrar whenever moneys become available for payment of the defaulted interest, and notice of the Special Record Date and the date for payment of defaulted interest shall be given to the owners of the Bonds not less than ten days prior thereto by first-class mail to each such owner as shown on the Registrar's registration records as of a date selected by the Registrar, stating the date of the Special Record Date and the date fixed for the payment of such defaulted interest. The Paying Agent may make payments of interest on any Bond by such alternative means as may be mutually agreed to between the owner of such Bond and the Paying Agent. All such payments of principal and interest shall be made in lawful money of the United States of America without deduction for any service charges of the Paying Agent or Registrar.

SECTION 15. **Prior Redemption.**

A. Optional Redemption. Bonds, or portions thereof ($5,000.00 or any integral multiple), maturing on and after the date designated in the Certificate of the County Officer, shall be subject to redemption prior to their respective maturities, at the option of the County, on and after the date designated in the Certificate of the County Officer, in whole or in part at any time from any maturities selected by the County, at a price equal to the principal amount of each Bond, or portion thereof, so redeemed, and the accrued interest thereon to the Redemption Date plus a premium, in the amount designated, and if so provided, in the Certificate of the County Officer.

B. Mandatory Redemption. The Bonds maturing on the date or dates set forth in the Certificate of the County Officer, if any (the "Term Bonds") are subject to mandatory sinking fund redemption at a redemption price equal to 100 percent of the principal amount thereof and accrued interest to the redemption date. As and for a sinking fund for the redemption of Term Bonds, there shall be deposited into the Bond Fund on or before the dates set forth in the Certificate of the County Officer, a sum which, together with other moneys available therein, is sufficient to redeem on the applicable dates and the principal amounts of Term Bonds as set forth in the Certificate of the County Officer.

Not more than 60 days nor less than 20 days prior to the sinking fund payment dates for the Term Bonds, the Registrar shall proceed to select for redemption (by lot in such manner as the Registrar may determine) from all Outstanding Term Bonds, a principal amount of Term Bonds equal to the aggregate principal amount of Term Bonds redeemable with the required sinking fund payments, and shall call such Term Bonds or portions thereof for redemption from the sinking fund on the next principal payment date, and give notice of such call as provided in this Ordinance.

At the option of the County to be exercised by delivery of a written certificate to the Registrar not less than sixty days next preceding any sinking fund redemption date, it may (i) deliver to the Registrar for cancellation Term Bonds, or portions thereof ($5,000.00 or any integral multiple thereof) in an aggregate principal amount desired by the County or, (ii) specify a principal amount of Term Bonds, or portions thereof ($5,000.00 or any integral multiple thereof) which prior to said date have been redeemed (otherwise than through the operation of the sinking fund) and canceled by the Registrar and not theretofore applied as a credit against any sinking fund redemption obligation. Each Term Bond or portion thereof so delivered or previously redeemed shall be credited by the Registrar at 100 percent of the principal amount thereof against the obligation of the County on the sinking fund redemption dates and any excess shall be so credited against future sinking fund redemption obligations in such manner as the County determines. In the event the County shall avail itself of the provisions of clause (i) of the first sentence of this paragraph, the certificate required by the first sentence of this paragraph shall be accompanied by the respective Term Bonds or portions thereof to be canceled, or in the event the Bonds are registered in the name of Cede & Co. as provided in Section 17 of this Ordinance, the certificate required by the first sentence of this paragraph shall be accompanied by such direction and evidence of ownership as is satisfactory to DTC.

C. Partial Redemption. In the case of Bonds in a denomination larger than $5,000.00, a portion of such Bond ($5,000.00 or any integral multiple thereof) may be redeemed, in which case the Registrar shall, without charge to the owner of such Bond, authenticate and issue a replacement Bond or Bonds for the unredeemed portion thereof.

In the case of a partial redemption of Bonds of a single maturity and interest rate pursuant to subsection (A) hereof, the Paying Agent shall select the Bonds to be redeemed by lot (giving proportionate weight to Bonds in denominations larger than $5,000.00) at such time as directed by the County (but at least 20 days prior to the redemption date), and if such selection is more than 60 days before a Redemption Date, shall direct the Registrar to appropriately identify the Bonds so called for redemption by stamping them at the time any Bond so selected for redemption is presented to the Registrar for stamping or for transfer or exchange, or by such other method of identification as is

deemed adequate by the Registrar, and any Bond or Bonds issued in exchange for, or to replace, any Bond so called for prior redemption shall likewise be stamped or otherwise identified.

Notwithstanding the foregoing, the provisions of this subsection (C) may be modified in such manner as set forth in the Certificate of the County Officer.

D. Notice of Redemption. Unless waived by any owner of Bonds to be redeemed, official notice of any such redemption shall be given by the Registrar on behalf of and on direction of the County by mailing a copy of an official redemption notice by registered or certified mail, postage prepaid, at least 20 days and not more than 60 days prior to the date fixed for redemption to the registered owner of the Bond or Bonds to be redeemed at the address shown on the Bond Register and to the Municipal Securities Rulemaking Board ("MSRB") via its Electronic Municipal Market Access (EMMA) system. Actual receipt of mailed notice by any owner of Bonds or the MSRB shall not be a condition precedent to redemption of such Bond or Bonds. Failure to give such notice to the registered owner of any Bond or the MSRB, or any defect therein, shall not affect the validity of the proceedings for the redemption of any other Bonds. A certificate by the Registrar that such notice has been given as herein provided shall be conclusive against all parties.

All official notices of redemption shall be dated and shall state:

(1) The Redemption Date,

(2) The Redemption Prices,

(3) If less than all Outstanding Bonds are to be redeemed, the identification (and, in the case of partial redemption, the respective principal amounts) of the Bonds to be redeemed,

(4) That on the Redemption Date the Redemption Price will become due and payable upon each such Bond or portion thereof called for redemption (or installments of principal to be prepaid), and that interest thereon shall cease to accrue from and after said date, and

(5) The place where such Bonds are to be surrendered for payment of the Redemption Price, which place of payment shall be the principal office of the Paying Agent (accrued interest to the redemption date being payable by mail or as otherwise provided in this Ordinance).

Prior to or on any Redemption Date, the County shall deposit with the Paying Agent an amount of money sufficient to pay the Redemption Price of all the Bonds or portions of Bonds which are to be redeemed on that date.

Official notice of redemption having been given as aforesaid, the Bonds or portions of Bonds so to be redeemed shall, on the Redemption Date, become due and payable at the

Redemption Price therein specified, and from and after such date (unless the County shall default in the payment of the Redemption Price) such Bonds or portions of Bonds shall cease to bear interest. Upon surrender of such Bonds for redemption in accordance with said notice, such Bonds shall be paid by the Paying Agent at the Redemption Price. Installments of interest due on or prior to the Redemption Date shall be payable as herein provided for payment of interest. Upon surrender for any partial redemption of any Bond, there shall be prepared for the registered owner a new Bond or Bonds of the same maturity in the amount of the unpaid principal. All Bonds which have been redeemed shall be canceled and destroyed by the Registrar and shall not be reissued.

Notwithstanding the provisions of this section, any notice of redemption may contain a statement that the redemption is conditioned upon the receipt by the Paying Agent of funds on or before the date fixed for redemption sufficient to pay the redemption price of the Bonds so called for redemption, and that if such funds are not available, such redemption shall be canceled by written notice to the owners of the Bonds called for redemption in the same manner as the original redemption notice was mailed.

SECTION 16. **Negotiability.** The Bonds shall be fully negotiable within the meaning of and for the purpose of the Uniform Commercial Code - Investment Securities and each owner shall possess all rights enjoyed by holders of negotiable instruments under the Uniform Commercial Code - Investment Securities

SECTION 17. **Custodial Deposit**

A. Notwithstanding the foregoing provisions, the Bonds shall initially be evidenced by one Bond for each year in which the Bonds mature and each interest rate in denominations equal to the aggregate principal amount of the Bonds maturing in that year or, in the case of the Bonds subject to mandatory sinking fund redemption, the Bonds shall initially be evidenced by one Bond for each term in denominations equal to the aggregate principal amount of the Bonds maturing in that term. Such initially delivered Bonds shall be registered in the name of "Cede & Co." as nominee for DTC, the securities depository for the Bonds. The Bonds may not thereafter be transferred or exchanged except:

(1) To any successor of DTC or its nominee which successor of DTC must be both a "clearing corporation" as defined in NRS Section 104.8102(1)(e), and a qualified and registered "clearing agency" under Section 17A of the Securities Exchange Act of 1934, as amended;

(2) Upon the resignation of DTC or a successor or new depository under clause (1) or this clause (2) of this Section 17A or a determination of the County that DTC or

such successor or new depository is no longer able to carry out its functions and the designation by the County of another depository institution, acceptable to the County and to the depository then holding the Bonds which new depository institution must be both a "clearing house" as defined in NRS Section 104.8102(1)(e) and a qualified and registered "clearing agency" under Section 17A of the Securities Exchange Act of 1934, as amended, to carry out the functions of DTC or such successor or new depository; or

(3) Upon the resignation of DTC or a successor depository or new depository under clause (1) or this clause (2) of this Section 17A or a determination by the County that DTC, or such successor or new depository is no longer able to carry out its functions and the failure by the County, after reasonable investigation, to locate another qualified depository institution under clause (2) to carry out the functions of DTC or such successor or new depository.

B. In the case of a transfer to a successor of DTC or its nominee as referred to in clause (1) of Section 17A hereof or in the case of designation of a new depository pursuant to clause (2) of Section 17A hereof upon receipt of the Outstanding Bonds by the Registrar, together with written instructions for transfer satisfactory to the Registrar, a new Bond for each then Outstanding maturity and interest rate shall be issued to such successor or new depository, as the case may be, or its nominee, as is specified in such written transfer instructions. In the case of a resignation or determination under clause (c) of Section 17A hereof and the failure after reasonable investigation to locate another qualified depository institution for the Bonds as provided in clause (3) of Section 17A hereof, and upon receipt of the Outstanding Bond by the Registrar, together with written instructions for transfer satisfactory to the Registrar, new Bonds shall be issued in the denominations of $5,000.00 or any integral multiple thereof, as provided in and subject to the limitations of Section 17, registered in the names of such persons, and in such denominations as are requested in such written transfer instructions; however, the Registrar shall not be required to deliver such new Bonds within a period of less than 60 days from the date of receipt of such written transfer instructions.

C. The County, the Registrar, and the Paying Agent shall be entitled to treat the registered owner of any Bond as the absolute owner thereof for all purposes hereof and any applicable laws, notwithstanding any notice to the contrary received by any or all of them and the County, the Registrar, and the Paying Agent shall have no responsibility for transmitting payments or notices to the beneficial owners of the Bond held by DTC or any successor or new depository named pursuant to Section 17A hereof.

D. The County, the Registrar and the Paying Agent shall endeavor to cooperate with DTC or any successor or new depository named pursuant to clause (1) or (2) of Section

17A hereof in effectuating payment of the Bond Requirements of the Bonds by arranging for payment in such a manner that funds representing such payments are available to the depository on the date they are due.

E. Upon any partial redemption of any maturity of the Bonds, DTC or its nominee in its discretion may request the County to issue and authenticate a new Bond of the applicable series or shall make an appropriate notation on the Bond indicating the date and amount of prepayment, except in the case of final maturity, in which case the Bond must be presented to the Paying Agent prior to payment.

SECTION 18. **Registration, Transfer and Exchange of the Bonds**. Except as otherwise provided in Section 17 hereof, the Bonds shall be subject to the following provisions relating to their registration, transfer and exchange:

A. Records for the registration and transfer of the Bonds shall be kept by the Registrar. Upon the surrender of any Bond at the Registrar, duly endorsed for transfer or accompanied by an assignment in form satisfactory to the Registrar duly executed by the owner or his or her attorney duly authorized in writing, the Registrar shall authenticate and deliver in the name of the transferee or transferees a new Bond or Bonds of a like aggregate principal amount, interest rate, and maturity, bearing a number or numbers not previously assigned. Bonds may be exchanged at the Registrar for an equal aggregate principal amount of Bonds of the same maturity of other authorized denominations, as provided in Section 14 hereof. The Registrar shall authenticate and deliver a Bond or Bonds which the owner making the exchange is entitled to receive, bearing a number or numbers not previously assigned. For every exchange or transfer of Bonds required by the owner thereof, the Registrar may make a sufficient charge to reimburse it for any tax, fee or other governmental charge required to be paid with respect to such exchange or transfer and may charge a sum sufficient to pay the cost of preparing and authenticating a new Bond. No such charge shall be levied in the case of an exchange resulting from an optional prior redemption of a Bond.

B. The Registrar shall not be required to transfer or exchange (i) any Bond subject to redemption during a period beginning at the opening of business five (5) days before the date of mailing by the Registrar of a notice of prior redemption of Bonds and ending at the close of business on the date of such mailing, or (ii) any Bond after the mailing of notice calling such Bond, or any portion thereof, for redemption as herein provided.

C. The person in whose name any Bond shall be registered, on the registration books kept by the Registrar, shall be deemed and regarded as the absolute owner thereof for the purpose of payment and for all other purposes (except to the extent otherwise provided in

Section 14 hereof with respect to interest payments); and payment of or on account of either principal or interest on any Bond shall be made only to or upon the written order of the owner thereof or his or her legal representative. All such payments shall be valid and effectual to discharge the liability upon such Bond to the extent of the sum or sums so paid.

D. If any Bond shall be lost, stolen, destroyed or mutilated, the Registrar shall, upon receipt of such evidence, information or indemnity relating thereto as it or the County may reasonably require, and upon payment of all expenses in connection therewith, authenticate and deliver a replacement Bond or Bonds of a like principal amount and of the same maturity, bearing a number or numbers not previously assigned. If such lost, stolen, destroyed or mutilated Bond shall have matured or shall have been called for redemption, the Registrar may direct that such Bond be paid by the Paying Agent in lieu of replacement.

E. Whenever any Bond shall be surrendered to the Paying Agent upon payment thereof, or to the Registrar for transfer, exchange or replacement as provided herein, such Bond shall be promptly canceled by the Paying Agent or Registrar, and counterparts of a certificate of such cancellation shall be furnished by the Paying Agent or Registrar to the County Treasurer, upon request.

SECTION 19. **Execution and Authentication**. The Bonds shall be executed as follows:

A. Prior to the execution of any Bonds by facsimile signature and pursuant to NRS 350.638, to the act known as the Uniform Facsimile Signatures of Public Officials Act, cited as NRS Chapter 351 and to the Supplemental Bond Act, the Chairman of the Board (the "Chairman"), the County Treasurer and the County Clerk shall each file with the Secretary of State of Nevada his or her manual signature certified by him or her under oath.

B. The Bonds shall be approved, signed and executed in the name of and on behalf of the County with the manual or facsimile signature of the Chairman, shall be countersigned and executed with the manual or facsimile signature of the County Treasurer, and shall bear a manual impression or a facsimile of an impression of the official seal of the County attested with the manual or facsimile signature of the County Clerk.

C. No Bond shall be valid or obligatory for any purpose unless the registration panel, substantially in the form hereinafter provided, has been duly manually executed by the Registrar. By executing the registration panel of the Bond delivered pursuant to this Ordinance, the Registrar shall be deemed to have assented to all of the provisions of this Ordinance.

D. The Chairman, the County Treasurer and the County Clerk are hereby authorized and directed to prepare and to execute the Bond as herein provided.

SECTION 20. **Use of Predecessor's Signature**. The Bonds bearing the signatures of the officers in office at the time of the execution of the Bonds shall be valid and binding obligations of the County, notwithstanding that before their delivery any or all of the persons who executed them shall have ceased to fill their respective offices. The Chairman, the County Treasurer and the County Clerk at the time of the execution of a signature certificate relating to the Bonds, may each adopt as and for his own facsimile signature the facsimile signature of his predecessor in office if such facsimile signature appears upon the Bonds.

SECTION 21. **Incontestable Recital**. Pursuant to NRS Section 350.628, the Bonds shall contain a recital that they are issued pursuant to the Bond Act, which recital shall be conclusive evidence of the validity of the Bonds and the regularity of their issuance.

SECTION 22. **State Tax Exemption**. Pursuant to NRS 350.710, the Bonds, their transfer and the income therefrom shall forever be and remain free and exempt from taxation by the State or any subdivision thereof, except for the tax on estates imposed pursuant to NRS Chapter 375A and the tax on generation skipping transfers imposed pursuant to NRS Chapter 375B.

SECTION 23. **Bond Form**. Subject to the provisions of this Ordinance, the Bonds shall be in substantially the following form, with such omissions, insertions, endorsements, and variations as may be required by the circumstances, be required or permitted by this Ordinance, or be consistent with this Ordinance and necessary or appropriate to conform to the rules and requirements of any governmental authority or any usage or requirement of law with respect thereto:

(Form of Bond)

TRANSFER OF THIS BOND OTHER THAN BY REGISTRATION IS NOT EFFECTIVE

DOUGLAS COUNTY, NEVADA
GENERAL OBLIGATION (LIMITED TAX) JUSTICE CENTER BOND
(ADDITIONALLY SECURED BY PLEDGED REVENUES)
SERIES 2025A

No._____ $_____

Interest Rate	Maturity Date	Dated As of	CUSIP
___% per annum	March 1, _____	_____, 2025	

REGISTERED OWNER: **Cede & Co.**

PRINCIPAL AMOUNT: DOLLARS

The County of Douglas in the State of Nevada (the "County" and the "State," respectively) for value received, hereby acknowledges itself to be indebted and for value received promises to pay to the registered owner specified above, or registered assigns, the principal amount specified above, on the maturity date specified above (unless called for earlier redemption), and to pay interest thereon on March 1 and September 1 of each year, commencing on _____ 1, 202_, at the interest rate per annum specified above, until the principal sum is paid or payment has been provided for or, if such payment date is not a business day, on or before the next succeeding business day. This Bond shall bear interest from the most recent interest payment date to which interest has been paid or, if no interest has been paid, from the date of the initial delivery of the series of bonds of which this Bond is one (the "Bond"). The principal of and redemption premium, if any, on this Bond are payable upon presentation and surrender hereof at the principal office of the County's paying agent for the Bonds, _____, or any successor (the "Paying Agent"), who is also now acting as the County's Registrar for the Bonds (the "Registrar"). Interest on this Bond will be paid on or before each interest payment date (or, if such date is not a business day, on or before the next succeeding business day) by check or draft mailed to the person in whose name this Bond or any predecessor bond is registered (the "registered owner") in the registration records of the County maintained by the Registrar, at the address appearing thereon, as of the close of business on the fifteenth day of the calendar month next preceding such interest payment date (the "Regular Record Date"). Any such interest not so timely paid for shall cease to be payable to the person who is the registered owner as of the close of business on the Regular Record Date and shall be payable to the person who is the registered owner as of the close of business on a special record date for the payment of any defaulted interest (the "Special Record Date"). Such Special Record Date shall be fixed by the Registrar whenever moneys become available for payment of the defaulted interest, and notice of the Special Record Date shall be given to the registered owner not less than ten (10) days prior thereto. Alternative means of payment of interest may be used if mutually agreed to by the registered owner and the Paying Agent, as provided in the Ordinance of the Board of County Commissioners of the County (the "Board") authorizing the issuance of the Bonds (as hereinafter defined) and designated in Section 1 thereof as the "2025A Justice Center Bond Ordinance" (the "Ordinance"), duly adopted by the Board on December 19, 2024. All such payments shall be made in lawful money of the United States of America without deduction for any service charges of the Paying Agent or Registrar. If this Bond is not paid upon presentation at its maturity,

interest at the rate specified above shall continue to be borne hereby until the principal hereof is discharged as provided in the Ordinance.

This Bond is one of a series of Bonds (the "Bonds") issued by the County upon its behalf and upon the credit thereof, for the purpose of defraying wholly or in part the cost of the Project (as defined in the Ordinance) under the authority of and in full compliance with the Constitution and laws of the State, and pursuant to the Ordinance.

This Bond is issued pursuant to Nevada Revised Statutes ("NRS") NRS 244A.011 through 244A.065 (the "County Bond Law"); pursuant to NRS 350.500 through 350.720, and all laws amendatory thereof designated in NRS 350.500 thereof as the Local Government Securities Law (the "Bond Act"); pursuant to NRS 360.600 to 360.740 (the "Consolidated Tax Act"); and pursuant to NRS Chapter 348 (the "Supplemental Bond law"); pursuant to NRS 350.628 of the Bond Act, this recital is conclusive evidence of the validity of this Bond and the regularity of its issuance; and pursuant to NRS 350.710 of the Bond Act, this Bond, its transfer, and the income therefrom shall forever be and remain free and exempt from taxation by the State or any subdivision thereof, except for the tax on estates imposed pursuant to NRS Chapter 375A and the tax on generation skipping transfers imposed pursuant to NRS Chapter 375B.

The Bonds, or portions thereof, are subject to redemption prior to their maturity date as provided in the Ordinance and a Certificate of the County Officer delivered on or before the delivery date for the Bonds. Redemption shall be made upon not less than 20 days' prior mailed notice in the manner and upon the conditions provided in the Ordinance. If this Bond is called for redemption and payment is duly provided for as specified in the Ordinance, interest shall cease to accrue hereon from and after the date fixed for redemption.

It is hereby certified, recited and warranted that all the requirements of law have been fully complied with by the proper officers of the County in the issuance of this Bond; that the total indebtedness of the County, including that of this Bond does not exceed any limit of indebtedness prescribed by the Constitution or by the laws of the State or the Charter of the County; that provision has been made for the levy and collection of annual general (ad valorem) taxes ("General Taxes") against all the taxable property within the County sufficient to pay the principal of, interest on, and any prior redemption premiums due on this Bond (the "Bond Requirements") when the same become due (except to the extent other revenues are available therefor), subject to the limitations imposed by the Constitution and by the statutes of the State; and that the full faith and credit of the County are hereby irrevocably pledged to the punctual payment of Bond Requirements of this Bond according to its terms.

The Bonds are additionally secured by a pledge of and lien on the Pledged Revenues (as defined in the Ordinance) which is on parity with the pledge of and lien thereon securing the Parity Bonds (as defined in the Ordinance).

Reference is made to the Ordinance and to the Bond Act, for an additional description of the nature and extent of the security for the Bonds, the accounts, funds, or revenues pledged, the nature and extent and manner of enforcement of the pledge, the rights, and remedies of the registered owners of the Bonds with respect thereto, the terms and conditions upon which the Bonds are issued, and a statement of rights, duties, immunities, and obligations of the County, and other rights and remedies of the owners of the Bonds.

To the extent and in the respects permitted by the Ordinance, the provisions of the Ordinance may be amended or otherwise modified by action of the County taken in the manner and subject to the conditions and exceptions prescribed in the Ordinance.

This Bond shall not be entitled to any benefit under the Ordinance, or be valid or obligatory for any purpose until the Registrar shall have manually signed the certificate of authentication hereon.

The Bonds are issuable solely in fully registered form in denominations of $5,000.00 each or any integral multiple thereof, and are exchangeable for fully registered Bonds of the same maturity in equivalent aggregate principal amounts and in authorized denominations at the aforesaid office of the Registrar but only in the manner, subject to the limitations, and on payment of charges provided in the Ordinance.

This Bond is fully transferable by the registered owner in person or by his or her duly authorized attorney on the registration records kept by the Registrar upon surrender of this Bond together with a duly executed written instrument of transfer satisfactory to the Registrar. Upon such transfer a new fully registered Bond of authorized denomination or denominations of the same aggregate principal amount and maturity will be issued to the transferee in exchange for this Bond, on payment of the charges and subject to the terms and conditions as set forth in the Ordinance. The County and the Registrar and Paying Agent may deem and treat the person in whose name this Bond is registered as the absolute owner hereof for the purpose of payment and for all other purposes, except to the extent otherwise provided hereinabove and in the Ordinance with respect to Regular and Special Record Dates for the payment of interest.

Unless this Bond is presented by an authorized representative of The Depository Trust Company ("DTC"), to the County or its agent for registration or transfer, exchange, or payment, and any Bond issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

The Registrar will not be required to transfer or exchange (i) any Bond subject to redemption during the period beginning at the opening of business five (5) days before the day of mailing by the Registrar of a notice of prior redemption of Bonds and ending at the close of business on the day of such mailing, or (ii) any Bond after the mailing of a notice calling such Bond or any portion thereof for prior redemption.

No transfer of this Bond shall be valid unless made on the registration records maintained at the principal office of the Registrar by the registered owner or his or her attorney duly authorized in writing.

The Bonds are not transferable or exchangeable, except as set forth in the Ordinance.

Upon any partial prior redemption of this Bond, Cede & Co., in its discretion, may request the County to issue and authenticate a new Bond or shall make an appropriate notation on this Bond indicating the date and amounts of prepayment, except in the case of final maturity, in which case this Bond must be presented to the Paying Agent prior to payment.

No recourse shall be had for the payment of the Bond Requirements of this Bond or for any claim based thereon or otherwise in respect to the Ordinance or other instrument pertaining thereto against any individual member of the Board, or any officer or other agent of the County, past, present, or future, either directly or indirectly through the Board or otherwise, whether by virtue of any constitution, Statute or rule of law, or by the enforcement of any penalty or otherwise, all such liability, if any, being by the acceptance of this Bond and as a part of the consideration of its issuance specially waived and released.

IN WITNESS WHEREOF, Douglas County, Nevada, has caused this Bond to be executed in its name with the manual or facsimile signature of the Chairman of its Board of County Commissioners, to be attested with the manual or facsimile signature of the Clerk-Treasurer, has caused a manual or facsimile impression of the seal of the County to be affixed hereon, and has caused this Bond to be countersigned with the manual or facsimile signature of the Clerk-Treasurer, all as of date hereof.

DOUGLAS COUNTY, NEVADA

By: (Manual or Facsimile Signature)
Chairman
Board of County Commissioners
Douglas County, Nevada

Countersigned:

(Manual or Facsimile Signature)
Clerk-Treasurer
Douglas County, Nevada

(MANUAL OR FACSIMILE SEAL)

Attest:

(Manual or Facsimile Signature)
Clerk-Treasurer
Douglas County, Nevada

* Insert only if issued as serial bonds pursuant to Section 17A hereof.
** Insert only if issued as book entry bonds pursuant to Section 17A hereof.

(End of Form of Bond)

(Form of Registrar's Certificate of Authentication for Bonds)

Date of authentication and registration_____

This is one of the Bonds described in the within-mentioned Ordinance, and this Bond has been duly registered on the registration records kept by the undersigned as Registrar for such Bonds.

_____,
as Registrar

By: (Manual Signature)_____

(End of Form of Registrar's Certificate of Authentication for Bonds)

(Form of Prepayment Panel for Bond)

The following installments of principal (or portions thereof) of this Bond have been prepaid by the County, in accordance with the terms of the Ordinance authorizing the issuance of this Bond.

Date of Prepayment	Principal Amount	Signature of Authorized Representative of the Paying Agent

(End of Form of Prepayment Panel for Bond)

(Form of Assignment for Bond)

For value received, the undersigned hereby sells, assigns and transfers unto _____ the within Bond and hereby irrevocably constitutes and appoints _____ attorney, to transfer the same on the records kept for registration of the within Bond, with full power of substitution in the premises.

Dated: _____

_____
Signature Guaranteed:

_____

Name of Transferee:
_____

Address of Transferee:
_____
_____
_____

Social Security or other tax
identification number of
Transferee:
_____

NOTE: The signature to this Assignment must correspond with the name as written on the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

NOTICE: TRANSFER FEES MUST BE PAID TO THE REGISTRAR IN ORDER TO TRANSFER OR EXCHANGE THIS BOND AS PROVIDED IN THE WITHIN-MENTIONED ORDINANCE.

(End of Form of Assignment for Bond)

SECTION 24. **Deposit of Proceeds**. When the Bonds have been duly executed, the Chief Financial Officer shall deliver them or cause them to be delivered to the Purchaser upon receipt of the agreed purchase price, as stated in the Certificate of the County Officer. The Chief Financial Officer shall cause the proceeds of the Bonds to be deposited into a special account hereby created and designated as the "Douglas County, Nevada, General Obligation (Limited Tax) Justice Center Bonds (Additionally Secured by Pledged Revenues), Series 2025A, Acquisition Account" (the "Series 2025A Acquisition Account") to be held by the County. Moneys in the Series 2025A Acquisition Account shall be used solely to defray wholly or in part the Cost of the Project including, without limitation, as provided in NRS Section 350.516, all costs of issuing the Bonds, all of the County's portion of the issuance costs and the costs of rebates to the United States under Section 148 of the Tax Code, which the Board hereby determines are necessary and desirable and appertain to the Project. After the Project is complete and after all expenses have been paid or adequate provision therefor is made, pursuant to NRS Section 350.650, any unexpended balance of Bond proceeds (or, unless otherwise required by law, any other moneys) remaining in the Series 2025A Acquisition Account shall be deposited into the Bond Fund hereinafter created to be used to pay the principal of and interest on the Bonds. The County Treasurer shall cause the proceeds of the Bonds to be applied as follows:

SECTION 25. **Completion of Project**. The County, with the proceeds derived from the sale of the Bonds, shall proceed to complete the Project with due diligence to the best of the County's ability hereinabove provided.

SECTION 26. **Use of Investment Gain**. Pursuant to NRS Section 350.658, and except as may otherwise be required herein, any gain from any investment and any reinvestment of any proceeds of the Bonds shall be deposited promptly upon the receipt of such gain at any time or from time to time into the Acquisition Account to defray, in part, the Cost of the Project or, if adequate provision has been made for the Project, into the Bond Fund hereinafter created, for the respective payment of the principal of or interest on the Bonds or any combination thereof. As provided herein, the annual General Taxes for the payment of the principal of or interest on the Bonds levied after such deposits of any such investment or reinvestment gain may be diminished to the extent of the availability of such deposit for the payment of such principal or interest.

SECTION 27. **Prevention of Bond Default**. Subject to the provisions of this Ordinance, the County Treasurer shall use any Bond proceeds credited to the Series 2025A Acquisition Account, without further order or warrant, to pay the Bond Requirements of the Series 2025A Bonds as the same become due whenever and to the extent moneys otherwise available therefor are insufficient for that purpose, unless such Bond proceeds shall be needed to defray obligations accrued

and to accrue under any contracts then existing and relating to the Project. The County Treasurer shall promptly notify the Board of any such use.

SECTION 28. **Purchaser Not Responsible**. The validity of the Bonds shall not be dependent on nor be affected by the validity or regularity of any proceedings relating to the Project, or any part thereof, or to the completion of the Project. Neither the Purchaser nor any subsequent owner of any Bond shall in any manner be responsible for the application or disposal by the County or by any of its officers, agents and employees of the moneys derived from the sale of the Bonds or of any other moneys referred to in this Ordinance.

SECTION 29. **General Tax Levies**. So far as possible, the Bond Requirements of the Bonds shall be paid from the Pledged Revenues. However, pursuant to NRS 350.596, at any time when there are not on hand sufficient funds on deposit in the Bond Fund (as defined below) to pay, when due the principal of and interest on the Bonds, the Bond Requirements shall be paid out of the Series 2025A Acquisition Account, or out of a general fund of the County or out of any other funds that may be available for such purpose, including, without limitation, any proceeds of General Taxes. For the purpose of repaying any moneys so paid from any such fund or funds (other than any moneys available without replacement for the payment of such Bond Requirements on other than a temporary basis), and for the purpose of creating funds for the payment of the Bond Requirements, there are hereby created separate accounts designated respectively as the "Douglas County, Nevada, General Obligation (Limited Tax) Justice Center Bonds (Additionally Secured by Pledged Revenues), Series 2025A, Principal Account" (the "Principal Account"), and the "Douglas County, Nevada, General Obligation (Limited Tax) Justice Center Bonds (Additionally Secured by Pledged Revenues), Series 2025A, Interest Account" (the "Interest Account" and together with the Principal Account, the "Bond Fund"). Pursuant to NRS 350.592 and 350.594, there shall be duly levied immediately after the issuance of the Bonds and annually thereafter, until all of the Bond Requirements shall have been fully paid, satisfied and discharged, a General Tax on all property, both real and personal, subject to taxation within the boundaries of the County, including the net proceeds of mines, fully sufficient to reimburse such fund or funds for any such amounts temporarily advanced to pay such initial installments of principal and interest, and to pay the interest on the Bonds becoming due after such initial installment, and to pay, retire and redeem the Bonds as it thereafter becomes due at maturity as herein provided, after there are made due allowances for probable delinquencies. The proceeds of such annual levies shall be duly credited to such separate accounts for the payment of such Bond Requirements. In the preparation of the annual budget or appropriation ordinance for the County, the Board shall first make proper provisions through the levy of sufficient General Taxes for the payment of the interest on and

the retirement of the principal of the bonded indebtedness of the Board, including, without limitation, the Bonds, subject to the limitation imposed by NRS 361.453 and Section 2, art. 10, of the State Constitution, and the amount of money necessary for this purpose shall be a first charge against all the revenues received by the Board.

SECTION 30. **Priorities for the Bonds**. As provided in NRS Section 361.463, in any year in which the total General Taxes levied against the property in the County by all overlapping units within the boundaries of the County may exceed the limitation of $3.64 on each $100.00 of assessed valuation, or a lesser or greater amount fixed by the State board of examiners if the State board of examiners is directed by law to fix a lesser or greater amount for that Fiscal Year as provided in NRS Section 361.453, and it shall become necessary by reason thereof to reduce the levies made by any and all such units, the reductions so made shall be in General Taxes levied by such unit or units (including, without limitation, the County and the State) for purposes other than the payment of their bonded indebtedness, including interest thereon. The General Taxes levied for the payment of such bonded indebtedness and the interest thereon shall always enjoy a priority over General Taxes levied by each such unit (including, without limitation, the County and the State) for all other purposes where reduction is necessary in order to comply with the limitation of NRS Section 361.453.

SECTION 31. **Correlation of Levies**. Such General Taxes shall be levied and collected in the same manner and at the same time as other taxes are levied and collected, and the proceeds thereof for the Bonds herein authorized shall be kept in the Bond Fund, which accounts shall be used for no other purpose than the payment of principal and interest, respectively, as the same fall due.

SECTION 32. **Use of General Fund**. Any sums becoming due on the Bonds at any time when there are on hand from such General Taxes (and any other available moneys) insufficient funds to pay the same shall be promptly paid when due from general funds on hand belonging to the County, reimbursement to be made for such general funds in the amounts so advanced when the General Taxes herein provided for have been collected, pursuant to NRS 350.596.

SECTION 33. **Use of Other Funds**. Nothing in this Ordinance prevents the County from applying any funds (other than General Taxes but including the Pledged Revenues) that may be available for that purpose to the payment of the Bond Requirements as the same, respectively, fall due, and upon such payments, the levy or levies herein provided may thereupon to that extent be diminished, pursuant to NRS 350.598.

SECTION 34. **Legislative Duties**. In accordance with NRS 350.592, it shall be the duty of the Board annually, at the time and in the manner provided by law for levying other General

Taxes of the County, if such action shall be necessary to effectuate the provisions of this Ordinance, to ratify and carry out the provisions hereof with reference to the levy and collection of General Taxes; and the Board shall require the officers of the County to levy, extend and collect such General Taxes in the manner provided by law for the purpose of creating funds for the payment of the principal of the Bonds and the interest thereon. Such General Taxes when collected shall be kept for and applied only to the payment of the principal of and the interest on the Bonds as hereinbefore specified.

SECTION 35. **Appropriation of General Taxes**. In accordance with NRS 350.602, there is hereby specially appropriated the proceeds of such General Taxes to the payment of such principal of and interest on the Bonds; and such appropriations will not be repealed nor the General Taxes postponed or diminished (except as herein otherwise expressly provided) until the Bond Requirements of the Bonds have been wholly paid.

SECTION 36. **Pledge Securing Bonds**. Subject only to the provisions of this Ordinance permitting the application thereof for or to the purposes and on the terms and conditions set forth herein, the Pledged Revenues are hereby additionally pledged to secure the payment of the principal of and interest on the Bonds in accordance with their terms and the provisions of this Ordinance. This pledge shall be valid and binding from and after the date of the first delivery of the Bond, and the Pledged Revenues as received by the County and hereby pledged, shall immediately be subject to the lien of this pledge without any physical delivery thereof, any filing, or further act. The lien of this pledge and the obligation to perform the contractual provisions hereby made shall be subordinate and junior to the lien thereon of any Superior Securities hereafter issued but shall have priority over any and all other obligations and liabilities of the County payable from the Pledged Revenues, except for any Outstanding Parity Securities, Parities Securities hereafter issued and as herein otherwise provided. The lien of this pledge for the Bonds is on a parity with the lien of the pledge of the Pledged Revenues for the Parity Securities. The Bonds and the Parity Securities shall be equally and ratably secured by the pledge of Pledged Revenues hereunder, and the Bonds and the Parity Securities are not entitled to any priority one over the other in the application of Pledged Revenues.

SECTION 37. **Income Fund**. So long as any of the Bonds hereby authorized shall be Outstanding as to any Bond Requirements, the entire Pledged Revenues upon their receipt from time to time by the County shall be set aside and credited immediately to a special account heretofore created, continued herein and designated as the "Douglas County, Nevada, Consolidated Tax Pledged Revenues Income Fund" (the "Income Fund"). Such Income Fund shall be maintained by the County Treasurer separate and apart from all other County funds, including the Bond Fund. So long as any of the Bonds hereby authorized shall be Outstanding as to any Bond Requirements each Fiscal Year, the

Income Fund shall be administered and the moneys on deposit in each account shall be applied in the order of priority specified in Sections 38 through 41 hereof.

SECTION 38. **Superior Bond Fund and Parity Bond Fund Payments**.

(a) First, from any moneys in the Income Fund, i.e., from the Pledged Revenues, there shall be credited to any bond fund created to pay the principal of, interest on and prior redemption premiums due on any Superior Securities, including any reserves therefor, issued in accordance with the provisions of this Ordinance:

(i) Monthly, an amount in equal monthly installments necessary, together with any other moneys from time to time available therefor from whatever source, to pay the next maturing installment of interest on the Superior Securities, and monthly thereafter, commencing on each interest payment date, one sixth of the amount necessary, together with any other moneys from time to time available therefor and on deposit therein from whatever source, to pay the next maturing installment of interest on the Superior Securities then outstanding.

(ii) Monthly, an amount in equal monthly installments necessary, together with any other moneys from time to time available therefor from whatever source, to pay the next installment of principal of the Superior Securities coming due at maturity, and monthly thereafter, commencing on each principal payment date, one twelfth of the amount necessary, together with any other moneys from time to time available therefor and on deposit therein from whatever source, to pay the next installment of principal of the Superior Securities coming due at maturity, or, if any, an amount sufficient to pay the principal of, interest on and any prior redemption premiums due on the outstanding Superior Securities.

(b) Second, and contemporaneously with the transfers required by any bond ordinances authorizing the issuance of Parity Securities to be made to the bond funds of any Parity Securities heretofore or hereafter issued, the following transfers shall be credited to the Bond Fund:

(i) Monthly, commencing on the first of the month following the date of delivery of the Bonds, an amount in equal monthly installments necessary, together with any other moneys from time to time available therefor from whatever source, to pay the next maturing installment of interest on the Bonds, and monthly thereafter, commencing on each interest payment date, one sixth of the amount necessary, together with any other moneys from time to time available therefor and on deposit therein from whatever source, to pay the next maturing installment of interest on the Bonds then Outstanding.

(ii) Monthly, commencing on the first of the month following the date of delivery of the Bonds, an amount in equal monthly installments necessary, together with any other

moneys from time to time available therefor from whatever source, to pay the next maturing installment of principal of the Bonds, and monthly thereafter, commencing on each principal payment date, one twelfth of the amount necessary, together with any other moneys from time to time available therefor and on deposit therein from whatever source, to pay the next maturing installments of principal of the Bonds. The moneys credited to the Bond Fund shall be used to pay the Bond Requirements of the Bonds as the Bond Requirements become due.

SECTION 39. **Rebate Account**. Second, after the aforementioned deposits, and from the Pledged Revenues there shall be concurrently transferred to any fund or account established for payment of amounts due the United States under Section 148(f) of the Tax Code in connection with any Parity Securities the amounts required to be deposited therein and to a special and separate account hereby created and designated as the "Douglas County, Nevada, General Obligation (Limited Tax) Justice Center Bonds (Additionally Secured by Pledged Revenues) Series 2025A, Rebate Account" (the "Rebate Account") such amounts as are required to be deposited therein to meet the County's obligations under the covenant contained in Section 67 hereof, in accordance with Section 148(f) of the Tax Code. Such deposits shall be made at such times as are required by Section 148(f) of the Tax Code and such covenant and amounts in the Rebate Account shall be used for the purpose of making the payments to the United States required by such covenant and Section 148(f) of the Tax Code. Any amounts in the Rebate Account in excess of those required to be on deposit therein may be withdrawn therefrom and deposited into the Income Fund, as directed by the County Treasurer.

SECTION 40. **Payment of Subordinate Securities**. Third, any moneys thereafter remaining in the Income Fund may be used by the County for the payment of the principal of and interest on, and payments to the United States required by Section 148(f) of the Tax Code with respect to, Subordinate Securities; and may be used to create reasonable reserves for such securities.

SECTION 41. **Surplus Revenues**. Fourth, any moneys thereafter remaining in the Income Fund may be used by the County at the end of any Fiscal Year of the County, or whenever there shall have been credited all amounts required to be deposited in the respective foregoing separate accounts for all of that Fiscal Year, for any lawful purposes of the County, as the Board may from time to time determine.

SECTION 42. **Termination of Deposits**. No payment need be made into the Bond Fund if the amounts in that fund total a sum at least equal to the entire amount of the Outstanding Bonds as to all Bond Requirements to their respective maturities both accrued and not accrued, in which case moneys in such account in an amount, except for any interest or other gain to accrue from any investment of moneys in Federal Securities from the time of any such investment to the time or

respective times the proceeds of any such investment or deposit shall be needed for such payment, at least equal to such Bond Requirements, shall be used, together with any such gain from such investments, solely to pay such Bond Requirements as the same become due.

SECTION 43. **Lien of the Bonds; Equal Security**. The Bonds authorized herein constitute an irrevocable lien (but not necessarily an exclusive lien) upon the Pledged Revenues on a parity with the lien of any Parity Securities and subject to and after any superior liens upon such Pledged Revenues of any Superior Securities. The Bonds and any Parity Securities from time to time Outstanding shall be equally and ratably secured by the pledge of Pledged Revenues hereunder and shall not be entitled to any priority one over the other in the application of the Pledged Revenues regardless of the time or times of the issuance of the Bonds and any Parity Securities.

SECTION 44. **Defraying Delinquencies**. If at any time the County shall for any reason fail to pay into the Bond Fund or the Rebate Account the full amount above stipulated from the Pledged Revenues, then an amount shall be paid first into the Bond Fund and second into the Rebate Account at such time equal to the difference between that paid from the Pledged Revenues and the full amount so stipulated. If Parity Securities are Outstanding, and if the proceedings authorizing issuance of those securities require the replacement of moneys in a bond fund, reserve fund or rebate account therefor, then the moneys replaced in such funds shall be replaced on a pro rata basis related to the principal amount of the then Outstanding Bonds and the then Outstanding Parity Securities, as moneys become available therefor, first into all of such bond funds and reserve funds and second into all such rebate accounts.

SECTION 45. **Conditions to Superior Securities and Parity Securities**. Nothing herein, except as expressly hereinafter provided, shall prevent the issuance by the County of Superior Securities and Parity Securities payable from Pledged Revenues and constituting a lien thereon superior to or on a parity with, the lien thereon of the Bonds, provided, however, that the following are express conditions to the authorization and issuance of any such Superior Securities or Parity Securities:

(a) At the time of adoption of the instrument authorizing the issuance of the Superior Securities or Parity Securities, the County shall not be in default in making any payments required by Sections 38 and 39 hereof with respect to any Superior Securities or Parity Securities.

(b) Except as hereinafter otherwise provided: (1) the Pledged Revenues derived in the Fiscal Year immediately preceding the date of the issuance of the additional Superior Securities or Parity Securities shall have been at least sufficient to pay an amount equal to the combined maximum annual principal and interest requirements (to be paid during any one Bond Year, commencing with

the Bond Year in which the additional Superior Securities or Parity Securities are issued and ending on the last Bond Year in which any then Outstanding Bonds mature) of the Outstanding Bonds and any other Outstanding Superior Securities or Parity Securities of the County and the bonds or other securities proposed to be issued (excluding the reserves therefor); or, (2) the Pledged Revenues estimated by the Chief Financial Officer, independent feasibility consultant or an Independent Accountant to be derived in the first five Fiscal Years immediately succeeding the issuance of the other additional Superior Securities or Parity Securities proposed to be issued, shall be at least equal to such combined maximum annual principal and interest requirements to be paid during such Comparable Bond Year.

(c) In any computation of such earnings test as to whether or not additional Superior Securities or Parity Securities may be issued as provided in subsection (b) of this Section, the amount of the Pledged Revenues for the next preceding Fiscal Year shall be decreased and may be increased by the amount of any loss or gain conservatively estimated by the Chief Financial Officer, independent feasibility consultant or Independent Accountant making the computations under this Section, which loss or gain results from any change in the rate of the levy of that part of the Consolidated Tax constituting a part of the Pledged Revenues which change took effect during the next preceding Fiscal Year or thereafter prior to the issuance of such Superior Securities or Parity Securities, as if such modified rate shall have been in effect during the entire next preceding Fiscal Year, if such change shall have been made by the County before the computation of the designated earnings test but made in the same Fiscal Year as the computation is made or in the next preceding Fiscal Year.

(d) A written certification or written opinion by the Chief Financial Officer, an independent feasibility consultant or an Independent Accountant, based upon estimates thereby as provided in Sections 45(b) and (c) hereof, that the annual revenues when adjusted as hereinabove provided in Section 45(c) hereof, are sufficient to pay such amounts as provided in Section 45(b) hereof, shall be conclusively presumed to be accurate in determining the right of the County to authorize, issue, sell and deliver additional Superior Securities or Parity Securities.

(e) Nothing herein prevents the issuance of Superior Securities payable from the Pledged Revenues having a lien thereon prior and superior to the lien thereon of the Bonds; however, such Superior Securities shall not be issued as general obligations of the County.

SECTION 46. **Subordinate Securities**. Nothing herein, except as expressly hereinafter provided, shall prevent the County from issuing Subordinate Securities payable from the Pledged Revenues and constituting a lien thereon subordinate to the lien thereon of the Bonds and any Parity Securities.

SECTION 47. **Issuance of Refunding Bonds**. At any time after the Bonds, or any part thereof, are issued and remain Outstanding, if the County shall find it desirable to refund any Outstanding Bonds or other Outstanding securities payable from and constituting a lien upon any Pledged Revenues, such Bonds or other securities, or any part thereof, may be refunded only if the Bonds or other securities at the time or times of their required surrender for payment shall then mature or shall be then callable for prior redemption for the purpose of refunding them at the County's option upon proper call, unless the owner or owners of all such Outstanding Bonds or other securities consent to such surrender and payment, regardless of whether the priority of the lien for the payment of the refunding securities on the Pledged Revenues is changed (except as provided in Sections 45(e) and Sections 48 through 50 hereof).

SECTION 48. **Partial Refundings**. The refunding bonds or other refunding securities so issued, unless issued as Subordinate Securities, shall enjoy complete equality of lien with the portion of any securities of the same issue which is not refunded, if there is any; and the owner or owners of the refunding securities shall be subrogated to all of the rights and privileges enjoyed by the owner or owners of the unrefunded securities of the same issue partially refunded by the refunding securities.

SECTION 49. **Limitations Upon Refundings**. Any refunding bonds or other refunding securities payable from any Pledged Revenues shall be issued with such details as the County may by instrument provide and subject to the inclusion of any such rights and privileges designated in Section 48 hereof, but without any impairment of any contractual obligation imposed upon the County by any proceedings authorizing the issuance of any unrefunded portion of the Outstanding securities of any one or more issues (including, without limitation, the Bonds).

SECTION 50. **Protection of Securities Not Refunded**. If only a part of the Outstanding Bonds and other Outstanding securities of any issue or issues payable from the Pledged Revenues is refunded, then such securities may not be refunded without the consent of the owner or owners of the unrefunded portion of such securities:

(a) Unless the refunding securities do not increase for any Bond Year the annual principal and interest requirements evidenced by the refunding securities and by the Outstanding securities not refunded on and before the last maturity date or last Redemption Date, if any, whichever is later, if any, of the unrefunded securities, and unless the lien of any refunding bonds or other refunding securities on the Pledged Revenues is not raised to a higher priority than the lien thereon of the bonds or other securities thereby refunded; or

(b) Unless the lien on any Pledged Revenues for the payment of the refunding securities is subordinate to each such lien for the payment of any securities not refunded; or

(c) Unless the refunding bonds or other refunding securities are issued in compliance with Section 45 hereof.

SECTION 51. **Performance of Duties**. The County shall faithfully and punctually perform or cause to be performed all duties with respect to the Pledged Revenues and the Project required by the Constitution and laws of the State and the various resolutions, ordinances and other instruments of the County, including, without limitation, the proper segregation of the proceeds of the Bonds and the Pledged Revenues and their application from time to time to the respective accounts provided therefor.

SECTION 52. **Further Assurances**. At any and all times the County, except when otherwise required by law, shall, so far as it may be authorized by law, pass, make, do, execute, acknowledge, deliver and file or record all and every such further instruments, acts, deeds, conveyances, assignments, transfers, other documents and assurances as may be necessary or desirable for the better assuring, conveying, granting, assigning and confirming all and singular the rights, the Pledged Revenues, and other moneys and accounts hereby pledged or assigned, or which the County may hereafter become bound to pledge or to assign, or as may be reasonable and required to carry out the purposes of this Ordinance and to comply with the County Bond Law, the Consolidated Tax Act, the Bond Act and all laws supplemental thereto. The County shall at all times, to the extent permitted by law, defend, preserve and protect the pledge of the Pledged Revenues and other moneys and accounts pledged hereunder and all the rights of every owner of any Bonds against all claims and demands of all Persons whomsoever.

SECTION 53. **Conditions Precedent**. Upon the date of issuance of any Bonds, all conditions, acts and things required by the Constitution or statutes of the State, including without limitation, the County Bond Law, the Consolidated Tax Act and the Bond Act, or this Ordinance, to exist, to have happened, and to have been performed precedent to or in the issuance of the Bonds shall exist, have happened, and have been performed; and the Bonds, together with all other obligations of the County, shall not contravene any debt or other limitation prescribed by the State Constitution or statutes.

SECTION 54. **Covenant to Perform**. The County shall observe and perform all of the terms and conditions contained in this Ordinance and the County Bond Law, the Consolidated Tax Act, the Bond Act and all laws supplemental thereto and shall comply with all valid acts, rules, regulations, orders and directives of any legislative, executive, administrative of judicial body applicable to the Project, to any such other facilities, or to the County.

SECTION 55. **Protective Security**. The County and the officers, agents and employees of the County shall not take any action in such manner or to such extent as might prejudice the security for the payment of the Bond Requirements of the Bonds and any other securities payable from the Pledged Revenues according to the terms thereof. No contract shall be entered into nor any other action taken by which the rights of any owner of any Bond or other security payable from the Pledged Revenues might be prejudicially and materially impaired or diminished.

SECTION 56. **Accumulation of Interest Claims**. In order to prevent any accumulation of coupons or claims for interest after maturity, the County shall not directly or indirectly extend or assent to the extension of the time for the payment of any coupon or claim for interest on any of the Bonds or any other securities payable from the Pledged Revenues; and the County shall not directly or indirectly be a party to or approve any arrangements for any such extension or for the purpose of keeping alive any of such coupons or other claims for interest. If the time for the payment of any such coupons or of any other such installment of interest shall be extended in contravention of the foregoing provisions, such coupon or installment or installments of interest after such extension or arrangement shall not be entitled in case of default hereunder to the benefit or the security of this Ordinance, except upon the prior payment in full of the principal of all Bonds and any such other securities then Outstanding and of all matured interest on such securities the payment of which has not been extended.

SECTION 57. **Prompt Payment of Bonds**. The County shall promptly pay the Bond Requirements of every Bond issued hereunder and secured hereby at the places, on the dates, and in the manner specified herein and in the Bonds according to the true intent and meaning hereof.

SECTION 58. **Other Liens**. Other than as provided herein, there are no liens or encumbrances of any nature whatsoever on or against the Pledged Revenues derived or to be derived.

SECTION 59. **Corporate Existence**. The County shall maintain its corporate identity and existence so long as any of the Bonds remain Outstanding, unless another body corporate and politic by operation of law succeeds to the powers, privileges, rights, liabilities, disabilities, duties and immunities of the County and is obligated by law to fix and collect the Pledged Revenues as herein provided without adversely affecting to any substantial degree at any time the privileges and rights of any owner of any Outstanding Bond.

SECTION 60. **County Treasurer's Report**. If the County defaults in paying promptly the Bond Requirements of the Bonds and any other securities payable from the Pledged Revenues as the same fall due, or in the keeping of any covenants herein contained, and if such default continues for a period of 60 days, or if the Pledged Revenues in any Fiscal Year fail to equal at least

the amount of the Bond Requirements of the Outstanding Bonds and any other securities (including all reserves therefor specified in the authorizing proceedings) payable from the Pledged Revenues in the Comparable Bond Year, the County Treasurer shall (a) submit to the Board a report on such deficiency and a proposal setting forth a plan to produce Pledged Revenues in the following Fiscal Year sufficient to pay such amounts, to the extent practicable and (b) submit to the Board quarterly reports on the progress made in implementing the plan so long as such default continues or so long as the Pledged Revenues are less than the amount hereinabove designated in this Section.

SECTION 61. **Adequacy and Applicability of Consolidated Tax**. There shall be imposed and collected the taxes constituting the Pledged Revenues. Fifteen percent of the Consolidated Tax distributed to the County pursuant to the Consolidated Tax Act is expected to generate an amount sufficient to produce Pledged Revenues to pay in each Fiscal Year:

(a) Principal, Interest and Reserves. An amount equal to the sum of the annual principal and interest requirements on the Bonds and any other securities payable from the Pledged Revenues in the Comparable Bond Year and any amounts required to be accumulated from the Pledged Revenues in such Bond Year into any reserves for such securities;

(b) Deficiencies. Any amounts required to meet then existing deficiencies relating to any account relating to the Pledged Revenues or any securities payable therefrom; but the foregoing rate maintenance covenant is subject to compliance by the County with any legislation of the United States or the State or any regulation or other action taken by the Federal Government or any State agency or public body of the State pursuant to such legislation, in the exercise of the police power thereof for the public welfare, which legislation, regulation or action limits or otherwise inhibits the amounts of fees, rates and other charges due to the County as a result of the imposition of the Consolidated Tax, including, without limitation, increases in the amounts of such charges. All of such Pledged Revenues shall be subject to distribution to the payment of the Bond Requirements of all securities payable from the Pledged Revenues, including reasonable reserves therefor, as herein provided and the payment of expenses of the Project.

SECTION 62. **Collection of Consolidated Tax**. The Board, on behalf of the County; shall cause the Pledged Revenues, to be collected as soon as reasonable, shall prescribe and enforce rules and regulations or impose contractual obligations for the payment thereof, including without limitation, the imposition of penalties for any defaults, to the end that the Pledged Revenues shall be adequate to meet the requirements of this Ordinance and of any other instruments supplemental hereto.

SECTION 63. **Levy of Charges**. The County shall continue to establish, fix and levy the rates and other charges which are required by Section 61 hereof, if such action is necessary therefor. No reduction in the initial or existing levy of Consolidated Tax may be made unless:

(a) No Default. The County has fully complied with Sections 36 through 42 for at least the full Fiscal Year immediately preceding such reduction of the rate; and

(b) Sufficient Revenues. The estimated revenues resulting from the proposed rate, after its proposed reduction, shall be sufficient in the full Fiscal Year immediately preceding such reduction to meet the obligation of Section 61.

SECTION 64. **Records**. So long as any of the Bonds and any other securities payable from the Pledged Revenues remain Outstanding, proper books of record and account shall be kept by the County, separate and apart from all other records and accounts, showing complete and correct entries of all transactions relating to the Pledged Revenues. Such books shall include (but not necessarily be limited to) monthly records showing:

(a) Receipts. The revenues received from the Pledged Revenues, and

(b) Expenses. A detailed statement of the expenditures from the Pledged Revenues.

SECTION 65. **Maintenance and Inspection of Records**. Any owner of any of the Bonds or any other securities payable from the Pledged Revenues, or any duly authorized agent or agents of such owner, shall have the right at all reasonable times to inspect all records, accounts and data relating thereto, concerning the Pledged Revenues and to make copies of such records, accounts and data.

SECTION 66. **Tax Levies**. The County annually shall levy, or cause to be levied, General Taxes on all taxable property in the County fully sufficient to pay the Bond Requirements of Outstanding Bonds (and any other indebtedness or other obligations of the County), except to the extent other revenues are available therefor, including, without limitation, the Pledged Revenues pledged for the payment of the Bonds, as the Bond Requirements accrue, reasonable allowance being made for delinquent tax collections anticipated at the time of each levy, at the time and in the manner provided by law for levying other Taxes; and the County and the Board shall require the officers of the County to levy, extend, and collect General Taxes in the manner provided by law for the purpose of creating funds for the payment of the Bond Requirements of the Bonds, other indebtedness, or general obligations. General Taxes for the Bonds, when collected, shall be kept for and applied only to the payment of the Bond Requirements of the Bonds, as herein provided.

SECTION 67. **Tax Covenant**. The County covenants for the benefit of the owners of the Bonds that it will not take any action or omit to take any action with respect to the Bonds, the proceeds thereof, any other funds of the County or any facilities refinanced with the proceeds of the Bonds if such action or omission (A) would cause the interest on the Bonds to lose its exclusion from gross income for federal income tax purposes under Section 103 of the Tax Code or (B) would cause interest on the Bonds to lose its exclusion from alternative minimum taxable income as defined in Section 55(b)(2) of the Tax Code. The foregoing covenant shall remain in full force and effect notwithstanding the payment in full or defeasance of the Bonds until the date on which all obligations of the County in fulfilling the above covenant under the Tax Code have been met.

SECTION 68. **Defeasance**. When all Bond Requirements of any Bond have been duly paid, the pledge and lien and all obligations as to that Bond (or principal installment thereof) hereunder shall thereby be discharged and the Bond (or principal installment thereof) shall no longer be deemed to be outstanding within the meaning of this Ordinance. There shall be deemed to be such due payment when the County has placed in escrow or in trust with a trust bank located within or without the State (the "Bank"), an amount sufficient (including the known minimum yield available for such purpose from Federal Securities (as defined below) in which such amount wholly or in part may be initially invested) to meet all Bond Requirements of the Bond (or principal installment thereof), as the same become due to the final maturity of the Bond (or principal installment thereof) or upon any Redemption Date as of which the County shall have exercised or shall have obligated itself to exercise its prior redemption option by a call of the Bond (or principal installment thereof) for payment. The Federal Securities shall become due before the respective times on which the proceeds thereof shall be needed, in accordance with a schedule established and agreed upon between the County and the Bank at the time of the creation of the escrow or trust, or the Federal Securities shall be subject to redemption at the option of the owners thereof to assure availability as so needed to meet the schedule. For the purpose of this Section, the term "Federal Securities" shall be as defined in NRS 350.522, and shall include only Federal Securities which are not callable for redemption prior to their maturities except at the option of the holder thereof.

SECTION 69. **Owners Rights**. Each owner of any Bond issued hereunder shall be entitled to all of the privileges, rights and remedies provided or permitted in the County Bond Law and the Bond Act, and as otherwise provided or permitted by law or inquiry or by other statutes, except as otherwise provided herein, but subject to the provisions herein concerning the pledge of and the covenants and the other contractual provisions concerning the Pledged Revenues and the proceeds of the Bonds.

SECTION 70. **Owners Enforcement**. Nothing herein affects or impairs the right of any owner of any Bond to enforce the payment of the Bond Requirements due in connection with such Bond or the obligation of the County to pay the Bond Requirements of each Bond to the owner thereof at the time and the place expressed in the Bond.

SECTION 71. **Events of Default**. Each of the following events is hereby declared an "Event of Default" for the Bonds:

A. Payment of the principal of the Bonds, or any prior redemption premium due in connection therewith, or both, is not made when the same becomes due and payable, either at maturity (or installment due date) or by proceedings for prior redemption, or otherwise;

B. Payment of any installment of interest on the Bonds is not made when the same becomes due and payable;

C. The County for any reason is rendered incapable of fulfilling its obligations hereunder; and

D. The County fails to carry out and to perform (or in good faith to begin the performance of) all acts and things lawfully required to be carried out or to be performed by it under any contract relating to the Pledged Revenues, or otherwise, including, without limitation, this Ordinance, and such failure continues for 60 days after receipt of notice from the owners of 10% in principal amount of the Bonds then Outstanding;

E. An order or decree is entered by a court of competent jurisdiction with the consent or acquiescence of the County appointing a receiver or receivers for the Pledged Revenues and any other moneys subject to the lien to secure the payment of the Bonds, or if an order or decree having been entered without the consent or acquiescence of the County is not vacated or discharged or stayed on appeal within 60 days after entry; and

F. The County makes any default in the due and punctual performance of any other of the representations, covenants, conditions, agreements and other provisions contained in the Bonds or in this Ordinance on its part to be performed, and if the default continues for 60 days after written notice specifying the default and requiring the same to be remedied is given to the County by the owners of 10% in principal amount of the Bonds then Outstanding.

SECTION 72. **Remedies for Default**. Upon the happening and continuance of any of the Events of Default, then and in every case the owner or owners of not less than 10% in principal amount of the Bonds then Outstanding, including, without limitation, a trustee or trustees therefor, may proceed against the County and its agents, officers and employees to protect and to enforce the rights of any owner of Bonds under this Ordinance by mandamus or by other suit, action or special

proceedings in equity or at law, in any court of competent jurisdiction, either for the appointment of a receiver or for the specific performance of any covenant or agreement contained herein or in an award of execution of any power herein granted for the enforcement of any proper, legal or equitable remedy as the owner or owners may deem most effectual to protect and to enforce the rights aforesaid, or thereby to enjoin any act or thing which may be unlawful or in violation of any right of any owner of any Bond, or to require the County to act as if it were the trustee of an express trust, or any combination of such remedies. All proceedings at law or in equity shall be instituted, had and maintained for the equal benefit of all owners of the Bonds and any Parity Securities then Outstanding.

SECTION 73. **Receivers**. Any receiver appointed in any proceedings to protect the rights of owners hereunder, the consent to any such appointment being hereby expressly granted by the County, receive and apply all Pledged Revenues arising after the appointment of the receiver in the same manner as the County itself might do.

SECTION 74. **Rights and Privileges Cumulative**. The failure of any owner of any Outstanding Bond to proceed in any manner herein provided shall not relieve the County, the Board or any officers, agents or employees thereof of any liability for failure to perform or carry out any duty, obligation or other commitment. Each right or privilege of any owner (or trustee thereof) is in addition and is cumulative to any other right or privilege, and the exercise of any right or privilege by or on behalf of any owner shall not be deemed a waiver of any other right or privilege thereof.

SECTION 75. **Duties upon Default**. Upon the happening of any of the Events of Default, the County, in addition, shall do and perform all proper acts on behalf of and for the owners of Bonds to protect and to preserve the security created for the payment of their Bonds and to insure the payment of the Bond Requirements promptly as the same become due. During any period of default, so long as any of the Bonds issued hereunder, as to any Bond Requirements, are Outstanding, except to the extent it may be unlawful to do so, all Pledged Revenues shall be paid into the Bond Fund. If the County fails or refuses to proceed as in this Section provided, the owner or owners of not less than 10% in principal amount of the Bonds Outstanding, after demand in writing, may proceed to protect and to enforce the rights of the owners of the Bonds, as hereinabove provided; and to that end any such owners of Outstanding Bonds shall be subrogated to all rights of the County under any agreement or other contract involving the Pledged Revenues entered into before the effective date of this Ordinance or thereafter while any of the Bonds are Outstanding.

SECTION 76. **Prejudicial Action Unnecessary**. Nothing herein requires the County to proceed as provided herein if the Board determines in good faith and without any gross abuse of its discretion that if the County so proceeds it is more likely than not to incur a net loss rather than a net

gain, or the action is otherwise likely to affect materially and prejudicially the owners of the Outstanding Bonds and any Outstanding Parity Securities.

SECTION 77. **Amendments**. This Ordinance may be amended or supplemented by instruments adopted by the County, without receipt by the County of any additional consideration, but with the written consent of the owners of 66% in aggregate principal amount of the Bonds Outstanding at the time of the adoption of the amendatory or supplemental instrument, excluding Bonds which may then be held or owned for the account of the County, but including such refunding securities as may be issued for the purpose of refunding any of the Bonds if the refunding securities are not owned by the County. No such instrument shall permit:

A. A change in the maturity or in the terms of redemption of the principal or any installment thereof of any Outstanding Bond or any installment of interest thereon;

B. A reduction in the principal amount of any Bond or the rate of interest thereon, without the consent of the owner of the Bond; or

C. A reduction of the principal amount or percentages or otherwise affecting the description of Bonds the consent of the owners of which is required for any modification or amendment; or

D. The establishment of priorities as between Bonds issued and Outstanding under the provisions of this Ordinance; or

E. The modification of, or other action which materially and prejudicially affects the rights or privileges of the owners of less than all of the Bonds then Outstanding.

Whenever the County proposes to amend or modify this Ordinance under the provisions hereof, it shall cause notice of the proposed amendment to be mailed within 30 days to each registered owner of the Bonds. The notice shall briefly set forth the nature of the proposed amendment and shall state that a copy of the proposed amendatory instrument is on file in the office of the County Clerk for public inspection.

At any time within one year from the date of such notice there shall be filed in the office of the County Clerk an instrument or instruments executed by the owners of at least 66% in aggregate principal amount of the Bonds then Outstanding, which instrument or instruments shall refer to the proposed amendatory instrument described in the notice and shall specifically consent to and approve the adoption of the instrument; thereupon, but not otherwise, the Board may adopt the amendatory instrument and the instrument shall become effective.

If the owners of at least 66% in aggregate principal amount of the Bonds Outstanding, at the time of the adoption of the amendatory instrument, or the predecessors in title of such owners,

shall have consented to and approved the adoption thereof as herein provided, no owner of any Bond, whether or not the owner shall have consented thereto, shall have any right or interest to object to the adoption of the amendatory instrument or to object to any of the terms or provisions therein contained or to the operation thereof or to enjoin the County from taking any action pursuant to the provisions thereof. Any consent given by the holder of a Bond pursuant to the provisions hereof shall be irrevocable.

Bonds authenticated and delivered after the effective date of any action taken as provided in this Section may bear a notation by endorsement or otherwise in form approved by the County as to the action; and if any Bond so authenticated and delivered shall bear such notation, then upon demand of the owner of any Bond Outstanding at such effective date and upon presentation of his or her Bond, suitable notation shall be made on the Bond as to any such action. If the County so determines, new Bonds so modified as in the opinion of the County to conform to such action shall be prepared, registered and delivered; and upon demand of the owner of any Bond then Outstanding, shall be exchanged without cost to the owner for Bonds then Outstanding upon surrender of such Bonds.

SECTION 78. **Replacement of Registrar or Paying Agent**. If the Registrar or Paying Agent initially appointed hereunder shall resign, or if the Chief Financial Officer shall reasonably determine that it is in the County's best interest to replace said Registrar or Paying Agent, the Chief Financial Officer may, upon notice mailed to each owner of any Bond at his address last shown on the registration records, appoint a successor Registrar or Paying Agent, or both. No resignation or dismissal of the Registrar or Paying Agent may take effect until a successor is appointed. It shall not be required that the same person or institution serve as both Registrar and Paying Agent hereunder, but the County shall have the right to have the same person or institution serve as both Registrar and Paying Agent.

Any successor by merger with the Registrar and Paying Agent is automatically appointed as Registrar and Paying Agent hereunder without any further action of the Board, as long as the successor otherwise is qualified to act as Registrar and Paying Agent pursuant to this Section. Any bank, trust company or national banking association into which the Registrar and/or Paying Agent or its successor may be converted, merged or with which it may be consolidated, or to which it may sell or otherwise transfer all or substantially all of its corporate trust business shall be the successor of the Registrar and/or Paying Agent under this Ordinance with the same rights, powers, duties and obligations and subject to the same restrictions, limitations, and liabilities as its predecessor, all without the execution or filing of any papers or any further act on the part of any of the parties hereto, anything herein to the contrary notwithstanding.

SECTION 79. **Delegated Powers**. The officers of the County are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance, including, without limitation:

A. The printing or other preparation of the Bonds;

B. The execution of such certificates, electronically or otherwise, as may be reasonably required by the Purchaser, relating, inter alia, to:

(1) the signing of the Bonds,

(2) the tenure and identity the officials of the County,

(3) the assessed valuation of the taxable property in and the indebtedness of the County,

(4) the rate of taxes levied against the taxable property within the County,

(5) the exclusion from gross income of interest on the Bond for federal income tax purposes,

(6) the delivery of the Bonds and the receipt of the Bond purchase price,

(7) the accuracy and completeness of the statements made in the Preliminary Official Statement and Final Official Statement, and

(8) if it is in accordance with the fact, the absence of litigation, pending or threatened, affecting the validity of the Bond.

C. The execution by the Chief Financial Offer or the County Manager of the Certificate of the County Officer upon the terms and conditions provided herein; and

D. The execution of the Disclosure Certificate and the Registrar and Paying Agreement substantially in the forms as are currently on file with the County Clerk, with such amendments and deletions not inconsistent herewith as are agreed to by the Chief Financial Officer or the County Manager.

SECTION 80. **Repealer**. All ordinances, bylaws and orders, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance, bylaw, order, or part thereof, heretofore repealed.

SECTION 81. **Ordinance Irrepealable**. After the Bonds are issued, this Ordinance shall constitute an irrevocable contract between the County and the owner of the Bonds; and this Ordinance, if the Bonds are in fact issued, shall be and shall remain irrepealable until the Bonds, as to all Bond Requirements, shall be fully paid, canceled and discharged, as herein provided.

SECTION 82. **Proposal of Ordinance**. In accordance with NRS 244.100, this Ordinance when first proposed is to be read by title to the Board, immediately after which several copies of the proposed ordinance are to be filed with the office of the County Clerk for public examination; thereafter, the County Clerk is authorized and directed to give notice of the filing together with the title of the Ordinance and an adequate summary of the Ordinance, and the date upon which a public hearing will be held on such ordinance by publication at least ten (10) days before the date set for such hearing, such publication to be in substantially the following form:

(Form of Publication of Notice of Filing of and Public Hearing for an Ordinance)

ORDINANCE NO. 2024-1648

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, NEVADA, DESIGNATED BY THE SHORT TITLE "2025 JUSTICE CENTER BOND ORDINANCE"; PROVIDING FOR THE ISSUANCE OF THE DOUGLAS, COUNTY, NEVADA, GENERAL OBLIGATION (LIMITED TAX) JUSTICE CENTER BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUES), SERIES 2025A, IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF $37,000,000; PROVIDING THE FORM, TERMS AND CONDITIONS THEREOF AND COVENANTS RELATING TO THE PAYMENT OF SAID BONDS; AND PROVIDING THE EFFECTIVE DATE HEREOF.

PUBLIC NOTICE IS HEREBY GIVEN, that typewritten copies of the above-numbered and entitled Ordinance are available for inspection by all interested persons at the office of the Clerk-Treasurer of Douglas County, Nevada (the "County"), 1616 8th St., 2nd Floor, Minden, Nevada during the regular office hours of the County, and electronic copies may requested by all interested persons during the regular office hours of the County by contacting the Clerk-Treasurer's Office at 775-782-9014 or at the following email address: boardclerk@douglasnv.us.

The following is a brief summary of the provisions of the Ordinance: The Ordinance authorizes the issuance of the Douglas County, Nevada, General Obligation (Limited Tax) Justice Center Bonds (Additionally Secured by Pledged Revenues), Series 2025A (the "Bonds") in the maximum aggregate principal amount of $37,000,000 in order to finance the cost to acquire, construct, improve and equip a Building Project as defined in NRS Section 244A.019. The Ordinance sets forth the details of the Bonds, including, but not limited to, the dates and amounts of installments of principal maturing on the Bonds, the interest rate(s) and the terms of the prior redemption thereof. The Ordinance provides the terms of registration, transfer, exchange, execution and delivery of the Bonds. The Ordinance provides the form of the Bonds and the use of the proceeds thereof. The County makes a covenant in the Ordinance with respect to the tax-exemption of the interest on the Bonds.

The Ordinance provides that the Bonds are general obligations of the County and that the full faith and credit of the County is irrevocably pledged to the payment of the Bonds. The payment of the principal of and interest on the Bonds is secured by a pledge of 15% of the proceeds of liquor taxes, tobacco taxes, real property transfer taxes, governmental services taxes and basic and supplemental sales taxes distributed to and imposed within the County pursuant to NRS 360.600 to 360.740 (the "Pledged Revenues"). To the extent the Pledged Revenues are unavailable, the Bonds are payable from any legally available moneys of the County, including annual general (ad valorem) taxes levied against all of the taxable property within the County (the "General Taxes"), subject to the limitations imposed by the Constitution and by the statutes of the State. The Ordinance provides that the Bonds are not secured by any property of the County, other than the proceeds of General Taxes and any other moneys pledged for the repayment of the Bonds. The Ordinance provides no recourse for payment of the Bonds that may be had against the Board or other officers or agents of the County.

The Ordinance provides for the defeasance of the Bonds, the replacement of the registrar and paying agent for the Bonds and the publication of the Ordinance by title in accordance with State law.

Such Ordinance was proposed on December 5, 2024 and will be considered for adoption at the regular meeting of the Board of County Commissioners (the "Board") of the County to be held on December 19, 2024. Prior to consideration of the Ordinance for final adoption, the Board will hold a public hearing at the regular meeting to be held on December 19, 2024 at 10:00 am at the County Administration Building, 1616 8th St., Minden, Nevada. Members of the public may request an electronic copy of the agenda and supporting materials by contacting the Douglas County Manager's Office at cmoffice@douglasnv.us. Electronic copies of the agenda and supporting materials are also available at the following websites:

- State of Nevada Public Notices website: https://notice.nv.gov
- Douglas County Meeting Website: https://douglascountynv.iqm2.com/Citizens/Default.aspx

The Board shall adopt or reject the Ordinance (or the Ordinance as amended) within 35 days after the date of the final public hearing.

IN WITNESS WHEREOF, the Board of County Commissioners of Douglas County, Nevada, has ordered this notice to be published.

DATED this December 5, 2024.

/s/ Wesley Rice
Chairman
Board of County Commissioners
Douglas County, Nevada

(SEAL)

Attest:

/s/ Amy Burgans
Clerk-Treasurer
Douglas County, Nevada

(End of Form of Publication of Notice of Filing of and Public Hearing for an Ordinance)

SECTION 83. **Effective Date**. After this Ordinance is signed by the Chairman and attested and sealed by the County Clerk, it shall be published by title only, together with the names of the Commissioners voting for or against its passage, and with a statement that typewritten copies are available for inspection by all interested persons at the office of the County Clerk, such publication to be made in the Record-Courier, a newspaper published and having general circulation in the County, at least once a week for a period of two (2) weeks, pursuant to NRS 244.100, and all laws thereunto enabling, such publication to be in substantially the following form:

(Form of Publication of Notice of Adoption of Ordinance)

ORDINANCE NO. 2024-1648

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, NEVADA, DESIGNATED BY THE SHORT TITLE "2025 JUSTICE CENTER BOND ORDINANCE"; PROVIDING FOR THE ISSUANCE OF THE DOUGLAS, COUNTY, NEVADA, GENERAL OBLIGATION (LIMITED TAX) JUSTICE CENTER BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUES), SERIES 2025A, IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF $37,000,000; PROVIDING THE FORM, TERMS AND CONDITIONS THEREOF AND COVENANTS RELATING TO THE PAYMENT OF SAID BONDS; AND PROVIDING THE EFFECTIVE DATE HEREOF.

PUBLIC NOTICE IS HEREBY GIVEN that typewritten copies of the above-numbered and entitled Ordinance are available for inspection by all interested persons at the office of the Clerk-Treasurer of Douglas County, Nevada (the "County"), 1616 8th St., 2nd Floor, Minden, Nevada during the regular office hours of the County, and electronic copies are available for inspection by all interested persons during the regular office hours of the County by contacting the Clerk-Treasurer's Office at 775-782-9014 or at the following email address: boardclerk@douglasnv.us. The Ordinance was proposed by Commissioner _____ on December 5, 2024 and was passed and adopted without amendment at a regular meeting held not more than 35 days thereafter (i.e., at the regular meeting on December 19, 2024) by the following vote of the Board of County Commissioners:

Those Voting Aye: _____
_____
_____
_____
_____

Those Voting Nay: _____
_____

Those Absent: _____
_____

This Ordinance shall be in force and effect from and after the ____ day of December, 2024, the date of the second publication of such Ordinance by its title only.

IN WITNESS WHEREOF, the Board of County Commissioners of Douglas County, Nevada, has caused this instrument to be published by title only:

DATED on this December 19, 2024.

/s/ Wesley Rice
Chairman
Board of County Commissioners
Douglas County, Nevada

(SEAL)

Attest:

/s/ Amy Burgans
Clerk-Treasurer
Douglas County, Nevada

(Form of Publication of Notice of Adoption of Ordinance)

SECTION 84. **Severability**. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

Proposed on December 5, 2024.

Proposed by Commissioner _____.

Passed on December 19, 2024.

Vote:

Ayes:	Commissioners	_____
		_____
		_____
		_____
		_____
Nays:	Commissioners	_____
		_____
Absent:	Commissioners	_____
		_____

_____
Wesley Rice, Chairman
Board of County Commissioners
Douglas County, Nevada

(SEAL)

Attest:

_____
Amy Burgans, Clerk-Treasurer
Douglas County, Nevada

This Ordinance shall be in force and effect from and after the ____ day of December, 2024, the date of the second publication of such Ordinance by its title only.

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

I, Amy Burgans, the duly chosen, qualified and acting Clerk-Treasurer of Douglas County (the "County"), Nevada (the "State") and in the performance of my duties as Clerk-Treasurer do hereby certify:

1. The foregoing pages are a true, correct and compared copy of an ordinance introduced at the regular meeting of the Board of County Commissioners (the "Board") of the County at a meeting held on December 5, 2024, and passed and adopted at the regular meeting of the Board held on December 19, 2024. The original of the ordinance has been approved and authenticated by the signatures of the Chairman of the Board and myself as Clerk-Treasurer and sealed with the seal of the County, and has been recorded in the minute book of the Board kept for that purpose in my office.

2. Said proceedings were duly had and taken as therein shown. The Commissioners set forth in the ordinance were present at said meetings and voted on the ordinance as set forth in such ordinance.

3. All members of the Board were given due and proper notice of such meetings held on December 5, 2024 and December 19, 2024.

4. Public notice of such meetings was given and such meetings was held and conducted in full compliance with the provisions of NRS 241.020. A copy of the notices of meetings and excerpts from the agendas for the meetings relating to the ordinance, as posted prior to 9:00 a.m. at least 3 working days in advance of the meetings, on the County's website and on the State's official website, are attached hereto as Exhibit A and Exhibit B, respectively.

5. Prior to 9:00 a.m. at least 3 working days before such meeting, such notice was delivered to each member of the Board and to each person, if any, who has requested notice of meetings of the Board in accordance with the provisions of Chapter 241 of NRS.

6. A copy of evidence of publication of the Notice of Filing of and Public Hearing for the ordinance is attached hereto as Exhibit C.

7. After adoption, the ordinance was published twice by title and a copy of the evidence of publication of the Notice of Adoption of the ordinance is attached hereto as Exhibit D.

IN WITNESS WHEREOF, I have hereunto set my hand this December 19, 2024.

Amy Burgans, Clerk-Treasurer
Douglas County, Nevada

EXHIBIT A

(Attach Copy of Notice of December 5, 2024 Meeting)

EXHIBIT B

(Attach Copy of Notice of December 19, 2024 Meeting)

EXHIBIT C

(Attach Evidence of Publication of Notice of Filing of and Public Hearing for the Ordinance)

EXHIBIT D

(Attach Evidence of Publication of Notice of Adoption of the Ordinance twice by title)

Summary - An ordinance authorizing the issuance by Douglas County, Nevada of its General Obligation (Limited Tax) Medium-Term Bonds, Series 2025B, in the maximum aggregate principal amount of $14,000,000, and providing other matters relating thereto.

ORDINANCE NO. 2024-1649

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, NEVADA, DESIGNATED AS THE "2025B MEDIUM-TERM BOND ORDINANCE;" PROVIDING FOR THE ISSUANCE BY THE COUNTY OF ITS GENERAL OBLIGATION (LIMITED TAX) MEDIUM-TERM BOND, SERIES 2025B IN THE MAXIMUM PRINCIPAL AMOUNT OF $14,000,000; PROVIDING COVENANTS, CONDITIONS, AND OTHER DETAILS CONCERNING THE BONDS, THE PROJECT AND GENERAL TAX PROCEEDS; AND RATIFYING ACTION PREVIOUSLY TAKEN AND PERTAINING TO THE FOREGOING BY THE COUNTY AND ITS OFFICERS AND EMPLOYEES.

(1) **WHEREAS**, Douglas County, Nevada (the "County" and the "State," respectively), was created as a county pursuant to Nevada Revised Statutes ("NRS") 243.045 and is operating as a county and a political subdivision under the laws of the State; and

(2) **WHEREAS,** pursuant to NRS 350.087 to 350.095, inclusive (the "Note Act") and NRS Chapter 244A (the "County Bond Law"), the County is authorized to issue medium-term obligations to finance a portion of the costs of a judicial center for the County (the "Project"); and

(3) **WHEREAS,** pursuant to the Note Act, the County authorized to issue, as evidence thereof, negotiable medium-term notes or bonds which shall not be paid in whole or in part from a levy of a special tax exempt from the limitations on the levy of ad valorem taxes, but which shall be paid from other legally available funds of the County (subject to certain Constitutional and statutory tax limitations), which must mature not later than 10 years after the date of issuance and must bear interest at a rate or rates which do not exceed by more than 3% the "Index of Twenty Bonds" which was most recently published before bids for their purchase are received; and

(4) **WHEREAS,** pursuant to NRS 350.087, the Board of County Commissioner of the County (the "Board") determined to publish a notice (the "Notice"), of its intention to authorize and to issue medium-term obligations in an aggregate principal amount not to exceed $14,000,000, in a newspaper of general circulation in the County and an affidavit of such publication is on file in the office of the County Clerk (the "Clerk"); and

(5) **WHEREAS,** the Board adopted by at least a two-thirds majority a resolution authorizing medium-term obligations in the maximum principal amount of $14,000,000 to finance the Project (the "Authorization Resolution") which contained a finding by the Board that the public interest requires medium-term obligations and a statement of the facts upon which the finding was based, which vote was taken at least 10 days after the publication of the Notice; and

(6) **WHEREAS,** pursuant to NRS 350.089 and relevant provisions of the Nevada Administrative Code, the Board caused a certified copy of the Authorization Resolution and supporting documents to be submitted to the Executive Director of the Department of Taxation of the State of Nevada (the "Department of Taxation") for his or her approval; and

(7) **WHEREAS,** the County received the approval of the Department of Taxation for such medium-term obligations, a copy of such approval being attached hereto as follows:

(Attach Approval of Department of Taxation)

(8) **WHEREAS,** the approval of the Department of Taxation as set forth in the preambles hereof is hereby recorded in the minutes of the Board as required by NRS 350.089; and

(9) **WHEREAS,** the County has not previously utilized any of the authority so approved by the Department of Taxation; and

(10) **WHEREAS,** pursuant to the Authorization Resolution, the Board ordered the medium-term obligations to be offered for sale in the form of medium-term bonds and authorized the Chief Financial Officer of the County (the "Chief Financial Officer") to arrange for the sale of such medium-term bonds subject to, among other conditions, adoption by the County of this Ordinance specifying the Bonds terms and details and approving their sale; and

(11) **WHEREAS,** the Board hereby determines that the Bonds herein authorized to be issued shall be designated the "Douglas County, Nevada, General Obligation (Limited Tax) Medium-Term Bond, Series 2025B" in an aggregate principal amount of not to exceed $14,000,000 (the "Bond"); and

(12) **WHEREAS**, after notice inviting bids for their purchase, the Chief Financial Officer, or in his or her absence, the County Manager of the County (the "County Manager"), is hereby authorized to receive bids and sell the Bonds to the best bidder therefor (the "Purchaser"), and either such officer is hereby authorized to accept a binding bid for the Bonds, the Bonds to bear interest at the rates per annum provided in the bond purchase proposal submitted by the Purchaser (the "Bond Purchase Proposal), at a price equal to the principal amount thereof plus accrued interest to the date of delivery of the Bonds plus a premium or less a discount not to exceed 9 percent of the principal amount of the Bonds, all as specified by the Chief Financial Officer or the County Manager in a certificate dated on or before the date of delivery of the Bonds (the "Certificate of the County Officer"), which price does not result in an effective interest rate on the Bonds in excess of three (3) percent over the Index of Twenty Bonds most recently published in The Bond Buyer prior to the time bids were received for the Bonds;

(13) **WHEREAS,** the Board has determined and hereby declares and determines that legally available funds of the County will at least equal the amount required in each year for the payment of interest on and the principal of the Bonds; and

(14) **WHEREAS,** pursuant to NRS 350.091, the Board has determined and hereby determines that the maximum term of the Bonds does not exceed the estimated useful life of the Project financed with the proceeds of the Bonds; and

(15) **WHEREAS,** the Board has heretofore elected to and hereby determines to issue the Bonds in accordance with the provisions of NRS 350.500 through 350.720, and all laws amendatory thereof, cited in NRS 350.500 by the short title "Local Government Securities Law" (the "Bond Act"); and

(16) **WHEREAS,** the Board hereby elects to have the provisions of NRS Chapter 348 (the "Supplemental Bond Act") apply to the Bonds; and

(17) **WHEREAS,** the Board is not authorized to levy general ad valorem taxes (the "General Taxes") to pay the principal of or interest on the Bonds which are exempt from the limitations of any statutes of the State; and

(18) **WHEREAS,** any General Taxes levied for the purpose of paying principal or interest on the Bonds will be subject to the limitations contained in the Constitution and the statutes of the State, including, without limitation, the limitations on General Taxes contained in NRS Sections 354.59811, 354.59813, 354.59815, 354.5982 and 361.453; and

(19) **WHEREAS,** the Board is therefore authorized and empowered by the County Bond Law, the Note Act, the approval of the Department of Taxation, and the Bond Act, without any further preliminaries:

A. To issue and sell the Bonds; and

B. To exercise the incidental powers provided in the Bons Act in connection with the powers authorized therein or as otherwise expressly provided therein; and

(20) **WHEREAS,** the Board has determined and hereby declares that each of the limitations and other conditions to the issuance of the Bonds in the County Bond Law, the Note Act, the Bond Act, the Supplemental Bond Act, and in any other relevant act of the State or the Federal Government, has been met; and pursuant to NRS 350.708 this determination of the Board that the limitations in the Bond Act have been met shall be conclusive in the absence of fraud or arbitrary or gross abuse of discretion; and

(21) **WHEREAS**, the Board has determined and does hereby declare that each of the limitations and other conditions to the issuance of the Bonds in the Bond Act, and in any other relevant act of the State or the Federal Government, has been met and pursuant to Section 350.708 of the Bond Act, this determination of the Board that the limitations in the Bond Act have been met shall be conclusive in the absence of fraud or arbitrary or gross abuse of discretion; and

(22) **WHEREAS**, the Board has determined and does hereby declare:

A. it is necessary and for the best interests of the County to effect the Project and to issue the Bonds; and

B. this Ordinance pertains to the sale, issuance and payment of the Bonds; this declaration shall be conclusive in the absence of fraud or gross abuse of discretion in accordance with the provisions of NRS Section 350.579(2).

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, IN THE STATE OF NEVADA, DO ORDAIN:

Section 2. Short Title. This ordinance shall be known and may be cited as the "2025B Medium-Term Bond Ordinance" (herein the "Ordinance").

Section 3. Acceptance of Purchase Proposal. The Chief Financial Officer is authorized to accept the Bonds Purchase Proposal submitted by the Purchaser and execute the Certificate of the County Officer, subject to the terms and conditions specified herein.

Section 4. Ratification. All action heretofore taken by the Board and the officers and employees of the County directed toward the Project and toward the issuance, sale and delivery of the Bonds is ratified, approved and confirmed.

Section 5. Necessity of Project and Bonds; Authorization of Project. It is necessary and in the best interests of the Board, its officers, and the inhabitants of the County, that the County effect the Project and defray wholly or in part the cost thereof by the issuance of the Bonds therefor, and it is hereby so determined and declared. The Board hereby authorizes the Project.

Section 6. Authorization of Bond. For the purpose of providing funds to pay all or a portion of the cost of the Project, the County shall issue the "Douglas County, Nevada, General Obligation (Limited Tax) Medium-Term Bond, Series 2025B" in the aggregate principal amount set forth in the Certificate of the County Officer (not to exceed $14,000,000). The Bonds shall be issued in the form substantially as set forth in Section 21 of this Ordinance.

Section 7. Ordinance to Constitute Contract. In consideration of the purchase and the acceptance of the Bonds by those who shall own the same from time to time, the provisions hereof shall be deemed to be and shall constitute contracts between the County and the owners from time to time of the Bonds.

Section 8. General Obligation. All of the Bonds, as to the principal thereof and the interest thereon (the "Bond Requirements"), shall constitute general obligations of the County, which hereby pledges its full faith and credit for their payment.

Section 9. Payment of the Bonds. The Bonds Requirements of the Bonds shall be payable from any monies legally available therefor, and provision for the payment of the Bonds Requirements of the Bonds shall be made as provided in the Note Act, provided, however, that General Taxes levied for the purpose of paying the principal of or interest on the Bonds shall be subject to the limitations contained in the Constitution and statutes of the State, including, without limitation, the limitations on the levy of General Taxes imposed by NRS 354.59811, 354.59813, 354.59815, 354.5982 and 361.453. The County is not authorized to levy General Taxes exempt from the limitations of any of said statutes to pay the Bonds Requirements of the Bonds. The County hereby irrevocably covenants with the registered owner of the Bonds from time to time that it will make sufficient provisions annually in its budget to pay the Bonds Requirements of the Bonds, when due.

Section 10. Limitations upon Security. The payment of the Bonds is not secured by an encumbrance, mortgage, or other pledge of property of the County, except for the proceeds of General Taxes and any other moneys pledged for the payment of the Bonds. No property of the County, subject to such exception, shall be liable to be forfeited or taken in payment of the Bonds.

Section 11. No Recourse Against Officers and Agents. No recourse shall be had for the payment of the Bonds Requirements of the Bonds or for any claim based thereon or otherwise upon this Ordinance or any other instrument relating thereto, against any individual member of the Board or any officer or other agent of the Board or County, past, present or future, either directly or indirectly through the Board or the County, or otherwise, whether by virtue of any constitution, statute or rule of law, or by the enforcement of a penalty or otherwise, all such liability, if any, being by the acceptance of the Bonds and as a part of the consideration of its issuance specially waived and released.

Section 12. Bond Details. The Bonds shall be issued in fully registered form, i.e., registered as to both principal and interest, in compliance with Section 149 of the Tax Code, and the regulations of the Secretary of the Treasury thereunder. The Bonds shall be dated initially as of the date of delivery thereof to the Purchaser, and except as otherwise provided in Section 15 hereof, shall be issued in denominations of $5,000.00 or any integral multiple thereof (provided that no Bond may be in a denomination which exceeds the principal coming due on any maturity date, and no individual Bond will be issued with more than one maturity). The Bonds shall be numbered from 1 upward. The Bonds shall bear interest from their date until their respective

maturity dates (or, if redeemed prior to maturity as provided below, their redemption dates) at the respective rates set forth in the Certificate of the County Officer, calculated on the basis of a 360-day year and payable semiannually on March 1 and September 1 of each year commencing on the March 1 or September 1 first occurring at least 90 days after closing; provided that those Bonds which are reissued upon transfer, exchange or other replacement shall bear interest at the rates set forth in the Certificate of the County Officer from the most recent interest payment date to which interest has been paid, or if no interest has been paid, from the date of the Bonds. The Bonds shall mature on the designated dates in the amounts of principal, as designated in the Certificate of the County Officer. The principal of any Bond shall be payable to the owner thereof as shown on the registration records kept by the Zions Bank (the "Registrar"), upon maturity and upon presentation and surrender at the office designated by Zions Bank (the "Paying Agent"). If any Bond shall not be paid upon such presentation and surrender at or after maturity, it shall continue to draw interest at the interest rate borne by said Bond until the principal thereof is paid in full.

Except as otherwise provided in Section 15 hereof, payment of interest on any Bond shall be made to the owner thereof by check or draft mailed by the Paying Agent, on each interest payment date (or, if such interest payment date is not a business day, on the next succeeding business day), to the owner thereof, at his or her address as shown on the registration records kept by the Registrar as of the close of business on the fifteenth day of the calendar month next preceding each interest payment date (other than a special interest payment date hereafter fixed for payment of defaulted interest) (the "Regular Record Date"); but any such interest not so timely paid or duly provided for shall cease to be payable to the owner thereof as shown on the registration records of the Registrar as of the close of business on the Regular Record Date and shall be payable to the owner thereof, at his or her address, as shown on the registration records of the Registrar as of the close of business on a date fixed to determine the names and addresses of owners for the purpose of paying defaulted interest (the "Special Record Date"). Such Special Record Date and the date for payment of defaulted interest shall be fixed by the Registrar whenever moneys become available for payment of the defaulted interest, and notice of the Special Record Date and the date for payment of defaulted interest shall be given to the owners of the Bonds not less than ten days prior thereto by first-class mail to each such owner as shown on the Registrar's registration records as of a date selected by the Registrar, stating the date of the Special Record Date and the date fixed for the payment of such defaulted interest. The Paying Agent may make payments of interest on

any Bond by such alternative means as may be mutually agreed to between the owner of such Bond and the Paying Agent. All such payments of principal and interest shall be made in lawful money of the United States of America without deduction for any service charges of the Paying Agent or Registrar.

Section 13. Prior Redemption.

A. Optional Prior Redemption. Bonds, or portions thereof ($5,000.00 or any integral multiple), maturing on and after the date designated in the Certificate of the County Officer, shall be subject to redemption prior to their respective maturities, at the option of the County, on and after the date designated in the Certificate of the County Officer, in whole or in part at any time from any maturities selected by the County, at a price equal to the principal amount of each Bond, or portion thereof, so redeemed, and the accrued interest thereon to the Redemption Date plus a premium, in the amount designated, and if so provided, in the Certificate of the County Officer.

B. Mandatory Redemption. The Bonds maturing on the date or dates set forth in the Certificate of the County Officer, if any (the "Term Bonds") are subject to mandatory sinking fund redemption at a redemption price equal to 100 percent of the principal amount thereof and accrued interest to the redemption date. As and for a sinking fund for the redemption of Term Bonds, there shall be deposited into the Bond Fund on or before the dates set forth in the Certificate of the County Officer, a sum which, together with other moneys available therein, is sufficient to redeem on the applicable dates and the principal amounts of Term Bonds as set forth in the Certificate of the County Officer.

Not more than 60 days nor less than 20 days prior to the sinking fund payment dates for the Term Bonds, the Registrar shall proceed to select for redemption (by lot in such manner as the Registrar may determine) from all Outstanding Term Bonds, a principal amount of Term Bonds equal to the aggregate principal amount of Term Bonds redeemable with the required sinking fund payments, and shall call such Term Bonds or portions thereof for redemption from the sinking fund on the next principal payment date, and give notice of such call as provided in this Ordinance.

At the option of the County to be exercised by delivery of a written certificate to the Registrar not less than sixty days next preceding any sinking fund redemption date, it may (i) deliver to the Registrar for cancellation Term Bonds, or portions thereof ($5,000.00 or any integral multiple thereof) in an aggregate principal amount desired by the County or, (ii) specify a principal

amount of Term Bonds, or portions thereof ($5,000.00 or any integral multiple thereof) which prior to said date have been redeemed (otherwise than through the operation of the sinking fund) and canceled by the Registrar and not theretofore applied as a credit against any sinking fund redemption obligation. Each Term Bond or portion thereof so delivered or previously redeemed shall be credited by the Registrar at 100 percent of the principal amount thereof against the obligation of the County on the sinking fund redemption dates and any excess shall be so credited against future sinking fund redemption obligations in such manner as the County determines. In the event the County shall avail itself of the provisions of clause (i) of the first sentence of this paragraph, the certificate required by the first sentence of this paragraph shall be accompanied by the respective Term Bonds or portions thereof to be canceled, or in the event the Bonds are registered in the name of Cede & Co. as provided in Section 15 of this Ordinance, the certificate required by the first sentence of this paragraph shall be accompanied by such direction and evidence of ownership as is satisfactory to DTC.

C. Partial Redemption. In the case of Bonds in a denomination larger than $5,000.00, a portion of such Bond ($5,000.00 or any integral multiple thereof) may be redeemed, in which case the Registrar shall, without charge to the owner of such Bond, authenticate and issue a replacement Bond or Bonds for the unredeemed portion thereof.

In the case of a partial redemption of Bonds of a single maturity pursuant to subsection (A) hereof, the Paying Agent shall select the Bonds to be redeemed by lot (giving proportionate weight to Bonds in denominations larger than $5,000.00) at such time as directed by the County (but at least 20 days prior to the redemption date), and if such selection is more than 60 days before a Redemption Date, shall direct the Registrar to appropriately identify the Bonds so called for redemption by stamping them at the time any Bond so selected for redemption is presented to the Registrar for stamping or for transfer or exchange, or by such other method of identification as is deemed adequate by the Registrar, and any Bond or Bonds issued in exchange for, or to replace, any Bond so called for prior redemption shall likewise be stamped or otherwise identified.

Notwithstanding the foregoing, the provisions of this subsection (C) may be modified in such manner as set forth in the Certificate of the County Officer.

D. Notice of Redemption. Unless waived by any owner of Bonds to be redeemed, official notice of any such redemption shall be given by the Registrar on behalf of and on direction of the County by mailing a copy of an official redemption notice by registered or

certified mail, postage prepaid, at least 20 days and not more than 60 days prior to the date fixed for redemption to the registered owner of the Bond or Bonds to be redeemed at the address shown on the Bond Register and to the Municipal Securities Rulemaking Board ("MSRB") via its Electronic Municipal Market Access (EMMA) system. Actual receipt of mailed notice by any owner of Bonds or the MSRB shall not be a condition precedent to redemption of such Bond or Bonds. Failure to give such notice to the registered owner of any Bond or the MSRB, or any defect therein, shall not affect the validity of the proceedings for the redemption of any other Bonds. A certificate by the Registrar that such notice has been given as herein provided shall be conclusive against all parties.

All official notices of redemption shall be dated and shall state:

i. The Redemption Date,

ii. The Redemption Prices,

iii. If less than all Outstanding Bonds are to be redeemed, the identification (and, in the case of partial redemption, the respective principal amounts) of the Bonds to be redeemed,

iv. That on the Redemption Date the Redemption Price will become due and payable upon each such Bond or portion thereof called for redemption (or installments of principal to be prepaid), and that interest thereon shall cease to accrue from and after said date, and

v. The place where such Bonds are to be surrendered for payment of the Redemption Price, which place of payment shall be the principal office of the Paying Agent (accrued interest to the redemption date being payable by mail or as otherwise provided in this Ordinance).

Prior to or on any Redemption Date, the County shall deposit with the Paying Agent an amount of money sufficient to pay the Redemption Price of all the Bonds or portions of Bonds which are to be redeemed on that date.

Official notice of redemption having been given as aforesaid, the Bonds or portions of Bonds so to be redeemed shall, on the Redemption Date, become due and payable at the Redemption Price therein specified, and from and after such date (unless the County shall default in the payment of the Redemption Price) such Bonds or portions of Bonds shall cease to bear interest. Upon surrender of such Bonds for redemption in accordance with said notice, such Bonds

shall be paid by the Paying Agent at the Redemption Price. Installments of interest due on or prior to the Redemption Date shall be payable as herein provided for payment of interest. Upon surrender for any partial redemption of any Bond, there shall be prepared for the registered owner a new Bond or Bonds of the same maturity in the amount of the unpaid principal. All Bonds which have been redeemed shall be canceled and destroyed by the Registrar and shall not be reissued.

Notwithstanding the provisions of this section, any notice of redemption may contain a statement that the redemption is conditioned upon the receipt by the Paying Agent of funds on or before the date fixed for redemption sufficient to pay the redemption price of the Bonds so called for redemption, and that if such funds are not available, such redemption shall be canceled by written notice to the owners of the Bonds called for redemption in the same manner as the original redemption notice was mailed.

Section 14. Negotiability. Subject to the registration provisions herein provided, the Bonds shall be fully negotiable within the meaning of and for the purposes of the Uniform Commercial Code - Investment Securities and each owner shall possess all rights enjoyed by holders of negotiable instruments under the Uniform Commercial Code - Investment Securities.

Section 15. Custodial Deposit

A. Notwithstanding the foregoing provisions, the Bonds shall initially be evidenced by one Bond for each year in which the Bonds mature and each interest rate in denominations equal to the aggregate principal amount of such maturity and interest rate or, in the case of the Bonds subject to mandatory sinking fund redemption, the Bonds shall initially be evidenced by one Bond for each term in denominations equal to the aggregate principal amount of the Bonds maturing in that term. Such initially delivered Bonds shall be registered in the name of "Cede & Co." as nominee for DTC, the securities depository for the Bonds. The Bonds may not thereafter be transferred or exchanged except:

i. To any successor of DTC or its nominee which successor of DTC must be both a "clearing corporation" as defined in NRS Section 104.8102(1)(e), and a qualified and registered "clearing agency" under Section 17A of the Securities Exchange Act of 1934, as amended;

ii. Upon the resignation of DTC or a successor or new depository under clause (1) or this clause (2) of this Section 15A or a determination of the County that DTC or such successor or new depository is no longer able to carry out its functions and the

designation by the County of another depository institution, acceptable to the County and to the depository then holding the Bonds which new depository institution must be both a "clearing house" as defined in NRS Section 104.8102(1)(e) and a qualified and registered "clearing agency" under Section 17A of the Securities Exchange Act of 1934, as amended, to carry out the functions of DTC or such successor or new depository; or

iii. Upon the resignation of DTC or a successor depository or new depository under clause (1) or this clause (2) of this Section 15A or a determination by the County that DTC, or such successor or new depository is no longer able to carry out its functions and the failure by the County, after reasonable investigation, to locate another qualified depository institution under clause (2) to carry out the functions of DTC or such successor or new depository.

B. In the case of a transfer to a successor of DTC or its nominee as referred to in clause (1) of Section 15A hereof or in the case of designation of a new depository pursuant to clause (2) of Section 15A hereof upon receipt of the Outstanding Bonds by the Registrar, together with written instructions for transfer satisfactory to the Registrar, a new Bond for each then Outstanding maturity and interest rate shall be issued to such successor or new depository, as the case may be, or its nominee, as is specified in such written transfer instructions. In the case of a resignation or determination under clause (c) of Section 15A hereof and the failure after reasonable investigation to locate another qualified depository institution for the Bonds as provided in clause (3) of Section 15A hereof, and upon receipt of the Outstanding Bond by the Registrar, together with written instructions for transfer satisfactory to the Registrar, new Bonds shall be issued in the denominations of $5,000.00 or any integral multiple thereof, as provided in and subject to the limitations of Section 15, registered in the names of such persons, and in such denominations as are requested in such written transfer instructions; however, the Registrar shall not be required to deliver such new Bonds within a period of less than 60 days from the date of receipt of such written transfer instructions.

C. The County, the Registrar, and the Paying Agent shall be entitled to treat the registered owner of any Bond as the absolute owner thereof for all purposes hereof and any applicable laws, notwithstanding any notice to the contrary received by any or all of them and the County, the Registrar, and the Paying Agent shall have no responsibility for transmitting payments or notices to the beneficial owners of the Bond held by DTC or any successor or new depository named pursuant to Section 15A hereof.

D. The County, the Registrar and the Paying Agent shall endeavor to cooperate with DTC or any successor or new depository named pursuant to clause (1) or (2) of Section 15A hereof in effectuating payment of the Bond Requirements of the Bonds by arranging for payment in such a manner that funds representing such payments are available to the depository on the date they are due.

E. Upon any partial redemption of any maturity of the Bonds, DTC or its nominee in its discretion may request the County to issue and authenticate a new Bond of the applicable series or shall make an appropriate notation on the Bond indicating the date and amount of prepayment, except in the case of final maturity, in which case the Bond must be presented to the Paying Agent prior to payment.

Section 16. Registration, Transfer, and Exchange of Bond. Except as otherwise provided in Section 15 hereof, the Bonds shall be subject to the following provisions relating to their registration, transfer and exchange:

A. Records for the registration and transfer of the Bonds shall be kept by the Registrar. Upon the surrender of any Bond at the Registrar, duly endorsed for transfer or accompanied by an assignment in form satisfactory to the Registrar duly executed by the owner or his attorney duly authorized in writing, the Registrar shall authenticate and deliver in the name of the transferee or transferees a new Bond of a like principal amount and of the same maturity, bearing a number not previously assigned. Any Bond may be exchanged at the Registrar for an equal aggregate principal amount of Bond, as provided in Section 12 hereof. The Registrar shall authenticate and deliver a Bond which the owner making the exchange is entitled to receive, bearing a number or numbers not previously assigned. Such transfers and exchanges of any Bond shall be without charge to the owner or any transferee, but the Registrar shall require the payment by the owner of any Bond requesting exchange or transfer, of any tax or other governmental charge required to be paid with respect to such exchange or transfer.

B. The person in whose name the Bonds shall be registered on the registration records kept by the Registrar shall be deemed and regarded as the absolute owner thereof for the purpose of payment and for all other purposes (except to the extent otherwise provided in Section 12 hereof with respect to interest payments); and payment of or on account of either principal or interest on any Bond shall be made only to or upon the written order of the

owner thereof or his legal representative. All such payments shall be valid and effectual to discharge the liability upon such Bond to the extent of the sum or sums so paid.

C. If any Bond shall be lost, stolen, destroyed or mutilated, the Registrar shall, upon receipt of such evidence, information or indemnity relating thereto as it or the County may reasonably require, and upon payment of all expenses in connection therewith, authenticate and deliver a replacement Bond of a like aggregate principal amount, bearing a number or numbers not previously assigned. If such lost, stolen, destroyed or mutilated Bond shall have matured or shall have been called for redemption, the Registrar may direct that such Bond be paid by the Paying Agent in lieu of replacement.

D. Whenever any Bond shall be surrendered to the Paying Agent upon payment thereof, or to the Registrar for transfer, exchange or replacement as provided herein, such Bond shall be promptly canceled by the Paying Agent or Registrar, and counterparts of a certificate of such cancellation shall be furnished by the Paying Agent or Registrar to the Board, upon request.

Section 17. Execution and Authentication.

A. Prior to the execution of any Bonds by facsimile signature and pursuant to NRS 350.638, to the act known as the Uniform Facsimile Signatures of Public Officials Act, cited as NRS Chapter 351 and to the Supplemental Bond Act, the Chairman of the Board (the "Chairman"), the County Treasurer and the County Clerk shall each file with the Secretary of State of Nevada his or her manual signature certified by him or her under oath.

B. The Bonds shall be approved, signed and executed in the name of and on behalf of the County with the manual or facsimile signature of the Chairman, shall be countersigned and executed with the manual or facsimile signature of the County Treasurer, and shall bear a manual impression or a facsimile of an impression of the official seal of the County attested with the manual or facsimile signature of the County Clerk.

C. No Bond shall be valid or obligatory for any purpose unless the registration panel, substantially in the form hereinafter provided, has been duly manually executed by the Registrar. By executing the registration panel of the Bond delivered pursuant to this Ordinance, the Registrar shall be deemed to have assented to all of the provisions of this Ordinance.

D. The Chairman, the County Treasurer and the County Clerk are hereby authorized and directed to prepare and to execute the Bond as herein provided.

Section 18. Use of Predecessor's Signature. The Bonds bearing the signatures of the officers in office at the time of the execution of the Bonds shall be valid and binding obligations of the County, notwithstanding that before their delivery any or all of the persons who executed them shall have ceased to fill their respective offices. The Chairman, the County Treasurer and the County Clerk at the time of the execution of a signature certificate relating to the Bonds, may each adopt as and for his own facsimile signature the facsimile signature of his predecessor in office if such facsimile signature appears upon the Bonds.

Section 19. Incontestable Recital. Pursuant to NRS 350.628, the Bonds shall contain a recital that they are issued pursuant to the Bond Act, which recital shall be conclusive evidence of the validity of the Bonds and the regularity of its issuance.

Section 20. State Tax Exemption. Pursuant to NRS 350.714, the Bonds, their transfer and the income therefrom shall forever be and remain free and exempt from taxation by the State or any subdivision thereof, except for the tax on estates imposed pursuant to NRS Chapter 375A and the tax on generation skipping transfers imposed pursuant to NRS Chapter 375B.

Section 21. Bond Form. Subject to the provisions of this Ordinance, the Bonds shall be in substantially the following form, with such omissions, insertions, endorsements, and variations as may be required by the circumstances, be required or permitted by this Ordinance, or be consistent with this Ordinance and necessary or appropriate to conform to the rules and requirements of any governmental authority or any usage or requirement of law with respect thereto:

(Form of Bond)

TRANSFER OF THIS BOND OTHER THAN BY REGISTRATION IS NOT EFFECTIVE

DOUGLAS COUNTY, NEVADA
GENERAL OBLIGATION (LIMITED TAX)
MEDIUM-TERM BOND
SERIES 2025B

No._____ $_____

Interest Rate	Maturity Date	Dated As of	CUSIP
___% per annum	March 1, _____	_____, 2025	

REGISTERED OWNER: **Cede & Co.**

PRINCIPAL AMOUNT: DOLLARS

The County of Douglas in the State of Nevada (the "County" and the "State," respectively) for value received, hereby acknowledges itself to be indebted and for value received promises to pay to the registered owner specified above, or registered assigns, the principal amount specified above, on the maturity date specified above (unless called for earlier redemption), and to pay interest thereon on March 1 and September 1 of each year, commencing on _____ 1, 202_, at the interest rate per annum specified above, until the principal sum is paid or payment has been provided for or, if such payment date is not a business day, on or before the next succeeding business day. This Bond shall bear interest from the most recent interest payment date to which interest has been paid or, if no interest has been paid, from the date of the initial delivery of the series of bonds of which this Bond is one (the "Bond"). The principal of and redemption premium, if any, on this Bond are payable upon presentation and surrender hereof at the principal office of the County's paying agent for the Bonds, _____, or any successor (the "Paying Agent"), who is also now acting as the County's Registrar for the Bonds (the "Registrar"). Interest on this Bond will be paid on or before each interest payment date (or, if such date is not a business day, on or before the next succeeding business day) by check or draft mailed to the person in whose name this Bond or any predecessor bond is registered (the "registered owner") in the registration records of the County maintained by the Registrar, at the address appearing thereon, as of the close of business on the fifteenth day of the calendar month next preceding such interest payment date (the "Regular Record Date"). Any such interest not so timely paid for shall cease to be payable to the person who is the registered owner as of the close of business on the Regular Record Date and

shall be payable to the person who is the registered owner as of the close of business on a special record date for the payment of any defaulted interest (the "Special Record Date"). Such Special Record Date shall be fixed by the Registrar whenever moneys become available for payment of the defaulted interest, and notice of the Special Record Date shall be given to the registered owner not less than ten (10) days prior thereto. Alternative means of payment of interest may be used if mutually agreed to by the registered owner and the Paying Agent, as provided in the Ordinance of the Board of County Commissioners of the County (the "Board") authorizing the issuance of the Bonds (as hereinafter defined) and designated in Section 1 thereof as the "2025B Medium-Term Bond Ordinance" (the "Ordinance"), duly adopted by the Board on December 19, 2024. All such payments shall be made in lawful money of the United States of America without deduction for any service charges of the Paying Agent or Registrar. If this Bond is not paid upon presentation at its maturity, interest at the rate specified above shall continue to be borne hereby until the principal hereof is discharged as provided in the Ordinance.

This Bond is issued by the County upon its behalf and upon the credit thereof, for the purpose of financing all or a portion of the cost of the Project as set forth in the Ordinance, under the authority of and in full compliance with the Constitution and laws of the State, and pursuant to the Ordinance.

The Bonds, as to the principal thereof and the interest thereon (the "Bond Requirements"), shall be payable from any moneys of the County legally available for the purpose of making such payment and the full faith and credit of the County are hereby irrevocably pledged for making such payment. Provision for the payment of the Bonds shall be made as provided in NRS 350.093 and 350.095, provided, however, that ad valorem taxes levied for the purpose of paying the principal of and interest on the Bonds are subject to the limitations contained in the Constitution and the statutes of the State, including, without limitation, the limitations on ad valorem taxes contained in NRS 354.59811, 354.5913, 354.59815, 354.5982 and 361.453. The County is not authorized to levy ad valorem taxes to pay the principal of or interest on the Bonds exempt from the limitations of any such statutes, but the County has covenanted in the Ordinance to make sufficient provision annually in its budget to pay the Bonds Requirements of the Bonds, when due.

The Bonds, or portions thereof, are subject to redemption prior to their maturity date as provided in the Ordinance and a Certificate of the County Officer delivered on or before the

delivery date for the Bonds. Redemption shall be made upon not less than 20 days' prior mailed notice in the manner and upon the conditions provided in the Ordinance. If this Bond is called for redemption and payment is duly provided for as specified in the Ordinance, interest shall cease to accrue hereon from and after the date fixed for redemption.

It is hereby certified, recited and warranted that all the requirements of law have been fully complied with by the proper officers of the County in the issuance of this Bond; that the total indebtedness of the County, including that of this Bond does not exceed any limit of indebtedness prescribed by the Constitution or by the laws of the State or the Charter of the County; that provision has been made for the levy and collection of annual general (ad valorem) taxes ("General Taxes") against all the taxable property within the County sufficient to pay the principal of, interest on, and any prior redemption premiums due on this Bond (the "Bond Requirements") when the same become due (except to the extent other revenues are available therefor), subject to the limitations imposed by the Constitution and by the statutes of the State; and that the full faith and credit of the County are hereby irrevocably pledged to the punctual payment of Bond Requirements of this Bond according to its terms.

Reference is made to the Ordinance and to the Bond Act, for an additional description of the nature and extent of the security for the Bonds, the accounts, funds, or revenues pledged, the nature and extent and manner of enforcement of the pledge, the rights, and remedies of the registered owners of the Bonds with respect thereto, the terms and conditions upon which the Bonds are issued, and a statement of rights, duties, immunities, and obligations of the County, and other rights and remedies of the owners of the Bonds.

To the extent and in the respects permitted by the Ordinance, the provisions of the Ordinance may be amended or otherwise modified by action of the County taken in the manner and subject to the conditions and exceptions prescribed in the Ordinance.

This Bond shall not be entitled to any benefit under the Ordinance, or be valid or obligatory for any purpose until the Registrar shall have manually signed the certificate of authentication hereon.

*The Bonds are issuable solely in fully registered form in denominations of $5,000.00 each or any integral multiple thereof, and are exchangeable for fully registered Bonds of the same maturity in equivalent aggregate principal amounts and in authorized denominations at the

aforesaid office of the Registrar but only in the manner, subject to the limitations, and on payment of charges provided in the Ordinance.*

This Bond is fully transferable by the registered owner in person or by his or her duly authorized attorney on the registration records kept by the Registrar upon surrender of this Bond together with a duly executed written instrument of transfer satisfactory to the Registrar. Upon such transfer a new fully registered Bond of authorized denomination or denominations of the same aggregate principal amount and maturity will be issued to the transferee in exchange for this Bond, on payment of the charges and subject to the terms and conditions as set forth in the Ordinance. The County and the Registrar and Paying Agent may deem and treat the person in whose name this Bond is registered as the absolute owner hereof for the purpose of payment and for all other purposes, except to the extent otherwise provided hereinabove and in the Ordinance with respect to Regular and Special Record Dates for the payment of interest.

Unless this Bond is presented by an authorized representative of The Depository Trust Company ("DTC"), to the County or its agent for registration or transfer, exchange, or payment, and any Bond issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

The Registrar will not be required to transfer or exchange (i) any Bond subject to redemption during the period beginning at the opening of business five (5) days before the day of mailing by the Registrar of a notice of prior redemption of Bonds and ending at the close of business on the day of such mailing, or (ii) any Bond after the mailing of a notice calling such Bond or any portion thereof for prior redemption.

No transfer of this Bond shall be valid unless made on the registration records maintained at the principal office of the Registrar by the registered owner or his or her attorney duly authorized in writing.

The Bonds are not transferable or exchangeable, except as set forth in the Ordinance.

**Upon any partial prior redemption of this Bond, Cede & Co., in its discretion, may request the County to issue and authenticate a new Bond or shall make an appropriate notation on

this Bond indicating the date and amounts of prepayment, except in the case of final maturity, in which case this Bond must be presented to the Paying Agent prior to payment.**

No recourse shall be had for the payment of the Bond Requirements of this Bond or for any claim based thereon or otherwise in respect to the Ordinance or other instrument pertaining thereto against any individual member of the Board, or any officer or other agent of the County, past, present, or future, either directly or indirectly through the Board or otherwise, whether by virtue of any constitution, Statute or rule of law, or by the enforcement of any penalty or otherwise, all such liability, if any, being by the acceptance of this Bond and as a part of the consideration of its issuance specially waived and released.

IN WITNESS WHEREOF, Douglas County, Nevada, has caused this Bond to be executed in its name with the manual or facsimile signature of the Chairman of its Board of County Commissioners, to be attested with the manual or facsimile signature of the Clerk-Treasurer, has caused a manual or facsimile impression of the seal of the County to be affixed hereon, and has caused this Bond to be countersigned with the manual or facsimile signature of the Clerk-Treasurer, all as of date hereof.

DOUGLAS COUNTY, NEVADA

By: (Manual or Facsimile Signature)
Chairman
Board of County Commissioners
Douglas County, Nevada

Countersigned:

(Manual or Facsimile Signature)
Clerk-Treasurer
Douglas County, Nevada

(MANUAL OR FACSIMILE SEAL)

Attest:

(Manual or Facsimile Signature)
Clerk-Treasurer
Douglas County, Nevada

* Insert only if issued as serial bonds pursuant to Section 15A hereof.

** Insert only if issued as book entry bonds pursuant to Section 15A hereof.

(End of Form of Bond)

(Form of Registrar's Certificate of Authentication for Bonds)

Date of authentication and registration_____

This is one of the Bonds described in the within-mentioned Ordinance, and this Bond has been duly registered on the registration records kept by the undersigned as Registrar for such Bonds.

_____,
as Registrar

By: (Manual Signature)_____

(End of Form of Registrar's Certificate of Authentication for Bonds)

(Form of Prepayment Panel for Bond)

The following installments of principal (or portions thereof) of this Bond have been prepaid by the County, in accordance with the terms of the Ordinance authorizing the issuance of this Bond.

Date of Prepayment	Principal Amount	Signature of Authorized Representative of the Paying Agent

(End of Form of Prepayment Panel for Bond)

(Form of Assignment for Bond)

For value received, the undersigned hereby sells, assigns and transfers unto _____ the within Bond and hereby irrevocably constitutes and appoints _____ attorney, to transfer the same on the records kept for registration of the within Bond, with full power of substitution in the premises.

Dated: _____

_____
Signature Guaranteed:

_____

Name of Transferee:
_____

Address of Transferee:
_____
_____
_____

Social Security or other tax
identification number of
Transferee:
_____

NOTE: The signature to this Assignment must correspond with the name as written on the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

NOTICE: TRANSFER FEES MUST BE PAID TO THE REGISTRAR IN ORDER TO TRANSFER OR EXCHANGE THIS BOND AS PROVIDED IN THE WITHIN-MENTIONED ORDINANCE.

(End of Form of Assignment for Bond)

Section 22. Use of Bond Proceeds. The proceeds realized from the sale of the Bonds shall be deposited in a special account hereby created and designated as the "Douglas County, Medium-Term, Series 2025B, Acquisition Account" (the "Acquisition Account") to be held by the County. Moneys in the Acquisition Account shall be used solely to defray wholly or in part the cost of the Project including, without limitation, as provided in NRS 350.516, all costs of issuing the Bonds, and the costs of rebates to the United States under Section 148 of the Internal Revenue Code of 1986, as amended (the "Tax Code"), which the Board hereby determines are necessary and desirable and pertain to the Project. After the Project is complete and after all expenses have been paid or adequate provision therefor is made, pursuant to NRS 350.650, any unexpended balance of Bond proceeds (or, unless otherwise required by law, any other moneys) remaining in the Acquisition Account shall be deposited into the Medium-Term Debt Service Account, hereinafter created, to be used to pay the principal of and interest on the Bonds.

Section 23. Permitted Investments. Any moneys in any account designated in this Ordinance, and not needed for immediate use, may be invested or reinvested in any investments permitted under the laws of the State. For the purpose of any such investment or reinvestment, the securities shall be deemed to mature at the earliest date on which the obligor is, on demand, obligated to pay a fixed sum in discharge of the whole of such obligations.

Section 24. Use of Investment Gain. Pursuant to NRS 350.658, any gain from any investment and any reinvestment of any proceeds of the Bonds shall be deposited promptly upon the receipt of such gain at any time or from time to time into the Acquisition Account to defray, in part, the cost of the Project or, if adequate provision has been made for the Project, into the Medium-Term Debt Service Account, hereinafter created, for the respective payment of the principal of or interest on the Bonds or any combination thereof. As provided in Section 28 hereof, any annual General Taxes for the payment of the principal of or interest on the Bonds levied after such deposits of any such investment or reinvestment gain, may be diminished to the extent of the availability of such deposit for the payment of such principal or interest.

Section 25. Completion of Project. The County, with the proceeds derived from the sale of the Bonds, shall proceed to complete the Project without delay and with due diligence to the best of the County's ability, as hereinabove provided.

Section 26. Prevention of Bond Default. Subject to the provisions of this Ordinance, the Chief Financial Officer shall use any Bond proceeds credited to the Acquisition Account,

without further order or warrant, to pay the Bonds Requirements of the Bonds as the same become due whenever and to the extent moneys otherwise available therefor are insufficient for that purpose, unless such Bond proceeds shall be needed to defray obligations accrued and to accrue under any contracts then existing and pertaining to the Project. The Chief Financial Officer shall promptly notify the Board of any such use.

Section 27. Purchaser Not Responsible. The validity of the Bonds shall not be dependent on nor be affected by the validity or regularity of any proceedings relating to the Project, or any part thereof, or to the completion of the Project. The owner of any Bond shall in no manner be responsible for the application or disposal by the County or by any of its officers, agents, and employees of the moneys derived from the sale of the Bonds or of any other moneys herein designated.

Section 28. General Tax Levies. Pursuant to NRS 350.596, any sums coming due on the Bonds at any time when there are not on hand in the Medium-Term Debt Service Account sufficient funds to pay same shall be promptly paid when due out of the Acquisition Account or out of a general fund of the County or out of any other funds that may be available for such purpose, including, without limitation, any proceeds of General Taxes legally available therefor. For the purpose of repaying any moneys so paid from any such fund or funds (other than any moneys available without replacement for the payment of such Bond Requirements on other than a temporary basis), and for the purpose of creating funds for the payment of the Bonds Requirements, there is hereby created a separate account designated as the "Douglas County, Nevada, General Obligation (Limited Tax) Medium-Term Bond, Series 2025B, Medium-Term Debt Service Account" (the "Medium-Term Debt Service Account"). Pursuant to NRS 350.592, 350.594, 350.093 and 350.095, except to the extent other funds are legally available therefor, there shall be duly levied immediately after the issuance of the Bonds and annually thereafter, until all of the Bonds Requirements shall have been fully paid, satisfied and discharged, a General Tax on all property, both real and personal, subject to taxation within the boundaries of the County, including the net proceeds of mines, fully sufficient to reimburse such fund or funds for any such amounts temporarily advanced to pay such initial installment of interest, and to pay the interest on the Bonds becoming due after such initial installment, and to pay and retire the Bonds as they thereafter become due at maturity as herein provided, after there are made due allowances for probable delinquencies. The proceeds of such annual levies shall be duly credited to the Medium-

Term Debt Service Account for the payment of such Bond Requirements. In the preparation of the annual budget or appropriation resolution or ordinance for the County, the Board shall first make proper provisions through the levy of sufficient General Taxes for the payment of the interest on and the retirement of the principal of the Bondsed indebtedness of the County, including, without limitation, the Bonds, subject to the limitation imposed by NRS 354.59811, 354.59813, 354.59815, 354.5982 and 361.453, and Section 2, Art. 14, State Constitution, and the amount of money necessary for this purpose shall be a first charge against all such revenues received by the County.

Section 29. Priorities for Bond. As provided in NRS 361.463, in any year in which the total General Taxes levied against the property in the County by all overlapping units within the boundaries of the County exceeds the limitations imposed by NRS 361.453, 354.59811, 354.59813 and 354.5982 or a lesser or greater amount fixed by the State Board of Examiners in any fiscal year, and it shall become necessary by reason thereof to reduce the levies made by any and all such units, the reductions so made shall be in General Taxes levied by the County for purposes other than the payment of Bond Requirements of the Bonds and other bonded indebtedness of the County including interest thereon. The General Taxes levied for the payment of such bonded indebtedness and the interest thereon shall always enjoy a priority over General Taxes levied by the County for all other purposes where reduction is necessary in order to comply with the limitation of NRS 361.453, 354.59811, 354.59813 and 354.5982.

Section 30. Correlation of Levies. Such General Taxes shall be levied and collected in the same manner and at the same time as other taxes are levied and collected, and the proceeds thereof for the Bonds shall be kept in the Medium-Term Debt Service Account, which shall be used for no other purpose than the payment of principal and interest, respectively, as the same fall due.

Section 31. Use of General Fund. Any sums becoming due on the Bonds at any time when there are on hand from such General Taxes (and any other available moneys) insufficient funds to pay the same shall be promptly paid when due from general funds on hand belonging to the County, reimbursement to be made for such general funds in the amounts so advanced when the General Taxes herein provided for have been collected, pursuant to NRS 350.596.

Section 32. Use of Other Funds. Nothing in this Ordinance prevents the County from applying any funds (other than General Taxes) that may be available for that purpose to the payment of the Bonds Requirements as the same, respectively, mature, and upon such payments, the levy or levies herein provided may thereupon to that extent be diminished, pursuant to NRS 350.598.

Section 33. Legislative Duties. In accordance with NRS 350.592, it shall be the duty of the Board annually, at the time and in the manner provided by law for levying other General Taxes of the County, if such action shall be necessary to effectuate the provisions of this Ordinance, to ratify and carry out the provisions hereof with reference to the levy and collection of General Taxes; and the Board shall require the officers of the County to levy, extend and collect such General Taxes in the manner provided by law for the purpose of creating funds for the payment of the principal of the Bonds and the interest thereon. Such General Taxes, when collected shall be kept for and applied only to the payment of the principal of and the interest on the Bonds as hereinbefore specified.

Section 34. Appropriation of General Taxes. In accordance with NRS 350.602, there is hereby specially appropriated the proceeds of such General Taxes to the payment of such principal and interest; and such appropriations will not be repealed nor the General Taxes postponed or diminished (except as herein otherwise expressly provided) until the Bonds Requirements of the Bonds have been wholly paid.

Section 35. Protective Covenants. The County covenants and agrees with each and every owner from time to time of the Bonds, that:

A. The Project shall be completed without delay; and

B. The County will make the principal and interest payments on the Bonds at the place, on the date, and in the manner specified according to the true intent and meaning hereof.

Section 36. Tax Covenant. The County covenants for the benefit of the owner of the Bonds that it will not take any action or omit to take any action with respect to the Bonds, the proceeds thereof, any other funds of the County or any facilities financed or refinanced with the proceeds of the Bonds if such action or omission (i) would cause the interest on the Bonds to lose its exclusion from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended (the "Tax Code"), or (ii) would cause interest on the Bonds to

lose its exclusion from alternative minimum taxable income as defined in Section 55(b)(2) of the Tax Code. The foregoing covenant shall remain in full force and effect notwithstanding the payment in full or defeasance of the Bonds until the date on which all obligations of the County in fulfilling the above covenant under the Tax Code have been met.

Section 37. Defeasance. When all Bond Requirements of the Bonds have been duly paid, the pledge and lien and all obligations hereunder as to that Bond shall thereby be discharged and the Bonds shall no longer be deemed to be Outstanding within the meaning of this Ordinance. There shall be deemed to be such due payment when the County has placed in escrow or in trust with a trust bank located within or without the State, an amount sufficient (including the known minimum yield available for such purpose from Federal Securities in which such amount wholly or in part may be initially invested) to meet all Bond Requirements of the Bonds, as the same become due to the final maturity of the Bonds. The Federal Securities shall become due before the respective times on which the proceeds thereof shall be needed, in accordance with a schedule established and agreed upon between the County and the bank at the time of the creation of the escrow or trust, or the Federal Securities shall be subject to redemption at the option of the holders thereof to assure availability as so needed to meet the schedule. For the purposes of this Section "Federal Securities" shall include only Federal Securities which are not callable for redemption prior to their maturities except at the option of the owner thereof.

Section 38. Further Assurances. The Bonds, when duly executed and delivered for the purpose provided for in this Ordinance, shall constitute a warranty by and on behalf of the County for the benefit of the owner of the Bonds that the Bonds has been issued for a valuable consideration in full conformity with law.

Section 39. Owners Rights. An owner of the Bonds issued hereunder shall be entitled to all of the privileges, rights and remedies provided or permitted in the County Bond Law and the Bond Act, and as otherwise provided or permitted by law or in equity or by other statutes, except as otherwise provided herein, but subject to the provisions herein concerning the pledge of and the covenants and the other contractual provisions concerning the Pledged Revenues and the proceeds of the Bonds.

Section 40. Owners Enforcement. Nothing herein affects or impairs the right of any owner of the Bonds to enforce the payment of the Bonds Requirements or the obligation of the

County to pay the Bonds Requirements of the Bonds to the owner thereof at the time and the place expressed in the Bonds.

Section 41. Amendment of Ordinance. This Ordinance may be amended or supplemented by instruments adopted by the County, without receipt by the County of any additional consideration, but with the written consent of the owner of the then Outstanding Bond at the time of the adoption of the amendatory or supplemental instrument. No such instrument shall permit:

A. A change in the maturity or in the terms of redemption of the principal or any installment thereof of any Outstanding Bond or any installment of interest thereon;

B. A reduction in the principal amount of the Bonds or the rate of interest thereon, without the written consent of the owner of the then Outstanding Bond; or

C. A reduction of the principal amount or percentages or otherwise affecting the description of the Bonds or the consent of the owner of which is required for any modification or amendment; or

D. The modification of, or other action which materially and prejudicially affects the rights or privileges of the owner of the Bonds, without the written consent of the owner of the then Outstanding Bond.

Whenever the County proposes to amend or modify this Ordinance under the provisions hereof, it shall cause notice of the proposed amendment to be mailed within 30 days to the insurer of the Bonds, if any, and each owner of the Bonds. The notice shall briefly set forth the nature of the proposed amendment and shall state that a copy of the proposed amendatory instrument is on file in the office of the County Clerk for public inspection.

At any time within one year from the date of such notice there shall be filed in the office of the County Clerk an instrument or instruments executed by the owners of at least 66% in aggregate principal amount of the Bonds then Outstanding, which instrument or instruments shall refer to the proposed amendatory instrument described in the notice and shall specifically consent to and approve the adoption of the instrument; thereupon, but not otherwise, the Board may adopt the amendatory instrument and the instrument shall become effective.

If the owners of at least 66% in aggregate principal amount of the Bonds Outstanding, at the time of the adoption of the amendatory instrument, or the predecessors in title of such owners, shall have consented to and approved the adoption thereof as herein provided, no owner of any

Bond, whether or not the owner shall have consented thereto, shall have any right or interest to object to the adoption of the amendatory instrument or to object to any of the terms or provisions therein contained or to the operation thereof or to enjoin the County from taking any action pursuant to the provisions thereof. Any consent given by the holder of a Bond pursuant to the provisions hereof shall be irrevocable.

Bonds authenticated and delivered after the effective date of any action taken as provided in this Section may bear a notation by endorsement or otherwise in form approved by the County as to the action; and if any Bond so authenticated and delivered shall bear such notation, then upon demand of the owner of any Bond Outstanding at such effective date and upon presentation of his or her Bond, suitable notation shall be made on the Bond as to any such action. If the County so determines, new Bonds so modified as in the opinion of the County to conform to such action shall be prepared, registered and delivered; and upon demand of the owner of any Bond then Outstanding, shall be exchanged without cost to the owner for Bonds then Outstanding upon surrender of such Bonds.

Section 42. Ordinance Irrepealable. After the delivery of the Bonds, the provisions of the Bond Act and of this Ordinance shall be a part of the irrevocable contract between the County and the owners of the Bonds issued hereunder.

Section 43. Delegated Powers. The officers of the County hereby are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance, including, without limiting the generality of the foregoing:

A. The printing of the Bonds; and

B. The execution of such certificates as may be required by the Purchaser relating to the signing of the Bonds, the tenure and identity of the officials of the County, the assessed valuation of the taxable property in and the indebtedness of the County, the rate of General Taxes levied against the taxable property within the County, the delivery of the Bonds and the receipt of the Bonds purchase price, the exemption of interest on the Bonds from federal income taxation, the completeness and accuracy of any information provided to the Purchaser in connection with the Bonds as of the date of delivery of the Bonds, and if it is in accordance with the facts, the absence of litigation, pending or threatened, affecting the validity of the Bonds or affecting the completeness or accuracy of such information, the assembly and dissemination of financial and other information concerning the County and the Bonds.

Section 44. Replacement of Registrar or Paying Agent. If the Registrar or Paying Agent initially appointed hereunder shall resign, or if the Chief Financial Officer shall reasonably determine that it is in the best interests of the County to appoint a successor Registrar or Paying Agent, the Chief Financial Officer may, upon notice mailed to the owner of the Bonds at his or her address last shown on the registration records, appoint a successor Registrar or Paying Agent, or both. No resignation or dismissal of the Registrar or Paying Agent may take effect until a successor is appointed. It shall not be required that the same person or institution serve as both Registrar and Paying Agent hereunder, but the County shall have the right to have the same person or institution serve as both Registrar and Paying Agent.

Any successor by merger with the Registrar and Paying Agent is automatically appointed as Registrar and Paying Agent hereunder without any further action of the Board, as long as the successor otherwise is qualified to act as Registrar and Paying Agent pursuant to this Section. Any County officer, bank, trust company or national banking association into which the Registrar and/or Paying Agent or its successor may be converted, merged or with which it may be consolidated, or to which it may sell or otherwise transfer all or substantially all of its corporate trust business shall be the successor of the Registrar and/or Paying Agent under this Ordinance with the same rights, powers, duties and obligations and subject to the same restrictions, limitations, and liabilities as its predecessor, all without the execution or filing of any papers or any further act on the part of any of the parties hereto, anything herein to the contrary notwithstanding.

Section 45. Implied Repealer. All bylaws, orders, resolutions and ordinances, or parts thereof, in conflict with this Ordinance, are hereby repealed. This repealer shall not be construed to revive any bylaw, order, resolution or ordinance, or part thereof, heretofore repealed.

Section 46. Authentication. This Ordinance, immediately on its passage and adoption, shall be recorded in the official records of the County kept for that purpose, shall be authenticated by the signature of the Mayor of the County, shall be attested by the Clerk, and the seal of the County shall be affixed thereto.

Section 47. Proposal of Ordinance. In accordance with NRS 244.100, this Ordinance when first proposed is to be read by title to the Board, immediately after which several copies of the proposed ordinance are to be filed with the office of the County Clerk for public examination; thereafter, the County Clerk is authorized and directed to give notice of the filing together with the

title of the Ordinance and an adequate summary of the Ordinance, and the date upon which a public hearing will be held on such ordinance by publication at least ten (10) days before the date set for such hearing, such publication to be in substantially the following form:

(Form of Publication of Introduction of Ordinance)

ORDINANCE NO. 2024-1649

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, NEVADA, DESIGNATED AS THE "2025B MEDIUM-TERM BOND ORDINANCE;" PROVIDING FOR THE ISSUANCE BY THE COUNTY OF ITS GENERAL OBLIGATION (LIMITED TAX) MEDIUM-TERM BOND, SERIES 2025B IN THE MAXIMUM PRINCIPAL AMOUNT OF $14,000,000; PROVIDING COVENANTS, CONDITIONS, AND OTHER DETAILS CONCERNING THE BONDS, THE PROJECT AND GENERAL TAX PROCEEDS; AND RATIFYING ACTION PREVIOUSLY TAKEN AND PERTAINING TO THE FOREGOING BY THE COUNTY AND ITS OFFICERS AND EMPLOYEES.

PUBLIC NOTICE IS HEREBY GIVEN, that typewritten copies of the above-numbered and entitled Ordinance are available for inspection by all interested persons at the office of the Clerk-Treasurer of Douglas County, Nevada (the "County"), 1616 8th St., 2nd Floor, Minden, Nevada during the regular office hours of the County, and electronic copies may requested by all interested persons during the regular office hours of the County by contacting the Clerk-Treasurer's Office at 775-782-9014 or at the following email address: boardclerk@douglasnv.us.

The following is a brief summary of the provisions of the Ordinance: The Ordinance authorizes the issuance of the Douglas County, Nevada, Medium-Term Bonds, Series 2025B (the "Bonds") in the maximum aggregate principal amount of $14,000,000 in order to finance the costs of a judicial center for the County. The Ordinance sets forth the details of the Bonds, including, but not limited to, the dates and amounts of installments of principal maturing on the Bonds, the interest rate(s) and the terms of the prior redemption thereof. The Ordinance provides the terms of registration, transfer, exchange, execution and delivery of the Bonds. The Ordinance provides the form of the Bonds and the use of the proceeds thereof. The County makes a covenant in the Ordinance with respect to the tax-exemption of the interest on the Bonds.

The Ordinance provides that the Bonds are general obligations of the County and that the full faith and credit of the County is irrevocably pledged to the payment of the Bonds. The Bonds are payable from any legally available moneys of the County, including annual general (ad valorem) taxes levied against all of the taxable property within the County (the "General Taxes"), subject to the limitations imposed by the Constitution and by the statutes of the State. The Ordinance provides that the Bonds are not secured by any property of the County, other than the proceeds of General Taxes and any other moneys pledged for the repayment of the Bonds. The Ordinance provides no recourse for payment of the Bonds that may be had against the Board or other officers or agents of the County. The Ordinance provides for the defeasance of the Bonds, the replacement of the registrar and paying agent for the Bonds and the publication of the Ordinance by title in accordance with State law.

Such Ordinance was proposed on December 5, 2024 and will be considered for adoption at the regular meeting of the Board of County Commissioners (the "Board") of the County to be held on December 19, 2024. Prior to consideration of the Ordinance for final adoption, the Board will hold a public hearing at the regular meeting to be held on December 19, 2024 at 10:00 am at the County Administration Building, 1616 8th St., Minden, Nevada. Members of the public may request an electronic copy of the

agenda and supporting materials by contacting the Douglas County Manager's Office at cmoffice@douglasnv.us. Electronic copies of the agenda and supporting materials are also available at the following websites:

- State of Nevada Public Notices website: https://notice.nv.gov
- Douglas County Meeting Website: https://douglascountynv.iqm2.com/Citizens/Default.aspx

The Board shall adopt or reject the Ordinance (or the Ordinance as amended) within 35 days after the date of the final public hearing.

IN WITNESS WHEREOF, the Board of County Commissioners of Douglas County, Nevada, has ordered this notice to be published.

DATED this December 5, 2024.

/s/ Wesley Rice
Chairman
Board of County Commissioners
Douglas County, Nevada

(SEAL)

Attest:

/s/ Amy Burgans
Clerk-Treasurer
Douglas County, Nevada

(End of Form of Publication of Adoption of Ordinance)

Section 48. Effective Date. After this Ordinance is signed by the Chairman and attested and sealed by the County Clerk, it shall be published by title only, together with the names of the Commissioners voting for or against its passage, and with a statement that typewritten copies are available for inspection by all interested persons at the office of the County Clerk, such publication to be made in the Record-Courier, a newspaper published and having general circulation in the County, at least once a week for a period of two (2) weeks, pursuant to NRS 244.100, and all laws thereunto enabling, such publication to be in substantially the following form:

(Form of Publication of Notice of Adoption of Ordinance)

ORDINANCE NO. 2024-1649

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, NEVADA, DESIGNATED AS THE "2025B MEDIUM-TERM BOND ORDINANCE;" PROVIDING FOR THE ISSUANCE BY THE COUNTY OF ITS GENERAL OBLIGATION (LIMITED TAX) MEDIUM-TERM BOND, SERIES 2025B IN THE MAXIMUM PRINCIPAL AMOUNT OF $14,000,000; PROVIDING COVENANTS, CONDITIONS, AND OTHER DETAILS CONCERNING THE BONDS, THE PROJECT AND GENERAL TAX PROCEEDS; AND RATIFYING ACTION PREVIOUSLY TAKEN AND PERTAINING TO THE FOREGOING BY THE COUNTY AND ITS OFFICERS AND EMPLOYEES.

PUBLIC NOTICE IS HEREBY GIVEN that typewritten copies of the above-numbered and entitled Ordinance are available for inspection by all interested persons at the office of the Clerk-Treasurer of Douglas County, Nevada (the "County"), 1616 8th St., 2nd Floor, Minden, Nevada during the regular office hours of the County, and electronic copies are available for inspection by all interested persons during the regular office hours of the County by contacting the Clerk-Treasurer's Office at 775-782-9014 or at the following email address: boardclerk@douglasnv.us. The Ordinance was proposed by Commissioner _____ on December 5, 2024 and was passed and adopted without amendment at a regular meeting held not more than 35 days thereafter (i.e., at the regular meeting on December 19, 2024) by the following vote of the Board of County Commissioners:

Those Voting Aye: _____
_____
_____
_____
_____

Those Voting Nay: _____
_____

Those Absent: _____
_____

This Ordinance shall be in force and effect from and after the ____ day of December, 2024, the date of the second publication of such Ordinance by its title only.

IN WITNESS WHEREOF, the Board of County Commissioners of Douglas County, Nevada, has caused this instrument to be published by title only:

DATED on this December 19, 2024.

/s/ Wesley Rice
Chairman
Board of County Commissioners
Douglas County, Nevada

(SEAL)

Attest:

/s/ Amy Burgans
Clerk-Treasurer
Douglas County, Nevada

(Form of Publication of Notice of Adoption of Ordinance)

Section 49. Severability. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

Proposed on December 5, 2024.

Proposed by Commissioner _____.

Passed on December 19, 2024.

Vote:

Ayes: Commissioners _____
_____
_____
_____
_____

Nayes: Commissioners _____
_____

Absent: Commissioners _____
_____

_____
Wesley Rice, Chairman
Board of County Commissioners
Douglas County, Nevada

(SEAL)

Attest:

_____
Amy Burgans, Clerk-Treasurer
Douglas County, Nevada

This Ordinance shall be in force and effect from and after the ____ day of December, 2024, the date of the second publication of such Ordinance by its title only.

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

I, Amy Burgans, the duly chosen, qualified and acting Clerk-Treasurer of Douglas County (the "County"), Nevada (the "State") and in the performance of my duties as Clerk-Treasurer do hereby certify:

1. The foregoing pages are a true, correct and compared copy of an ordinance introduced at the regular meeting of the Board of County Commissioners (the "Board") of the County at a meeting held on December 5, 2024, and passed and adopted at the regular meeting of the Board held on December 19, 2024. The original of the ordinance has been approved and authenticated by the signatures of the Chairman of the Board and myself as Clerk-Treasurer and sealed with the seal of the County, and has been recorded in the minute book of the Board kept for that purpose in my office.

2. Said proceedings were duly had and taken as therein shown. The Commissioners set forth in the ordinance were present at said meetings and voted on the ordinance as set forth in such ordinance.

3. All members of the Board were given due and proper notice of such meetings held on December 5, 2024 and December 19, 2024.

4. Public notice of such meetings was given and such meetings was held and conducted in full compliance with the provisions of NRS 241.020. A copy of the notices of meetings and excerpts from the agendas for the meetings relating to the ordinance, as posted prior to 9:00 a.m. at least 3 working days in advance of the meetings, on the County's website and on the State's official website, are attached hereto as Exhibit A and Exhibit B, respectively.

5. Prior to 9:00 a.m. at least 3 working days before such meeting, such notice was delivered to each member of the Board and to each person, if any, who has requested notice of meetings of the Board in accordance with the provisions of Chapter 241 of NRS.

6. A copy of evidence of publication of the Notice of Filing of and Public Hearing for the ordinance is attached hereto as Exhibit C.

7. After adoption, the ordinance was published twice by title and a copy of the evidence of publication of the Notice of Adoption of the ordinance is attached hereto as Exhibit D.

IN WITNESS WHEREOF, I have hereunto set my hand this December __, 2024.

Amy Burgans, Clerk-Treasurer
Douglas County, Nevada

EXHIBIT A

(Attach Copy of Notice of December 5, 2024 Meeting)

EXHIBIT B

(Attach Copy of Notice of December 19, 2024 Meeting)

EXHIBIT C

(Attach Evidence of Publication of Notice of Filing of and Public Hearing for the Ordinance)

EXHIBIT D

(Attach Evidence of Publication of Notice of Adoption of the Ordinance twice by title)

JENIFER DAVIDON
County Manager

SCOTT MORGAN
Assistant County Manager

1594 Esmeralda Avenue
Minden, Nevada 89423

www.douglascountynv.gov
775-782-9821

OFFICE OF THE COUNTY MANAGER

STAFF REPORT

To: Douglas County Board of Commissioners

From: Jenifer Davidson, County Manager
Scott Morgan, Assistant County Manager
Kathy Lewis, Chief Financial Officer
Scott McCullough, Project Manager
Marty Johnson, JNA Consulting Group, LLC

Subject: Justice Center Project Overview and Discussion

Date: July 12, 2024

I. PURPOSE

For presentation only. Presentation regarding the Douglas County Justice Center project. The presentation may include a discussion of the history of the Justice Center project, the current space and operational deficiencies of the Douglas County Judicial and Law Enforcement Center (JLEC) building and the justification for the Justice Center, an overview and status of the Design and Construction Manager At Risk (CMAR) process which is currently underway, the approximate budget and current expenses related to the project, as well as an overview of the County's plans to fund the project utilizing a combination of general obligation and medium term obligation bonds.

II. JUSTIFICATION AND NEED FOR THE JUSTICE CENTER PROJECT

In 1980, Douglas County, with a growing population of approximately 19,400 residents, relocated a number of County Departments to a newly constructed two-story Justice & Law Enforcement Center located at 1038 Buckeye Road, Minden, Nevada. The new two-story facility centralized the expanding Douglas County Courts functions, District Attorney, Constable, and Sheriff's Offices. The JLEC provides approximately 48,380 square feet in its two stories.

In 1982, the County constructed a new jail of approximately 18,000 square feet and directly attached it to the JLEC to consolidate operations. Since its dedication in 1981, the JLEC has undergone a number of renovations. Modifications have primarily occurred to accommodate new programs such as Juvenile Probation and Alternative Sentencing, and to incorporate new technology within the Courts, Sheriff's Department, and District Attorney's Office. Spaces that were originally designed to be open daylight lobbies or Sheriff Department exercise areas have been converted to additional storage rooms, small offices, copy areas, and security scanners.

In 2011, the jail facility was expanded by 35,000 sq. ft. to include additional housing units bringing the jail total to 100,500/ s.f. Also, in 2011, an addition was made that included a new

jail kitchen structure. The most recent facility addition in 2017 provided an emergency generator for the facility.

Currently, the JLEC houses the Sheriff's Department (including the jail and former Constable functions), Alternative Sentencing, Building Security, two District Courtrooms, one East Fork Justice Courtroom, the District Attorney, Juvenile Probation, and Court Administration. The building was designed to meet needs for 20 years. Now, 40 years later, it has exceeded its design capacity, is inadequate to meet the existing needs of these services and will be unable to accommodate growth in the future. The following represents the immediate deficiencies of all agencies in the JLEC building:

- The District Attorney's Office has inadequate office space on-site for its support and professional staff and inadequate conference areas for conferences, meetings, witness preparation, and victim support and preparation.
- There is no secure access to the facility for judicial officers.
- There is no separation for victims and perpetrators of criminal offenses. There are no private meeting spaces for attorneys and clients. The courtrooms, hallways, and clerk's offices are overcrowded.
- The Sheriff's Department has inadequate space for the patrol, administration, records, and investigations divisions. The street enforcement team is off-site. The Investigations Division does not have adequate working space or interview facilities.
- The Alternative Sentencing Department does not have a secure waiting area, adequate space, or adequate separation between offices and laboratory facilities.
- Building security has a design bottleneck at the entrance to the facility.
- The Constable's Office, administered by the Sheriff’s Department, has minimal, inadequate office space.
- An additional courtroom and space for associated support staff is needed. This facility would provide room for an additional Justice of the Peace or for support staffing by the Tahoe Justice of the Peace. It would also provide space for specialty courts, child support enforcement, and other quasi-judicial and administrative proceedings.

III. BACKGROUND AND HISTORY OF THE PROJECT

An assessment for the future needs of the entire facility was undertaken to evaluate expansion on the existing JLEC site, if possible. In the Fall of 2014, the professional services of TSK Architects were engaged, as the firm’s past and current projects involve the same type of facilities. Douglas County contracted with TSK in November 2014 for phase one of the studies, a needs assessment. As a part of that process, interviews with departments were held in December 2014.

At a November 19, 2015, work session, a presentation was provided to the Board including the status of the assessment and the preliminary findings. The assessment recommended phased renovations and expansion of the JLEC complex. At that meeting, the Board provided direction to staff to work with the Justice of the Peace, Tom Perkins, and others of the Law Enforcement community to further develop a plan and explore funding alternatives for the project.

In 2016, a second phase of the TSK study was initiated to identify additional opportunities within the current JLEC site to expand court and public safety operations. The study determined the size of the facility needed at specific Douglas County population milestones: 55,000, 65,000, and 75,000. It was noted that with strategically planned on-site additions, a new multilevel parking structure of approximately 220 spaces with an adjacent 3-story public safety building could accommodate a number of departments and allow the existing JLEC building to be renovated to include additional court space, expanded court services, and renovated District Attorney Criminal and Civil Divisions. TSK continued its work to determine the current and future square footage needs for the building at different population and caseload levels and developed site recommendations to meet projected needs.

On March 2, 2017, an update was provided to the Board regarding the needs assessment and a rough conceptual layout and cost estimate to expand and remodel JLEC was presented to the Board at the December 7, 2017, meeting. The cost estimate for this rough conceptual design was $31.6 million at that time. The Board requested further information on possible funding options for the project prior to proceeding with a more detailed 10% design.

Funding options for the project were presented to the Board on January 4, 2018, and direction was provided to staff at that time to place an advisory question on the General Election ballot in November 2018 asking the public whether to impose a quarter-cent sales tax to fund the Judicial & Law Enforcement Center expansion project.

On March 1, 2018, staff provided a presentation to the Board regarding alternative options to address building deficiencies and space constraints at the JLEC and discussed the status of a possible advisory ballot question regarding the funding of the JLEC expansion project. Based on the presentation, the Board withdrew its previous direction to initiate the ballot question process and instructed the County Manager to work with staff to bring forward “practical alternatives to the situation.”

On November 15, 2018, the Board approved a lease for professional office space between Douglas County and Peapeg, LLC, at an initial rate of $2,175 per month for five years, for the District Attorney's Office Civil Division.

On April 18, 2019, the Board heard a presentation regarding the possibility of leasing the Wool Building and relocating the Sheriff’s Department into the leased space for ten years. It was believed the additional time would allow staff to phase in the construction contemplated by the JLEC Expansion Project. The estimated cost to pursue the Wool Building Option was between approximately $4 million and $5 million in lease payments and tenant improvements that would not be recovered by the County once the lease term expired. It was estimated pursuing the Wool Building Option would increase the cost of the project by approximately 15% from $32 million to $36 million or $37 million. The Board continued the discussion to May 16, 2019. The Chief Civil Deputy District Attorney, Doug Ritchie, indicated he would bring back a lease agreement to that meeting for consideration and he continued to work with legal counsel for the property owner. However, prior to the May 16, 2019, Board meeting, the property owner indicated he was no longer interested in pursuing a lease agreement with the County.

On October 17, 2019, staff brought forward a request to approve a $259,300 contract with TSK Architects for a 10% design and cost estimate for the proposed Judicial Law Enforcement Center Expansion, Remodel, and Parking Structure Improvements project. The 10% percent design would provide sufficient details to ensure project success and provide the public and the County Commissioners with a better idea of the scope of the project. Additionally, the cost estimate based on this more detailed design would provide the County with a more accurate assessment of the probable cost.

In 2020, the 10% design was produced by TSK Architects which included renovating the existing square footage of approximately 40,000 sq. ft, adding new construction for an additional 46,000 sq. ft, plus a parking garage to compensate for the loss of existing parking. The total cost estimate at that time was $47,351,986.

Based on his experience with the State Public Works Board, County Manager Patrick Cates expressed concern about the cost of constructing a parking garage, as well as ongoing disruption to operations during construction. Mr. Cates noted conducting business, including court hearings, in the same facility while construction was underway would likely drive costs higher than estimated. Working with the stakeholders, an alternative plan was proposed to secure land offsite and construct a separate judicial building. It was proposed the County would subsequently renovate the existing JLEC for use by the Sheriff and other related programs. The cost estimate for the construction of the new Justice Center was estimated to be $41,484,541 in July 2021. The purchase of land was estimated at $5 million. The cost estimate for renovating the current judicial building was estimated to be between $3 and $4 million at that time.

An added benefit of purchasing the land was that it could also be used for future County facilities to meet the evolving needs of the organization. When the alternative option was presented to the Board in 2021, the Board approved the new project, added it to the County Capital Improvement Plan, and budgeted funds for the purchase of land as a part of the Fiscal Year 2021-22 Adopted budget.

On May 19, 2022, the Board received an overview of the history of the plans to remodel the existing JLEC building to meet the needs of the judicial branch and associated executive branch offices versus the current alternative plan to construct a separate Justice Center and subsequent renovation of the existing JLEC for the Sheriff's Department and other executive branch offices (agenda item 5). At that meeting, Mr. Cates again reiterated to the Board his concerns regarding the cost of a remodel vs. building on the new site and reminded the Board why the purchase of land was preferable. Mr. Cates advised the Board the 10% design created in 2020 was $47.3 million and the alternate preliminary design to construct on a new site using the same design parameters used in 2021 was approximately $41.5 million or an estimated savings of nearly six million dollars.

The Board subsequently approved the purchase of 57 acres located on the north side of Buckeye Road east of the Minden Town Maintenance Facility, Assessor’s Parcel Number 1320- 28-000-033, for the purpose of constructing a new Justice Center and future County facilities for $5 million on May 19, 2022 (agenda item 6).

Also, on May 19, 2022 (agenda item 8), the Board received a presentation on potential financing options for the construction of the Justice Center by CFO Terri Willoughby and Holman Capital. Although no action was taken at the time, staff made it clear to the Board that this was one of many funding options that could be considered by the Board. The intent of the agenda item was to present an option and to provide the County Commissioners with a status update regarding rising construction costs and interest rates impacting potential funding options for the project.

On November 3, 2022, the Board adopted Resolution 2022R-110 to allow the reimbursement of Douglas County expenditures incurred for the Judicial Center Project from the proceeds of any future tax-exempt financing issued for the project. By adopting Resolution 2022R-110, Douglas County indicated it expected to incur certain initial costs related to the Judicial Center Project, including architect design costs and Construction Manager-at-Risk (CMAR) pre-construction services costs, among possible other related expenses, *prior* to the issuance of tax-exempt financing for the Judicial Center Project. For the County to recoup these initial costs from the proceeds of any future tax-exempt financing issuance, applicable law requires that the Board of County Commissioners adopt a resolution stating its intention to do so. Resolution 2022R-110 memorialized Douglas County's intention to recoup these initial Judicial Center Project costs from any future tax-exempt financing issued to construct the Judicial Center.

On April 20, 2023, the Board approved a $145,000 Construction Manager-at-Risk (CMAR) contract with CORE Construction for Pre-Construction Services for the Douglas County Courthouse Project. The County selected the CMAR method for the project because this method is collaborative in nature and brings the designer (Tate Snyder Kimsey Architects), the potential builder, and the owner (Douglas County) together to find the best value approach to meet the project objectives. The County advertised a Request for Proposals in accordance with NRS 338.1685, *et. seq.* beginning in December 2022. Two proposals were received, one from CORE Construction, and one from Plenium Builders. The CMAR contractors were evaluated on five criteria: staff qualifications, project experience, project management and quality control, compensation, and eligibility based on State Contractors Board certification. Both companies were exceptional and had delivered projects via the CMAR delivery method locally, regionally, and nationally. Ultimately, the five-person interview panel recommended awarding a contract for Pre-Construction Services to CORE Construction for the Douglas County Courthouse Project. CORE Construction had successfully assisted the County with the construction of the Douglas County Community & Senior Center.

Once the CMAR contract was awarded, CORE Construction quickly went to work with TSK to meet with project stakeholders to further refine the 10% design. The team knew they would need to address many of the challenges facing the project since the last design was put together in 2020/2021.

On July 20, 2023, the Board received a presentation including a discussion of the proposed financing plan, procedure, and timeline for the Douglas County Judicial Center project. Immediately following the presentation, the Board adopted Resolution 2023R-071, a resolution concerning the financing of a building project for Douglas County; directing the Clerk-Treasurer to notify the Douglas County Debt Management Commission of the County's proposal to issue general obligations therefore; providing certain details in connection therewith; and providing

the effective date hereof relating to the Judicial Center project. The anticipated amount of the proposed general obligation bonds portion of the Judicial Center financing was up to $43,300,000.

On August 23, 2023, the Debt Management Commission was advised the Douglas County Board of Commissioners adopted Resolution 2023R-071 to initiate the statutorily mandated process to issue the bonds. The Debt Management Commission was obligated to consider the proposed bond issuance for approval based upon the specific criteria stated in Nevada Revised Statutes (NRS) 350.015. The Commission was provided a memorandum entitled "Financial Information Presented to the Debt Management Commission of Douglas County, Nevada" in support of the proposed bond issuance that discussed the criteria stated in NRS 350.015 and information relevant thereto. Approval of the proposed bond issuance by adoption of Resolution 2023R-080 required a 2/3 affirmative vote of the five members of the Debt Management Commission. Three members of the Debt Management Commission declined to adopt the Resolution citing concerns about the overall cost of the Justice Center project and the proposed method of financing.

On September 21, 2023, the Board approved an engagement letter with JNA Consulting Group to provide financial advisor services for the future financing of the Justice Center project and authorized the County Manager to sign the engagement letter on behalf of Douglas County. JNA Consulting Group, LLC has served as the County's financial advisor for many years and over various financing transactions, including the successful Community Center financing and several utility financings. The services to be provided include: development of a funding model; preparation of an amortization schedule for both the medium-term and Consolidated Tax bond issuances; preparation and presentation of financial information to the Debt Management Commission; preparation of a document for Department of Taxation approval; preparation of an issuance schedule and oversight of the issuance process; development of the various terms and conditions of the financings; assistance in developing various financing documents; development of rating presentation and assistance with acquiring a bond rating; assistance in the bond pricing process; preparation of final numbers; preparation of closing instructions and attendance at meetings of staff and the Board of County Commission, as requested.

On November 2, 2023 the Board received a presentation regarding the Douglas County Judicial Law Enforcement Center (JLEC) and the Douglas County Justice Center project. The presentation included a discussion of the history of the Justice Center project, the current space and operational deficiencies of the JLEC building and the justification for the Justice Center, an overview and status of the Design and Construction Manager At Risk (CMAR) process, the approximate budget and current expenses related to the project, as well as an overview of the financing options available to the County for funding. Immediately following that presentation, the Board adopted Resolution 2023R-106, a resolution concerning the financing of a building project for Douglas County; directing the Clerk-Treasurer to notify the Douglas County Debt Management Commission of the County's proposal to issue general obligations therefore; providing certain details in connection therewith; and providing the effective date hereof, relating to the Justice Center construction project. The anticipated amount of the proposed general obligation bonds portion of the Justice Center financing was up to $37,000,000.

On December 13, 2023, the Debt Management Commission again met and unanimously voted to adopt Resolution 2023R-107, a Resolution concerning the submission to the Douglas County Debt Management Commission by Douglas County of a Proposal to Issue General Obligation Limited Tax (Additionally Secured by Pledged Revenues) Bonds to finance a building project for the County, approving the issuance of such general obligation bonds, and approving certain details in connection therewith; related to the Douglas County Justice Center construction project based on the staff analysis and recommendation.

On December 21, 2023, the Board of County Commissioners adopted Resolution 2023R-122, a Resolution of Intent Proposing the Issuance of and Authorizing the Publication Of Notices Relating To General Obligation Limited Tax (Additionally Secured By Pledged Revenues) Bonds For the Purpose of Financing A Building Project; Providing the Manner, Form and Contents of the Notices; Authorizing the County Chief Financial Officer to Arrange For The Sale of The Bonds; Providing Other Matters Properly Related Thereto; and Providing The Effective Date Hereof; related to the Douglas County Justice Center construction project. The public was advised the anticipated amount of the proposed general obligation bonds portion of the Justice Center financing was up to $37,000,000.

Adoption of the Resolution 2023R-122 continued the legal process for Douglas County to issue up to $37,000,000 in general obligation revenue-supported bonds for the Justice Center construction project. If issued by Douglas County pursuant to a subsequent Bond Ordinance, the proposed $37,000,000 bond issuance would constitute a general obligation debt of Douglas County anticipated to be paid from pledged revenues derived from 15 percent of Douglas County's annual Consolidated Tax receipts. The Resolution directed public notification of Douglas County's intent to issue the proposed bonds and provided notice that the Board would hold a public hearing on February 1, 2024 public hearing on the proposed bond issuance. The Resolution further stated that the bonds shall be issued by subsequent ordinance(s) adopted by the Commission unless a Petition requesting an election on the bond proposal that complies with the requirements of NRS 350.020 is presented to the Board by 5:00 p.m. on March 26, 2024.

Additionally, On December 21, 2023, the Board of County Commissioners held a public hearing on Douglas County's intention to act upon Resolution 2023R-123 authorizing the issuance of medium-term obligations of Douglas County, in an aggregate principal amount not to exceed $14,000,000, in order to finance all or a portion of the cost of a Justice Center for Douglas County. Immediately following the hearing, the Board adopted Resolution 2023R-123, a Resolution Authorizing Medium-Term Obligations of the County to Finance All or a Portion of the Cost of a Justice Center for the County; Directing the Officers of the County to Forward Materials to the Department of Taxation of the State of Nevada; and Providing Certain Details in Connection Therewith. The anticipated amount of the proposed medium-term obligation portion of the Justice Center financing was up to $14,000,000.

On February 1, 2024, the Board held a public meeting on the Justice Center Project general obligation bonds (additionally secured by pledged revenues) proposal: Shall the Board of County Commissioners of Douglas County in the State of Nevada, be authorized to incur a general obligation indebtedness on behalf of the County by the issuance at one time, or from time to time, of the County’s general obligation bonds (additionally secured by pledged

revenues), in one series or more, in the aggregate principal amount of not exceeding $37,000,000 for the purpose of financing, wholly or in part, the acquisition, construction, improvement and equipment of a Building Project as defined in NRS 244A.019, the bonds to mature not later than thirty (30) years from the date or respective dates of the bonds, to bear interest at a rate or rates not in excess of the statutory maximum rate in effect at the time bonds are sold, to be payable from general (ad valorem) taxes (except to the extent pledged revenues and other moneys are available therefor), and to be issued and sold at par, or below or above par, and otherwise in such manner, upon such terms and conditions, and with such other detail as the Board may determine, including at its option but not necessarily limited to provisions for the redemption of bonds prior to maturity without or with the payment of a premium? This was a legally required public hearing on the proposed general obligation bonds (additionally secured by pledged revenues) issuance. The Board read the agenda item, opened the public hearing for public comment, took all relevant public comments, closed the public hearing and public comment period, and concluded the agenda item.

This public hearing was again a continuation of the legal process for Douglas County to issue up to $37,000,000 in general obligation revenue-supported bonds for the Justice Center project. If issued by Douglas County pursuant to a subsequent bond ordinance, the proposed $37,000,000 bond issuance would constitute a general obligation debt of Douglas County anticipated to be paid from pledged revenues derived from 15 percent of Douglas County's annual Consolidated Tax receipts.

IV. CURRENT AND FUTURE COST ESTIMATES

With the Court and Public Safety Operation building requirements of 50,000 square feet in 2020/2021, the cost estimate for construction of a new building on the Buckeye parcel was estimated to be approximately $41.5 million. Without modifications to the design to account for changes in building codes, legal requirements, and department operations, the rising costs of construction since 2021 resulted in a cost increase of nearly $10 million. This significant increase in projected cost can be attributed to:

- Increase in building material prices. This is due to several factors, including tariffs on imported goods and the impact of COVID-19 on global supply chains.
- Inflation due to an increased money supply chasing the same productivity and output which has resulted in some of the highest inflation in 40 years.
- Rising cost of labor as workers demand higher wages in response to the increased cost of living and lack of skilled laborers in the workforce.

The pandemic adversely impacted the construction industry and as a result, the industry as a whole is still experiencing significant challenges. In the short term, many building projects were delayed by the pandemic and are back on track, but that delay caused a major reduction in human capital and significant delays across the board.

This in turn means that the Justice Center project is projected to have a significant increase in cost from the initial cost estimates as a result of three years of delays. Furthermore, the cost of construction materials normally increases annually due to inflation (an issue that contractors faced even prior to the pandemic). However, the inflation that accompanied the pandemic has

been significantly different and has largely impacted construction costs on a much bigger scale. The U.S. construction industry is heavily dependent on foreign construction materials such as steel and stone. Because COVID-19 is a global pandemic, it caused closures and delays at international factories that produce these materials. These impacts on both materials and labor will continue to drive costs for the foreseeable future.

The Construction delivery method that Douglas County has selected and the selection of CORE Construction for preconstruction services utilizing the Construction Manager at Risk (CMAR) program has positioned Douglas County to capture as much cost savings and implement innovative construction techniques to reduce cost impacts. Because we are not bound by a standard set of plans and specifications Douglas County has been able to modify its building program to respond to the changing needs of the County and evolving market conditions.

It is important to remember that throughout the process Douglas County has based its estimate on a high-level analysis and based cost on the following parameters: 4.5- acre site development, 50,000 gross square foot 2-story building, and a 20-month construction duration. These projected costs are based on these high-level estimations and conceptual drawings and are not intended to be taken as final contract values. Industry-standard ranges for accuracy of this level of analysis is between <10%> and +15%.

Considering the updated requirements and based on the operational needs of each affected department the cost of constructing the new Justice Center is now estimated to be approximately $50 million. Each year the project is delayed and if economic conditions stay the same it is anticipated to cost Douglas County an additional $3 million or approximately 6% annually based on estimated construction projections prepared by CORE Construction.

If we compare the previously proposed remodel of the existing Judicial Center building and new parking structure which was estimated to cost $47,351,986 in 2020 and if we apply the same escalation percentages that we've experienced with the proposed new building on Buckeye, it is estimated that those costs would be greater than $60 million in today's dollars by comparison.

V. PROJECT BUDGET AND SUMMARY OF CURRENT EXPENSES

The current project budget for the Justice Center totals $5,658,195 with outstanding encumbrances (contractual obligations for Design and Construction Manager-at-Risk) of $3,309,528 and total actual costs of $586,280. This leaves a current available budget of $1,762,387.

Additionally, funding for the purchase of the Buckeye Land Parcel ($5,007,758) was budgeted and paid during Fiscal Year 2022-22 with the purchase finalized on July 1, 2022.

The remaining portions of the project have been divided into two phases. If approved, phase one, Guaranteed Maximum Price #1 (GMP #1), will allow the construction team to preorder electrical and low voltage systems for the building, in addition to widening Buckeye Road, preparing the site, installing utilities, and constructing the Central Utility Building which will have the added benefit as serving as the onsite construction office to manage the project. Once complete the County will proceed with GMP #2, encompassing the construction of the final building.

The cost of construction of phase two of the project, the actual construction of the Justice Center building (GMP #2), is not currently budgeted and will be appropriated at the time of final bond issuance. The current proposed budget for this portion of the project is $51 million.

Item 3 on the agenda today, requests the board consider allocating funding for GMP #1 to the project. The funding is proposed to come from a combination of the unspent available budget of $1,762,387, $2,715,813 County Capital Funds that were formerly unallocated ARPA funds, and $400,000 of Regional Transportation Funds to assist with the widening of Buckeye Road near the entrance to the future facility, and $1,908,185 in Ad Valorem Capital Project funds committed as part of the Fiscal Year 2024/25 budget process.

Once the funding is appropriated to the project the county may consider proceeding with approving a CMAR contract with CORE Construction for the Justice Center GMP #1 in an amount not to exceed $6,595,033 (Agenda Item 4) and approve a professional services contract with Construction Materials Engineers, Inc. for material testing for the project, in an amount not-to-exceed $69,820, (Agenda Item 5). The combined total cost for GMP #1 will not exceed $6,664,853.

VI. FINANCING OPTIONS AND NEXT STEPS

As allowed in NRS Chapter 244A, the County may borrow money to acquire, construct, improve, equip, operate, and maintain public facilities and improvements. Funding options that have been considered by staff in consultation with JNA consulting will be presented to the Board for discussion. These options include:

General Obligation Bonds

NRS 350.0045 "General obligation debt" defined. "General obligation debt" means debt that is legally payable from general revenues, as a primary or secondary source of repayment, and is backed by the full faith and credit of a governmental entity, and if the governmental entity is authorized to levy taxes, by those taxes. The term includes, without limitation, debt represented by local government securities issued pursuant to this chapter and installment-purchase agreements described in subsection 1 of NRS 350.0055. The term does not include, without limitation:

1. Installment-purchase agreements described in subsection 2 of NRS 350.0055;
2. Special obligations; and
3. Obligations with a term of less than 1 year that are payable in full from money appropriated for the same fiscal year in which the obligations are incurred.

(Added to NRS by 2001, 2303)

General Obligation - Property Tax Paid

- Bonds are secured by the full faith and credit of the County.
- Must be approved by the County, Debt Management Commission and voters.
- The next available election is November 2024 unless an emergency exists.
- Repaid from the revenues of a specific property tax levy.
- The tax rate must fit within $3.64 overlapping tax rate limit.
- Term limited to 30 years.
- Provides the lowest rate of interest compared to other options.

- Election is a year away, causing project delays and increases in costs.
- The County is at $3.64 cap, so no additional tax rate is available. The County would need to redirect the existing operating rate to a debt rate.

General Obligation – Revenue Supported

- Bonds are secured by the full faith and credit of the County and Pledged Revenues.
    - Finding must be made that pledged revenues will be sufficient to pay debt service.
    - Covenant to maintain Pledged Revenues at a level sufficient to pay debt service.
    - If Pledged Revenues are insufficient a tax rate can be levied to repay the bonds
    - Tax rate can be exempt from abatement but not the $3.64 cap.
- Bonds must be approved by the County Commission and Debt Management Commission.
- Revenue sources that could be pledged:
    - 15% of C-Tax
    - Court Fees
    - ¼% Sales Tax (377B)
- Term limited to 30 years.
- Provides the lowest rate of interest compared to other options.
- Coupled with Medium Term-General Obligations provide the least expensive option for financing.

Revenue Bonds

- Bonds are secured solely by the Pledged Revenues.
- Debt Service Coverage (1.25x's, 1.50x's or higher) is required.
- Depending on the stability of the pledged revenue a reserve fund may be required.
- Bonds are approved by the County Commission.
- Revenue sources that could be pledged:
    - 15% of C-Tax
    - Court Fees
    - ¼% Sales Tax (377B)
- Term limited to 40 years.
- Interest rate is typically higher than GO-backed bonds.
- Due to coverage requirements, the same amount of revenue generates less proceeds for the project.
- Higher interest rate decreases available funding.

Medium Term Obligations

NRS 350.007 "Medium-term obligation" defined. "Medium-term obligation" means an obligation to repay borrowed money evidenced by a note or bond which is authorized to be issued pursuant to NRS 350.087 to 350.095, inclusive, and which has a term of 10 years or less. The term does not include an obligation which has a term of less

than 1 year and which is payable in full from money appropriated for the same fiscal year that the obligation is incurred.

(Added to NRS by 2001, 2304)

Medium Term Obligation-General Obligation

- Medium Term Obligations ("MTO") can be issued as General Obligations.
  - Secured by the full faith and credit of the County and payable from all legally available funds.
    - No ability to levy specific tax rates other than the County's operating rate.
    - Repayment term is limited to 10 years.
    - Provides the lowest rate of interest compared to other options.
- Bonds must be approved by the County Commission and Department of Taxation.
- Potential repayment sources (not pledged to MTO):
  - The County's share of the $.05 Capital Projects Tax.
  - CPT Revenues are not currently used to support any bond issue.
  - Other available resources as determined by the County.
- When combined with General Obligation-revenue-supported bonds, provide the least expensive options for project financing.

Medium Term Obligation-Lease

NRS 350.0055 "Installment-purchase agreement" defined. "Installment-purchase agreement" means an agreement for the purchase of real or personal property by installment or lease or another transaction that is described in NRS 350.800 which:

1. Is required to be counted against any limit upon the debt of a local government pursuant to subsection 1 of NRS 350.800; or
2. Is not required to be counted against any limit upon the debt of a local government and:

(a) Exceeds $100,000 for a local government in a county whose population is 100,000 or more; or

(b) Exceeds $50,000 for a local government in a county whose population is less than 100,000.

➥ The term "installment-purchase agreement" does not include an obligation to pay rent pursuant to a lease which contains no option or right to purchase or which contains only an option or right to purchase the property without any credit towards the purchase price for lease or rental payments.

(Added to NRS by 2001, 2303)

- The "Lease" form of a Medium-Term Obligation is referred to as an Installment Purchase Agreement (NRS 350.091)
- Certificates of Participation ("COPS") are a form of this financing type.
- The lease is secured by a lien on the property securing the financing.
- Lease approved by County Commission, Taxation, and if the term is longer than 10 years, the Debt Management Commission.
- Financing documents allow for non-appropriation of payment.
- Term limited to 30 years.
- Interest rate higher than GO-backed bonds.
- Potential repayment sources (not *pledged* to MTO)
  - County's share of the $.05 Capital Projects Tax.

    - CPT Revenues are not currently used to support any bond issue.
    - Other available resources as determined by the County.
- A higher interest rate decreases the amount of proceeds available for the project.

Other Financing Options

Public Private Partnership (P3)

- Private entity builds facility and leases it to County.
- Typically involves private financing which has a higher rate than tax-exempt financing.
- If structured to be financed tax-exempt, done as a lease/COP with similar interest rates.
- Question of if property taxes are due.
- Potential loss of direct control of the asset.
- Need strong contracts to ensure roles and responsibilities are clear.

Rent/Lease Private Building

- County rents/leases space in a private building.
- Rental agreement determined by mutual consent.
- Property taxes are likely due in this scenario, increasing the cost.

Based on the prior direction of the Board of County Commissioners, as summarized in the History and Background section (III) of this document, the proposed financing includes the issuance of up to $37,000,000 in general obligation debt payable from 15% of Douglas County's annual consolidated tax receipts, coupled with the issuance of up to $14,000,000 in medium term obligations anticipated to be repaid from legally available funds of Douglas County, including, without limitation, monies in Douglas County's Ad Valorem Capital Projects Fund in the estimated annual amount of $1,770,625 for a period of not more than 10 years. The total proposed debt for the Justice Center project is $51,000,000.

Although there are many ways to finance the construction of the Justice Center, the issuance of general obligation bonds will result in the lowest financing costs, and it is recommended that the County proceed with securing funding as soon as possible. The County has used this financing method previously for the construction of the Community & Senior Center.

The period to file a petition requesting an election on the bond proposal that complies with the requirements of NRS 350.020 expired at 5:00 p.m. on March 26, 2024. No petition was received. The Board may now proceed with the issuance of the general obligation and medium-term obligation debt pursuant to a bond ordinance when appropriate.

The County’s general obligation bonds will be secured by a pledge of the revenues derived from fifteen (15) percent of the proceeds from the various consolidated taxes received by the County (liquor, tobacco, real property transfer, government services, and basic and supplemental sales taxes). The general revenues of the County will also be used to ensure repayment of the bonds, which will lower the County’s borrowing costs.

Since July 2023, when the Board adopted Resolution 2023R-071 initiating the financing process, interest rates have increased, and the County's bonding capacity has decreased. Simply stated, as time passes the cost to construct and finance the Justice Center increases which requires compromises and cuts in the design and construction of the future Justice Center. At the time of the actual debt issuance, if revenue derived from the proceeds from the various consolidated taxes received by the County is lower than expected and/or interest rates are higher than expected, the total principal amount of the debt will be likely less than $51 million; however, in no event will the amount financed exceed $51 million for the construction of the building.

VII. NEXT STEPS

Immediately following this informational presentation, the Board will be asked to consider taking action on five agenda items:

Administrative Agenda Item 3- authorize a transfer of approximately $2.7 million in county capital funds that were formerly unallocated ARPA funds to the Justice Center project for GMP#1.

Administrative Agenda Item 4- approve a $6,595,033 Construction Manager at Risk (CMAR) contract with CORE Construction for the Justice Center GMP #1 and authorize the County Manager to execute any required documents. If approved, work on GMP #1 will begin in August and will be completed this fall.

Administrative Agenda Item 5- approve a professional services contract with Construction Materials Engineers, Inc. for material testing for the Justice Center GMP #1, in an amount not to exceed $69,820, and authorize the County Manager to execute the contract.

Administrative Agenda Item 6- approve Exterior Elevation Design Option One for the new Douglas County Justice Center. Once an exterior elevation is selected, staff will work with TSK Architects to refine the preferred design option based on Board direction and submit it for final design review by the Minden Town Board.

Administrative Agenda Item 7- approve the conceptual floor plan for the new Douglas County Justice Center.

Later this year (tentatively scheduled for December 2024) county staff will introduce the bond ordinances required for General Obligation/C-Tax Revenue Bonds and Medium-Term Obligation bonds for possible adoption.

If the ordinances are adopted, in the late spring of 2025 (fourth quarter of fiscal year 2024/25), the General Obligation/C-Tax Revenue Bonds and Medium-Term Obligation bonds will be sold/issued. Construction of the Justice Center building (GMP #2) is tentatively scheduled to commence in the fall of 2025 (first quarter of fiscal year 2025/26) and will be completed by the summer of 2026.

AGENDA ITEM NO. 3.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED: 5 minutes

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For possible action. Discussion to: (1) Authorize the Douglas County Community Services Department to increase the budget for the Cat Cottage project from $40,000 to $140,000, which will be funded from private donations; (2) Authorize the County Manager to approve additional expenses of up to $48,000, which will be funded with funds from Animal Services Donations; and (3) Authorize the County Manager to sign the contract with CORE West, Inc. for project management and site supervision. (Brook Adie)

RECOMMENDED MOTION:
Authorize the Douglas County Community Services Department to increase the budget for the Cat Cottage project from $40,000 to $140,000, using private donations; authorize the County Manager to approve additional expenses of up to $48,000 using funds from Animal Services Donations; and authorize the County Manager to sign the contract with CORE West, Inc. for project management and site supervision as presented.

FINANCIAL IMPACT:
The Cat Cottage was approved as part of the Fiscal Year 2024-25 budget with an initial budget of $40,000. It has been assigned project number 25B01 and is budgeted for in the Capital Projects account of the County Construction Fund (410-714 562.000). The budget can be increased as follows:

(1) An initial $100,000 increase can be added to the project using the "Assigned Use - Animal Services" account in the General Fund (101-997 550.155). As of June 30, 2024, that account has a balance of $182,009.28. Once that balance is rolled forward into the current fiscal year, $100,000 can be transferred to the Cat Cottage project using the attached budget transfer form.

(2) An additional $48,000 increase can be taken from the "Assigned Use - Animal Services" account in the General Fund (101-997 550.155). That final $48,000 increase would be added to the project only if it became necessary.

With the increases, the total projected budget will be $240,000. This amount includes a $100,000 commitment from Douglas Animal Welfare Group (DAWG) which will be brought forward at a later date.

BACKGROUND:
The Cat Cottage Project is a very special project and is very unique. There are several stake holders within this project that have been very gracious in donating professional services that make this project a reality: (1) TSK Architects, which has donated their professional services for design and planning of the facility; (2) CORE West, Inc., which will donate professional services for project management and contract administration; and (3) Douglas Animal Welfare Group (DAWG), which has committed to provide a $100,000.00 funding for construction costs which will be brought forward at a later date.

The Douglas County Community Services Department is beyond grateful for these wonderful partners that will help make this project a reality.

ATTACHMENTS:
Douglas Animal Welfare Group Commitment Letter.pdf
Core West Cat Cottage Contract.pdf

DOUGLAS ANIMAL WELFARE GROUP
PO Box 1850 • Gardnerville, NV 89410
www.dawgrescue.com • 775-267-7325

Date: November 20, 2024

To: Douglas County Community Services
From: Kathryn Dodge, Douglas Animal Welfare Group

RE: Cat Cottage Construction

The Douglas Animal Welfare Group (DAWG) is excited to partner with Douglas County to construct a much-needed new cat facility. DAWG is committed to providing $100,000.00 funding match through donations and fundraising for the Douglas County Animal Care and Services Cat Cottage facility construction.

Thank you,

Kathryn Dodge
Douglas Animal Welfare Group

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CONTRACT FOR SERVICES BY AN INDEPENDENT CONTRACTOR

A CONTRACT BETWEEN

DOUGLAS COUNTY, NEVADA

AND

CORE WEST, INC.

This Contract for Materials and Installation by an Independent Contractor (the "Contract") is entered into by and between Douglas County, a political subdivision of the State of Nevada (the "County"), and CORE West, Inc., NV Business ID: NV19861002524, Nevada State Contractor's Board license number 0006144A ("Contractor"). The County and Contractor are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

WHEREAS, Douglas County, a political subdivision of the State of Nevada, from time to time requires the services of independent contractors; and

WHEREAS, it is deemed that the services of Contractor herein specified are both necessary and desirable and in the best interests of Douglas County; and

WHEREAS, Contractor represents that Contractor is duly qualified, equipped, staffed, ready, willing and able to perform and render the services hereinafter described.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein made, the County and Contractor mutually agree as follows:

1. TERM AND EFFECTIVE DATE OF CONTRACT. The effective date is the date on which the last Party to the Contract signs the document. ("Effective Date"). Unless earlier terminated as set forth in this Contract, the terms of this Contract shall remain in effect until June 30, 2026. Time is of the essence in this Contract.

2. MATERIALS TO BE PROVIDED AND SERVICES TO BE PERFORMED. The Parties agree that the Contractor will perform the following: provide labor and equipment for the construction of the Animal Care and Services cat facility. The Services are more particularly described and shall be completed in accordance with the requirements set forth in **Exhibit A** hereto.

3. PAYMENT FOR MATERIAL & SERVICES. Contractor agrees to provide the material and services set forth in Paragraph 2 on a lump sum basis for a total cost of ZERO DOLLARS (the "Contract Price").

4. INDEPENDENT CONTRACTOR STATUS. The Parties agree that Contractor, its associates and employees shall have the status of independent contractors and that this Contract,

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by explicit agreement of the Parties, incorporates and applies the provisions of NRS 333.700, as necessarily adapted to the Parties, including that Contractor is not a Douglas County employee and that there shall be no:

1) Withholding of income taxes by the County;
2) Industrial insurance coverage provided by the County;
3) Participation in group insurance plans which may be available to employees of the County;
4) Participation or contributions by either the independent contractor or the County to the public employees' retirement system;
5) Accumulation of vacation leave or sick leave;
6) Unemployment compensation coverage provided by the County if the requirements of NRS 612.085 for independent contractors are met.

Contractor and County agree to the following rights and obligations consistent with an independent contractor relationship between the Parties:

a. Contractor has the right to perform services for others during the term of this Contract.
b. Contractor has the sole right to control and direct the means, manner and method by which the services required by this Contract will be performed.
c. Contractor shall not be assigned a work location on County premises.
d. Contractor has the right to hire assistants as subcontractors, or to use Contractor's employees to provide the services required by this Contract.
e. Contractor or Contractor's employees or contract personnel shall perform the services required by this Contract, and Contractor agrees to the faithful performance and delivery of described services in accordance with the time frames contained herein; County shall not hire, supervise or pay any assistants to help Contractor.
f. Neither Contractor nor contractor's employees or contract personnel shall receive any training from County in the skills necessary to perform the services required by this Contract.
g. County shall not require Contractor or Contractor's employees or contract personnel to devote full time to performing the services required by this Contract.
h. Contractor understands that Contractor is solely responsible to pay any federal and state taxes and/or any social security or related payments applicable to money received for services provided under the terms of this Contract. Contractor understands that an IRS Form 1099 will be filed by County for all payments County makes to Contractor.

5. INDUSTRIAL INSURANCE. Contractor further agrees that, prior to the commencement of any work and as a precondition to any obligation of the County to make any payment under the Contract, Contractor will provide the County with a work certificate and/or a certificate issued by a qualified insurer in accordance with NRS 616B.627. Contractor also agrees that, prior to commencing any work under the Contract, Contractor will complete and

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provide evidence to the County that Contractor has made the following written request to Contractor's insurer:

> ***CORE West Inc.*** *has entered into a contract with Douglas County to perform services through approximately June 30, 2026 requests that an authorized insurer provide to Douglas County: (1) A certificate of coverage issued pursuant to NRS 616B.627 and (2) Notice of any lapse in coverage or nonpayment of coverage that the Contractor is required to maintain.*
>
> *The certificate and notice should be mailed to:*
>
> *Douglas County*
> *Community Services*
> *ATTN: Brook Adie, Community Services Director*
> *Post Office Box 218*
> *Minden, Nevada 89423*

Contractor agrees to maintain all required workers' compensation coverage throughout the entire term of the Contract. If Contractor does not maintain the required coverage throughout the entire term of the Contract, Contractor agrees that the County may, at any time the coverage is not maintained by Contractor, order the Contractor to stop work, suspend the Contract, or terminate the Contract at the sole discretion of the County. For each six-month period this Contract is in effect, Contractor agrees, prior to the expiration of the six-month period, to provide another written request to the insurer for the provision of a certificate and notice of lapse in, or nonpayment of, insurance coverage. If Contractor does not make the request or does not provide the certificate before the expiration of the six-month period, Contractor agrees that the County may order the Contractor to stop work, suspend the Contract, or terminate the Contract at the sole discretion of the County.

6. TERMINATION OF CONTRACT. Either Party may terminate the Contract for cause if the other Party fails to correct any breach of the terms of the Contract within 30 days after receiving notice of such breach and having been given a reasonable opportunity to cure the breach. County may terminate the contract without cause upon 30 days advanced written notice to the Contractor. Provided, however, that except as otherwise set forth in this Contract, early termination will not relieve a Party of any obligation that became due prior to the date of termination.

7. LICENSING. Contractor agrees to maintain all required licenses and certifications to perform the services for County set forth in Exhibit A, such as, but may not be limited to, Nevada State Contractors Board licenses and a State of Nevada business license. The failure to maintain any required license will result in immediate termination of this Contract. Contractor shall promptly inform County of any claims or complaints made against Contractor (or any of its employees or agents who are engaged in work under this Contract) to any professional licensing board or of any investigations conducted by such boards; in this context, promptly shall mean as

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soon as possible, but in no event later than five business days after Contractor becomes aware of the claim, complaint or investigation.

8. NONAPPROPRIATION. All payments required pursuant to the Contract are contingent upon the availability of County funds. In accordance with NRS 354.626 and any other applicable provision of law, the financial obligations between the Parties will not exceed those monies appropriated and approved by the County for the Contract for the then current fiscal year under the Local Government Budget Act. The Contract will terminate and the County's obligations will be extinguished if the County fails to appropriate the necessary funding.

Nothing in the Contract will be construed to provide Contractor with a right of payment from any entity other than the County. Any funds budgeted by the County pursuant to the terms of the Contract that are not paid to Contractor will automatically revert to the County's discretionary control upon the completion, termination, or cancellation of the Contract. The County will not have any obligation to re-award or to provide, in any manner, the unexpended funds to Contractor. Contractor will have no claim of any sort to the unexpended funds.

9. CONSTRUCTION OF CONTRACT. The Contract will be construed and interpreted according to the laws of the State of Nevada. There will be no presumption for or against the drafter in interpreting or enforcing the Contract. The Contract Documents consist of this document, and Exhibit A. The Parties agree to be bound by the terms, conditions and specifications set forth in all Contract Documents, except as specifically modified or amended. The terms of the Contract Documents shall, to the extent reasonably practical, be read as complimentary to one another. In the event of an irreconcilable conflict between the terms of the Contract Documents, the terms of this document shall prevail, thereafter the terms of Exhibit A.

10. DISPUTE RESOLUTION. In the event a dispute arises between the Parties, the Parties promise and agree to first meet and confer to resolve any dispute. If such meeting does not resolve the dispute, then the Parties agree to mediate any dispute arising from or relating to the Contract before an independent mediator mutually agreed to by the parties. The fee, rate or charge of the mediator will be shared equally by the Parties, who will otherwise be responsible for their own attorney's fees and costs. If mediation is unsuccessful, litigation may only proceed before a department of the Ninth Judicial Court of the State of Nevada in and for the County of Douglas that was not involved in the mediation process and attorney's fees and costs will be awarded to the prevailing party at the discretion of the court.

11. COMPLIANCE WITH APPLICABLE LAWS. Contractor promises and agrees to fully and completely comply with all applicable local, state and federal laws, regulations, orders, or requirements of any sort in carrying out the obligations of the Contract, including, but not limited to, all federal, state, and local accounting procedures and requirements, all hazardous materials regulations, and all immigration and naturalization laws.

12. ASSIGNMENT. Contractor will neither assign, transfer nor delegate any rights, obligations or duties under the Contract without the prior written consent of the County.

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13. DISPOSITION OF CONTRACT MATERIALS. Any books, reports, studies, photographs, negatives or other documents, data, drawings or other materials prepared by or supplied to Contractor in the performance of its obligations under the Contract (the "Materials") will be the exclusive property of the County and all such materials will be remitted and delivered, at Contractor's expense, to the County by Contractor upon the completion, termination or cancellation of the contract. Alternatively, if the County provides its written approval to Contractor, the Materials must be retained by Contractor for a minimum of six years after Contractor's receipt of the final payment from County and all other pending matters are closed. If, at any time during the retention period, the County, in writing, requests any or all of the Materials, then Contractor will promptly remit and deliver the materials, at Contractor's expense, to the County. Unless the County has requested the remittance and delivery by Contractor of the Materials, Contractor will not use, willingly allow or cause to have such Materials used for any purpose other than the performance of Contractor's obligations under the terms of the Contract without the prior written consent of the County.

14. PUBLIC RECORDS LAW. Any books Contractor expressly understands and agrees that all documents submitted, filed, or deposited with the County by Contractor, unless designated as confidential by a specific statue of the State of Nevada, will be treated as public records pursuant to NRS chapter 239 and shall be available for inspection and copying by any person, as defined in NRS 0.039, or any governmental entity. Contractor expressly and indefinitely waives all of its rights to bring, including but not limited to, by way complaint, interpleader, intervention, or any third party practice, any claims, demands, suits, actions, judgments, or executions, for damages or any other relief, in any administrative or judicial forum, against the County or any of its officers or employees, in either their official or individual capacity, for violations of or infringement of the copyright laws of the United States or of any other nation.

15. MODIFICATION OF CONTRACT. The Contract and the attached exhibits constitute the entire agreement and understanding between the Parties and may only be modified by a written amendment signed by both of the Parties.

16. AUTHORITY. The Parties represent and warrant that they have the authority to enter into this Contract. Each signatory individually warrants that he or she is authorized to sign on behalf of the Party for whom he or she is signing.

17. STANDARD OF CARE. Contractor will perform all services in a manner consistent with that level of care and skill ordinarily exercised by other members of Contractor's profession currently practicing in the same locality under similar conditions.

18. BOYCOTT OF ISRAEL. If the annual amount required to perform this contract (identified in Paragraph 3 of this Contract) exceeds $100,000, then by signing this Contract, Contractor certifies that it is not currently engaged in, and agrees for the duration of the contract not to engage in, a boycott of Israel as defined in NRS 332.065.

19. WAIVER OF LIEN. Contractor understands and agrees that the services it will render to the County do not grant any rights to Contractor pursuant to NRS chapter 108.

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20. THIRD PARTY BENEFICIARY. Nothing contained in this Contract is intended to convey any rights or to create a contractual relationship with any third party or to otherwise allow a third party to assert a cause of action against either Contractor or County.

21. FORCE MAJEURE. Neither Party shall be deemed to be in violation of this Contract if it is prevented from performing any of its obligations hereunder due to protests, strikes, legal impossibility, failure of public transportation, civil or military authority, act of public enemy, accidents, fires, explosions, emergencies or acts of God, including, without limitation, earthquakes, floods, winds, or storms. In such an event, the intervening cause must not be through the fault of the Party asserting such an excuse, and the excused Party is obligated to promptly perform in accordance with the terms of this Contract after the intervening cause ceases.

22. WAIVER. The County's failure to insist upon Contractor's performance of any obligation hereunder shall not constitute a waiver of the County's right to enforce that obligation and the County may require compliance with that obligation or any other obligation at any time.

23. NOTICES. All notices, requests, demands and other communications hereunder must be in writing and will be deemed delivered when sent via certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

To County: Brook Adie
Attn: Community Services Director
Post Office Box 218
Minden, Nevada 89423

To Contractor: Travis Coombs
Vice President Northern Nevada
7150 Cascade Valley Court
Las Vegas, Nevada 89129

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Docusign Envelope ID: 7890EC63-5E4A-4B4A-8719-DEE4998055E7

24. CONFLICT OF INTEREST. By signing the Contract, Contractor agrees that any information obtained from Douglas County, in whatever form, will not be divulged to other competing interests without the permission of the County Manager. In the event of a breach of this provision, Douglas County may immediately withdraw, without penalty or any payment, from the Contract. Contractor must notify Douglas County of any other contracts or projects Contractor is working on that may impact Douglas County.

IN WITNESS WHEREOF, the Parties hereto have caused the Contract to be signed and intend to be legally bound thereby.

CORE WEST, Inc.

Signed by:
By: Travis Coombs 12/2/2024 | 1:14 PM MST
Travis Coombs (Date)
Vice President Northern Nevada

Douglas County

By: _____
Jenifer Davidson (Date)
County Manager

Docusign Envelope ID: 7890EC63-5E4A-4B4A-8719-DEE4998055E7

SCOPE OF WORK

1. Contractor shall perform the Scope of Work generally described as:

   Project Management and Site Supervision

2. Contractor shall provide consultant services necessary to construct the designated project including but not limited to:
   a. Contractor shall assign a part time Project Manager and Superintendent to oversee construction activities.
   b. Contractor shall oversee all aspects of construction including safety, schedule management, material procurement, quality control, cost control/management, etc. to ensure a quality product that meets Douglas County's vision and expectations.
   c. Contractor shall not be required to contract directly with other required contractors but will be responsible for coordinating the overall scope of work with them. Additional contractors required for the project will contract directly with Douglas County.
   d. Contractor shall communicate regular project updates with an assigned representative from Douglas County.

EXCLUSIONS:

1. The following items are specifically excluded from the Contractor's Scope of Work:
   a. Building Permits
   b. Bonds
   c. Insurances
   d. Indemnification of any parties

Furnishing of any and all materials or equipment

AGENDA ITEM NO. 4.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For presentation only. Presentation of **Proclamation 2024P-141** recognizing Core Construction for its generous donation of services towards the construction of the new Cat Cottage Facility at the Douglas County Animal Shelter. (Geoff Bonar)

RECOMMENDED MOTION:
Presentation only.

FINANCIAL IMPACT:
None.

BACKGROUND:
The Cat cottage project emerged out of the FY 2024-25 budget at the request of the Douglas Animal Welfare Group (DAWG) who wished to enhance facilities for felines rather than fund a feasibility study to improve and expand the Animal Shelter. The addition of CORE Construction and TSK Architects to the project add a high level of professionalism and add credibility and the possibility to construct this facility using volunteer labor. These proclamations support and recognize these valuable efforts.

ATTACHMENTS:
Proc Core Construction 8 x 11.pdf

PROCLAMATION

DOUGLAS COUNTY BOARD OF COMMISSIONERS

PROCLAMATION 2024P-141
RECOGNITION OF CORE WEST INC DBA CORE CONSTRUCTION

WHEREAS, CORE Construction was founded in 1937 by Otto Baum and has grown into a multi-location company supported by over 1,200 employees across the United States, with a mission to earn the trust of its employees, building partners, and clients through integrity, fairness, continuous improvement, and delivering results as its core values; and

WHEREAS, CORE Construction has been a valued partner to Douglas County, having contributed to numerous projects both large and small, including the construction of the Douglas County Community and Senior Center, the new Justice Center, and providing assistance with facility space needs at the Historic Courthouse, the Minden Inn, and the Judicial and Law Enforcement Center; and

WHEREAS, CORE Construction is a premier builder in Northern Nevada, renowned across the country for delivering public works projects ahead of schedule and under budget; and

WHEREAS, CORE Construction has generously supported numerous charitable causes and nonprofit organizations in Douglas County, enhancing the quality of life for its residents; and

WHEREAS, CORE Construction has graciously agreed to donate its time and expertise in the construction of the Douglas County Animal Care and Services' new Cat Cottage; and

WHEREAS, CORE Construction is an outstanding organization to partner with, known for its enthusiasm, commitment to the highest quality, and its ability to foster a fun and collaborative working environment, while always thinking outside the box to explore new and innovative approaches to completing projects.

THEREFORE, BE IT PROCLAIMED BY THE DOUGLAS COUNTY BOARD OF COMMISSIONERS to recognize CORE Construction on December 19, 2024, with the highest regard and appreciation for its exceptional service and contributions to the Douglas County community.

ADOPTED THIS 19th DAY OF DECEMBER, 2024BOARD OF COUNTY COMMISSIONERS

Wesley A. Rice, Chairman

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND CAUSED THE SEAL OF DOUGLAS COUNTY TO BE AFFIXED THIS 19th DAY OF DECEMBER, IN THE YEAR OF OUR LORD 2024.

Amy Burgans, Clerk Treasurer

AGENDA ITEM NO. 5.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For presentation only. Presentation of **Proclamation 2024P-140** recognizing TSK Architects for its generous donation of services towards the design of the new Cat Cottage Facility at the Douglas County Animal Shelter. (Geoff Bonar)

RECOMMENDED MOTION:
Presentation only.

FINANCIAL IMPACT:
None.

BACKGROUND:
The Cat cottage project emerged out of the FY 2024-25 budget at the request of the Douglas Animal Welfare Group (DAWG) who wish to enhance facilities for felines rather than fund a feasibility study to improve and expand the Animal Shelter. The addition of CORE Construction and TSK Architects to the project adds a high level of professionalism and adds credibility and the possibility to construct this facility using volunteer labor. These proclamations support and recognize these efforts.

ATTACHMENTS:
Proc TSK Architects 8x11.pdf

PROCLAMATION

DOUGLAS COUNTY BOARD OF COMMISSIONERS

PROCLAMATION 2024P-140
RECOGNITION OF TSK ARCHITECTS

WHEREAS, TSK Architects, a planning and design firm specializing in public architecture and services, was founded in 1960; and

WHEREAS, TSK Architects has been a valued supporter of Douglas County through numerous projects, both large and small, including the construction of the Douglas County Community and Senior Center, the new Justice Center, and providing assistance with facility space needs at the Historic Courthouse, the Minden Inn, and the Judicial and Law Enforcement Center; and

WHEREAS, TSK Architects is committed to design excellence, creating buildings, structures, and communities that balance form and function, incorporate unique details, and offer sustainable solutions that meet the needs of all users; and

WHEREAS, TSK Architects fosters a collaborative environment that encourages client participation in the design process, recognizing the importance of stakeholder involvement in creating effective and meaningful spaces; and

WHEREAS, TSK Architects understands the challenges of construction, including stress, time constraints, and cost, and specializes in reducing these factors to deliver projects that are often completed ahead of schedule and under budget; and

WHEREAS, TSK Architects has generously agreed to donate their time, expertise, and professional services to design the new Douglas County Animal Care and Services Cat Cottage project.

THEREFORE, BE IT PROCLAIMED BY THE DOUGLAS COUNTY BOARD OF COMMISSIONERS, to recognize TSK Architects on December 19, 2024, with the highest regard and appreciation for their exceptional contributions to the community.

ADOPTED THIS 19th DAY OF DECEMBER 2024 BOARD OF COUNTY COMMISSIONERS

Wesley A. Rice, Chairman

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND CAUSED THE SEAL OF DOUGLAS COUNTY TO BE AFFIXED THIS 19th DAY OF DECEMBER, IN THE YEAR OF OUR LORD 2024.

Amy Burgans, Clerk Treasurer

AGENDA ITEM NO. 6.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For possible action. Discussion to approve the 2024 Zephyr Cove/Warrior Way Paid Parking Feasibility Plan. (Brook Adie)

RECOMMENDED MOTION:
Approve the 2024 Zephyr Cove/Warrior Way Paid Parking Feasibility Plan as presented.

FINANCIAL IMPACT:
N/A

BACKGROUND:
The Community Services Department issued a Request for Proposal for a paid parking feasibility study at Warrior Way in Zephyr Cove and received five proposals. One of the proposals was received from Dixon Resources Unlimited ("Dixon"). The Community Services Department recommended that the county approve the contract with Dixon because of its high level of expertise, historical knowledge of the Tahoe Basin, and familiarity with paid parking systems throughout Nevada and California.

The information gathered during the study analyzed the demand for paid parking at Zephyr Cove Elementary School, George Whittell High School, and Zephyr Cove Park, including Warrior Way. Dixon was asked to recommend different parking systems and if a paid parking plan is feasible. The plan includes an inventory of parking and an action plan for implementation. *The paid parking program is intended to operate only when school is not in session*. When school is in session, the property will be posted "No Beach Parking." This project meets the Strategic Objective of Enhancing Resident's Quality of Life.

ATTACHMENTS:
20241202_ZephyrCoveWarriorWay_Paid Parking Feasibility Plan.pdf
Zephyr Cove Warrior Way Presentation.pdf

Zephyr Cove/Warrior Way Paid Parking Feasibility Plan

Prepared for Douglas County
by Dixon Resources Unlimited
December 2, 2024

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Introduction

This Zephyr Cove/Warrior Way Paid Parking Feasibility Plan (Plan) was developed for Douglas County (County) to evaluate and recommend a paid parking program for managing summer recreational parking supply and demand. This Plan proposes cost-effective strategies for near-term and long-term implementation, with a focus on managing beach parking in an effort to reduce overuse and environmental impact at Zephyr Cove Beach.

This Plan was developed by Dixon Resources Unlimited (DIXON), a parking consulting firm, in collaboration with Wood Rodgers, an engineering design firm. Both firms have extensive regional experience working with agencies in and around the Tahoe Basin Area and approach this Plan with an understanding of year-round recreational and local parking impacts.

This Plan is intended to be adaptive and strategies outlined should be considered with ongoing evaluation to accommodate shifts in user behavior and beach parking demand. The recommendations provided are meant to highlight important considerations, measures, and best practices to optimize operations. The County is encouraged to adjust the implementation approach as needed to design a program that best fits the unique local conditions.

About Parking at Zephyr Cove/Warrior Way

Each summer, the Zephyr Cove/Warrior Way area sees heavy parking and traffic congestion primarily due to beachgoers. Demand peaks during weekends and holidays, especially the Fourth of July. Since the pandemic, peak demand beach usage has increased beyond safe and reasonable capacity, contributing negatively to public safety, sanitation, and congestion in the area.

Parking in Zephyr Cove Park and Warrior Way is meant to primarily serve users of Zephyr Cove Park, tennis club, library, school activities, and functions at the sports fields in those facilities. However, Zephyr Cove beach users also tend to park in this area when dedicated day use parking on the lakeside of US Highway 50 (US-50), located at the Zephyr Cove Resort operated by the vendor Aramark on US Forest Services property, is at capacity. The paid parking program is intended to better manage parking supply and demand by requiring a parking fee for beach users, specifically those who are not Douglas County residents. The program is also designed to generate revenue that will be reinvested back into the County and local community.

For the purposes of this Plan, users will be identified in two categories: “beachgoers” (including both Douglas County residents and visitors) and “park/school users” (all other uses specified in this section). Beachgoers who are not Douglas County residents, will be referred to as “non-residents.”

Program Goals

The primary goals of implementing a summer paid parking program are to mitigate traffic and public safety concerns, manage and minimize the impact of beachgoers on the area, and improve sanitation. Specifically, the paid parking program should be:

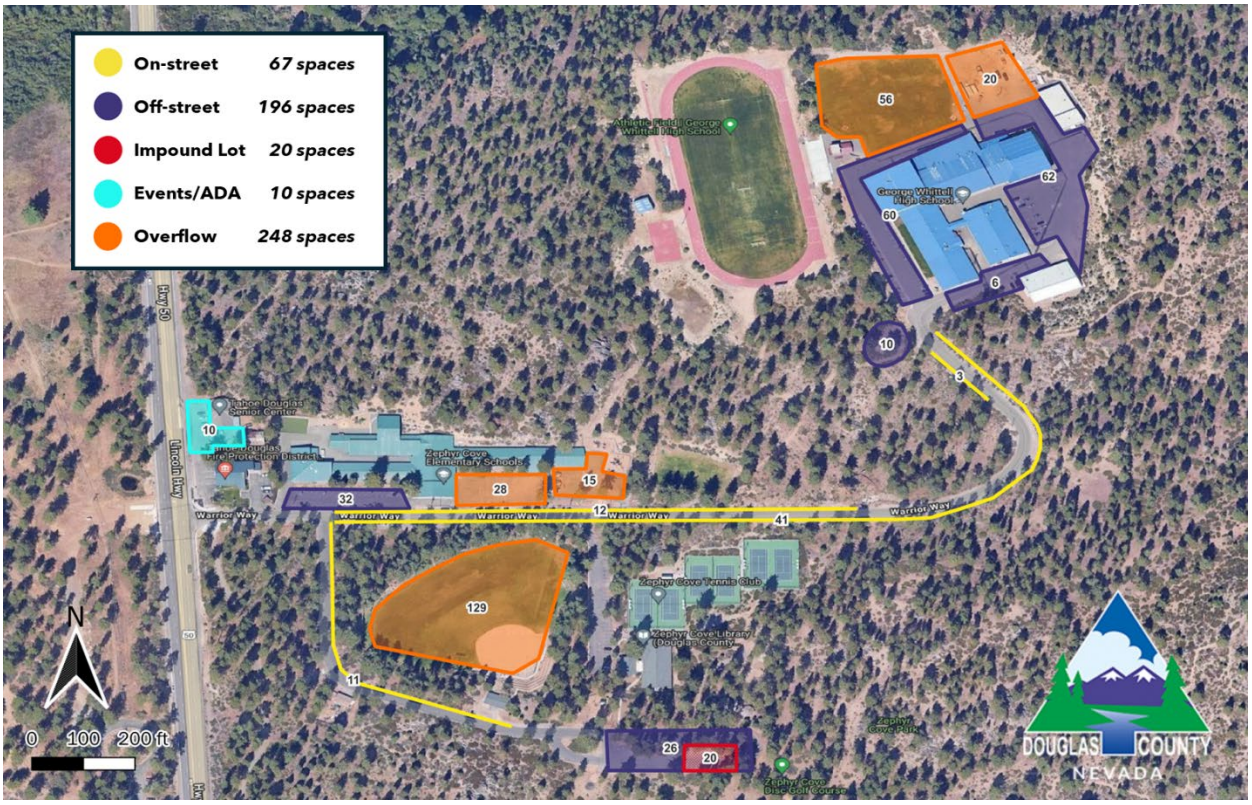
- **Financially sustainable** in that all operating costs should be recovered by paid parking revenues.
- **Focused on user experience** by ensuring that non-resident beachgoers paying for parking have a simple and smooth payment experience. There should be minimal impact to the experience of Douglas County residents and park/school users, who shall continue to have free access.
- **Efficient** in terms of program administration and maintenance.
- **Adaptive** in its implementation by focusing on monitoring outcomes and making iterative changes that allow the program to continue evolving.

Parking Inventory

There are 293 standard parking spaces identified for the study area, including unmarked on-street spaces and marked off-street spaces. During peak demand, the County can activate overflow areas and a temporary impound lot designated in the park's parking lot, increasing the total inventory to 521 spaces located on County and Douglas County School District (DCSD) property. The County may enter into an agreement with the Tahoe Douglas Senior Center (TDSC), who leases property from the County, for event and ADA-accessible parking (see Figure 1).

On-street inventory was determined by measuring the road length and dividing it by the length of a standard parking space. Off-street inventory was determined by counting the marked

Figure 1. Parking Inventory Map



spaces in each lot. Overflow parking spaces were estimated based on the number of standard parking spaces that could fit in the surface area calculated with buffer for travel lanes and the assumption that vehicles park in a way that maximizes use.

Summer 2024 Paid Parking Pilot

Given the congestion, sanitation, and safety issues caused in Summer 2023, especially during the Fourth of July weekend, Douglas County took immediate action to implement a paid parking pilot program for Summer 2024. The County signed an interlocal agreement with DCSD to temporarily enable paid parking on their respective properties for the Summer 2024 season until a more permanent solution can be developed. The pilot took effect in time for the Fourth of July weekend and ended in early September after school began.

The County parking program was always intended to charge more than the convenient parking at the Zephyr Cove Resort to encourage that parking to be used first.

The pilot was an overall success, achieving the following primary goals:

- ✓ **Safety:** Public safety was improved by reducing traffic conflicts between vehicles, pedestrians, and other road users, along US-50 and at the intersection with Warrior Way. The County proactively established a temporary impound lot (identified in Figure 1) and contracted with local towing companies to increase the efficiency of clearing vehicles violating the "no parking" regulation on US-50. Violators would receive a $305 citation, a $300 tow fee, and a $53 impound fee.
- ✓ **Beach usage:** Paid parking rates successfully addressed overuse and impact at Zephyr Cove beach, contributing to a more positive experience regarding traffic, parking, and recreational area day use.
- ✓ **Sanitation:** The program supported efforts to enhance sanitation and reduce trash and pollutants entering Lake Tahoe. Nearly three-quarters of the trash collected following the 2023 Fourth of July weekend around Lake Tahoe was from the Zephyr Shoals beach area.[1] This year, 78% less trash was found lake-wide. The paid parking program successfully reduced visitor and parking counts to a manageable level.
- ✓ **Cost recovery:** Paid parking revenue fully covered all pilot program operational costs. Financial outcomes are highlighted in Appendix A.
- ✓ **Free parking:** The program provided free beach parking to all Douglas County residents and continued not to charge for parking for school functions, park use, and library users. Douglas County residents were able to input their zip code into paid parking technology to receive a 100% discount.
- ✓ **Circulation:** The program improved overall traffic circulation and safety in the area, especially by reducing illegal parking on US-50 in partnership with the Sheriff's Department. Paid parking signage and the presence of a Douglas County Parking

[1] Source: https://www.tahoedailytribune.com/news/some-good-news-fourth-of-july-left-beaches-cleaner-than-prior-year/

Ambassador by the intersection of US-50 and Warrior Way helped prevent beachgoers from turning onto Warrior Way if they were not interested in paying for parking.

- ✓ **Parking management:** The program reduced illegal parking on private property, school property, park property, and on US-50. Seven day per week monitoring and site security was provided by fixed-mount License Plate Recognition (LPR) cameras installed by the entrance to Warrior Way.
- ✓ **Fundraising:** Paid parking provided additional revenue to DCSD and the Douglas County Community Services Department and support the fundraising efforts of the Zephyr Cove Elementary School Parents Club and the Whittell Boosters Club. The interlocal stipulated that net revenues would be shared in the following manner: 40% to DCSD, 40% to the County, and 20% or $30,000, whichever is greater, to the Zephyr Cove Elementary School Parents Club and the Whittell Boosters Club.

Operations & Technology

Figure 2. Summer 2024 Paid Parking Rates

WARRIOR WAY - PARK AND SCHOOL DISTRICT PARKING FEES		
Douglas County Resident Fee	$0	
Non-Resident Library Card Holders Fee	$0	
Non-Resident Tennis Club Member Fee	$0	
School or County Scheduled Use	$0	
Park or School Use Reservation	$0	
Special event - School District or County	$0	
Non-Resident Weekday Fee	$20 per day	
Non-Resident Weekend Fee	$40 per day	
Holiday/High Demand Fee	$100 per day	

The County employed a temporary Parking Ambassador during the pilot who was stationed at the entrance of Warrior Way to answer questions and ensure beachgoers understood the new paid parking requirement. Fees were established at $20/day on weekdays, $40/day on weekends, and a peak demand rate of $100/day on holidays long weekends and expected high demand days (see Figure 2). The Douglas County Community Services Director has the flexibility to identify when the peak demand rate is active.

The pilot used paid parking technology from HONK, which enabled drivers to use Text-to-Pay or scan QR codes—which were posted on several A-frames along Warrior Way (see Figure 3) —to open up a mobile webpage on their phones to validate their parking session. This followed a Pay-by-Plate model, where users enter their license plate number when paying for parking as opposed to identifying a space number or displaying a physical slip on their dash. Douglas County residents could input their zip code during the payment process to receive a 100% discount. Fixed LPR was installed to capture the plates of vehicles entering and existing Warrior Way. Park users

Figure 3. Paid Parking Sign

Several elements that were successful and should be continued into the future include:

- **Staffing the entrance to Warrior Way:** The Douglas County Parking Ambassador was a helpful and effective

point of contact for users to learn about the new program. Their presence also demonstrated active monitoring of the area.

- **Placing signage on US-50:** This improved circulation by reducing the number of beachgoers who try to find free parking on Warrior Way.
- **Parking rates:** The rates were effective at reducing beach parking during peak demand days. The rates were set higher than the Zephyr Cove day use rates to encourage the use of the Resort's parking lot first and to support local business. No concerns were raised regarding the fee amounts.

Some opportunities for improvement identified include:

- **Decreasing transaction fees:** The 5% transaction fee that HONK charged is considered high in comparison with industry standards.
- **Expanding payment methods:** Installing a pay station(s) would offer a payment option for those without cell signal.
- **Reviewing the discount method:** The method of inputting a zip code to receive 100% discount can be abused by non-residents. A requirement to validate residency should be considered.

The pilot provided several insights into how a paid parking program would be received by the community and offered a starting point for its evolution. Appendix A features an analysis on the financial impact and parking utilization of the Summer 2024 program. The following sections of this Plan recommend implementation options to streamline paid parking operations and improve the associated technology and user experience for Summer 2025 and beyond.

Recommendations

The following recommendations focus on adaptations to the paid parking program for Summer 2025, with consideration that the County has defined user experience as the priority for next year. Additional program enhancement strategies and industry standard models (identified in blue callout boxes) are integrated for consideration as future options beyond Summer 2025.

The recommendations are organized into four categories: Program & Policy, Technology, Compliance, and Wayfinding & Signage. Where applicable, the Nevada Revised Statutes (NRS) has been reviewed to ensure compliance with state regulations.

Program & Policy

For the Summer 2025, the County is interested in continuing the adapted model of only having beachgoers activate paid parking sessions to minimize disruptions to the experience of other park/school users. The recommendations in this section are intended to support this strategy while considering overall demand management, stakeholder agreements, and processes to support ongoing improvements to this program.

- ❑ **Extend the paid parking season.** Paid parking should ideally begin Memorial Day weekend and end after Labor Day weekend as these are typically the first and last summer peak demand holiday weekend around Lake Tahoe. Other parking control season terms outlined in the 2024 interlocal can be retained, such as setting operating hours from sunup (7am) to sundown (10pm) and being in effect only on weekends and holidays when school is in session.

- ❑ **Discuss an interlocal agreement with the TDSC to designate parking spaces as special events and ADA beach parking.** Given the lack of sidewalks along Warrior Way and the proximity of the TDSC on County-owned property to US-50, these spaces are ideal to be designated as accessible spaces for beach parking whenever there are no activities at the TDSC. The County should engage TDSC to discuss an interlocal agreement for these spaces, which can also function as additional parking for special events in the area. Temporary signage can be posted depending on the use that day.

- ❑ **Maintain paid parking rate structure.** The paid parking rates used in the Summer 2024 Paid Parking Pilot proved to be successful and should be maintained for Summer 2025. Although the rates are higher than what are currently found at nearby recreational sites around the lake, they accurately reflect the fact that Warrior Way is only meant to provide overflow beach parking as a secondary function to serving park users. Additionally, fees need to be high enough to curb the negative safety and environmental impacts at Zephyr Cove Beach as a result of over congestion.

- ❑ **Review the rates after Summer 2025.** After the close of the Summer 2025 parking season, County should evaluate the parking fees at nearby recreational sites, operational costs, and the effectiveness of rates in managing demand to assess whether fees should be adjusted to continue meeting program goals.

- ❑ **Establish an interlocal agreement for an extended paid parking program.** The County and DCSD should sign a new interlocal agreement for Summer 2025 onwards in alignment with the program and policy recommendations in this Plan.
- ❑ **Assess the implementation of a parking benefits fund by policy.** The County receives 40% of net paid parking revenues. To increase transparency about how this revenue is distributed, the County can establish a policy that indicates the types of expenses that paid parking revenues should be directed to, including support of area trails and trailhead maintenance.
- ❑ **Conduct ongoing parking utilization analysis.** The County should continuously monitor and evaluate the program's effectiveness by leveraging the fixed-mount LPR cameras to analyze occupancy, turnover, and length-of-stay metrics.[2] This data could influence the addition of future rate models, such as demand-based pricing,[3] support data-driven policy adjustments, and to assist in understanding the demographics of visitors to support future grant applications.

Enhancement Option

- **Consider a parking reservation system.** The County may consider implementing a reservation system where users can pre-pay for a parking spot at Warrior Way. The users would book an undesignated space in advance (subject to a reservation fee on top of the parking fee) and be able to park in the area on the specified date. Ideally, the County would select a specific lot (e.g., an overflow lot), identify the number of spaces available for reservations online, and staff the lot so that only vehicles with proof of reservation can enter. Without staffing, it should be made clear that a parking reservation does not guarantee a parking space. For example, Sand Harbor's reservation system only guarantees reservations a parking space until 10:30am, after which it becomes first-come, first-served.
- **Follow legislative news regarding automated parking enforcement.** There is an up-and-coming concept in the parking industry where fixed-mount LPR cameras (typically in facilities with limited ingress/egress points, like the Zephyr Cove/Warrior Way area) capture the entry/exit of a vehicle and integrate with a paid parking platform to determine whether the plate has a valid parking session or is registered to a Douglas County resident; if not, a citation would be mailed to the registered owner of the vehicle. The NRS does not currently enable this approach, but future legislative changes should be monitored.

[2] The County originally procured the LPR cameras to support enforcement purposes. Per NRS 484A.600, a County-owned fixed-mount LPR camera may not be used for gathering evidence to issue a parking citation. However, there are still helpful applications addressed in the Technology section.
[3] Demand-based pricing involves adjusting parking rates in response to real-time conditions. The most common structures are to have fixed rates during certain times/locations.

Technology

Refer to Appendix B for a high-level concept map of the Summer 2025 technology assets identified in this section. The same appendix also contains a map of potential technology assets that would be associated with future and enhancement options.

- ❑ **Install a pay station at the entrance of Warrior Way.** Currently, beachgoers can only leverage mobile payment methods. The County should install a pay station that accepts credit cards in consistency with County practice at the entrance to Warrior Way. Figure 7 in Appendix B identifies the location of this pay station by the intersection of Warrior Way and US-50, where it is visible to all beachgoers. This location is also recommended so that pay station communications can be hardwired to the power box on the south side of Warrior Way. Pay stations can either be solar-powered or hardwired.

- ❑ **Create a payment zone at the entrance of Warrior Way.** The US-50/Warrior Way intersection has the best connectivity in the area and is ideal for users to pause at to pay for parking on their way to the beach (see the yellow shape in Figure 4). The payment zone should include a pay station, as well as standing room for mobile payments. This is where the County Parking Ambassador could be situated with a pop-up shade structure, a chair, and an iPad to confirm compliance.

Figure 4. Suggested Payment Zone

- ❑ **Improve connectivity in the payment zone.** The County should consider adding directional Wi-Fi access points and repeaters as necessary to boost connectivity in the payment zone, especially to support the pay station. For mobile app and Pay-by-Text options, the County could make a public Wi-Fi hotspot available offering a 10-minute timed access period to complete payment without relying on cellular service. These hotspots would improve connectivity during peak demand. There is also the opportunity to leverage fiber internet lines that are being installed throughout the Nevada Department of Transportation (NDOT) corridor. Additionally, if Tahoe Transportation District (TTD) implements Starlink, the County could also leverage it to improve coverage.

  ☑ The County has procured FirstNet to provide reliable connectivity in the payment zone for the Parking Ambassador's device. FirstNet also provides other products to support hotspot functionality.

- ❑ **Introduce driver's license scanning features.** The current method of inputting a Douglas County zip code to receive a 100% discount can easily be leveraged by non-residents. In order to prevent this, the County should consider paid parking technology that includes a feature to scan the barcode on the back of the driver's license, which would tell the system if the driver's license were registered to an address with a Douglas County zip code. This would require the pay station to come with a physical barcode

scanner, and the mobile payments app to give an option to access the phone's camera to take a photo and digital scan of the back of the driver's license.

Enhancement Option

- **Consider installing additional pay stations further up Warrior Way.** This would reduce congestion and wait times at the payment zone since users could also pay at a pay station closer to them, especially if they do not have service to use mobile payment options. Figure 8 identifies an ideal location for an additional pay station at George Whittell High School. If additional pay stations are installed, the Parking Ambassador should rove between the locations to provide ongoing assistance.
- **Install additional pay stations.** If the County chooses to require that all parkers be registered for an active parking session, the County should ensure that pay stations are installed at key locations along Warrior Way to facilitate the parking session registration of all users. All the pay station locations identified in Figure 8 should be considered.

❑ **Evaluate paid parking vendors.** Given the insight that the County has gained from the pilot, and in pursuit of the recommendations listed in this Plan, the County should evaluate paid parking vendors to ensure that they are able to offer Pay-by-Text, mobile app payments, pay stations with a barcode scanner, flexible rate management, and integration with LPR technology. To futureproof this technology for any enhancement options, the vendor should also offer premium parking zone creation and validation programs.

Compliance

❑ **Leverage the Parking Ambassador to ensure compliance.** The County Parking Ambassador (or volunteer) should require all beachgoers to show proof of parking payment prior to crossing the intersection. Equipped with a smartphone or tablet to check transactions by plate number, the Ambassador can direct those without proof to signage for mobile payment or the pay station. As done in Summer 2024, they should wear a County-branded vest, maintain an approachable attitude, and distribute informational flyers on any program changes. The County Parking Ambassador should be present at the parking zone at minimum on peak demand days, with or without the assistance of a volunteer.

❑ **Coordinate volunteer Parking Ambassadors.** Since education and physical presence are key factors in the success of this parking program, the County should assess entering into an agreement with the Whittell Boosters Club and the Zephyr Cove Elementary School Parents Club to coordinate volunteers at Warrior Way to supplement Parking Ambassador duties. These volunteers could supplement the County's summer Parking Ambassador on weekends and peak demand days and be trained to substitute for the County Parking Ambassador on quieter days.

- ❑ **Evaluate the use of windshield immobilization devices on US-50.** Windshield immobilization devices, like "Barnacles," are more convenient than parking boots. The County could procure a couple of Barnacles for the Parking Ambassador to use on vehicles parked illegally along US-50 to facilitate towing. Drivers can pay the citation online to receive a code to unlock the device and return it to the Parking Ambassador or the staffed impound lot, ensuring the County receives payment and the vehicle is quickly removed if a tow truck hasn't yet arrived.

Figure 5. Barnacle in Use

- ❑ **Assess tow and impound fees.** The county should evaluate the tow and impound fees to ensure that they accurately cover the costs associated with storing a vehicle in the temporary impound lot, and that there is no incentive to the driver for getting impounded. For example, the current impound fee is $53; however, on a peak demand day, that parking space would be valued at $100/day.

Enhancement Options for Compliance

In industry standard models, the County would be able to implement consistent parking enforcement. This would enable paid parking regulations to be enforced more effectively and lead to an increase in compliance. In this scenario, the following concepts apply:

- **Add enforcement to Parking Ambassador duties.** With the appropriate authority, the Parking Ambassador could be designated and trained for parking enforcement responsibilities. If this is the case, they should be equipped with their own citation issuance handheld device and patrol the areas on bike or on foot twice a day as long as a volunteer remains present at the payment zone.
- **Consider an escalating fine schedule.** Currently, paid parking violations would be cited under NRS 484B.510 at $75 per citation. If there is consistent parking enforcement, the County could consider improving this to an escalating rate fine schedule where each additional offense has a higher fee. This was recently implemented in Placer County and has proved effective in adjusting behavior.

Wayfinding & Signage

- ❑ **Implement signage throughout Warrior Way with paid parking instructions.** The County should leverage the verbiage "Paid Beach Parking," "Park then Pay," and continue the messaging of free parking for resident beachgoers. Signage throughout Warrior Way and at the high school should direct beachgoers to the payment zone.
- ❑ **Include citation and tow fees on signage to deter violations.** Adding the cost of parking violations can deter drivers from parking illegally or disregarding the rules.

Additional Recommendations

The following are long-term recommendations around improving pedestrian infrastructure and road user safety for the County's consideration.

- ❑ **Add sidewalk at the payment zone.** A pedestrian walkway of at least 4 feet in width should be added along Warrior Way connecting the existing southern sidewalk segment to the pay station to offer users a safe place to stand and make payment in the paid parking payment zone.
- ❑ **Formalize on-street parking spaces to prevent pedestrian-vehicle conflicts.** There is a risk for pedestrian-vehicle conflicts on Warrior Way given limited shoulder space, a lack of formal sidewalks or paths, and informal boundaries between parking and travel lanes. Pedestrians who park at George Whittell High School and walk to US-50 may walk alongside traffic, in direct opposition of traffic, and cross the road multiple times in order to use the limited shoulder segments. The County could expand the roadway to accommodate both travel lanes and striped on-street parking. This would give clear indication of where vehicles may park or drive to prevent possible safety and emergency vehicle access issues.

Financial Impact

Based on the recommendations outlined in this Plan, three-year financial projections assuming implementation of the Summer 2025 program are shown in Figure 6. DIXON takes a conservative approach in financial modeling to ensure that cost recovery is realistic.

Figure 6. 3-Year Financial Impact

	2024	2025	2026
Revenue			
Paid Parking Revenue	$153,731	$169,000	$185,000
Subtotal Annual Revenue	$153,731	$169,000	$185,000
Expenses			
Capital Equipment Costs		$12,000	$0
Operating Equipment Costs		$13,000	$14,000
Staffing Costs		$20,000	$21,000
Subtotal Annual Expenses	$42,062	$45,000	$35,000
Net Profit/Loss	**$111,669**	**$124,000**	**$150,000**

The financial model considers the following conditions:

- **Operating Season:** In 2025, paid parking would be in effect May 24 to September 1, inclusive. This excludes any school days within this period.
- **Staffing:** The conservative estimate is for the Parking Ambassador to work 6 hours per day, at a burdened wage of $44.40/hour, for all weekends and holidays in the operating season and a buffer for ad-hoc peak demand days.
- **Occupancy:** Expected occupancy rates for regular weekdays and weekends are extrapolated from Summer 2024 data (see Appendix A). For holidays, occupancy is set at 90%. At any given time, peak demand could also occur on a regular weekday or weekend due to special events to generate additional revenue.
- **Equipment Costs:** Besides paid parking technology costs, the model includes the recurring fixed LPR usage fee, budget for signage improvements each year, the subscription to two Barnacle devices, and a buffer to support connectivity upgrades.
- **Rates:** This model assumes a rate of $20/day on weekdays, $40/day on weekends, and $100/day for peak demand days and holiday weekends. The Community Services Director has the authority to adjust rates based on demand.

If the County implements the enhancement options or the additional long-term recommendations in the future, financial modeling should be adjusted to account for added paid parking revenue streams (e.g., special events, parking reservations), costs for pay stations, and enforcement expenses. Program enhancements would likely lead to increased paid parking revenue (due to improved compliance) and the addition of citation revenue. Citation revenue is typically intended to cover enforcement costs and should not be included in budgets as a reliable source of revenue, especially in the first years of an enforcement program.

Implementation Guide

The Summer 2025 recommendations have been arranged below in a relatively chronological list of steps. The County does not need to follow all steps, or the specified order. Some items may run concurrently to others.

In preparation for Summer 2025

- ❑ Establish interlocal agreements necessary for an extended paid parking program. (See "Program & Policy")
- ❑ Set and announce the program operating season, rates, and instructions for how residents can receive free parking. (See "Program & Policy")
- ❑ Assess the implementation of a parking benefits fund by policy. (See "Program & Policy")
- ❑ Evaluate paid parking vendors. (See "Technology")
- ❑ Procure and install a pay station at the entrance of Warrior Way. (See "Technology")
- ❑ Improve connectivity in the payment zone. (See "Technology")
- ❑ Hire the County Parking Ambassador such that they are in place ahead of the start of the program operating season.
- ❑ Work with the George Whittell High School Boosters and the Zephyr Cove Elementary Schol Parents Club regarding volunteer Parking Ambassadors. (See "Compliance")
- ❑ Evaluate the use of windshield immobilization devices. (See "Compliance")
- ❑ Research tow and impound fees. (See "Compliance")
- ❑ Develop paid parking signage ahead of the start of the program operating season, including citation and tow fees on applicable signs. (See "Wayfinding & Signage")

During Summer 2025

- ❑ Create and sign the payment zone at the entrance of Warrior Way. (See "Technology")
- ❑ Leverage the Parking Ambassador to ensure compliance. (See "Compliance")
- ❑ Collaborate with the TDSC to designate spaces as special events and ADA beach parking. (See "Program & Policy")
- ❑ Review ongoing parking utilization. (See "Program & Policy")

After Summer 2025

- ❑ Review the rate after Summer 2025. (See "Program & Policy")

Appendix A – Summer 2024 Paid Parking Pilot Outcomes

The following analysis was developed from data exported from HONK, the paid parking vendor used for the pilot, and the fixed LPR camera.

Financial Impact

Category	Amount
Paid parking revenue[4]	$ 153,731
Program expenses (including staffing, signage, technology, and other fees)	$ 42,062
Net Profit	**$ 111,669**

Paid parking revenue successfully covered the costs of operating the program, achieving the program goal of a self-sustainable program.

Parking Utilization

Quantity of Plates per Session Type, by Time Period

Time Period	Registered for Paid Parking	Registered for Free Parking
Fourth of July weekend	741	81
Regular week[5]	130	15
Regular weekend[5]	526	31

[4] HONK automatically deducted credit card processing fees, transaction fees, and platform fees from the amount deposited to the County's bank account.
[5] Regular week data was sampled from July 14-19; regular weekend data was sampled from July 20-21.

Appendix B – High-Level Concept Maps

Figure 7. Concept Map of Summer 2025 Assets

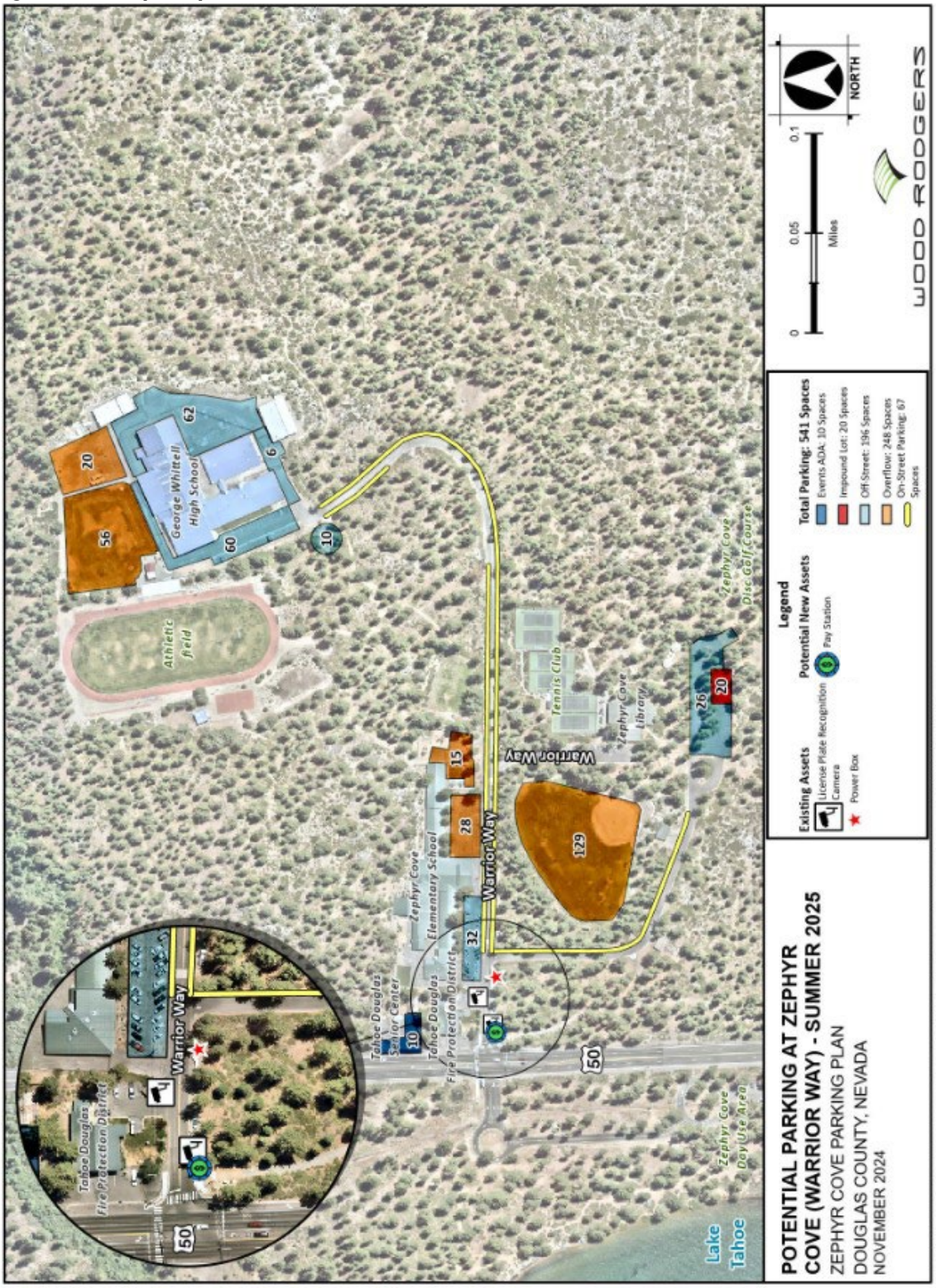
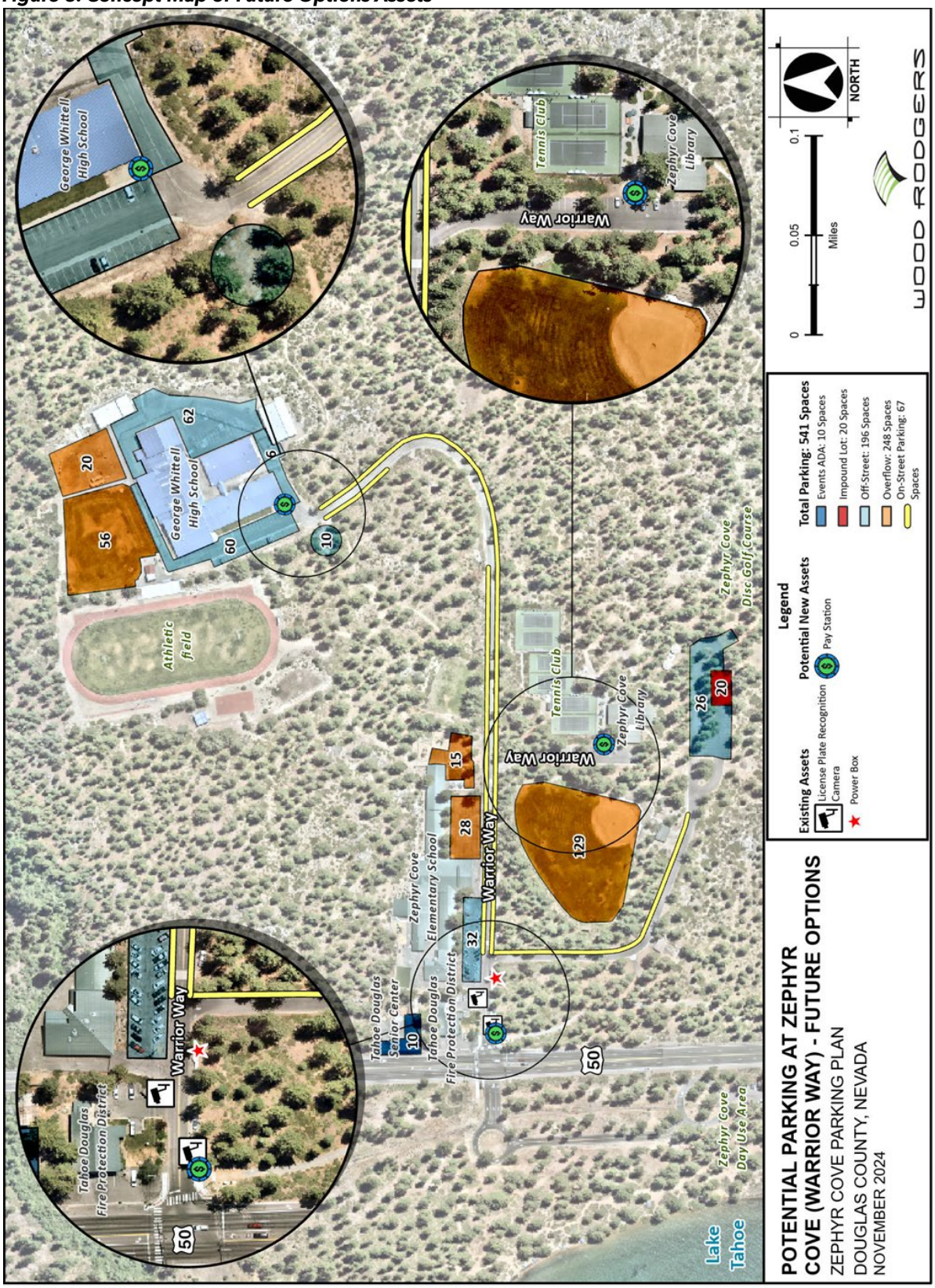


Figure 8. Concept Map of Future Options Assets



Zephyr Cove/Warrior Way Paid Parking Feasibility Study

Douglas County Board of County Commissioners Presentation

December 19, 2024

DOUGLAS COUNTY
NEVADA EST. 1861
GREAT PEOPLE GREAT PLACES

DIXON
RESOURCES UNLIMITED

Consultant Profile

Dixon Resources Unlimited

- Extensive parking and traffic management experience, including in the Lake Tahoe area
- Holistic approach to parking management

Parking Studies	Implementation Support
Stakeholder Engagement	Contract Management
Technology/Automation	Solicitation/Procurement
Monetization Modeling	Revenue Reconciliations
Best Practice Comparisons	Integrated Solutions

- Overall recommendations and training

Wood Rodgers (subcontractor)

- Engineering design firm with local experience in the Lake Tahoe area

DIXON clients include:

CA	Alameda	CA	Pasadena	MI	Birmingham
CA	Anaheim	CA	Paso Robles	MT	Whitefish
CA	Berkeley	CA	Placer County	NJ	Atlantic City
CA	Beverly Hills	CA	Riverside	NJ	Princeton
CA	Costa Mesa	CA	San Francisco	NM	Albuquerque
CA	Chico	CA	San Jose	NV	Las Vegas
CA	Davis	CA	San Leandro	NV	Reno
CA	Downey	CA	Sausalito	NV	Tahoe Transportation District
CA	Fresno	CA	South Lake Tahoe	OR	Beaverton
CA	Los Angeles (DOT)	CA	Tustin	OR	Portland
CA	Los Angeles County	CA	Truckee	TX	Austin
CA	Monterey	CO	Denver	TX	Dallas
CA	Mountain View	CT	New Haven	UT	Park City
CA	Napa	CT	Stamford	UT	Salt Lake City
CA	Newport Beach	FL	Brevard County	UT	Springdale
CA	North Tahoe Public Utility District	FL	Seaside	WA	Seattle
CA	Oakland	HI	Maui	WA	Spokane
CA	Oceanside	ID	Boise	WA	Vancouver
CA	Palo Alto	IL	Oak Park	WI	Milwaukee

Paid Parking Program Goals

Financial Sustainability
Operating costs should be covered by paid parking revenues.

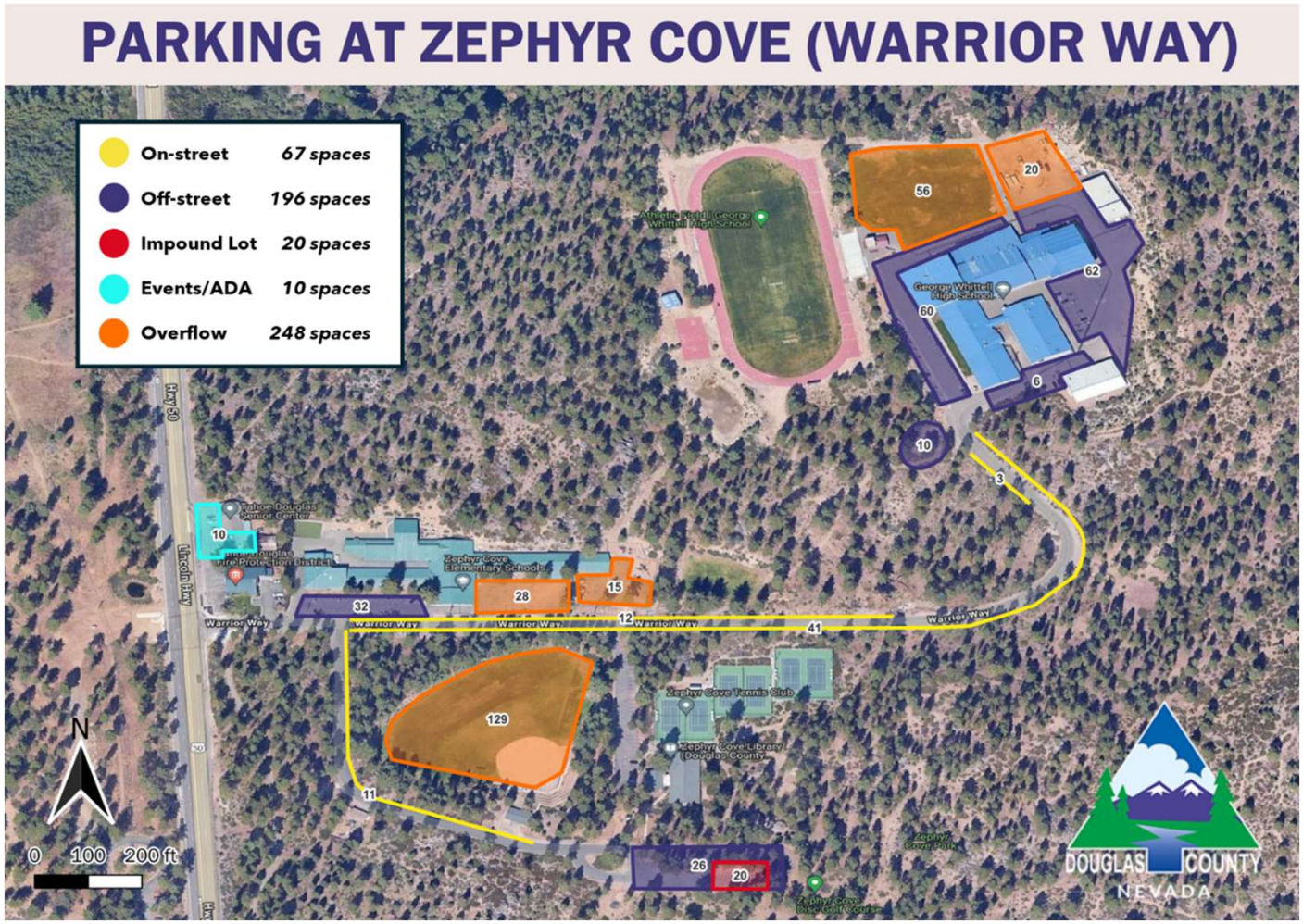
User Experience
Simplified and smooth payment process for non-resident beachgoers, with minimal impact on residents and park/school users with free access.

Efficiency
Streamlined program administration and maintenance.

Adaptability
Ongoing monitoring of implementation outcomes and iterative changes to continue improve the program.

Study Area & Inventory

- **293 spaces** on a standard operating day
- **521 spaces** on a peak demand day (with overflow and impound lot activated)



Summer 2024 Paid Parking Pilot (July-August)

Pilot Outcomes

- ✓ **Improved Safety:** Reduced traffic conflicts and increased efficiency of clearing illegally parked vehicles on US-50 with fines and towing fees.
- ✓ **Managed Beach Usage:** Reduced overcrowding at Zephyr Cove beach and improved the overall beach experience.
- ✓ **Improved Sanitation:** Reduced trash and pollution around the beach area, contributing to 78% less trash lake-wide compared to Fourth of July 2023.
- ✓ **Achieved Cost Recovery:** Covered all operational costs with revenue.
- ✓ **Improved Circulation:** Improved traffic circulation with the help of signage and a Parking Ambassador.

Summer 2024 Paid Parking Pilot (July-August)

Pilot Outcomes (continued)

- ✓ **Continued Free Parking:** Douglas County resident beachgoers received free parking by entering their zip code into the paid parking system, while parking remained free for users of all other on-site facilities.
- ✓ **Improved Parking Management:** Illegal parking on private, school, park property, and US-50 was reduced with the use of License Plate Recognition (LPR) cameras and monitoring.
- ✓ **Supported Fundraising:** Paid parking generated revenue shared among the Douglas County School District, the County, and the Zephyr Cove Parents Club and George Whittell Boosters Club.

Summer 2024 Paid Parking Pilot (July-August)

Operational Successes

- ✓ **Parking Ambassador:** Effective in program education and encouraged compliance.
- ✓ **Signage on US-50:** Improved circulation by reducing the number of beachgoers who try to find free parking on Warrior Way.
- ✓ **Parking Rates:** Higher rates reduced beach parking during peak demand days and encouraged beachgoers to park at the Zephyr Cove Resort.

Improvement Opportunities

- **Decreasing transaction fees:** Opportunities to contract with a vendor with lower transaction fees.
- **Expanding payment methods:** Increase access to payment by installing a pay station besides mobile payment methods.
- **Reviewing the discount method:** Consider a more effective method to validate County resident status instead of inputting zip codes.

Summer 2024 Paid Parking Pilot (July-August)

Financial Impact

Paid parking revenue	$ 153,731
Parking Ambassador staffing cost	$ 42,062
Net Profit	**$ 111,669**

✓ Program achieved cost recovery and raised funds for the parties involved.

Costs include Parking Ambassador staffing, fixed LPR units, signage, and other operating costs.

Parking Utilization

Quantity of Plates per Session Type, by Time Period

Time Period	Registered for Paid Parking	Registered for Free Parking
Fourth of July weekend	741	81
Regular week	130	15
Regular weekend	526	31

- Across the Fourth of July holiday period, 90% of parkers who registered were visitors who paid for parking.

Summer 2025 Paid Parking Recommendations

Program & Policy

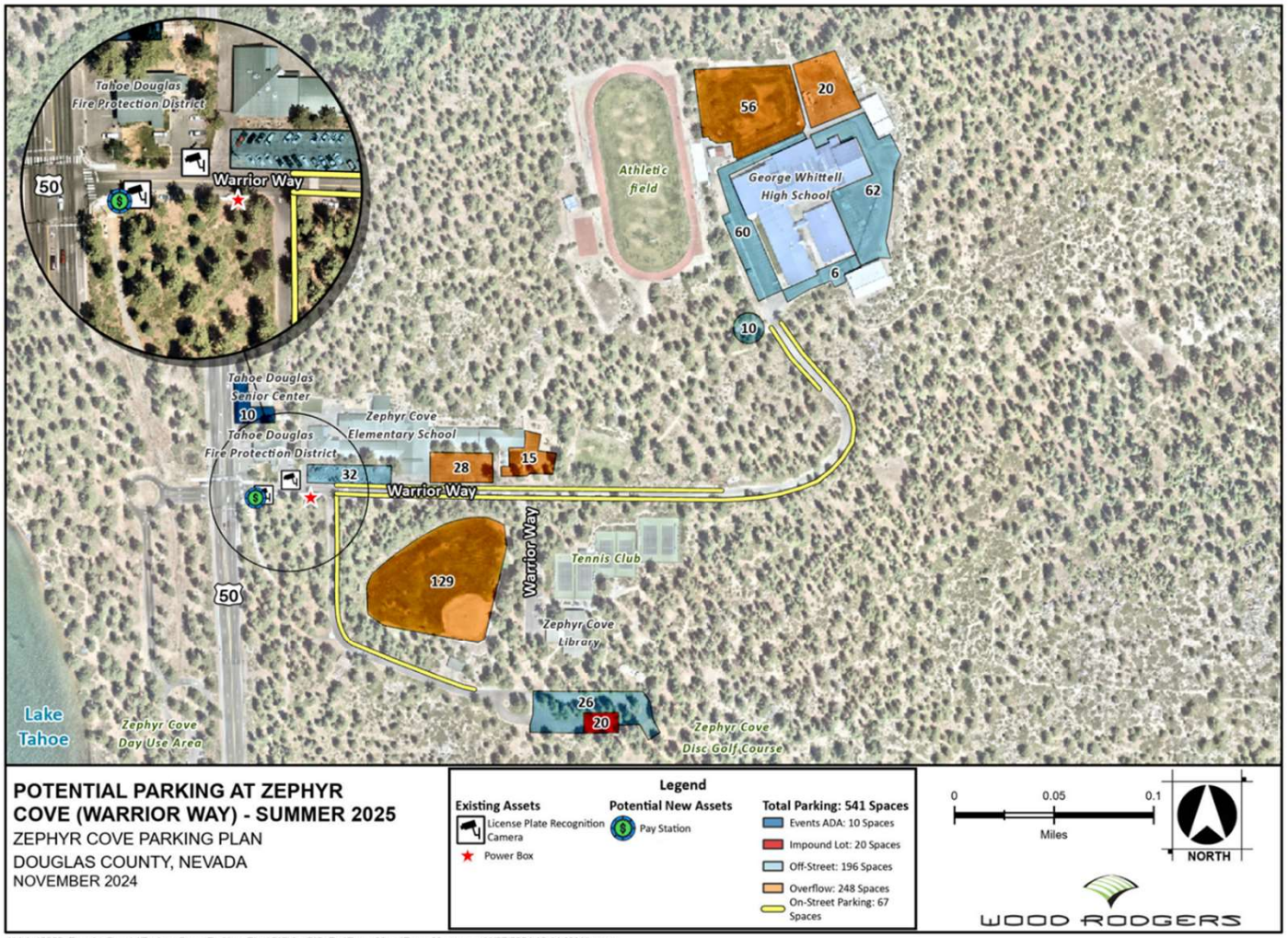
- Extend the paid parking season to start from **Memorial Day weekend**. Retain other terms, such as paid parking rate structure, free parking for all park/school users, operating hours, etc.
- Establish **interlocal agreement** with the Douglas County School District for an extended paid parking program.
- Discuss **interlocal agreement** with the Tahoe Douglas Senior Center to use spaces for ADA and special event parking.
- Assess the implementation of a **Parking Benefits Fund** for distribution of County revenues.
- Conduct **ongoing** parking utilization analysis and annual rate reviews.

Summer 2025 Paid Parking Recommendations

Technology

- Create a **payment zone** at the entrance of Warrior Way and:
  - Install a pay station that accepts credit cards.
  - Station the Parking Ambassador at this location.
  - Ensure strong connectivity in the payment zone (leverage FirstNet and NDOT fiber internet lines).
- Introduce **driver's license scanning** features.
  - County residents can use the pay station or mobile payment methods to scan the back of their driver's license to verify residency status and unlock 100% discount.
- Evaluate **paid parking vendors** that can provide all of: mobile payments, pay station with barcode scanning feature, Pay-by-Text, integration with LPR.

Summer 2025 Paid Parking Recommendations



← Asset map and location of pay station

↓ Proposed payment zone

Summer 2025 Paid Parking Recommendations

Compliance

- Leverage the **County Parking Ambassador** for compliance.
  - Equip County Parking Ambassador with iPad with real-time parking payments reporting.
  - Station at minimum on peak demand days.
- Coordinate **volunteer Parking Ambassadors** with the Whittell Boosters Club and the Zephyr Cove Elementary School Parents Club.
  - Volunteers should supplement on peak demand days and can substitute for the County Parking Ambassador on quieter days.
- Evaluate the use of **windshield immobilization devices** on US-50.
- Assess tow and impound **fees**.

Summer 2025 Paid Parking Recommendations

Wayfinding & Signage

- Implement sufficient **signage** with "Park then Pay," "Paid Beach Parking," and messaging of free parking for resident beachgoers.
- Include **citation and tow fees** on signage to deter violations.

Additional Long-Term Strategies

- Add sidewalk at the payment zone to offer users a safe place to stand.
- Formalize on-street parking spaces to clarify travel versus parking lanes.

Financial Projections

	(actual) 2024	2025	2026
Revenue			
Paid Parking Revenue	$153,731	$169,000	$185,000
Subtotal Annual Revenue	$153,731	$169,000	$185,000
Expenses			
Capital Equipment Costs		$12,000	$0
Operating Equipment Costs		$13,000	$14,000
Staffing Costs		$20,000	$21,000
Subtotal Annual Expenses	$42,062	$45,000	$35,000
Net Profit/Loss	**$111,669**	**$124,000**	**$150,000**

Category	Factors
Capital Equipment Costs	Includes procurement of one (1) pay station.
Operating Equipment Costs	Includes paid parking operating expenses, fixed LPR usage fee, signage improvements, windshield immobilization devices, and support of connectivity upgrades.
Staffing Costs	Parking Ambassador for a full paid parking summer and indirect staff time.

Next Steps

Program & Policy

- ❑ Establish interlocal agreements for the extended paid parking program
- ❑ Assess a parking benefits fund
- ❑ Set and announce the 2025 paid parking program

Technology

- ❑ Evaluate paid parking vendor options

Compliance

- ❑ Evaluate the use of windshield immobilization devices.
- ❑ Research tow and impound fees.

Thank you!

DouglasNV@DixonResourcesUnlimited.com

AGENDA ITEM NO. 7.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For possible action. Discussion of the activities of the Douglas County Public Administrator pursuant to NRS 253.091 including the late quarterly report for July 1, 2024, through September 30, 2024; and the current status of estates being investigated or administered by the Public Administrator including, without limitation, the estate of Rene Torrez and the estate of Robert Peart. The character, alleged misconduct or professional competence of the Public Administrator may be discussed during this review and direction may be provided to staff, including possible future revisions to the Douglas County Code. (Jenifer Davidson)

RECOMMENDED MOTION:
Provide direction to staff based on the report of the Public Administrator's activities.

FINANCIAL IMPACT:
None. Any fees collected by the Public Administrator are distributed pursuant to Nevada law and court order.

BACKGROUND:
Under Nevada law, the Public Administrator is appointed by the court to administer the estates of deceased persons when a personal representative is unavailable or unwilling to serve as the administrator of the deceased person's estate. Pursuant to NRS 253.091, the Board of County Commissioners may, at any time, investigate the estates for which the Public Administrator has been appointed. The last quarterly report from the Douglas County Public Administrator to the Board of County Commissioners was for June through August, 2024.

The County Manager's Office has received complaints that certain estates have not been timely administered and that the Public Administrator is not communicating with the heirs of deceased persons whose estates are being administered by the Public Administrator.

ATTACHMENTS:

PA Report - July 1-24 - September 30-24.pdf
December 2024 Complaint about Public Administrator Steve Walsh, referred by County Clerk-Peart.pdf
SteveWalshTimeline_ Provided by Ms. Peart-Velez.pdf
R._Torrez_Estate_-_4th_attempt.pdf

Douglas County Public Administrator

Stephen Walsh
P.O. Box 1683
Minden, NV 89423
775-267-4321

DOUGLAS COUNTY PUBLIC ADMINISTRATOR

QUARTERLY REPORT

To: Douglas County Board of Commissioners
From: Stephen Walsh, Douglas County Public Administrator
Reporting Period: **July 1, 2024, through September 30, 2024**

PENDING CASES: (Previous Report)	**15**
NEW CASES July 1, 2024 – September 30,2024	**8**
CASES UNDER INVESTIGATION: (Not Opened yet)	**7**
CASES OPENED/CLOSED DURING QUARTER:	**11**
CLOSED CASES WITH FULL PROBATE:	**4**
PENDING CASES WITHOUT INVENTORY	**0**
CURRENT PENDING CASES:	**12 (5 1yr+)**
PENDING CASES FILED FOR COURT	**3**
STATUTORY COMMISSIONS RECEIVED:	**$9,468.59**

The pending estates are in various stages of the process including inventory preparation, pending court hearings, estate sales, etc.

Proceeds of estates, if applicable, will be used to pay off any debts and/or fees owed. The remaining amounts will be distributed to the decedent's next of kin, if any. If none, the proceeds escheat to the State of Nevada. If unclaimed after six years, they are transferred by the State Treasurer to the State's General Fund for educational purposes.

I declare under penalty of perjury that the foregoing is a true and correct report of all estates and statutory commissions by the Douglas County Public Administrator for the stated time period.

Executed this 12th day of November, 2024.

By: _____
Stephen Walsh, Public Administrator

From: Lisa Peart
To: Jenifer Davidson; Michelle Damante
Subject: Re: FW: Complaint about Public Administrator Steve Walsh, referred by County Clerk
Date: Tuesday, December 10, 2024 10:40:48 AM
Attachments: image001.png
SteveWalshTimeline..pdf

CAUTION: This email originated from outside of the organization. If you did not expect to receive something from this sender - we suggest you call the sender to verify (only if you know the sender).

Otherwise - Do not click links or open attachments unless you recognize the sender and know the content is safe. You should almost NEVER be prompted to enter your login credentials as a result of opening or clicking anything.

Thank you for the information Jenifer. I've attached the timeline to this email. We also have snapshots of call logs, etc. and if you think those may be helpful please let me know. I'll also send the questions we have for the board to ask within a couple days.
Lisa

On Tue, Dec 10, 2024 at 11:44 AM Jenifer Davidson <JRDavidson@douglasnv.us> wrote:

> Ms. Peart-Velez,
>
> Thank you for reaching out to me with your questions. If you have additional questions or need clarification on the details of what I shared below, please do not hesitate to contact me.
>
> 1. Public comment can be made by any person. There is a sign in sheet at the podium, she will need to sign in and state her name for the record when she approaches to speak. When it is an appropriate time, the Chairman will invite members of the public to speak and will explain the rules. There is a period of opening and closing public comment as well as a period for public comment on each item listed for possible action. This item will be listed for action, so the Chair will call for public comment. She should wait to speak regarding this item until that item is called and the Chair opens it up for comment.
> 2. I did reach out to Mr. Walsh by phone and email. I did not receive a response from him. I also reached out to Mr. Clouser by email and met with him in person last week. He advised me he was working with Mr. Walsh to obtain the information necessary to file. As of this morning, it does not appear that the case has been filed.
> 3. Contact information for the County Commission can be found here.
> 4. I will share the additional information you provided with the Board of County Commissioners.
> 5. The timeline and any additional information you wish to provide would be helpful and greatly appreciated. Please provide it to me as soon as possible so that I may provide it to the Board in time for their consideration and review.

Thank you,

Jenifer Davidson

County Manager

Douglas County Nevada

1594 Esmeralda Avenue

Minden, NV 89423

Office: 775-782-9821

"Great People, Great Places."

Website: www.douglascountynv.gov/

From: Lisa Peart [redacted]
Sent: Tuesday, December 10, 2024 8:27 AM
To: Jenifer Davidson <JRDavidson@douglasnv.us>
Subject: Re: FW: Complaint about Public Administrator Steve Walsh, referred by County Clerk

CAUTION: This email originated from outside of the organization. If you did not expect to receive something from this sender - we suggest you call the sender to verify (only if you know the sender).

Otherwise - Do not click links or open attachments unless you recognize the sender and know the content is safe. You should almost NEVER be prompted to enter your login credentials as a result of opening or clicking anything.

Good morning Jenifer,

I wanted to follow up with you about a couple things for the Public hearing next week regarding Steve Walsh.

First, my sister was wondering how she can sign up to make a statement during the portion that opens up for comment, or is it open to anyone who attends the meeting without prior arrangements?

We were wondering if you'd been able to check in with Steve Walsh or his lawyer to see if they'd filed anything. We haven't heard anything from either of them.

You mentioned I could possibly contact other members of the Board before the meeting? If so I'd like their contact information so I can let them know my questions/concerns ahead of time. If you're able to share their information that would be greatly appreciated.

We found out more concerning information since we spoke regarding Steve Walsh that I'd like to have shared with the rest of the board. I contacted Carmax where my Dad purchased his car (the car Steve Walsh is still holding onto and that he told me was stripped of its plates and waiting for Carmax to pick up). Carmax had not been notified of his death by him and monthly payments have been being made on the car each month since his death in August 2023. Since I'm not on the account, Carmax could not release the information of who is making the monthly payments. I sent a Death certificate in so that they will stop the monthly payments and hopefully release the information to me. If it is money that was taken from an automated payment from one of my Dad's accounts, then that would mean around $5,200 has been taken from my Dad's estate already due to Steve Walsh's negligence. We're now concerned about other accounts he may have ignored that may be costing money from my Dad's estate. He was given all of the information we had about his accounts.

I'll also send you any questions we have in a couple of days as well. My sister created a detailed time line of events with all conversations and email attempts to Steve Walsh and his lawyer, so if that would be helpful please let me know.

Thank you again for all of your help,

Lisa Peart- Velez

On Tue, Nov 26, 2024 at 9:20 PM Jenifer Davidson <JRDavidson@douglasnv.us> wrote:

> Ms. Peart-Velez and Ms. Damante,

I am writing to follow up on your complaint regarding the Public Administrator. I have confirmed that a case for your father's estate has not been filed at this time. Under Nevada law, the Public Administrator is appointed by the court to administer the estates of deceased persons when a personal representative is unavailable or unwilling to serve as the administrator of the deceased person's estate. The Board of County Commissioners may, at any time, investigate the estates for which the Public Administrator has been appointed (NRS 253.091). I advised Mr. Walsh today that I am referring this matter to the Douglas County Board of County Commissioners for a public hearing on December 19, 2024. At meetings of the Commission, members of the public may provide public comment and express concerns. The information on how to do so will be included on the agenda when it is posted no later than three days prior to the meeting. Information regarding meetings can be found on the county's website (click here). This meeting will be recorded and streamed live. The live video link will be included on the agenda and also posted on the site.

Finally, I was advised that Mr. Clouser intends to work with Mr. Walsh to file something on this case next week. I asked Mr. Clouser and Mr. Walsh in writing to let me know if that changes so that I may advise the Board of County Commissioners. I will also share that information with you as it becomes available. Even if he initiates this case with the courts, Mr. Walsh will still be required to give his report to the Board at the December 19th meeting.

I thank you for your patience as I worked to determine the most appropriate path forward. I apologize for my late phone call to you Ms. Peart-Velez, I failed to note the time difference when I called.

Sincerely,

Jenifer Davidson

County Manager

Douglas County Nevada

1594 Esmeralda Avenue

Minden, NV 89423

Office: 775-782-9821

"Great People, Great Places."

Website: www.douglascountynv.gov/

From: Lisa Peart [redacted]
Sent: Monday, November 25, 2024 7:19 AM
To: Jenifer Davidson <jrdavidson@douglasnv.us>
Cc: Michelle Damante [redacted]
Subject: Complaint about Public Administrator Steve Walsh, referred by County Clerk

Good morning Jennifer,

I was given your information by the County Clerk's office, who suggested I contact you regarding issues my family is having with the Douglas County Public Administrator Steve Walsh.

My name is Lisa Peart- Velez. In August of 2023 my Father Robert Peart passed away unexpectedly in Gardnerville. My family was contacted through the Sheriff's office and we were put in contact with Steve Walsh. I live in New York City, and the rest of my family lives in California. We arranged a time about 5-6 days after his passing to clean out his apartment and Steve was there to cut the police tape off the door and let us into the apartment. We had been told by Steve his estate would need to go through probate and were instructed by him to take an inventory of all of his belongings so they could be liquidated if needed to pay off any of my Father's debts and put them into a storage unit. On the day of cleaning out the apartment he told us we could either go through a lawyer for probate or through him, and that if we went through his office there would be no fees upfront. Naturally we went with him to avoid the extra stress of finding a lawyer. We put the majority of my Dad's belongings into a storage unit which we have since been paying for. Steve held onto his car, all of his bank and personal records, and expensive electronics such as a brand new ipad and apple computer.

After he gathered all of my Dads information and some of his belongings he became essentially unresponsive to our attempts to get an update on my Dads estate. My sister, who had been the main point of contact leading up till then sent several emails and left phone messages, which he didn't respond to. In June this year, my Uncle (Dad's brother)

was tracked down by a store owner in the area, who asked why my Dad's car had been sitting abandoned for several months in their store parking lot. My sister again tried to contact Steve, with no response.

On October 12th I called him and he finally answered. I asked him about the car and he told me the car was moved from the parking lot and had been stripped of the plates and that he was now waiting for Carmax to pick it up since more was owed on it than it was worth. I asked for an update on my Dad's estate and he said "It's close to being finished" I also asked about funds from an inheritance from my Grandmother's estate, who passed about 5 months before my Dad (my Dad was holding those funds in an account) and he told me it was filed and he was just waiting for some documents from the court.

On October 12th he called my brother to tell him we could get rid of the items in the storage unit. That's when we realized something seems amiss with how he's handling the estate. We sent several emails and called him several times asking to see any type of documentation or accounting about the estate and to ask why we've never received a letter from the probate court. He has ignored all of our calls and emails.

A few weeks ago I called the county clerk to ask what I should do, and they gave me both your contact information and info for his lawyer Justin Clouser. I emailed Justin explaining what has happened, and he called me back immediately to tell me that he has never heard of this case, and that nothing about my father's estate has been filed with the court. Justin told me he would try and contact Steve Walsh to find out what is going on and get back to me, but I haven't heard yet.

My family is shocked and upset. Our concern is that he, according to his own words, is essentially liquidating and going into my Dad's assets without legally filing a court probate case. While we are new to this process, this does not seem legal and it certainly does not seem ethical. We never received any type of documentation from him (now we know why, because he never legally filed anything and lied to us about it). It has been a year and three months at this point, and the stress of dealing with this while we also grieve our Father is overwhelming.

We are hoping you can point us into the right direction of who to contact regarding this. Is there a judge or official in probate court or in the county that we can file an official complaint with about this? Please feel free to also call me back if that's easier for you, my phone number is [redacted] I've also cc'd my Sister Michelle Damante on this email.

Thank you,

Lisa Peart- Velez

--

Lisa Peart

[redacted]

Timeline for contact with Steve Walsh

-August 25, 2023 - Robert Peart passed away, around Midnight, Steve Walsh and the sheriff's office contacted David Peart (Son).

-August 28, 2023 (9:30 AM, 51 minutes) - Michelle Damante (Daughter) spoke with Steve Walsh, reviewing next steps and indicating that since Lisa Peart-Velez (Daughter) was currently in town (lives in NYC) we would come up on August 30th to clear out all personal items of Robert Pearts residence. Steve indicated he would need to be there at that time to cut the police tape and give us access to the apartment. Michelle indicated that we were planning to remove all belongings and store them closer to our residence in California.

-August 29, 2023 - Michelle connected with Steve via phone (4:57 PM, 25 minutes) prior to the visit on August 30th, to advise she was in town and others were arriving later that day with a rented U-Haul. At that time Mr. Walsh indicated that we couldn't remove items and store them out of state. The conversation was clarified that this was discussed on August 28th and noted by Mr. Walsh that this was acceptable. A time to meet the following day at 10:00 AM was also confirmed.

-August 30, 2023 - Mr. Walsh met with Michelle Damante, David Peart, Lisa Peart-Velez and other related parties to discuss next steps, cleaning out the apartment, removing items and what to expect. At that time, Michelle asked for clarification on Mr. Walsh's remarks about not storing items in California, and he clarified that it was in fact ok for us to proceed as planned. Mr. Walsh explained the Probate process at this time, and that going through probate was the law. He explained that we had the option to either hire a lawyer, or work with him and his office at a less expensive rate and that we needed to make a decision quickly, this put added pressure on us to make a decision. He explained that his role would handle everything for us, while if we went with a lawyer we would be responsible for doing all of the work to close accounts, find assets and other tasks. The family agreed to work with Mr. Walsh at that time. He asked us for an inventory of items that were stored. The family then proceeded to clean out the apartment and then contact Mr. Walsh as requested. The apartment clean out was completed at approximately 3:15 PM, and a phone call was placed to Mr. Walsh that was not answered, additional unanswered calls to notify him of completion were placed at 3:32 PM and 4:02 PM. Mr. Walsh had earlier asked that all financial records, Robert Peart's personal computer, tablet and phone were left behind for him to search for account and asset information. These items were left in the locked apartment, along with Cox cable box for Mr. Walsh to return.

-September 1, 2023 - Michelle Damante spoke with Mr. Walsh for 3 minutes - phone conversation unknown

-September 11, 2023 - Michelle Damante provided an inventory of items that were removed from the residence via email at swalsh@douglasnv.us. Mr. Walsh confirmed via phone conversation on September 20, 2023 that this information was received.

-September 20, 2023 - Michelle Damante spoke with Mr. Walsh for 21 minutes, confirmed inventory had been received.

-October 6, 2023 - Michelle Damante returned to Gardnerville/Minden to meet with Mr. Walsh to collect any last items from Robert Peart's storage that he shared with his girlfriend, Beverly Guaraglia. During this conversation, Michelle indicated that she would like to be present for the initial hearing for probate, at that time Mr. Walsh indicated that wasn't necessary. The remaining items were collected from the storage, Mr. Walsh indicated he would finish removing the items and deliver them to Beverly Guaraglia within a few days and close out the storage account.

-February 19, 2024 - Michelle Damante sent an email to Mr. Walsh at swalsh@douglasnv.us, indicating there was no response to previous emails or phone messages and asked for an update. This email did not receive a reply.

-May 30, 2024 - Robert's brother, Bruce Peart, received a phone call from a local auto lot, indicating there was a car stored on their property, and they did not know who it belonged to but they found the contact information for Bruce in the glove box. The car belonged to Robert Peart, purchased from CarMax on February 20, 2022. During the initial meeting with Mr. Walsh on August 30, 2023, Mr. Walsh indicated that he would remove the car from its location in front of Robert Peart's residence and store it until it could be returned to CarMax. Michelle Damante called Mr. Walsh and left a message for a return call. No response from Mr. Walsh.

-June 3, 2024 - Michelle Damante called Mr. Walsh and left a message for a return call. No response from Mr. Walsh.

-September 9, 2024 - Michelle Damante sent an email to Mr. Walsh at swalsh@douglasnv.us, indicating there was no response to previous emails or phone messages and asked for an update. This email did not receive a reply.

-September 12, 2024 - Lisa Peart-Velez called Mr. Walsh and spoke with him. She asked him about Robert Peart's estate.Mr. Walsh indicated it was "very close to everything being finished". She also asked about the funds from Beverly Peart-Clairfield's estate (Robert's mother who passed away in May of 2023), Mr. Walsh stated that he was just waiting for a document from the court and everything was filed and that was the last thing he was waiting for. Lisa Peart-Velez asked about the car being stored in a random lot, and Mr. Walsh said "I've been doing that for six years, the store owner is under new management now". He also said the car is now stripped of its plates and he's waiting for carmax to pick it up and that more was owed on it than it was worth. Lisa Peart-Velez also asked him why he wasn't returning calls made by

Michelle Damante, who is the main point of contact and he said he would call her. Mr. Walsh did not contact Michelle Damante.

-October 12, 2024 - Mr. Walsh called David Peart to notify him that the items being stored could now be disposed of and we could sell them or do as we pleased. Initially Mr. Walsh indicated that those items must be held until probate was closed in the event that they would need to be liquidated to pay off any debts.

-November 6, 2024 - Lisa Peart-Velez emailed Mr. Walsh at swalsh@douglasnv.us to get information on any documentation regarding the probate case. Mr. Walsh did not respond.

-November 8, 2024 - Michelle Damante attempted to call Mr. Walsh, however the mailbox was full and no messages could be left.

-November 14, 2024 - Lisa Peart-Velez called Mr. Walsh, he did not respond. She followed up with an email at swalsh@douglasnv.us which also did not receive a response.

-November 14, 2024 - Lisa Peart-Velez called Justin Clouser, the attorney representing Mr. Walsh in all county matters and left a voice message, then followed up the phone call with an email. Mr. Clouser called Lisa back the same day and told her that he had never heard of the case and nothing had been filed. She asked if it was normal for Mr. Walsh to take so long and he said "Unfortunately yes. He treats his position as a public administrator as more of a part time job and his main business gets most of his attention. I've told him he needs to start paying more attention to it." He also told Lisa that he didn't think that there was any reason to be suspicious of such a long delay, and she told him that he had told us to get rid of all the items he initially told us that needed to be stored until probate was complete, and she asked how he would know they didn't need to be liquidated if he wasn't going into her Dad's assets without filing a probate court case. Mr. Clouser said he didn't have an answer for that. He also said he would get in touch with Mr. Walsh and then follow up with Lisa. Mr. Clouser did not reach back out to Lisa. Lisa then followed up with a second email to clarify what Mr. Walsh had stated about the car.

-November 21, 2024 - Lisa Peart-Velez emailed Justin Clouser asking for an update, Mr. Clouser did not respond.

-November 25, 2024 - Lisa Peart-Velez emailed Jennifer Davidson, the County Manager and she responded the next day (November 26) indicating that Mr. Walsh was being referred to the Board of County Commissioners for a public hearing on December 19, 2024. She also indicated that Mr. Clouser intends to work with Mr. Walsh to get the case filed appropriately with the courts.

-December 5, 2024 - LIsa Peart-Velez contacted Carmax in Reno to find out if the car had been picked up as indicated by Mr. Walsh. Carmax confirmed that they had not

been notified of Robert Peart's passing and had not received a death certificate.They also confirmed monthly payments have been paid every month on the car since the time of his passing. Lisa asked who was making the payments since his death, and if anyone had taken over payments or if they were being withdrawn from Robert's accounts and Carmax was not able to release that information due to Lisa not being on her father's Carmax account. They asked her to mail in a death certificate.

-December 7, 2024 - LIsa Peart-Velez mailed in the death certificate to Carmax as requested.

From: Rosenberg, Michelle
To: Wendy Lang
Subject: RE: R. Torrez Estate - 4th attempt
Date: Wednesday, November 27, 2024 6:26:31 PM

CAUTION: This email originated from outside of the organization. If you did not expect to receive something from this sender - we suggest you call the sender to verify (only if you know the sender).

Otherwise - Do not click links or open attachments unless you recognize the sender and know the content is safe. You should almost NEVER be prompted to enter your login credentials as a result of opening or clicking anything.

Wendy,

My siblings and I hired him to help with our father's estate. The last correspondence we received from Mr.Walsh was back in August when he stated we were going to receive a packet in the mail. We've never received a packet. We've left numerous voice-mails but he has never called any of us back. I found his email and sent several emails and still, no reply. It's extremely frustrating! All we want is for him to simply take a moment to call one of us back so we know the status of the estate. At this point, we are just attempting any possible way of getting a hold of him.

Michelle
[redacted]

On Nov 27, 2024 2:57 PM, Wendy Lang <WLang@douglasnv.us> wrote:

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.
Report Suspicious

Hi Michelle,

Did you receive any correspondence from Mr. Walsh following this email? Is Mr. Walsh acting in a public capacity or a private capacity with regard to this matter? To clarify, was he appointed to your father's estate by a judge?

Thank you,

Wendy Lang

Director of Human Resources

Risk Manager

Douglas County

775-782-9066

wlang@douglasnv.us

From: Rosenberg, Michelle [redacted]
Sent: Tuesday, November 19, 2024 12:39 PM
To: Stephen Walsh <swalsh@douglasnv.us>
Cc: Wendy Lang <WLang@douglasnv.us>
Subject: R. Torrez Estate - 4th attempt
Importance: High

CAUTION: This email originated from outside of the organization. If you did not expect to receive something from this sender - we suggest you call the sender to verify (only if you know the sender).

Otherwise - Do not click links or open attachments unless you recognize the sender and know the content is safe. You should almost NEVER be prompted to enter your login credentials as a result of opening or clicking anything.

Hello Steve,

My siblings and I have attempted to connect with you for some time now regarding the status of our father's estate. We have left several voicemails for you with no reply. Although, I understand the probate process can take some time to complete, we have received no correspondence from you at all.

I respectfully request a call or email from you regarding this matter.

RE: Rene Torrez

Please contact me at the number below or my cell [redacted]

Thank you,

Michelle Rosenberg, MRO-A

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

AGENDA ITEM NO. 8.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For possible action. Discussion to adopt **Ordinance 2024-1639**, an ordinance amending Douglas County Code, Title 10, Chapter 10.08 (Control Devices), to establish vehicle restrictions prohibiting truck traffic on portions of Wildhorse Lane, Vicky Lane, Clapham Lane, Kayne Avenue, Gordon Avenue, Fuller Avenue, and East Valley Road. Second Reading. (Jon Erb)

RECOMMENDED MOTION:
Adopt Ordinance 2024-1639, as presented.

FINANCIAL IMPACT:
232-532.091. The cost of 14 signs is approximately $525 per location for a total of $7,350.

BACKGROUND:

This item is the second reading of an ordinance amending Douglas County Code, Title 10, Chapter 10.08 (Control Devices), to establish vehicle restrictions prohibiting truck traffic on portions of Wildhorse Lane, Vicky Lane, Clapham Lane, Kayne Avenue, Gordon Avenue, Fuller Avenue, and East Valley Road, specifically between Johnson Lane and Stephanie Way.

The purpose of this ordinance is to ensure that truck traffic remains on the most suitable routes. Signs will be placed on the north/south street near the intersections of Johnson Lane for northbound traffic and the intersections of Stephanie Way for southbound traffic. These restrictions will not impact local deliveries, consistent with Douglas County Code 10.08.050.

ATTACHMENTS:
Ordinance_2024-1639_Truck_Route_Prohibition.pdf

ORDINANCE NUMBER 2024-1639

SUMMARY

Ordinance 2024-1639 amends Douglas County Code, Title 10, Chapter 10.08 (Control Devices), to establish vehicle restrictions prohibiting truck traffic on portions of Wildhorse Lane, Vicky Lane, Clapham Lane, Kayne Avenue, Gordon Avenue, Fuller Avenue and East Valley Road.

TITLE

Ordinance 2024-1639, an ordinance amending Douglas County Code, Title 10, Chapter 10.08 (Control Devices), to establish vehicle restrictions prohibiting truck traffic on portions of Wildhorse Lane, Vicky Lane, Clapham Lane, Kayne Avenue, Gordon Avenue, Fuller Avenue, and East Valley Road.

THE BOARD OF COUNTY COMMISSIONERS OF THE
COUNTY OF DOUGLAS DOES ORDAIN:

The Douglas County Code, Title 10, Chapter 10.08, is amended with the language deleted shown as ~~strikethrough~~ and the new language shown as *underlined and italicized*, as set forth below, and all other sections shall remain in full force and effect:

TITLE 10: Vehicles and Traffic

Chapter 10.08

Control Devices

10.08.040 Vehicle restrictions on highways or streets

As authorized by state law, the Board of County Commissioners recognizes and restricts the following highways or streets as set forth below and authorizes the erection of suitable markers, which may be located at such points as the Department of Public Works deems appropriate. Except as provided in 10.08.050, it is unlawful for an operator or driver of any vehicle to operate, drive, move, stop or park a vehicle in violation of the restrictions in NRS Chapter 484D and as set forth below:

A. Riverview Drive. Posted sign Weight Limit of 7 Tons.
B. Dresslerville Road. Posted sign Not A Truck Route.
C. Tillman Lane. Posted sign Weight Limit of 10 Tons.
D. Waterloo Lane from SR 88 to SR 756. Posted sign No Trucks (Symbol).
E. Waterloo Lane from SR 756 to US 395. Posted sign Weight Limit of 8 Tons.
F. Dressler Lane Bridge #1600. Posted sign Weight Limit of 3 Tons. (10.08.040 B Only).
G. Muller Parkway-north from US 395 (Minden) east to end of pavement and from the Muller Parkway/Pinenut Road Roundabout north to Grant Drive. Posted sign Not A Truck Route.
H. Rojo Way from Kimmerling Road to Edna Drive. Posted sign No Trucks (Symbol).

I. Edna Drive from Rojo Way to SR 756. Posted sign No Trucks (Symbol).

J. Wildhorse Lane from Johnson Lane to Stephanie Way. Posted sign: No Trucks (Symbol).

K. Vicky Lane from Johnson Lane to Stephanie Way. Posted sign: No Trucks (Symbol).

J. Clapham Lane from Johnson Lane to Stephanie Way. Posted sign: No Trucks (Symbol).

K. Kayne Avenue from Johnson Lane to Stephanie Way. Posted sign: No Trucks (Symbol).

K. Gordon Avenue from Johnson Lane to Stephanie Way. Posted sign: No Trucks (Symbol).

K. Fuller Avenue from Johnson Lane to Stephanie Way. Posted sign: No Trucks (Symbol).

L. East Valley Road from Johnson Lane to Stephanie Way. Posted sign: No Trucks (Symbol).

This ordinance is effective on February 1, 2025, after publication as provided in NRS 244.100.

PROPOSED on this 5th day of December, 2024.

PROPOSED by Commissioner _____.

PASSED on this ____ day of December 19, 2024.

VOTE: AYES: Commissioners _____

_____

_____

_____

_____

NAYS: Commissioners _____

_____

ABSENT Commissioners _____

_____

_____
Wesley A. Rice, Chair

ATTEST:

_____
Amy Burgans, Clerk

This ordinance will become effective on February 1, 2025.

AGENDA ITEM NO. 9.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For presentation only. Introduction of **Ordinance 2024-164**5, an Ordinance amending various chapters of Title 20 of the Douglas County Code in order to implement the requirements of NRS 278.253, by: (a) designating zoning districts in which a tiny house may be located and classified as an accessory dwelling unit; and (b) designating zoning districts in which a tiny house is allowed to be located and classified as a single-family residential unit. First Reading. (Kate Moroles-O'Neil)

RECOMMENDED MOTION:
No action is required at this time. Pursuant to NRS 244.100, the proposed ordinance is required to be read by title by the Board of County Commissioners for introduction.

FINANCIAL IMPACT:
With inclusion of Tiny Houses in Douglas County Code (DCC), opportunities to develop more attainable housing will be available for those wanting to downsize, first-home buyers and those wanting a small accessory dwelling unit. On average tiny houses can cost north of $100,000 depending on how it was built, size and add-ons (Source: Forbes), compared to the median home price in Nevada which, as of September 2024, was $467,400, up 6.9% from last year (Source: Bankrate LLC).

BACKGROUND:

Per NRS 278.253, passed in 2021 and effective in 2024, counties must implement a tiny house ordinance into their building codes. The statute requires Douglas County to implement a Tiny House ordinance that designates at least one of the following three things:

1. At least one zoning district in which a tiny house may be located and classified *as an accessory dwelling unit*.
2. At least one zoning district in which a tiny house may be located and classified *as a single-family residence*.
3. At least one zoning district in which a tiny house may be located *in a tiny house park*.

Ordinance 2024-1645 accomplishes this objective by complying with sections (1) and (2) above. Specifically, it designates that tiny houses may be located and classified as accessory dwellings in zoning districts already allowing accessory dwellings. It also designates that tiny houses may be located and classified as single-family residences in manufactured home overlay zoning districts.

ATTACHMENTS:

Ordinance_2024-1645_-_Tiny_Houses__Update_12.4.24_ (1).pdf
BoCC_Staff_Report_Tiny_Houses_ZTA_ORD_2024-1645 12.11.doc
NRS 278.253 Tiny Homes.pdf
2018_International_Residential_Code__IRC__-_Appendix_Q_-_Tiny_Houses.pdf

ORDINANCE 2024-1645

SUMMARY

Ordinance 2024-1645, a Zoning Text Amendment (ref. DP 24-0224), amending various chapters of Title 20 of the Douglas County Code in order to implement tiny houses per Nevada Revised Statutes (NRS) 278.253, by: (a) designating zoning districts in which a tiny house may be located and classified as an accessory dwelling unit; and (b) designating zoning districts in which a tiny house is allowed to be located and classified as a single-family residential unit.

TITLE

An Ordinance amending various chapters of Title 20 of the Douglas County Code in order to implement the requirements of NRS 278.253, by: (a) designating zoning districts in which a tiny house may be located and classified as an accessory dwelling unit; and (b) designating zoning districts in which a tiny house is allowed to be located and classified as a single-family residential unit.

RECITALS

WHEREAS on June 2, 2021, the Nevada State Legislature approved NRS 278.253, requiring the governing body of a county whose population is less than 100,000 to designate: (1) at least one zoning district in which a tiny house may be located and classified as an accessory dwelling unit; (2) at least one zoning district in which a tiny house may be located and classified as a single-family residence; or (3) at least one zoning district in which a tiny house may be located in a tiny house park.

WHEREAS, on December 19, 2024, the Douglas County Board of Commissioners (the "Board") introduced Ordinance 2024-1645 for this zoning text amendment;

WHEREAS, on January 16, 2025, the Board also held public hearings and determined that the findings required for a zoning text amendment, as stated in Douglas County Code Chapter 20.610, had been met to support the adoption of Ordinance 2024-1645.

NOW THEREFORE, based on the foregoing considerations, The Board does ordain as follows:

SECTION I: Title 20 of the Douglas County Code is hereby amended as set forth in the attached Exhibit A.

[Signature page follows]

Proposed on the _____ day of _____, 2025.

Proposed by Commissioner _____.

Adopted on the _____ day of _____, 2025, by the following vote:

Vote: Ayes: Commissioners _____

_____

_____

_____

_____

Nays: Commissioners: _____

_____

Absent: Commissioners _____

_____

_____

Chair

ATTEST:

_____

Amy Burgans, Clerk-Treasurer

This ordinance shall be effective on the _____ day of _____, 2025.

EXHIBIT A
TITLE 20 TINY HOUSE CODE REVISIONS

Added text is indicated with *underlined and italicized* text, and deletions are ~~stricken through~~.

Chapter 20.660 – Use Regulations

20.660.100 Residential uses.

A. "Boarding house" means a building or portion of a building which is used to accommodate for compensation no more than six boarders or roomers, not including members of the occupant's immediate family who might be occupying such a building.

B. "Clustered development" means a development in which parcels are created pursuant to section 20.714.020.

C. "Manufactured home park" means a parcel of land upon which two or more mobile or manufactured homes*, or tiny houses*, occupied or intended to be occupied for dwelling purposes, are located.

1. This section does not apply to employee housing in the agricultural zoning district;

2. See section 20.664.110 for specific standards;

3. Manufactured home parks are permitted only if located within an MH overlay zoning district.

D. "Multi-family dwelling" means a building or buildings on a single parcel which are occupied or which are arranged, designed, and intended to contain more than one dwelling unit, but not including hotels, motels, and boarding houses or as otherwise provided in section 20.660.150.B, accessory dwellings. See section 20.664.120 for specific standards.

E. "Single-family dwelling" means a single detached building which is occupied or which is arranged, designed, and intended to be occupied by not more than one family, and which contains not more than one dwelling unit. See section 20.714.020 for specific standards regarding cluster development.

20.660.150 Accessory uses.

An accessory use must be a use customarily incidental to and on the same parcel as the main use. A use listed in chapter 20.660 may be an accessory use if the planning director determines that the use is customarily incidental to a main use. Except as provided in this section, an accessory use must comply with all regulations applicable to the main use.

A. "Accessory agricultural retail sales" mean a location for the retail sale or wholesale of agricultural or horticultural products which are grown on site. Products must be grown on site, not have been purchased for the purpose of resale, and can only be sold on a seasonal basis with no permanent structure.

B. "Accessory dwelling": An attached or detached dwelling unit determined by minor design review to be accessory to the permitted principal use; which provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation; which is intended for occupation by paying or non-paying guests, members of the family, or person employed on the premises; which is located on the same parcel as the permitted principal use.

1. Accessory dwellings do not include dwellings which are designated as part of an allowed principal use and which are allowed by right.

2. The use of tiny houses as accessory dwellings is allowed, provided they meet the requirements of the 2018 International Residential Code, Appendix Q, and the standards set forth below.

3. The use of trailers and manufactured homes as accessory dwellings is not allowed, unless:

~~1.~~*a.* The primary residence is also a trailer or manufactured home and the zoning district is RA5, RA10 or Manufactured Home Overlay (MH) and is secured to a foundation; or

~~2.~~*b.* The use is located within an A-19, FR-19, or FR-40 zoning district subject to the provisions of subparagraph 1 below.

4. Accessory dwellings must meet the following standards:

~~1.~~*a.* The accessory dwelling may be detached from the structure housing the principal use provided it is on the same parcel as the main structure, except in the agricultural zoning district where the accessory dwellings may be located where appropriate for the agricultural operation with which it is associated;

~~2.~~*b.* Accessory dwellings within the residential or rural agricultural zoning districts are limited to 800 square feet in the SFR ½, SFR 1, SFR-2, RA-5 and RA10 zoning districts with a one-half (.50) net acres parcel size; and 1000 square feet for parcels two net acres or greater in size and within the following residential zoning districts: SFR-2, RA-5, and RA-10;

~~3.~~*c.* Accessory dwellings in the agricultural or forest and range zoning district which are used to house persons, and their families, significantly employed for agricultural work on the property may be up to 2,500 square feet of livable area;

~~4.~~*d.* Accessory dwellings within non-residential zoning districts are limited to 1,000 square feet in livable area, and must be accessory to a primary permitted use on the same parcel. A person may utilize an existing residential structure, regardless of size, as an accessory dwelling in a non-residential zoning district provided that at least 25 percent of the total floor area is utilized for a permitted use within that zoning district.

~~5.~~*e.* Where the unit is attached, a separate entrance to the accessory dwelling is allowed, but only one entrance may be visible from the front property line;

~~6.~~*f.* The property owner must live on the property and maintain one of the units as the primary residence;

~~7.~~*g.* The accessory dwelling may be used only as approved through design

review and any change in how it is used will terminate the use of the accessory dwelling;

~~8.~~*h.* Only one accessory dwelling per parcel is allowed, unless located within the agricultural or forest and range zoning districts, which has no limitations on the number of accessory dwellings except as provided in subparagraph c above;

~~9.~~*i.* Existing, previously approved invalid care units which were constructed under the uniform building code may be converted to an accessory dwelling, regardless of size, with a minor design review;

~~10.~~*j.* See section 20.664.010 for specific standards.

Chapter 20.664 – Agricultural, Forest and Range, and Residential Land Use Specific Standards

20.664.100 Manufactured homes, ~~and~~ manufactured housing, *and tiny houses.*

A. Manufactured or mobile homes allowed under the provisions of this chapter shall be installed in the following manner:

~~A.~~ *1.* Mobile or manufactured homes may be used as single-family dwellings in an MH overlay zoning district if the home is certified under the National Mobile Home Construction and Safety Standards Act of 1974.

B. Tiny houses allowed under the provisions of this chapter shall be installed in the following manner:

1. Tiny houses may be used for single-family dwellings in an MH overlay zoning district if the house meets the requirements of most current, adopted version of the International Residential Code, Appendix Q; and

2. Tiny houses must be placed on permanent foundations, with the exception of tiny houses placed in manufactured home parks or manufactured home subdivisions constructed prior to January 1, 2025.

20.664.110 Manufactured home park *or manufactured home subdivision* design standards.

Manufactured home parks or *manufactured home* subdivisions shall be designed and constructed in the following manner:

A. Individual manufactured home *or tiny house* space minimum setbacks shall be measured from the edge of internal streets and space lines as follows:

1. Front: Ten feet;

2. Side: Five feet on each side or zero lot line on one side with 10 feet on the opposite side;

3. Rear: Ten feet;

4. Structural separation: Ten foot minimum between dwelling units.

B. Maximum manufactured home space coverage (manufactured home and its accessory structure) shall be 75 percent.

C. Each manufactured home *or tiny house* shall be equipped with skirting, or provided with a support pad which is recessed to give the appearance of the manufactured home being located on-grade. *In manufactured home parks or manufactured home subdivisions constructed on or after January 1, 2025, tiny houses shall be placed on permanent foundations.*

D. All on-site utilities shall be installed underground.

E. The manufactured home park shall be provided with parking as required by chapter 20.692 (Off-street Parking).

F. A common recreation area which may contain a recreation building shall be provided in the park for use by all tenants and their invited guests. The area shall be

provided in one common location with a minimum aggregate area of 200 square feet of recreational space for each manufactured home *or tiny house* space.

G. All exterior boundaries of the manufactured home park shall appear similar to conventional residential developments and shall be screened by a decorative wall, fence or other comparable device six feet in height, with a minimum six-foot-wide landscaped area provided along the outside of the perimeter screen.

H. Common open space shall be landscaped in accordance with a landscape plan approved by the director and in a manner consistent with chapter 20.694 (Landscaping Standards).

I. All manufactured home park or *manufactured home* subdivision developments shall provide recreational amenities within the site which may include but are not limited to swimming pools, spas, a clubhouse, a "tot lot" with play equipment, picnic shelter or barbecue area, court game facilities such as tennis, basketball, or racquetball, improved softball or baseball fields, or day care facilities. The type and number of amenities shall be approved by the board and provided according to the following schedule:

Units	**Number of Amenities**
0-9	0
10-50	1
51-100	2
101-200	3
201-300	4

One amenity shall be added for each 100 additional units or fraction thereof.

Chapter 20.674 – Manufactured Housing (MH) Overlay District

20.674.010 (MH) Purpose.

These regulations are intended to establish standards and conditions for the placement of a manufactured home *or tiny house,* as the primary residence, on a single-family residential parcel within Douglas County while protecting the public health, safety and general welfare.

20.674.020 (MH) Applicability.

The Manufactured Housing (MH) overlay district is created as a special zoning classification to be superimposed on a parcel to allow the placement of a manufactured home *or tiny house,* as the primary residence, on a residential parcel.

20.674.030 (MH) Permitted uses.

The permitted uses within the MH overlay district shall be the same as that of the underlying zoning with the addition of the following:

A. One single-family manufactured home *or tiny house* used as a permanent living accommodation, subject to the provisions of the underlying zoning district;

B. A manufactured home park used for permanent living accommodations, subject to provisions of the underlying zoning district;

C. Accessory structures which are not a manufactured home, *tiny house,* or trailer, as permitted by the underlying zoning.

20.674.040 (MH) Standards.

A. In addition to the setback, yard, height and other general development standards of the underlying zoning district, all manufactured homes *and tiny houses* being placed within the MH overlay zoning district must comply with section 20.664.100.

B. Manufactured home parks must comply with the provisions of section 20.664.110, in addition to the standards of the underlying zoning district.

Chapter 20.690 – Property Standards

20.690.030 General Standards.

Z. "Single-family dwelling design standards".

1. The following standards shall apply to the construction of all single-family dwellings, excluding *manufactured* homes *and tiny houses* placed within the MH overlay zoning district, *tiny houses used as accessory dwellings,* and accessory dwellings for employees' quarters that fall under the provisions of section 20.664.010:

~~1.~~a. The dwelling must meet the requirements of the most current version of the ~~Uniform Building~~ *International Residential* Code as adopted by the County, or, if it is a manufactured home, it must meet the requirements of the HUD Code and must not have been altered in violation of such codes.

~~2.~~b. The dwelling must be taxed as real property. If the dwelling is a manufactured home, an affidavit must be recorded with the County Recorder and the title must be filed with the Manufactured Housing Division, State of Nevada.

~~3.~~c. The dwelling must be approved for and permanently connected to all required utilities.

~~4.~~d. Each dwelling shall have a code compliant, site built, concrete, masonry, steel, or treated wood foundation capable of transferring design dead loads and other design loads unique to local home sites due to wind, seismic, and water conditions that are imposed by or upon the structure into the underlying soil or bedrock without failure. All foundations shall be designed in accordance with Douglas County adopted building codes or an approved engineered design. All tie-down devices must meet the manufacturer's installation requirements and Douglas County adopted building codes or an approved engineered design. The space beneath the structure must be enclosed at the perimeter of the dwelling and constructed of materials that are weather resistant and aesthetically consistent with concrete or masonry type foundation materials. The foundation material shall be comparable to the predominant materials used in foundations of surrounding dwellings. All manufactured homes shall have running gear, tongues, axles, and wheels removed at the time of installation.

~~5.~~e. Manufactured homes must be certified under the National Mobile Home Construction and Safety Standards Act of 1974 and must be manufactured within the 5 years immediately preceding the date on which it is affixed to the residential lot.

~~6.~~f. The dwelling shall have a roof surface of metal, asphalt, composition, or concrete, fiberglass cement, clay, or slate tiles. Unfinished galvanized steel, copper, or aluminum roofing shall not be permitted, unless designed to weather and gain a patina with age. The dwelling shall have a roof with a minimum of 4:12 pitch for at least 75 percent of the total roof area and there shall be a roof overhang at the eaves and gable ends of not less than 18 inches for standard residential construction and 16 inches for manufactured home construction, excluding rain

gutters, measured from the horizontally from the exterior wall to the tip of the eave. The roof overhang requirement shall not apply to areas above porches, alcoves, and other appendages.

~~7.~~g. Dwellings shall have exterior siding materials consisting of wood, hardwood, brick, concrete, stucco, glass, tile, vinyl lap, or stone.

~~8.~~h. The width of the dwelling shall be at least 20 feet at the narrowest point of its first story for a length of at least 20 feet exclusive of any garage or porch area. The width shall be considered the lesser of the two primary dimensions. Manufactured homes must consist of more than one section and contain a minimum of 1,000 square feet of livable area.

~~9.~~i. Off-street parking shall be provided in accordance with section 20.692.050. In addition, single-family dwellings shall be provided with a garage or carport with a minimum interior width of 12 feet and constructed concurrently with the primary dwelling. The garage or carport shall be architecturally compatible with the dwelling in terms of color, size, roof overhangs and materials and exterior materials.

~~10.~~j. Porches, decks, or verandas that require a building permit are permitted on the front of the home only when covered with a roof.

~~11.~~k. All single-family dwellings shall utilize at least three of the following architectural features: dormers; more than two gables; recessed entries; covered porch/entry; bay window or alcove; building off-set; roof overhang at the eaves of at least 24 inches; roof pitch of a least 6:12; a deck with railing or planters and benches; or other compensating features that would make the dwelling architecturally compatible and harmonious with the surrounding neighborhood, as approved by the director.

~~12.~~l. The provisions of this section do not abrogate a recorded restrictive covenant prohibiting manufactured homes nor do the provisions apply within the boundaries of a historic district established pursuant to NRS 384.005 or 384.100. An application to place a manufactured home on a residential lot pursuant to this section constitutes an attestation by the owner of the lot that the placement complies with all covenants, conditions, and restrictions placed on the lot and that the lot is not located within a historic district.

~~13.~~m. The director may consider variance requests from one or more of the developmental or architectural standards contained in development standards f through k, above. All variance requests related to these standards shall be considered a minor variance and are to be considered under the variance provisions of chapter 20.606. In lieu of the findings required under section 20.606.050(A), the following findings must be made for approval:

~~a.~~i. The architectural style proposed provides compensating features and the proposed dwelling will be compatible and harmonious with existing structures in the vicinity;

~~b.~~ii. The variance is not requested exclusively on the basis of economic hardship to the applicant; and

~~c.~~iii. The granting of the variance will not result in material damage

or prejudice to other properties in the vicinity, substantial impairment of natural resources or be detrimental to the public health, safety and general welfare.

2. The following standards shall apply to the construction of all tiny houses:

a. The tiny house must meet the requirements of the most current, adopted version of the International Residential Code, Appendix Q.

b. The tiny house must be taxed as real property. If the tiny house is also a manufactured home, an affidavit must be recorded with the County Recorder, and the title must be filed with the Manufactured Housing Division, State of Nevada.

c. The tiny house must be approved for and permanently connected to all required utilities.

d. Each tiny house shall have a code compliant, site built, concrete, masonry, steel, or treated wood foundation capable of transferring design dead loads and other design loads unique to local home sites due to wind, seismic, and water conditions that are imposed by or upon the tiny house into the underlying soil or bedrock without failure. All foundations shall be designed in accordance with Douglas County adopted building codes or an approved engineered design. In manufactured home parks or subdivisions constructed prior to January 1, 2025, all tie-down devices must meet the manufacturer's installation requirements and Douglas County adopted building codes or an approved engineered design. The space beneath the tiny house must be enclosed at the perimeter of the tiny house and constructed of materials that are weather resistant and aesthetically consistent with concrete or masonry type foundation materials. The foundation material shall be comparable to the predominant materials used in foundations of surrounding dwellings. All tiny houses shall have running gear, tongues, axles, and wheels removed at the time of installation.

e. A tiny house that is also a manufactured home must be certified under the National Mobile Home Construction and Safety Standards Act of 1974 and must be manufactured within the 5 years immediately preceding the date on which it is affixed to the residential lot.

f. The tiny house shall have a roof surface of metal, asphalt, composition, or concrete, fiberglass cement, clay, or slate tiles. Unfinished galvanized steel, copper, or aluminum roofing shall not be permitted, unless designed to weather and gain a patina with age. The dwelling shall have a roof with a minimum of 2:12 pitch, located street side, for at least 25 percent of the total roof area. There shall be a roof overhang at the eaves and gable ends of not less than 12 inches, excluding rain gutters, measured horizontally from the exterior wall to the tip of the eave. The roof overhang requirement shall not apply to areas above porches, alcoves, and other appendages.

g. Tiny houses shall have exterior siding materials consisting of wood, hardwood, brick, concrete, stucco, glass, tile, vinyl lap, or stone, or metal that mimicks the look and appearance of above referenced materials.

h. Off-street parking shall be provided as follows: each tiny house shall be provided with a garage or carport not to exceed 50% of the total square footage of the tiny house, constructed concurrently with the tiny house. The garage or carport shall be architecturally compatible with the dwelling in terms of color, size, roof overhangs and materials and exterior materials.

i.Porches, decks, or verandas that require a building permit are permitted on the front of the tiny house only when covered with a roof.

j. All tiny houses shall utilize architectural features that make the tiny house architecturally compatible and harmonious with the surrounding neighborhood, as approved by the director.

k. The provisions of this section do not abrogate a recorded restrictive covenant prohibiting tiny houses nor do the provisions apply within the boundaries of a historic district established pursuant to NRS 384.005 or 384.100. An application to place a tiny house on a residential lot pursuant to this section constitutes an attestation by the owner of the lot that the placement complies with all covenants, conditions, and restrictions placed on the lot and that the lot is not located within a historic district.

l. The director may consider variance requests from one or more of the developmental or architectural standards contained in development standards f through j, above. All variance requests related to these standards shall be considered a minor variance and are to be considered under the variance provisions of chapter 20.606. In lieu of the findings required under section 20.606.050(A), the following findings must be made for approval:

i. The architectural style proposed provides compensating features and the proposed dwelling will be compatible and harmonious with existing structures in the vicinity;

ii. The variance is not requested exclusively on the basis of economic hardship to the applicant; and

iii. The granting of the variance will not result in material damage or prejudice to other properties in the vicinity, substantial impairment of natural resources or be detrimental to the public health, safety and general welfare.

Appendix A – Definitions

"Tiny house": a dwelling that is 400 square feet or less in floor area, excluding lofts.

Chapter 20.662 – Agricultural, Forest and Range, and Residential Land Use District Specific Standards (Table)

20.662.010 Table.

In addition to the general development requirements contained in chapter 20.690 (Property Development Standards), the following uses have specific standards that apply within the residential, agricultural and forest and range zoning districts. The standards are specified in chapter 20.664.

Specific Standards (*See* section in chapter 20.664)	**SFR-T 3,000**	**SFR-T 4,000**	**SFR-T 6,000**	**SFR-T 8,000**	**A-19**	**FR 19/40**	**SFR 8,000**	**SFR 12,000**	**SFR 1/2**	**SFR 1**	**SFR 2**	**MFR**	**RA5**	**RA10**
100. Manufactured home*s*, ~~and~~ manufactured housing*, and tiny houses*					+	+	+	+	+	+	+	+	+	+

COMMUNITY DEVELOPMENT
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Building Division
Engineering Division
Planning Division
Code Enforcement

MEMORANDUM

Date: December 19, 2024

To: Douglas County Board of County Commissioners

From: Kate Moroles-O'Neil, Planning Manager

Subject: Ordinance 2024-1645, a Zoning Text Amendment (Application DP24-0224), amending various chapters of Title 20 of the Douglas County Code in order to implement tiny houses per Nevada Revised Statutes (NRS) 278.253 (First Reading)

I. REQUEST

For presentation only. Introduction of Ordinance 2024-1645, (application DP24-0224), amending various chapters of Title 20 of the Douglas County Code in order to implement tiny houses per Nevada Revised Statutes (NRS) 278.253, by: (a) designating zoning districts in which a tiny house may be located and classified as an accessory dwelling unit; and (b) designating zoning districts in which a tiny house is allowed to be located and classified as a single-family residential unit.

II. RECOMMENDATION

No action is required at this time. Pursuant to NRS 244.100, the proposed ordinance is only required to be read by title to the Board of County Commissioners for introduction.

III. BACKGROUND

On December 10, 2024, the Planning Commission voted unanimously to recommend approval of Ordinance 2024-1645 (DP24-0224) to the Board of County Commissioners.

A tiny house is defined by the 2018 International Residential Code as follows: a dwelling that is 400sq.ft. or less in floor area excluding lofts. On June 2, 2021, the Nevada State Legislature approved NRS 278.253, requiring the governing body of a county whose population is less than 100,000 to designate: (1) at least one zoning district in which a tiny house may be located and classified as an accessory dwelling unit; (2) at least one zoning district in which a tiny house may be located and classified as a single-family residence; or (3) at least one zoning district in which a tiny house may be located in a tiny house park.

Per NRS 278.253, Douglas County staff would like to implement numbers 1 & 2 of the statute into Douglas County Code (DCC) Title 20. Tiny houses will be allowed in the same zoning districts (listed below) that an accessory dwelling unit is currently allowed:

A-19 (Agriculture minimum 19 acres)

FR 19/40 (Forest Range minimum net 19 or 40 acres)

SFR ½ (Single Family Residential minimum net half acre)

SFR 1 (Single Family Residential minimum net 1 acre)

SFR 2 (Single Family Residential 2 acres)

RA 5 (Rural Agriculture minimum net 5 acres)

RA 10 (Rural Agriculture minimum net 10 acres)

In relation to number 2, tiny houses can be located and classified as a single-family home in a Manufactured Home (MH) overlay zoning district. Specific development standards will be required for any tiny house project, as seen in Exhibit A, attached herein.

IV. FINDINGS FOR A ZONING TEXT AMENDMENT

Pursuant to Douglas County Code, Section 20.610.050, the following findings must be made in the affirmative:

A. That the proposed amendment is consistent with the policies embodied in the adopted Master Plan and the underlying land use designation contained in the land use plan.

Staff Response: Staff believes this finding can be made. All provisions related to the Master Plan and the underlying land use designation in Title 20 are still in effect and will apply to any future tiny house project.

B. That the proposed amendment will not be inconsistent with the adequate public facilities policies contained in Douglas County Code, Title 20.

Staff Response: Staff believes this finding can be made. All provisions related to adequate public facilities contained in Title 20 and the Design Criteria and Improvement Standards Manual are still in effect and will apply to any future tiny house projects to ensure such projects are limited to occupancies and densities that can be served with adequate public facilities.

C. That the proposed amendment is compatible with the actual and master planned use of the adjacent properties.

Staff Response: Staff believes this finding can be made. The proposed amendment incorporating tiny houses is not related to any specific parcel.

D. If the amendment is in a receiving area and changes land to any industrial, commercial, or residential district, or otherwise increases the density or intensity of use, that the amendment is being requested in the context of a specific plan or a planned development, and utilizes transfer development rights.

Staff Response: This finding is not applicable. The proposed amendment does not propose a specific change to land in any receiving area and is not located or associated with any receiving area.

V. CONCLUSION

No action is required at this time. Pursuant to NRS 244.100, the proposed ordinance is only required to be read by title to the Board of County Commissioners for introduction.

NRS 278.253 Ordinance for zoning of tiny houses.

1. A governing body of a county whose population is 100,000 or more or a governing body of a city whose population is 150,000 or more shall adopt an ordinance for the zoning of tiny houses that:

(a) Designates at least one zoning district in which a tiny house may be located and classified as an accessory dwelling unit;

(b) Designates at least one zoning district in which a tiny house may be located and classified as a single-family residential unit; and

(c) Designates at least one zoning district in which a tiny house may be located in a tiny house park.

2. A governing body of a county whose population is less than 100,000 or a governing body of a city whose population is less than 150,000 shall adopt an ordinance for the zoning of tiny houses that:

(a) Designates at least one zoning district in which a tiny house may be located and classified as an accessory dwelling unit;

(b) Designates at least one zoning district in which a tiny house is allowed to be located and classified as a single-family residential unit; or

(c) Designates at least one zoning district in which a tiny house may be located in a tiny house park.

3. Before adopting an ordinance pursuant to subsection 1 or 2, the governing body of a county or city must consider whether the locations of tiny houses in the designated zoning districts will have disproportionately high and adverse human health and environmental effects on minority populations and low-income populations.

4. An ordinance adopted pursuant to subsection 1 or 2:

(a) May:

(1) Include any other requirements for tiny houses that the governing body determines is necessary; and

(2) Provide that a certificate of occupancy issued for a tiny house may limit the tiny house to use as a single-family residential unit or an accessory dwelling unit.

(b) Shall require that a tiny house that is:

(1) Located in:

(I) A zoning district designated pursuant to paragraph (a) of subsection 1 or paragraph (a) of subsection 2 is classified as an accessory dwelling unit on any building permit or zoning approval issued for the tiny house;

(II) A zoning district designated pursuant to paragraph (b) of subsection 1 or paragraph (b) of subsection 2 is classified as a single-family residential unit on any building permit or zoning approval issued for the tiny house; and

(III) A zoning district designated pursuant to paragraph (c) of subsection 1 or paragraph (c) of subsection 2 is classified as a tiny house on any building permit or zoning approval issued within the tiny house park.

(2) Not built on a permanent foundation may only be issued a certificate of occupancy for the tiny house that is tied to the specific parcel of land on which the tiny house is located. If the tiny house is moved from that parcel, the owner of the tiny house must obtain a new certificate of occupancy.

5. An ordinance adopted pursuant to subsection 1 or 2 that allows for tiny houses to be located in tiny house parks must also establish requirements for tiny house parks, including, without limitation, requirements for:

(a) Community water and wastewater service;

(b) Adequate spacing between tiny houses in the tiny house park to allow for access for public safety services, including, without limitation, access for firefighting equipment and vehicles and utilities;

(c) Minimum size requirements for each space in the tiny house park for a tiny house;

(d) The minimum or maximum lot size of a tiny house park;

(e) Open space within the tiny house park; and

(f) Parking within the tiny house park.

6. An ordinance adopted pursuant to subsection 1 or 2 must define "tiny house" in accordance with the definition adopted in the International Residential Code by the International Code Council or its successor organization.

(Added to NRS by 2021, 1525)

APPENDIX Q

TINY HOUSES

This provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

User note:

About this appendix: *Appendix Q relaxes various requirements in the body of the code as they apply to houses that are 400 square feet in area or less. Attention is specifically paid to features such as compact stairs, including stair handrails and headroom, ladders, reduced ceiling heights in lofts and guard and emergency escape and rescue opening requirements at lofts.*

SECTION AQ101 GENERAL

AQ101.1 Scope. This appendix shall be applicable to *tiny houses* used as single *dwelling units*. *Tiny houses* shall comply with this code except as otherwise stated in this appendix.

SECTION AQ102 DEFINITIONS

AQ102.1 General. The following words and terms shall, for the purposes of this appendix, have the meanings shown herein. Refer to Chapter 2 of this code for general definitions.

EGRESS ROOF ACCESS WINDOW. A *skylight* or roof window designed and installed to satisfy the emergency escape and rescue opening requirements of Section R310.2.

LANDING PLATFORM. A landing provided as the top step of a stairway accessing a *loft*.

LOFT. A floor level located more than 30 inches (762 mm) above the main floor, open to the main floor on one or more sides with a ceiling height of less than 6 feet 8 inches (2032 mm) and used as a living or sleeping space.

TINY HOUSE. A *dwelling* that is 400 square feet (37 m^2) or less in floor area excluding *lofts*.

SECTION AQ103 CEILING HEIGHT

AQ103.1 Minimum ceiling height. *Habitable space* and hallways in *tiny houses* shall have a ceiling height of not less than 6 feet 8 inches (2032 mm). Bathrooms, toilet rooms and kitchens shall have a ceiling height of not less than 6 feet 4 inches (1930 mm). Obstructions including, but not limited to, beams, girders, ducts and lighting, shall not extend below these minimum ceiling heights.

Exception: Ceiling heights in *lofts* are permitted to be less than 6 feet 8 inches (2032 mm).

SECTION AQ104 LOFTS

AQ104.1 Minimum loft area and dimensions. *Lofts* used as a sleeping or living space shall meet the minimum area and dimension requirements of Sections AQ104.1.1 through AQ104.1.3.

AQ104.1.1 Minimum area. *Lofts* shall have a floor area of not less than 35 square feet (3.25 m^2).

AQ104.1.2 Minimum dimensions. *Lofts* shall be not less than 5 feet (1524 mm) in any horizontal dimension.

AQ104.1.3 Height effect on loft area. Portions of a *loft* with a sloped ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

Exception: Under gable roofs with a minimum slope of 6 units vertical in 12 units horizontal (50-percent slope), portions of a *loft* with a sloped ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the *loft*.

AQ104.2 Loft access. The access to and primary egress from *lofts* shall be of any type described in Sections AQ104.2.1 through AQ104.2.4.

AQ104.2.1 Stairways. Stairways accessing *lofts* shall comply with this code or with Sections AQ104.2.1.1 through AQ104.2.1.5.

AQ104.2.1.1 Width. Stairways accessing a *loft* shall not be less than 17 inches (432 mm) in clear width at or above the handrail. The width below the handrail shall be not less than 20 inches (508 mm).

AQ104.2.1.2 Headroom. The headroom in stairways accessing a *loft* shall be not less than 6 feet 2 inches (1880 mm), as measured vertically, from a sloped line connecting the tread or landing platform nosings in the middle of their width.

AQ104.2.1.3 Treads and risers. Risers for stairs accessing a *loft* shall be not less than 7 inches (178 mm) and not more than 12 inches (305 mm) in height. Tread depth and riser height shall be calculated in accordance with one of the following formulas:

1. The tread depth shall be 20 inches (508 mm) minus four-thirds of the riser height.
2. The riser height shall be 15 inches (381 mm) minus three-fourths of the tread depth.

AQ104.2.1.4 Landing platforms. The top tread and riser of stairways accessing *lofts* shall be constructed as a *landing platform* where the *loft* ceiling height is less

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than 6 feet 2 inches (1880 mm) where the stairway meets the *loft*. The *landing platform* shall be 18 inches to 22 inches (457 to 559 mm) in depth measured from the nosing of the landing platform to the edge of the *loft*, and 16 to 18 inches (406 to 457 mm) in height measured from the *landing platform* to the *loft* floor.

AQ104.2.1.5 Handrails. Handrails shall comply with Section R311.7.8.

AQ104.2.1.6 Stairway guards. Guards at open sides of stairways shall comply with Section R312.1.

AQ104.2.2 Ladders. Ladders accessing *lofts* shall comply with Sections AQ104.2.1 and AQ104.2.2.

AQ104.2.2.1 Size and capacity. Ladders accessing *lofts* shall have a rung width of not less than 12 inches (305 mm), and 10-inch (254 mm) to 14-inch (356 mm) spacing between rungs. Ladders shall be capable of supporting a 200-pound (75 kg) load on any rung. Rung spacing shall be uniform within $^3/_8$ inch (9.5 mm).

AQ104.2.2.2 Incline. Ladders shall be installed at 70 to 80 degrees from horizontal.

AQ104.2.3 Alternating tread devices. Alternating tread devices accessing *lofts* shall comply with Sections R311.7.11.1 and R311.7.11.2. The clear width at and below the handrails shall be not less than 20 inches (508 mm).

AQ104.2.4 Ships ladders. Ships ladders accessing *lofts* shall comply with Sections R311.7.12.1 and R311.7.12.2. The clear width at and below handrails shall be not less than 20 inches (508 mm).

AQ104.2.5 Loft Guards. *Loft* guards shall be located along the open side of *lofts*. *Loft* guards shall be not less than 36 inches (914 mm) in height or one-half of the clear height to the ceiling, whichever is less.

SECTION AQ105
EMERGENCY ESCAPE AND RESCUE OPENINGS

AQ105.1 General. *Tiny houses* shall meet the requirements of Section R310 for emergency escape and rescue openings.

Exception: *Egress roof access windows* in *lofts* used as sleeping rooms shall be deemed to meet the requirements of Section R310 where installed such that the bottom of the opening is not more than 44 inches (1118 mm) above the *loft* floor, provided the egress roof access window complies with the minimum opening area requirements of Section R310.2.1.

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AGENDA ITEM NO. 10.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For presentation only. Introduction of **Ordinance 2024-1642**, a Zoning Text Amendment, amending Chapter 20.703 of the Douglas County Code relative to Tahoe Area Plan Regulations, to implement proposed changes to the South Shore Area Plan, by revising signage regulations within the T-MU/TC and T-T/HDT Overlay zoning districts, modifying height restrictions within the T-MU/TC Overlay zoning district, and updating references to the TRPA Code of Ordinances. The SSAP covers properties generally along US 50 from the California-Nevada Stateline to the lower Kingsbury area and are zoned as Tourist, Recreation, Resort Recreation, and Mixed Use. The applicant is Douglas County. (Kate Moroles-O'Neil)

RECOMMENDED MOTION:

No action is required at this time. Pursuant to NRS 244.100, the proposed ordinance is only required to be read by title to the Board of County Commissioners for introduction.

FINANCIAL IMPACT:
There is no known financial impact related to this Zoning Text Amendment.

BACKGROUND:

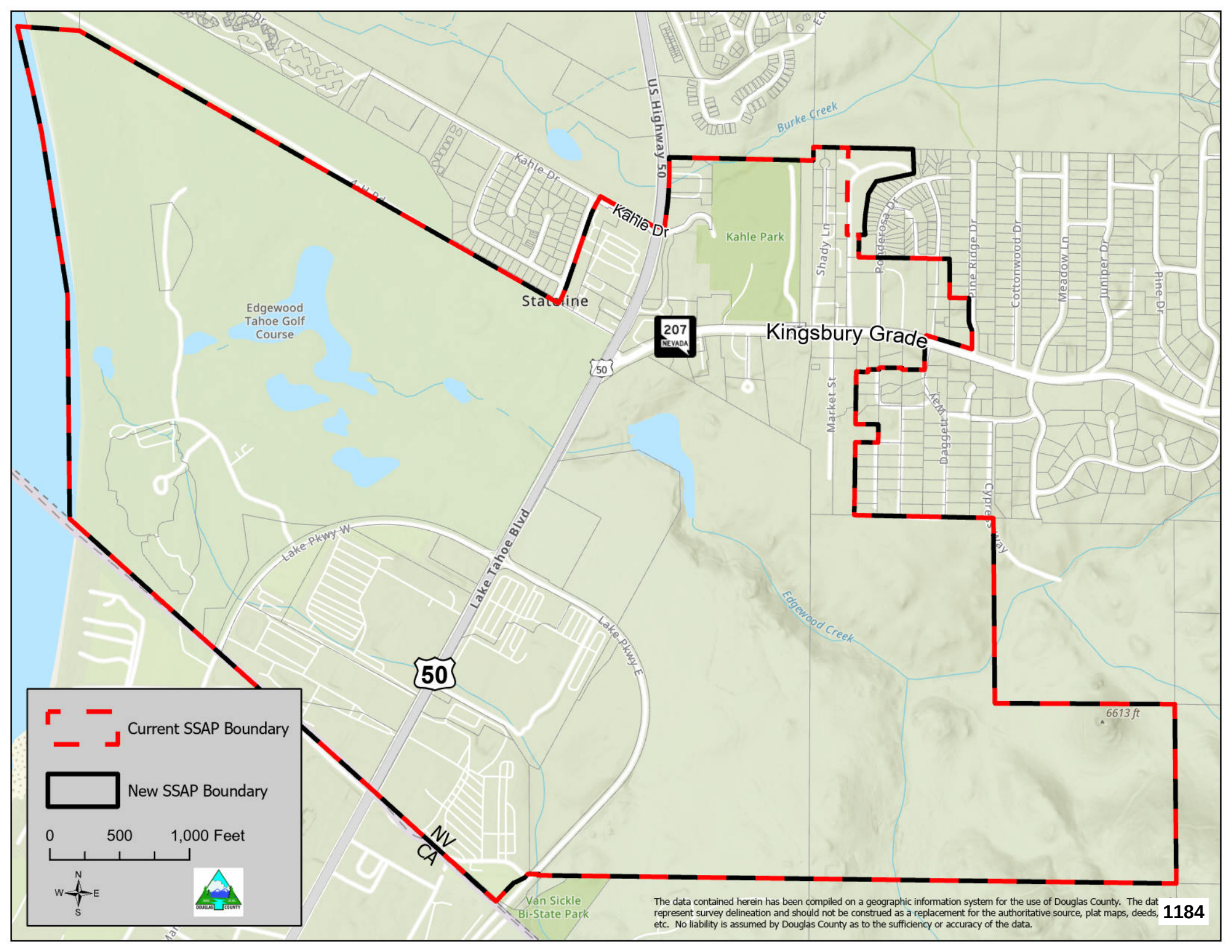
The South Shore Area Plan (SSAP) was adopted by the Douglas County Board of County Commissioners and the TRPA Governing Board in the fall of 2013. The SSAP is a component of the TRPA Regional Plan. The Regional Plans' Goals and Policies guide all future land use decisions within the Tahoe Basin. The SSAP revised the relevant Douglas County plans, maps, and ordinances developed to implement the 1987 Regional Plan and replaced the Kingsbury and Stateline Community Plans and the relevant portions of Plan Area Statements (PASs) 070A and 080. These PASs were over 20 years old and had undergone only minor changes since their adoption.

Revisions to the SSAP have been proposed. Such revisions include:

- The expansion of the SSAP will incorporate the entirety of the Kingsbury Manor Mobile Home Park.
- Changes to signage regulations.
- The addition of an energy conservation strategy.
- The incorporation of TRPA's regulations regarding affordable, moderate, or achievable housing.

To implement the changes to the SSAP, a Zoning Text Amendment and Zoning Map Amendment are required. However, the amendments to the SSAP are ultimately approved by the TRPA Governing Board. Accordingly, the Zoning Text Amendment and Zoning Map Amendment will not become effective until the amendments to the SSAP have been approved.

ATTACHMENTS:
Vicinity Map SSAP_ProposedAddition_Color.pdf
BoCC Staff Report 1st Reading ZTA ORD ZMA ORD.doc
Attachment 1 Ordinance 2024-1642 ZTA for SSAP w CP 12.12.pdf
Attachment 2 Ordinance 2024-1643 ZMA for SSAP 12.12 w CP.pdf
Attachment 3 SSAP New Version 12.10.pdf
Attachment 4 Current Version SSAP Last Adopted 2023_01_25.pdf
Attachment 5 Initial Environmental Checklist (IEC) 12.13 w CP.pdf
Attachment 6 Resolution 2024R-097 Approving SSAP Amendments 12.11 w CP & Exh. A.pdf
DC_NOTICING_MULTIPLE_PARCEL_SSAP_Updated_C51396.pdf


Current SSAP Boundary
New SSAP Boundary
0
500
1,000 Feet
N
W
E
S
US Highway 50
Kahle Dr
Kahle Park
Burke Creek
Edgewood Tahoe Golf Course
Stateline
207
NEVADA
Kingsbury Grade
50
Shady Ln
Ponderosa Dr
Pine Ridge Dr
Cottonwood Dr
Meadow Ln
Juniper Dr
Pine Dr
Market St
Dagget Way
Cypress Way
Lake Pkwy W
Lake Tahoe Blvd
Lake Pkwy E
Edgewood Creek
6613 ft
NV
CA
Van Sickle Bi-State Park
The data contained herein has been compiled on a geographic information system for the use of Douglas County. The dat
represent survey delineation and should not be construed as a replacement for the authoritative source, plat maps, deeds,
etc. No liability is assumed by Douglas County as to the sufficiency or accuracy of the data.
1184

COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Tom Dallaire, P.E.
Community Development Director

775-782-6201
FAX: 775-782-6297
website: www.douglascountynv.gov

Building Division
Engineering Division
Planning Division
Code Enforcement

MEMORANDUM

Date: December 19, 2024

To: Douglas County Board of County Commissioners

From: Kate Moroles-O'Neil, Planning Manager

Subject: Ordinance 2024-1642, a Zoning Text Amendment (Application DP24-0162), amending Chapter 20.703 of the Douglas County Code, relative to Tahoe Area Plan Regulations; and Ordinance 2024-1643, a Zoning Map Amendment (Application DP24-0180), expanding the T-MU/TC zoning district.

I. REQUEST

For presentation only. Introduction of **Ordinance 2024-1642**, a Zoning Text Amendment, amending Chapter 20.703 of the Douglas County Code relative to Tahoe Area Plan Regulations, to implement proposed changes to the South Shore Area Plan, by revising signage regulations within the T-MU/TC and T-T/HDT Overlay zoning districts, modifying height restrictions within the T-MU/TC Overlay zoning district, and updating references to the TRPA Code of Ordinances; and

For presentation only. Introduction of **Ordinance 2024-1643**, a Zoning Map Amendment (ref. DP 24-0180), changing the zoning for a certain property (APN: 1318-23-401-019) within the South Shore Area Plan (SSAP) by classifying the entirety of the parcel at 201 Manor Drive, comprising approximately 4.54 acres, as T-MU (Tahoe Mixed-Use) with a TC (Town Center) overlay. The SSAP covers properties generally along US 50 from the California-Nevada Stateline to the lower Kingsbury area and are zoned as Tourist, Recreation, Resort Recreation, and Mixed Use. (APN 1318-23-401-019)

The applicant is Douglas County, represented by Kate Moroles-O'Neil.

II. RECOMMENDATION

No action is required at this time. Pursuant to NRS 244.100, the proposed ordinance is only required to be read by title to the Board of County Commissioners for introduction.

III. BACKGROUND

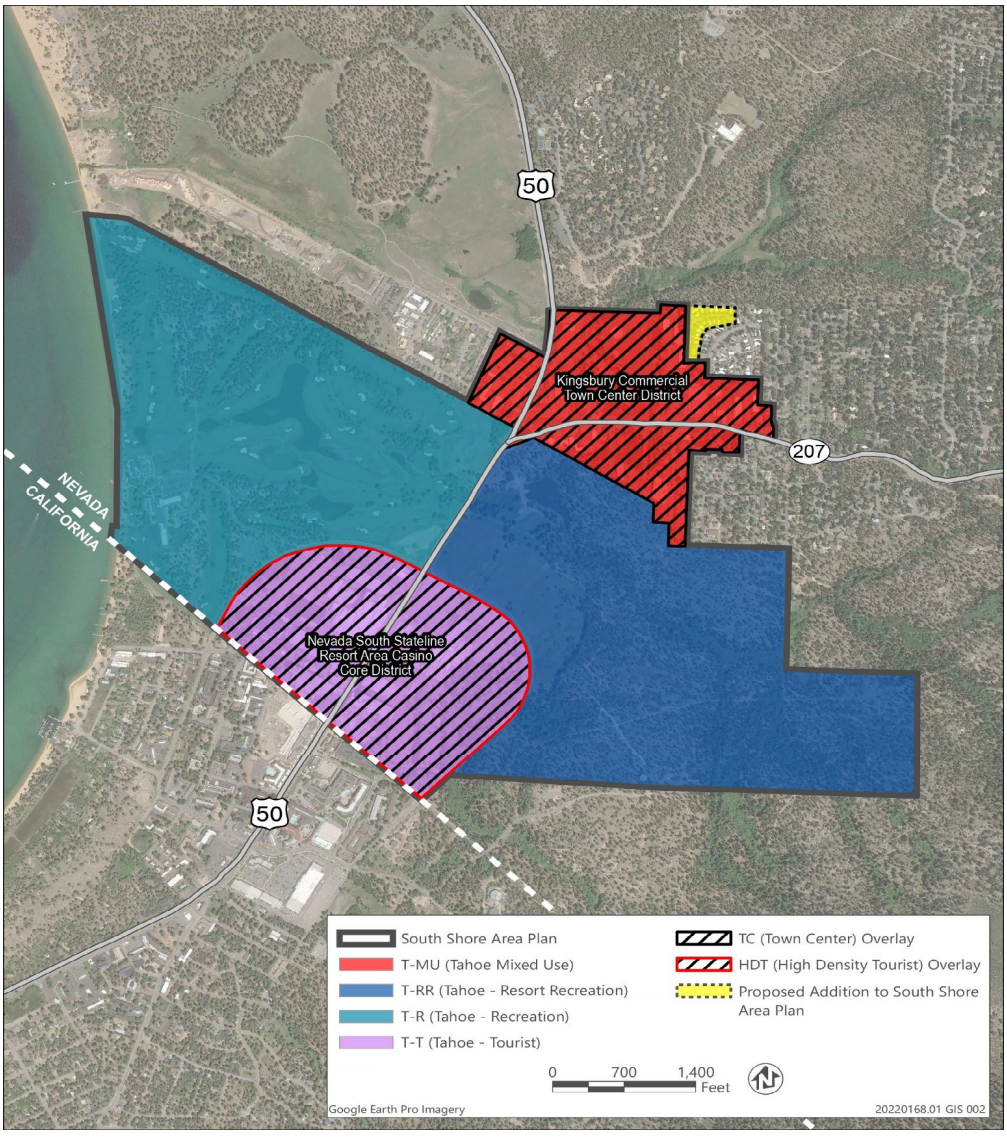
On December 10, 2024, the Planning Commission voted unanimously to recommend approval of both the ZTA (ORD 2024-1642, Attachment 1) and the ZMA (ORD 2024-1643, Attachment 2) to the Board of County Commissioners.

The South Shore Area Plan ("SSAP") was approved by the Douglas County Board of County Commissioners and adopted by the Governing Board for the Tahoe Regional Planning Agency ("TRPA") in the fall of 2013. The SSAP is a component of the TRPA Regional Plan. The Regional Plans' Goals and Policies serve as a guide for all future land use decisions within the Tahoe Basin.

The SSAP revised the relevant Douglas County plans, maps, and ordinances developed to implement the 1987 Regional Plan, and replaced the Kingsbury and Stateline Community Plans, and the relevant portions of Plan Area Statements (PASs) 070A and 080. These PASs were over 20 years old and had undergone only minor changes since their adoption. In 2023, a ZTA (ORD 2022-1603) was approved by Douglas County then adopted by TRPA, which revised section 20.703.090 to include religious assemblies as a permitted right in the Tahoe-Mixed Use (TM-U) zoning district within the SSAP.

As depicted in Table 1 below, the SSAP includes the High-Density Tourist District containing the casino core, the Edgewood Lodge and Golf Course, the Edgewood Mountain area, and the Kingsbury Commercial Town Center. These areas are zoned as Tourist, Recreation, Resort Recreation, and Mixed Use, respectively.

Map 1: South Shore Area Plan Vicinity Map



Revisions associated to the South Shore Area Plan have been in the works for many years. Beginning roughly in 2016, previous County staff and TRPA staff began working on reformatting and updating the current SSAP (Attachment 4) adopted in 2013. This included creating a table of contents, new chapters, as well as updating the document with current and expanded information, and upcoming projects, i.e., the Tahoe Blue Event Center. This revised document became like a working document for staff over the years. Due to staff turnover and other pressing projects, bringing forward the revised document did not come to fruition until now. With the realization that the County had not brought forward previously approved County ordinances and resolutions to TRPA for adoption, the County chose to bring forward the working document with all the content updates and new formatting, in addition to the proposed amendments. The redlines seen in the new version of the SSAP (Attachment 3), are associated with exact content that has simple revisions. Other sections of the new version of the SSAP, are associated to new content and/or expanded information on previous topics. For example, soil conservation as seen in current SSAP (Page. 29 of Attachment 4) contains 2 sentences, while the new version provides new information and an entire section, Soil Conservation, in Chapter 3 (Page 12 of Attachment 3). And as noted prior, The Tahoe Blue Event Center and its description and completion of project is captured on page 30 in Chapter 4 of the new version of the SSAP.

The previous ordinances (Ord. 2014-1425 & Ord.2014-1426) and a resolution (2014R-079) related to the proposed amendments referenced below, were approved by the Douglas County Board of Commissioners in January of 2015, but were never presented to TRPA for approval, thus did not become effective. Pursuant to Title 20, Section 20.703.310, any amendment to an approved area plan or ordinance contained within an approved Area Plan approved by the Douglas County Board shall be forwarded to the TRPA and reviewed by the Advisory Planning Commission and Governing Board for conformity with the requirements of the TRPA Regional Plan. The current ZTA and ZMA Ordinances do indicate the repeal of those previous approvals. The proposed revisions to the South Shore Area Plan include:

- **Expanding Kingsbury Town Center to include the entirety of Kingsbury Manor Mobile Home Park**. The mobile home park parcel is partially within and partially outside of the South Shore Area Plan's Kingsbury Commercial Town Center. A total of 0.90 acres is within the Town Center, and the proposed expansion would bring in the remaining 3.64 acres currently located within PAS 078 (Middle Kingsbury). Of the 31 mobile home units in the Kingsbury Manor Mobile Home Park, six are within the Town Center currently, 24 are within the expansion area, and one straddles the Town Center/expansion area boundary. The mobile home park parcel (APN 1318-23-401-019) is at 201 Manor Drive and is privately owned. The owner, as they did back in 2014 with previous ordinance, agreed to limit any redevelopment to 35'.

  Ordinance 2104-1426, which was approved by the Board of County Commissioners in January of 2015, had accepted the proposed boundary change moving the entirety of the parcel at 201 Manor Drive, comprising approximately 4.54 acres, into the T-MU (Tahoe Mixed-Use) with a TC (Town Center) overlay zoning district. On December 10, 2024 the Planning Commission within their motion for approval of the current ZTA (ORD 2024-1642), recommended a footnote to be included in Title 20, Section 20.703.080 South Shore Area Plan Development Standards (Table), to indicate that the entirety of this parcel (APN 1318-23-401-019) be limited to 35' in building height. The owner, as they did back in 2014, agreed to this height restriction along with staff's support.

- **Incorporating signage regulations**. Signage regulations were inadvertently omitted from the SSAP in 2013. TRPA has requested that Douglas County adopt equivalent signage standards to the Regional Plan in Chapter 38, Section 38.2.3(D)(1) of the TRPA Code, which states that the Tahoe Area Plan Regulations and South Shore Design Standards and Guidelines, shall apply within the South Shore Area Plan. This amendment proposes adoption of these sign standards in addition to changes to signage regulations in the T-MU/TC and T-T/HDT overlay zoning districts and updating references to the TRPA Code of Ordinances.

- **Incorporate an Energy Conservation Strategy** to encourage environmentally beneficial redevelopment in the SSAP. In November 2013, the TRPA Governing Board adopted an amendment to Chapter 13, "Area Plans," of the TRPA Code requiring that all area plans include a Greenhouse Gas Reduction Strategy to reduce the emissions of greenhouse gases (GHGs) from the construction and operation of buildings; this action implemented Mitigation Measure 3.5-1 of the Regional Plan Update Environmental Impact Statement. An area plan must include an energy conservation strategy if it is to be found to be in conformance with the Regional Plan.

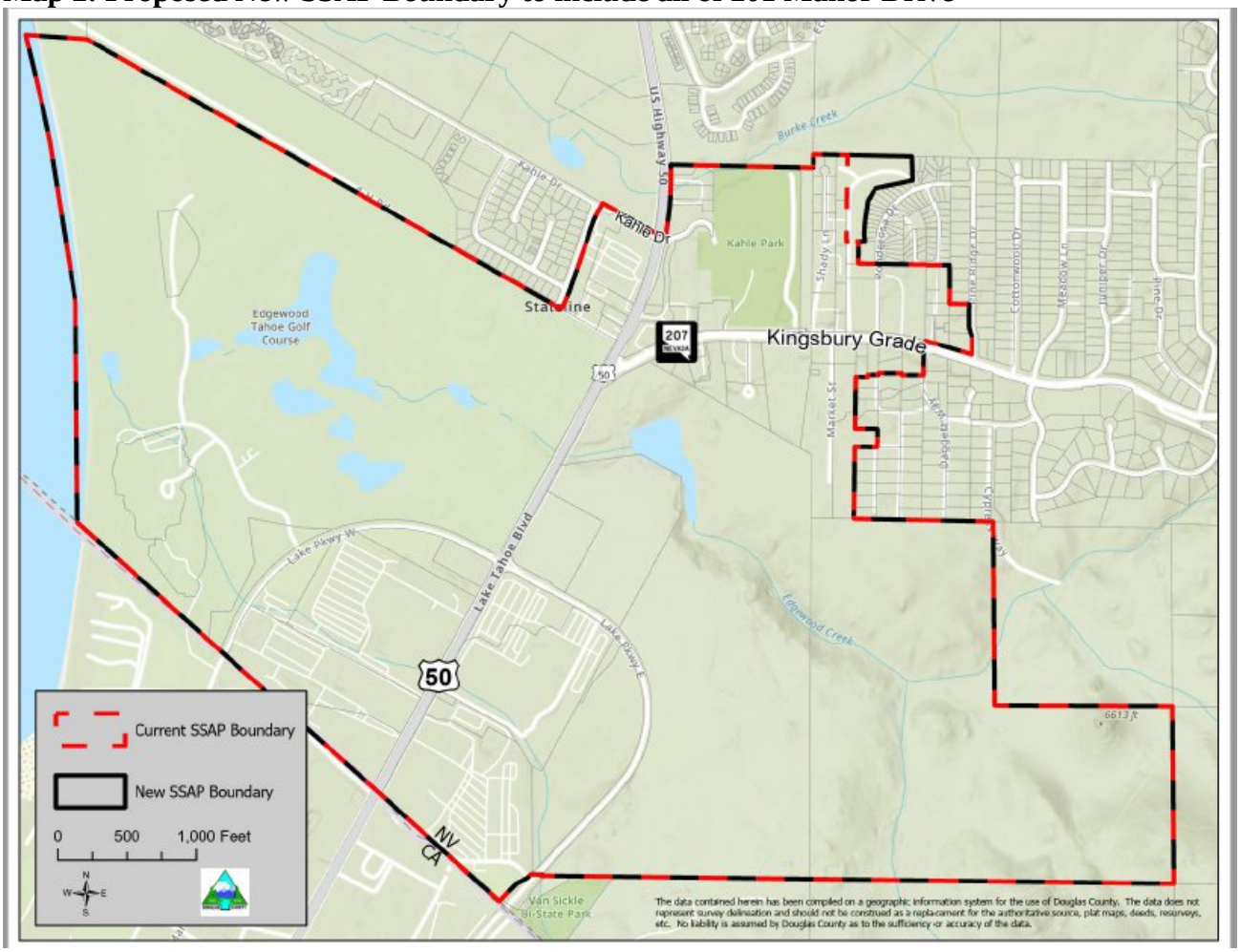
  Resolution 2014R-079, although never adopted by TRPA, Douglas County has been implementing many energy conservation strategies since its last audit. Many of the programs that were suggested as energy strategies back in 2014, Douglas County has already completed. Douglas County will continue to strive for energy saving measures throughout Douglas County. The County is bringing forward to the Board at the January 16, 2025 meeting, Resolution 2024R-097 (Attachment 6), which includes the Energy Conservation Strategy and proposed changes to the South Shore Area Plan.

To implement these revisions, Douglas County is proposing Ordinance 2024-1642, a ZTA to amend Chapter 20.703 of the Douglas County Code, relative to Tahoe Area Plan Regulations, as follows:

- Revise signage regulations within the T-MU/TC and T-T/HDT Overlay zoning districts, add a footnote to 20.703.080, limiting the entirety of the Kingsbury Manor Mobile Home Park parcel building height to 35', and updating references to the TRPA Code of Ordinances.

Douglas County is also proposing Ordinance 2024-1643, a ZMA to formally bring the entirety of the Kingsbury Manor Mobile Home Park into the South Shore Area Plan and the T-MU/TC zoning district.

Map 2: Proposed New SSAP Boundary to include all of 201 Manor Drive



An Initial Environmental Checklist ("IEC", Attachment 5) has been prepared pursuant to the requirements of Article VI of the TRPA Rules of Procedure, and Chapter 3 of the TRPA Code of Ordinances, to evaluate potential environmental effects resulting from implementation of the SSAP Amendments. This is a TRPA required document.

The following attachments are included with this report:

- Attachment 1 – Ordinance 2024-1642, the Zoning Text Amendment
- Attachment 2 – Ordinance 2024-1643, the Zoning Map Amendment
- Attachment 3 – Proposed new version of the South Shore Area Plan
- Attachment 4 – Current version of the South Shore Area Plan - Adopted 2023.01.25
- Attachment 5 – Initial Environmental Checklist (IEC) – TRPA required document
- Attachment 6 – (Reference Only) Resolution 2024R-097 Being presented on January 16, 2024

IV. FINDINGS FOR A ZONING TEXT AMENDMENT

Pursuant to Douglas County Code, Section 20.610.050, the following findings must be made in the affirmative:

A. That the proposed amendment is consistent with the policies embodied in the adopted Master Plan and the underlying land use designation contained in the land use plan.

Staff Response: Staff believes this finding can be made. The Tahoe Basin portion of Douglas County is under the jurisdiction of TRPA. The TRPA Regional Plan was adopted in 1987, establishing a growth management system to limit development around Lake Tahoe. A new regional plan was adopted by TRPA in December 2012 to act as a guide for all future land use decisions within the Tahoe Basin. Douglas County was the first government member to adopt an area plan – the South Shore Area Plan (SSAP) – that was consistent with the new TRPA Regional Plan.

The Master Plan acknowledges the SSAP and recognizes that it can and will be amended. The Master does not prescribe any specific future land uses for this portion of the Tahoe Basin, beyond those enumerated in the SSAP itself. These zoning text amendments will facilitate the implementation of proposed amendments to the South Shore Area Plan. Accordingly, these proposed amendments are consistent with the Master Plan.

The proposed zoning text amendments are also consistent with the Land Use and Historic Preservation policies set forth in the Douglas County Master Plan, including the following:

- *Policy L22:* Maintain Community Plans and Regions to establish the policies necessary to reflect and enhance each community's desired character.

B. That the proposed amendment will not be inconsistent with the adequate public facilities policies contained in Douglas County Code, Title 20.

Staff Response: Staff believes this finding can be made. The revised signage regulations are not applicable, however, all provisions related to adequate public facilities contained in Title 20, the Design Criteria and Improvement Standards Manual, and the TRPA Code of Ordinances are still in effect and will apply to any future projects to ensure such projects are limited to occupancies and densities that can be served with adequate public facilities.

C. That the proposed amendment is compatible with the actual and master planned use of the adjacent properties.

Staff Response: Staff believes this finding can be made. As noted above, the Master Plan does not prescribe any specific future land uses for this portion of the Tahoe Basin, beyond those enumerated in the SSAP. Moreover, this is a request to amend the text of Title 20, not a zoning map. Accordingly, there are at this time no specific properties that can be identified that would be impacted by these signage regulation amendments.

D. If the amendment is in a receiving area and changes land to any industrial, commercial, or residential district, or otherwise increases the density or intensity of use, that the amendment is being requested in the context of a specific plan or a planned development, and utilizes transfer development rights.

Staff Response: This finding is not applicable. The proposed amendments do not propose a specific change to land in any receiving area and are not located or associated with any receiving area.

V. FINDINGS FOR ZONING MAP AMENDMENT

Pursuant to Douglas County Code Section 20.610.050, the following findings must be made for approval of a Zoning Map Amendment.

A. That the proposed amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan;

Staff Response: Staff believes this finding can be made. As stated above, the Tahoe Basin portion of Douglas County is under the jurisdiction of TRPA. The TRPA Regional Plan was adopted in 1987, establishing a growth management system to limit development around Lake Tahoe. A new regional plan was adopted by TRPA in December 2012 to act as a guide for all future land use decisions within the Tahoe Basin, and Douglas County was the first government member to adopt an area plan – the South Shore Area Plan (SSAP) – that was consistent with the new TRPA Regional Plan.

The Master Plan acknowledges the SSAP and recognizes that it can and will be amended. The Master Plan does not prescribe any specific future land uses for this portion of the Tahoe Basin, beyond those enumerated in the SSAP. This ZMA will facilitate to bring the entirety of the Kingsbury Manor mobile home park into the South Shore Area Plan and the T-MU/TC zoning district. Accordingly, this proposed ZMA is consistent with the Master Plan.

The proposed ZMA is also consistent with the Land Use and Historic Preservation policies set forth in the Douglas County Master Plan, including the following:

- *Policy L22:* Maintain Community Plans and Regions to establish the policies necessary to reflect and enhance each community's desired character.

B. That the proposed amendment will not be inconsistent with the adequate public facilities policies contained in this title.

Staff Response: Staff believes this finding can be made. All provisions related to adequate public facilities contained in Title 20, the Design Criteria and Improvement Standards Manual, and the TRPA Code of Ordinances are still in effect and will apply to any future projects to ensure such projects are limited to occupancies and densities that can be served with adequate public facilities.

C. That the proposed amendment is compatible with the actual and master planned use of the adjacent properties.

Staff Response: Staff believes this finding can be made. As noted above, the Master Plan does not prescribe any specific future land uses for this portion of the Tahoe Basin, beyond those enumerated in the SSAP. The expansion of the T-MU/TC zoning district to include all of the Kingsbury Manor Mobile Home Park eliminates an inconsistency and incompatibility that has been present since the SSAP was adopted in 2013. All mobile homes within that single parcel will now be subject to the same standards, and the parcel itself will now be subject to a single set of standards.

D. If the amendment is in a receiving area and changes land to any industrial, commercial, or residential district, or otherwise increases the density or intensity of use, that the amendment is being requested in the context of a specific plan or a planned development, and utilizes transfer development rights.

Staff Response: This finding is not applicable. The proposed ZMA does not propose a specific change to land in any receiving area and is not located or associated with any receiving area.

V. CONCLUSION

No action is required at this time. Pursuant to NRS 244.100, the proposed ordinance is only required to be read by title to the Board of County Commissioners for introduction.

ATTACHMENT 1

ORDINANCE 2024-1642

SUMMARY

An Ordinance approving a Zoning Text Amendment (ref. DP 24-0162), amending Chapter 20.703 of the Douglas County Code relative to Tahoe Area Plan Regulations, to implement proposed changes to the South Shore Area Plan, by revising signage regulations within the T-MU/TC and T-T/HDT Overlay zoning districts, modifying height restrictions within the T-MU/TC Overlay zoning district, and updating references to the TRPA Code of Ordinances.

TITLE

Ordinance 2024-1642, a Zoning Text Amendment, amending Chapter 20.703 of the Douglas County Code relative to Tahoe Area Plan Regulations, to implement proposed changes to the South Shore Area Plan, by revising signage regulations within the T-MU/TC and T-T/HDT Overlay zoning districts, modifying height restrictions within the T-MU/TC Overlay zoning district, and updating references to the TRPA Code of Ordinances.

RECITALS

WHEREAS on June 20, 2013, the Douglas County Board of County Commissioner (the "Board") accepted the South Shore Area Plan and adopted Ordinance 2013-1385, which added Chapter 20.703, Tahoe Area Plan Regulations, to Title 20 of the Douglas County Code; and

WHEREAS, on November 21, 2013, the Board adopted Ordinance 2013-1400, which revised Chapter 20.703 consistent with changes to the South Shore Area Plan that were approved by the Tahoe Regional Planning Agency (TRPA) Board; and

WHEREAS, on January 15, 2015, the Board approved Ordinance 2014-1425, which would have further revised Chapter 20.703 by adding regulations for a proposed Tahoe Douglas Area Plan and amending regulations for the South Shore Area Plan, including signage regulations;

WHEREAS, Ordinance 2014-1425 was never approved by TRPA and therefore did not become effective, but it was never formally repealed; and

WHEREAS, new revisions to the South Shore Area Plan have been proposed for approval by the Tahoe Regional Planning Agency's Advisory Planning Commission and Governing Board, which include but are not limited to the expansion of the South Shore Area Plan; changes to signage regulations; the addition of an energy conservation strategy; and the incorporation of TRPA's regulations regarding affordable, moderate, or achievable housing; and

WHEREAS, to implement the proposed revisions to the South Shore Area Plan, it is necessary that Douglas County adopt a zoning text amendment and zoning map amendment;

WHEREAS, on December 19, 2024, the Douglas County Board of Commissioners (the "Board") introduced this Ordinance 2024-1642, a zoning text amendment, as well as the associated Ordinance 2024-1643, a zoning map amendment;

//

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WHEREAS, on January 16, 2025, the Board held public hearings and determined that the findings required for a zoning text amendment and zoning map amendment, as stated in Douglas County Code Chapter 20.610, had been met to support the adoption of Ordinances 2024-1642 and 2024-1643; and

WHEREAS, on January 16, 2025, the Board also held public hearings and passed Resolution 2024R-097, accepting the proposed changes to the South Shore Area Plan and directing that such changes be presented to TRPA for approval.

NOW THEREFORE, based on the foregoing considerations, The Board does ordain as follows:

SECTION I: Ordinance 2014-1425, which never became effective, is hereby repealed.

SECTION II: Chapter 20.703 of the Douglas County Code, Tahoe Area Plan Regulations, is hereby amended as follows, with new language *italicized and underlined* and deleted language ~~stricken through~~:

20.703.080 South Shore Area Plan Development Standards (Table)

Development Standards	**T-T/HDT Overlay** ***(High Density Tourist District)***	**T-MU/TC Overlay** ***(Lower Kingsbury)***	**T-RR** ***(Edgewood Mountain Parcel)***	**T-R** ***(Edgewood Golf Course and Lodge)***
Height (maximum) [1] *[9]*	197 feet[2] /95 feet	56 feet*/35 feet [10]*	42 feet	42 feet/60 feet [7]
Density, Single-Family Residential [8]	1 unit per parcel (parcels less than one acre) 2 units per parcel (parcels greater than or equal to one acre)			
Density, Multiple-Family Residential (maximum)[8] *[9]*	25 units/acre	25 units/acre	15 units/acre	15 units/acre
Density, Multi-person, nursing and personal care, and residential care [8]*[9]*	25 units/acre	25 units/acre	25 units/acre	25 units/acre
Density, Tourist (maximum) [6] [8]	40 units/acre	40 units/acre	40 units/acre	250 units for site
Density, Recreation [8]	Developed campgrounds - 8 sites /acre Recreation vehicle sites - 10 sites/acre Group facilities - 25 persons/acre			
Front Yard Setback (feet) [3] [5]	25' (from Hwy 50)	25' (from Hwy 50 and S.R. 207)	25'	25'
Rear Yard Setback (feet) [3] [5]	25' (from Lake Parkway)	25'	25'	25'
Side Yard Setback (feet) [4] [5]	0'	0'	25'	25'
Side Yard Setback, Street Side (feet) [5]	25' (from Lake Parkway)	25'	25'	25'
Minimum Parcel Size (square feet)	10,000	10,000	20,000	20,000
Land Coverage (maximum) *[9]*	Per Section 30.4 of the TRPA Code of Ordinances. High Capability Lands in the T-T/HDT Overlay and T-MU/TC Overlay zoning districts may be covered up to 70%.			

[9] Not withstanding other sections of the South Shore Area Plan, residential or mixed-use developments with a residential component that is 100 percent deed-restricted, affordable, moderate, or achievable housing are subject to the density standards in TRPA Code Section 31.4.1.A, the height standards

in TRPA Code Section 37.5.5, the coverage standards in TRPA Code Section 30.4.2.B.5 and 30.4.2.B.5, and the parking standards in TRPA Code Section 34.4.1.
[10] Buildings are limited to 35 feet in the portion of the Town Center that is the Kingsbury Mobile Home Park, 201 Manor Drive, APN: 1318-23-401-019; buildings in all other portions of the Town Center are limited to 56 feet.

20.703.180 Signage.

A. The installation, modification, or replacement of a sign requires review and approval as a project by either TRPA or the County in accordance with Chapter 38, Signs, of the TRPA Code of Ordinances, or substitute sign standards adopted as part of an Area Plan, including the signage standards in the South Shore Design Standards and Guidelines and Subsections F ~~and G~~ *through K* below.

B. TRPA shall review all signage associated with a project that has not been delegated to the County through an MOU. The County shall not require a sign permit, pursuant to Chapter 20.618, Sign Permit, of this code, for signage approved by the TRPA.

C. For all signage associated with a project delegated to the County through an MOU, the County shall require a sign permit as required by Chapter 20.618, Sign Permit.

D. For all non-residential developments containing three or more units, the County shall require a master sign plan to ensure the consistent design of signage throughout a project, pursuant to Section 20.696.375, Master sign plan required, of this code.

E. In all cases, the County is responsible for the review and approval of Building Permits for signage.

F. Changeable Copy (Readerboard) Signs. One changeable copy sign is allowed, instead of a freestanding sign, with a project containing a gaming use, service station (gasoline price signs only), theater marquees, recreational and public uses, and institutional uses within the T-MU/TC Overlay and T-T/HDT Overlay zoning districts. Two changeable copy signs may be permitted as part of a project including both a gaming and theater use. Changeable copy signs include electronic message display signs which display words, symbols, figures, or images that can be electronically or mechanically changed by remote. The message change sequence can be accomplished immediately or by means of fade or dissolve modes. The maximum speed of a revolution, frame or motion of the electronic message display area may not exceed ~~four~~ *twelve* cycles per hour. The electronic message display area must have automatic photocell dimming capabilities based on ambient outside light set at seventy-five percent of full capacity for daytime (full sun) and forty percent for nighttime, or equivalent for other lighting technologies. Certification from the sign contractor that the sign's light intensity has been factory pre-set not to exceed the limits noted above is required. In no case shall a changeable copy sign be visible from the shoreline of Lake Tahoe.

G. In the T-HDT district, the sign provisions in Chapter 38, Signs, of the TRPA Code of Ordinances shall apply, except as follows:

1. Building Frontage: For purposes of this section, "building frontage" shall include frontage on a street, parking lot, alley or driveway.

2. Building signs. Each primary use within a project area may be allowed one square foot of sign area for each one lineal foot of building frontage up to a maximum of 300 square feet of sign area per building frontage for each distinct use with a total floor area greater than 500,000 square feet. Each primary use may be allowed a maximum of four building frontages. Signage that is placed on a diagonal of more than one frontage, may be divided equally between the two frontages, but shall not exceed 450 square feet.

3. Each project area may be allowed one square foot of sign area for each one lineal foot of building frontage separate and district from (1) above, up to a maximum of 120 square feet of sign area per building frontage for other primary uses with a total floor area greater than 50,000 square feet. Each use may be allowed a maximum of four building frontages. Signage that is placed on a diagonal of more than one frontage, may be divided equally between the two frontages, but shall not exceed 300 square feet.

4. Maximum height of building signs shall be 40 feet above grade or to the top of the wall on which the sign is located, whichever is less.

5. Up to 50 percent of the maximum allowable sign area for building signs may be used in a projecting sign.

6. Existing tower signs (signs existing and or approved as of the effective date of this chapter), defined as business name or corporate logo, located in proximity of building roof line and within building profile, may remain and are not included in the calculation of allowable building sign area. Such signs may be maintained and replaced in kind, but any relocation or reconfiguration is subject to the provisions of this chapter.

7. Freestanding signs. Each project area which is greater than 5 acres in size and which has an existing and/or approved freestanding sign fronting Highway 50 may retain one freestanding sign on Highway 50, provided the signage: is not enlarged, is incorporated into a landscape planter or monument, does not exceed 600 square feet in area, and has a maximum sign height of 30 feet exclusive of appurtenances and/or architectural features. Each project area which is greater than 5 acres in size may be permitted 40 square feet of freestanding signage per major entry point other than along Highway 50 provided the signage is incorporated into a landscape planter or monument. If major entry points are shared by property owners, the signage may be increased by 50 percent. Maximum height shall be 20 feet.

H. In the T-MU/TC Overlay district (Kingsbury Town Center), the sign provisions in Chapter 38, Signs, of the TRPA Code of Ordinances shall apply, except as follows:

1. Building Frontage: For purposes of this section, "building frontage" shall include frontage on a street, parking lot, alley or driveway.

2. Building signs. Each primary use within a project area maybe allowed one square foot of sign area for each one lineal foot of building frontage up to a maximum of 200 square feet of sign area per building frontage for each distinct use with a total floor area of 50,000 square feet. Each parcel or project area may be allowed a maximum of four building frontages. Maximum height of building signs shall be 30 feet above grade or to the top of the wall on which the sign is located, whichever is less. Up to 50 percent of the maximum allowable sign area for building signs may be used in a projecting sign.

3. Freestanding signs. Each project area with is greater than 5 acres in size and which has an existing and/or approved freestanding sign fronting Highway 50 may retain one freestanding sign on Highway 50 provided the signage: is not enlarged, is incorporated into a landscape

planter or monument, does not exceed 300 square feet in area, and has a maximum sign height of 20 feet exclusive of appurtenances and/or architectural features. Each project area which is greater than 5 acres in size may be permitted 40 square feet of freestanding signage per major entry point other than along Highway 50 provided the signage is incorporated into a landscape planter or monument. If major entry pints are shared by property owners, the signage may be increased by 50 percent. Maximum height shall be 20 feet.

I. Direction and/or safety signs. In the T-HDT and T-MU/TC Overlay (Kingsbury Town Center) districts, directional and/or safety signs, which are no greater than 24 square feet in area, no greater than 12 feet in height, contain no advertising copy, and have a consistent set of colors and materials, may be allowed, and shall not be included in the total allowable sign area for each use. The height of direction and/or safety signs on buildings, parking garages and porte cochere entrances/exits may exceed 12 feet but shall be the minimum necessary to identify the entrance/exit and safely facilitate pedestrian and vehicular circulation. The number and area of direction and/or safety signs shall be limited to the minimum necessary to safely facilitate pedestrian and vehicular circulation and ensure safety.

J. Regulation of Existing, Non-Conforming Signs in the T-HDT and T-MU/TC Overlay (Kingsbury Town Center) districts.

1. Any signs which do not conform with the applicable requirements of this Chapter, Chapter 38 of the TRPA Code of Ordinance, and the South Shore Design Standards and Guidelines, as applicable, are considered non-conforming.

2. Non-conforming signs must be removed or replaced with conforming signs upon the occurrence of any of the following:

a. The non-conforming sign is destroyed or damaged to an extent in excess of 50 percent of the sign value;

b. The non-conforming sign is relocated;

c. The non-conforming sign is altered structurally; or

d. More than 50 percent of the non-conforming sign's copy is altered, except for changeable copy signs and maintenance.

3. Exceptions. Exceptions to the requirements of subsection 2 above may be approved for modification or replacement of existing signs, provided the following findings can be made for a sign package for the entire project area. Once an exception is approved, the non-conforming sign or signs shall be considered conforming.

a. The exception is in harmony with the purpose and intent of this Chapter, Chapter 38 of the TRPA Code of Ordinance, and the South Shore Design Standards and Guidelines;

b. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that are not contemplated or provided for by this Chapter;

c. The approval of the exception will not be materially detrimental to the public health, safety, and welfare;

d. Alternative signage concepts that comply with the provision to which the exception is requested have been evaluated, and undue hardship would result if the strict adherence to the provision is required;

e. A scenic quality analysis demonstrates that the exception, if approved, will be consistent with the threshold attainment findings listed in the Scenic Resources Management Package Final

Environmental Impact Statement, 1989;

f. The exception which is approved shall not increase the number, area, and height of the existing sign or signs for which the exception is requested;

g. The exception which is approved for a building site shall not exceed the total permissible sign area for all signs; and

h. The exception is the minimum departure from the standards.

~~G.~~ *K.* Points of Interest (Wayfinding) and Community Entry Sign. Points of interest (wayfinding) signs and a community entry sign are subject to the following:

1. Signs identifying special points of interest and a community entry point may be approved as identified in an integrated community facility sign plan, as proposed or amended by the Tahoe Chamber of Commerce and approved by the Board. The Chamber of Commerce will be responsible for the placement and maintenance of all signs authorized by this section.

2. The approval of the Board is subject to the following:

a. Before the installation of any sign structure, the location, size, height, width and general design must be approved by the County as being in conformance with the general purpose of this chapter. Where applicable, an encroachment permit must be obtained.

b. The maximum area for a community entry monument sign is 100 square feet and the total sign structure height must not exceed 20 feet measured from the adjacent natural grade.

c. All signs must have proper access and maintenance easements.

d. Signs along an NDOT right-of-way must be approved by NDOT.

SECTION III: This Ordinance is enacted to implement certain amendments proposed for the South Shore Area Plan, including but not limited to the expansion of the South Shore Area Plan; changes to signage regulations; the addition of an energy conservation strategy; and incorporation of TRPA's regulations regarding affordable, moderate, or achievable housing. Pursuant to TRPA Code of Ordinances Section 13.6.6, amendments to the South Shore Area Plan must be approved by the TRPA Governing Board. Sections I and II of this ordinance shall therefore be effective upon the TRPA Governing Board's review and approval of the above-enumerated amendments to the South Shore Area Plan.

Proposed on the _____ day of _____, 20____.

Proposed by Commissioner _____.

Adopted on the _____ day of _____, 20____, by the following vote:

Vote: Ayes: Commissioners _____

_____

_____

_____

_____

Nays: Commissioners: _____

_____

Absent: Commissioners _____

_____

_____

Chair

ATTEST:

_____

Amy Burgans, Clerk-Treasurer

This ordinance shall be effective on the _____ day of _____, 20____.

ATTACHMENT 2

ORDINANCE 2024-1643

SUMMARY

An ordinance approving a Zoning Map Amendment (ref. DP 24-0180) for a certain property within the South Shore Area Plan by classifying the entirety of 201 Manor Drive as T-MU (Tahoe Mixed-Use) with a TC (Town Center) overlay.

TITLE

Ordinance 2024-1643, a Zoning Map Amendment, changing the zoning for a certain property within the South Shore Area Plan by classifying the entirety of 201 Manor Drive (APN 1318-23-401-019), comprising approximately 4.54 acres, as T-MU (Tahoe Mixed-Use) with a TC (Town Center) overlay.

RECITALS

WHEREAS on June 20, 2013, the Douglas County Board of County Commissioner (the "Board") accepted the South Shore Area Plan and adopted Ordinance 2013-1384, which established zoning districts and overlay districts for properties within the South Shore Area Plan; and

WHEREAS, on January 15, 2015, the Board approved Ordinance 2014-1426, which would have revised the zoning map throughout the portion of Douglas County within the Tahoe Basin, including a proposed Tahoe Douglas Area Plan, and which would have incorporated the entirety of the Kingsbury Manor Mobile Home Park into the Kingsbury Town Center and the South Shore Area Plan boundary; and

WHEREAS, Ordinance 2014-1426 was never approved by TRPA and therefore did not become effective, but it was never formally repealed; and

WHEREAS, new revisions to the South Shore Area Plan have been proposed for approval by the Tahoe Regional Planning Agency's Advisory Planning Commission and Governing Board, which include but are not limited to the expansion of the South Shore Area Plan; changes to signage regulations; the addition of an energy conservation strategy; and incorporation of TRPA's regulations regarding affordable, moderate, or achievable housing; and

WHEREAS, to implement the proposed revisions to the South Shore Area Plan, it is necessary that Douglas County adopt a zoning text amendment and zoning map amendment; and

WHEREAS, on December 19, 2024, the Douglas County Board of Commissioners (the "Board") introduced this Ordinance 2024-1643, a zoning map amendment, and the associated Ordinance 2024-1642, a zoning text amendment;

WHEREAS, on January 16, 2025, the Board held public hearings and determined that the findings required for a zoning map amendment and zoning text amendment, as stated in Douglas County Code Chapter 20.610, had been met to support the adoption of Ordinances 2024-1643 and 2024-1642; and

WHEREAS, on January 16, 2025, the Board also held public hearings and passed Resolution 2024R-097, accepting the proposed changes to the South Shore Area Plan and directing

that such changes be presented to TRPA for approval.

NOW THEREFORE, based on the foregoing considerations, the Douglas County Board of Commissioners does ordain as follows:

SECTION I: Ordinance 2014-1426, which never became effective, is hereby repealed.

SECTION II: The entirety of the property located at 201 Manor Drive (APN 1318-23-401-019), comprising approximately 4.54 acres, as set forth and depicted in the attached Exhibits A and B, is hereby zoned T-MU (Tahoe Mixed-Use) with a TC (Town Center) overlay.

SECTION III: This Ordinance is enacted to implement certain amendments proposed for the South Shore Area Plan, including but not limited to the expansion of the South Shore Area Plan; changes to signage regulations; the addition of an energy conservation strategy; and incorporation of TRPA's regulations regarding affordable, moderate, or achievable housing. Pursuant to TRPA Code of Ordinances Section 13.6.6, amendments to the South Shore Area Plan must be approved by the TRPA Governing Board. Sections I and II of this ordinance shall therefore be effective upon the TRPA Governing Board's review and approval of the above-enumerated amendments to the South Shore Area Plan.

Proposed on the _____ day of _____, 20____.

Proposed by Commissioner _____.

Adopted on the _____ day of _____, 20____, by the following vote:

Vote: Ayes: Commissioners _____

_____

_____

_____

_____

Nays: Commissioners: _____

_____

Absent: Commissioners _____

_____

_____

Chair

ATTEST:

_____
Amy Burgans, Clerk-Treasurer

This ordinance shall be effective on the _____ day of _____, 20____.

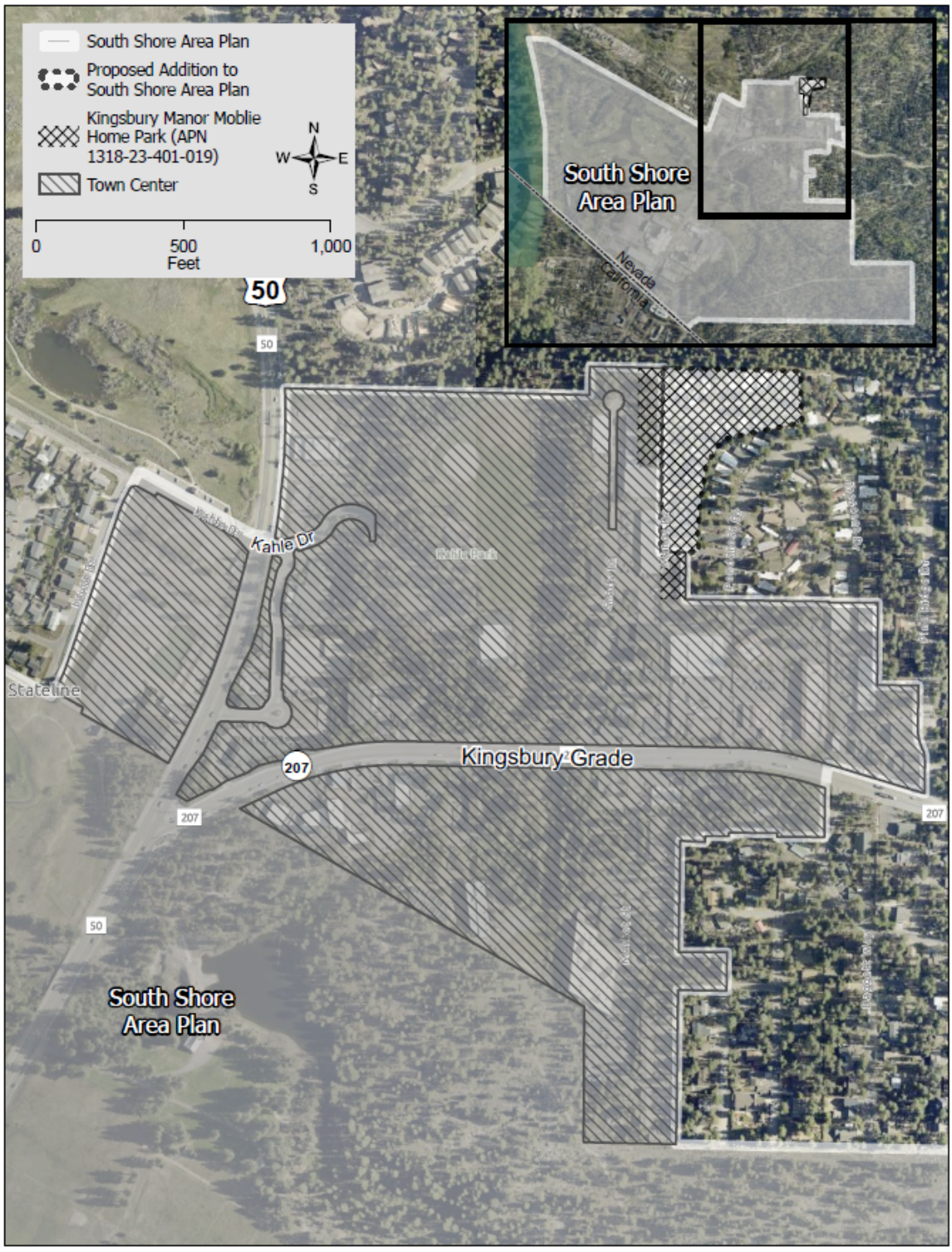
EXHIBIT A

Zoning Change to Include Entirety of APN 1318-23-401-019

APN	Acreage	Existing Zoning	New Zoning
1318-23-401-019	4.54	T-MU (Tahoe Mixed-Use)/TC (Town Center) (only that portion formerly within the South Shore Area Plan)	T-MU (Tahoe Mixed-Use)/TC (Town Center) (entire parcel)

EXHIBIT B

Zoning Map



ATTACHMENT 3

SOUTH SHORE AREA PLAN

ADOPTED BY
DOUGLAS COUNTY BOARD OF COMMISSIONERS ON JUNE 20, 2013;
AMENDED ~~ON~~ ON SEPTEMBER 4, 2022 AND JANUARY 16, ~~,~~ 2025

ADOPTED BY
TAHOE REGIONAL PLANNING AGENCY
ON SEPTEMBER 25, 2013; AMENDED ON JANUARY 25, 2023 AND _____, 2024~~4~~5

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Chapter 1
Introduction

The Douglas County (County) South Shore Area Plan (Area Plan) is a component of the Lake Tahoe Regional Plan (Regional Plan). Douglas County includes five planning regions, including the Tahoe Basin Region. The Area Plan is one of two planning areas within the Tahoe Basin Region (Map 1) and represents a significant economic engine for the County and the Tahoe Basin. The Area Plan, which includes Stateline, NV, is home to the County's largest private-sector employers: Barton Healthcare System, Harrah's, Harveys, Bally's Casino Resort, Edgewood, Vail Resorts and the Golden Nugget Lake Tahoe.

PLANNING HISTORY

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

In the 1980s, the Bi-State Tahoe Regional Planning Compact was amended (Public Law 96-551, 94 Stat. 3233) to further control growth. The Environmental Threshold Carrying Capacities, or "thresholds," which are environmental standards that address matters such as air quality, water quality, and noise, were adopted in August 1982; and implemented with the 1987 Regional Plan. The 1987 TRPA Regional Plan put in place residential growth caps called "allocations" and established caps on all other forms of development. A commodity system for non-residential development was established and included limits on the amount of commercial floor area (CFA) and number of tourist accommodation units (TAUs) that would be permitted. Development is also restricted on the basis of the Bailey Land Capability Classification System (Bailey system) (~~1974~~TRPA 2024a). The Bailey system created different land classes for the Basin ranging from one to seven to indicate whether lands were environmentally sensitive or high capability and suitable for development on the basis of soil type, erosional hazard, soil drainage, and other features.

TRPA developed community plans and plan area statements (PASs) to implement the 1987 Regional Plan. Douglas County adopted three Community Plans for Stateline, Kingsbury, and Round Hill and 30 PASs in 1993. The South Shore Area Plan replaced the Stateline and Kingsbury Community Plans and PASs in the South Shore Area Plan boundary. The Community Plans and PASs addressed the policies, regulations, and programs for specific areas to attain and maintain the environmental thresholds and implement the Goals and Policies of the 1987 Regional Plan.

2012 TRPA REGIONAL PLAN

In December 2012, the TRPA Governing Board adopted an updated Regional Plan. The TRPA Regional Plan Goals and Policies serve as a guide for all future land use decisions within the Tahoe Basin, and are adopted by reference into the Douglas County, Nevada, Master Plan. The priorities of the updated Regional Plan include:

1. Accelerating water quality restoration and other ecological benefits by supporting environmental redevelopment opportunities and Environmental Improvement Program (EIP) investments.

2. Transitioning to more permitting by local governments to create one-stop-shopping for homeowner improvements to return TRPA to the more regional role the Compact originally intended.

3. Creating walkable communities and increasing alternative transportation options.

Important policies addressed in the updated Regional Plan include:

- Retaining the established regional growth control system. Under this system, ~~rampant overdevelopment was stopped,~~concerns about overdevelopment were addressed and open spaces preserved. Most of the policies from the 1987 Regional Plan stayed in place.

- Creating a more efficient planning system that integrates TRPA requirements into the plans and permits of other government agencies.
- Encouraging property owners to transfer development rights from sensitive or outlying areas to town centers with the goal of restoring these lands.
- Eliminating regulatory barriers to the environmental redevelopment of rundown buildings.
- Simplifying burdensome regulations for homeowners while achieving threshold gain.
- Integrating with the Regional Transportation Plan to support sidewalk and bike trail projects that reduce automobile dependency and increase walkability and safety.
- Continuing to deliver restoration projects under the EIP that achieve erosion control on roadways and restore forests and wetlands.

AREA PLANS

The 2012 TRPA Regional Plan and TRPA Code of Ordinances, Chapter 13, Area Plans, include new provisions that allow for local, state, and federal agencies, in coordination with TRPA staff, to prepare coordinated area plans for the implementation of land use goals, policies, and ordinances. Area plans, which must include implementing ordinances and zoning, are required to be consistent with the Regional Plan. Once an area plan has been found in conformance with the Regional Plan, local, state, or federal agencies may assume development review authority for certain projects by entering a memorandum of understanding (MOU) with TRPA.

Douglas County has thus far prepared one Area Plan to replace two ~~of the~~ Community Plans and two PASs. The South Shore Area Plan was first adopted by the Douglas County Board of Commissioners on June 23, 2013, and by TRPA on September 25, 2013, making it the first Area Plan adopted by TRPA. The South Shore Area Plan replace~~s~~d the Kingsbury and Stateline Community Plans and portions of PAS 070A (Edgewood) and PAS 080 (Kingsbury Drainage). Douglas County is in the early planning stages of preparing the Tahoe Douglas Area Plan, which encompasses areas of the Tahoe Basin ~~R~~region that are not within the South Shore Area Plan. The Tahoe Douglas Area Plan would replace all remaining Community Plans and PASs.

Douglas County drafted amendments to the South Shore Area Plan ~~was amended~~ in 2014 to include information on energy conservation strategies and to expand the boundary of the Kingsbury Town Center to include the remaining portion of the Kingsbury Manor Mobile Home Park. These amendments~~ed South Shore Area Plan was~~were approved by the Douglas County Board of Commissioners in January of 2015, but ~~was~~ they were not submitted to the TRPA Governing Board for review and approval and therefore ~~these changes are~~ did not become effective. These ~~elements~~ amendments ~~are~~ became part of the package of amendments ~~being considered~~ approved in 2024~~5~~. The Area Plan was also successfully amended by Douglas County and TRPA in January 2023 to allow religious assemblies as a permitted use by right in the Tahoe-Mixed Use zoning district.

~~This revised~~ The South Shore Area Plan is an independent ~~separate~~ planning document and is not expressly ~~longer~~ incorporated into the Land Use Element of the Douglas County Master Plan. ~~The South Shore Area Plan~~It is ~~now~~ consistent with the TRPA Area Plan Framework Document.

ORGANIZATION OF THE SOUTH SHORE AREA PLAN

The South Shore Area Plan includes the following elements:

Current Conditions Element – The Current Conditions Element includes an overview of existing land use, environmental, and socioeconomic conditions.

Conservation Element – The Conservation Element includes an overview of ongoing efforts to restore and protect the Lake Tahoe environment, including updated information from the 2019 Threshold Evaluation and the County's e~~E~~nergy c~~C~~onservation strategies.

Economic Development Element – The Economic Development Element provides information on current efforts to diversify and revitalize the economy in the Stateline Area and includes information on Douglas County Redevelopment Area #2.

Housing Element – The Housing Element includes information on the housing market, housing inventory, and affordable housing.

Land Use Element – The Land Use Element includes analysis of land capability as well as future land uses and design standards for the South Shore Area Plan.

Public/Quasi-Public Facilities and Services Element – The Public/Quasi-Public Facilities and Services Element provides an overview of public facilities, such as hospitals, libraries, and schools, as well as public water, wastewater, and solid waste facilities and services.

Public Health and Safety Element – The Public Health and Safety Element provides an overview of public health and safety facilities and services and natural hazards.

Recreation Element – The Recreation Element identifies parks, trails, and other recreation facilities and includes information from the US Forest Service, Lake Tahoe Basin Management Unit Land Management Plan (USFS 2016) and the Douglas County Tahoe Basin Recreation and Tourism Plan (2015).

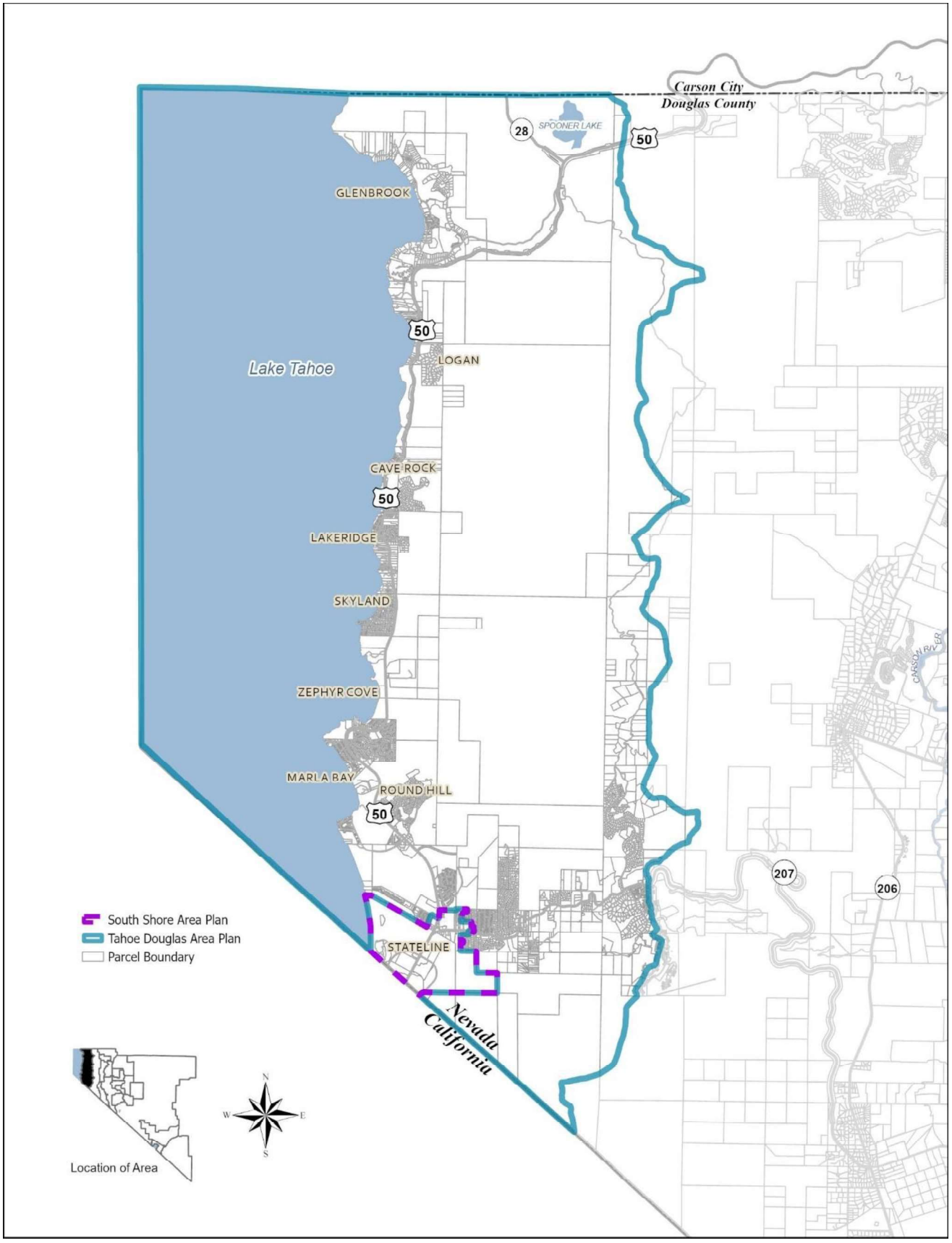
Transportation Element – The Transportation Element provides an overview of transportation plans used to implement road, transit, bikeway, and pedestrian improvements and includes information from the 2020 Regional Transportation Plan (TRPA 2021b).

Implementation Element – The Implementation Element includes information on planned water quality and air quality EIP projects, Douglas County's Capital Improvement Program (CIP), County and Tahoe Metropolitan Planning Organization transportation planning documents, and design standards and guidelines.

Goals, Policies, and Actions – This section of the South Shore Area Plan includes Goals, Policies, and Actions to serve as a guide for moving forward with addressing issues and implementing identified projects and programs.

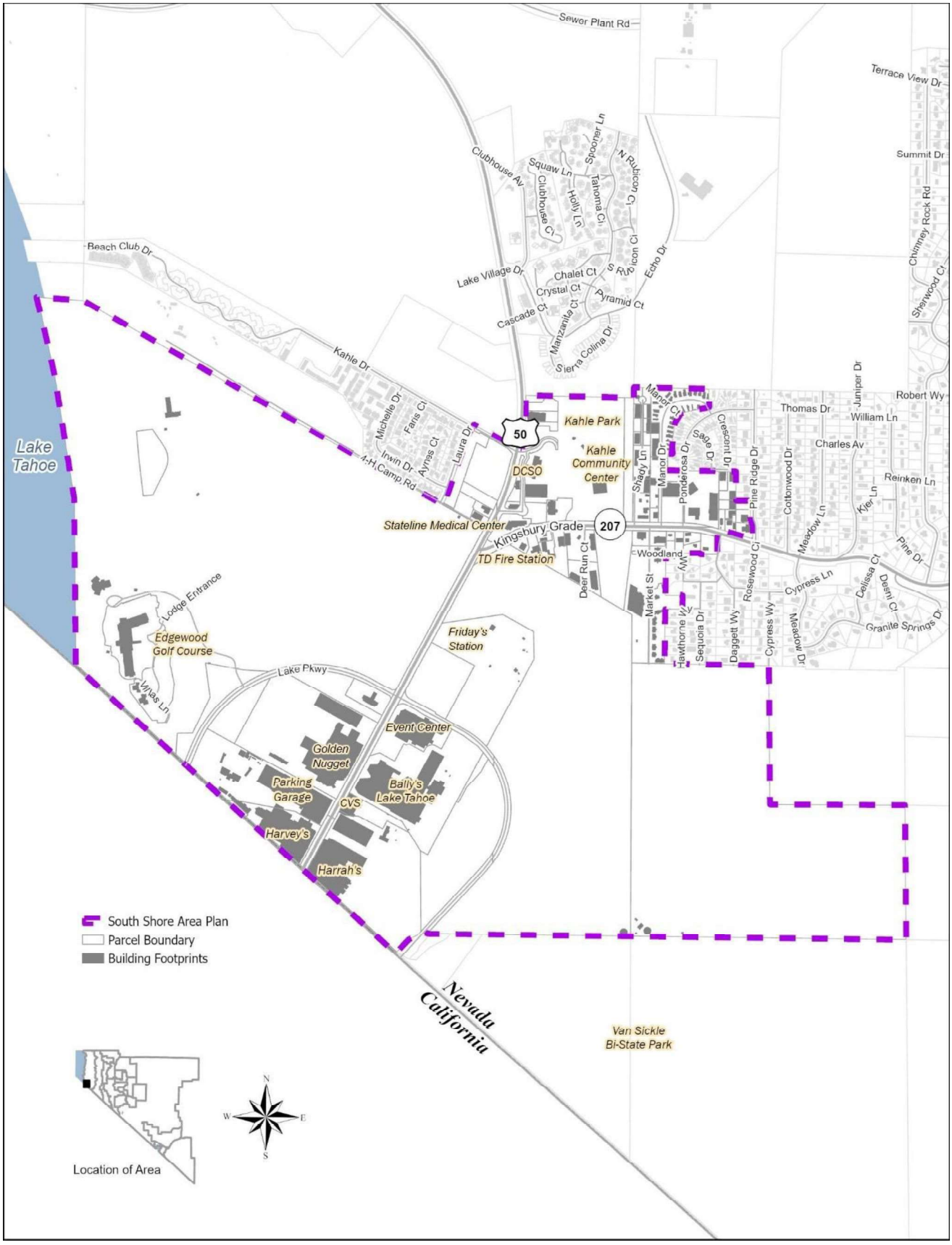
Map 1 shows the areas addressed by South Shore Area Plan and the conceptualized Tahoe Douglas Area Plan. Map 2 depicts the boundaries of the South Shore Area Plan.

Map 1
Douglas County Area Plans in the Tahoe Basin Region



Source: Prepared by Douglas County in 2022; adapted by Ascent in 2024.

Map 2
South Shore Area Plan



Source: Prepared by Douglas County in 2022; adapted by Ascent in 2024.

Chapter 2
Current Conditions Element

This element provides background information on existing land uses and environmental and socioeconomic conditions within the plan area.

EXISTING LAND USE CONDITIONS

The Area Plan encompasses Stateline, Nevada, which contains the casino core for Douglas County with Harrah's, Harveys, Bally's, and the Golden Nugget Lake Tahoe Hotel and Casino. Edgewood Tahoe and ~~T~~the Tahoe Blue Event Center ~~is~~ are also located in the casino core. Land ownership within the Area Plan boundary is predominantly private (Table 1).

The Area Plan also includes the area known as Lower Kingsbury, which is located at the intersection of State Route (SR) 207 and US 50. Lower Kingsbury is the location of Barton Healthcare System's existing ~~and planned~~ medical facilities and several publicly owned properties and facilities, including County administrative offices. The Douglas County Administrative Complex is located at the northeast corner of SR 207 and US 50 and the Douglas County Kahle Community Center is located east of the administrative complex. Commercial, industrial, healthcare, and residential development is located on the north side of SR 207, while commercial and residential development is located on the south side of SR 207.

Property ownership within the Area Plan boundary includes the County, Kingsbury General Improvement District (GID), the US Postal Service, the state of Nevada, TRPA, Tahoe Douglas Fire Protection District (FPD), and Tahoe Douglas Visitor's Authority (Table 1) There are 89 parcels in the planning area, containing a total of 669 acres of land (not including public right-of-way). Of this total, 629 acres, or 94 percent, are privately owned. The largest private property owner is Edgewood Companies with 529 acres, or 79 percent of the total land acreage within the Area Plan. The location of private and public parcels within the Area Plan are depicted on Map 3.

Table 1
South Shore Area Plan Ownership, by Parcels and Acreage

Property Ownership	Parcels	Acreage[1]
Private[2]	79	629
Douglas County	1	22
Kingsbury GID	3	1
US Postal Service	1	1
State of Nevada	2	5
TRPA	1	5
Tahoe Douglas FPD	1	<1
Tahoe Douglas Visitor's Authority	1	5
Total[3]	**89**	**669**

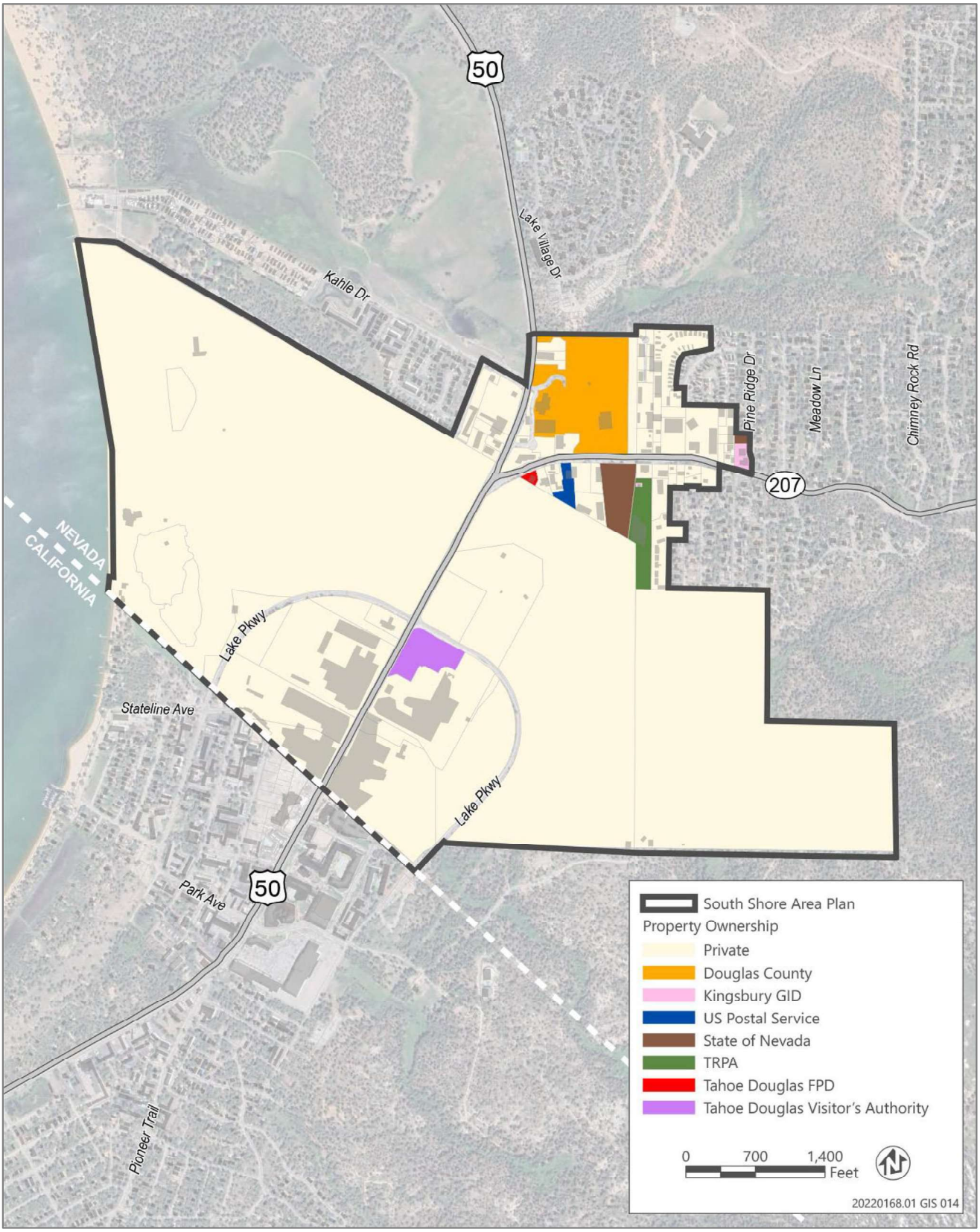
[1] The acreage values are rounded.

[2] Edgewood Companies owns approximately 530 acres.

[3] The total shown in this table is lower than that shown in Table 12 because right-of-way areas are not included here.

Source: Adapted from TRPA GIS data.

Map 3
Property Ownership in the South Shore Area Plan



Source: Data downloaded from TRPA in 2024; adapted by Ascent in 2024.

EXISTING ENVIRONMENTAL CONDITIONS

Douglas County has historically and is currently participating in programs developed by TRPA and partnering agencies to restore the environment and maintain the clarity of Lake Tahoe. These programs include permitting new development and redevelopment projects that reduce impervious land coverage (also referred to as coverage) in environmentally sensitive areas to improve water quality. Land coverage, or coverage, is defined in TRPA Code Section 90.2 as a man-made structure, improvement, or covering that prevents normal precipitation from directly reaching the surface of the land underlying the structure, improvement, or covering. Such structures, improvements, and coverings include, but are not limited to, roofs, decks, surfaces that are paved with asphalt, concrete, or stone, roads, streets, sidewalks, driveways, parking lots, tennis courts, and patios.

Environmental improvement efforts include installation of best management practices (BMPs) on individual parcels as well as larger scale and regional improvement projects that transfer coverage out of environmentally sensitive lands.

Map 4 depicts the location of areas of environmentally sensitive lands, which include Land Capability Districts 1A, 1B, and 3, and non-sensitive lands (Land Capability Districts 4 through 7). Environmentally sensitive lands (further discussed under the "Soil Conservation" section in Chapter 3, "Conservation Element") are present within the Edgewood Golf Course property, the Edgewood Mountain Area property, and portions of Lower Kingsbury along SR 207. The Area Plan also includes areas of high capability lands (that is, lands that capable of supporting more development) in the casino core area along US 50 as well as near the intersection of US 50 and SR 207.

BEST MANAGEMENT PRACTICES

The use of BMPs to reduce storm water runoff, minimize soil erosion, and capture polluted water before it enters Lake Tahoe is widespread among property owners within the Tahoe Basin. TRPA requires the installation of BMPs with new development and redevelopment.

Table 2 provides information on Area Plan parcels with BMP certificates by TRPA land use category. Of the 89 parcels within the South Shore Area Plan, 51 parcels, or 57 percent, are BMP compliant.

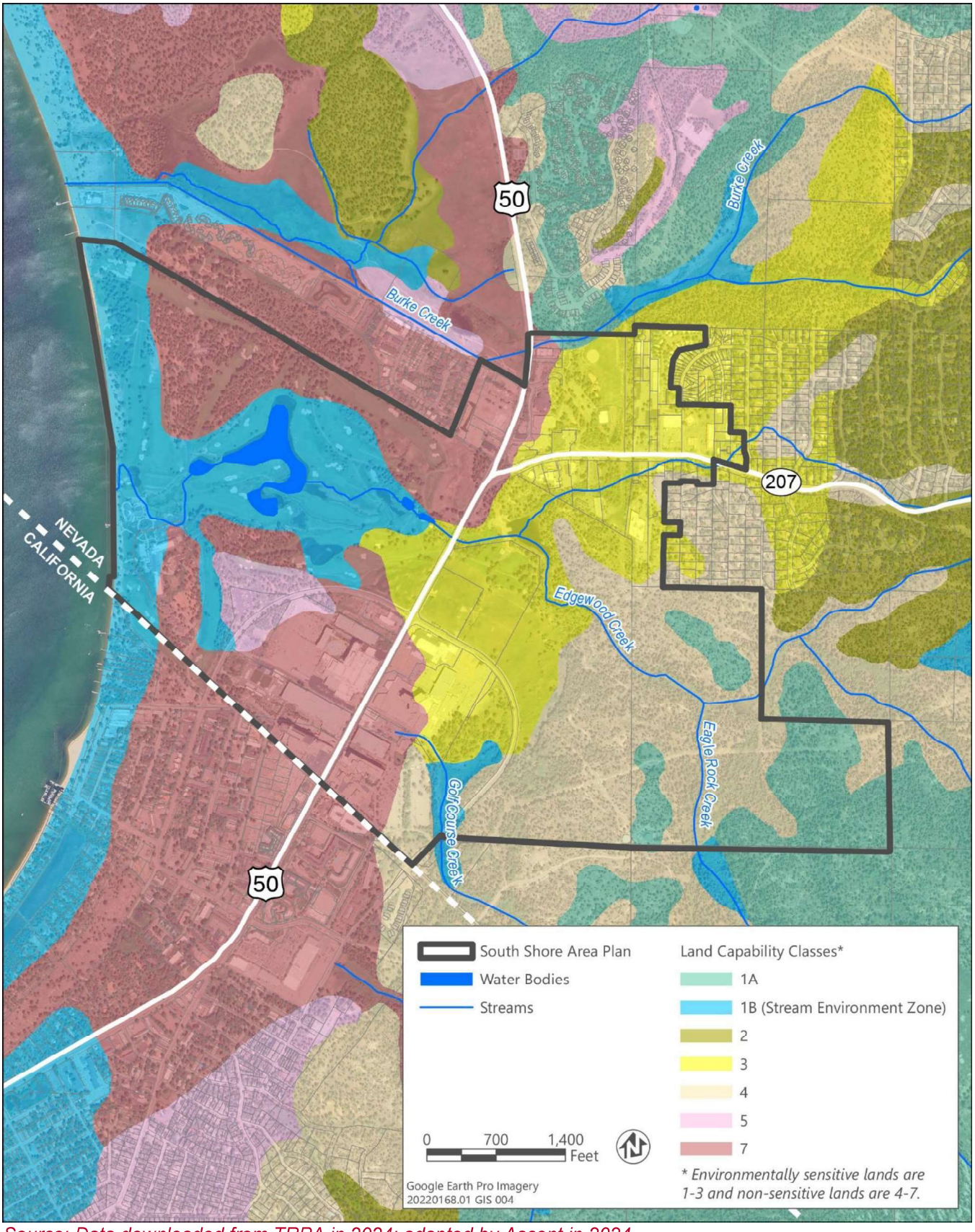
Table 2
Developed Parcels in South Shore Area Plan with BMP Compliance

Land Use	BMP Certificate
Commercial	37
Multi-Family Residential	1
Open Space	0
Public Service	0
Recreation	2
Single-Family Residential	2
Tourist Accommodation	4
Vacant	5
Total	51

Source: TRPA 2024b.

TRPA, Douglas County, and the Nevada Tahoe Conservation District (NTCD) continue to work to increase BMP compliance and maintenance on individual parcels and through area-wide water quality improvement projects.

Map 4
South Shore Area Plan Land Capability Map



Source: Data downloaded from TRPA in 2024; adapted by Ascent in 2024.

ENVIRONMENTAL IMPROVEMENT PROGRAM

The TRPA Environmental Improvement Program (EIP) helps to implement the Regional Plan by improving environmental thresholds. As discussed in more detail in the Conservation Element, there are 10 threshold categories, such as air and water, and 133 threshold indicators associated with these threshold categories. The EIP projects—which involve many local and state partners—are focused on air quality, water quality, scenic quality, forest health, fish and wildlife, and public access to Lake Tahoe and other recreation areas.

The cost responsibility of implementing the EIP is shared among the federal government, the States of Nevada and California, local governments, and private property owners. In the South Shore Area Plan area, five EIP projects have been completed by various agencies, including Douglas County, NTCD, Nevada Department of Transportation (NDOT), Tahoe Transportation District (TTD), and Edgewood Companies. Additional EIP projects have also been completed by the US Forest Service. The most recently completed EIP projects in the South Shore Area Plan are described in Table 3.

Table 3
Recent South Shore Area Plan EIP Projects

EIP Project	Threshold	Cost	Key Accomplishments
Burke Creek Highway 50 Crossing & Realignment Project	Scenic Resources Soil Conservation Water Quality	$2,200,068	• 0.2 acre of SEZ restored or enhanced • 1,000 linear feet (LF) of stream channel restored or enhanced
Burke Creek Watershed Stormwater Improvements	Air Quality Recreation Scenic Resources Soil Conservation Water Quality	$4,100,000	• 0.5 mile of roads paved and retrofitted • 2 acres of SEZ restored • 1 mile of sidewalk constructed • 1 mile of Class II/bike lane constructed • 0.5 mile of utility lines buried underground
Edgewood Lodge and Golf Course Improvement Project	Fisheries Recreation Soil Conservation Water Quality	$3,118,000	• 8.8 acres of restored or enhanced SEZ • 425 LF shoreline added • 500 LF stream channel restored or enhanced • 0.5 mile of utility lines buried underground
Kahle Water Quality Basin Implementation	Recreation Soil Conservation Water Quality	$ 1,356,750	• 0.8 mile of road paved and retrofitted
Nevada Passenger Facilities	Air Quality	$226,200	• Construction of four transit passenger facilities, including one facility on SR 207
SR 207 (Kingsbury Grade) Water Quality Improvement Project	Water Quality	$6,619,408	• 3 miles of roads decommissioned or retrofitted • detention basins, land coverage restoration, drop inlets and facilities to capture and convey storm water for treatment have also been constructed
Tahoe Beach Club Utility Undergrounding and SEZ Restoration	Scenic Resources Soil Conservation Vegetation Preservation Water Quality	$1,469,193	• 370 feet of utility lines buried underground • SEZ restoration planned to begin in 2024

Source: Lake Tahoe Info 2024a.

Additional information on EIP projects is provided in Chapter 3, "Conservation Element."

SOCIOECONOMIC CONDITIONS

Employment levels have decreased substantially as a result of the COVID-19 pandemic, especially in the leisure and hospitality sector. In addition, the increase in tribal gaming in California has reduced employment in the Nevada-based gaming sector. The resident population base has continued to decline although new residential developments have been completed or are nearing completion near the South Shore Area Plan (Tahoe Beach Club and Sierra Colina). However, these housing developments primarily serve as second homes.

Some of the highlights of socioeconomic trends in the Area Plan as well as the entire south shore area (which extends to the City of South Lake Tahoe and El Dorado County in California) include the following:

- Since 1996, gaming revenues in Stateline decreased from a high of $352.7 million in 2000 to a low of $207.1 million in 2014, a decrease of 41 percent without adjustment for inflation. Gaming revenues in 2019 were $230.3 million (Tahoe Prosperity Center 2020).

- In 2017, accommodation and food services; arts, entertainment and recreation; retail; and educational services accounted for approximately 60 percent of the jobs in the south shore area (including the South Shore Area Plan) while also comprising the lowest paying sectors. Together, the administration and support, waste management and remediation, and health care and social assistance job sector provided approximately 20 percent of jobs in the south shore area (Tahoe Prosperity Center 2019).

- The population in the Douglas County portion of the Tahoe Basin has increased from a low of 4,452 people in 2010 to 5,472 people in 2020. However, the 2022 estimated population declined to 5,406 people (US Census Bureau 2024).

- School enrollment declined in Douglas County schools in the Douglas County portion of the Tahoe Basin (i.e., Zephyr Cove Elementary School and George Whittell High School) from a total of 389 students in the 2015-2016 school year to 279 students in 2023-2024 school year (Nevada Department of Education 2024).

- An analysis by the Tahoe Prosperity Center indicates that resident-occupancy dropped from 61 percent in 2000 to 54 percent in 2010 and 46 percent in 2017. Second homeownership has been increasing over 1 percent per year across the south shore area, which includes the South Shore Area Plan (Tahoe Prosperity Center 2019).

- Single-family home sale prices in the south shore area have increased an average of 8 to 12 percent per year between 2012 and 2018. In 2018, the median sale price of single-family homes in the Douglas County portion of the Tahoe Basin was $800,000 and the median sale price of a condominium/townhome was approximately $450,000 (Tahoe Prosperity Center 2019).

- There are 557 income-restricted rentals available in the south shore region with 148 units in the Douglas County portion of the Tahoe Basin (Tahoe Prosperity Center 2019).

Chapter 3
Conservation Element

This element provides updated information on the status of TRPA Thresholds and on threshold attainment information for air quality, soil conservation, scenic resources, and water quality. It also includes Douglas County's energy conservation strategy.

2019 THRESHOLD EVALUATION

Threshold standards are defined in the Bi-State Compact as "an environmental standard necessary to maintain a significant scenic, recreational, educational, scientific, or natural value of the region or to maintain public health and safety within the region." There are 10 threshold standard categories and each category includes several different indicators. The air quality category, for example, includes 13 different indicators.

TRPA adopted threshold standards in 1982 and prepares a threshold evaluation report every 4 years to assess the status of each of the threshold categories. Compared to the 2015 Threshold Evaluation, more standards were in attainment at the time of preparation of the 2019 Threshold Evaluation. In 2015, 64 indicators, or 53 percent, were in attainment. As shown in Table 4, the 2019 Threshold Report showed that 75 indicators were in attainment, or 56 percent, 24 indicators were in non-attainment, and 34 indicators lacked sufficient data for evaluation. According to the 2019 Threshold Evaluation (TRPA 2020), there was continued improvement in water clarity, air quality, and soil conservation.

Table 4
Status of TRPA Threshold Indicators, 2019

Category	Number of Indicators	Status		
		Attainment	Non-Attainment	No Status Determination
Air Quality	14	13	0	1
Water Quality	41	18	4	19
Soil Conservation	13	9	4	0
Vegetation	22	12	10	0
Fisheries	5	5	0	0
Wildlife	15	13	1	1
Scenic Resources[1]	10	10	0	0
Noise	24	8	4	12
Recreation	2	2	0	0
Transportation	1	0	0	1
TOTAL	**147**	**90**	**23**	**34**

[1] *There are six sub-categories of scenic resources measuring 869 individual scoring segments.*

Source: TRPA 2021a.

Table 5 provides additional information on the different threshold categories.

Table 5
2019 Threshold Evaluation

Threshold	Findings
Water Quality	There are 41 different indicators for water quality. To measure lake clarity using the Secchi disk method, a running 5-year average is used. The 5-year running average from 2015 to 2019 was 20.5 meters, or 67.3 feet, as measured by Secchi depth. It should be noted that the Lake Tahoe Total Maximum Daily Load target is 78 feet by 2026 and 97.4 feet by 2076. Of the 41 standards for water quality, 20 standards did not have a status determination. Seventeen indicators were in attainment and four indicators were in non-attainment.
Air Quality	The 2019 Threshold Evaluation states that all air quality indicators are in attainment and most conditions are improving or stable. There are 13 different indicators to evaluate air quality thresholds with all indicators in attainment.
Soil Conservation	There are 13 standards to evaluate the soil conservation threshold. The threshold promotes programs that direct development toward less sensitive land and establishes restoration goals to reverse the impacts of legacy development in stream environment zones (SEZs). Impervious surfaces (land coverage) are associated with loss of watershed function and increased pollutant and sediment loading. The goal is to continue to remove coverage from sensitive lands, including SEZs. Soil conservation includes nine standards measuring percent of coverage within each land capability class and four standards measuring the health of SEZs. Of the 13 soil conservation standards, seven standards are in attainment, four standards are in non-attainment, and there was no status determination for two standards. All land capability classes are in attainment (or have no determination status) except for Class 1b (799 acres covered with 144 acres allowed) and Class 2 (305 acres covered with 232 acres allowed). The SEZ thresholds not in attainment are restore all undeveloped SEZ and restore 25 percent of disturbed SEZ.
Scenic Resources	Scenic Resources includes ratings for several different sub-categories and the 2019 threshold evaluation concluded that overall, the threshold standards are in attainment. However, some individual scenic units are in nonattainment as summarized below. 1. Built Environment (Community Design): The policy statement has been implemented. 2. Scenic Quality of Other Areas (Recreation Sites and Bike Trails): approximately 98 percent attainment (381 of the 390 public recreation area and bike trail scenic resources). 3. Travel Route Ratings for Roadway Travel Units: 63 percent attainment (34 out 54) 4. Travel Route Ratings for Shoreline Travel Units: 67 percent attainment (22 out of 33) 5. Scenic Quality for Roadway Travel Units: 98 percent attainment (205 out of 208 Units) 6. Scenic Quality for Shoreline Travel Units: 92 percent attainment (170 out of 184) The 2019 threshold evaluation identified roadside parking as becoming more of an issue for scenic resources and risks degrading the scores of three roadway units. Scenic resource quality in public recreation areas and bike trails are nearly the same since 1993, suggesting that the implemented programs are working. The built environment continues to improve scenic quality as redevelopment projects continue in the Tahoe Basin.
Vegetation	The 2019 threshold evaluation stated that the population statuses of three of five sensitive plant species have continued to be stable and above their population targets. The Galena Rock Cress and Tahoe Yellow Cress have not changed population dynamics and continue to be below their population targets. There is insufficient data to determine the trends of sensitive plant communities, but they continue to be below target according to the threshold data, likely because of human caused impacts such as eutrophication and climate change. All of the indicators for late seral old growth ecosystems remain stable but below targets, which is expected with the current age of the forest in the Lake Tahoe Basin.

Threshold	Findings
	Common vegetation thresholds have all stabilized or are being managed. Three common vegetation thresholds are below targets and stabilized. These thresholds concern riparian vegetation, wetlands, and seral red fir stands. Of the 23 vegetation standards, 11 are in attainment and 12 are in non-attainment.
Recreation	According to the 2019 Threshold Evaluation, 45 percent of the Lake Tahoe Shoreline is in public ownership and currently, approximately 90 percent of the Region is public land. Current issues are related to transportation access to recreation sites and maintaining quality recreation as demand grows. Of the two standards, all are in attainment.
Fisheries	The 2019 threshold evaluation concluded that while most of the standards are being met, the standards focus on physical habitat requirements and do not necessarily reflect the status of native fish populations due to challenges in data collection. TRPA is working to prevent new aquatic invasive species from entering the lake but is challenged by the existence of previously introduced invasive species. All three standards are in attainment. Stream habitat conditions appear to be showing moderate improvement as stream restoration projects aim to improve stream health.
Wildlife	The 2019 threshold evaluation concluded that the emphasis of wildlife management in the Tahoe Basin is on maintaining and improving the functional and biological characteristics of the ecosystem to support the needs of wildlife. Threats to the special interest species in the Tahoe Basin include unhealthy forests and recreation impacts around nesting areas. Of the eight standards, six are in attainment, one is in non-attainment, and one has insufficient data to determine its status.
Noise	The noise threshold includes single event and cumulative ambient noise standards. According to the 2019 threshold evaluation, ambient noise levels are in attainment for eight out of nine categories, with cumulative noise events in critical wildlife habitat areas in nonattainment. Of the 24 standards, eight are in attainment, four are in non-attainment, and there is no status determination for 12 standards.

Source: Lake Tahoe Info 2023a, 2023b.

Douglas County's commitment to implementing environmental programs and projects continues to help TRPA in maintaining and attaining environmental thresholds. More detailed information on threshold status for air quality, soil conservation, scenic resources, and water quality within the South Shore Area Plan is further described below.

AIR QUALITY

Air quality (Carbon Monoxide and Particulate Matter 10 [24 hour]) was monitored at permanent, stationary air quality monitoring stations at Harveys and then at the former Horizon Hotel (now Golden Nugget) until 2012 when the Nevada Division of Environmental Protection (NDEP)successfully petitioned the US Environmental Protection Agency to remove the Stateline monitoring site due to continued compliance.

Douglas County continues to participate in the NDEP Wood Stove Change-Out Program, which is managed by the University of Nevada, Reno (UNR) Business Environmental Program. Older wood stoves contribute to particulate matter, greenhouse gases, carbon monoxide, and toxic air pollutants. The NDEP Wood Stove Change-Out Program provides rebates to homeowners in Douglas County who agree to replace old wood stoves with EPA certified stoves. The rebates can be used to purchase new wood stoves, pellet stoves, or gas stoves. According to the NDEP Bureau of Air Quality, over 100 wood stoves have been replaced with newer wood stoves or non-wood stoves since 2013 when the program began. The NDEP Wood Stove Change-Out Rebate Program can be combined with TRPA's own Wood Stove Change-Out Program. The TRPA program offers rebates of $400 to $1,200.

The Kahle Complete Street Project and the Expanded Khale Vision Plan, which are bike and pedestrian infrastructure and stormwater infrastructure projects, would provide continued improvement to air quality, water quality, scenic resources, and recreational opportunities within the Area Plan.

SOIL CONSERVATION

The Bailey Land Capability Classification System (1974) has been used by TRPA to protect sensitive lands, including stream environment zones. Sensitive lands include Classes 1-3. Non-sensitive lands are classified as Classes 4-7. "Allowed" impervious land coverage is determined by class, with Classes 1 and 2 allowing up to 1 percent coverage, Class 3 allowing up to 5 percent coverage, Class 4 allowing up to 20 percent coverage, Class 5 allowing up to 25 percent, and Classes 6 and 7 allowing up to 30 percent coverage. Most of the development within the South Shore Area Plan occurred before the adoption of the Bailey Land Capability system. As a result, many parcels are overdeveloped or overcovered (i.e., have coverage over the base allowable limit). This is a problem that affects all jurisdictions in the Tahoe Basin. Table 6 provides figures for total acreage for each Land Capability Class, and the amount of acreage that exceeds or is below the allowable impervious coverage. Land Capability Classes 1A, 3, 4, 5, and 6 are in attainment of the impervious coverage threshold while Classes 1B and 2 are not in attainment. Class 1C and 7 have insufficient data to determine their attainment status. Class 1B soils have 685 acres of excess coverage while Class 2 has 73.0 acres of excess coverage.

Table 6
Total Acreage in the Tahoe Basin, by Land Capability and Estimated Impervious Cover

Land Capability Class	Total Acres within Class	Allowable Impervious Cover Acreage	Estimated Impervious Cover 2019	Acres Above or Below Allowable Impervious Cover
Class 1A	23,967	240 (1%)	211 (0.9%)	29 below
Class 1B	11,405	114 (1%)	799 (7.0%)	685 above
Class 1C	53,726	537 (1%)	495 (0.9%)	42 below
Class 2	23,250	232 (1%)	305 (1.3%)	73 above
Class 3	17,695	885 (5%)	382 (2.2%)	503 below
Class 4	31,447	6,289 (20%)	1,322 (4.2%)	4,967 below
Class 5	12,187	3,047 (25%)	1,135 (9.3%)	1,912 below
Class 6	23,200	6,960 (30%)	2,280 (9.8%)	4,680 below
Class 7	5,015	1,505 (30%)	1,330(26.5%)	175 below
Total	**201,892**	**19,809**	**8,257**	

Source: Lake Tahoe Info 2024b.

As additional redevelopment occurs within the South Shore Area Plan, the goal is to remove additional coverage located in environmentally sensitive lands and encourage transfer of coverage to high capability lands located within Town Centers or the High-Density Tourist District. With the adoption of the 2012 Regional Plan, TRPA is also providing incentives to both retire coverage on sensitive lands and also transfer existing coverage to "centers," by allowing up to 70 percent coverage on high capability lands (see Chapter 6, "Land Use Element," for more information on future land use designations for the South Shore Area Plan).

As shown in Map 4 in Chapter 2, environmentally sensitive lands (i.e., Land Capability Districts 1-3) are located in the Edgewood Lodge and Golf Course property along Lake Tahoe as well as the Edgewood Mountain Area property located east of US 50. The SEZ areas are synonymous with Land Capability District 1B and show the Edgewood Creek SEZ as well as the SEZ that is located within the casino core.

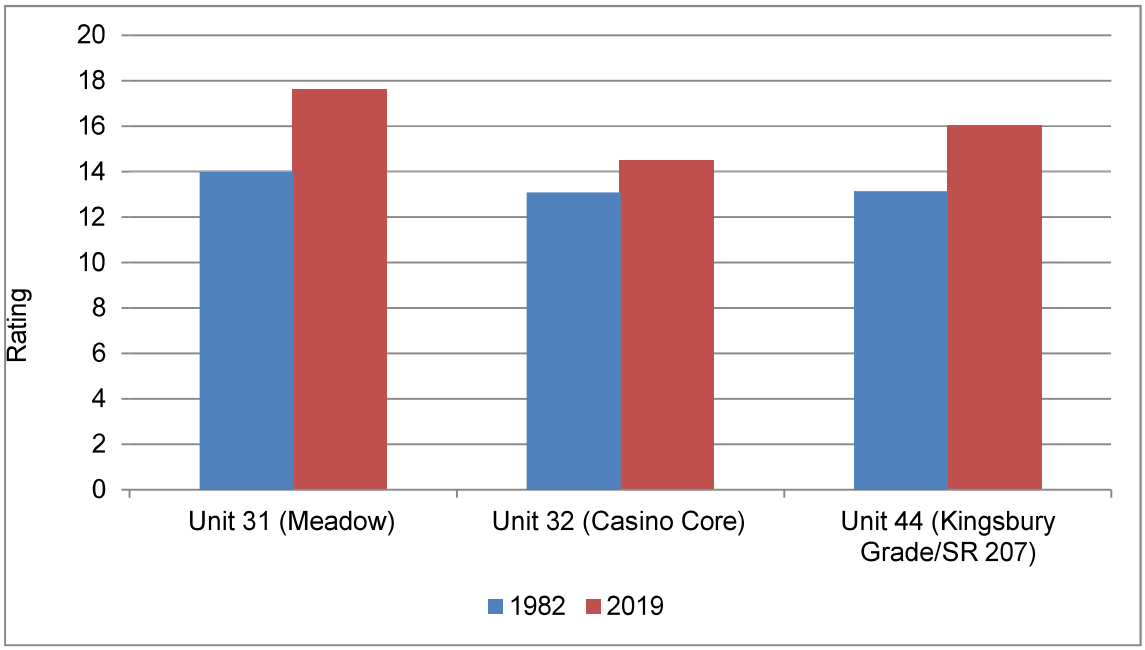
SCENIC RESOURCES

The results of the 2019 threshold evaluation indicated that overall, the scenic threshold standards are in attainment for the Basin but some individual scenic units are in nonattainment (Lake Tahoe Info 2023b). Scenic resources include individual ratings for the built environment, other areas (recreation sites and bike trails), roadway units, and shoreline units. The scenic ratings for public recreation areas and bike trails were determined to be essentially the same since 1993, which demonstrates that the scenic standards for development are working. Redeveloped buildings have contributed to a moderate improvement in roadway travel unit scores. The

Threshold Evaluation Dashboard available online at https://thresholds.laketahoeinfo.org/ provides a point-in-time evaluation of the 2011, 2015, and 2019 indicator status. To an extent, it reflects scenic improvements undertaken since 2015. However, there are several instances where scenic improvements have occurred, but the scenic resource units have not been upgraded due to the limited scope of the improvements. Additionally, there are changes to the landscape in some scenic resources that should be assessed in a future evaluation.

ROADS

The Area Plan includes Scenic Roadway Units 31, 32, and 44 (see Appendix A-2 for Map of Scenic Roadway Ratings). Roadway Unit 31 (Meadow) is the segment of US 50 that is adjacent to Rabe Meadow. Although most of this roadway unit is outside the South Shore Area Plan, a small portion of this roadway unit extends south into the South Shore Area Plan and stops just south of the former Lakeside Inn site acquired in 2021 by Barton Healthcare System. Unit 31 improved from a score of 14 in 1982 to a score of 17.5 in 2015 and is in attainment; the score has not changed as of 2019. Roadway Unit 32 (Casino Core) is the segment of US 50 that runs through the casino core in Stateline and includes properties in South Lake Tahoe (e.g., Chateau Project, US 50 and Heavenly Way intersection, Tahoe Tom's Gas Station, US 50/Pioneer Intersection). Unit 32 improved from a rating of 13 in 1982 to a rating of 14.5 in 2019. However, Unit 32 is still not in attainment, according to the 2019 Roadway Units Threshold Report. It is not known whether the casino core unit would have achieved attainment without the inclusion of parcels located in South Lake Tahoe. Unit 44 (Kingsbury Grade) is SR 207 and is located within and outside of the South Shore Area Plan. Unit 44 starts at the US 50 intersection and continues east to connect the Tahoe Basin with the Carson Valley region of Douglas County. Unit 44 is in attainment, having improved from a score of 13 in 1982 to 16 in 2015 and maintains the score in the 2019 Roadway Units Threshold Report. Figure 1 below depicts the change in scoring for Roadway Units 31, 32, and 44 in the South Shore Area Plan from 1982 to 2019.



Source: Lake Tahoe Info 2023b.

Figure 1 Change in Scenic Travel Route Rating for South Shore Area Plan, 1982 to 2019

SHORELINE UNITS

There is one shoreline travel segment within the South Shore Area Plan, Unit 30 (Edgewood) (see Appendix A-3 for a Map of the Scenic Shoreline Ratings). This shoreline travel unit begins at the California/Nevada border and extends north of Nevada Beach, which is outside of the South Shore Area Plan. The composite threshold score is 10.5. According to the 2019 threshold evaluation, this shoreline unit remains out of attainment because Beach Club was under construction at the time the 2019 threshold evaluation was in progress. The Beach Club should be evaluated in the next assessment. The Edgewood Lodge project was completed in 2017.

WATER QUALITY

Protecting and improving water quality is a central focus of much of the planning and regulatory environment in the Tahoe Basin. The principal efforts to improve water quality include TRPA's best management practices program, area-wide water quality improvement projects, incentives to retire development on environmentally sensitive lands, and the Lake Tahoe Total Maximum Daily Load (TMDL) program.

BEST MANAGEMENT PRACTICES

Of the 89 parcels within the South Shore Area Plan, 51 have been certified for BMP compliance. Map 5 depicts the parcels within the South Shore Area Plan that have certified BMPs (see also Table 2).

TOTAL MAXIMUM DAILY LOAD

Jurisdictions with Water Quality Management Plans (208) are required to include TMDL programs adopted under Section 303(d) of the Clean Water Act. TRPA's 208 Water Quality Management Plan was approved by EPA in June 2013. Section 303(d) of the Clean Water Act covers impaired waters not meeting water quality standards for different parameters. The loss of clarity and deep-water transparency resulted in Lake Tahoe being added to the 303(d) list as an impaired water body. TMDL programs calculate the maximum amount of pollutants that are permitted for a water body to meet water quality standards.

Douglas County participated with ~~a number of~~several local, state, and federal agencies in the development of the Lake Tahoe TMDL Program, adopted at the Tahoe Summit on August 16, 2011. The TMDL program is designed to protect Lake Tahoe, an Outstanding National Resource Water, from fine sediment particles, nitrogen, and phosphorus, with fine sediment from urban stormwater runoff contributing most to lake clarity decline. By reducing fine sediment particles, the goal is to restore lake clarity to 78 feet by 2026 and 97.4 feet by 2076.

According to the Lake Tahoe TMDL Technical Report (Lahontan RWQCB and NDEP 2010) (TMDL Report), it is estimated that Nevada jurisdictions contribute 25 percent of fine sediment particle load to Lake Tahoe. Douglas County borders approximately 18 percent of the Lake Tahoe shoreline but is estimated to have the least amount of runoff contributing to the decrease in lake clarity, only 3 percent of the basin-wide fine sediment particle load.

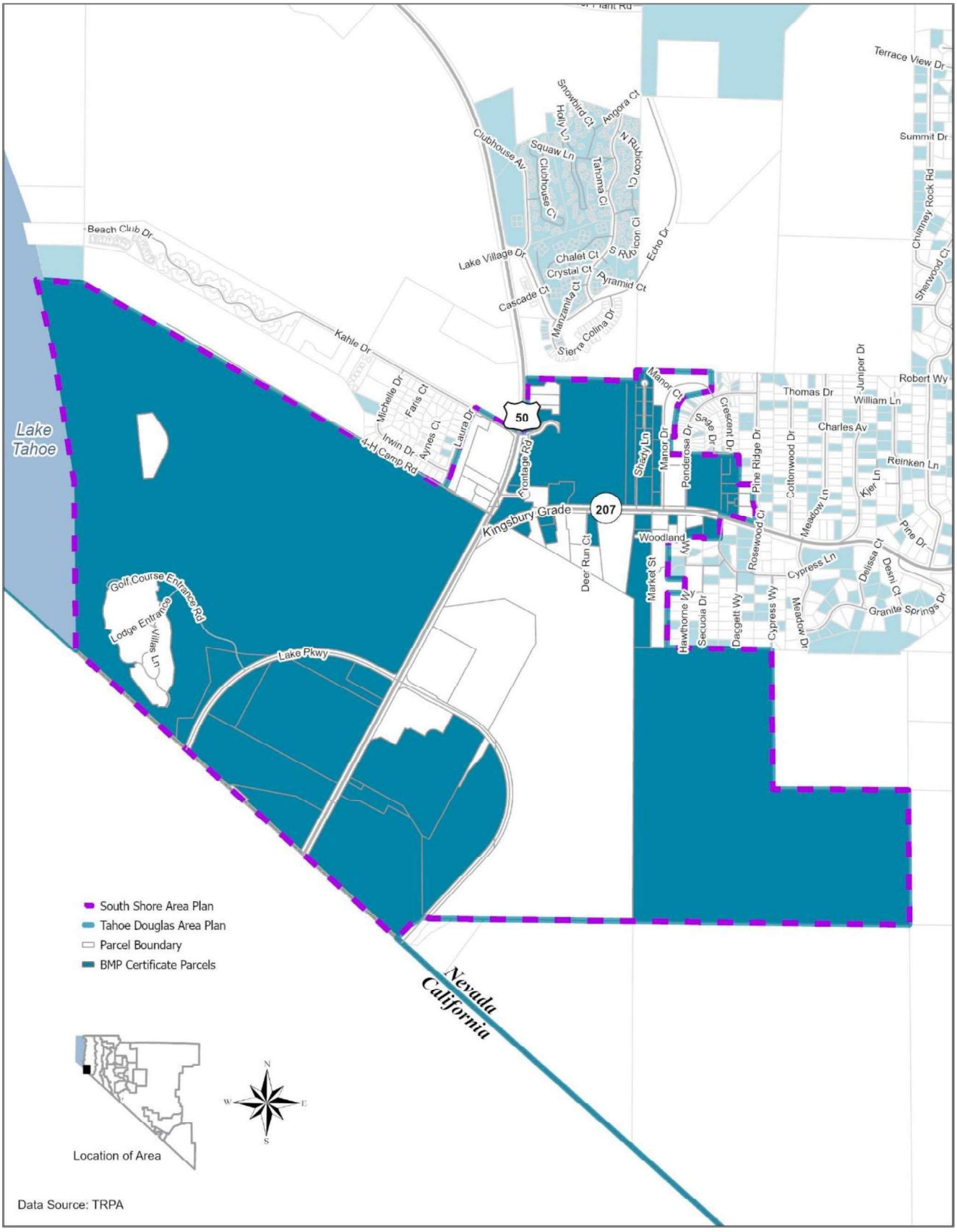
To meet the requirements of the Lake Tahoe TMDL Program, the pollutant load prior to 2005 (October 2004) must be reduced by the amounts shown in Table 7.

Table 7
Five-Year Load Reduction Targets for the Lake Tahoe TMDL

Pollutant	5-Year Milestone 2016	10-Year Milestone 2021	15-Year Milestone 2026	Transparency Standard (65-Year)
Fine Sediment Particles	10%	21%	34%	71%
Total Phosphorus	7%	14%	21%	50%
Total Nitrogen	8%	14%	19%	46%

Source: Final Lake Tahoe Total Maximum Daily Load 2010~~(August 2011)~~.

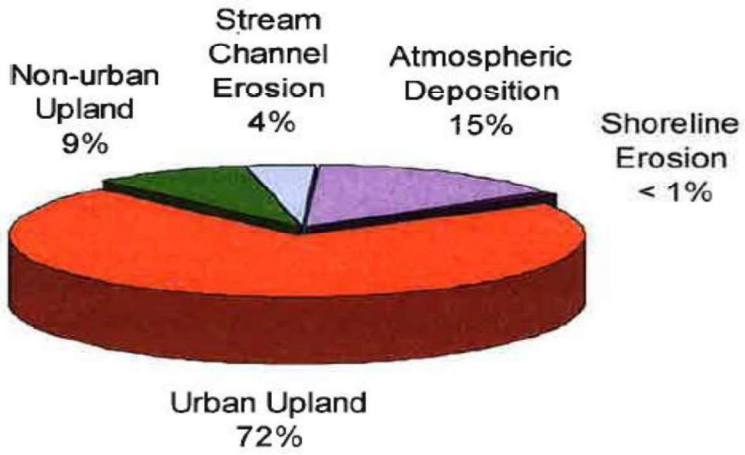
Map 5
Parcels with BMPs in the South Shore Area Plan



Source: Prepared by Douglas County in 2022; adapted by Ascent in 2024.

The TMDL Report found that stormwater runoff from urban developed upland areas (i.e., roads and town centers) produces the greatest amount of fine sediment particles (72 percent) entering the lake (Figure 2), In response, the 2012 TRPA Regional Plan encourages the redevelopment of the existing built environment and implementation of water quality improvement projects to improve lake clarity.

Figure 2
Sources of Fine Sediment Particles in the Lake Tahoe Basin



Source: Final Lake Tahoe Total Maximum Daily Load 2010 ~~(August 2011).~~

The 2022 Annual Stormwater Report (required for the Lake Tahoe TMDL Interlocal Agreement) discusses the County's accomplishments to date in TMDL load reduction activities. The 5-year credit target for 2022 is 101 credits. Douglas County has exceeded this target and was able to achieve 102 credits between 2016 and 2022. The 5-year milestone in 2021 was 101 credits. The strategies to reduce fine sediment particles include: 1) modifying road operations; 2) implementing private parcel BMPs; and 3) installing large scale water quality improvement projects (WQIPs). The effort to achieve the next 5-year milestone will focus on WQIPs. Recent projects completed since 2016 include the lower Kahle wet basin (2018) and maintenance on the Oliver Park Wet Basin and Lakeridge Dry Basin.

Douglas County maintains fewer than 6 miles of roads within the Tahoe region of Douglas County. All other roads in the County are maintained by NDOT, GIDs, and Homeowner Associations (HOAs). In most cases, the GIDs and HOAs do not have the expertise, resources, or financial capability to implement advanced road operations independently. Kingsbury GID performs operations on 22 miles of road, and does have the capability, staff, and equipment to provide advanced road operations. Therefore, Douglas County is partnering with Kingsbury GID to achieve load reductions necessary to the meet the 2022 milestone by reporting and registering catchments within the Kingsbury GID's service areas. The Stormwater Load Reduction Plan (SLRP) analysis identifies other potential cost- effective means to implement load reduction strategies specific to Douglas County.

TMDL MONITORING

Douglas County's Memorandum of Agreement with NDEP requires the County to monitor implementation of the SLRP. As a result, the County is participating with other public agencies around the lake to implement The Implementers' Monitoring Program. The data collected as part of this monitoring supports the TMDL Management System and modeling and assessment tools associated with the Lake Clarity Crediting Program. A "One Lake, One Plan" approach was used to utilize the available funding in the most efficient manner.

AREA-WIDE WATER QUALITY CONTROL

The Stateline Regional Stormwater Treatment Disposal System Agreement (1997, Senate Bill 12, 1996), established the Stateline Stormwater Association, created for the purpose of constructing, operating, and maintaining stormwater control, treatment, and disposal facilities to serve the casino core area of Stateline and achieve water quality targets. Association members consist of ~~Mont Bleu~~ Bally's, Harrah's, Harveys, ~~Horizon~~

Golden Nugget, Edgewood Companies, ~~Wells Fargo Bank~~PCS Stateline, Douglas County (Lake Parkway), and NDOT (US 50).

This was the first public-private partnership developed to address stormwater on an area-wide level. Improvements constructed by the association tie together previously existing individual drainage systems and deliver an estimated 83 percent of the design storm volume to the treatment facility, with subsequent discharge to the irrigation storage reservoir on the Edgewood-Tahoe Golf Course. The Edgewood Lodge and Golf Course Improvement Project includes upgrades to this system, which will significantly reduce the amount of fine sediment particles entering Lake Tahoe. This area wide water quality control system also satisfies the TRPA requirement for onsite stormwater infiltration for drainage treatment and retention. It is anticipated that future redevelopment will also tie into this system. An area-wide water quality control system is in the planning stages for the lower Kingsbury area (Lower Kingsbury Area-Wide Water Quality Treatment Planning, EIP #01.01.01.0193).

Another area-wide water quality system is located along Kahle Drive. Runoff from Kahle Drive, a section of US 50, a section of SR 207, and a portion of the flow from the former Lakeside Inn and Casino site flows into a storm drain conveyance system along Kahle Drive that is treated in the wet basin at the northwest side of Kahle Drive located in the US Forest Service-owned Rabe Meadow installed in 2018 and maintained by Douglas County and NDOT. Runoff from the Oliver Park Neighborhood roads including Laura Drive, Michelle Drive, Faris Court, Irwin Drive, and Aynes Court and another portion of the Lakeside Inn and Casino site's runoff goes to the Oliver Park GID wet basin located on the south side of Kahle Drive that was constructed in 2006.

ENERGY CONSERVATION STRATEGY

Chapter 13, Area Plans, of the Code of Ordinances requires area plans to include a greenhouse gas reduction strategy. Greenhouse gases include carbon dioxide, methane, and nitrous oxide and contribute to global warming. The Greenhouse Gas Reduction Strategy (TRPA Code Section 13.5.3.E) allows Area Plans to include strategies to reduce energy consumption of new or remodeled buildings using green building incentive programs, low interest loans, or rebate programs, as well as modifications to building codes or design standards to reduce energy consumption.

In 2011, Douglas County performed audits on its buildings and facilities, and identified opportunities for improved efficiencies. Improvements that have been installed to date include adjustment of all of the run times on heating, ventilations, and/or air-conditioning (HVAC) units, installation of automatic light sensors in the restrooms for light and water, replacement of all the street-lights from high pressure sodium to light emitting diodes (LED), replacement of the County light fixtures with florescent light bulbs, and installation of a system to control run time of lighting. Additionally, a new high efficiency HVAC system was installed at the library, and an energy efficient roof was installed at the Khale Center. Although not part of previous audits, TRPA's office building was upgraded with the largest solar array in the Tahoe Basin.

The Douglas County School District has also improved the energy efficiency of school buildings, including George Whittell High School, with the addition of newer HVAC systems and in 2025 new boilers will be installed. Douglas County School District is one of 17 Educations Partners in the US Department of Energy's Better Building Challenge.

Douglas County will continue to implement projects identified in the building and facilities' audits. Additional projects that have already been implemented through the County's Capital Improvement Program include:

1. Upgrading the County vehicle fleet to include more fuel-efficient and environmentally sound vehicles:
    - As vehicles age out, the County is currently being replaced with the newest models, with the latest Corporate Average Fuel Economy (CAFE) standards, which is a 2% to 4% increase annually. During FY23/24, Douglas County replaced 16 aged out vehicles with new increased efficiency. During this current fiscal year, the County will be replacing eight more aged out vehicles and have already received two new more efficient vehicles.
2. Upgrading County buildings by:
    - All windows are double pane and many more are "Low E" rated.

- New high efficiency boilers have been installed in the valley Justice Law Enforcement Center (JLEC), the valley library and the Tahoe Administration/Jail since 2020.
- Installed a high efficiency HVAC system at the Tahoe Justice Court in 2020.
- Installed Allerton control and monitoring system in all buildings. These systems will alert County staff to any inefficiencies that need to be addressed.
- The County has also implemented water piping loops that run under ground and throughout the Tahoe Administration/Jail building to help with the efficiency of both heating and cooling. To make these loops even more efficient, the water in these closed loop systems are treated, along with being circulated via VFD's, which are variable frequency drives. Rather than a standard electric motor that is either on or off, this speeds up or slows down depending on demand, which only consumes the amount of energy needed at that given time.

NEW PRIVATE CONSTRUCTION

The Douglas County code allows for straw bale construction, solar power, and wind energy conversion systems. To create a private incentive for renewable energy systems, the County grants a 50 percent discount on all building related fees.

In 2019, the County adopted the 2018 International Energy Conservation Code (IECC), which encourages energy conservation through efficiency in building design, mechanical systems, lighting systems, and the use of new materials and techniques. According to the Department of Energy, the 2018 IECC provides approximately 2 percent in energy efficiency gains in homes and approximately 5 percent in commercial buildings compared to the 2015 IECC (DOE 2018, 2019).

The County also has plans to adopt portions of the 2024 International Building Code and the International Conservation Code and encourages their use. The County will utilize an updated energy code at the time the State of Nevada updates the required codes.

All jurisdictions in Nevada are required to adopt the most recent version of the IECC when adopting new codes. The Governor's Office of Energy provides training to local building officials when an update is made to the IECC Code. The Governor's Office of Energy also provides Direct Energy Assistance Loans (DEAL) to Nevada State employees for up to $6,000 for energy improvements. The Governor's Office also offers assistance to senior homeowners for energy efficiency improvements through the Home Energy Retrofit Opportunities for Seniors (HEROS) program.

Chapter 4
Economic Development Element

This element provides information on revitalization efforts within the plan area, particularly as they relate~~s~~ to the Stateline casino core and the disposition of Redevelopment Area #2.

SOUTH SHORE VISION PLAN

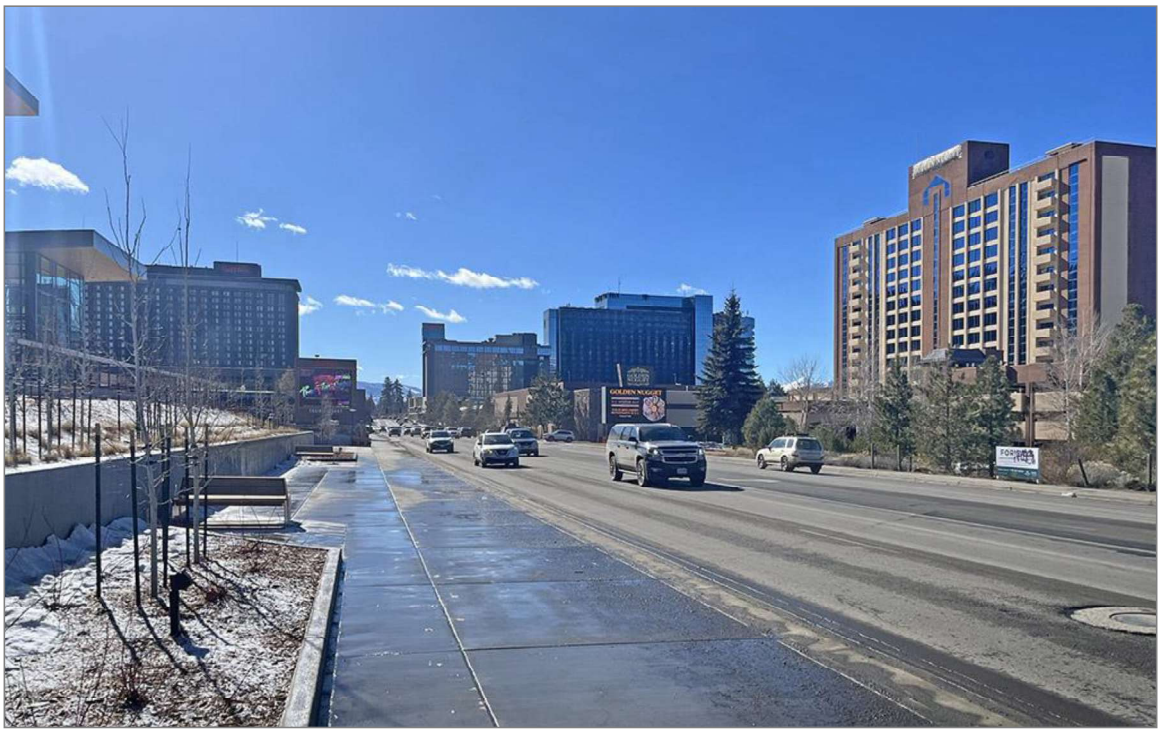
In 2011, Douglas County participated with the South Tahoe Alliance of Resorts (STAR), City of South Lake Tahoe, TRPA, and community members on the development of the South Shore Vision Plan, a planning document that focused on the redevelopment of the built environment along the US 50 Corridor, from Ski Run Boulevard in the City of South Lake Tahoe, California, to Kahle Drive in Douglas County, Nevada.

The South Shore Vision Plan addressed the following key issues:

- Reinventing the area to address the older and obsolete built environment.
- Improving the market and economic conditions that currently exist.
- Assessing transportation needs, including the US 50/South Shore Community Revitalization Project (Loop Road) and "Main Street" narrowing.
- Defining and understanding travel and tourism barriers.
- Finding solutions to other impediments to redevelopment.
- Assessing the limits to the potential for redevelopment.
- Analyzing current summer and winter programs.
- Identifying new attractions/uses, including a facility that provides conference and group meeting space and indoor entertainment options, and improving the bed base.
- Initiating environmental enhancements.
- Coordinating with the Lake Tahoe Basin Prosperity Plan to find solutions for revitalizing the Basin economy.

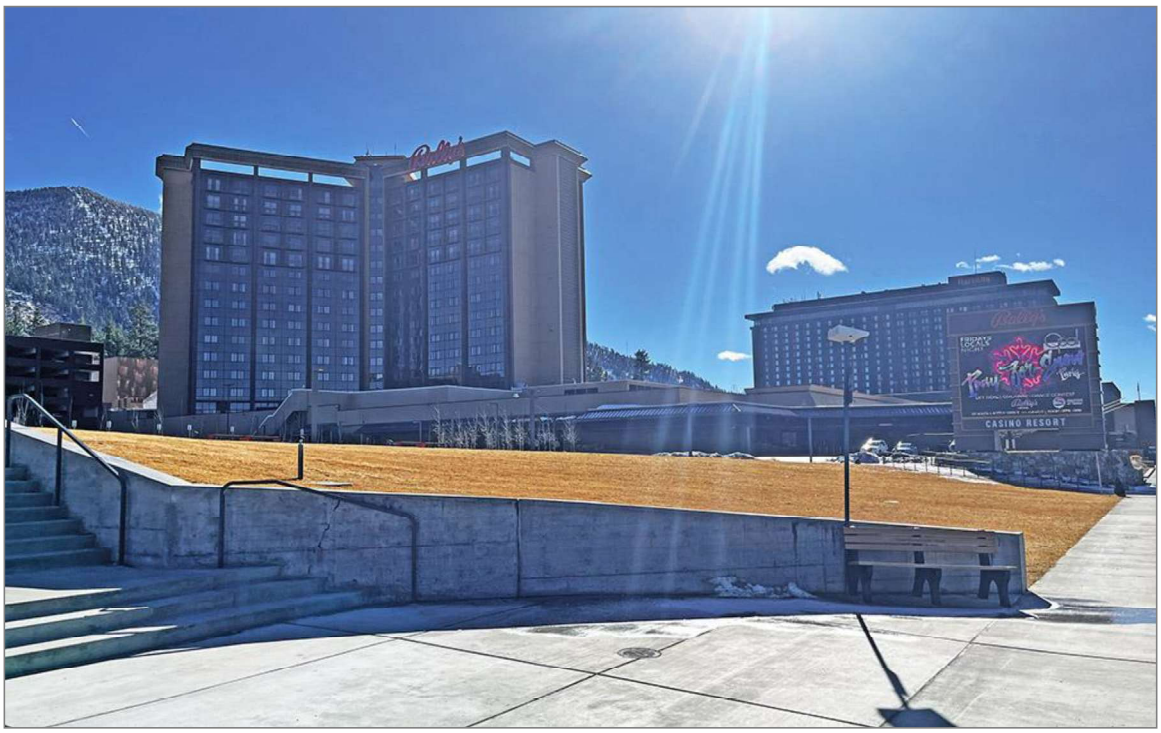
The purpose of the South Shore Vision Plan was to create a vision for the most significant tourist destination in the Tahoe Basin, and to utilize the "Vision" to inform the TRPA 2012 Regional Plan update and attract new capital investment to upgrade the natural and built environment and implement environmental improvements.

The South Shore Vision Plan also demonstrated how the existing, outdated built environment could be transformed into a world class tourist destination. The following ~~P~~photos depicting existing conditions are shown in Figures 3 through 5 and illustrations depicting the "Vision" for the South Shore are shown in Figure 6.



Source: Provided by Ascent Environmental in 2024.

Casino Core.



Source: Provided by Ascent Environmental in 2024.

Bally's Lake Tahoe and Harrah's Lake Tahoe.

Figure 3 Existing Conditions: Casino Core, Bally's Lake Tahoe, and Harrah's Lake Tahoe

Source: Provided by Ascent Environmental in 2024.

Tahoe Blue Event Center

Source: Provided by Ascent Environmental in 2024.

Harveys' Lake Tahoe Hotel and Casino.

Figure 4 Existing Conditions: Event Center and Harveys Lake Tahoe Hotel and Casino

Source: Provided by Ascent Environmental in 2024.

Golden Nugget Lake Tahoe Hotel and Casino.

Source: Provided by Ascent Environmental in 2024.

Former Lakeside Inn and Casino Site.

Figure 5 Existing Conditions: Golden Nugget and Former Location of Lakeside Inn and Casino

Source: Design Workshop 2011.

Source: Design Workshop 2011.

Source: Design Workshop 2011.

Figure 6 South Shore Vision Plan Illustrations

SOUTH SHORE VISION DESTINATION ECONOMIC IMPACT ANALYSIS

In 201~~2~~, the Lake Tahoe Visitors Authority (LTVA), STAR, City of South Lake Tahoe, private stakeholders and Douglas County funded the South Shore Vision Destination Economic Impact Analysis, which explores the economic impacts of maintaining current operations and infrastructure (status quo) as opposed to implementing changes (transformation) proposed in the South Shore Vision Plan. Overall, the Analysis found that the status quo does not provide a level of revenue that is sustainable for the South Shore.

Status Quo: The Analysis found that over the past decade the South Shore has experienced a significant decline in economic activity, within the following areas:

- Gaming revenue
- Rooms rented
- Occupancy
- Retail sales
- Employment

For Douglas County, the greatest area of concern has been the significant decline in gaming revenue from a high of $338 million in 2004 to $209 million in 2011, a decrease of 38 percent. While gaming revenue ~~have~~ has increased in recent years ($243 million in 2023; Nevada Gaming Board 2023), revenue~~s~~ remains substantially lower than ~~they were~~ it was in the early 2000s. The decline in revenue is attributed to the opening of tribal casinos in California and across the country, the lack of investment in infrastructure as a result of the regulatory nature of the Tahoe Basin, and the economic recession.

Transformation: The Analysis found that to transform the economy and generate long-term revenue, the types of changes proposed in the South Shore Vision Plan are necessary. These changes include:

- Diversifying into a more recreation-based economy,
- Leveraging Lake Tahoe's history with entertainment in a unique setting, and
- Upgrading the visitor experience by providing walkable areas that feature upgraded visitor and community-based experiences.

The Analysis also found that policy makers are at a unique juncture in that they can maintain the status quo or transform the visitor experience to foster economic vitality in the South Shore.

The South Shore Vision Plan also demonstrated that the redevelopment of the South Shore could include many positive environmental benefits, such as:

- Reduction in coverage
- Increased open space
- Restored stream environment zones
- Water quality improvement projects
- Pedestrian friendly streets
- Public transportation
- Energy efficient buildings
- Access to recreational opportunities

Ultimately, the South Shore Vision Plan was successful in providing a framework for promoting positive changes to the Regional Plan for Douglas County and the City of South Lake Tahoe.

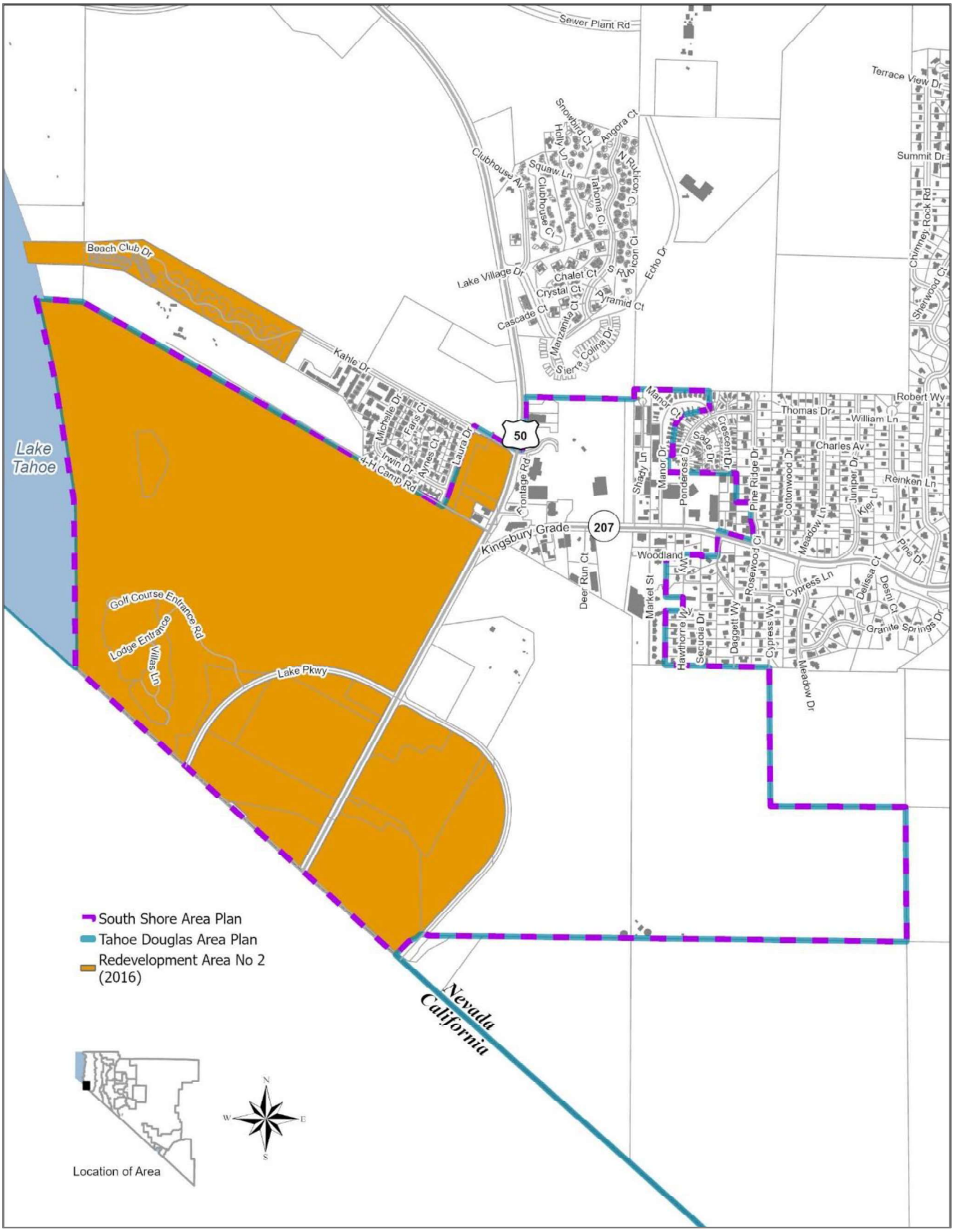
The South Shore Area Plan has been developed to build upon the concepts in the South Shore Vision Plan and Lower Kingsbury Visioning and Land Use Alternatives Report, as well as to be consistent with the goals and policies in the 2012 TRPA Regional Plan. The boundaries of the South Shore Area Plan include those properties evaluated in the South Shore Vision Plan within Douglas County.

REDEVELOPMENT AREA #2

On February 18, 2016, the Douglas County Board of Commissioners approved the establishment of a new Redevelopment Area for the South Shore area (RDA #2) (see Map 6) to establish a tax increment financing district (TIF). In addition to RDA #2, Douglas County approved a 1 percent increase in the Transient Lodging License Tax or Transient Occupancy Tax (TOT) in 2017. The tax increment revenues as well as the increased TOT revenues were used to pay for site planning, design, environmental studies and construction of the Tahoe Blue Event Center. Going forward, these revenues will be used to repay bonds or other obligations issued to finance the Event Center.

The November 2020 General Election included Douglas County Question No. 1 was approved by the voters, which was a referendum on Ordinance 2016-1456 creating RDA #2. Douglas County voters approved Question No.1 to repeal the ordinance. The vote was effective upon the County Commission's formal certification of the election results on November 16, 2020. The Douglas County RDA #2 will continue to collect up to $1.3 million per year in redevelopment tax increment revenue generated from the properties within RDA #2~~,~~ and remit the revenue to Tahoe Douglas Visitors Authority in accordance with the terms of the Tax Increment Pledge Agreement. No further redevelopment tax increment revenue will be collected and no further redevelopment activity will take place within RDA #2 area. To the extent that the properties within RDA #2 generate tax increment revenues above $1.3 million in any future year, the excess tax revenues are accounted for like any other property tax revenue collected by Douglas County and remitted to the various taxing agencies entitled to the tax revenue.

Map 6
Redevelopment Area #2



Source: Prepared by Douglas County in 2022; adapted by Ascent in 2024.

EVENT CENTER

The Tahoe Blue Event Center (Figure 7) opened to the public in September 2023. It is owned by the Tahoe Douglas Visitor's Authority and located on a 4.91-acre parcel gifted to the Authority by Edgewood Companies.

The Event Center has a building footprint of approximately 88,000 square feet as well as an outdoor gathering space, reconfigured surface parking lots, multimodal and pedestrian enhancements as well as improved stormwater treatment facilities. The Tahoe Blue Event Center includes two levels for a total floor area of approximately 138,000 square feet.

The Tahoe Blue Event Center is expected to have the following benefits, according to the Tahoe Douglas Visitor's Authority:

- $60 million in total economic impact
- 386 year-round jobs
- Increased property values
- $3 million in annual tax revenues

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

Source: Provided by Ascent Environmental in 2024.

Figure 7 Tahoe Blue Event Center

Chapter 5
Housing Element

This element provides information on the existing housing inventory, the housing market, and affordable housing barriers and incentives. The TRPA Regional Plan includes housing as a sub-element of the Land Use Element. The Bi-State Compact does not mandate inclusion of a housing element and the TRPA Thresholds do not address housing.

HOUSING INVENTORY

There are currently 132 housing units within the South Shore Area Plan. Most of the housing stock is multi-family. There are 88 multi-family units on Market Street (Lake Vista I and II Apartments) and 64 units on Deer Run Court (The Lodge at Kingsbury Crossing), although The Lodge at Kingsbury Crossing operates as a timeshare; thus, The Lodge units are not included in Table 8.

There is one mobile home park in the South Shore Area Plan: Kingsbury Manor Mobile Home Park. The Park includes 31 units and residents rent the spaces for their units. As shown in Table 8, 66 percent of the housing inventory in the South Shore Area Plan is multi-family and 23 percent of the inventory is manufactured and mobile homes. Single-family detached and single-family attached dwelling units represent 7 percent and 4 percent of the housing inventory, respectively.

Table 8
South Shore Area Plan Housing Inventory

Housing Type	Units	Percentage
Single Family Detached	10	7%
Single Family Attached	5	4%
Manufactured/Mobile Homes	31	23%
Multi-Family Units	88	66%
Total Units	**132**	**100%**

Source: Provided by TRPA in 2024.

HOUSING MARKET

Information on the housing market in the South Shore Area Plan includes sales data, residential development potential, and vacation home rentals and timeshares.

2023 SALES DATA

The 2023 sales data from the Douglas County Assessor reports on sales of single-family detached dwelling units (Code 200) by Township and Range. The South Shore Area Plan is located within Township 13 and Range 18 (T/R 1318).

There were 62 single-family home sales during 2023 in T/R1318. The highest price for home sales during 2016 was $11,200,000 and the lowest price was $375.000 There was only one sale below $500,000.

The median sales price was $1,365,500 and the average sales price for single-family homes was $1,845,412. Table 9 provides the single-family sales data for 2023.

Table 9
2023 Single Family Sales Prices in T/R 1318

Township & Range (General Area)	High Price	Low Price	Median Price	Average Price	% of Sales Below $300K
1318 (Kingsbury/Stateline)	$11,200,000	$375,000	$1,365,500	$1,845,412	1.2%

Source: Douglas County Assessor 2024.

RESIDENTIAL DEVELOPMENT POTENTIAL

Residential development requires obtaining a Residential Unit of Use (RUU) development right. Ultimately, TRPA manages the number of RUUs available and distributes RUUs directly to residential projects based on BMP compliance and other factors or allocates RUUs to Douglas County for their distribution to projects. TRPA has allocated 67 bonus residential units to Douglas County to be used only for projects within the South Shore Area Plan, which could be used for affordable housing developments (Bindl, pers. comm., 2024). Additionally, TRPA has distributed 73 residential allocations to Douglas County that are not currently assigned to residential projects.

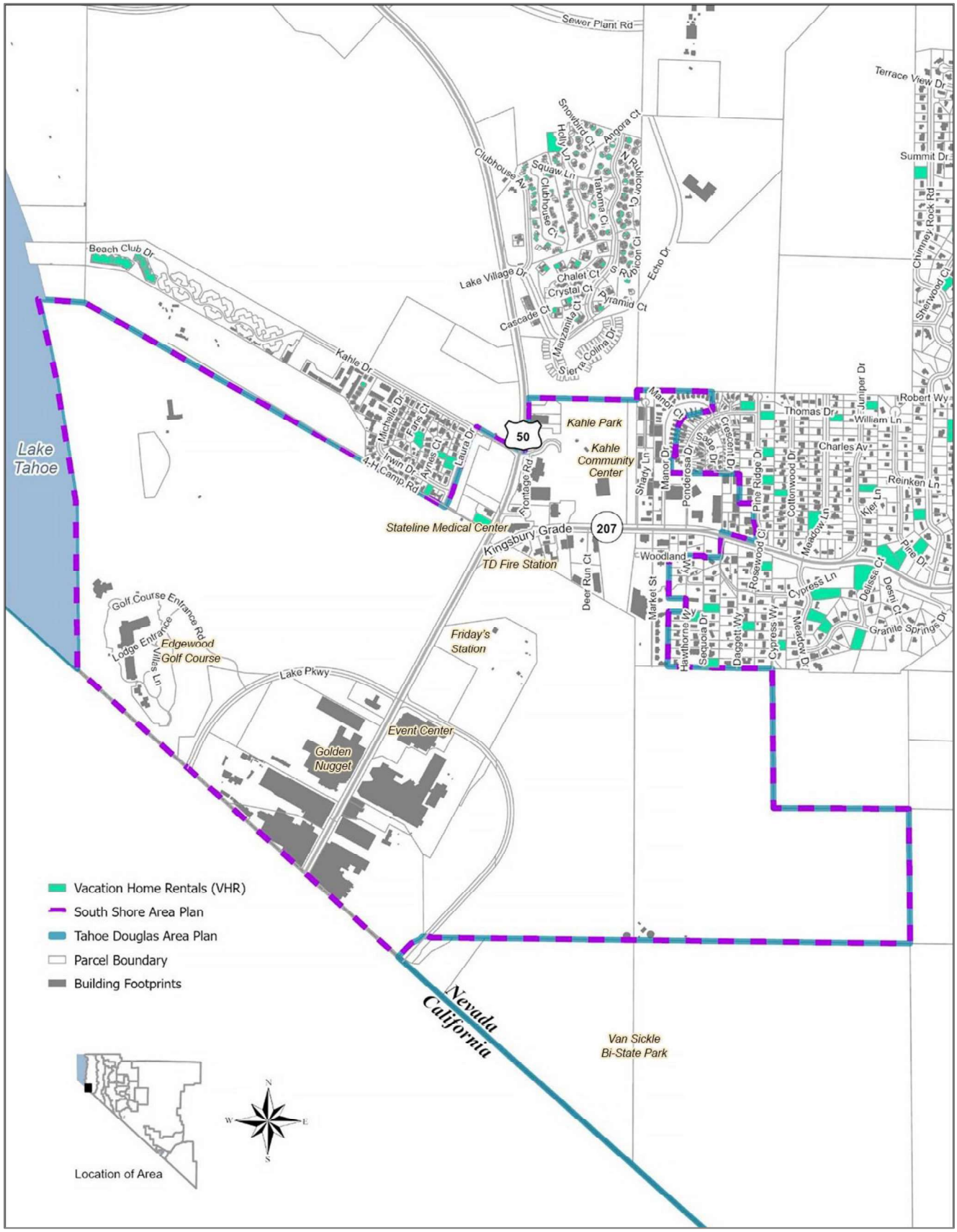
Within the South Shore Area Plan, there are limited opportunities for new residential development due to the limited number of vacant parcels available for permanent residential development. The four parcels comprising the Edgewood Mountain Area property are designated for resort recreation land uses, including Tourist Accommodation Units (TAUs). New residential development within the South Shore Area Plan would likely occur only with the redevelopment of existing developed properties and/or the conversion of existing TAUs into deed restricted affordable housing units.

VACATION HOME RENTAL PERMITS AND TIMESHARES

Douglas County requires a vacation home rental (VHR) permit in the Tahoe Township for all properties used for short-term rentals of 28 consecutive days or less (see Douglas County Code Chapter 20.622). As of July 2023, there were 566 active vacation home rental permits (Douglas County 2023a). Douglas County allows a maximum of 600 VHR permits, which are subject to neighborhood density limits. There was only one VHR permit within the South Shore Area Plan, as shown on Map 7. This was a single unit in the Dart Liquor building.

In addition to VHRs, there is one timeshare development in the South Shore Area Plan: The Lodge at Kingsbury Crossing. This timeshare development contains 64 units and is located on Deer Run Court. Douglas County adopted timeshare regulations in 1982.

Map 7
Vacation Home Rental Permits



Source: Prepared by Douglas County in 2022; adapted by Ascent in 2024.

AFFORDABLE HOUSING

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

The South Shore Region Housing Needs and Opportunities report (Housing Needs and Opportunities Report) completed in 2019 documented factors that have contributed to the current conditions in the housing market in the south shore region and its decreasing ability to house residents and employees. The south shore region includes the Tahoe Basin portion of Douglas County, the City of South Lake Tahoe, and unincorporated areas of El Dorado County, including Tahoma, in the South Tahoe area. As of 2019, residents occupied over 700 fewer homes than they did in 2010. Resident owners increased by 200 households, but resident renters dropped by 930 households. During this time, second homeownership increased, with 4,420 vacant and second homes added between 2010 and 2019.

The Housing Needs and Opportunities Report identified the number of housing units needed to address current deficiencies in housing based on employees needed to fill unfilled jobs, residents and employees living in over-crowded conditions, and in-commuters that want to move near their job in the south shore region. These are referred to as "catch-up needs." The Housing Needs and Opportunities Report also identified the number of housing units needed to keep up with future demand for housing based on projected job growth and jobs that will be vacated by retiring employees. These housing needs are referred to as "keep-up needs." Housing shortages worsen when local job growth and the need for more workers exceeds the growth of available housing units. Based on the estimated catch-up and keep-up needs, approximately 3,290 community housing units are needed by 2026, or an average of about 550 units per year. These estimates do not account for the number of housing units needed by seasonal workers, which is difficult to define because the needs change year-to-year based on several factors (e.g., tourism, hiring needs, weather) (Tahoe Prosperity Center 2019).

In 2023, TRPA received a Higher Impact Transformative (HIT) grant from the California Housing and Community Development (HCD) department. This grant award will fund assessment of the impact of existing policies on affordability; development of a community engagement plan to increase communication between communities and agencies; updating the region's development rights and growth management programs; delivery of a streamlined environmental review process for transit-oriented, multi-family developments; and environmental analysis of proposed updates to the Regional Plan. As the federally designated Metropolitan Planning Organization (MPO) for the basin, TRPA was awarded a separate grant to fund amendments to certain building standards to make it more financially feasible for private property owners and builders to construct deed-restricted workforce housing for multiple income levels (TRPA 2023~~a~~).

TRPA HOUSING DEFINITIONS

TRPA recognizes and provides incentives to three categories of housing types: "affordable," "moderate," and "achievable." TRPA defines affordable housing as housing affordable to low-income households, or those with household incomes at or below 80 percent of the area median income. TRPA defines moderate income housing as housing affordable to households with incomes up to 120 percent of area median income. Achievable housing includes housing that meets at least one of the following criteria:

- Have a household income not in excess of 120 percent of the respective county's area median income (i.e., moderate income households and below); or
- At least one occupant of the household works at least 30 hours per week or full-time equivalency for an employer with a business license or tax address within the Tahoe region; or
- Resident is a retired person who has lived in a deed-restricted unit in the Tahoe Basin for more than 7 years.

AFFORDABLE HOUSING INVENTORY

Within the South Shore Area Plan, there are 64 units of deed restricted affordable rental housing. The Lake Vista I and Lake Vista II apartments are located at 129 and 131 Market Street in Kingsbury and provide rental housing for households with incomes at or below 60 percent of median income. Lake Vista was developed with Home Investment Partnership (HOME) funds as well as Low-Income Housing Tax Credits (LIHTC). The developer entered into an Affordable Housing Agreement with Douglas County, which requires the units to be restricted for 30 years, or until August 26, 2031. The affordable housing agreement was approved by TRPA and Douglas County on the basis of waiving 64 development rights.

Table 10 provides information on the affordable renter-occupied units within the Tahoe Township, including the South Shore Area Plan.

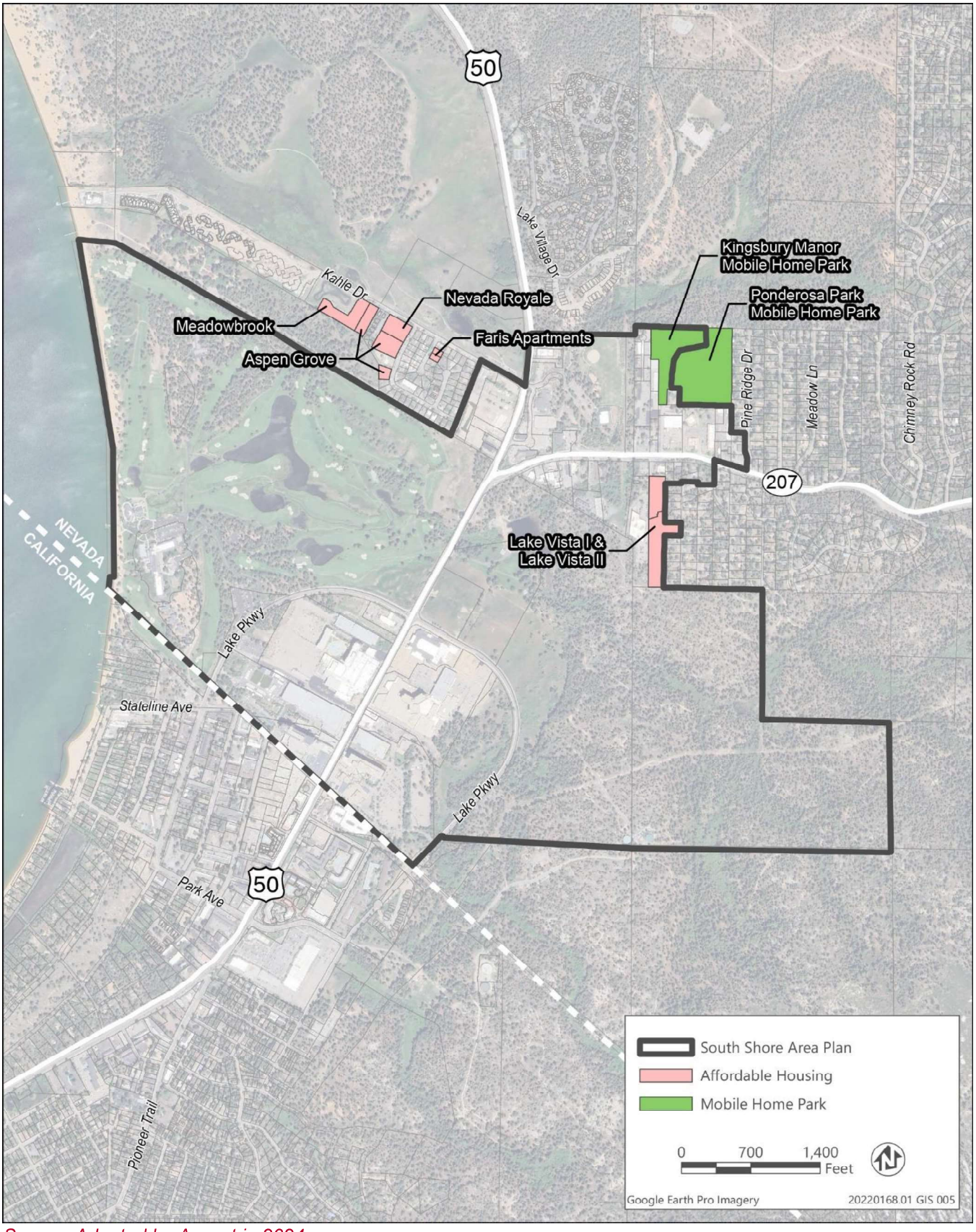
Table 10
Income-Restricted Rentals in the Tahoe Township of Douglas County

	Location	Year Built	Total Units	Affordable Units	1-bed	2-bed	3-bed	Income Level
Lake Vista I	Market Street	2001	24	24	12	12		50%, 60%, 80%
Lake Vista II	Market Street	2001	40	40	8	32		60%
Aspen Grove	Kahle Drive area (outside of the SSAP)	2015 (year restricted)	39	39	11	28		<80%
Faris Apartments	Kahle Drive area (outside of the SSAP)	2019 (year restricted)	10	10	2	7	1	120%
Meadowbrook	Kahle Drive area (outside of the SSAP)	2001	30	30	-	16	14	60%
Nevada Royale	Kahle Drive area (outside of the SSAP)	2019 (year restricted)	5	5				120%
Total		-	**148**	**148**	**33**	**95**	**15**	

Source: Tahoe Prosperity Center 2019.

Map 8 displays the location of affordable housing developments within the South Shore Area Plan as well as units in the Kahle Drive area that are located just outside of the South Shore Area Plan. Map 8 also displays the location of the Kingsbury Manor Mobile Home Park. The Ponderosa Park Mobile Home Park is located outside of the South Shore Area Plan but directly adjacent to Kingsbury Manor Mobile Home Park. Ponderosa Park Mobile Home Park contains 75 units (Douglas County 2022).

Map 8
Affordable Housing in South Shore Area Plan



Source: Adapted by Ascent in 2024.

MANUFACTURED HOUSING

The Kingsbury Manor Mobile Home Park (32 units) is the only manufactured home park in the South Shore Area Plan. The Ponderosa Mobile Home Park (75 units) is another manufactured home park and is located next to the Kingsbury Manor Mobile Home Park, but outside of the boundary of the South Shore Area Plan. The former Tahoe Shores Mobile Home Park (155 units) was located just outside of the South Shore Area Plan and was removed with the development of the Tahoe Beach Club (143 condominiums) at the end of Kahle Drive.

The Kingsbury Manor Mobile Home Park and Ponderosa Mobile Home Park may be considered affordable market rate housing but there are no deed restrictions on these properties and they are not included in the inventory of affordable housing. TRPA requires the TRPA Governing Board to review and approve any project that creates, eliminates, or converts 10 or more mobile homes. There are affordable rental units along Kahle Drive that are deed restricted but these units are just outside of the boundary for the South Shore Area Plan. The Aspen Grove Apartments include 39 deed restricted affordable rental units that represent mitigation for the Tahoe Beach Club project. The developer of the Tahoe Beach Club secured an additional 15 units of affordable housing to satisfy TRPA's mitigation requirements (Tahoe Prosperity Center 2019).

The *Tahoe Regional Housing Needs Program Report prepared for the Tahoe Basin* (2014 Housing Report) (BAE Urban Economics 2014) discussed possible approaches to replace existing mobile and manufactured housing units with site built multi-family housing. The concern is that while older mobile home parks contain low-density (eight dwelling units per acre), older housing stock, the housing is typically considered moderate, if not affordable, housing. The 2014 Housing Report noted that any proposed policy changes "should discourage the displacement of existing low- and moderate-income residents, while ensuring that replacement units remain affordable to existing residents and members of the regional workforce." (BAE Urban Economics 2014: 91). The 2014 Housing Report recommended amending the TRPA Code to consider all mobile or manufactured housing units as affordable or moderate-income housing by default (in lieu of only mitigating units in current use that can be documented as serving low-income households).

BONUS RESIDENTIAL UNITS

To incentivize affordable and workforce housing, TRPA awards "bonus units" to projects building deed restricted affordable, moderate, or achievable housing. A bonus unit takes the place of an RUU and is awarded at no cost to the applicant if the home meets the criteria in TRPA Code Section 52.3.4.

There were 874 residential bonus units remaining from the 1987 Regional Plan. An additional 600 bonus units were created under the 2012 Regional Plan. Cumulative accounting of bonus units can be found on laketahoeinfo.org.

DEVELOPMENT STANDARDS FOR AFFORDABLE, MODERATE, AND ACHIEVABLE HOUSING

In 2023, TRPA passed the Phase 2 Housing Amendments that provide development incentives for deed-restricted affordable and workforce housing projects. Notwithstanding other rules, TRPA allows alternative density, height, coverage, and parking standards for residential or mixed-use developments with a residential component that is 100 percent deed-restricted affordable, moderate, or achievable housing. Residential developments or mixed-use developments with a residential component that is 100 percent deed-restricted are subject to the density standards in TRPA Code Section 31.4.1.A, the height standards in TRPA Code Section 37.5.5, the coverage standards in TRPA Code Section 30.4.2.B.5 and 30.4.2.B.5, and the parking standards in TRPA Code Section 34.4.1.

Residential developments or mixed-use developments with a residential component that is 100 percent deed-restricted affordable, moderate, or achievable, as described in TRPA Code Section 36.13 and utilize bonus units are exempt from the density maximums in TRPA Code Section 31.3.

INCLUSIONARY HOUSING

TRPA requires developers to mitigate removal of existing affordable housing (low-income and moderate) but does not at this time require developers to create new affordable housing.

ACCESSORY DWELLING UNITS (SECONDARY UNITS)

In Nevada, TRPA regulations only permit the placement of accessory dwelling units (ADUs) on parcels of 1 acre or greater (TRPA Code Section 21.3.2). Residential allocations are required for ADUs just like other residential units. For locations within the TRPA Residential Bonus Unit Boundary, a bonus unit may be awarded if the ADU would serve low-income, moderate-income, or achievable household (TRPA Code Section 52.3.4).

In 2021, TRPA approved updated rules to encourage more affordable housing options for Tahoe residents and employees by allowing ADUs on parcels of any size and additional incentives for providing this housing if the ADU is restricted to affordable rates and located near transit or a town center. However, ADUs in Washoe and Douglas Counties are only allowed on parcels 1 acre or larger. The TRPA Phase 2 Housing Amendments approved in 2023 also provided an additional benefit for deed-restricted ADUs within the bonus unit boundary. Deed-restricted ADUs within the bonus unit boundary are eligible for up to 70 percent coverage (or 100 percent coverage in centers) or 1,200 square feet of additional coverage, whichever is less. The additional coverage can only be used for the deed restricted portion of the property (i.e., the ADU and associated walkways or decks), but not parking.

EMPLOYEE HOUSING

Some major employers provide seasonal or permanent housing for their employees to offset the difficulty of finding affordable housing in the region. Edgewood Companies purchased the Pine Frost Inn in the City of South Lake Tahoe in 2005 and uses the former inn to provide rental housing for its employees. Heavenly Resort offers employee housing at a location in an apartment building in South Lake Tahoe.

Per Section 20.703.090 of the County Code, employee housing is permitted by right in the Mixed Use/Town Center and Tourist/High-Density Tourist District either through the County or TRPA review. Employee housing would require either a County or TRPA Special Use Permit in the Recreation and Resort Recreation districts.

Chapter 6
Land Use Element

This element provides information on land uses adopted as part of the 2012 TRPA Regional Plan, permitted activities within Area Plan land use designations and special overlay districts (Town Centers and High-Density Tourist District), and the equivalent zoning districts.

TRPA REGIONAL PLAN LAND USE DESIGNATIONS

The 2012 TRPA Regional Plan includes eight ~~future~~ land use classifications ~~districts~~ and four ~~new~~ special planning ~~land use~~ districts, which are reflected on Map 1 of the Regional Plan (See Appendix A-1). Where referred to in the South Shore Area Plan~~SSAP~~ (see Map 9), "Future land use districts" or "future land use designations" refer to the land use designations adopted by TRPA and Douglas County. Existing uses are consistent with these future land use designations. ~~The 2012 Regional Plan created a new planning strategy called Area Plans (Chapter 13, TRPA Code of Ordinances). Area Plans are intended to replace the existing PASs and Community Plans and to move more permitting authority to local governments.~~

~~The South Shore Area Plan was the first Area Plan to be approved by TRPA (September 25, 2013). The South Shore Area Plan replaced the Kingsbury and Stateline Community Plans as well as portions of PASs 070A and 080.~~

To reduce coverage, improve environmental conditions, and achieve threshold gains, the TRPA 2012 Regional Plan creates additional incentives to retire existing coverage and relocate coverage and new development to Town Centers. In Town Centers, for example, property owners can have up to 70 percent land coverage when such coverage is transferred in and used on high capability lands (Class 4-7).

The South Shore Area Plan retains the strict environmental protections required under the TRPA Regional Plan and includes several strategies to further accelerate environmental improvements and restoration, including the following:

- **Environmental Redevelopment:** Promoting the redevelopment of existing developed areas to include increased bicycle, pedestrian, and transit amenities; coverage reduction; and compliance with water quality and other environmental regulations.
- **Transfers of Development Rights/Existing Development:** The South Shore Area Plan includes ~~two Town c~~Centers: the High-Density Tourist District and the Kingsbury Town Center, which are defined in the TRPA Code of Ordinances as "Centers" (Code Section 90.2). Regional Plan Policies LU-3.3 and LU-3.7 direct development in and transfer of existing development potential (e.g., CFA, TAUs, RUUs) to Centers. ~~Both Centers have been designated as r~~Receiving ~~A~~areas for transfers of development ~~on the Future Land Use Map~~. These areas ~~Centers~~ are already extensively developed and meet or exceed coverage limitations identified in TRPA Code Section 30.4. As ~~R~~receiving ~~A~~areas, future development will be directed to these areas instead of occurring in outlying and/or environmentally sensitive areas. Although not reflected as a ~~R~~receiving ~~A~~areas ~~on the Future Land Use Map~~, the Edgewood-Tahoe Golf Course site (limited to Special Area #1) is a receiving area in that up to 250 ~~Tourist Accomodation Units (~~TAUs~~)~~ may be transferred to the site and the Edgewood Mountain Area property~~site~~ is a receiving area in that development is only allowed if it is transferred in and the transfer results in the retirement of development. The transfer of development described here is consistent with the TRPA Regional Plan and is separate from the County's transfer of development rights program covered under Douglas County Code Section 20.500.
- **Compact Mixed-Use Land Use Pattern:** The Area Plan includes zoning districts that encourage a greater mixing of land uses, which can result in fewer and shorter vehicle trips and associated improvements in air quality and traffic. In addition, the High-Density Tourist District represents the largest tourist bed base in the region, and the plan promotes recreational and non-auto transportation options in and around the district to further reduce vehicle trips. The proposed new hospital on the former Lakeside Inn site is expected to result in fewer and shorter trips from within the South Shore Area Plan and the east shore to the existing hospital approximately 6 miles away in South Lake Tahoe.

- **Total Maximum Daily Load (TMDL) Implementation:** Requires water quality improvements that will help the County meet TMDL milestones.
- **Comprehensive Coverage Reduction:** The Master Plan includes a policy that requires the County to consider opportunities for coverage reduction in all public and private redevelopment projects within Centers.
- **Area-Wide Water Quality Improvements:** Area-wide stormwater management systems, such as the existing Stateline Stormwater System, are recognized and called for to ensure compliance with TRPA BMP and SLRP requirements.
- **Stream Environment Zone Protection:** The Master Plan includes a policy that requires Douglas County to pursue opportunities for SEZ restoration in all public and private projects that contain disturbed SEZ.

Based on the inventory of existing conditions, the Regional Plan Land Use Districts, and the Conceptual Regional Land Use Map, Douglas County has developed new future land use designations and equivalent zoning districts for the South Shore Area Plan to conform with the TRPA Regional Plan.

Several future land use designations are considered receiving areas. Receiving areas are areas that are eligible to receive the transfer of existing residential development and residential development rights, TAUs, and commercial floor area and are located near commercial services, employment centers, public services and facilities, transit facilities, pedestrian paths, and bicycle connections. The transfer ratios range from 1:1 to 1:75 (TRPA Code Section 51.5).

Table 11 provides additional information on the future land use designations relevant to the South Shore Area Plan.

Table 11
TRPA Regional Plan Land Uses in the South Shore Area Plan

TRPA Regional Plan Land Use Designations	Description
Mixed-Use with Town Center District Overlay	Mixed-Use areas are urban areas that have been designated to provide a mix of commercial, public services, light industrial, office, and residential uses to the Region or have the potential to provide future commercial, public service, light industrial, office, healthcare, and residential uses. The purpose of this classification is to concentrate higher intensity land uses for public convenience and enhanced sustainability. Town Centers contain most of the Region's non-residential service and have been identified as a significant source of sediments and other contaminants that continue to enter Lake Tahoe. Town Centers are targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto dependent development pattern and provides economic opportunities in the Region.
Recreation	Recreation areas are non-urban areas with good potential for developed outdoor recreation, park use, or concentrated recreation. Lands which this plan identifies as recreation areas include (1) areas of existing private and public recreation use; (2) designated local, state, and federal recreation areas; (3) areas without overriding environmental constraints on resource management or recreational purposes; and (4) areas with unique recreational resources which may service public needs, such as beaches and ski areas.
Resort Recreation	For the South Shore Area Plan, the four Edgewood Mountain Area parcels are designated as Resort Recreation and are zoned T-RR (Tahoe-Resort Recreation) zoning district. This area allows for tourist, commercial and residential uses provided in conjunction with a recreation use. New development must be the result of development transfers that result in the retirement of existing development.
Tourist with High-Density Tourist Overlay	Tourist areas are urban areas that have the potential to provide intensive tourist accommodations and services or intensive recreation. This land use classification also includes areas recognized by the Bi-State Compact as suitable for gaming. These lands include areas that are: 1) Already developed with high concentrations of visitor services, visitor accommodations, and related uses; 2) Of good to moderate land capability (land capability districts 4-7);

	3) Have existing excess land coverage; and 4) Located near commercial services, employment centers, public services and facilities, transit facilities, pedestrian paths, and bicycle connections. The High-Density Tourist District contains a concentration of hotel/casino towers and is targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern and provides economic opportunities for local residents. The High-Density Tourist District is the appropriate location for the Region's highest intensity development.

SOUTH SHORE AREA PLAN FUTURE LAND USE DESIGNATIONS

Within the South Shore Area Plan, there are only four applicable land use designations along with two special overlay districts: Tourist with High-Density Tourist District Overlay, Recreation, Resort Recreation, and Mixed-Use with Town Center Overlay. These land use designations are further described below. As shown in Table 12, there are 66 parcels designated as Mixed-Use with Town Center Overlay (Kingsbury Town Center). There are five parcels designated as Recreation and all of these parcels are located on the Edgewood Lodge and Golf Course property. There are four parcels designated as Resort Recreation for a total of approximately 248 acres, all located in the Edgewood Mountain ~~a~~Area property. There are 14 parcels designated as Tourist with the High-Density Tourist Overlay, all located within the casino core. The South Shore Area Plan does not include any parcels designated with Backcountry, Conservation, Residential, or Wilderness future land uses.

Table 12
Future Land Use Designations in the South Shore Area Plan

TRPA 2012 Regional Plan Land Use	Parcels	Acreage[1]
Backcountry	N/A	0.00
Conservation	N/A	0.00
Mixed-Use with Town Center Overlay	66	93
Recreation	5	234
Resort Recreation	4	248
Residential	N/A	0
Tourist with High-Density Tourist Overlay	14	115
Wilderness	N/A	0.00
Total[2]	**89**	**690**

[1] The acreage values are rounded.

[2] The total acreage shown in this table is greater than that shown in Table 1 because the land use designations include right-of-way areas.

Source: Adapted from TRPA GIS data.

The Douglas County Area Plan land uses for the South Shore Area Plan are equivalent to the TRPA future land uses, and whether TRPA review is still required for specific future land use designations. Douglas County does not currently have a delegation MOU with TRPA, so all projects in Douglas County within the Tahoe Basin are subject to TRPA review. Even in jurisdictions with delegation MOUs, there are projects of a certain size that require TRPA review (see Table 13).

Pursuant to TRPA Regional Plan Land Use Policy – LU 4.12, TRPA will continue to review projects within the High-Density Tourist, Conservation, and Resort Recreation Land Use Districts on the Conceptual Regional Land Use Map and the Shorezone of Lake Tahoe and development with building floor area sizes listed in Table 13.

Table 13
TRPA Review Required

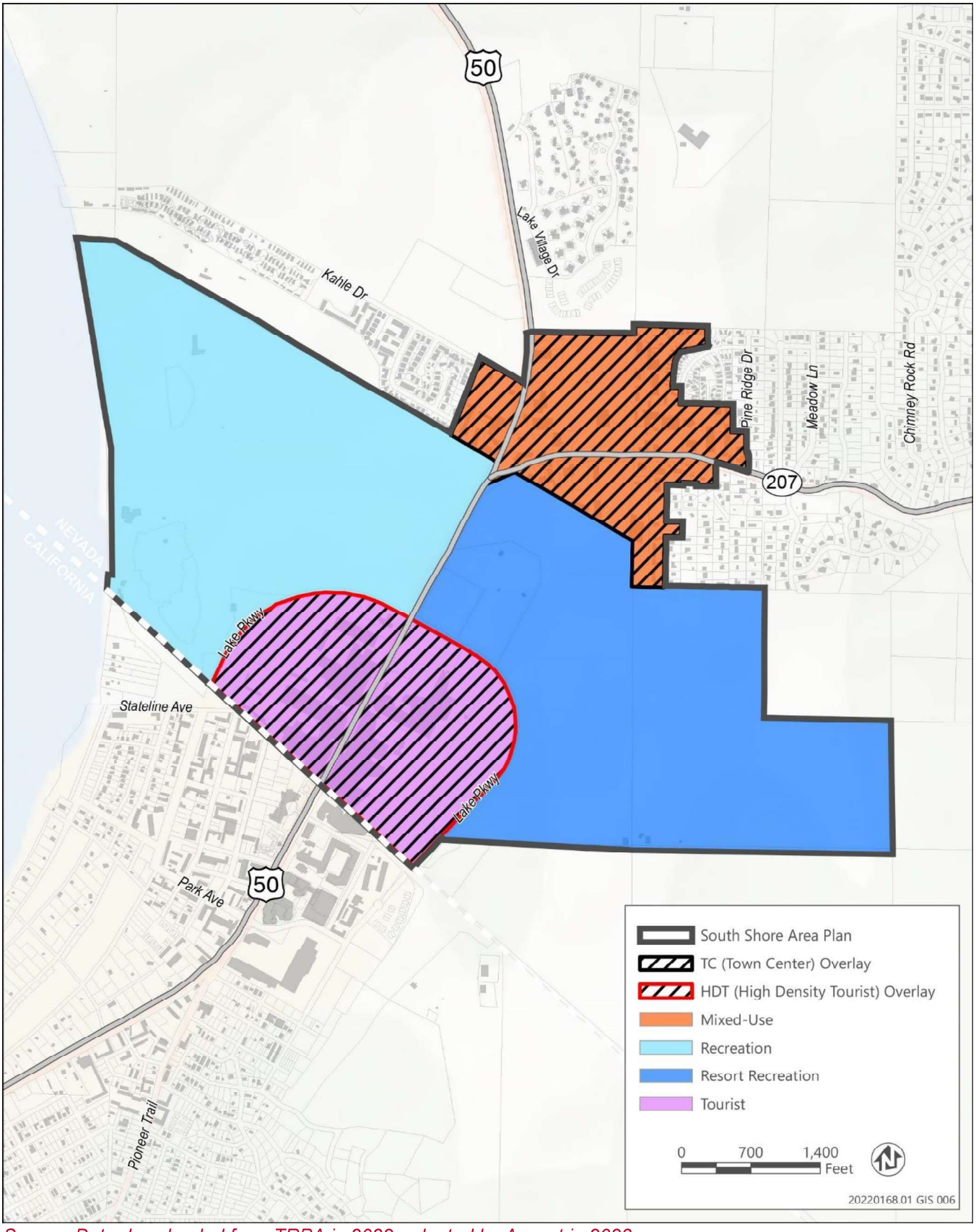
Land Use Categories	Town Center	Outside of Town Center

Residential	≥ 50,000 square feet	≥ 25,000 square feet
Non-Residential	≥ 40,000 square feet	≥ 12,500 square feet

Note: All measurements are new building floor area.

Map 9 depicts the future land use designations in the South Shore Area Plan.

Map 9
South Shore Area Plan Future Land Uses



Source: Data downloaded from TRPA in 2022; adapted by Ascent in 2023.

TOURIST LAND USE WITHIN HIGH-DENSITY TOURIST DISTRICT OVERLAY

The casino core area, the previous Stateline Community Plan, was designated as Tourist Future Land Uses with a High-Density Tourist District overlay on the TRPA Conceptual Regional Plan Land Use Map. This is the primary area, along with the lower Kingsbury area, targeted for redevelopment. The High-Density Tourist District is considered a "Center" and includes 14 parcels for a total of approximately 115 acres. The area is currently dominated by casino/hotel uses, including the Golden Nugget, Bally's Hotel/Casino, Harrah's Hotel/Casino, Harveys Hotel/Casino. The casino core is now anchored at the east end by the Tahoe Blue Event Center, which provides opportunities for entertainment, conferences, meetings, and special events. Existing conditions include:

- 2,266 hotel rooms.
- Five existing hotel towers that range in height from 85 to 197 feet.
- Four parking garages and a substantial amount of surface parking.
- The TRPA LiDAR Impervious Coverage Calculations from 2012 for the High-Density Tourist District are provided in Table 14. Of the 115 total area acreage within the High-Density Tourist District, approximately 77 acres, or 67 percent is impervious.

Table 14
LiDAR Impervious Coverage Calculations, ~~2012~~2019

Town Center	Impervious Surfaces (acres)	Total Area (acres)	Impervious Surfaces (percent)
High Density Tourist District	77.5	115.5	67

Source: Adapted by Ascent in 2024. ~~TRPA~~

As discussed in the Economic Development Element, the objective is to transform this area into a world class recreational tourist destination, which may include:

- Replacing the existing towers with energy efficient buildings that are architecturally compatible with the natural scenic beauty of the Region and move the area towards scenic threshold attainment (see discussion on scenic resources in Chapter 3, "Conservation Element").
- Reducing coverage and surface parking.
- Restoring stream environment zones, improving water quality, and creating open space.
- Creating a pedestrian friendly environment with architecture and landscaping that is visually appealing.
- Expanding conference and entertainment opportunities.

The other main objective is to provide a variety of recreational opportunities and entertainment within walking distance from the bed base, such as:

Skiing: The existing Heavenly Gondola is located just beyond the boundary of the South Shore Area Plan and provides direct access to Heavenly Mountain Ski Resort. ~~,~~ The Edgewood Mountain Area property is used for additional winter activities that include tubing~~,~~ and snowmobiling.

Golfing: The existing Edgewood-Tahoe Golf Course is within walking distance.

Biking: The Nevada Stateline-to-Stateline Bikeway provides access to the lake within biking and walking distance.

Hiking: The Van Sickle Bi-State Park is within walking distance and provides access to hiking, picnicking, mountain biking, and horseback riding.

Beach: The Edgewood Lodge and Golf Course property includes ~~an easement to~~public access via a multi-use path from Lake Parkway to a ~~new~~ public beach, which is ~~the first beach~~

within walking or biking distance from the bed base. ~~(previously there was no public beach within walking distance).~~

Lake: The Tahoe Transportation District (TTD) has been exploring the feasibility of providing waterborne transit from this area to give visitors and residents an opportunity to spend time on the Lake, as well as provide non-automobile access to Tahoe City on the north shore.

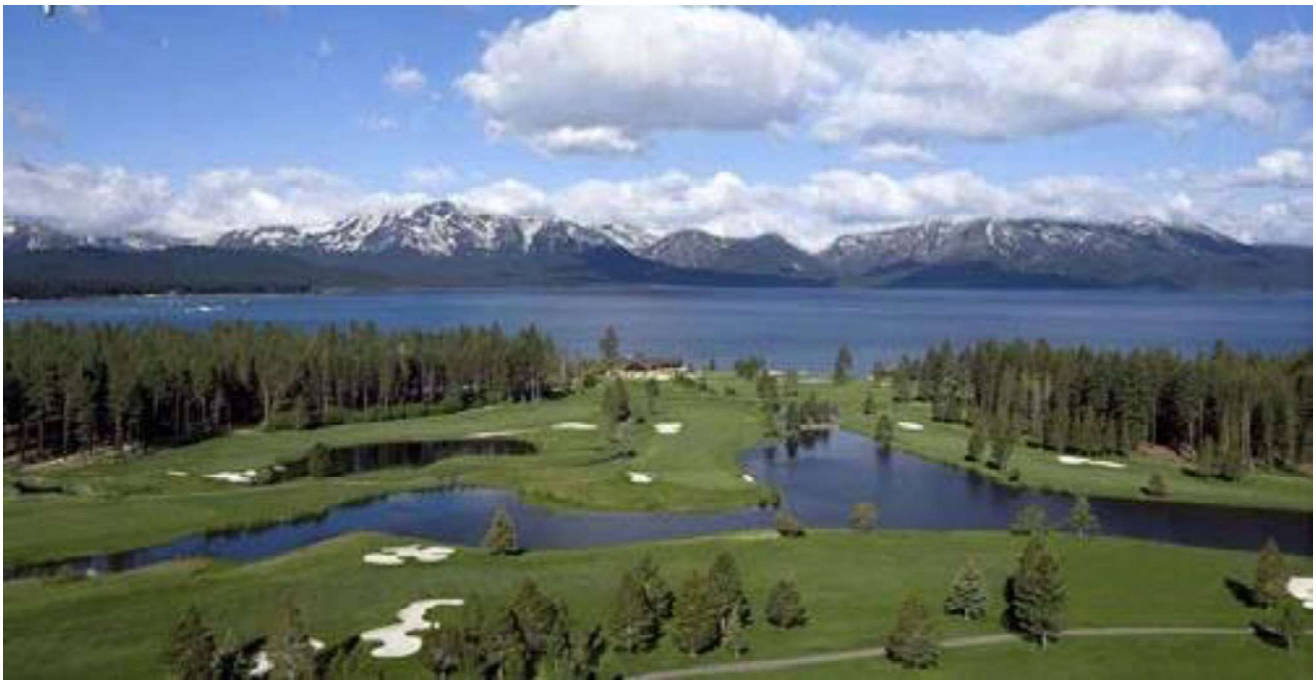
Shopping: The creation of a pedestrian-friendly retail environment.

Dining: The inclusion of a wide variety of dining options.

Entertainment: The development of outdoor and indoor entertainment amenities, which includes the Tahoe Blue Event Center and Lake Tahoe Outdoor Arena at Harveys.

Overall, the objective is to revitalize the economy, contribute to the attainment of TRPA environmental threshold standards, including water quality and scenic, and create a sustainable tourist destination that provides access to recreational opportunities within walking and biking distance of the bed base, which is intended to contribute to a reduction in vehicle miles traveled and improved air quality. All redevelopment projects in the High-Density Tourist District will be evaluated to ensure consistency with these overall objectives.

RECREATION LAND USES



There are five parcels in the South Shore Area Plan designated as Recreation and all parcels are part of the Edgewood Lodge and Golf Course property. The total acreage is approximately 234 acres.

In 2012, TRPA approved the Edgewood Lodge and Golf Course Improvement Project. The lodge opened in June 2017. The project consists of a tourist accommodation complex with a total of 154 new TAUs transferred from retired hotel sites in South Lake Tahoe; improvements in water and energy efficiency; and a new public beach. The project also includes environmental enhancement projects intended to contribute to attainment of TRPA environmental standards. The goals of these threshold improvement projects, among others, are to:

1. Meet and exceed existing TRPA stormwater infiltration and treatment requirements;

2. Reduce the overall pollutant load of sediment, fine sediment, phosphorus and nitrogen;
3. Improve the function of the Golf Course Creek and Edgewood Creek stream environment zones (approximately 200,000 square feet of SEZ and 1.5 acres of coverage within the shorezone will be restored); and
4. Dredge and remove accumulated material in site ponds to reestablish pollutant capture capacity.

The project demonstrates how new projects can bring environmental improvements to the Tahoe Basin.

This site was in PAS 070A (Edgewood), including Special Area #1 (Tourist Area), which allowed for up to 250 TAUs to be transferred to the site. This site continues to be allowed a maximum of 250 TAUs with the South Shore Area Plan.

RESORT RECREATION LAND USES

There are four parcels within the South Shore Area Plan designated as Resort Recreation. All four parcels are located on the Edgewood Mountain Area ~~parcel~~ property and contain ~~a total of~~ approximately ~~256~~ 248 acres.

The Edgewood Mountain Area ~~parcel~~ property has historically been a conservation area, although numerous recreation, public service, and some residential uses were historically allowed in the area. The site contains the historic Friday Station (an original Pony Express stop).

With the 2012 TRPA Regional Plan Update, the ~~parcel~~ property was placed in the Resort Recreation District on the Conceptual Regional Land Use Map. The purpose of designating it Resort Recreation was to allow for additional recreational opportunities, such as a cross-country ski area, to be located near the bed base and to reduce vehicle miles traveled thus improving air quality. Currently, one of the parcels is used seasonally for tubing and ~~snowboarding~~ snowmobiling activities. The 2012 ~~TRPA~~ Regional Plan also allows for tourist accommodations and commercial structures that are accessory to a recreation use to be located on the site, as long as TRPA-defined development rights (e.g., CFA, TAUs, RUUs) are ~~is~~ transferred in from outside of the designated area and the transfer results in the retirement of development. Tourist accommodation units or commercial development may be subdivided into air space condos (no lot or block subdivisions are allowed). The parcel has been identified as a future site for a bike/pedestrian path to connect Market Street to the Van Sickle Bi-State Park, consistent with the Lake Tahoe Active Transportation.

MIXED-USE LAND USE WITH TOWN CENTER OVERLAY

In 2008, all of the parcels within the lower Kingsbury area were evaluated in the Lower Kingsbury Visioning and Land Use Alternatives Report. The Summary Report was developed with input from local property owners, identified opportunities and constraints for revitalization and environmental improvements and resulted in a number of recommendations, including:

1. Transforming the area into a pedestrian friendly and mixed-use environment.
2. Creating more diverse housing options.
3. Developing an area wide water quality improvement project.
4. Creating more bike connections, including connections to the Kahle Community Center and a bike/pedestrian path from Market Street to the South Shore through the Edgewood Mountain Area ~~Parcel~~property.

Financial or regulatory incentives and/or County sponsored redevelopment programs were identified as potential catalysts for redevelopment in the area.

The TRPA LiDAR Impervious Coverage Calculations for the Kingsbury Town Center are provided in Table 15. Of the approximately ~~88~~ 93 acres in the total area, approximately ~~52~~ 51 acres (~~59~~ 54 percent) are impervious.

Table 15
LiDAR Impervious Coverage Calculations, 2012

Town Center	Impervious Surfaces (acres)	Total Area (acres)	Impervious Surfaces (percent)
Kingsbury Town Center	~~51.55~~50.7	~~88.25~~93.3	~~58.42~~54
~~**Nevada South Stateline**~~	~~81.41~~	~~115.44~~	~~70.52~~

Source: *Adapted by Ascent in 2024.~~TRPA~~*

The South Shore Vision Plan evaluated the properties that contain the former Lakeside Inn and Douglas County Government Center/Tahoe Transportation and Visitors Center. The Plan identified this area as the Gateway Area into the South Shore and recommended redeveloping this area into a mixed-use environment and, beginning at Kahle Drive, creating a streetscape along the entire street corridor that includes pedestrian amenities, landscaping, and an interesting environment to support retail.

The lower Kingsbury area is the only area designated as a Mixed-Use/Town Center on the Conceptual Regional Land Use Map within the County. This area is intended to provide a mix of commercial, public services, light industrial, healthcare, office, and residential uses and is targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern, and provides economic opportunities.

With the Town Center overlay and TRPA Phase 2 Housing Amendments, development of more diverse housing options is incentivized. The residential density (exempt from density limits) and height standards would incentivize redevelopment within the Town Center such that environmental benefits would occur, including from redevelopment as development commodities are transferred from more environmentally sensitive areas.

The South Shore Area Plan includes new actions to address outstanding issues, such as moving forward with an area wide water quality improvement project and a pedestrian/bike connection between Market Street and Van Sickle Bi-State Park. The County recognizes that including the Kingsbury Town Center in the South Shore Area Plan is the first step in fostering the redevelopment and revitalization of the area.

There are 66 parcels within the South Shore Area Plan designated with a future land use of Mixed-Use with a Town Center Overlay. The Kingsbury Town Center includes approximately 93 acres. Residential development is located along SR 207 (Kingsbury Grade), but setback behind commercial properties that line the highway. The Lake Vista apartments on Market Street provide 64 units of affordable rental housing. ~~and m~~obile homes are located in the Kingsbury Manor Mobile Home Park and Ponderosa Mobile Home Parks (adjacent to the Kingsbury Square Office Complex).

View of Lake Tahoe from Shady Lane Commercial (Industrial Center)

The Kingsbury Town Center contains more than 100 different commercial, industrial, and public uses. The most notable uses include Douglas County Government Offices/Tahoe Transportation and Visitors Center, Edgewood Village, Kahle Community Center/Park, Kingsbury Station, Red Hut Center, Shady Lane Commercial (Industrial) Center, Kingsbury Square, and Kingsbury Center.

SOUTH SHORE AREA PLAN ZONING DISTRICTS

To implement the TRPA Regional Plan, Douglas County has adopted the base and overlay zoning districts (High-Density Tourist District and Town Center Districts) for the South Shore Area Plan. The regulations for each zoning district are included in the Douglas County Development Code (Title 20), Chapter 20.703, Tahoe Area Plan Regulations.

The future land use districts and equivalent zoning districts are provided in Table 16.

Table 16
Future Land Uses and Equivalent Zoning Districts

Future Land Use Designations for South Shore Area Plan	Equivalent Zoning Districts
Resort Recreation	T-RR (Tahoe – Resort Recreation)
Residential	T-RES (Tahoe – Residential)
Mixed-Use	T-MU (Tahoe – Mixed-Use)
Tourist	T-T (Tahoe – Tourist)
High-Density Tourist District	HDT (High-Density Tourist) Overlay
Town Center District	TC (Town Center) Overlay
All Districts	PD (Planned Development) Overlay SA (Special Area) Overlay

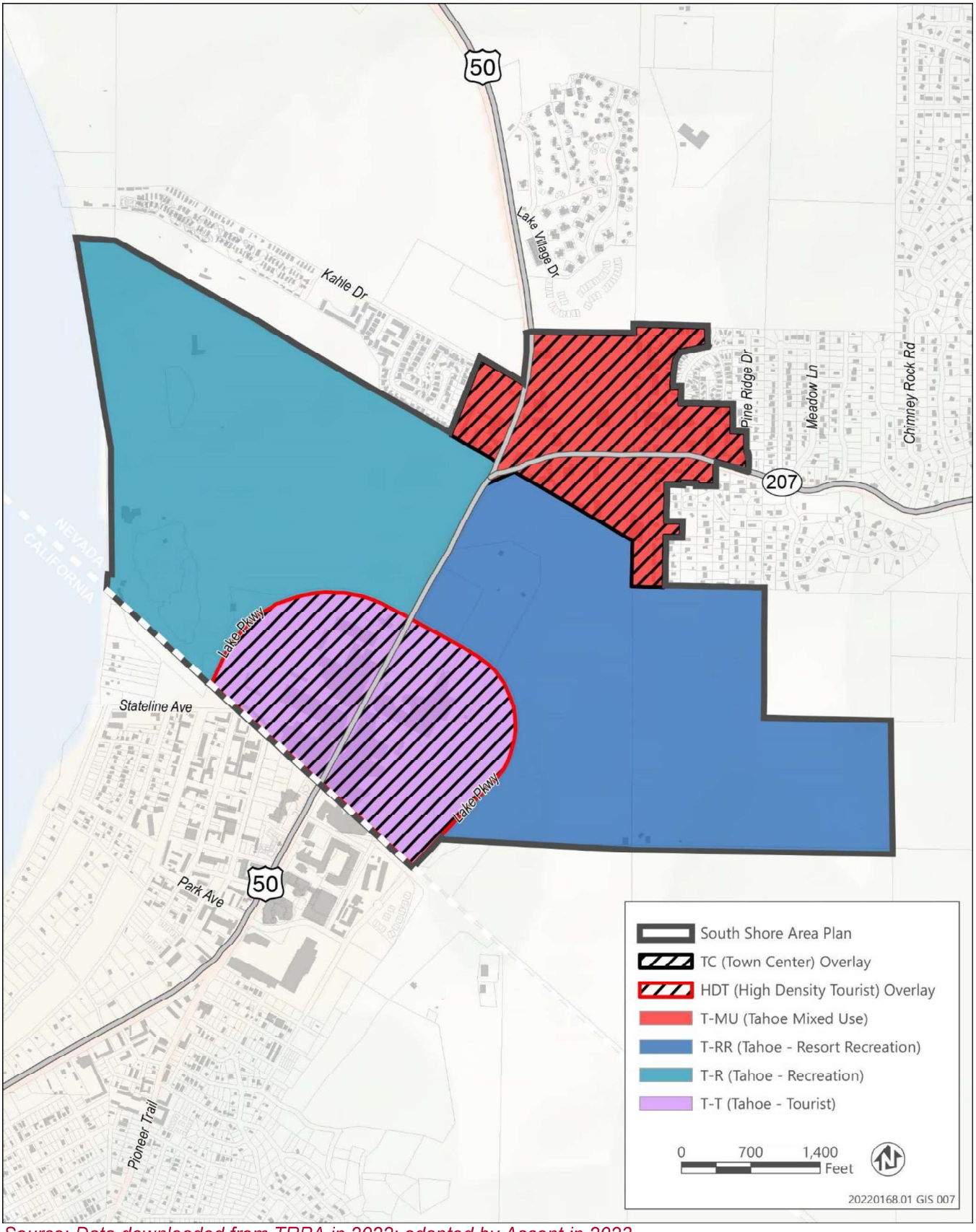
Map 10 displays the zoning districts for the South Shore Area Plan.

SOUTH SHORE DESIGN STANDARDS AND GUIDELINES

To ensure quality redevelopment that reflects the desired mountain character of Tahoe and brings the area into Scenic Threshold attainment, the South Shore Design Standards and Guidelines are utilized for non-residential development located in the South Shore Area Plan. These standards are included in the Douglas County Design Criteria and Improvement Standards Manual Part 1, Division 7.

These design standards and guidelines include site layout, landscape, building, signage, lighting, and screening standards. Residential development would still need to comply with the design standards in Chapter 36 of the TRPA Code of Ordinances.

Map 10
Zoning Districts in the South Shore Area Plan



Source: Data downloaded from TRPA in 2022; adapted by Ascent in 2023.

Chapter 7
Public/Quasi-Public Facilities and Services Element

This element provides information on community facilities such as schools and libraries; healthcare facilities and services; and public water, wastewater, and solid waste facilities and services serving the plan area.

OVERVIEW

The Public/Quasi-Public Facilities and Services Element is implemented through Chapter 20.100, Public Facilities and Improvement Standards, of Douglas County Code and the Douglas County Design Criteria and Improvement Standards Manual, which requires~~,~~ "adequate facilities" and provides standards for the design, construction, repair, and alteration of streets, drainage, grading, sewers, and water supply facilities. It is also implemented through the 5-year CIP, which is reviewed annually in coordination with the preparation of the budget. The CIP provides information on current and long-range infrastructure and equipment requirements of the County and identifies both funded and unfunded projects.

Since little growth is anticipated within the South Shore Area Plan due to growth restrictions within the Tahoe Basin, the County's focus is on operating and maintaining existing public services and facilities. The County also coordinates with other service and facility providers to consolidate services and facilities where feasible to reduce costs and provide better and more efficient services to residents and visitors.

In addition to the County, there are GIDs, private companies, and homeowners' associations that provide and maintain quasi-public services and facilities. The following public facility and service providers operate in the South Shore Area Plan:

- Edgewood Water Company
- Kingsbury GID
- Douglas County Lake Tahoe Sewer Authority (former Douglas County Sewer Improvement District No. 1)
- Douglas County School District
- Barton Healthcare System

In most cases, the County has little or no jurisdiction over these agencies and private entities. Therefore, service and facility planning is done with little input from the County.

WATER PROVIDERS

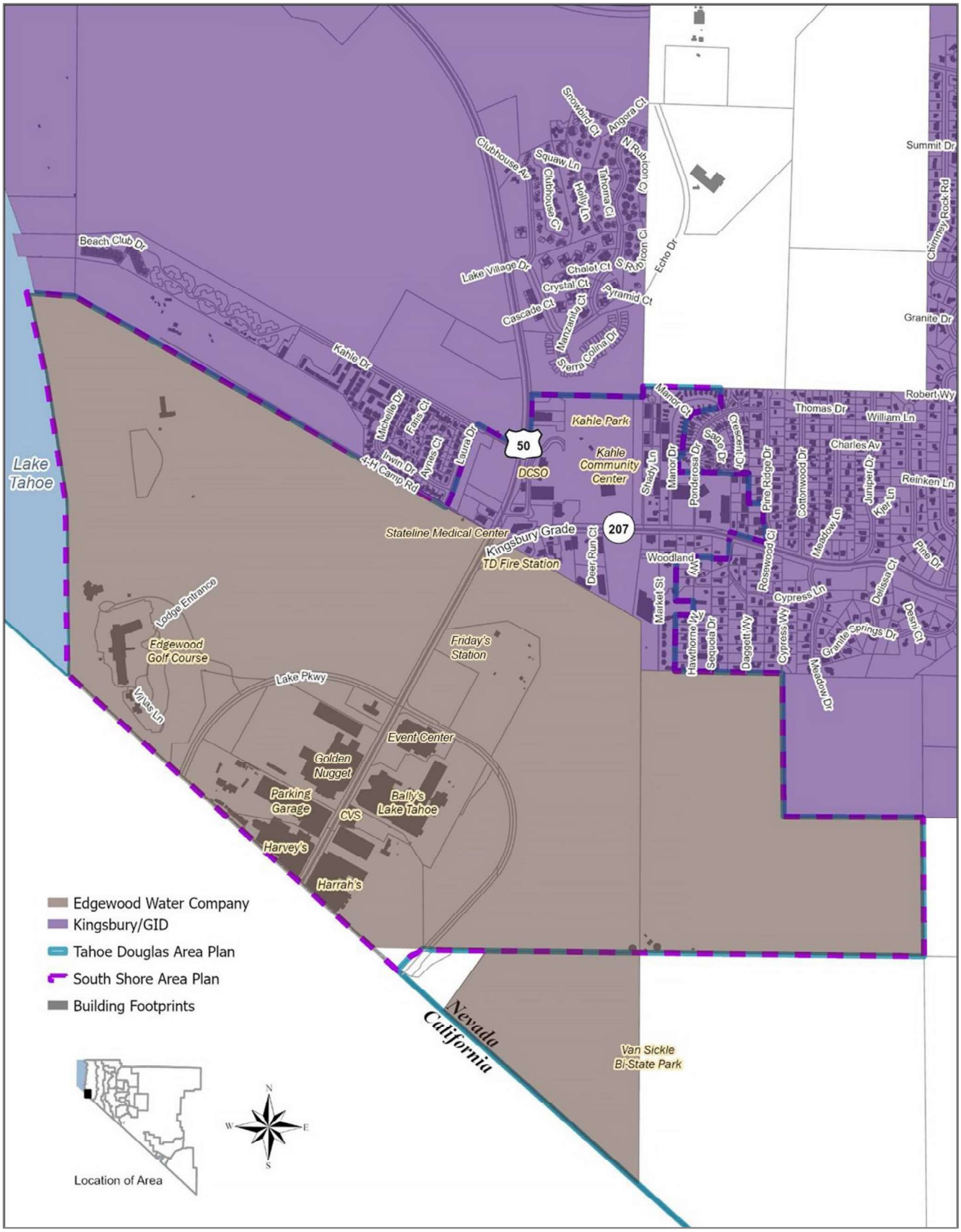
There are two active public water systems in the South Shore Area Plan: Edgewood Water Company and the Kingsbury GID.

The Kingsbury GID provides water to development located within the Kingsbury Town Center, including the former Lakeside Inn properties, as well as residential and commercial/industrial development located along SR 207.

The Edgewood Water Company is a private water company established in 1965 and serves the casinos in Stateline, Edgewood Mountain Area property, and the Edgewood Golf Course and Lodge.

Map 11 depicts the service areas for the Edgewood Water Company and the Kingsbury GID in the South Shore Area Plan.

Map 11
Water Service Providers in the South Shore Area Plan



Source: Prepared by Douglas County in 2022; adapted by Ascent in 2024.

Table 17 provides additional information on each water provider.

Table 17
Public Water Systems in the South Shore Area Plan

Public Water System	Population Served	Primary Source	Number of Sources	Source Type	Number of Service Connections
Edgewood Water Company	5,000	Surface Water	1	Intake(s)	34
Kingsbury GID	5,195	Surface Water	1	Intake(s)	2,952

Note: Oliver Park GID does not provide water, the water supplier for its service area is Kingsbury GID.

Sources: Kingsbury GID 2024, Nevada Division of Environmental Protection, Tahoe Water Suppliers Association 2023 Annual Report.

WASTEWATER PROVIDERS

Since all septic systems have been removed from Tahoe to protect the clarity of Lake Tahoe, all development is connected to public and private wastewater systems and all wastewater is pumped out of Tahoe to the Carson Valley. GIDs, Sewer Improvement Districts, and others provide wastewater services. Two agencies provide wastewater services to residents and businesses located in the South Shore Area Plan: Douglas County Lake Tahoe Sewer Authority and Kingsbury GID. The County does not provide wastewater services in Tahoe.

DOUGLAS COUNTY LAKE TAHOE SEWER AUTHORITY (FORMER DOUGLAS COUNTY SEWER IMPROVEMENT DISTRICT NO. 1)

The Douglas County Lake Tahoe Sewer Authority (Sewer Authority) was established following the approval of Senate Bill 471 (approved by Governor Sandoval in May 2017). SB 471 amends Chapter 335 of Nevada Revised Statutes and replaces the former Douglas Sewer Improvement District. SB 471 creates a five-member board with three board members representing the former customer districts, one member from the Douglas County Board of Commissioners, and one member from the Stateline business community.

The Douglas County Lake Tahoe Sewer Authority (Sewer Authority) serves five separate districts: Kingsbury GID, Round Hill GID, Elk Point Sanitation District, Tahoe-Douglas District, and its own service area. The Sewer Authority wastewater treatment facility has a rate capacity of 3.75 million gallons of wastewater per day (mgd) but typically only treats between 1.2 to 1.8 mgd. After treatment, the reclaimed wastewater is pumped out of the Lake Tahoe basin to the Carson Valley, to either the Park Cattle Company Land Application Site or Bentley Reservoir. Effluent is stored at the Bentley Reservoir until it is used to irrigate alfalfa at the Bentley Agrowdynamics Land Application Site. The Buckeye Creek effluent storage reservoir is currently off-line (DCSID 2016).

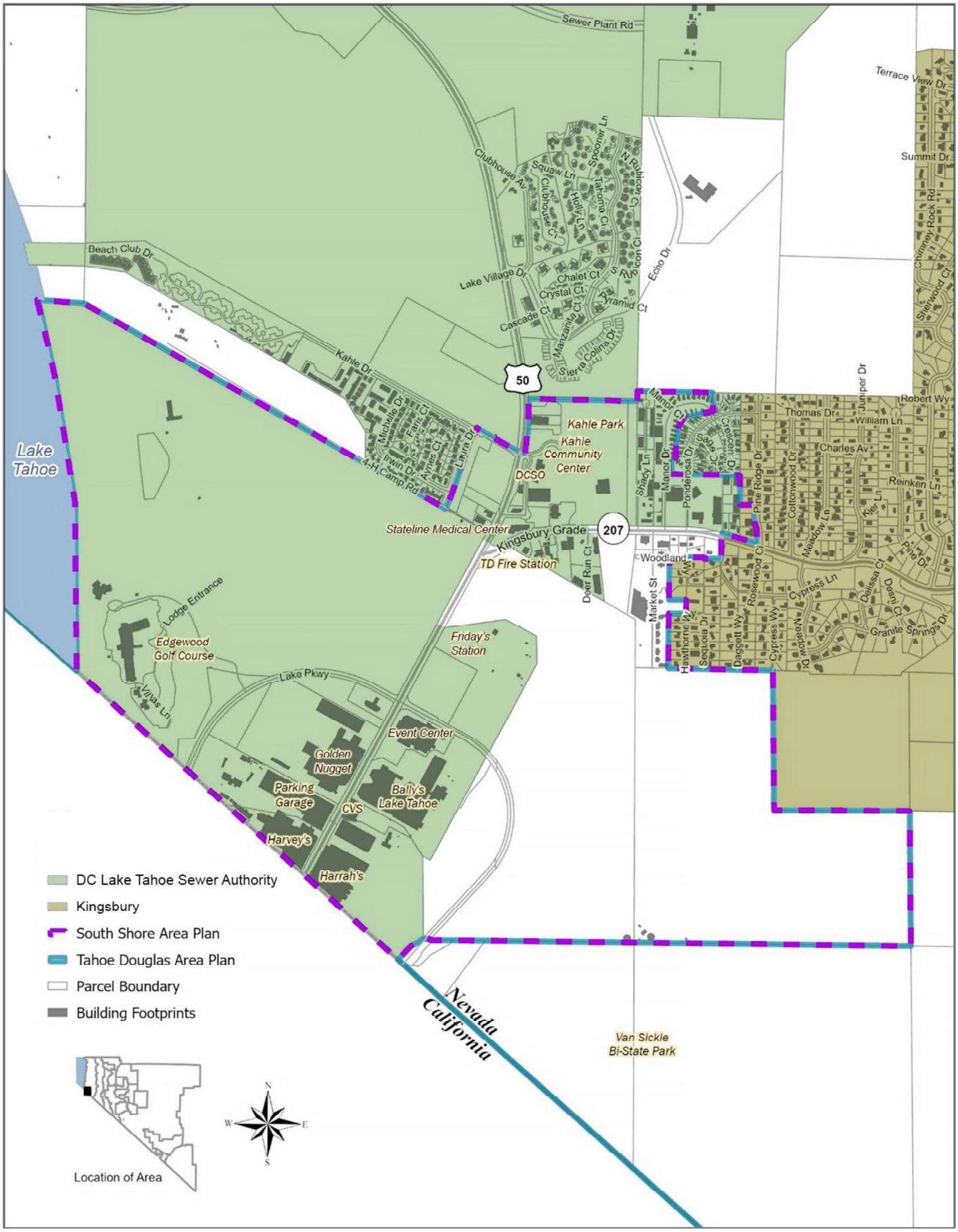
The Sewer Authority provides wastewater services to all developed properties within the South Shore Area Plan except properties east of Market Street.

KINGSBURY GENERAL IMPROVEMENT DISTRICT

The Kingsbury GID contracts with the Sewer Authority for sewer treatment and disposal services. Kingsbury GID collects wastewater from properties located east of Market Street within the South Shore Area Plan.

Map 12 depicts the wastewater service areas for the Sewer Authority and the Kingsbury GID.

Map 12
Wastewater Service Providers in the South Shore Area Plan



Source: Prepared by Douglas County in 2022; adapted by Ascent in 2024.

SOLID WASTE

Solid waste disposal services are provided by South Tahoe Refuse, Inc., under a franchise agreement with Douglas County. Waste is transported to a material recovery facility and transfer station operated by South Tahoe Refuse, Inc. This facility is located west of US 50 in South Lake Tahoe, California. South Tahoe Refuse also conducts recycling programs.

COMMUNITY FACILITIES

Community facilities in or near the South Shore Area Plan include the Douglas County School District, Douglas County Library, and Kahle Community Center.

The Douglas County Library System operates a library in Zephyr Cove, near the Douglas County Senior Center, Zephyr Cove Elementary School, and George Whittell High School. The Douglas County Public Library Long Range Management Plan helps the County determine future service and facility needs for the library.

The Douglas County School District operates ~~the~~ Zephyr Cove Elementary School (grades K-5) and George Whittell High School (grades 6-12) in the Tahoe region of Douglas County. ~~The~~ Kingsbury Middle School was closed in 2008 due to declining school enrollment. The Douglas County School District Facilities Master Plan (2010) provides a variety of options for addressing declining school enrollment in Tahoe, from maintaining the status quo, to establishing a K-12 school on the George Whittell High School site. Table 18 provides additional information on the estimated capacity and 2023-2024 enrollment figures for Zephyr Cove Elementary and George Whittell High School.

Table 18
School Capacity vs. Actual Enrollment

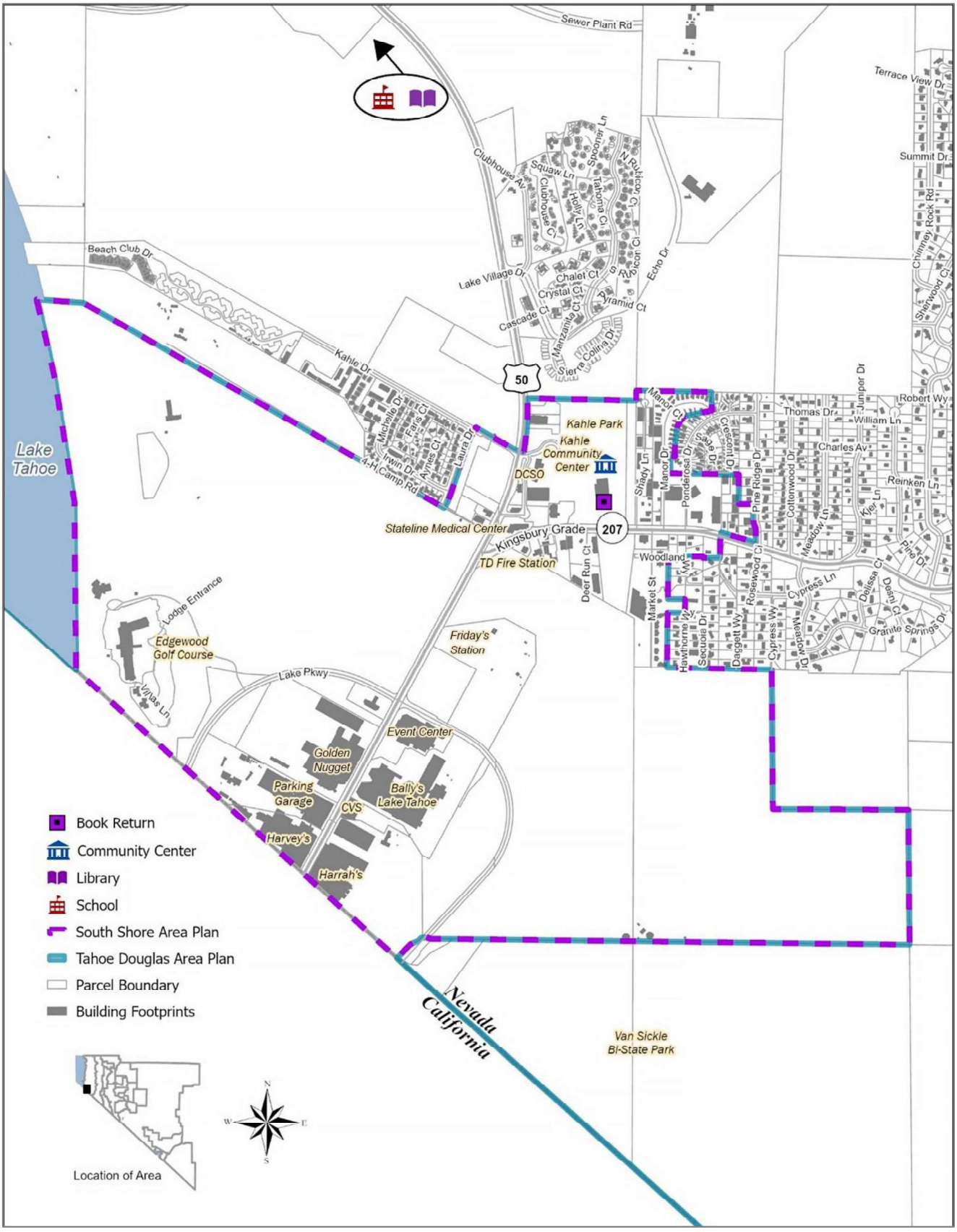
School	Estimated Capacity	2023-2024 Enrollment	Excess Capacity	Utilization Percent
Zephyr Cove Elementary	253	159	94	62
George Whittell High School	354	137	217	39

Source: Nevada Department of Education 2024; Walling, pers. comm., 2024.

The Kahle Community Center, located adjacent to Kahle Park, includes more than 22,000 square feet and provides many activities and services to residents and visitors. The Community Center includes a gymnasium, Kids Club, recreation classes, and sports leagues.

Map 13 depicts the community facilities in the South Shore Area Plan.

Map 13
Community Facilities in the South Shore Area Plan



Source: Prepared by Douglas County in 2022; adapted by Ascent in 2024.

Chapter 8
Public Health and Safety Element

This element provides information on law enforcement, fire protection services and facilities, healthcare facilities and services, and natural hazards. The TRPA Regional Plan addresses natural hazards as a sub-element of the Land Use Element. The most common natural hazards in the Tahoe region of Douglas County are avalanches, wildfires, flooding, earthquakes, and seiches.

PUBLIC SAFETY SERVICES

LAW ENFORCEMENT

The Douglas County Sheriff's Office operates the Lake Tahoe Substation, which is a full-service substation and includes 22 bed spaces for inmates, at the base of SR 207 (Kingsbury Grade) and US 50. The County also offers Court and County Clerk services. These facilities are all located within the Kingsbury Town Center of the South Shore Area Plan.

FIRE PROTECTION

The Tahoe Douglas FPD is a career fire department that provides all-risk services to an area of 17.7 square miles in the Tahoe region of Douglas County, including all of the properties within the South Shore Area Plan. The services include fire suppression, wildland firefighting, Haz-Mat mitigation, high angle rescue, water/ice rescue, maritime operations, advanced life support, bomb squad, fire prevention, and forest fire mitigation services.

Tahoe Douglas FPD has five fire stations: Kingsbury Station 21, Round Hill Station 23, Zephyr Cove Station 24, Glenbrook Station 25, and Station 22. Zephyr Fire Crew operates out of Station 22, which is located at the bottom of Kingsbury Grade. Zephyr Fire Crew is a seasonal fuels management team that reduces wildfire risk and improves forest health through fuels management practices. This fuels management team hand thins vegetation, provides property owners with support, conducts defensible space inspections, issues tree removal permits, and coordinates a curbside chipping program. The Zephyr Fire Crew includes 37 firefighters during the fire season and is available for strike team dispatching to regional locations for wildland firefighting support.

Station 23 (Round Hill) is the "first-in" response station for properties located within the South Shore Area Plan, including the casino core area. According to Tahoe Douglas FPD, Station 23 responds with a Type I fire engine, a Type 3 fire engine, an Advanced Life Support (ALS) ambulance, and a Battalion Chief. This area is also supported by a response from Station 24 (Zephyr Cove), Station 22 (Lower Kingsbury Wildland Fire), and Station 21 (Upper Kingsbury) for emergency calls, including fire and emergency medical services (EMS) (Cranch, pers. comm., 2024).

Call volumes for Tahoe Douglas have increased from approximately 1,970 calls in 2019 to approximately 2,140 calls in 2023, an increase of approximately 8 percent (see Table 19). Fire and EMS calls fluctuated during this time and ultimately declined. The largest percentage increase in types of calls occurred for hazardous conditions (no fire) and other calls, which are non-emergency types of calls.

Table 19
Tahoe Douglas Fire Protection District Call Volumes

Major Incident Type	2019	2020	2021	2022	2023
Fires	44	66	48	49	20
Rescue and EMS	1,340	1,188	1,440	1,396	1,217
Hazardous condition (no fire)	56	49	71	86	93
Overpressure rupture, explosion, overheat (no fire)	1	-	3	2	1
Severe weather and natural disaster	-	-	1	-	2
Special incident type	16	7	3	6	4
Other calls*	511	614	597	596	802
Total	**1,968**	**1,924**	**2,163**	**2,135**	**2,139**

**Other calls include calls categorized as good intent calls, false alarm and false calls, and service calls.*

Source: Cranch, pers. comm., 2024.

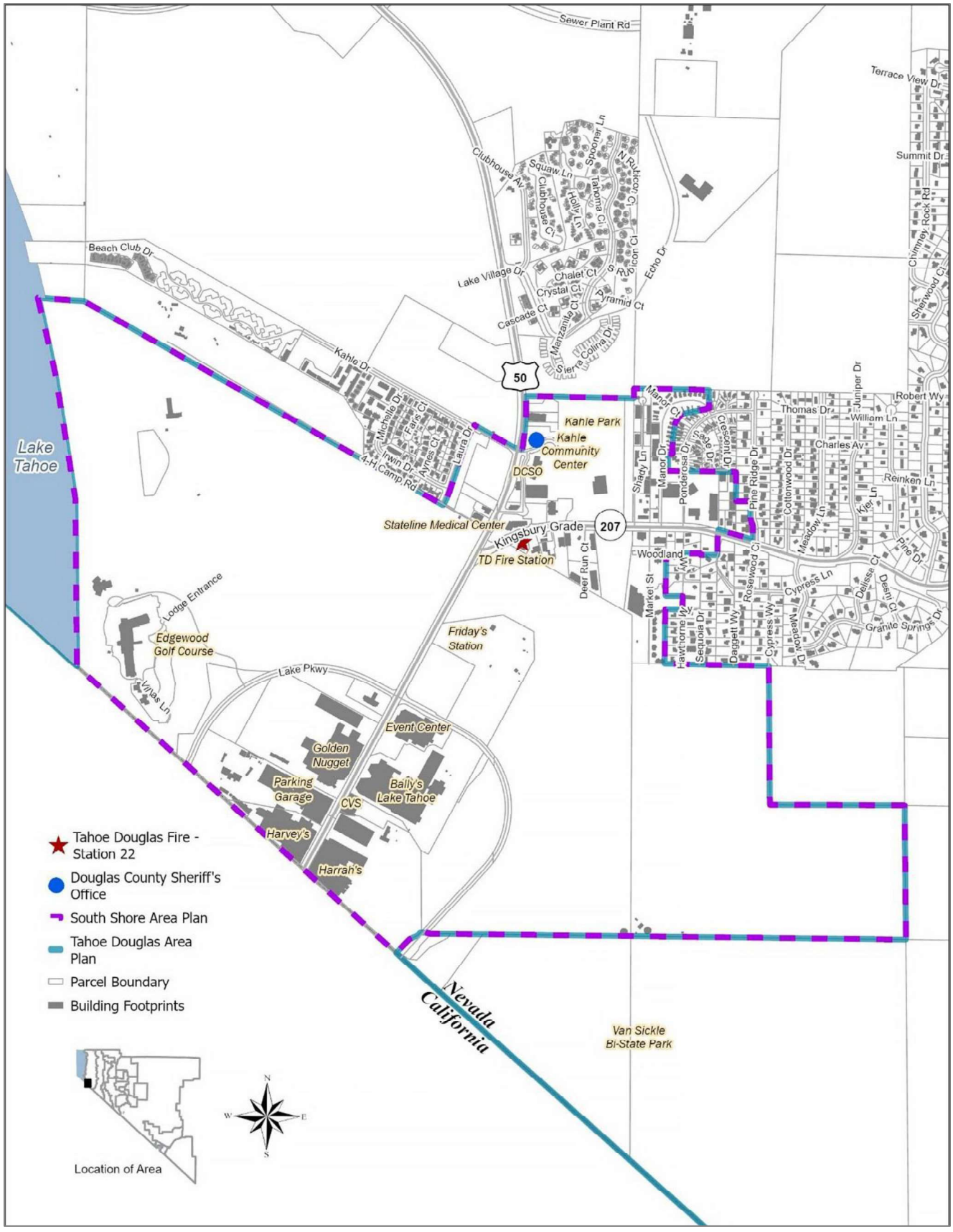
Map 14 depicts the location of public safety facilities in the South Shore Area Plan.

HEALTHCARE FACILITIES AND SERVICES

Barton Healthcare System has operated a variety of medical services within the South Shore Area Plan:

- Primary care
- Laboratory
- Neurology
- Physical therapy
- Occupational therapy
- Urgent care
- Cardiology
- Orthopedics and sports medicine

Map 14
Public Safety Facilities in South Shore Area Plan



Source: Prepared by Douglas County in 2022; adapted by Ascent in 2024.

NATURAL HAZARDS

Information on the natural hazards most relevant to the South Shore Area Plan is presented below. The analysis is based on the *Douglas County Hazard Mitigation Plan* (Douglas County 2019) as well as the environmental impact statement (EIS) prepared for the Edgewood Lodge and Golf Course Improvement Project (TRPA 2012).

EARTHQUAKES AND LIQUEFACTION

There are several active earthquake faults in the Lake Tahoe Basin, including the North Tahoe-Incline Village Fault, the West Tahoe-Dollar Point Fault, and the East Tahoe Fault. The West Tahoe-Dollar Point Fault is the largest fault in the Tahoe Basin. According to the Douglas County Hazard Mitigation Plan, the earthquake potential is estimated at a magnitude of 6.5 – 7.2. Such a large earthquake would create severe shaking for communities in the Basin.

Liquefaction is a related natural hazard that takes place when saturated sediments are shaken and temporarily lose strength, causing the soil to behave like a liquid. This can cause significant damage to properties, especially along the shoreline.

Map 15 depicts the potential liquefaction hazards in the South Shore Area Plan based on a 1996 Planning Scenario for a Western Nevada Earthquake (dePolo, UNR).

FLOOD HAZARDS

The South Shore Area Plan includes two special flood hazard areas. One area is adjacent to Edgewood Creek, and the other area is along Burke Creek (which covers a small portion of the South Shore Area Plan). The planning significance of flood hazards is high in Douglas County.

The Burke Creek Restoration project was completed in 2016 and included restoration of the Burke Creek floodplain east of US 50 by removing a portion of the parking lot. Restoring the natural floodplain helps to reduce future floodplain damage by creating more storage within the floodplain area.

Edgewood Creek has multiple restoration projects along its stream course to improve the capacity of stormwater flow and to improve water quality inputs to Lake Tahoe. One restoration project was completed in 2007 and another is planned to be completed in 2026. These are both located along Kingsbury Grade. Map 16 depicts the location of the Zone A flood hazard zones within the South Shore Area Plan.

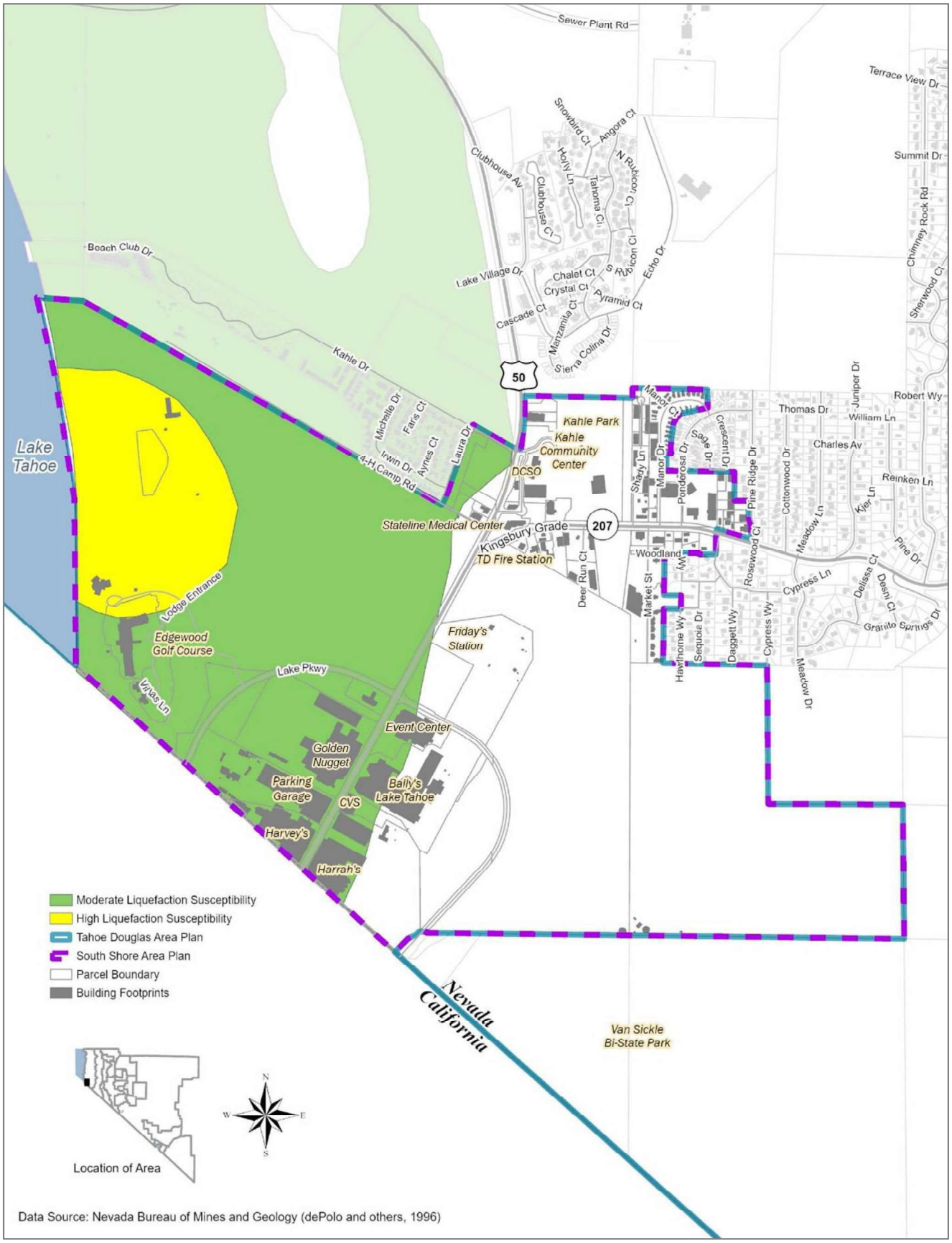
TSUNAMIS AND SEICHES

The Douglas County Hazard Mitigation Plan and the Edgewood Lodge EIS evaluated the risk of tsunamis and seiches. A tsunami is a series of waves that results from an earthquake that involves displacement of water. A seiche is a standing wave oscillation of an enclosed waterbody that can continue after the end of the original cause, such as an earthquake or strong winds.

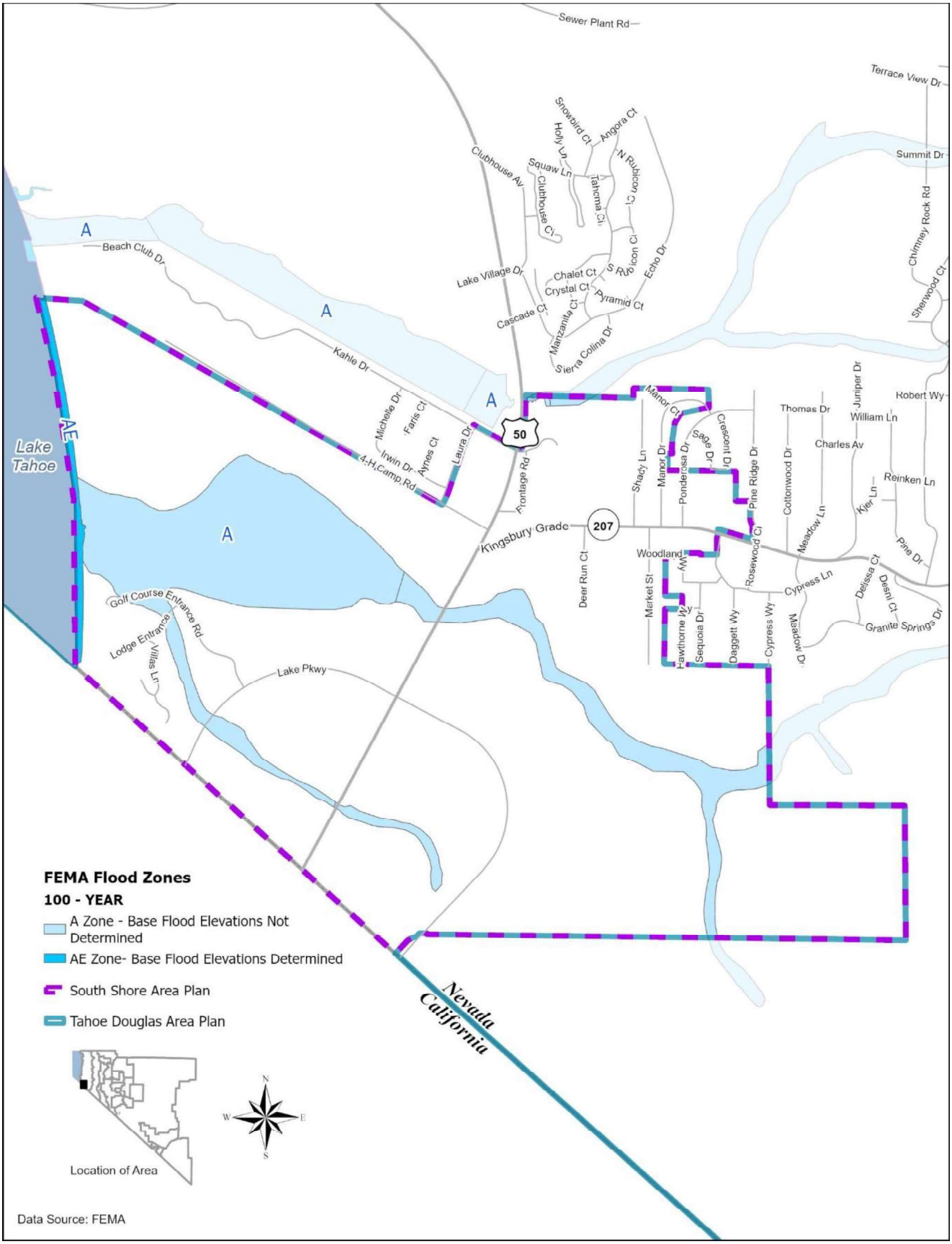
The geotechnical study prepared for the Edgewood Lodge EIS showed that an earthquake of magnitude greater than 7 could result in a tsunami and seiche-related waves between 10- and 30-feet-high along the shore of Lake Tahoe. The Douglas County Hazard Mitigation Plan states that the probability of future seiche-influenced flooding events is very low based on research from UNR and UC Davis.

Map 17 depicts the areas at risk of inundation during a seiche event within the South Shore Area Plan as well as the parcels at imminent risk.

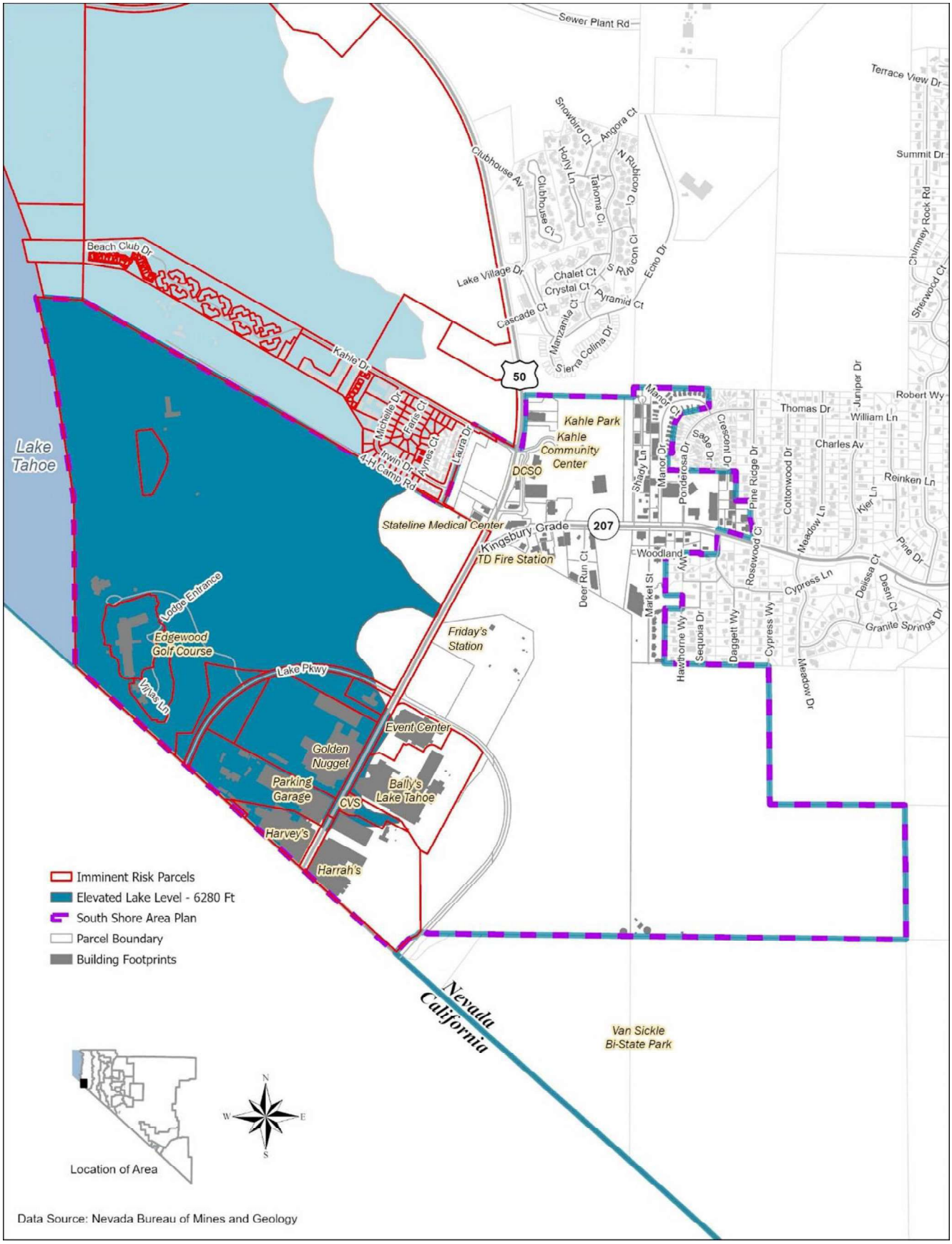
Map 15
Liquefaction Hazards



Map 16
Special Flood Hazard Zones in the South Shore Area Plan



Map 17
Seiche/Tsunami Threat in the South Shore Area Plan



WILDFIRES

The planning significance of wildland fires is high for Douglas County. Every year there is a 100 percent chance of wildland fire ignitions in Douglas County and a. There is a 65 percent chance of a large wildland fire each year. The Wildland-Urban Interface (WUI) is where houses meet or intermingle with wildland vegetation. The South Shore Area Plan is in an area identified as a WUI defense zone (see Map 18). The WUI defense zone is where more intensive vegetation management is needed to protect abutting and nearby communities. The WUI threat zone, which includes a portion of the Heavenly ski area outside of the South Shore Area Plan (see Map 18), includes those wildland areas outside of the WUI defense zone where it may be desirable to reduce the vertical and horizontal continuity of vegetation to modify wildland fire behavior to protect adjacent communities. Areas where houses and wildland vegetation intermingle are defined as Intermix WUI. Developed areas that abut wildland vegetation are defined as Classic Interface WUI. In Nevada, specific community evaluations likely do not capture fire hazards that may exist during the most extreme fire weather. During 95th percentile fire weather where humidity is less than 20 percent and sustained winds are greater than 20 mph and gusts exceed 40 mph, a wildland fire burning on even a small parcel can spark a catastrophic fire that results in thousands of destroyed or damaged homes. Therefore, Douglas County has removed most of the classic wildland urban interface classification from its risk assessments. Classic Interface WUI may exist in some areas of Stateline; however, new measuresThe primary factors that affect potential fire hazard that were used to evaluate potential fire hazard and create community hazard assessment scores view include community design, construction materials, defensible space, availability and capability of fire suppression resources, and physical conditions such as the vegetative fuel load and topography to determine WUI related wildfire risk (Douglas County 2019: page 70).

Table 20 provides information on catastrophic wildland fire risk for the High-Density Tourist District, Kingsbury Town Center, and Edgewood Golf Course areas of the Tahoe region of Douglas County. Kingsbury Town Center is classified as Intermix WUI with heavy fuel density and high potential ignition risk. The fire hazard rating for Kingsbury Town Center is high due to inadequate defensible space, combustible building materials, steep slopes, and moderate to extreme fuel hazards. The High-Density Tourist District and Edgewood Golf Course areas are classified as Classic at Risk Parcels and Intermix with medium fuel density. The fire hazard rating for the High-Density Tourist District and Edgewood Golf Course areas is moderate due to reduced fuels or adequate implementation of defensible space (Douglas County 2019, page 71).

Table 20
Catastrophic Wildland Fire Risk in Kingsbury and Stateline Communities

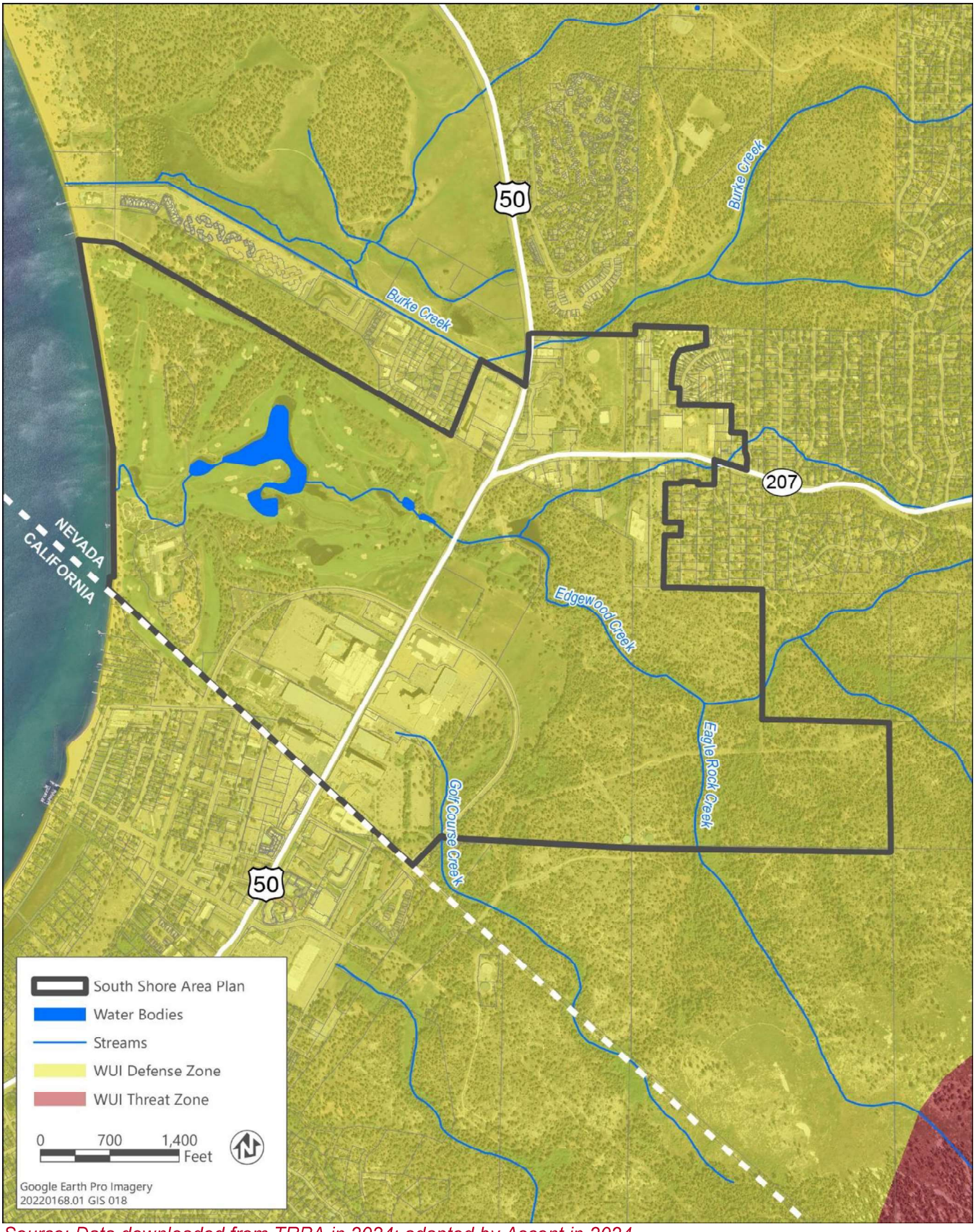
	Interface Classification	Overall Fuel Density	Potential Ignition Risk	Fire Hazard Rating
Kingsbury Town Center	Intermix	Heavy	High	High
High-Density Tourist District	Classic at Risk Parcels and Intermix	Medium	Moderate	Moderate
Edgewood Golf Course	Classic at Risk Parcels and Intermix	Medium	Moderate	Moderate

Source: Douglas County 2019: Figure 5-15.

Tahoe Douglas FPD, the US Forest Service, and the State of Nevada continue to work together to reduce hazardous fuels within the Tahoe region of Douglas County. Tahoe Douglas FPD provides fuels management services with the goal of modifying wildland fire behavior in and adjacent to communities so as to prevent catastrophic wildland fires. Fuels reduction projects limit the intensity of fire. and dDefensible space prevents fire from reaching the buildings in the community. The Tahoe Douglas FPD manages the followingnumerous wildfire mitigation programs, including the following:; Forest Fuels Reduction Program, Prescribed Fire Program, Curbside Defensible Space Inspections, Community Chipping Services, and Community Pile Burning, and others.

Map 18 depicts the WUI areas within the South Shore Area Plan. Most of the parcels within the boundary of the South Shore Area Plan are considered Classic At Risk WUI Parcels. There are very few parcels classified as Intermix WUI.

Map 18
Wildland Urban Interface Areas in the South Shore Area Plan



Source: Data downloaded from TRPA in 2024; adapted by Ascent in 2024.

Chapter 9
Recreation

This element provides information on recreation facilities within and adjacent to the plan area and on recreation planning efforts.

RECREATION INVENTORY

Douglas County owns and operates Kahle Park and the adjacent Kahle Community Center. Kahle Park contains 17.53 acres and is located with the Kingsbury Town Center of the South Shore Area Plan.

Edgewood Companies operates Edgewood Tahoe, which includes the recently completed lodge along with the famous Edgewood Tahoe Golf Course, which first opened in 1968. The property now includes public access to a portion of the beach on Lake Tahoe. The Edgewood Mountain Area property ~~parcel~~ is used for winter activities that include tubing, snowmobiling, and horse drawn carriage rides.

The Nevada Division of State Parks owns and operates the Nevada portion of Van Sickle Bi-State Park, which is located just outside of the South Shore Area Plan boundary and can be accessed from Lake Parkway.

The US Forest Service, Lake Tahoe Basin Management Unit, operates Nevada Beach and Campground, which is located just outside the South Shore Area Plan north of Kahle Drive. It ~~and~~ can be accessed from the multi-use trail and parking area on Kahle Drive or from Elks Point Road.

Vail Resorts operates Heavenly Mountain Resort, which is also located just outside of the South Shore Area Plan boundary. Heavenly is located in Nevada and California with most of the property located on National Forest System lands under a 40-year lease. The 20-year Heavenly Master Plan was amended in 2012 to permit the operation of summer activities (Epic Discovery). ~~Although located outside of the South Shore Area Plan, t~~The Heavenly Gondola is located ~~near~~ just beyond the boundary of the South Shore Area Plan.

Douglas County continues to work with the Tahoe Transportation District~~TTD~~ to construct the southern portion (south demonstration) of the Nevada Stateline-to-Stateline Bike Trail (for more information about the Nevada Stateline-to-Stateline Bike Trail, refer to Chapter 10, “Transportation Element”).

Table 21 provides additional information on the different recreation resources within or accessible from the South Shore Area Plan.

Table 21
Recreation Inventory

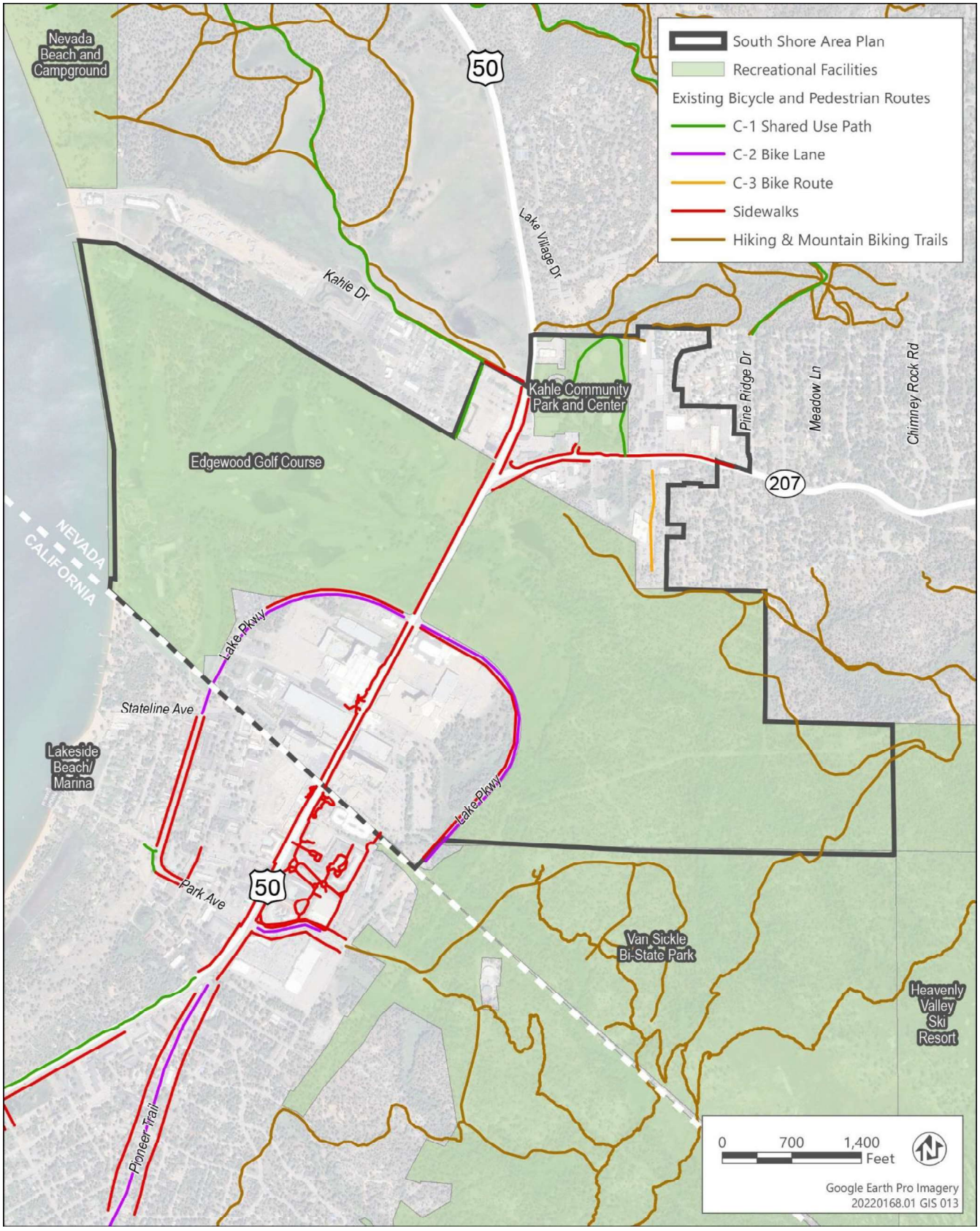
Name	Agency/Owner	Acreage	Amenities
Edgewood Tahoe	Edgewood Companies	237	Golf Course Public Beach Restaurants Hotel & Conference Space
Kahle Park	Douglas County	19	Baseball/softball field Two soccer fields Two play areas Group picnic pavilion Outdoor basketball hoops Pedestrian/bicycle path Nevada Beach Trailhead Concession/restroom building
Van Sickle Bi-State Park	Nevada Division of State Parks	570	Trails with connections to Tahoe Rim Trail Picnic Areas
Heavenly Resort	Vail Resorts	6,210	Winter Skiing Epic Discovery Summer Recreation
Nevada Beach Campground & Day Use Pavilion	US Forest Service	59	Nevada Beach Restroom Buildings 54 Camping Sites 25 Picnic Sites

Douglas County completed the *Tahoe Basin Recreation and Tourism Plan* in 2015. The plan identifies strategies to work with other agencies to enhance tourism in the Tahoe Basin. This plan focuses on regional collaboration that could align recreation fee policies, remove barriers for hosting region-wide events, improve visitor information coordination, and provide a platform for pursuing funding for regional facilities, trails, and services.

In addition, Douglas County implemented its initial *Comprehensive Trails Plan in 2003*, aiming to establish a framework for trail development and connectivity. The new Douglas County Comprehensive Trails Plan 2023 has been finalized and utilized to ensure it remains relevant and responsive to the changing needs and preferences of the community. It offers a vision for a trail system that connects Douglas County residents and visitors to each other and their natural environment. The plan is more than "lines on a map" - it demonstrates how a county-wide system of pathways and trails can promote quality of life, economic development, and resilience. The Plan is a blueprint, informed by public priorities, which will guide the County and its partners as they design, fund, build, and maintain a high-quality system of routes and trails over time.

Map 19 shows existing recreation facilities in or near the South Shore Area Plan. Map 19 also depicts existing bicycle and pedestrian facilities.

Map 19
South Shore Area Plan Recreation Areas



Source: Data downloaded from TRPA in 2024; adapted by Ascent in 2024. ~~*Source: TRPA*~~

Chapter 10
Transportation Element

TRPA is designated as the Tahoe Metropolitan Planning Organization (TMPO) for federal and state planning and is required to prepare a long-range Regional Transportation Plan for the Federal Highway Administration (FHWA). The Regional Transportation Plan represents the Transportation Element of the TRPA Regional Plan. TRPA is also required to adopt the State of California Sustainable Communities Strategy (SCS). The purpose of the SCS is to implement transportation, land use, and housing strategies to meet TRPA thresholds and reduce passenger vehicle greenhouse gas (GHG) emissions.

Since the adoption of the original South Shore Area Plan in 2013, TRPA has adopted the 2020 Regional Transportation Plan (TRPA 2021b). Consistent with the Transportation Element of the TRPA Regional Plan, Douglas County is working with TTD, NDOT, and other stakeholders to improve pedestrian, bicycle, and transit options in the south shore region. Transportation projects in the Tahoe region of Douglas County must be consistent with the TRPA Regional Transportation Plan to be included in the County's Five-Year Transportation Plan, which is updated annually.

TRANSPORTATION OVERVIEW

The South Shore Area Plan includes US 50 and SR 207 (Kingsbury Grade). US 50 provides north-south access along the east shore of Lake Tahoe and connects with Carson City. On the south end, US 50 bisects the casino core in Stateline and continues west through the City of South Lake Tahoe, California. SR 207 starts at US 50 within the Kingsbury Town Center and continues east over Daggett Summit into the Carson Valley where it intersects SR 206 (Foothill Road).

NDOT maintains US 50 and SR 207 and carries out transportation safety as well as water quality improvement projects along both corridors. Most of the arterial and collector roads, drainage, and streetlights in the Tahoe region are maintained by either GIDs or private Homeowner Associations. Douglas County only maintains 3.04 miles of roads within the entire Tahoe region of the county and usually focuses on the following types of transportation projects within the Tahoe region:

1. Routine and Preventive Road Maintenance
2. Rehabilitation of Existing Roads
3. Bike and Pedestrian Facilities Improvements
4. Transit Improvements

Fixed route transit services within the South Shore Area Plan are provided by the Tahoe Transportation District (TTD) with connecting routes to the Carson Valley and Carson City and west into South Lake Tahoe. TTD also provides paratransit (ADA) service within the Plan area.

The Lake Link microtransit service is provided by South Lake Downtowner, LLC under a contract managed by the South Shore Transportation Management Association (SS/TMA) and under the bi-state operating authority of the TTD. Funding partners include Douglas County, the Tahoe Blue Event Center, the City of South Lake Tahoe, and several private sector partners.

SS/TMA recently launched a vanpool program designed as a more efficient way for employees who work within the South Shore Area Plan to get to and from their jobs. The program is a partnership between employers, employees, Commute with Enterprise, and the SS//TMA.

Multi-use paths for bicyclists and pedestrians are located in the Kingsbury Town Center and the casino core. The Nevada Stateline-to-Stateline Bikeway continues to move forward with several segments already constructed between Laura Drive and Round Hill Pines Beach.

TRPA REGIONAL TRANSPORTATION PLAN

The TRPA Regional Transportation Plan was adopted by the TRPA Governing Board in April 2021. Table 22 provides information on the six goals that were adopted with the Regional Transportation Plan.

Table 22
Linking Tahoe Regional Transportation Plan Goals

Goal 1: Environment	Protect and enhance the environment, promote energy conservation, and reduce greenhouse gas emissions.
Goal 2: Connectivity	Enhance the connectivity and accessibility of the Tahoe transportation system, across and between modes, communities, and neighboring regions, for people and goods.
Goal 3: Safety	Increase safety and security for all users of Tahoe's transportation system.
Goal 4: Operations and Congestion Management	Provide an efficient transportation network through coordinated operations, system management, technology, monitoring, and targeted investments.
Goal 5: Economic Vitality and Quality of Life	Support the economic vitality of the Tahoe Region to enable a diverse workforce, sustainable environment, and quality experience for both residents and visitors.
Goal 6: System Preservation	Provide for the preservation of the existing transportation system through maintenance activities that support climate resiliency, water quality, and safety.

There are several transportation projects in the South Shore Area Plan that meet the goals in the Regional Transportation Plan. These projects are in different phases of planning, design, and construction and include the Kahle Drive Complete Street Project, US 50/South Shore Community Revitalization Project (Loop Road), the Nevada Stateline-to-Stateline Bikeway, and pedestrian improvements along US 50. More information on these projects is provided below.

KAHLE DRIVE COMPLETE STREET PROJECT

Two projects that would aid in air quality, water quality, scenic resources, and recreation values to the South Shore Area Plan include the Kahle Complete Street Project and the Expanded Kahle Vision Plan, which are bike, pedestrian, and stormwater infrastructure projects. These projects complement each other in that the Kahle Complete Street Project is a portion of the Expanded Kahle Vision Plan, which would improve existing bike and pedestrian infrastructure for user safety along Kahle Drive as well as link the lower Kingsbury area to Kahle Drive and complete bike and pedestrian infrastructure south to the casino corridor and north to Elks Point Road while integrating stormwater infrastructure for improved drainage.

SOUTH SHORE COMMUNITY REVITALIZATION PROJECT (LOOP ROAD)

The South Shore Area Plan was developed in consideration of several proposed alternatives that envision implementation of the US 50/South Shore Community Revitalization Project (Loop Road), a key transportation and air quality improvement strategy identified in the Compact and the Lake Tahoe Regional Transportation Plan. The Loop Road (EIP Project 03.02.01.0007) involves a proposed realignment of US 50 to connect with Lake Parkway to draw through traffic away from ~~the area~~downtown Stateline and allow the road to become safer for pedestrians and bicyclists. While the project has a long history involving over 20 years of project planning, it has more recently been undertaken by TTD as the lead agency for the project, given the bi-state nature of the project. TTD initiated the Caltrans required Project Study Report in 2009, which was reviewed and approved by Caltrans District 3 in June 2010. This key planning document was also accepted by NDOT and Douglas County, who represented the local and state

interests of Nevada in the project development process. Following development of a preferred project alternative and numerous public hearings, the TRPA Governing Board approved the project in November 2018.

Subsequently, implementation of the Loop Road project within the City of South Lake Tahoe became uncertain. Currently, TTD is working with property and business owner in the Stateline Casino Core as part of a process to develop a modified project within the boundary of the South Shore Area Plan, intended to integrate as many of the original project benefits as possible, including a sidewalk along US 50 between Lake Parkway and SR 207 (EIP 03.02.02.0058) and pedestrian and bicycle connections between the casino core and Van Sickle Bi-State Park. The modified project would eliminate the existing center turn lane but maintain four lanes of travel on US 50 through the South Shore Area Plan.

BICYCLE AND PEDESTRIAN PROJECTS

When completed, the Nevada Stateline-to-Stateline to Bikeway (EIPs 03.01.02.0053, 03.01.02.0054, 03.01.02.0055, and 03.01.02.0062) will include 32 miles of multi-use shared facilities on the Nevada side of Lake Tahoe. In Douglas County, TTD has completed three out of four segments of the Bikeway's South Shore Demonstration Project, which includes 3.2 miles of bikeway. TTD has constructed 2.73 miles to date (Segments 1B, 1C, and 1D), starting at Laura Drive and continuing north to 0.3 miles north of the Round Hill Pines Beach entrance. Segment 1A, which will connect the 4-H Road to Stateline, is currently on hold. The Bikeway South Demonstration Project has cost $5.8 million to date and completed segments are maintained by Douglas County Parks and Recreation.

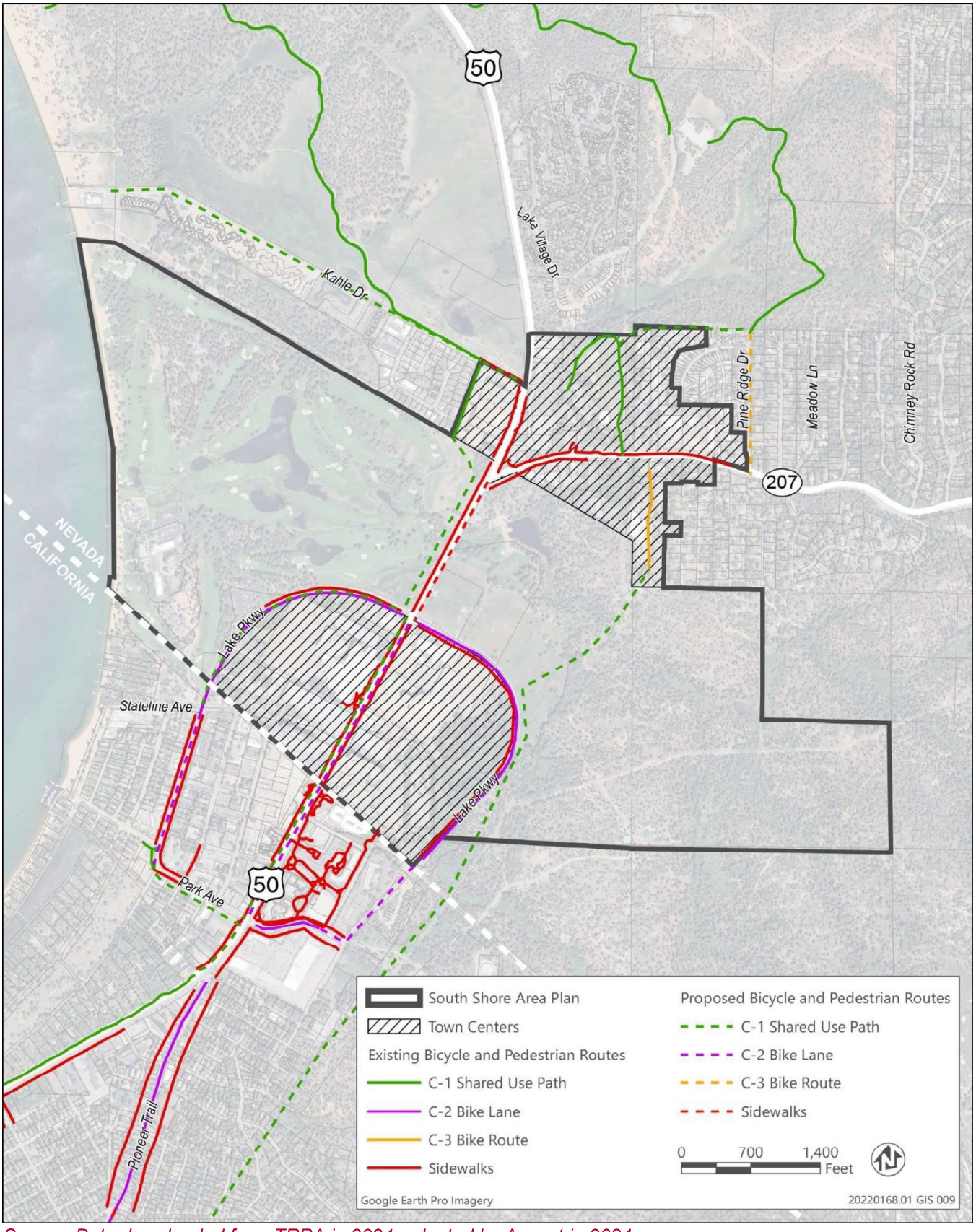
Pedestrian improvements include a proposed sidewalk or multi-use path along the southeast side of US 50 between SR 207 and Lake Parkway (EIP 03.02.02.0058). This project is currently unfunded.

Map 20 depicts the existing and proposed bicycle and pedestrian facilities in the South Shore Area Plan.

WAYFINDING SIGNAGE

The Tahoe Chamber of Commerce began working with NDOT in 2014 to identify missing or duplicative highway signage along US 50 between Cave Rock and Stateline and also along SR 207. The goal is to create a cohesive set of signs that would help direct visitors to recreation locations and also assist visitors from foreign countries. Funding to continue and implement a wayfinding program for the Nevada side of Lake Tahoe has not been identified, according to the Tahoe Chamber of Commerce.

Map 20
Existing and Proposed Bicycle and Pedestrian Facilities



Source: Data downloaded from TRPA in 2024; adapted by Ascent in 2024.

TRANSIT SERVICES

Transit services are currently provided throughout the South Shore Area Plan ~~Transit services are provided at the casinos and bus shelters have been placed along Highway 50 and the Kingsbury Grade (State Route 207). The Kingsbury Transit Center, along Highway 50, is located at the base of the Kingsbury Grade. There are also transit services provided to connect the South Shore to the Carson Valley and free ski shuttles are offered. Future transit projects will be provided as planned for in the Regional Transportation Plan~~ with a combination of fixed route services provided by the Tahoe Transportation District (TTD) and the Lake Link on-demand microtransit service, managed by the South Shore Transportation Management Association (SS/TMA). TTD also provides complementary Paratransit Service, a shared-ride origin to destination transportation service provided to individuals with disabilities (ADA Paratransit).

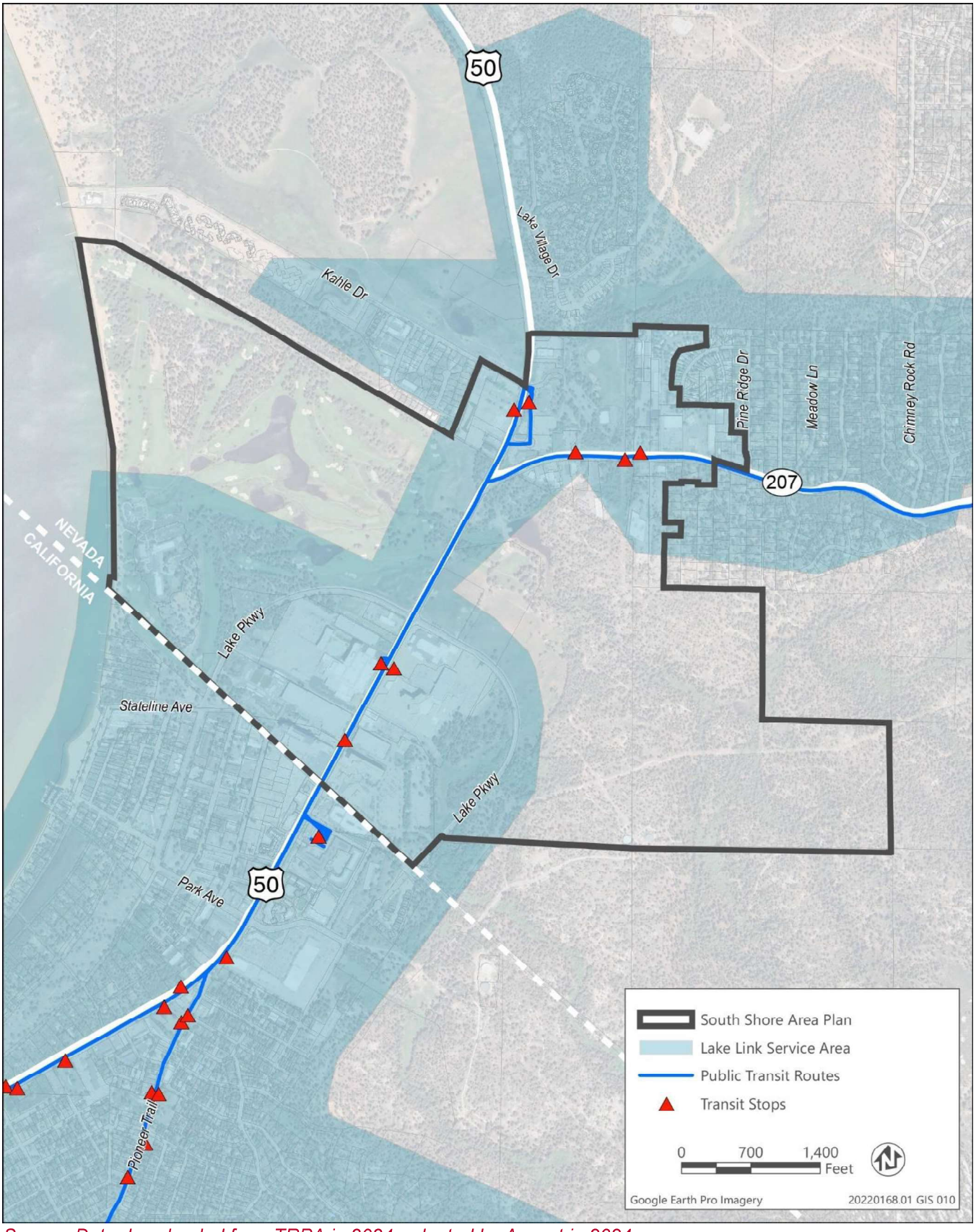
The Kingsbury Transit stop is located adjacent to the County Administrative Center and Stateline Medical Center. Several other bus stops are located throughout the South Shore Area Plan.

TTD currently provides bus service that connects the Kingsbury Town Center with Stateline, the City of South Lake Tahoe (Route 50), Gardnerville and Minden (Route 22), and between the Carson Valley and Carson City (Route 19x). Through at least 2025, TTD plans to continue providing free-to-the-user service. Website: tahoetransportation.org.

The Lake Link free-to-the-user on-demand microtransit service is accessible via a free downloadable mobile app that allows users to book their trips in real time. The current Lake Link service area includes all of the South Shore Area Plan, portions of Round Hill and Lower Kingsbury, and west to near Lodi Avenue in South Lake Tahoe. Website: ss-tma.org.

Map 21 depicts existing and proposed transportation facilities in the South Shore Area Plan and adjacent areas and includes the locations of existing transit stops.

Map 21
Transit Routes and Facilities



Source: Data downloaded from TRPA in 2024; adapted by Ascent in 2024.

Chapter 11
Implementation Element

This element discusses issues and opportunities relevant to the plan area, as well as projects to help meet the 2012 Regional Plan Goals and Policies.

KEY ISSUES

The following are key issues and opportunities that were identified during the development of the South Shore Area Plan.

HOUSING

Douglas County will work with TRPA, local residents, and business owners to address the housing needs identified in the TRPA Regional Housing Needs Assessment (Tahoe Prosperity Center 2019) to encourage the development of low-, moderate-, and above-moderate ("achievable") income housing within the South Shore area. Douglas County incorporates the TRPA Phase 2 Housing Amendments into the South Shore Area Plan intended to make deed-restricted multi-family projects more financially viable.

WAYFINDING SIGNAGE

A wayfinding signage program needs to be developed for the South Shore Area Plan to encourage visitors to walk, bike, or use transit. It should be noted that the City of South Lake Tahoe and Tahoe Chamber of Commerce installed wayfinding street signs along US 50 in the City of South Lake Tahoe. ~~and the Tahoe Chamber of Commerce is working on a wayfinding signage program for Douglas County.~~ The Lake Tahoe Bicycle Coalition has also expressed an interest in helping the County develop a wayfinding signage program for bike and pedestrian infrastructure, similar to the one developed for the City of South Lake Tahoe. There is currently no identified funding for this effort.

FUNDING FOR ENVIRONMENTAL IMPROVEMENT PROJECTS/TMDL

It is anticipated that public funding available for TRPA EIP projects and the implementation of the TMDL Program/SLRP will be scarce as a result of budget constraints at federal, state, and local levels. Therefore, it is extremely important to develop regulations that encourage environmentally beneficial redevelopment and the associated implementation of water quality improvements, as well as evaluate the feasibility of developing a local funding source. Although Douglas County has considered implementation of a Stormwater Utility Fee to provide funding for stormwater projects, such a fee has not been adopted by the Board of County Commissioners to date.

TAHOE BLUE EVENT CENTER

The Tahoe Douglas Visitor's Authority opened the newly constructed Tahoe Blue Event Center in September 2023. The Event Center is a publicly owned assembly event and entertainment venue located adjacent to the Bally's Resort Casino and Spa.

SOUTH SHORE COMMUNITY REVITALIZATION PROJECT (LOOP ROAD)

TRPA approved the US 50/South Shore Community Revitalization Project in November 2018. Also known as the Loop Road, the project is estimated to cost more than $72 million. More information on the Loop Road is provided in Chapter 10, "Transportation Element." Some elements of this project could move forward in the South Shore Area Plan, including a sidewalk along US 50 between Lake Parkway and SR 207 (EIP 03.02.02.0058) and pedestrian and bicycle connections between the casino core and Van Sickle Bi-State Park.

PUBLIC ACCESS TO LAKE TAHOE

As new development or redevelopment takes place within the South Shore Area Plan, Douglas County will need to ensure that public access to Lake Tahoe is increased or maintained, not decreased. The Edgewood Lodge project, for example, includes a new public access point to the Edgewood Lodge beach.

IDENTIFIED PROJECTS FOR IMPLEMENTATION

The County plans to add projects to the TRPA EIP list that will contribute to pollutant load reductions. The projects will be added to the EIP list for the County to secure funding and receive credit for the projects as part of the annual performance evaluation, which is an evaluation of each local jurisdiction's progress in meeting certain environmental goals and is linked to the distribution of residential allocations.

Additional implementation of the EIP will occur through development and redevelopment along the TRPA designated Scenic Travel Routes (i.e., US 50 and SR 207). Since all projects must meet scenic quality standards along the travel routes, incremental improvements to Scenic Quality thresholds are expected through implementation of the Area Plan. As discussed in Chapter 3, "Conservation Element," US 50 is not in attainment.

Table 23 provides information on projects proposed for the South Shore Area Plan, including those on the TRPA EIP list. The projects identified in Table 23may be implemented by the County or other entities, such as the NTCD, TTD, or NDOT and are dependent upon adequate funding and other factors.

Projects identified in Table 23 are from the following planning documents:

- TRPA EIP 5-Year List: The EIP 5-Year List describes projects and programs that are slated for implementation in the next five years, necessary to attain and maintain environmental thresholds. Water quality projects identified as part of the Stormwater Load Reduction Plan (SLRP) necessary to treat stormwater before it enters Lake Tahoe have and will continue to be placed on the EIP 5-Year List, as well as transportation projects that will reduce vehicle miles traveled (VMT).

- Douglas County CIP: A 5-year CIP is developed annually by the County in coordination with the preparation of the annual budget. The CIP provides information on current and long-range infrastructure and equipment requirements of the County and identifies revenue sources. It is based on needs identified through various planning documents, including the Master Plan and County Commissioners' Strategic Plan, and requests and recommendations of County departments and Elected Officials and input received from citizens.

- 2020 Regional Transportation Plan (RTP); The 2024 Active Transportation Plan (ATP) was adopted by the TRPA Governing Board on April 24, 2024. More information on the 2020 RTP is provided in Chapter 10, "Transportation Element."

- Douglas County 5-Year Transportation Improvement Plan: The Five-Year Transportation Plan identifies projected short-term term needs of the County to implement the County's Transportation Plan. The goal of the plan is to provide a safe and efficient transportation system which facilitates vehicular, bicycle, and pedestrian traffic within the financial constraints of existing funding. This plan is updated annually.

Table 23
Projects Scheduled for Implementation in the South Shore Area Plan

Project Name	Lead/ Implementer	Description	Status
US 50 South Shore Revitalization Project (Loop Road) EIP # 03.01.02.0024	TTD	Proposed realignment of US 50 through Stateline to create a new "Main Street" along the casino corridor to improve mobility while balancing transportation needs.	The project was approved by TRPA in 2018
US 50 Sidewalk/Multi-use Path (EIP 03.01.02.0058)	Douglas County/NDOT	Construct new multi-use path or sidewalk along the southeast side of US 50 from intersection of SR 207 to Lake Parkway.	Scheduled for 2020 to 2025 in the TRPA ATP but remains unfunded
Nevada Stateline-to-Stateline-Bikeway - South Demonstration Project, Segment 1A (EIP 03.01.02.0047)	TTD	Construct the last phase of the South Demonstration portion from Laura Drive to Lake Parkway.	Design Phase is underway
Kahle Drive	NTCD	Reconstruct roadway to complete street improvement, including water quality improvements, and US 50 Intersection enhancements. See Kahle Drive Vision Complete Streets plan.	Scheduled for 2024/2025
Pine~~r~~ Ridge to US 50/ Kahle multi-use path and connectivity	Douglas County	Connectivity is needed with the existing and proposed network of share use paths. These improvements are discussed in the TRPA Active Transportation Plan. Install way finding signs to multi-use path and would rely on TRPA promoting a shared use path from Pine~~r~~ Ridge to US 50/Kahle and to Elks Point Road as a sidewalk or preferred shared use path.	Scheduled for 2035 in the TRPA ATP and SSTMA but remains unfunded
Bike and Pedestrian Facilities Operations and Maintenance – Douglas County (EIP 03.02.04.0005)	Douglas County	This program includes Douglas County's operation and maintenance of bicycle and pedestrian facilities in the County's jurisdiction. Operation and maintenance activities vary by jurisdiction but could include sweeping, pavement maintenance, costs to maintain and run lighting, trash pick-up, etc.	This program is being implemented
Stormwater Treatment Facilities Operations and Maintenance – Douglas County (EIP 01.01.02.0015)	Douglas County	This program includes routine operation and maintenance of County stormwater infrastructure.	This program is being implemented
Streets and Roads Operations and Maintenance – Douglas County (EIP 01.01.02.0009)	Douglas County	This program includes on-going and recurring operations and maintenance of County roadways.	This program is being implemented
Lower Kingsbury Area-Wide Water Quality Treatment Planning	NTCD, TRPA	The project includes completion of planning, design and engineering for an area-wide water quality treatment project that addresses stormwater runoff and protects an impacted tributary to Edgewood Creek on constrained public and private parcels off lower Kingsbury Grade in Douglas County.	This project is currently in the planning and design phase

Note: Additional projects may be included in the EIP, CIP, and transportation plans that are not listed here, such as general maintenance of roads.

Sources: TRPA 2021b, 2024~~b~~c; Douglas County 2023b; Lake Tahoe Info 2024~~b~~c.

FUTURE DEVELOPMENT

This South Shore Area Plan will be further implemented by requiring future projects to comply with the following code provisions and design standards and guidelines:

- Douglas County Development Code, Chapter 20.703 (Tahoe Area Plan Regulations): All future projects within the South Shore Area Plan will be required to comply with the zoning regulations contained in Chapter 20.703 of the Douglas County Development Code (Title 20), as well as applicable provisions of the TRPA Code.

- Design Standards and Guidelines for the Lake Tahoe Region of Douglas County, Round Hill Community Plan, Kingsbury Town Center, and High-Density Tourist District (Casino Core): All future projects will be required to comply with these Design Standards and Guidelines, which include site layout, landscape, building, signage, lighting, and screening standards and guidelines. Residential development will also be subject to the design standards of Chapter 36 of the TRPA Code.

- South Shore Design Standards and Guidelines: All projects within the South Shore Area Plan will be required to comply with these standards and guidelines, which are consistent with the Tahoe Area Plan; Design Standards and Guidelines for the Lake Tahoe Region of Douglas County, Round Hill Community Plan, Kingsbury Town Center, and High-Density Tourist District (Casino Core); and TRPA Code. These design guidelines and standards describe how to aesthetically and sensitively refine those parameters into a project that is compatible with the mountain environment, considerate of community's objectives and responsive to the specific environmental issues in the Tahoe Region.

Chapter 12
Goals, Policies, and Actions

The following goals, policies, and actions serve as a guide for moving forward with addressing issues and implementing identified projects and programs:

SOUTH SHORE GOAL 1
TO COORDINATE WITH TRPA IN ACHIEVING MUTUAL OBJECTIVES AND SIMPLIFY THE DEVELOPMENT REVIEW PROCESS.

South Shore Action 1.1	**Douglas County shall encourage TRPA to develop a technical working group to improve the predictability and effectiveness of the TRPA Code of Ordinances.**

SOUTH SHORE GOAL 2
TO CONTINUE TO PARTICIPATE IN EFFORTS TO IMPROVE THE CLARITY OF LAKE TAHOE AND SURROUNDING ENVIRONMENT.

South Shore Policy 2.1	Douglas County shall continue to implement projects identified in the Environmental Improvement Program (EIP).
South Shore Policy 2.2	Douglas County shall pursue opportunities for SEZ restoration in all public and private redevelopment projects that contain disturbed SEZ.
South Shore Policy 2.3	Douglas County shall pursue opportunities for coverage reduction in all public and private redevelopment projects within Centers.
South Shore Policy 2.4	Douglas County shall work with partner agencies to develop strategies to secure long term stable funding for storm water operations and maintenance.
South Shore Policy 2.5	Douglas County shall work with the NTCD to collaborate on strategies for BMP enforcement and compliance efforts in high loading areas with connectivity to Lake Tahoe identified in the SLRP.
South Shore Action 2.1	**Douglas County shall continue to work with NDEP, NTCD, GIDs, and other stakeholders on the development and implementation of the Stormwater Load Reduction Plan (SLRP), the Plan to implement the Lake Tahoe Total Maximum Daily Load (August 2011).**
South Shore Action 2.2	**Douglas County shall participate with the NTCD, NDOT, GIDs, and HOAs to develop a stormwater management collaborative to implement projects and programs identified in the SLRP.**
South Shore Action 2.3	**Douglas County shall work with the NTCD and property owners in the Kingsbury Town Center to develop an area wide water quality improvement project.**

SOUTH SHORE GOAL 3
TO INCREASE AVAILABILITY OF AFFORDABLE / WORKFORCE HOUSING UNITS AT LAKE TAHOE.

South Shore Policy 3.1	Continue to support the development of affordable housing units at Lake Tahoe due to related important social and environmental benefits and support changes to the TRPA Code of Ordinances, which facilitate more affordable housing development.
South Shore Policy 3.2	Encourage development of workforce housing, which includes for households earning up to 120 percent of the area's median income as determined by the US Department of Housing and Urban Development adjusted for household size.
South Shore Policy 3.3	Support the development of mixed-income rental and for-sale developments with such developments exempt from the residential allocation regulations.
South Shore Policy 3.4	Support the development of mixed-income rental developments, which include at least 10 percent of the total units available for household earning up to 50 percent of AMI as determined US Department of Housing and Urban Development.
South Shore Action 3.1	**to determine alternative funding alternatives, such as a mitigation fee, which can be available for affordable workforce housing and appropriate sites for development.**
South Shore Action 3.2	**Coordinate with Lake Tahoe Basin employers to determine temporary or seasonal workforce housing needs and develop appropriate strategies.**
South Shore Action 3.3	**Work with the Tahoe Regional Planning Agency to implement strategies to incentivize development of low-, moderate-, or above-moderate ("achievable") housing.**

SOUTH SHORE GOAL 4
TO DEVELOP PUBLIC-PRIVATE PARTNERSHIPS TO PROMOTE ENVIRONMENTAL REDEVELOPMENT, EXPAND RECREATIONAL OPPORTUNITIES, AND ACHIEVE TAHOE REVITALIZATION.

South Shore Policy 4.1	Douglas County shall encourage TRPA to adopt goals, policies, and regulations that encourage the environmental redevelopment of the built environment.
South Shore Policy 4.2	Douglas County shall continue to participate in programs and projects identified in the Economic Vitality Strategy and Action Plan (Tahoe Revitalization) and Lake Tahoe Basin Prosperity Plan.

SOUTH SHORE GOAL 5
TO ENCOURAGE ALTERNATIVE MODES OF TRANSPORTATION TO REDUCE VEHICLE MILES TRAVELED (VMT) AND IMPROVE THE LAKE TAHOE EXPERIENCE.

South Shore Policy 5.1	Sidewalks and landscaping shall be required for all new and expanded uses.
South Shore Policy 5.2	Pedestrian linkages between parking lots shall be provided to reduce Vehicles Miles Traveled (VMT).
South Shore Action 5.1	**Douglas County shall continue to participate in efforts to complete the Nevada Stateline-to-Stateline Bikeway (Tahoe Lakeview Trail) Project, while maintaining consistency with the Douglas County Comprehensive Trails**

	Plan (2023), including not proposing or supporting any alignment that reduces the number of lanes on U.S. Highway 50.~~.~~
South Shore Action 5.2	**Douglas County shall continue to participate with the TMPO, TTD, ~~Federal Highway Administration, NDOT, City of South Lake Tahoe, Caltrans, and Nevada State Parks~~private property owners in Stateline and other partners in the ~~planning and~~ implementation of a ~~the South Shore Community Revitalization Project~~ ("Loop Road") project within the boundaries of the South Shore Area Plan.**
South Shore Action 5.3	**Douglas County shall explore the feasibility of acquiring an easement and constructing a pedestrian/bike path through the Edgewood Mountain Area ~~property~~parcel, from Market Street to the Van Sickle Bi- State Park, to encourage the use of alternative modes of transportation and reduce VMT.**
South Shore Action 5.4	**Douglas County shall ~~work with the Tahoe Chamber and Tahoe Douglas Visitors Authority to develop~~identify partners to help support development of a wayfinding signage program to encourage walking, biking, and transit use.**
South Shore Action 5.5	**Douglas County shall identify opportunities to support the South Shore Transportation Management Association's Employee Vanpool Initiative.**

SOUTH SHORE GOAL 6
ENHANCE THE AESTHETIC CHARACTER OF THE BUILT ENVIRONMENT TO PRESERVE AND COMPLEMENT THE NATURAL ENVIRONMENT.

South Shore Policy 6.1	The area adjoining US 50 should be maintained as a scenic view corridor.
South Shore Policy 6.2	The Edgewood Mountain open space parcel (Parcel 1) recorded in the Official Records of Douglas County as Document No. 26156 shall continue to be maintained as a scenic view corridor and as a historic site.
South Shore Policy 6.3	Utilities shall be placed underground along scenic corridors and throughout the plan area.
South Shore Policy 6.4	Maximize views of the Lake and surrounding mountain ridgelines from US 50 and public gathering places through appropriate site and building design.
South Shore Action 6.1	**Douglas County shall work with TRPA and business owners to improve the appearance of signage.**
South Shore Action 6.2	**Douglas County shall improve scenic thresholds along US 50 in the South Shore Area Plan to reach attainment.**

SOUTH SHORE GOAL 7
TO RETAIN SPECIAL POLICIES AND ENVIRONMENTAL SAFEGUARDS FROM THE COMMUNITY PLANS AND PLAN AREA STATEMENTS IN THE AREA PLAN.

South Shore Policy 7.1	Public recreation uses and health and wellness uses shall be the primary uses on the Kahle Community Center site.
South Shore Policy 7.2	The area east of Shady Lane shall remain an industrial area.
South Shore Policy 7.3	The 250 TAUs allowed on the Edgewood Golf Course site shall be limited to Special Area (SA) #1 as shown on the Record of Survey Map for Park Cattle Co. recorded in the Official Records of Douglas County as Document No. 34529.

South Shore Policy 7.4	The public beach approved in coordination with the Edgewood Lodge and Golf Course Improvement project shall remain in perpetuity.

Chapter 13
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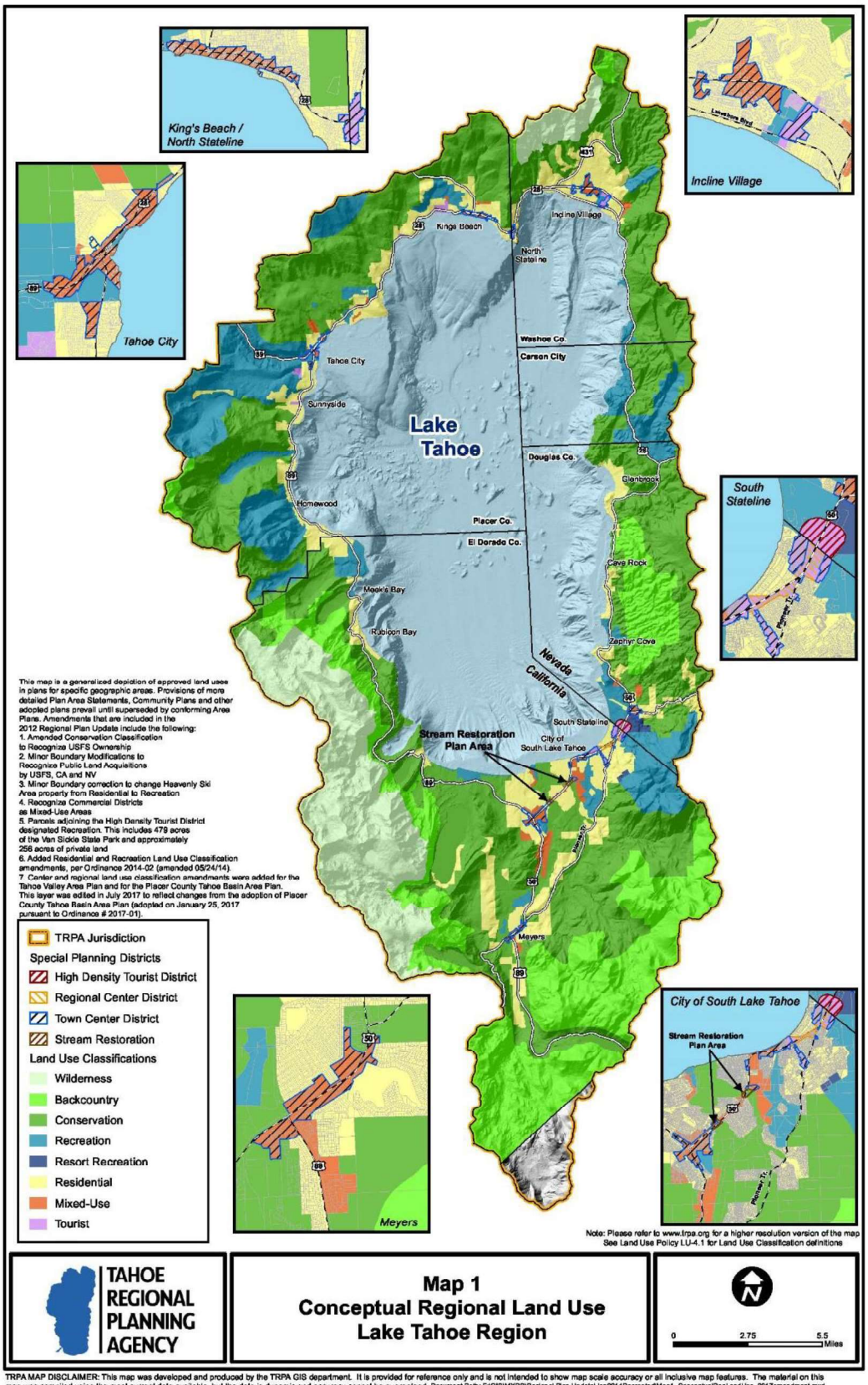
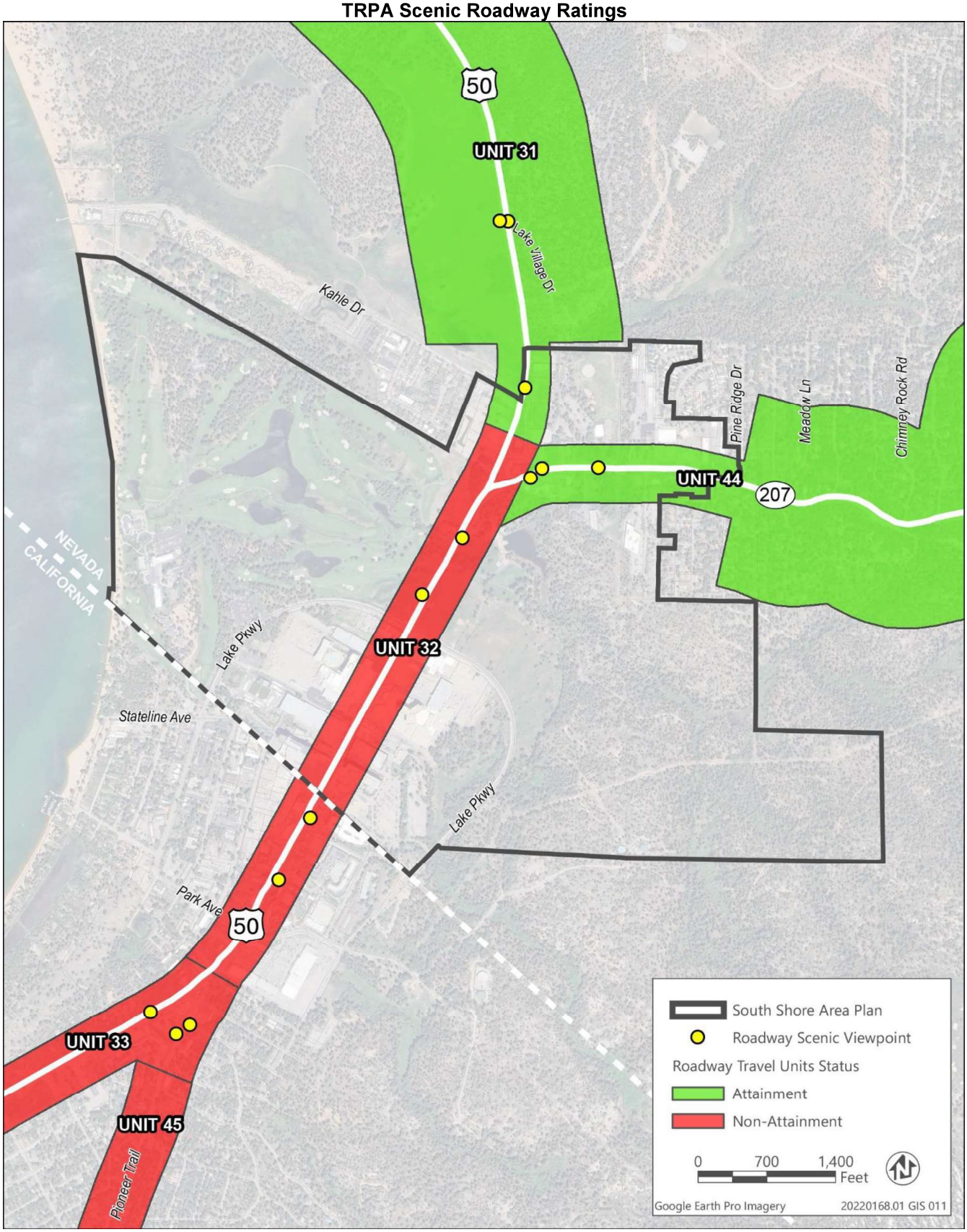
APPENDIX A
TRPA MAPS

Map A-1
TRPA Regional Plan Land Use Map

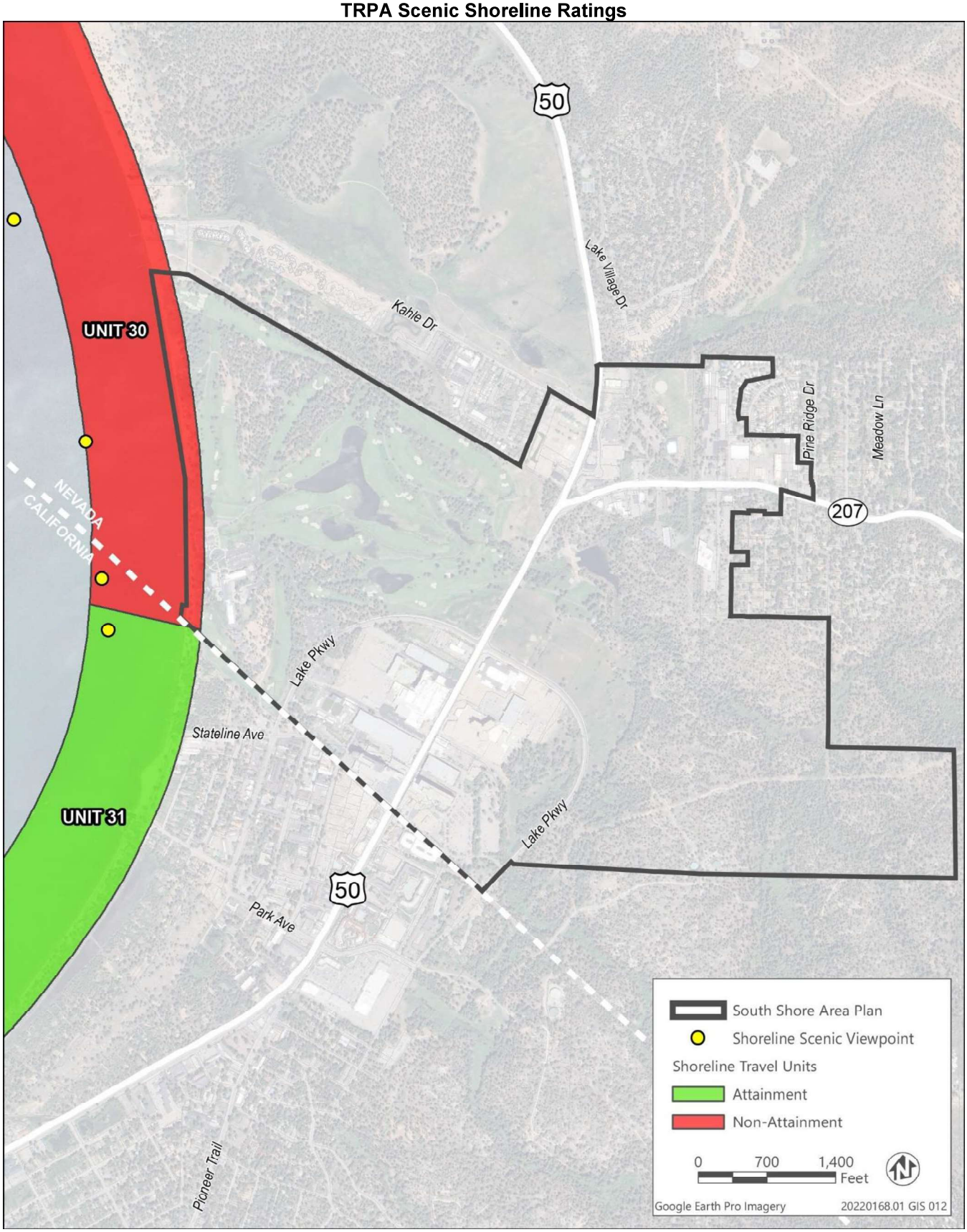


TRPA MAP DISCLAIMER: This map was developed and produced by the TRPA GIS department. It is provided for reference only and is not intended to show map scale accuracy or all inclusive map features. The material on this map was compiled using the most current data available, but the data is dynamic and accuracy cannot be guaranteed. Document Path: F:\GIS\MXDS\Regional Plan Update\Jan2014Recreated\Map1_ConceptualRegLandUse_2017amendment.mxd

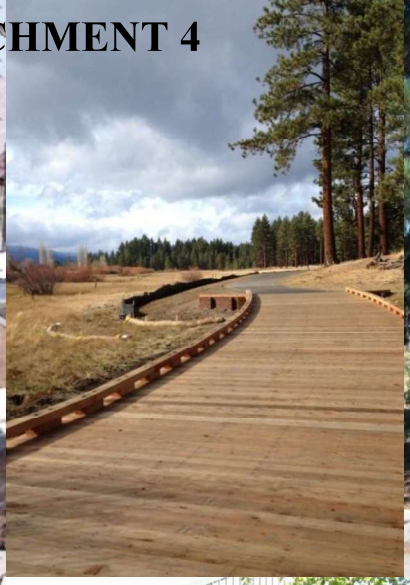
Map A-2
TRPA Scenic Roadway Ratings



Map A-3
TRPA Scenic Shoreline Ratings



ATTACHMENT 4



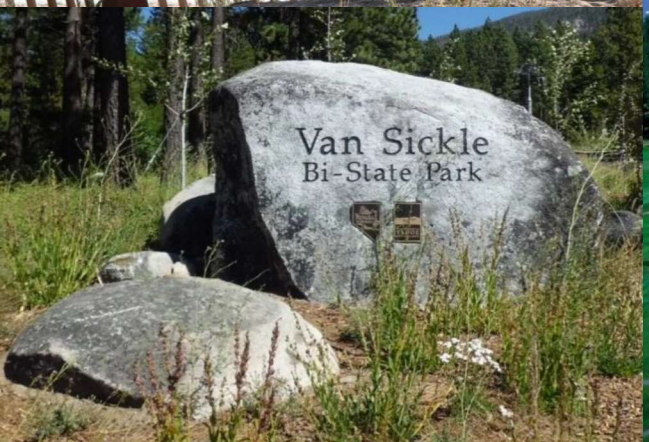
South Shore Area Plan

Douglas County, Nevada

Adopted by TRPA Governing Board on September 25, 2013
Amended by TRPA Governing Board on January 25, 2023

DOUGLAS COUNTY
GREAT PEOPLE ▲ GREAT PLACES

TAHOE REGIONAL PLANNING AGENCY



OVERVIEW

The South Shore Area Plan (SSAP) was adopted by the TRPA Governing Board on September 25, 2013 and Douglas County Board of Commissioners on November 21, 2013. The SSAP went into effect on December 5, 2013. The SSAP was developed to be consistent with the Goals and Policies of the Lake Tahoe Regional Plan and meet the provisions of Chapter 13, *Area Plans*, in the TRPA Code of Ordinances. The SSAP includes four separate components that will be integrated into Douglas County planning documents, including the Douglas County Master Plan, Zoning Map, Development Code, and Design Criteria and Improvement Standards. An overview of the documents that comprise the SSAP is provided below:

1) Douglas County Master Plan, Chapter 2, Land Use Element – Tahoe Planning Area

The Douglas County Master Plan, Chapter 2, Land Use Element, Tahoe Planning Area, includes existing conditions, highlights current and future issues, includes a future land use map, and provides goals, policies, and actions to address identified issues within the broader Tahoe Planning Area, as well as an overview of the SSAP and goals, policies, and actions to implement the plan.

2) Douglas County Official Zoning Map

The Official Douglas County Zoning Map includes zoning districts for parcels within the SSAP, consistent with the future land use districts adopted in the Douglas County Master Plan and the Regional Land Use Map adopted in the TRPA Regional Plan. The zoning districts are defined in Chapter 20.703, *Tahoe Area Plan Regulations,* of the Douglas County Development Code.

3) Douglas County Development Code, Chapter 20.703, Tahoe Area Plan Regulations

The Douglas County Development Code, Title 20, Chapter 20.703, *Tahoe Area Plan Regulations*, includes definitions for zoning districts, permitted uses, development standards, and other provisions to implement the SSAP.

4) South Shore Design Standards and Guidelines

The Douglas County Design Criteria and Improvement Standards manual, Part I, Division 7, includes the South Shore Design Standards and Guidelines, developed to ensure the quality redevelopment of the built environment and help bring the area into Scenic Threshold Attainment.

ACKNOWLEDGEMENTS

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Douglas County Master Plan, Chapter 2, Land Use Element, Tahoe Planning Area

Tahoe Planning Area

Introduction

The Tahoe Planning Area serves as the Land Use Element of the South Shore Area Plan and future Area Plan for the rest of Douglas County under the jurisdiction of the Tahoe Regional Planning Agency (TRPA). It has been developed to conform to the Tahoe Regional Planning Compact, Thresholds, and 2012 TRPA Regional Plan. Once an Area Plan is adopted by the TRPA Governing Board, it is considered to be a component of the TRPA Regional Plan.

Location and General Description

The Tahoe Planning Area, previously referred to as the Tahoe Regional Plan, is located on the western edge of Douglas County, Nevada. The area totals 23,461 acres, or approximately 5 percent of the County. Approximately 84 percent of land is in public ownership, and the remaining 16 percent is in private ownership. The area borders Lake Tahoe, the 10th deepest lake in the world, known for the clarity of its waters and scenic beauty.

Background

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

In the 1980s, the Bi-State Tahoe Regional Planning Compact was amended (Public Law 96-551, 94 Stat. 3233) to further control growth; the Environmental Threshold Carrying Capacities, or "thresholds", which are environmental standards that address matters such as air quality, water quality, and noise, were adopted (August 1982); and the 1987 Regional Plan was adopted, which put in place residential growth caps called "allocations" and established caps on all other forms of development.

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

2012 TRPA Regional Plan

In December 2012, the TRPA Governing Board adopted an updated Regional Plan. The TRPA Regional Plan Goals and Policies serve as a guide for all future land use decisions

within the Lake Tahoe Region, and are adopted by reference into the Douglas County, Nevada, Master Plan. The priorities of the updated Regional Plan include:

1. Accelerating water quality restoration and other ecological benefits by supporting environmental redevelopment opportunities and Environmental Improvement Program (EIP) investments.
2. Transitioning to more permitting by local governments to create one-stop-shopping for homeowner improvements in order to return TRPA to the more regional role the Compact originally intended.
3. Creating walkable communities and increasing alternative transportation options.

Important policies addressed in the Regional Plan include:

- Retaining the established regional growth control system. Under this system, rampant overdevelopment was stopped and open spaces preserved. Most of the policies from the 1987 Regional Plan stayed in place.
- Creating a more efficient planning system that integrates TRPA requirements into the plans and permits of other government agencies.
- Encouraging property owners to transfer development rights from sensitive or outlying areas to town centers with the goal of restoring these lands.
- Eliminating regulatory barriers to the environmental redevelopment of rundown buildings.
- Simplifying burdensome regulations for homeowners while achieving threshold gain.
- Integrating with the Regional Transportation Plan to support sidewalk and bike trail projects that reduce automobile dependency and increase walkability and safety.
- Continuing to deliver restoration projects under the EIP that achieve erosion control on roadways and restore forests and wetlands.

Area Plans

The 2012 TRPA Regional Plan and TRPA Code of Ordinances, Chapter 13, *Area Plans*, include new provisions that allow for local, state, and federal agencies, in coordination with TRPA staff, to prepare coordinated Area Plans for the implementation of land use goals, policies, and ordinances. The Area Plans, which must include implementing ordinances and zoning, are required to be consistent with the Regional Plan. Once an Area Plan has been found in conformance with the Regional Plan, local, state, or federal agencies may assume development review authority by entering into a Memorandum of Understanding (MOU) with TRPA. For Douglas County planning purposes, the objective is to replace the existing Community Plans and Plan Area Statements with one Area Plan for the entire County and assume additional development review authority by entering into an MOU with TRPA.

Current Conditions

In order to move forward with the implementation of the 2012 TRPA Regional Plan and development of an Area Plan for Douglas County, it is important to understand current conditions.

Environment

For a number of years, Douglas County has been participating in programs developed by the TRPA, and partnering agencies, to restore the environment and maintain the clarity of Lake Tahoe. The programs include:

Best Management Practices

Thousands of properties around the Lake Tahoe Region have installed Best Management Practices (BMPs), measures to reduce storm water runoff, minimize soil erosion and capture polluted water before it enters Lake Tahoe. The TRPA requires the installation of BMPs with new development. The Nevada Tahoe Conservation District (NTCD) assists with the design and installation of BMPs on existing developed residential parcels. Figure 2.4 shows Douglas County's estimated BMP compliance rate.

Figure 2.4
Douglas County BMP Compliance

	Total Estimated Developable Parcels	**BMP Certificates**	**BMP Compliance Percentage**
Single-Family Residential	2,598	946	**36%**
Multi-Family Residential	1,739	751	**43%**
Commercial	139	71	**51%**

Source: TRPA
Note: These numbers are estimates as of 8/31/2012. Percentages and data change daily as additional certificates are added and parcels are retired from development, created, combined, and split. Certificate numbers include BMP and Source Control.

Overall, the percentage of developed parcels with BMP Certificates is much higher in Douglas County than in the rest of the Lake Tahoe Region, as shown in Figure 2.5.

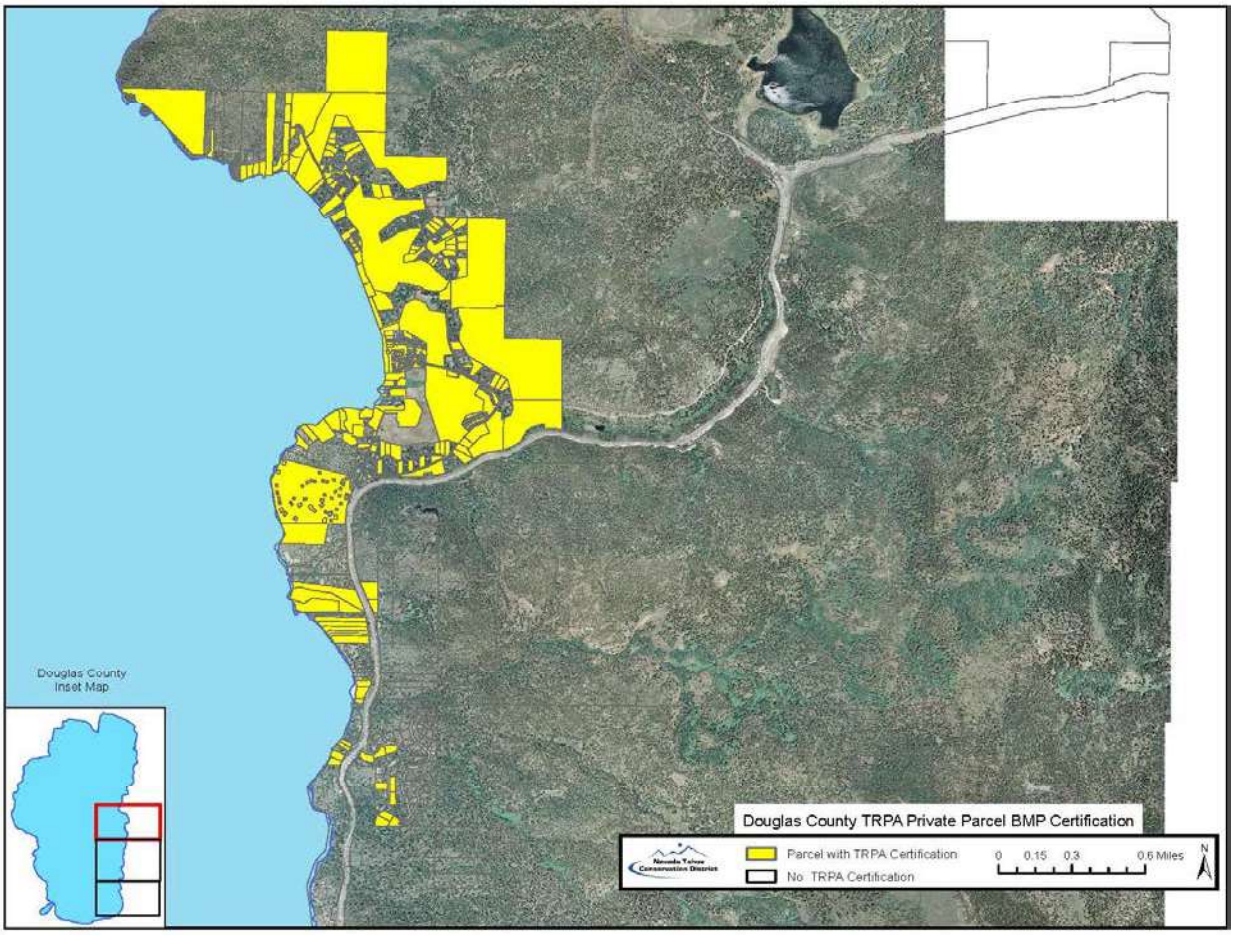
Figure 2.5
Percentage of Developed Parcels with BMP Compliance

	Lake Tahoe Region	Douglas County	California	Nevada
Single-Family Residential	26%	**36%**	21%	44%
Multi-Family Residential	62%	**43%**	50%	68%
Commercial	28%	**51%**	16%	56%

Source: TRPA 2012, NTCD Presentation to Douglas County Board of Commissions on Preliminary Cost Estimate to Meet Lake Tahoe TMDL Load Reductions on October 18, 2012

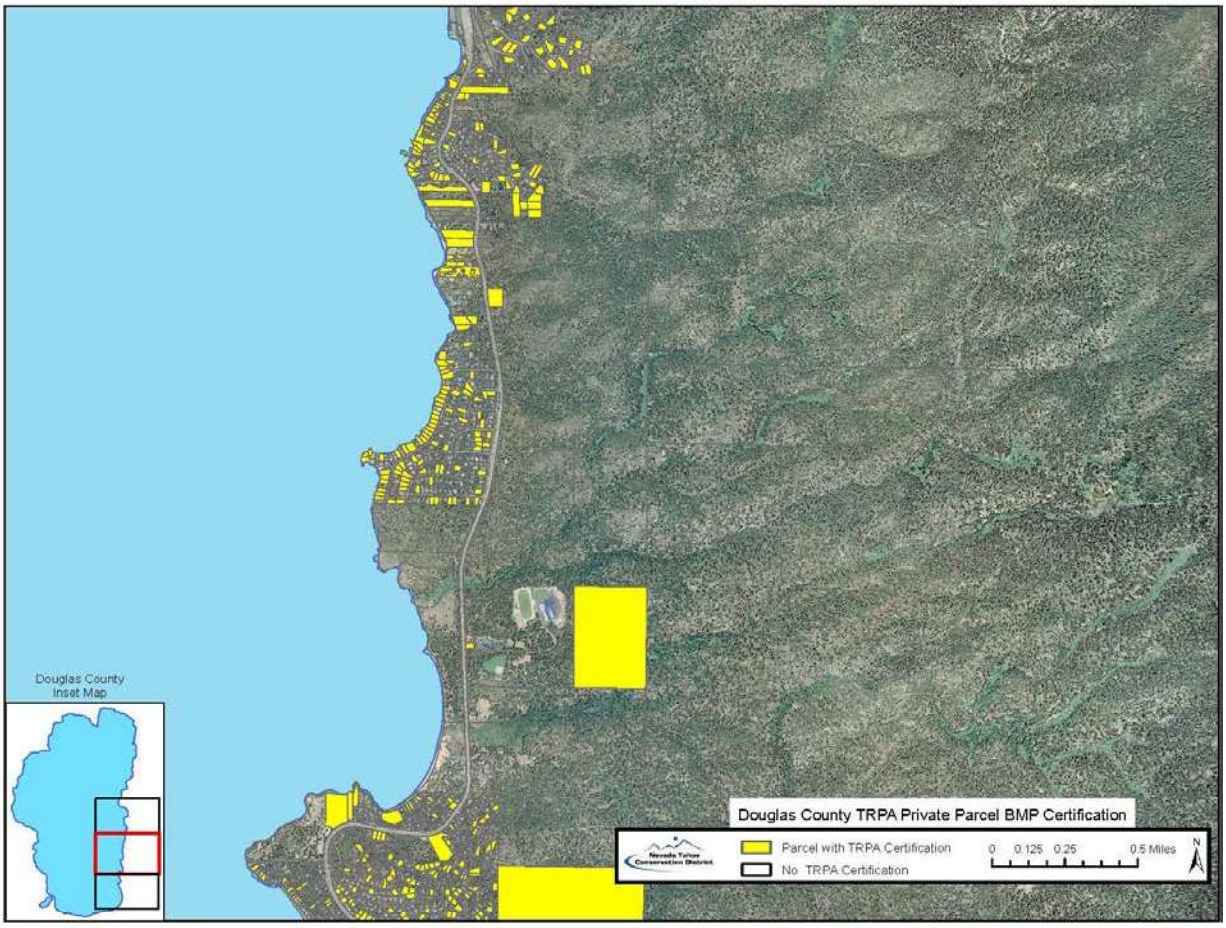
Maps 2.16a, b, and c show the location of private parcels with BMP certificates.

Map 2.16a
Private Parcel BMP Certificates



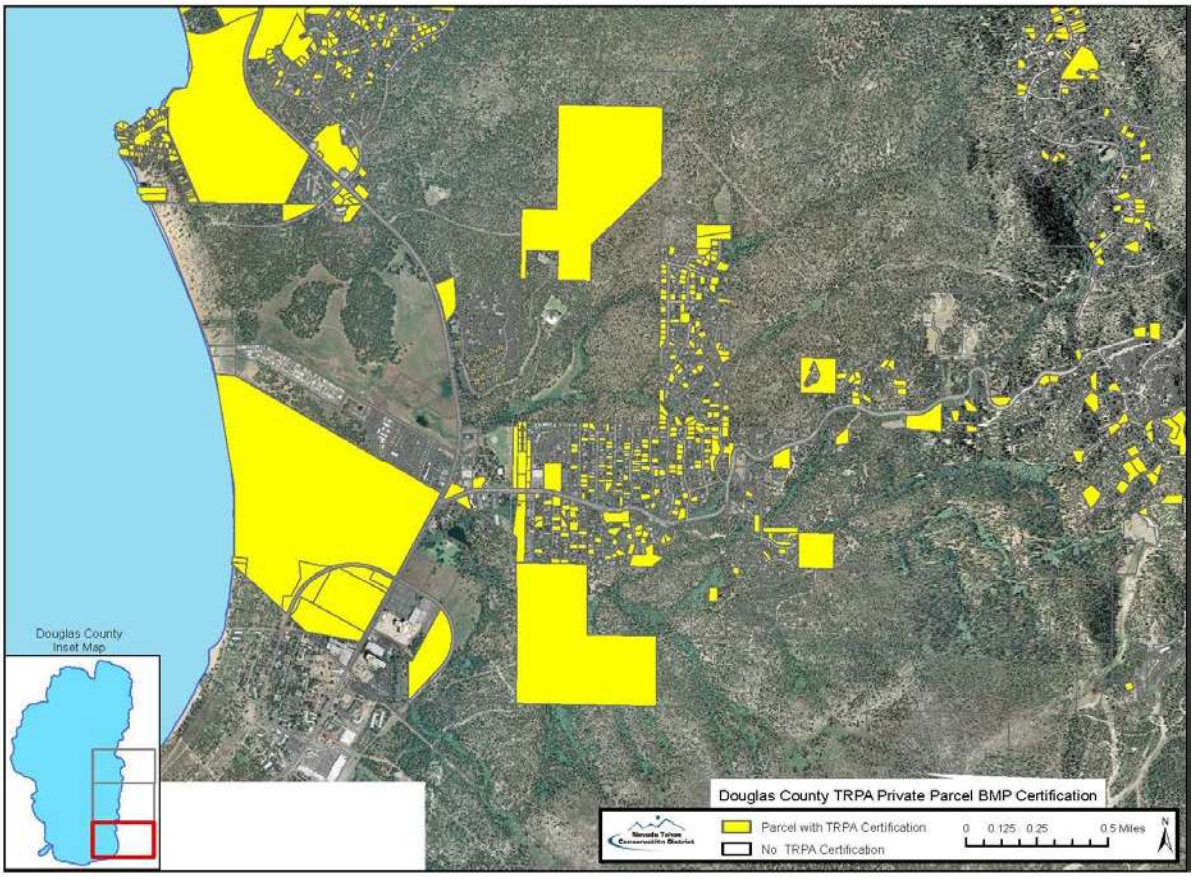
Source: NTCD

Map 2.16b
Private Parcel BMP Certificates



Source: NTCD

Map 2.16c
Private Parcel BMP Certificates



Source: NTCD

The TRPA, Douglas County, and NTCD continue to work to increase BMP compliance on individual parcels, as well as through the development of area-wide water quality improvement projects.

Environmental Improvement Program (EIP)

The TRPA is responsible for coordinating the EIP, a program that identifies projects and programs needed to improve the environment at Lake Tahoe. The cost of implementing the EIP has been apportioned between the Federal Government, the States of Nevada and California, local governments, and private property owners. In Douglas County, approximately 31 water quality and erosion control EIP projects have been completed by various agencies, including the State of Nevada, County, GIDs, NTCD, NDOT, and private entities (refer to Figure 2.6). Additional EIP projects have also been completed by the U.S. Forest Service.

Figure 2.6
Water Quality or Erosion Control EIP Projects

Water Quality or Erosion Control Projects Completed Pre-2004 (TMDL Baseline Conditions)				
NTCD ID	**SLRP ID**	**Project Name; EIP Number**	**Year**	**Improvements, Project Area**
186	CR02	Cave Rock Estates; EIP #10078	1990	Retaining walls, slope stabilization, conveyances to dry basins (3000 cf, 6630 cf);
				Streets affected include: US50, Cave Rock Dr., Winding Way, Gull Ct, Wren, Lark, Chukkar, Gull, Pheasant Lane, Robin Circle.
188	EWCF	Kingsbury Highlands ECP	1990	Retaining walls, conveyances to infiltration trench (450 cf);
				Project area is off SR207 on Highlands Rd, Laurel Lane, and Laurel Circle
187	ZK01	Zephyr Knolls ECP	1991	Conveyances;
				Lakeview Dr, US 50
176	BCB	Lower Kingsbury ECP (Phase 0) / Burke Creek ECP	1992	Retaining walls, revegetation (71,800 sf), slope stabilization (56268 sf), conveyances, rock lined channel, vegetated swale (456 lf);
				Project area is Lower Kingsbury (Charles Ave, Crest View, Cypress, Daggett, Delissa, Desni, Edgewood, Granite Springs, Hall, Hawthorne, Juniper, Meadow, Palisades, Panorama, Pine, Pony Express, Reinken, Robert, Sequoia, William, Woodland) & Burke Crk (Chimney Rock, Mackay, Reynolds, Ridge, Sherwood Ct, Sherwood Dr, Summit, Terrace View)
204	EWCE	Kingsbury Hubbard Drive ECP	1992	Retaining walls, slope stabilization, conveyances;
				Project area Hubbard Drive
205	EWCG	Summit Village/Kingsbury Estates ECP	1992	Retaining walls, conveyances, percolation trench
168	SK02	Skyland WQIP Phase 1; EIP #10055	1997	Conveyances to and dry basins on 50/Myron (1000 cf, 690 CF), Lynn (360 cf), Myron/Skyland (1400 cf), Skyland/Tahoe (1250 cf)

Water Quality or Erosion Control Projects Completed Pre-2004 (TMDL Baseline Conditions) – Continued				
NTCD ID	**SLRP ID**	**Project Name; EIP Number**	**Year**	**Improvements, Project Area**
23	MB01	Marla Bay ECP; EIP #10069	2000	Revegetation, conveyance piping to sediment traps
146	RH04	Round Hill GID Water Quality Project Phase 0; EIP #10155	2001	Conveyance piping;
				Project area in Navajo Court which drains to the end of the cul-de-sac
22	BCC, EWCH	Upper Kingsbury North; EIP #240	2002	Conveyances to and dry basins on Benjamin/Aspen (2400 cf), Donna/Scott (4200 cf), Kingsbury/Benjamin (3600 cf);
				Upper Kingsbury North ECP (Kingsbury Village)/Tahoe Estates
105	ZC01	Zephyr Cove GID WQIP; EIP #10079	2002	Conveyances to and 2 infiltration galleries; Armortech rock lined channel.
12	EWCG	Upper Kingsbury South ECP Phases I & II (Tahoe Village); EIP#242	2002	Conveyances to and dry basins on Buchanan (4800 cf), Jack Cir (3600 cf), Jack Dr (3600 cf);
				Upper Kingsbury, Tahoe Village, Tahoe Estates; SR 207 Kingsbury Grade from US 50 to Dagget Pass
20	CR02	Cave Rock Estates Slope Protection Project (CR ECP Ph 2B); EIP #10078	2003	Retaining walls, 78,000 sf revegetation/bare soil cover
14	BCB, EWCD	Lower Kingsbury Phase I & II; EIP #239	2003	Conveyances to and dry basins (2000 cf, 1000 cf), TVs (6 CDS, 1 Jenson); SEZ restoration, vegetated swale 3000 LF;
				Lower Kingsbury Phase I & II; SR 207 Kingsbury Grade from US 50 Junction to Daggett Pass
13	SK01	Skyland WQIP Phase II; EIP #10055	2003	Conveyances to and 3 Baysaver treatment vaults;
				Skyland location- Tahoe Dr, Skyland Dr, Skyland Ct & Alpine Dr

Water Quality or Erosion Control Projects Completed Pre-2004 (TMDL Baseline Conditions) – Continued				
NTCD ID	**SLRP ID**	**Project Name; EIP Number**	**Year**	**Improvements, Project Area**
19	RH02,03,04	Round Hill Phase I and Navajo Court: & Phase III-SEZ; EIP #10155	2003	Retaining walls, slope stabilization, conveyances to treatment vaults: 2 Vortechnic, 1 Jenson, 1 CDS ;
				The smaller project was designed to finish one street that didn't get completed in Phase 0.
	SSWA	SSWA; EIP #01.01.01.11	2004	Project numbers 115, 160, 178, 207, 209 (NTCD codes)

Water Quality or Erosion Control Projects Completed 2004-2012 (TMDL Existing Conditions)				
NTCD ID	**SLRP ID**	**Project Name; EIP Number**	**Year**	**Improvements, Project Area**
106		Round Hill GID Water Quality Project Phase II; EIP #10155	4-Oct	Slope stabilization, revegetation (56550 sf);
				This project consisted of an SEZ restoration and included installation of 7 manholes to access the new sewer line and some revegetation.
46	KUC	Kahle Drive WQIP; EIP #10054	2006	Conveyances to and 1 treatment vault (Vortechnic) and 1 wetland/retention basin (64,700 cf);
				Water Quality improvement project for Oliver Park GID and Kahle Drive, runoff from Michelle Dr, Faris Ct, Aynes Ct, Irwin Dr, Laura Dr & Kahle Drive funnel into wetlands located downhill, water is treated and discharges across Kahle Drive into Rabe Meadow.
99	LR01	Lakeridge GID WQIP, Lakeridge- Phase I & Hidden Woods Phase II; EIP #678	2006	Retaining walls, slope stabilization, conveyances to and 1 treatment vault (Vortechnic), 1 wetland basin (9100 cf);
				Collect water from Cedar Ridge, Sugar Pine Cir, Lincoln Cir & Canyon Cir and treat (catch basin) & convey the water to the infiltration basins located just below Hwy 50, the water then flows into a treatment vault & discharges to Lake Tahoe. Water from Tamarack Dr & Pine Point Dr (located below Hwy 50) also conveys into the treatment vault.

Water Quality or Erosion Control Projects Completed 2004-2012 (TMDL Existing Conditions) – Continued				
NTCD ID	**SLRP ID**	**Project Name; EIP Number**	**Year**	**Improvements, Project Area**
47	LV01	Lake Village Homeowners Assn WQIP Phase IA; EIP #679	2006	Slope stabilization, conveyances to 1 treatment vault (Vortechnics), dry basin (3000 cf);
				Most of Lake Village Homeowners Association except for the south west corner of the HOA, including the west section of Cascade Ct, the south section of Manzanita Ct, and Lake Village Drive.
113	LP01	Lincoln Park WQIP; EIP #677	2006	Conveyances to and treatment vault (Vortechnics 7000);
				Located within Lincoln Park along Hwy 50, including Alley 'A' and Lincoln Way
17	LC01	Logan Creek ECP; EIP #676	2007	Retaining walls, slope stabilization, conveyances to and 1 treatment vault (Vortechnic), 3 dry basins (1928 cf);
				Logan Creek Estates-Logan Crk Dr, Michael Lane
165	RH03, RH04	Round Hill GID Ph III; Round Hill Phase I and Navajo Court: & Phase III-SEZ; EIP #10155	2007	Conveyances to and dry basin (350 cf), rock lined channel, revegetation;
				Round Hill-Cheyenne Cir towards McFaul Way, it was a drainage project along these streets
16	HW01	Hidden Woods Homeowners Assn WQIP; EIP #678	2007	Conveyances to and treatment vault (Vortechnics 3000), infiltration gallery (2@ 960 sf);
				Project parts of 2 phase effort (1-WQ Improvement, 2-Improve road entrance to Hidden Woods) Project extends from US Hwy 50 entrance along Hidden Woods Drive to first section of Hidden Woods Circle.

Water Quality or Erosion Control Projects Completed 2004-2012 (TMDL Existing Conditions) – Continued				
NTCD ID	**SLRP ID**	**Project Name; EIP Number**	**Year**	**Improvements, Project Area**
109	LV01	Lake Village (Lake Village Drive Impr.) WQIP Phase IB, EIP #679	2007	Slope stabilization, revegetation (8000 sf), conveyances to dry basin (900 sf);
				Includes the southwest corner of the HOA along Lake Village Drive and the west section of Cascade Ct and south section of Manzanita Ct
236	LV02	Lake Village Phase II WQIP EIP #679/01.01.01.13	2012	Numerous dry basins, armortec lined conveyances;
				This project area includes Lake Village Drive/Echo Drive from US Highway 50 to the Kingsbury Middle School. This project will strive to reduce source control issues associated with compacted parking areas, eroding cut slopes and unstable road shoulders. In addition, measures such as catch basins, pretreatment vaults, retention/detention facilities and infiltration basins may be included for the collection and treatment of stormwater runoff and to minimize peak flows and runoff volumes where feasible and appropriate. Stormwater runoff to be treated is generated on impervious surface within the Douglas County right of way.
240	WW01	Warrior Way WQIP; EIP #10173	2012	Conveyance and basins for treatment of Warrior Way road runoff flows
	GB01	Glenbrook Creek Restoration; 01.02.03.03	2013	Enhance Glenbrook Creek and surrounding meadow with targeted restoration actions and vegetation management.

Water Quality or Erosion Control – Funded Projects (2013 – 2016)				
NTCD ID	**SLRP ID**	**Project Name; EIP Number**	**Year**	**Description**
	CR02	Cave Rock GID WQIP Retrofit; 01.01.01.16	2014	Existing sand bed filter is piping and not capturing FSP. Filter bed reconfiguration may be necessary and engineered media will be necessary;
				New project is maintenance and upgrade of bed filter installed in 1990's
	ZC01	Zephyr Cove GID WQIP; 01.01.01.15	2014	Expected installation of infiltration basins to treatment NDOT and ZCGID (DC) flows consist of creating infiltration basins on USFS property;
				The current treatment facilities at ZCGID are not designed to capture FSP. They consist of medium sized, deep concrete tanks with grates. These devices will capture coarse-sediments, but cannot capture fine sediments of concern. Additionally, they appear to be undersized and the current is sufficient to lift the grates off-of them causing safety concerns. Hwy 50 conveys stormwater runoff through this area.
	DCA	Burke Creek Crossing, Master Plan; 01.02.03.01	2015	Replace culvert on Burke Creek at Hwy 50 with large box culvert. Realign channel downstream of Hwy 50.
	EDGE	Edgewood; 04.02.02.11	2015	Edgewood Lodge Improvements and pond excavation; shoreline

Water Quality or Erosion Control – Future Potential Projects (2016 – 2021)				
NTCD ID	**SLRP ID**	**Project Name; EIP Number**	**Year**	**Description**
	MB01	Marla Bay WQIP; EIP #242, 01.01.01.14		The current treatment facilities at MBGID are not designed to capture FSP. They consist of deep concrete tanks with grates. These devices will capture coarse-sediments, but cannot capture fine sediments of concern. Resizing the vaults and installing filters may be necessary. Potential to convey and treat runoff in adjacent parcels. Hwy 50 conveys stormwater runoff through area.
	PT01	Pittman Terrace WQIP; EIP #01.01.01.17		Un-treated or under-treated stormwater is being directly discharged to the Lake. Solution may consist of installing appropriate stormwater sufficient to lift the grates off of them causing safety concerns also. Resizing the vaults andn installing filters may be necessary. Hwy 50 conveys stormwater runoff through this area.

NDOT Water Quality or Erosion Control Projects Completed Pre-2004 (TMDL Baseline Conditions)				
NTCD ID	**SLRP ID**	**Project Name; EIP Number**	**Year**	**Improvements, Project Area**
115	SSWA	US50 to Stateline	2000	The project provides water quality improvements for the casino corridor along Highway 50 including Lake Parkway East and West.
				Improvements include curb and gutter, conveyance pipes, drainage inlets, sediment traps and treatment vaults (4), along with riprap slope stabilization and revegetation
218		Kahle Drive (Pre EIP)	1992	Burke Creek/Kahle Ditch Restoration Project
				#218-Burke Creek / Kahle Ditch Restoration Project (1992)- runoff from Douglas County Community Center, Douglas County Administration area and NDOT routed down Kahle Drive to treatment vault to dry basin which discharges to Rabe Meadow/Burke Creek

NDOT Water Quality or Erosion Control Projects Completed Pre-2004 (TMDL Baseline Conditions) – Continued				
NTCD ID	**SLRP ID**	**Project Name; EIP Number**	**Year**	**Improvements, Project Area**
46		Kahle Drive WQIP	2003	#46- Kahle Drive WQIP (2006)- Oliver Park runoff routed down Kahle Drive via drainage inlets and conveyance pipes to treatment vaults (2) to a wetland which discharges to Rabe Meadow/Burke Creek, the project also included paving, riprap slope stabilization and revegetation
119	760	SR760 - from Ellks Point Rd; EIP #688	2002	State Route 760 water quality, erosion control and drainage improvements from Highway 50 junction to Nevada Beach entrance
				Improvements include curb and gutter, conveyance pipes, drainage inlets and a settling basin, along with riprap slope stabilization, revegetation and a paved bike trail to Lake Tahoe

NDOT Water Quality or Erosion Control Projects Completed 2004-2012 (TMDL Existing Conditions)				
NTCD ID	**SLRP ID**	**Project Name; EIP Number**	**Year**	**Improvements, Project Area**
118	5013, 5002, 5012, 5011, 5016	US50 - from Bourne Meadow to south of Tahoe Drive; EIP #687	2004	Highway 50 water quality, erosion control and drainage improvements from Bourne Meadow to just south of Tahoe Drive
				Improvements include curb and gutter, conveyance pipes, drainage inlets, and treatment vaults (2), along with retaining walls (Binwalls 2-3), riprap slope stabilization and revegetation
171	2862, 2863, 2864, 2804, 2814, 2815, 2816, 2818,	SR28 in Incline from Lakeshore Blvd to SR431 (Part of Phase II); EIP #10156	2005	The project provides water quality improvements for the entire length of Highway 28 from the Highway 431 junction to the east Lakeshore Blvd entrance in Incline Village.
	2808, 2805, 2809, 2850A, 2850B, 2851, 2813, 2820			Improvements include curb and gutter, conveyance pipes, drainage inlets, conveyance ditches, 2 treatment vaults, riprap slope stabilization, revegetation and paving
185	5015, 5006, 5009, 5008	US50 in Douglas County from Kahle Dr to Elks Point Rd (Part of Phase II)	2005	The project provides water quality improvements from Kahle Drive to Elks Point Rd
				Improvements along the NDOT right of way consist of curb and gutter, retaining walls, riprap slope stabilization, conveyance piping, drainage inlets and sediment traps
	5014, 5001, 5018, 5019	Highway 50, Skyland to Cave Rock	2005/2006	

NDOT Water Quality or Erosion Control Projects Completed 2004-2012 (TMDL Existing Conditions) – Continued				
NTCD ID	**SLRP ID**	**Project Name; EIP Number**	**Year**	**Improvements, Project Area**
137	506, 505, 504, 503, 502, 501, 5017	Highway 50, Cave Rock to Glenbrook; #954	2006	Highway 50 water quality improvements from approximately 0.5 miles north of Cave Rock to Glenbrook entrance (Mile Point 7.6-9.6)
				Improvements include curb and gutter, conveyance pipes, trench drains, a treatment vault, riprap slope stabilization and revegetation
		NDOT Hwy 50- Bin Wall 1 Elks Point N	2006/2007	
230	20701-20712	NDOT 207; EIP #01.01.02.16	2011	The project design provides water quality improvements for the entire length of Kingsbury Grade (a.k.a. State Route 207) in Douglas County, NV.
				The project includes a significant amount of source control for cut and fill slopes (revegetation, rock rip-rap and retaining walls), pavement of road shoulders, new storm drain, lining of existing roadside channels with articulated block, vegetative buffers, improvement of discharge points to stream environment zones (SEZ), infiltration basins, construction of new articulated block lined channels and asphalt concrete swales and the installation of sediment treatment cans and sumped drop inlets.

NDOT Water Quality or Erosion Control Projects Completed 2004-2012 (TMDL Existing Conditions) – Continued				
NTCD ID	**SLRP ID**	**Project Name; EIP Number**	**Year**	**Improvements, Project Area**
NA		NDOT Hwy 50 - Water Quality Improvement Project Phase A EIP 01.01.02.14	2012	The project area is comprised of three discontinuous segments from Cave Rock to the US Highway 50/State Route 28 intersection. Significant cut slopes exist throughout the project area and contribute a significant amount of sediment to stormwater. Slope stabilization options such as revegetation and soil/rock nailing and refacing will be evaluated through the alternative design process. In addition, facilities for the conveyance and treatment of stormwater will be evaluated and designed. Erosion control (primarily cut and fill slope stabilization) and water quality features will be implemented to reduce the discharge of sediments and pollutants into Lake Tahoe as part of a two phase project.
NA		NDOT Hwy 50 - Water Quality Improvement Project Phase B EIP 01.01.02.15	2014	Second phase of EIP 01.01.02.14

Source: NTCD

There are five projects exclusive to Douglas County on the EIP 5-year Priority Project List (January 1, 2012 through December 31, 2016) that have yet to be completed. These are Burke Creek (EIP #01.02.03.01), Zephyr Cove Water Quality Improvement Project (WQIP) (EIP #01.01.01.15), Cave Rock WQIP Retrofit (EIP #01.01.01.16), Marla Bay WQIP (EIP #01.01.01.14), and Pittman Terrace WQIP (EIP #01.01.01.17). The Burke Creek project requires the replacement of the culvert at Burke Creek and Highway 50 and realigning the channel downstream to improve fish passage and sediment transport as well as enhance the stream environment zone. The NTCD has organized the Burke Creek Working Group and planning for this project is underway. The Zephyr Cove and Cave Rock projects have received funding and are in the beginning stages of design. The remaining two projects may be funded at a later date.

The County plans to add projects that will contribute to pollutant load reductions that will be identified in the future Stormwater Load Reduction Plan (SLRP), refer to discussion

on Total Maximum Daily Load (TMDL) below, to the EIP list and process an Area Plan amendment to include them into this Plan in the future. The projects will be added to the EIP list in order for the County to secure funding and receive credit for the projects as part of the annual Performance Evaluation, which is an evaluation of each local jurisdiction's progress in meeting certain environmental goals and is linked to the distribution of residential allocations.

Additional implementation of the EIP will occur through development and redevelopment along the TRPA designated Scenic Travel Routes (i.e. Highway 50 and State Route 208). Since all projects must meet scenic quality standards along the travel routes, an incremental improvement to Scenic Quality Thresholds are expected through implementation of the Area Plan.

Total Maximum Daily Load (TMDL)

Douglas County participated with a number of local, state, and federal agencies in the development of the Lake Tahoe TMDL Program, adopted at the Tahoe Summit on August 16, 2011. The program is a requirement of the federal Clean Water Act. The program is designed to protect Lake Tahoe, an Outstanding National Resource Water, from certain pollutants of concern, including fine sediment particles, nitrogen, and phosphorus, with fine sediment from urban stormwater runoff contributing most to Lake clarity decline.

According to the Lake Tahoe TMDL Technical Report (LRWQCB and NDEP 2010), it is estimated that Nevada jurisdictions contribute 25 percent of the entire Basin fine sediment particle load to the Lake. Douglas County borders approximately 18 percent of the Lake Tahoe shoreline, yet is estimated to have the least amount of runoff contributing to the decrease in Lake clarity at three (3) percent of the Basin-wide fine sediment particle load.

To meet the requirements of the Lake Tahoe TMDL Program, the pollutant load prior to 2005 (October 2004) must be reduced by the amounts shown in Figure 2.7.

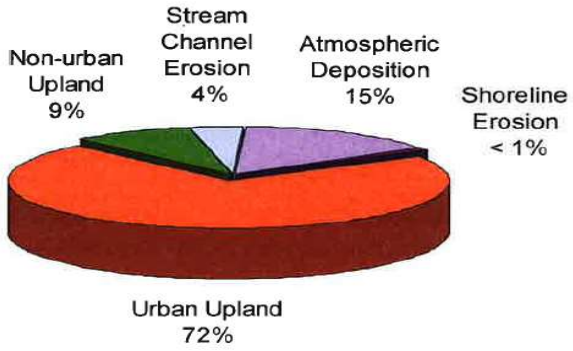
Figure 2.7
Load Reduction Targets for the Lake Tahoe TMDL

Pollutant	5-Year Milestone 2016	10-Year Milestone 2021	15-Year Milestone 2026	Transparency Standard (65-Year)
Fine Sediment Particles	10%	21%	34%	71%
Total Phosphorus	7%	14%	21%	50%
Total Nitrogen	8%	14%	19%	46%

Source: Final Lake Tahoe Total Maximum Daily Load (August 2011)

Since the TMDL Report found that stormwater run-off from urban upland developed areas (roads and town centers) produces the greatest amount of fine sediment particles (72 percent) entering the Lake (refer to Figure 2.8), the 2012 TRPA Regional Plan is encouraging the redevelopment of the existing built environment and implementation of associated water quality improvement projects to improve Lake clarity.

Figure 2.8
Sources of Fine Sediment Particles in the Lake Tahoe Basin



Source: Final Lake Tahoe Total Maximum Daily Load (August 2011)

Douglas County's Stormwater Load Reduction Plan (SLRP), the Plan to implement the Lake Tahoe TMDL Program, is currently being developed by the Nevada Division of Environmental Protection (NDEP) and NTCD. This plan is essential for laying out how Douglas County will meet its TMDL load reduction obligations under a Memorandum of Agreement with NDEP. The SLRP is expected to be finalized by 2014. It is being developed in two phases:

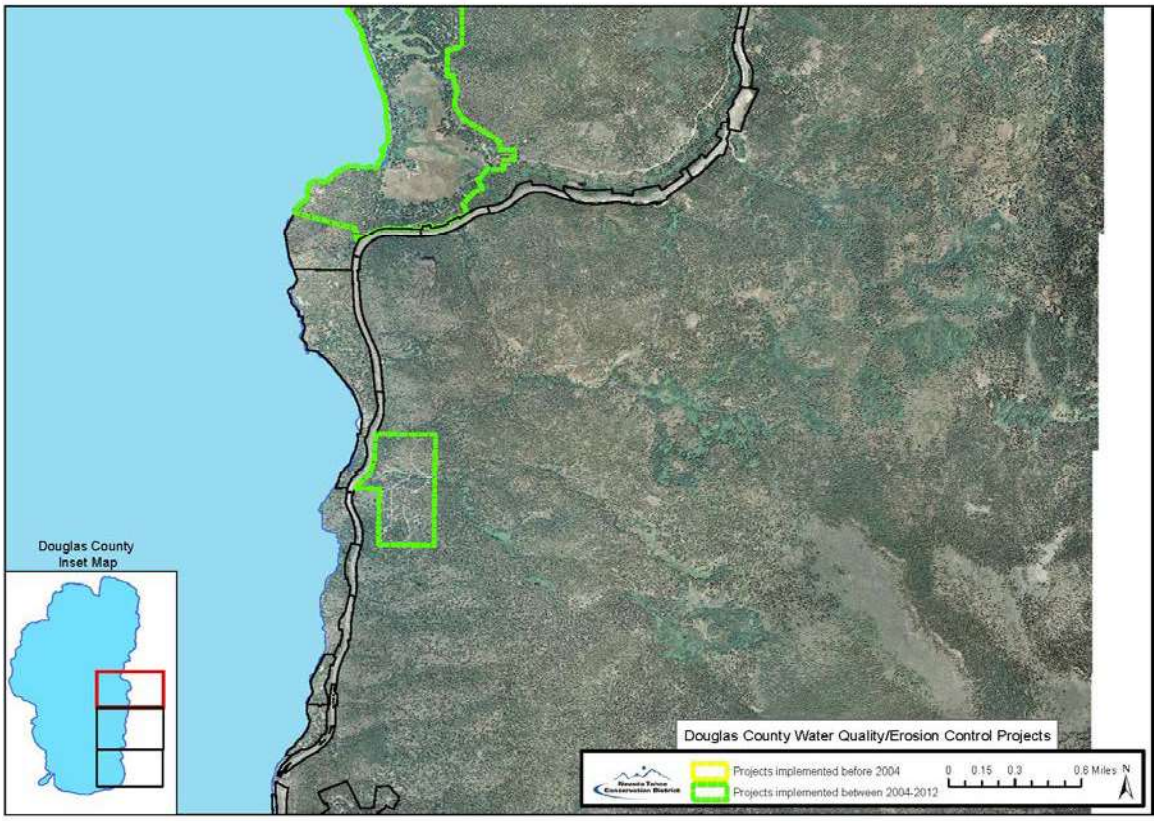
Phase I: The NTCD is developing baseline and existing conditions pollutant loads for the Nevada jurisdictions of Douglas County, Washoe County, and NDOT. These estimated loads will be available by mid-2013. Loads are determined on a 'catchment' basis within each jurisdiction, leading to an overall jurisdictional baseline (2004) and existing (2012) pollutant load estimate. Because of the geographic layout of urbanized areas within Douglas County, these catchments may cover multiple jurisdictions including the County, General Improvement Districts (GIDs) and Homeowner Associations (HOAs). The difference between the existing conditions pollutant load and the baseline pollutant load is the load reduction achieved thus far, and will go toward meeting the first TMDL implementation milestone. In addition to developing jurisdictional baseline pollutant load estimates, this phase will identify, evaluate, rate and rank catchments based on pollutant risk potential.

Phase II: SLRPs for each jurisdiction will describe cost-effective strategies and on-the-ground actions that will provide a 34 percent load reduction from the jurisdiction's October 2004 baseline stormwater loads. The results of the load reduction modeling using the Pollutant Load Reduction Model (PLRM) and SLRP protocols will become

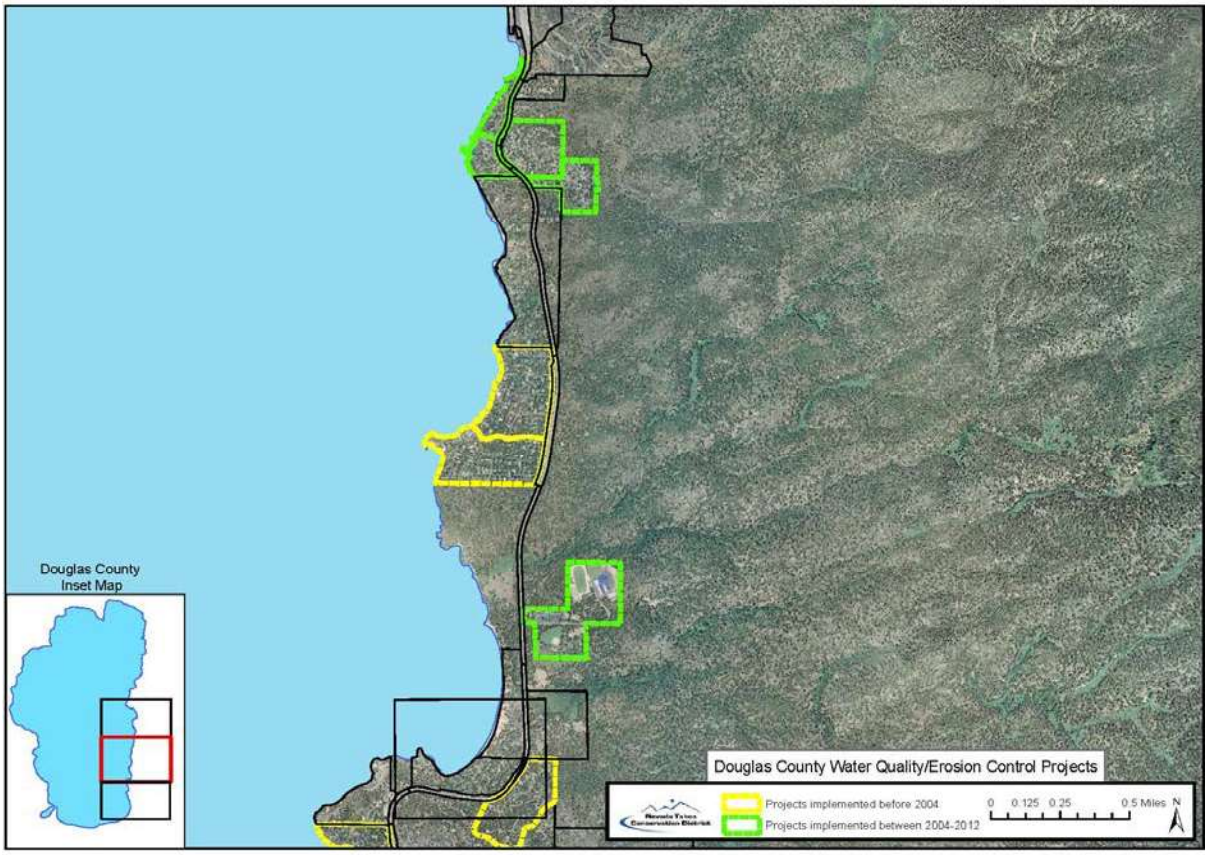
the basis of developing implementation alternatives for the agencies and will include a timeline and preliminary cost estimates. The study will identify particular catchments within each jurisdiction that will be prioritized for specific implementation actions. Identifying areas with the greatest sediment yields will facilitate jurisdictions to focus their load reduction activities in those locations and on those actions and strategies that will result in the greatest load reductions.

Maps 2.17a, b, and c show baseline and existing water quality and erosion control project areas and Maps 2.18a, b, and c show funded and future water quality and erosion control project areas identified by the NTCD to be incorporated into the SLRP.

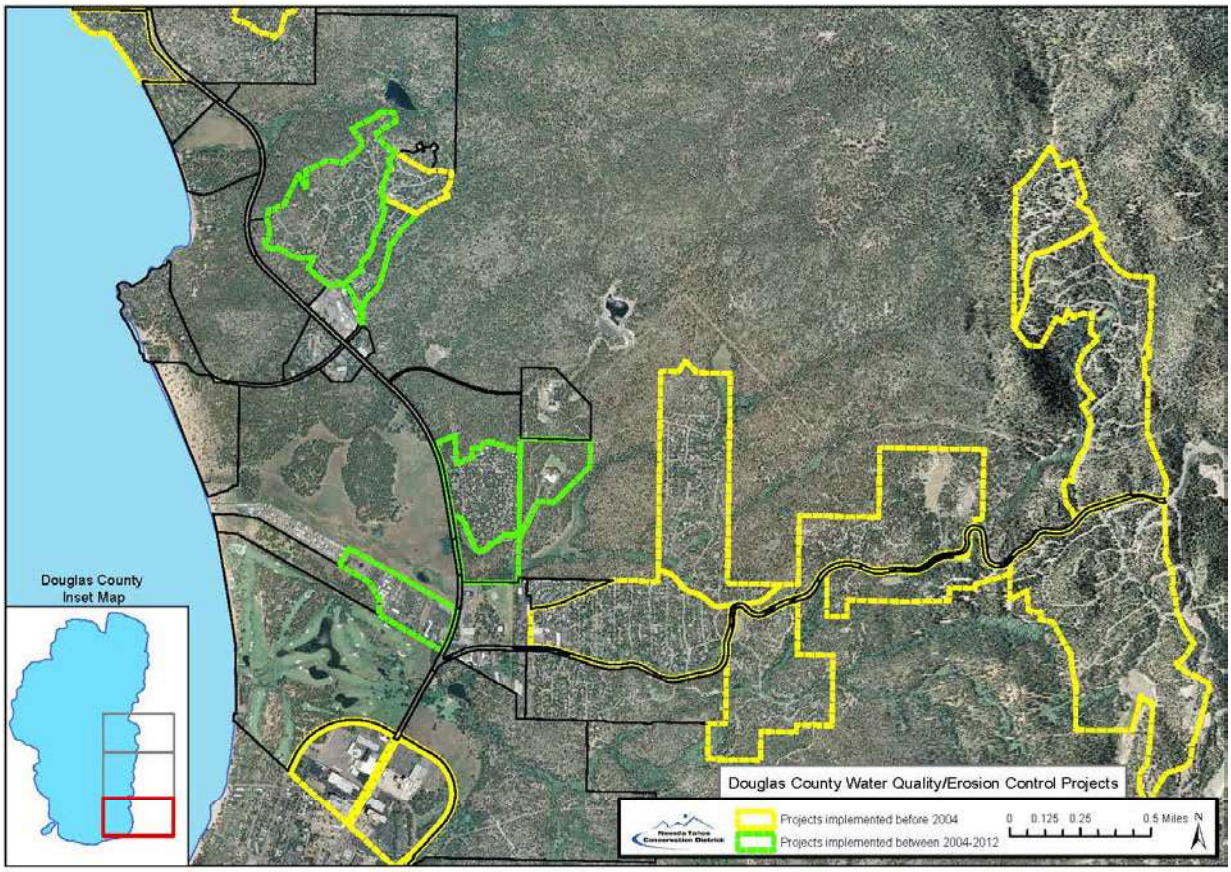
Map 2.17a
Baseline and Existing Water Quality/Erosion Control Projects



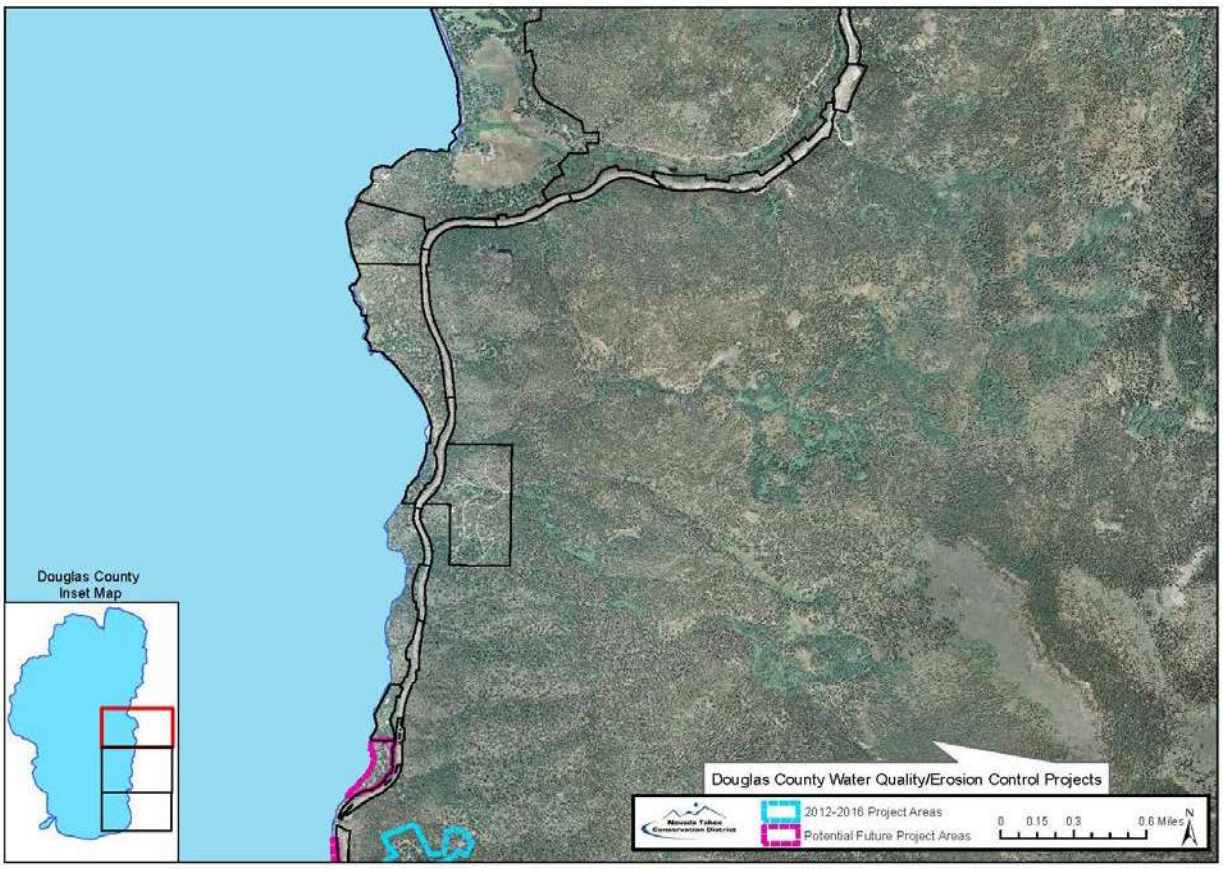
Map 2.17b
Baseline and Existing Water Quality/Erosion Control Projects



Map 2.17c
Baseline and Existing Water Quality/Erosion Control Projects

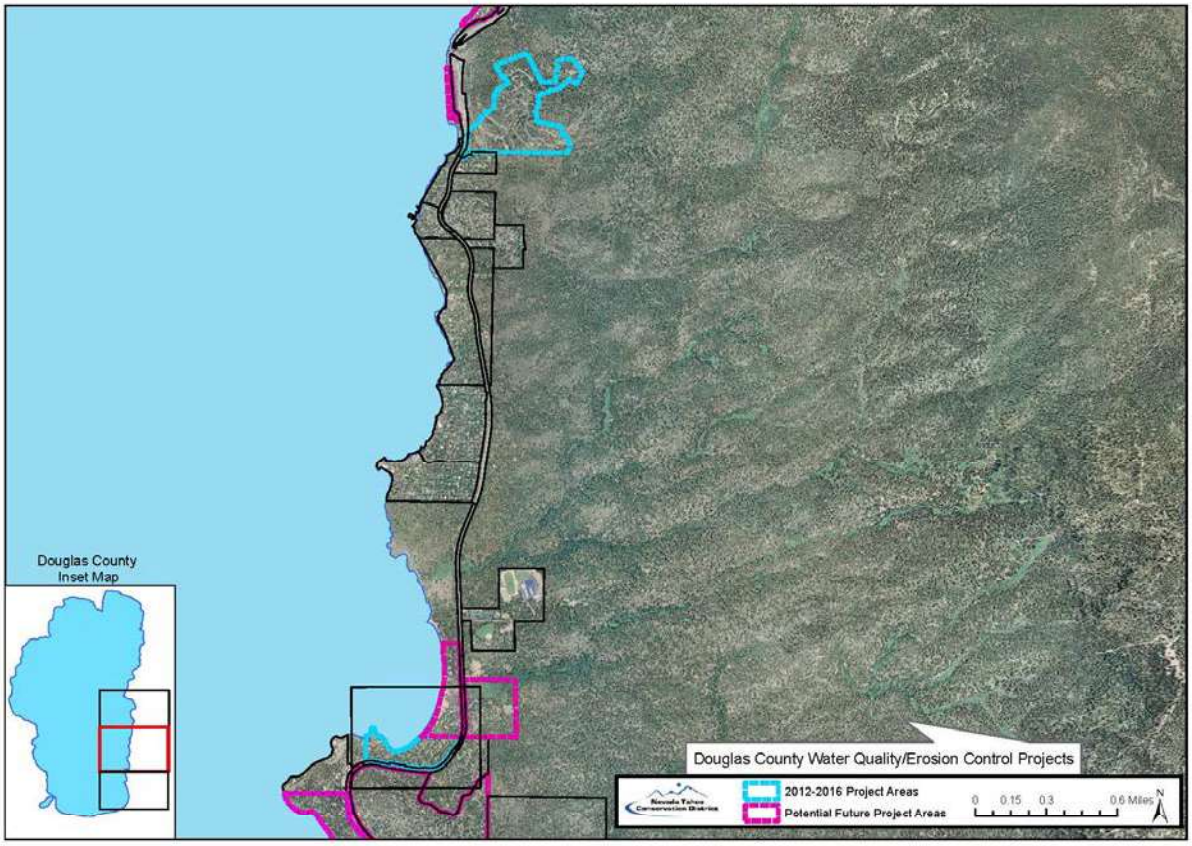


Map 2.18a
Funded and Future Water Quality/Erosion Control Projects



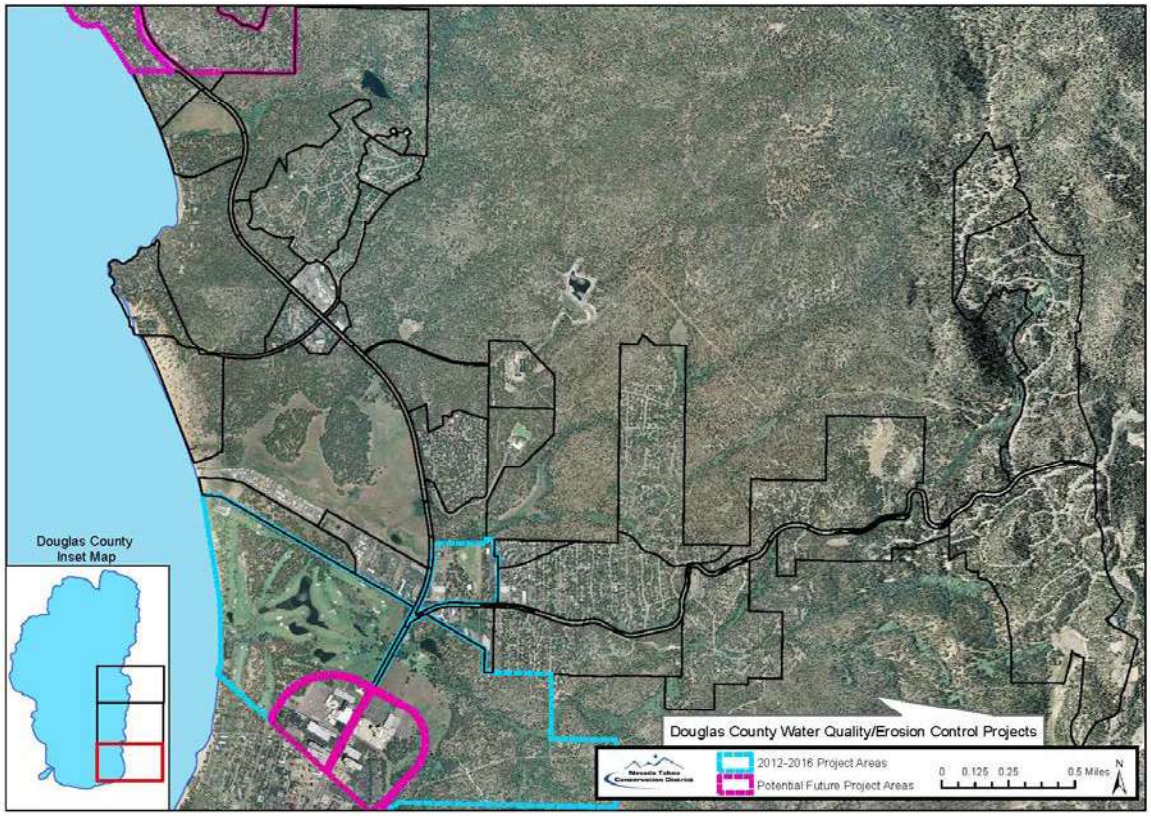
Source: NTCD

Map 2.18b
Funded and Future Water Quality/Erosion Control Projects



Source: NTCD

Map 2.18c
Funded and Future Water Quality/Erosion Control Projects



Source: NTCD

Preliminary estimates conducted by the NTCD suggest Douglas County's baseline fine sediment load is 100,000 lbs/year. It must be noted that these estimates are preliminary and the final Douglas County baseline load will be released in the SLRP. Using these preliminary estimates, Douglas County will need to implement water quality improvement actions, including: 1) capital improvement projects; 2) implementation of BMPs; and 3) advanced road operations that cumulatively result in 10,000 lbs/year to achieve the 10 percent reduction requirement by 2016 (Five-Year Milestone).

Preliminary modeling results show that a great level of load reduction has already been achieved over baseline conditions. These load reductions are primarily through the implementation of large scale water quality improvement projects, such as Lake Village, Cave Rock, and Lakeridge, and private parcel BMP implementation. Projects that include water quality improvements, such as the Tahoe Beach Club and Edgewood Lodge and Golf Course Improvement Project, will also help the County meet its fine sediment particle load reduction goals. If it is determined that additional fine sediment particle load reduction is necessary to achieve the Five-Year Milestone, the next and most cost-effective step may be to implement advanced road operations.

It needs to be noted that Douglas County maintains less than six miles of roads within the Tahoe Planning Area. NDOT, GIDs, and HOAs maintain the remaining roads in Douglas County. In most cases, the GIDs and HOAs do not have the expertise, resources, or financial capability of implementing advanced road operations independently. As a result, the NTCD and County are exploring the option of forming a TMDL Cooperative to share in the responsibility of advanced road operations. The SLRP analysis will identify other potential cost-effective means to implement load reduction strategies specific to Douglas County.

TMDL Monitoring

The Implementers' Monitoring Program (IMP) is a partnership between the Tahoe Resource Conservation District, El Dorado County, Placer County, the City of South Lake Tahoe, Douglas County, Washoe County, NTCD, NDOT, and Caltrans. Funding in the amount of $750,000 from Round 12 of the Southern Nevada Public Lands Management Act (SNPLMA) issued through the USDA Forest Service will provide these jurisdictions the ability to implement coordinated monitoring requirements necessary for meeting urban jurisdiction permit needs. Utilizing these funds, the Lake Tahoe Basin's first collaborative monitoring plan for implementing the TMDL Program, through the California National Pollutant Discharge Elimination System (NPDES) permit and a Nevada Memorandum of Agreement (MOA) has been developed, known as the "Implementers Monitoring Plan" (Plan). The data collected as part of this monitoring will support the TMDL Management System and the modeling and assessment tools associated with the Lake Clarity Crediting Program. Five catchments have been chosen to be registered and monitored for crediting purposes. These catchments are defined as the area that drains to an outfall monitoring site and can be modeled as a PLRM catchment. In some instances, PLRM catchments are subsets of larger Urban Planning Catchments. Monitoring will include flow measurements and water quality sampling at eleven monitoring stations: the outfalls of the five selected catchments, and the inflows to and outflows from the selected BMPs located within three of those catchments. Participation in the Plan by Douglas County will allow it to meet the monitoring requirements set forth in the MOA. Growing funding constraints prohibit monitoring to be conducted at more frequent intervals and at more locations around the Lake Tahoe Region, therefore this coordinated effort allows for detailed monitoring to be conducted at specific locations, the results of which will be applicable to similar sites in all jurisdictions. Jurisdictional representatives sought for a "One Lake, One Plan" approach to use the available funding in the most efficient manner.

Wastewater

All septic systems have been removed from the Tahoe Planning Area. All development is connected to public and private wastewater systems and all wastewater is pumped out of the Tahoe Planning Area to the Carson Valley in order to protect the clarity of Lake Tahoe. For more information on the management of wastewater, refer to Chapter 12, *Public Services and Facilities Element*.

Thresholds

Douglas County's commitment to implementing environmental programs and projects continues to help the TRPA in maintaining and attaining environmental thresholds. The 2011 Threshold Evaluation Executive Summary Findings for the Lake Tahoe Region are provided in Figure 2.9.

Figure 2.9
2011 Threshold Evaluation Report Findings

Threshold	2011 Threshold Evaluation Executive Summary Findings
Water Quality	The rate of Lake Tahoe annual clarity decline has slowed over the last decade. The winter clarity threshold indicator met the interim target of 78.7 feet (2011 measured 84.9 feet) and is trending toward attainment of 109.5 feet. Trends in stream water quality indicated that conditions have not declined over time. However, summer lake clarity and nearshore conditions are highlighted as major areas of concern.
Air Quality	The Tahoe Basin made air quality gains over the last five years. The majority of air quality indicators in the Lake Tahoe Basin were at or better than attainment with adopted standards. The Report shows that indicators for carbon monoxide and vehicle-miles-traveled moved from non-attainment into attainment. Federal and state tailpipe and industrial emission standards have likely contributed to this achievement along with local projects which delivered walkable, transit-friendly improvements such as the Heavenly Gondola in South Lake Tahoe.
Soil Conservation	An analysis of impervious cover (land coverage) showed that seven of the nine land capability classes were in attainment with threshold targets, however, sensitive wetlands and very steep lands are "over-covered" which can negatively affect water quality and other resources. Stream zone restoration efforts implemented by TRPA partner agencies are making progress in achieving restoration goals with more needing to be done.
Scenic Resources	The Tahoe Basin made gains in scenic quality over the last five years. Overall, compliance with scenic quality standards is at 93 percent with an improving trend in scenic quality for the built environment. Developed areas along roadways and Lake Tahoe's shoreline continue to be the locations where scenic improvements are needed.
Vegetation	The Regional Plan and partner agencies have successfully protected sensitive plant species, keeping those standards in attainment. However, a couple of uncommon plant communities fell short of attainment because of non-native species; beaver, aquatic invasive species and noxious weeds were identified as potential threats to the integrity of uncommon plant communities. Progress is being made on fuels reduction and forest ecosystem restoration.
Recreation	Both Recreation Threshold Standards have been implemented and are in attainment. TRPA partners have made substantial progress in upgrading recreational facilities through the EIP.
Fisheries	TRPA and partner agencies have implemented a robust aquatic invasive species control and prevention program; however, aquatic invasive species continue to be a major area of concern because their threat to fisheries and other aquatic biota.
Wildlife	Indicators for special interest wildlife species show stable or improving conditions. TRPA's development regulations have protected riparian wildlife habitats and partner agencies are making progress restoring these valuable habitats.
Noise	TRPA and the peer review panel recommended that noise standards and evaluation approaches be re-evaluated. The majority of standards were determined to be out of attainment as a result of a 'no exceedance' interpretation of the standard and that TRPA has little enforcement authority to address many noise issues – in particular, single event noise.

Source: 2011 Threshold Evaluation

Socioeconomic Conditions

While environmental conditions have stabilized in many instances, socioeconomic conditions in the Tahoe Planning Area have deteriorated significantly as a result of land use regulations in the 1987 TRPA Regional Plan that dis-incentivized redevelopment, the introduction of tribal gaming in California, and the economic recession. Troubling socioeconomic trends in the Tahoe Planning Area include:

- Gaming revenues decreased significantly from a high of $338 million in 2004 to $209 million in 2011, a decrease of 38 percent (South Shore Vision Destination Economic Impact Analysis/Nevada Gaming Commission).

- Employment within South Shore casinos declined from 7,074 in 2001 to 3,423 in 2011, a reduction of 52 percent (South Shore Vision Destination Economic Impact Analysis).

- The population in the Tahoe Planning Area declined from 6,739 people in 2000 to 5,227 people in 2010, a reduction of 22 percent (Douglas County Master Plan/U.S. Census).

- School enrollment declined in Tahoe schools from a total of 822 students in 1990/1991 to 431 students in 2010/2011, a reduction of 48 percent (Douglas County School District).

- Approximately 49 percent of Douglas County homes in the Tahoe Planning Area are owned by second home owners (Lake Tahoe Basin Prosperity Plan/2003 TRPA Data).

- The unemployment rate in Douglas County (countywide) increased from a high of 6 percent in 1990 to a high of 14.8 percent in 2012 (U.S. Department of Labor: Bureau of Labor Statistics).

- In 2010, the median sales price for a single-family home in the Tahoe Planning Area was $600,000, as compared to $210,000 in Minden and Gardnerville (Douglas County Assessor's Office/Douglas County Master Plan, Chapter 4, *Housing Element*).

- There are only four affordable housing projects, consisting of 133 affordable housing units, located in the Tahoe Planning Area (Douglas County Master Plan, Chapter 4, *Housing Element*).

For information on how Douglas County is addressing the above socioeconomic trends, refer to Chapter 9, *Economic Development Element*, which provides an overview of the programs and projects the County is working on to implement the Economic Vitality Strategy and Action Plan (Tahoe Revitalization) and Lake Tahoe Basin Prosperity Plan,

and Chapter 4, *Housing Element*, which contains specific recommendations for addressing housing issues in the Tahoe Planning Area.

Public Services and Facilities

Chapter 12, *Public Services and Facilities Element*, provides information on how public services and facilities, including public safety, libraries, schools, solid waste, and water and wastewater and descriptions of public service and facility providers within the Tahoe Planning Area, as well as maps showing the location of public facilities and service areas.

Inventory of Existing Land Use Conditions

The following is an inventory of existing land use conditions:

Ownership

The Tahoe Planning Area includes 4,844 parcels. Figure 2.10 shows the property ownership, number of parcels, and acreage. The majority of the 23,461 acres, or 84 percent, is owned by federal, state, or local government entities. Thus, only 16 percent is under private ownership.

Figure 2.10
Tahoe Planning Area Ownership, Parcels, and Acreage

Property Ownership	Parcels	Acreage
Private	4,058	3,763
Federal	527	18,041
State	168	1,274
Local	91	383
Total	4,844	23,461

Source: Douglas County GIS Department and Assessor's Database (2013)

Population and School Enrollment Decline

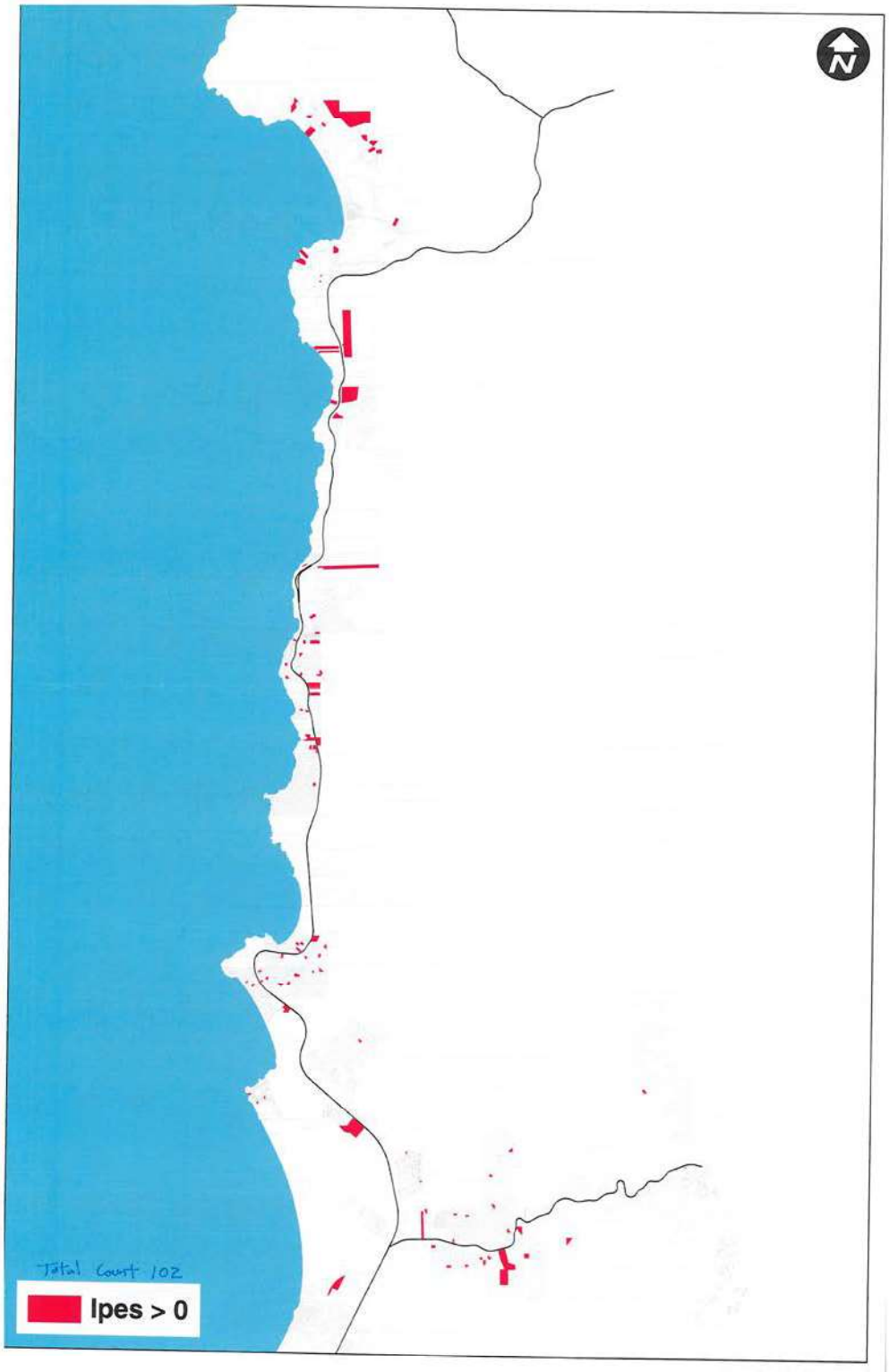
The population in the Tahoe Planning Area declined from 6,739 people in 2000 to 5,227 in 2010 (U.S. Census). This decline in population also led to declining school enrollments and the closure of Kingsbury Middle School in 2008. Zephyr Cove Elementary (grades K-6) and Whittell High School (grades 7-12) are still operating and located in the area. The Douglas County School District Facilities Master Plan (2010) provides a variety of options for addressing declining school enrollment in the Tahoe Planning Area, from maintaining the status quo, establishing a K-12 school on the Whittell High School site, or closing one or both schools and busing students to the Carson Valley or South Lake Tahoe.

Residential Build-Out Scenario

Following the adoption of the 1987 Regional Plan, the TRPA developed the Individual Parcel Evaluation System (IPES) and assigned a numerical score to vacant parcels according to their relative suitability for development. IPES scores were not applied to residential parcels that were already developed or to parcels ineligible for residential use. As of 2012, there were a total of 102 vacant residential parcels in the Tahoe Planning Area with an IPES score above zero. Douglas County is going to receive six residential allocations in 2013. If Douglas County continues to receive six residential allocations per year and they are used to develop the 102 vacant parcels with an IPES score above zero, residential parcels in the Tahoe Planning Area could be completely built-out within less than 17 years.

Map 2.19 shows the location of existing vacant parcels with an IPES score of zero or above.

Map 2.19
Existing Vacant Parcels with an IPES Score



Source: TRPA GIS Department

Douglas County has distributed all of the residential allocations that were allocated to the County before the Regional Plan Update in 2012. As of November 2012, 53 people remained on a waiting list for a residential allocation in Douglas County.

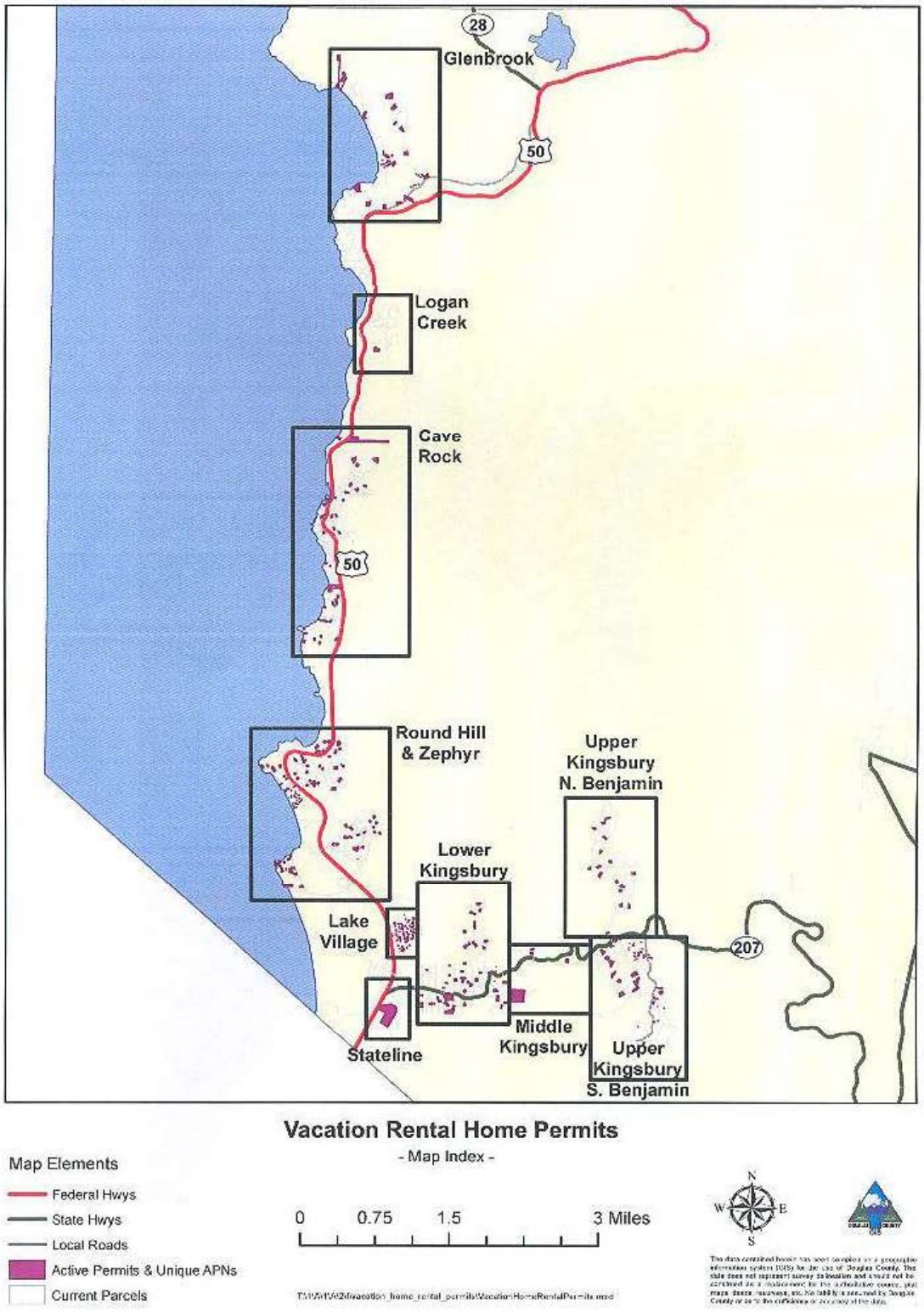
Second Homes

As of November 2012, there were approximately 3,948 housing units (single-family and multi-family) in the Tahoe Planning Area (Douglas County Assessor). The Lake Tahoe Basin Prosperity Plan found that approximately 49 percent of Douglas County homes are owned by second home owners (2003 TRPA data). The impact of second homeownership on Tahoe communities should be examined as part of an ongoing TRPA regional housing needs assessment.

Vacation Home Rental Permits

Douglas County, pursuant to Douglas County Code, Chapter 5.40, *Vacation Rentals in the Tahoe Township*, requires a vacation home rental permit for all properties used as a vacation home rental for more than 28 consecutive days in the Tahoe Township. As of October 2012, Douglas County had 397 active vacation home rental permits, which is approximately 10 percent of total housing units in the Tahoe Planning Area. Map 2.20 shows the location of the permits.

Map 2.20
Vacation Home Rental Permits



Source: Douglas County GIS Department

Planned Unit Developments

The following is a list of existing and tentatively approved planned unit developments within the Tahoe Planning Area. The planned unit developments will continue to be subject to development regulations and standards imposed on the projects with the original approvals, or as amended, as well as applicable TRPA and Douglas County Code requirements.

Castle Rock Park
Cave Rock Villas
Kingsbury Pines
Lake Village
Manzanita Heights
Ponderosa Park
Stanford Square
Summit Village
Uppaway
Villagers Townhouses
Peterson (tentatively approved)
Phat Pads/Cave Rock Junction (tentatively approved)
Tahoe Beach Club (tentatively approved by TRPA)

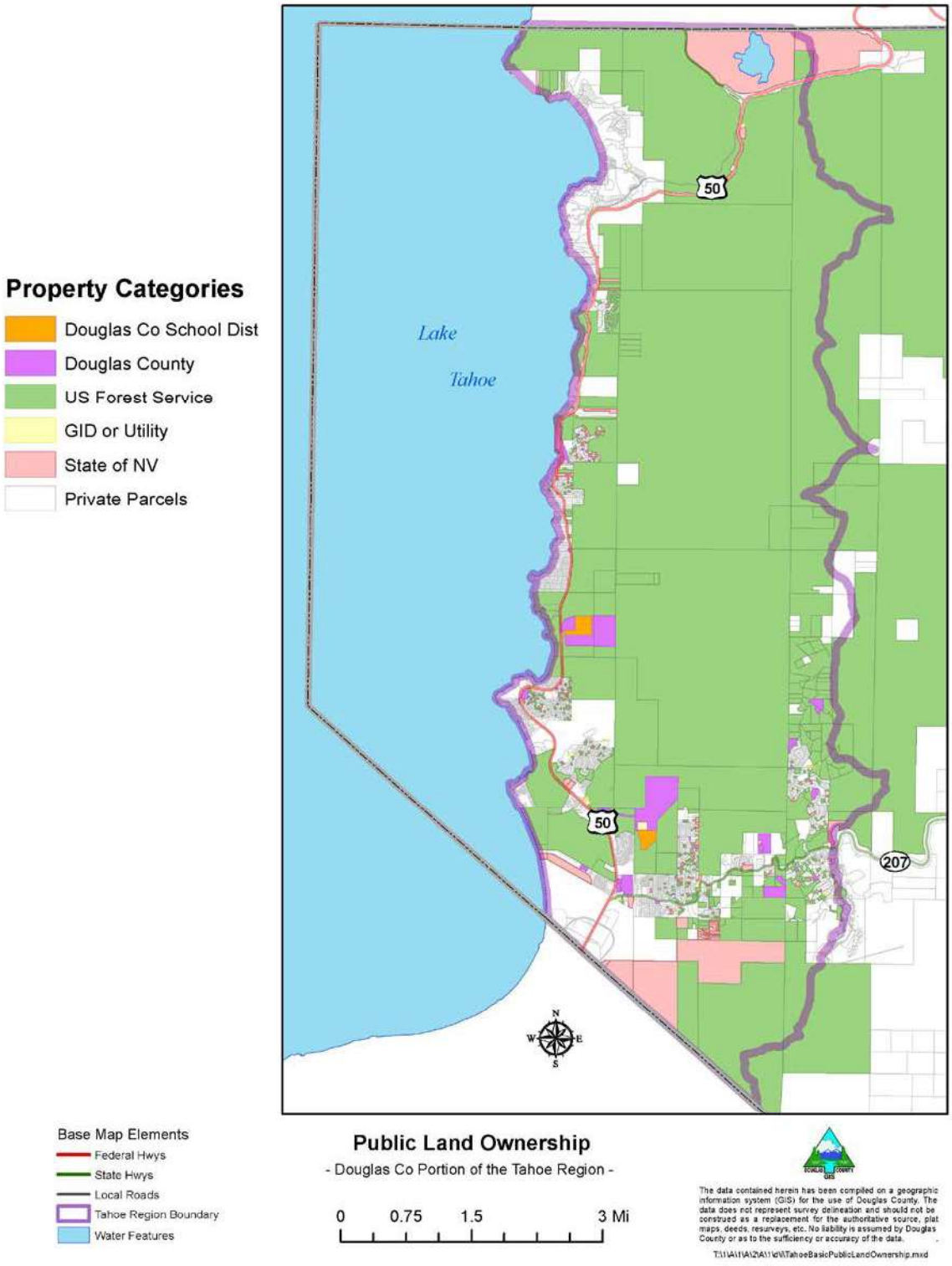
Commercial and Tourist Lands

The majority of commercial and tourist developments are concentrated within Community Plans. The Stateline and Kingsbury Community Plans will be replaced with the South Shore Area Plan. Commercial lands outside of the South Shore Area Plan, including the Round Hill Community Plan, will be evaluated as part of a future Area Plan amendment.

Public Lands

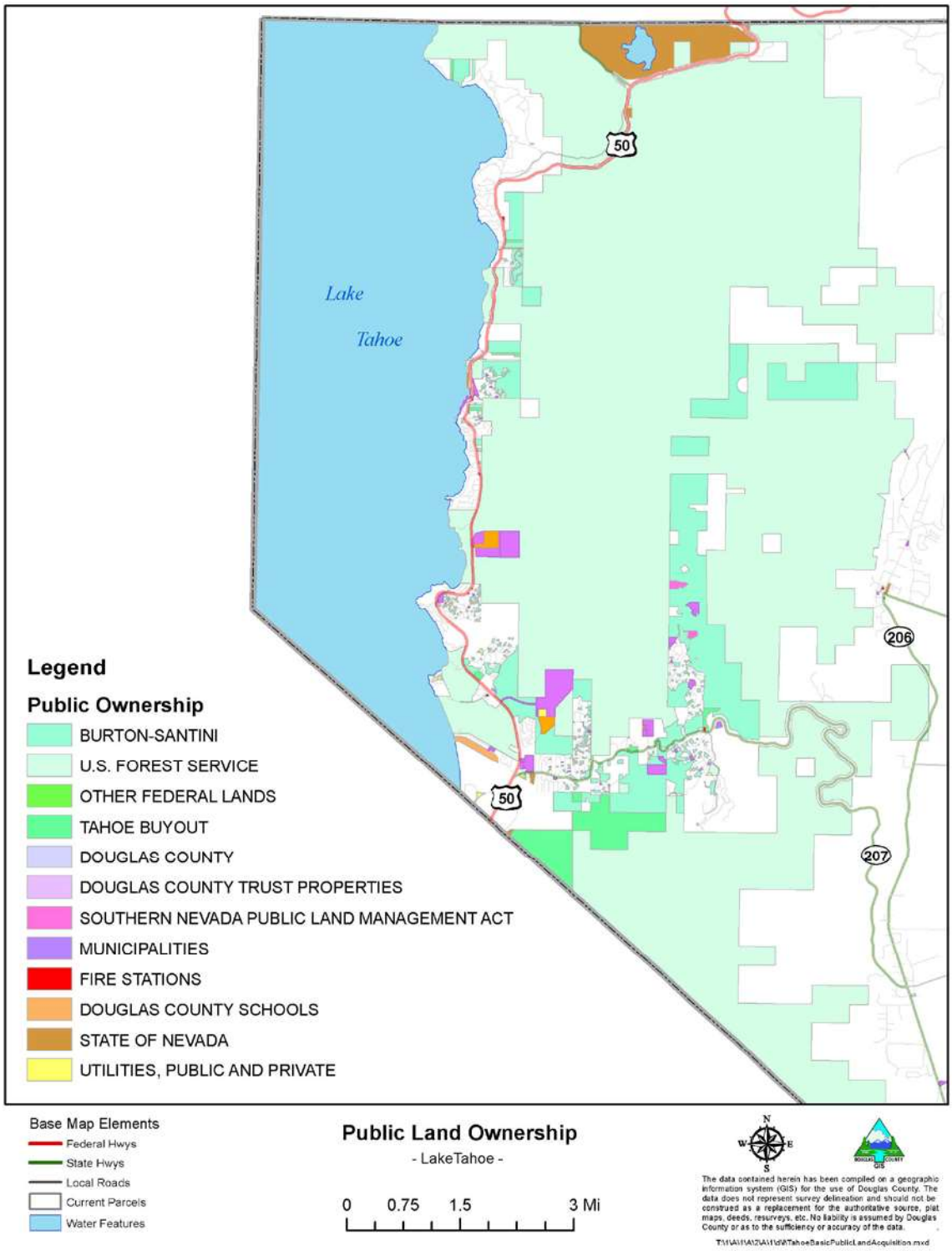
The majority of the 23,461 acres, or 84 percent of land, within the Tahoe Planning Area is owned by federal, state, or local government entities. Map 2.21 shows the location of public lands by owner and Map 2.22 shows the location of public land acquisitions through programs developed to project Lake Tahoe, such as Burton-Santini, Tahoe Buyout, and Southern Nevada Public Land Management Act (SNPLMA).

Map 2.21
Public Lands by Owner in the Tahoe Planning Area



Source: Douglas County GIS Department 2013

Map 2.22
Public Land Acquisition in the Tahoe Planning Area



Forest Service

In the Tahoe Planning Area, approximately 77 percent of land is part of the National Forest System, which includes 527 parcels, or approximately 18,041 acres. The U.S. Forest Service, Lake Tahoe Basin Management Unit (LTBMU), manages National Forest System lands in the Lake Tahoe Region pursuant to the Land and Resource Management Plan (Forest Plan) and a MOU with TRPA. The LTBMU is currently in the process of updating the 1988 Forest Plan. The Forest Plan, and as amended, is adopted by reference into the Master Plan and will guide how National Forest System lands are managed in the Tahoe Planning Area.

State of Nevada

In 2012, the State of Nevada, Department of Conservation and Natural Resources, Division of State Lands, owned 157 parcels (includes State Parks), totaling approximately 1,389 acres, in the Tahoe Planning Area. A number of these lands are protected and not available for development or disposal. They are managed by Nevada Tahoe Resource Team (NTRT), coordinated by the Nevada Division of State Lands, to protect Lake Tahoe and its watershed. Management goals include clean water, healthy forests, the reduction of excess fire fuels and hazardous forest conditions, good wildlife habitat, and reasonable public access. The Nevada Division of State Lands also administers a land bank, coordinates Nevada's share of the EIP, as well as implements other Tahoe programs, and administers the Nevada Tahoe Regional Planning Agency (NTRPA), which reviews the provisions of the Tahoe Compact related to gaming.

The Department of Conservation and Natural Resources, Nevada Division of State Parks, manages the Spooner Lake, Van Sickle, and Cave Rock State Parks in Douglas County. The Nevada Division of State Parks is in the process of updating the Lake Tahoe Nevada State Park's General Management Plan. The General Management Plan, and as amended, is adopted by reference into the Master Plan and will guide how State Parks are managed in the Tahoe Planning Area.

NDOT owns five parcels, totaling approximately 16 acres, and the University of Nevada owns two parcels totaling approximately 33 acres in the Tahoe Planning Area.

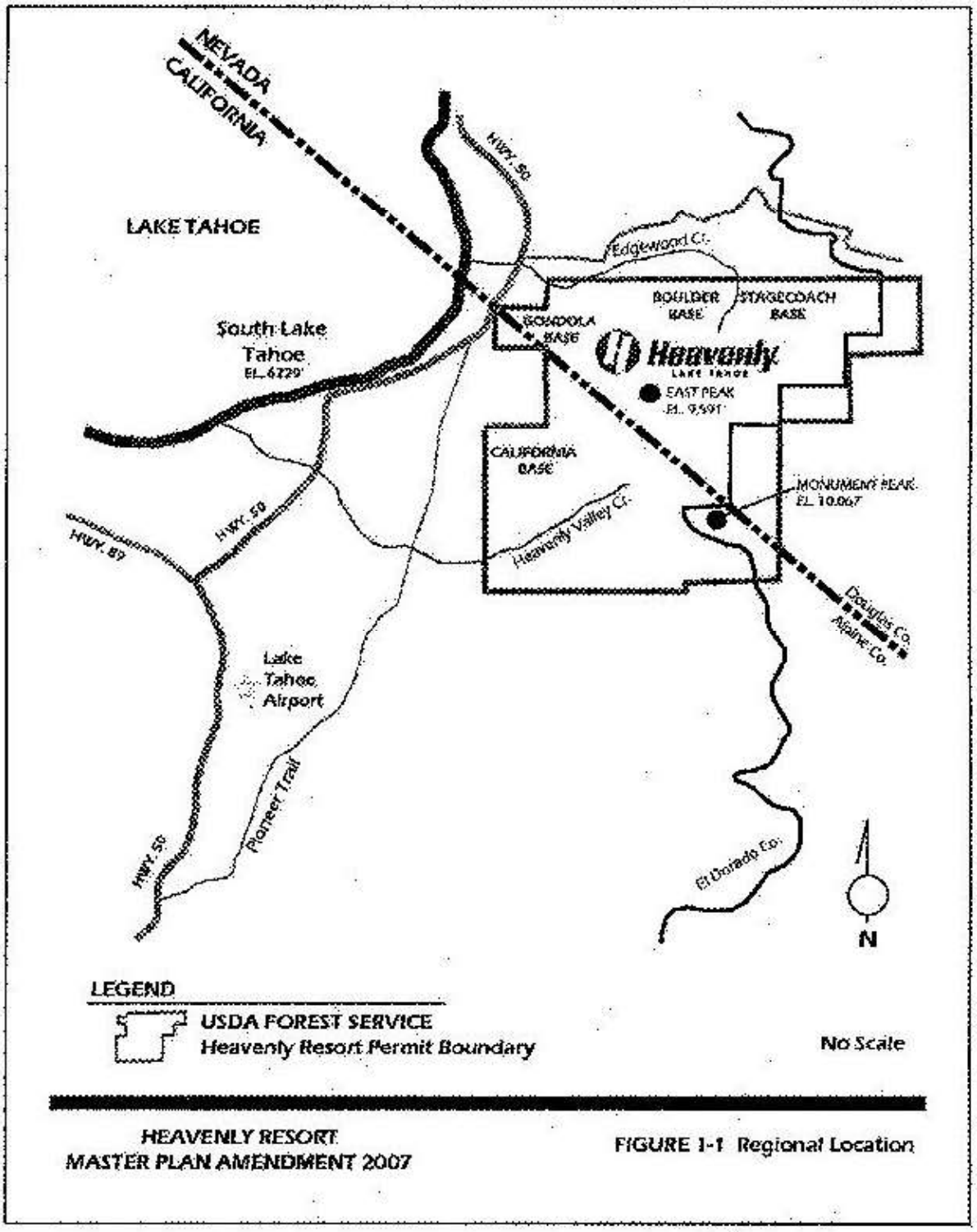
Local Governments

As of 2012, Douglas County owned 52 parcels, totaling approximately 209 acres, in the Tahoe Planning Area. There are other public lands under the ownership of the Douglas County School District, GIDs and fire departments.

Heavenly Mountain Resort Master Plan

Heavenly Ski Resort is located in the States of Nevada and California, with the majority located on U.S. Forest Service land. Approximately 6,210 acres of land in the eastern portion of the resort, including the Stagecoach Base and Boulder Base areas, lie within Douglas County. The Heavenly Mountain Resort Master Plan, which is a twenty year plan for the improvement, expansion, and management of the resort, was updated in 2007 (TRPA Adopting Ord. # 2007-04). The Heavenly Mountain Resort Master Plan, and as amended, will continue to guide future land use decisions for the Resort. Map 2.23 depicts the limits of the Master Plan area.

Map 2.23
Heavenly Mountain Resort Master Plan Regional Location



Source: Heavenly Mountain Resort Master Plan Amendment 2007

Transportation

All future planning projects in the Tahoe Planning Area must comply with the provisions of Mobility 2035: Lake Tahoe Regional Transportation Plan (2012) and Lake Tahoe Region Bicycle and Pedestrian Plan (2010), and as amended. For more information on transportation, refer to Chapter 5, *Transportation Element*.

2012 TRPA Regional Plan Land Use Classifications and Special Planning Districts

The 2012 TRPA Regional Plan includes eight new land use districts and four new special planning districts, which are defined as follows:

Land Use Districts:

Wilderness: Not applicable in Douglas County.

Backcountry: Backcountry Districts are designated and defined by the U.S. Forest Service as part of their Resource Management Plans. These lands are roadless areas including Dardanelles/Meiss, Freel Peak and Lincoln Creek. On these lands, natural ecological processes are primarily free from human influences. Backcountry areas offer a recreation experience similar to Wilderness, with places for people seeking natural scenery and solitude. Primitive and semi-primitive recreation opportunities include hiking, camping, wildlife viewing, and cross-country skiing, in addition to more developed or mechanized activities not allowed in Wilderness areas (e.g., mountain biking, snowmobiling). Management activities that support administrative and dispersed recreation activities are minimal, but may have a limited influence. Limited roads may be present in some backcountry areas; road reconstruction may be permitted on backcountry lands where additional restrictions do not apply. Backcountry areas contribute to ecosystem and species diversity and sustainability, serve as habitat for fauna and flora, and offer wildlife corridors. These areas provide a diversity of terrestrial and aquatic habitats, and support species dependent on large, undisturbed areas of land. Backcountry areas are managed to preserve and restore healthy watersheds with clean water and air, and healthy soils. Watershed processes operate in harmony with their setting, providing high quality aquatic habitats.

Conservation: Conservation areas are non-urban areas with value as primitive or natural areas, with strong environmental limitations on use, and with a potential for dispersed recreation or low intensity resource management. Conservation areas include (1) public lands already set aside for this purpose, (2) high-hazard lands, stream environment zones, and other fragile areas, without substantial existing improvements, (3) isolated areas which do not contain the necessary infrastructure for development, (4) areas capable of sustaining only passive recreation or non-intensive agriculture, and (5) areas suitable for low-to-moderate resource management.

Recreation: Recreation areas are non-urban areas with good potential for developed outdoor recreation, park use, or concentrated recreation. Lands which this plan identifies

as recreation areas include (1) areas of existing private and public recreation use, (2) designated local, state, and federal recreation areas, (3) areas without overriding environmental constraints on resource management or recreational purposes, and (4) areas with unique recreational resources which may service public needs, such as beaches and ski areas.

Resort Recreation: Resort Recreation areas are the specific Edgewood Mountain and Heavenly parcels depicted on Map 1 of the Regional Plan.

Residential: Residential areas are urban areas having potential to provide housing for the residents of the Region. In addition, the purpose of this classification is to identify density patterns related to both the physical and manmade characteristics of the land and to allow accessory and non-residential uses that complement the residential neighborhood. These lands include: (1) areas now developed for residential purposes; (2) areas of moderate-to-good land capability; (3) areas within urban boundaries and serviced by utilities; and (4) areas of centralized location in close proximity to commercial services and public facilities.

Mixed-Use: Mixed-use areas are urban areas that have been designated to provide a mix of commercial, public services, light industrial, office, and residential uses to the Region or have the potential to provide future commercial, public service, light industrial, office, and residential uses. The purpose of this classification is to concentrate higher intensity land uses for public convenience, and enhanced sustainability.

Tourist: Tourist areas are urban areas that have the potential to provide intensive tourist accommodations and services or intensive recreation. This land use classification also includes areas recognized by the Bi-State Compact as suitable for gaming. These lands include areas that are:

1) already developed with high concentrations of visitor services, visitor accommodations, and related uses;
2) of good to moderate land capability (land capability districts 4-7);
3) with existing excess land coverage; and
4) located near commercial services, employment centers, public services and facilities, transit facilities, pedestrian paths, and bicycle connections.

Special Planning Districts:

High Density Tourist District: The High Density Tourist District contains a concentration of hotel/casino towers and is targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern and provides economic opportunities for local residents. The High Density Tourist District is the appropriate location for the Region's highest intensity development.

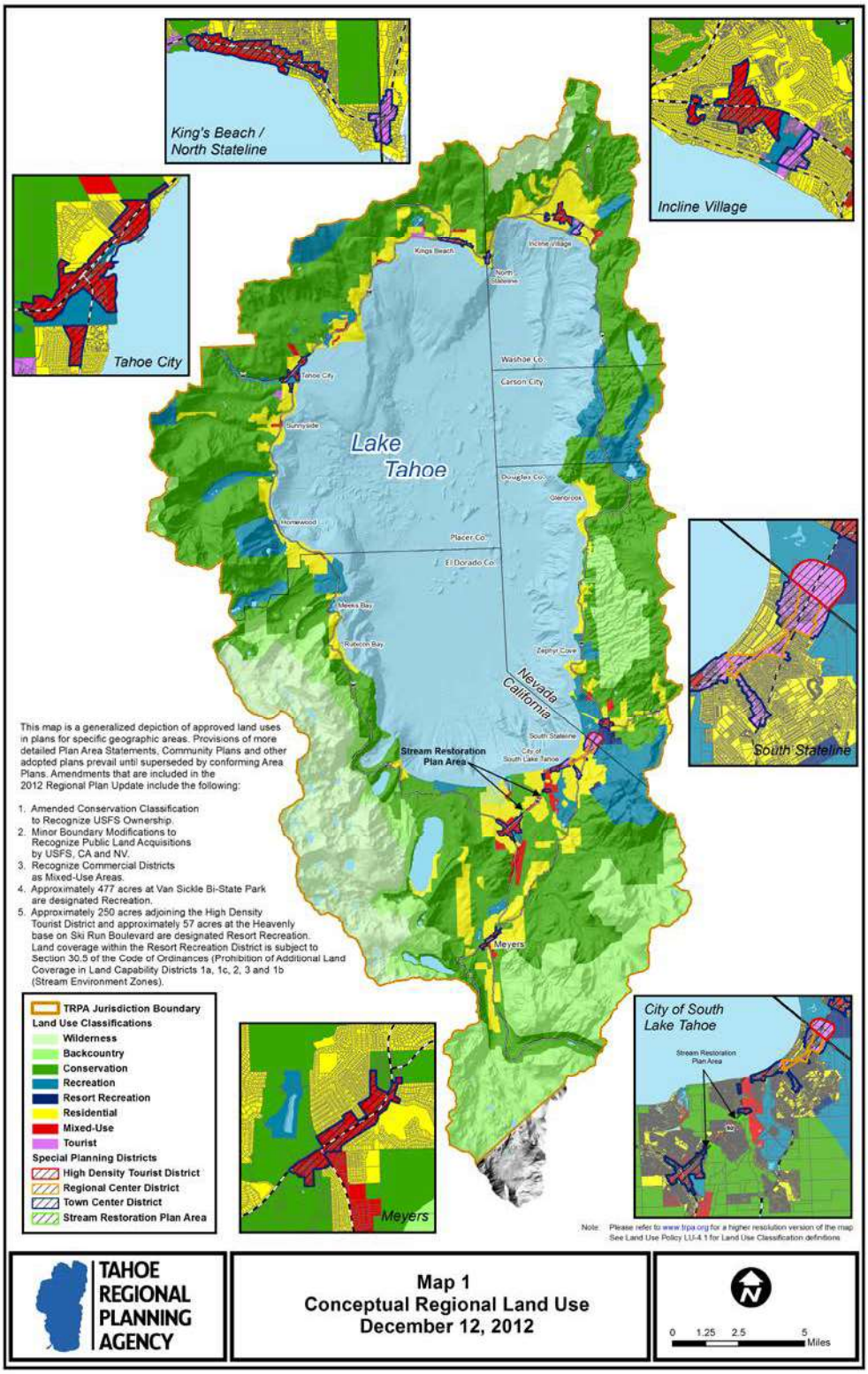
Regional Center District: Not applicable in Douglas County.

Town Center District: Town centers contain most of the Region's non-residential services and have been identified as a significant source of sediments and other contaminants that continue to enter Lake Tahoe. Town centers are targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern and provides economic opportunities in the Region.

Stream Restoration Plan Area: Not applicable in Douglas County.

The 2012 TRPA Regional Plan Conceptual Regional Land Use Map shows the planned locations of each of these uses and is provided as Map 2.24.

Map 2.24
2012 TRPA Regional Plan Conceptual Regional Land Use Map



Source: 2012 TRPA Regional Plan

Land Use Compatibility

Based on the inventory of existing conditions and the Conceptual Regional Land Use Map, Douglas County has developed new future land use and zoning districts for the Tahoe Planning Area. Wherever feasible and although standards often differ, the new future land use and zoning districts have been developed to be compatible with the future land use and zoning districts in effect for the rest of the County. The purpose of this is to replace the existing Community Plan and Plan Area Statement Map with a future land use and zoning map that will tie into the land use and zoning map in effect for the remainder of the County outside the Tahoe Planning Area. The Special Planning Districts, including the High Density Tourist District and Town Center District shown on the Conceptual Regional Land Use Map, will be reflected as overlay zoning districts on the Official Douglas County Zoning Map. New zoning districts are defined in Douglas County Code (Title 20), Chapter 20.703, *Tahoe Area Plan Regulations*. The future land use districts are defined below. The Tahoe Planning Area Future Land Use Map has been updated to reflect new future land use districts within the South Shore Area Plan (refer to Map 2.32).

Future Land Use Districts for the Tahoe Planning Area are defined below:

Backcountry: Backcountry areas are designated and defined by the U.S. Forest Service as part of their Resource Management Plans. These lands are roadless areas, including Lincoln Creek. On these lands, natural ecological processes are primarily free from human influences. Backcountry areas offer a recreation experience similar to Wilderness, with places for people seeking natural scenery and solitude. Primitive and semi-primitive recreation opportunities include hiking, camping, wildlife viewing, and cross-country skiing, in addition to more developed or mechanized activities not allowed in Wilderness areas (e.g., mountain biking, snowmobiling). Management activities that support administrative and dispersed recreation activities are minimal, but may have a limited influence. Limited roads may be present in some backcountry areas; road reconstruction may be permitted on backcountry lands where additional restrictions do not apply. Backcountry areas contribute to ecosystem and species diversity and sustainability, serve as habitat for fauna and flora, and offer wildlife corridors. These areas provide a diversity of terrestrial and aquatic habitats, and support species dependent on large, undisturbed areas of land. Backcountry areas are managed to preserve and restore healthy watersheds with clean water and air, and healthy soils. Watershed processes operate in harmony with their setting, providing high quality aquatic habitats.

Commercial: Commercial areas are existing commercial or tourist areas that provide or have the potential to provide a mix of uses, including commercial, tourist, recreation, public service, light industrial, office, and residential uses. The purpose of this classification is to concentrate higher intensity land uses for public convenience, and enhanced sustainability. Commercial areas also include areas recognized by the Bi-State Compact as suitable for gaming. These lands include areas that are:

1. Already developed with high concentrations of visitor services, visitor accommodations, and related uses;
2. Of good to moderate land capability (land capability districts 4-7);
3. Have existing excess land coverage; and
4. Located near commercial services, employment centers, public services and facilities, transit facilities, pedestrian paths, and bicycle connections.

Conservation: Conservation areas are non-urban areas with value as primitive or natural areas, with strong environmental limitations on use, and with a potential for dispersed recreation or low intensity resource management. Conservation areas include (1) public lands already set aside for this purpose, (2) high-hazard lands, stream environment zones, and other fragile areas, without substantial existing improvements, (3) isolated areas which do not contain the necessary infrastructure for development, (4) areas capable of sustaining only passive recreation or non-intensive agriculture, and (5) areas suitable for low-to-moderate resource management.

Receiving Area: Receiving Areas are areas that are eligible to receive the transfer of existing residential development and residential development rights, tourist accommodation units, and commercial floor area and are located near commercial services, employment centers, public services and facilities, transit facilities, pedestrian paths, and bicycle connections.

Recreation: Recreation areas are non-urban areas with good potential for developed outdoor recreation, park use, or concentrated recreation. Lands which this plan identifies as recreation areas include (1) areas of existing private and public recreation use, (2) designated local, state, and federal recreation areas, (3) areas without overriding environmental constraints on resource management or recreational purposes, and (4) areas with unique recreational resources which may service public needs, such as beaches and ski areas. The T-RR (Tahoe-Resort Recreation) zoning district, which is compatible with the Recreation land use district, may only be applied to the specific Edgewood Mountain parcel depicted on Map 1 of the 2012 TRPA Regional Plan. This area allows for tourist, commercial and residential uses provided in conjunction with a recreation use. New development must be the result of development transfers that result in the retirement of existing development.

Residential: Residential areas are urban areas having potential to provide housing for the residents. In addition, the purpose of this classification is to identify density patterns related to both the physical and manmade characteristics of the land and to allow accessory and non-residential uses that complement the residential neighborhood. These lands include: (1) areas now developed for residential purposes; (2) areas of moderate-to-good land capability; (3) areas within urban boundaries and serviced by utilities; and (4) areas of centralized location in close proximity to commercial services and public facilities.

Figure 2.11 has been developed to illustrate the relationship between future land use and zoning for the Tahoe Planning Area.

Figure 2.11
TRPA Conceptual Land Use Districts, Douglas County Future Land Use Districts, and Equivalent Douglas County Zoning Districts

TRPA Conceptual Land Use Districts	Douglas County Future Land Use Districts	Equivalent Douglas County Zoning Districts
Backcountry	Backcountry	T-F (Tahoe-Forest)
Conservation	Conservation	T-F (Tahoe-Forest)
Recreation Resort Recreation	Recreation**	T-R (Tahoe – Recreation) T-RR (Tahoe – Resort Recreation)
Residential	Residential**	T-SFR-8,000 (Tahoe-Single-Family Residential, 8,000 square foot minimum parcel size) T-MFR (Tahoe-Multi-Family Residential, maximum density of 15 du/acre)
Mixed-Use Tourist	Commercial**	T-MU (Tahoe – Mixed-Use) T-T (Tahoe-Tourist Commercial) HDT (High Density Tourist) Overlay TC (Town Center) Overlay
All Districts	All Districts	T-PF (Tahoe-Public Facility)* PD (Planned Development) Overlay

*The T-PF (Tahoe-Public Facility) zoning district is compatible with all Douglas County future land use designations and will be applied to public facilities in existence as of December 12, 2012.

** Receiving Areas may be designated on the Future Land Use Map within a Recreation, Residential, or Commercial Land Use District if located near commercial services, employment centers, public services and facilities, transit facilities, pedestrian paths, and bicycle connections.

TRPA Review

Pursuant to TRPA Regional Plan Land Use Policy – LU 4.12, TRPA will continue to review projects within the High Density Tourist, Conservation, and Resort Recreation Land Use Districts on the Conceptual Regional Land Use Map and the Shorezone of Lake Tahoe, as well as all development that is equal to or greater than:

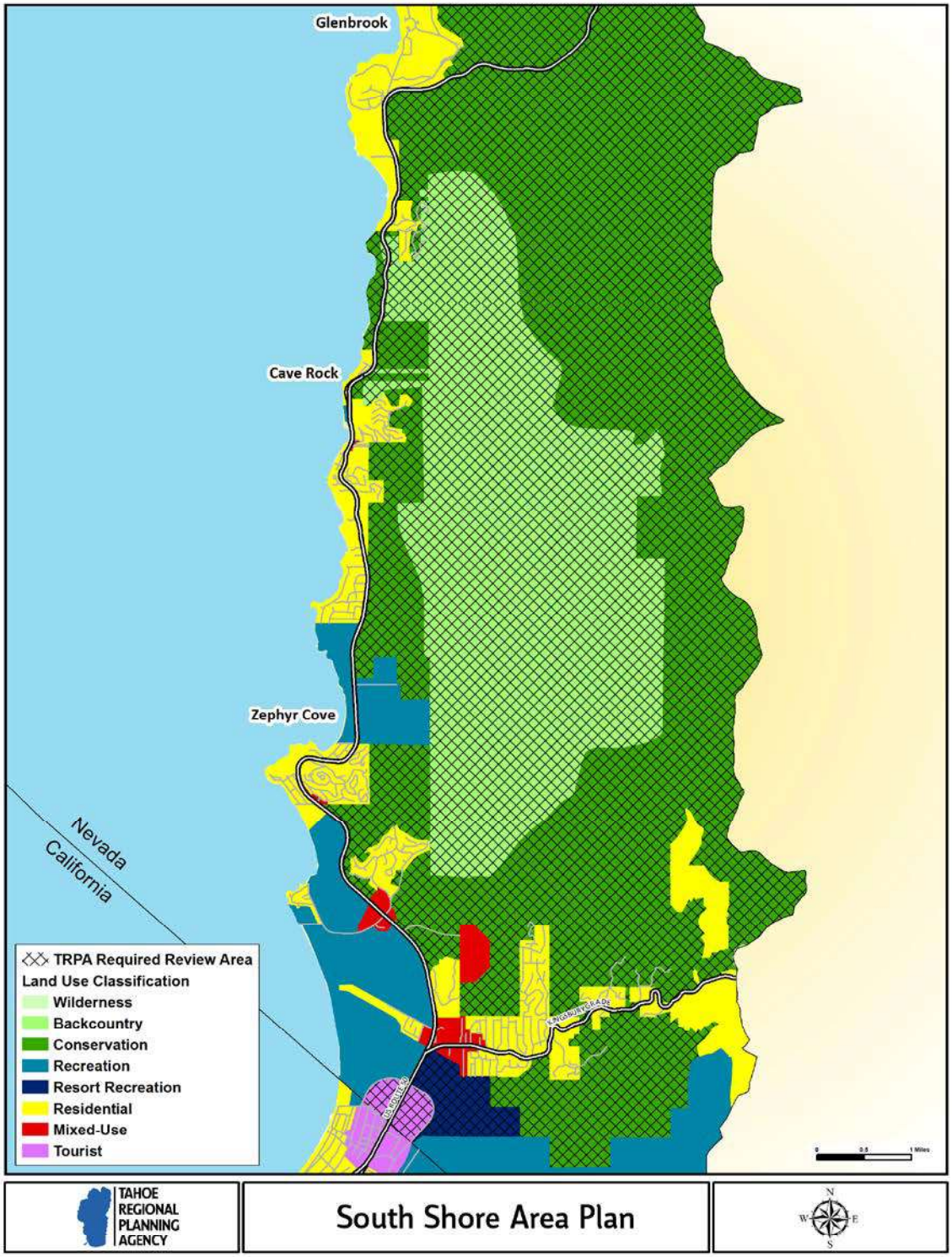
Figure 2.12
TRPA Review Required

	Regional Center	Town Center	Not in Center
Residential	100,000 square feet	50,000 square feet	25,000 square feet
Non-Residential	80,000 square feet	40,000 square feet	12,500 square feet

Note: All measurements are new building floor area.

Map 2.25 shows the location of parcels within the High Density Tourist, Conservation, and Resort Recreation Land Use Districts on the Conceptual Regional Land Use Map subject to TRPA review. Projects within the Backcountry Land Use District will also require a TRPA review.

Map 2.25
TRPA Review Required



Source: TRPA

PHASE I: SOUTH SHORE AREA PLAN

In order to encourage the environmental redevelopment of the existing built environment, promote economic vitality, and work towards the attainment of TRPA's environmental threshold standards, the County is moving forward with the South Shore Area Plan (Phase I), for the properties generally along Highway 50 from the California-Nevada Stateline to the lower Kingsbury area. The South Shore Area Plan replaces the Stateline Community Plan, Kingsbury Community Plan, and a portion of Plan Area Statements 070A (Edgewood), including Special Area #1 (C-070A SA1), and a portion of Plan Area Statement 080 (Kingsbury Drainage), including Special Area #2 (R-080 SA2). The existing Community Plan (Round Hill) and Plan Area Statements not included within the South Shore Area Plan will continue to be subject to the provisions of the applicable Community Plan or Plan Area Statement, until such time as an Area Plan is developed for the entire Tahoe Planning Area.

Background

In 2011, Douglas County participated with the South Tahoe Alliance of Resorts (S.T.A.R.), City of South Lake Tahoe, TRPA, and community members on the development of the South Shore Vision Plan, a planning document that focuses on the redevelopment of the built environment along the Highway 50 Corridor, from Ski Run Boulevard in the City of South Lake Tahoe, California, to Kahle Drive in Douglas County, Nevada.

The South Shore Vision Plan addressed the following key issues:

- Reinventing the area to address the older and obsolete built environment.
- Improving the market and economic conditions that currently exist.
- Assessing transportation needs, including the proposed U.S. Highway 50/South Shore Community Revitalization Project (Loop Road) and "Main Street" narrowing.
- Defining and understanding travel and tourism barriers.
- Finding solutions to other impediments to redevelopment.
- Assessing the limits to the potential for redevelopment.
- Analyzing current summer and winter programs.
- Identifying new attraction/uses and improving the bed base.
- Initiating environmental enhancements.
- Coordinating with the Lake Tahoe Basin Prosperity Plan to find solutions for revitalizing the Basin economy.

The purpose of the South Shore Vision Plan was to create a vision for the most significant tourist destination in the Lake Tahoe Region, and to utilize the "Vision" to inform the TRPA Regional Plan Update and attract new capital investment to upgrade the natural and built environment and implement environmental improvements.

The South Shore Vision Plan also demonstrated how the existing out-dated built environment could be transformed into a world class tourist destination. The following photos depict existing conditions and the illustrations depict the "Vision" for the South Shore:

Existing Conditions

Source: South Shore Vision Plan

South Shore Vision Plan Illustrations

Source: South Shore Vision Plan

The South Shore Vision Plan also demonstrated that the redevelopment of the South Shore could include many positive environmental benefits, such as:

- Reduction in coverage
- Increased open space
- Restored stream environment zones
- Water quality improvement projects
- Pedestrian friendly streets
- Public transportation
- Energy efficient buildings
- Access to recreational opportunities

Ultimately, the South Shore Vision Plan was successful in providing a framework for promoting positive changes to the Regional Plan for Douglas County and the City of South Lake Tahoe.

South Shore Area Plan

The South Shore Area Plan has been developed to build upon the concepts in the South Shore Vision Plan, as well as be consistent with the goals and policies in the 2012 TRPA Regional Plan. The boundaries of the South Shore Area Plan include those properties evaluated in the South Shore Vision Plan within Douglas County, as well as the properties within the Kingsbury Community Plan. The boundary of the South Shore Area Plan is depicted in Map 2.26.

Map 2.26
South Shore Area Plan Boundary

Source: Douglas County GIS Department

The four primary areas within the South Shore Area Plan are described below:

High Density Tourist District

The Casino Core area, the previous Stateline Community Plan, was designated a High Density Tourist District on the TRPA Conceptual Regional Plan Land Use Map. This is the primary area, along with the lower Kingsbury area, targeted for redevelopment. The area is currently dominated by casino/hotel uses, including the Horizon Hotel/Casino, MontBleu Hotel/Casino, Harrah's Hotel/Casino, Harvey's Hotel/Casino, and CVS Pharmacy (previously Bills Casino). Existing conditions include:

- 2,266 hotel rooms.
- Five existing hotel towers that range in height from 85 to 197 feet.
- Four parking garages and a substantial amount of surface parking.

The objective is to transform the area into a world class recreational tourist destination, which will include:

- Replacing the existing towers with energy efficient buildings that are architecturally compatible with the natural scenic beauty of the Region and move the area towards Scenic Threshold attainment.
- Reducing coverage and surface parking.
- Restoring stream environment zones, improving water quality, and creating open space.
- Creating a pedestrian friendly environment.

The other main objective is to provide a variety of recreational opportunities within walking distance from the bed base, such as:

Skiing:	The existing Gondola provides direct access to Heavenly Mountain Ski Resort.
Golfing:	The existing Edgewood-Tahoe Golf Course is within walking distance.
Biking:	The Nevada Stateline-to-Stateline Bikeway provides access to the Lake within biking and walking distance.
Hiking:	The Van Sickle Bi-State Park is within walking distance and provides access to hiking, picnicking, mountain biking, and horseback riding.
Beach:	The Edgewood Lodge and Golf Course Improvement Project includes an easement to access a new public beach within walking distance (previously there was no public beach within walking distance).
Lake:	The Tahoe Transportation District has been exploring the feasibility of providing waterborne transit from this area to give visitors and residents an opportunity to spend time on the Lake, as well as provide access to Tahoe City on the northshore.
Shopping:	The creation of a pedestrian friendly retail environment.
Dining:	The inclusion of a wide variety of dining options.

Entertainment: The development of outdoor and indoor entertainment amenities.

Overall, the objective is to revitalize the economy, contribute to the attainment of TRPA environmental threshold standards, including water quality and scenic, and create a sustainable tourist destination that provides access to recreational opportunities within walking and biking distance of the bed base, which is intended to contribute to a reduction in vehicle miles traveled and improved air quality. All redevelopment projects in the High density Tourist District will be evaluated to ensure consistency with these overall objectives.

Edgewood Lodge and Golf Course

This site contains the existing Edgewood-Tahoe Golf Course, and was placed within the Recreation Land Use District on the TRPA Conceptual Regional Land Use Map. In 2012, the TRPA approved the Edgewood Lodge and Golf Course Improvement Project on the site. The project consists of a tourist accommodation complex with a total of 194 new tourist accommodation units (TAUs) transferred from retired hotel sites in the City of South Lake Tahoe; improvements in water and energy efficiency; and the a new public beach. The project also includes environmental enhancement projects intended to contribute to attainment of TRPA environmental threshold carrying capacities. The goals of these threshold improvement projects, among others, are to:

1) Meet and exceed existing TRPA stormwater infiltration and treatment requirements;
2) Reduce the overall pollutant load of sediment, fine sediment, phosphorus and nitrogen;
3) Improve the function of the Golf Course Creek and Edgewood Creek stream environment zones (approximately 200,000 square feet of stream environment zones and 1.5 acres of coverage within the shorezone will be restored); and
4) Dredge and remove accumulated material in site ponds to reestablish pollutant capture capacity.

The project demonstrates how new projects can bring environmental gain to the Lake Tahoe Region. It is anticipated that the project will begin to be implemented in 2013.

Edgewood Lodge Project

Source: Edgewood Lodge Golf Course Improvement Project Presentation to TRPA Advisory Planning Commission on May 9, 2012

This site was in Plan Area Statement 070A (Edgewood), including Special Area #1 (Tourist Area), which allowed for up to 250 tourist accommodation units to be transferred to the site. This site will continue to be allowed a maximum of 250 tourist accommodation units with the South Shore Area Plan.

Edgewood Mountain

The Edgewood Mountain area is approximately 256 acres and has historically been a conservation area, although numerous recreation, public service, and some residential uses were historically allowed in the area. The site contains the historic Friday Station (an original Pony Express stop). With the 2012 TRPA Regional Plan Update, the parcel was placed in the Resort Recreation District on the Conceptual Regional Land Use Map. The purpose of designating it Resort Recreation was to allow for additional recreational opportunities, such as a cross country ski area, to be located near the bed base and to reduce vehicle miles traveled thus improving air quality. The 2012 TRPA Regional Plan also allows for tourist accommodations and commercial structures that are accessory to a recreation use to be located on the site, as long as development is transferred in from outside of the designated area and the transfer results in the retirement of development. Tourist accommodation units or commercial development may be subdivided into air space condos (no lot or block subdivisions are allowed). The parcel has been identified as a future site for a bike/pedestrian path to connect Market Street to the Van Sickle Bi-State Park, consistent with the Lake Tahoe Regional Transportation Plan and the Lake Tahoe Region Bicycle and Pedestrian Plan (refer to T Action 4.3).

Lower Kingsbury

The lower Kingsbury area contains more than 100 different commercial, industrial, and public uses. The most notable uses include the Lakeside Inn Hotel/Casino, Douglas County Government Offices/Tahoe Transportation and Visitors Center, Edgewood Village, Kahle Community Center/Park, Kingsbury Station, Red Hut Center, Shady Lane Commercial (Industrial) Center, Kingsbury Square, and Kingsbury Center. With the 2012 TRPA Regional Plan Update, the parcels were designated Mixed-Use/Town Center on the Conceptual Regional Land Use Map.

In 2008, all of the parcels within the lower Kingsbury area were evaluated in the Lower Kingsbury Visioning and Land Use Alternatives Report. The Summary Report was developed with input from local property owners, identified opportunities and constraints for revitalization and environmental improvements and resulted in a number of recommendations, including:

1. Transforming the area into a pedestrian friendly and mixed-use environment.
2. Creating more diverse housing options.
3. Developing an area wide water quality improvement project.
4. Creating more bike connections, including connections to the Kahle Community Center and a bike/pedestrian path from Market Street to the South Shore through the Edgewood Mountain Parcel.

Financial or regulatory incentives and/or County sponsored redevelopment programs were identified as potential catalysts for redevelopment in the area.

The South Shore Vision Plan evaluated the properties that contain the Lakeside Inn and Douglas County Government Center/Tahoe Transportation and Visitors Center. It identified this area as the Gateway Area into the South Shore and recommended redeveloping this area into a mixed-use environment and, beginning at Kahle Drive, creating a streetscape along the entire street corridor that includes pedestrian amenities, landscaping, and an interesting environment to support retail.

The lower Kingsbury area is the only area designated as a Mixed-Use/Town Center on the Conceptual Regional Land Use Map within the County. This area is intended to provide a mix of commercial, public services, light industrial, office, and residential uses and is targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern and provides economic opportunities.

Douglas County is adopting new land use and zoning provisions in this area to encourage property owners to develop mixed-use projects, including more diverse housing options,

as well as take advantage of additional density and height provisions, which will also result in environmental benefits as development commodities are transferred from more environmentally sensitive areas. The Tahoe Planning Area now includes new actions (refer to T Actions T 2.3 and T 4.3) to address outstanding issues, such as moving forward with an area wide water quality improvement project and a pedestrian/bike connection between Market Street and Van Sickle Bi-State Park. The County recognizes that including the lower Kingsbury area in the South Shore Area Plan is the first step in fostering the redevelopment and revitalization of the area.

Economic Analysis

In 2012, the Lake Tahoe Visitors Authority (LTVA), S.T.A.R., City of South Lake Tahoe, and Douglas County funded the South Shore Vision Destination Economic Impact Analysis, which explores the economic impacts of maintaining current operations and infrastructure (status quo) as opposed to implementing changes (transformation) proposed in the South Shore Vision Plan.

Status Quo: The Analysis found that over the past decade the South Shore has experienced a significant decline in economic activity, within the following areas:

- Gaming revenue
- Rooms rented
- Occupancy
- Retail sales
- Employment

For Douglas County, the greatest area of concern has been the significant decline in gaming revenue from a high of $338 million in 2004 to $209 million in 2011, a decrease of 38 percent. This decline is attributed to the opening of tribal casinos in California, the lack of investment in infrastructure as a result of the regulatory nature of the Lake Tahoe Region, and the economic recession. Overall, the Analysis found that the status quo does not provide a level of revenue that is sustainable for the South Shore.

Transformation: The Analysis found that in order to transform the economy and generate long term revenue, the types of changes proposed in the South Shore Vision Plan are necessary. These changes include:

- Diversifying into a more recreation based economy;
- Leveraging Lake Tahoe's history with entertainment in a unique setting; and
- Upgrading the visitor experience by providing walkable areas that feature upgraded visitor and community based experiences.

The Analysis also found that policy makers are at a unique juncture in that they can maintain the status quo or transform the visitor experience to foster economic vitality in the South Shore.

Existing Conditions and Conservation

The TRPA LiDAR Impervious Coverage Calculations from 2012 for the Kingsbury Commercial area and Nevada South Stateline area are provided in Figure 2.13.

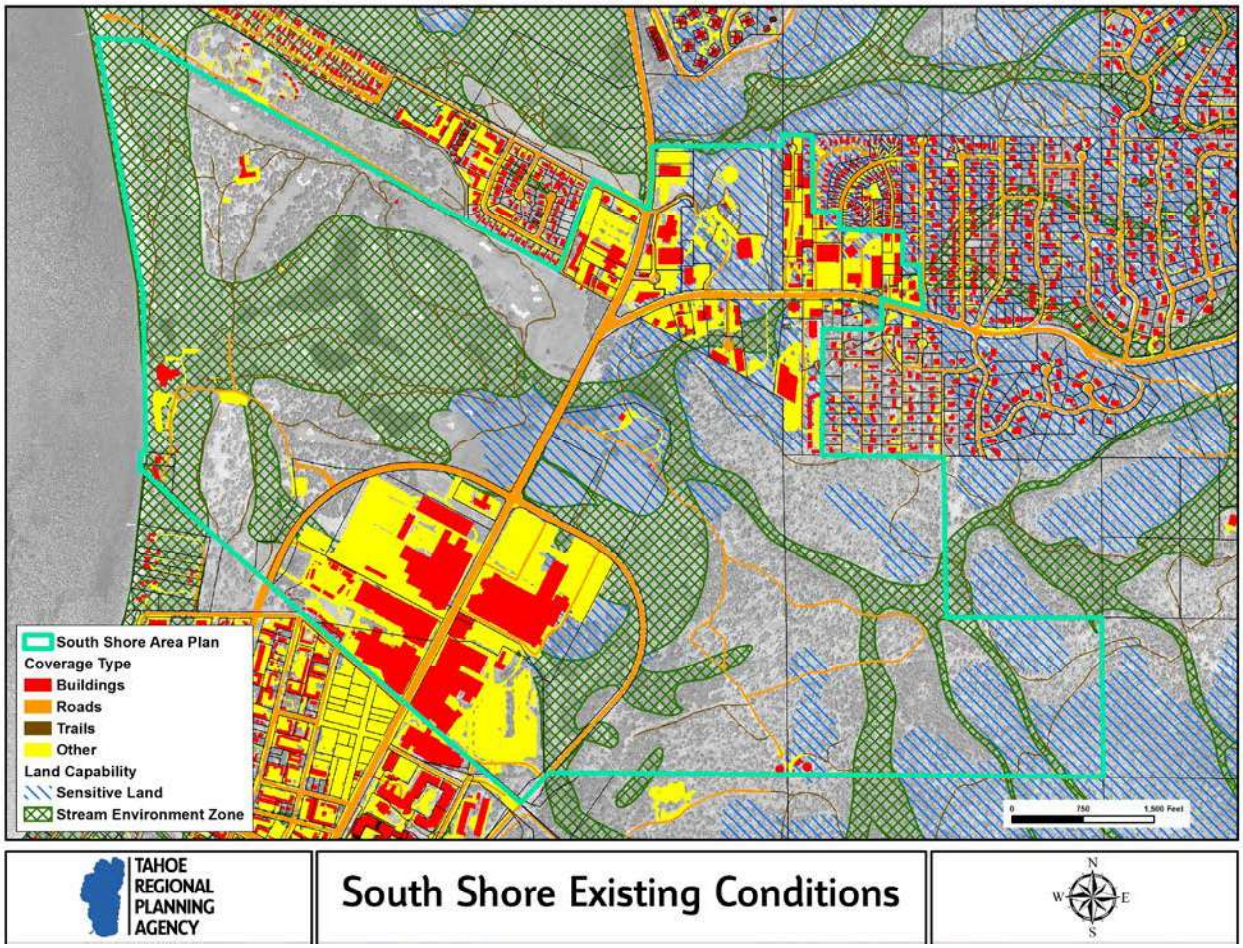
Figure 2.13
LiDAR Impervious Coverage Calculations, 2012

Town Center	Acres Impervious	Total Area	Percent Impervious
Kingsbury Commercial	51.55	88.25	58.42
Nevada South Stateline	81.41	115.44	70.52

Source: TRPA

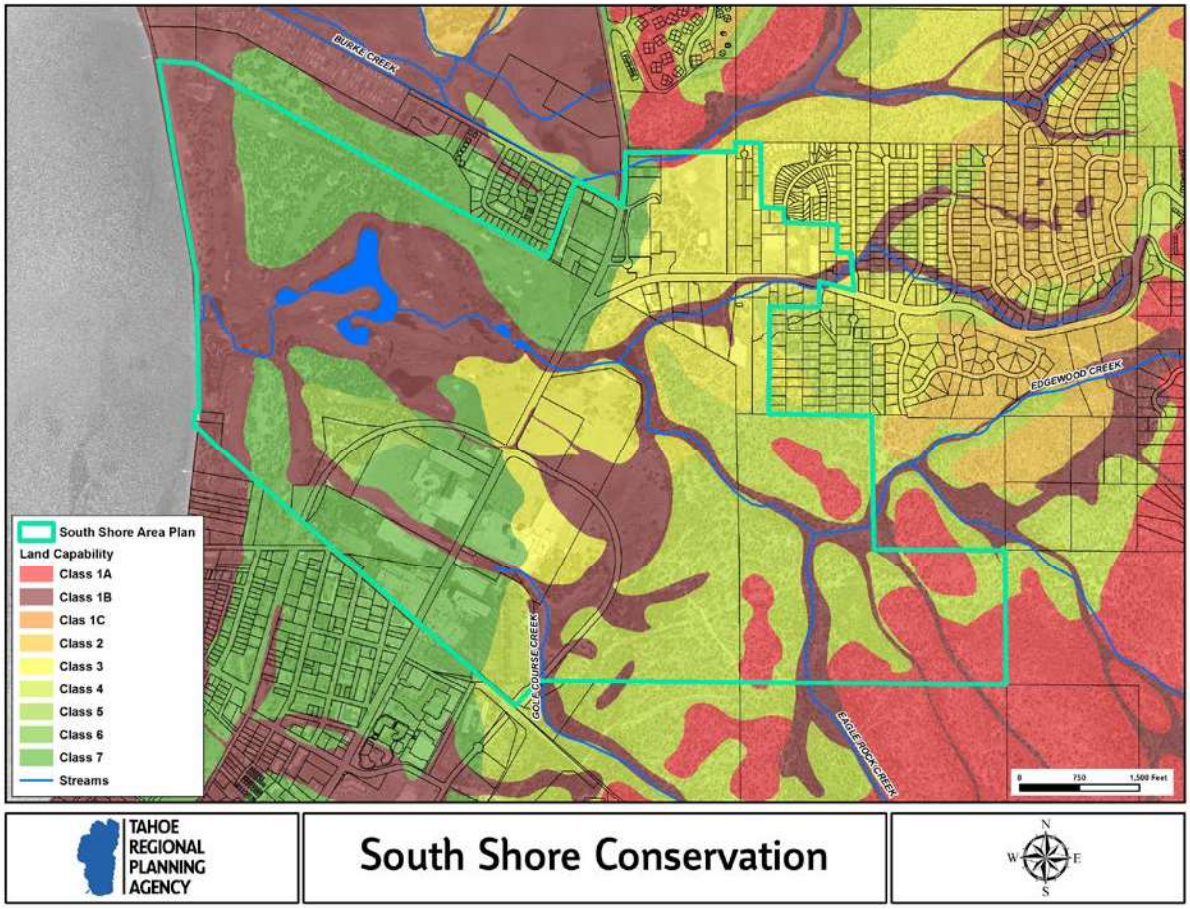
Maps 2.27 and 2.28 show existing coverage and land capability for the South Shore Area Plan, respectively.

Map 2.27
South Shore Area Plan Coverage (Existing Conditions)



Source: TRPA

Map 2.28
South Shore Area Plan Land Capability (Conservation) Map



Source: TRPA

The South Shore Area Plan retains the strict environmental protections required under the TRPA Regional Plan and includes several strategies to further accelerate environmental improvements and restoration including the following:

- **Environmental Redevelopment:** Promoting the redevelopment of existing developed areas to include increased bicycle, pedestrian, and transit amenities; coverage reduction; and compliance with water quality and other environmental regulations.
- **Transfers of Development Rights/Existing Development:** The High Density Tourist District and Lower Kingsbury Area, or "Centers", have been designated as Receiving Areas for transfers of development on the Future Land Use Map (refer to Map 2.32). As shown on Map 2.27, the Centers are already extensively developed and meet or exceed coverage limitations. As Receiving Areas, future development will be directed to these areas instead of occurring in outlying and/or environmentally sensitive areas. Although not reflected as Receiving Areas on the Future Land Use Map, the Edgewood-Tahoe Golf Course site (limited to Special Area #1) is a receiving area in that up to 250 TAUs may be transferred to the site and the Edgewood Mountain site is a receiving area in that development is only allowed if it is transferred in and the transfer results in the retirement of development.
- **Compact Mixed-Use Land Use Pattern:** The Area Plan has new zoning districts to encourage a greater mixing of uses, which can result in fewer and shorter vehicle trips and associated improvements in air quality and traffic. In addition, the High Density Tourist District represents the largest tourist bed base in the Region, and the plan promotes recreational and non-auto transportation options in and around the district to further reduce vehicle trips.
- **TMDL Implementation:** Requires water quality improvements that will help the County meet TMDL milestones.
- **Comprehensive Coverage Reduction:** The Area Plan includes a policy that requires the County to consider opportunities for coverage reduction in all public and private redevelopment projects within Centers.
- **Area-Wide Water Quality Improvements:** Area-wide stormwater management systems, including the existing Stateline Stormwater System, are recognized and called for to ensure compliance with TRPA BMP and SLRP requirements.
- **Stream Environment Zone Protection:** An Area Plan policy requires Douglas County to consider opportunity for SEZ restoration in all public and private projects that contain disturbed SEZ.

Commercial Floor Area

The 35,000 square feet of remaining Commercial Floor Area (CFA) for the Stateline Community Plan and 1,250 square feet of remaining CFA for the Kingsbury Community Plan, for a total of 36,250 square feet of CFA, that has yet to be allocated to a project is

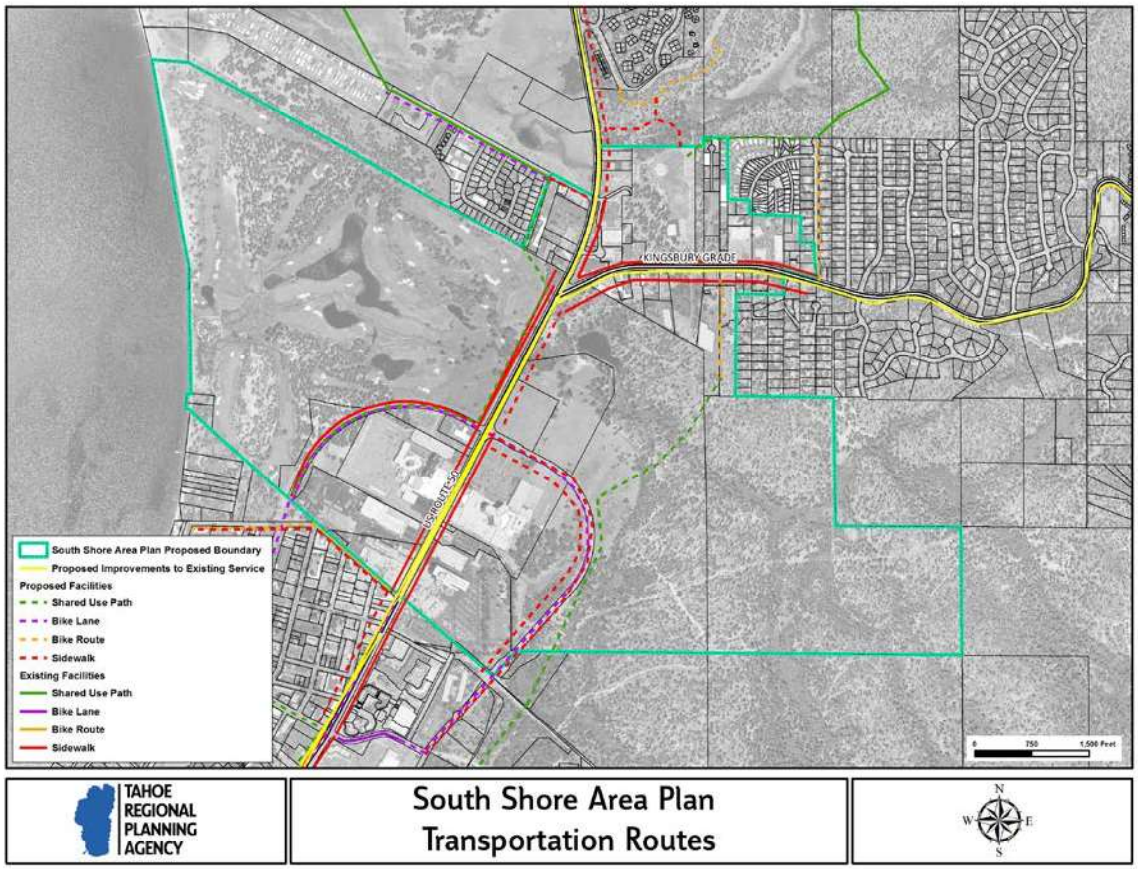
now available throughout the South Shore Area Plan. Under the 2012 TRPA Regional Plan, no new CFA will be allocated by TRPA until all of the existing CFA is used.

Transportation

The South Shore Area Plan was developed around the future U.S. 50 South Shore Community Revitalization Project (Loop Road), which is a project that would allow for traffic to flow around the High Density Tourist District and for the existing Highway 50 to be turned into a pedestrian friendly Main Street. The Tahoe Transportation District is currently conducting public workshops to evaluate alternative routing options for the project.

Map 2.29 includes the bike and pedestrian plan for the South Shore Area Plan (reflects bicycle and pedestrian facilities shown on Map 5, Conceptual Bicycle & Pedestrian Facilities, of the 2012 TRPA Regional Plan).

Map 2.29
South Shore Area Plan Bike and Pedestrian Plan



Source: TRPA

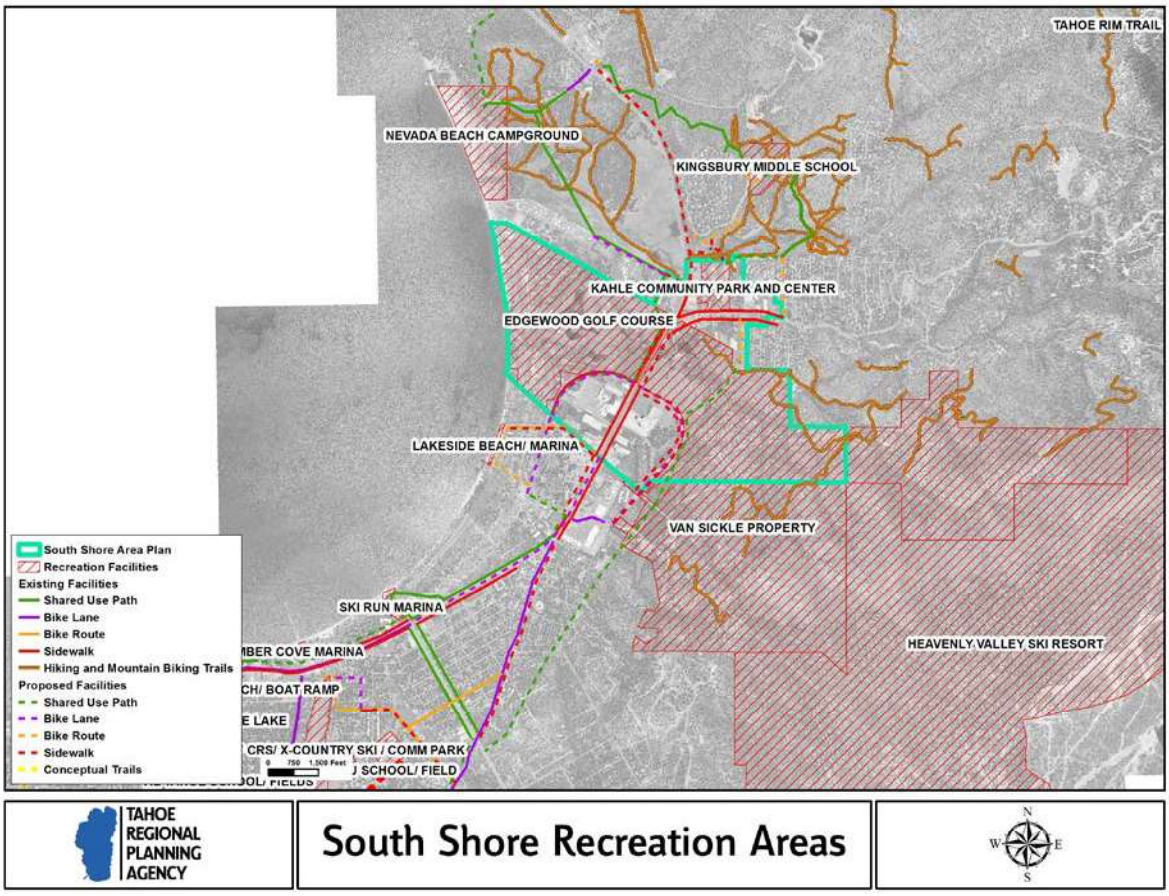
Transit services are currently provided throughout the South Shore Area Plan. Transit services are provided at the casinos and bus shelters have been placed along Highway 50

and the Kingsbury Grade (State Route 207). The Kingsbury Transit Center, along Highway 50, is located at the base of the Kingsbury Grade. There are also transit services provided to connect the South Shore to the Carson Valley and free ski shuttles are offered. Future transit projects will be provided as planned for in the Regional Transportation Plan.

Recreation

Map 2.30 shows existing and future recreation opportunities within biking and walking distance of the South Shore Area Plan. The Nevada Stateline-to-Stateline Bikeway provides access to Lake Tahoe and the Van Sickle Bi-State Park includes trails that provide direct access to the Rim Trail.

Map 2.30
South Shore Area Plan Recreation Areas



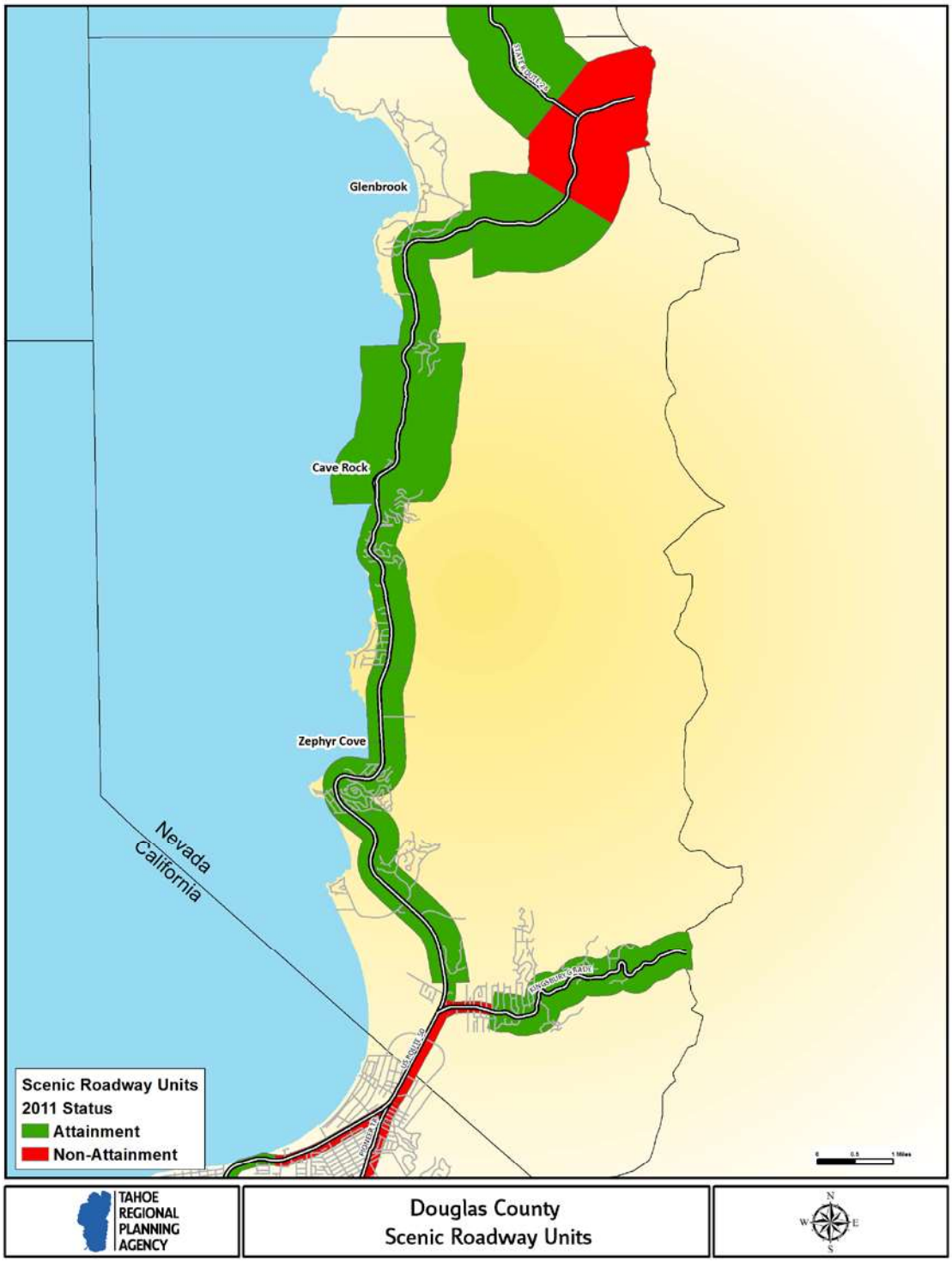
Source: TRPA

Design Standards and Guidelines

The 2011 Threshold Evaluation Report shows that the portions of Highway 50 that run through the South Shore Area Plan are currently not in attainment of the Scenic Threshold Standards (see Map 2.31). The South Shore Design Standards and Guidelines,

which include architectural, lighting, landscaping, and signage standards, have been developed to ensure that future development is brought into attainment, reflects the desired mountain character of the area, builds upon the concepts developed in the South Shore Vision Plan, and ties into existing and future redevelopment projects, such as the Heavenly Village Project, within the City of South Lake Tahoe.

Map 2.31
Scenic Threshold Status for Roadways in Lake Tahoe Region



Source: TRPA

Wayfinding Signage

A wayfinding signage program needs to be developed for the South Shore Area Plan to encourage visitors to walk, bike, or use transit (refer to T Action 4.4). It should be noted that the City of South Lake Tahoe and Tahoe Chamber of Commerce installed wayfinding street signs along Highway 50 in the City and the Tahoe Chamber of Commerce is working on a wayfinding signage program for Douglas County.

Area Wide Water Quality Control

The Stateline Regional Stormwater Treatment Disposal System Agreement (1997), established the Stateline Stormwater Association, created for the purpose of constructing, operating, and maintaining stormwater control, treatment, and disposal facilities to serve the casino core area of Stateline and achieve water quality targets. Association members consist of Mont Bleu, Harrah's, Harvey's, Horizon, Park Cattle Company (Edgewood Companies), Wells Fargo Bank, Douglas County (Lake Parkway), and the NDOT (Highway 50). This was the first public-private partnership developed to address stormwater on an area-wide level. Improvements constructed by the association tie together previously existing individual drainage systems and deliver an estimated 83 percent of the design storm volume to the treatment facility, with subsequent discharge to the irrigation storage reservoir on the Edgewood-Tahoe Golf Course. The Edgewood Lodge and Golf Course Improvement Project includes upgrades to this system, which will significantly reduce the amount of fine sediment particles entering Lake Tahoe. This area wide water quality control system also satisfies the TRPA requirement for onsite stormwater infiltration for drainage treatment and retention. It is anticipated that future redevelopment will also tie into this system. An area-wide water quality control system should be developed for the lower Kingsbury area to accelerate BMP installation.

PHASE II: DOUGLAS COUNTY AREA PLAN

Douglas County plans to get the South Shore Area Plan in place by mid-2013 and then come forward with an amendment to the South Shore Area Plan to create one Area Plan, which will be called the Douglas-Tahoe Area Plan, for all properties within the Tahoe Planning Area.

Key Issues

Nevada Senate Bill (SB) 271

Nevada Senate Bill (SB) 271 requires Nevada to withdraw from the Bi-State Compact if certain changes are not made, including amendments to the Governing Board's voting rules, consideration of changing economic conditions in the Regional Plan, and placing the legal burden of proof that an action violates the Compact on the challenger. The bill sets October 1, 2015, as a date for changes to be implemented with a possible extension to 2017 if the Governor proclaims that progress is being made.

The States of Nevada and California were able to come to a Bi-State Agreement which resulted in the final adoption of the 2012 TRPA Regional Plan, a significant step in meeting the provisions of SB 271. It is unclear at this time how the other issues raised in SB 271, including changes to the voting rules, will ultimately be resolved.

TRPA Regional Plan List of Priority Projects

There were a number of issues raised during the TRPA Regional Plan Update that have yet to be addressed (refer to 2012 TRPA Regional Plan, Attachment 5, *Preliminary List of Priority Projects*). These include: the need to prioritize an evaluation of affordable housing policies, evaluate floodplain management regulations, and evaluate the TRPA Code of Ordinances to make it more understandable and effective. Douglas County plans to continue to work with TRPA and other interested parties to address these issues.

Funding for Environmental Improvement Projects/TMDL

It is anticipated that funding available for EIP projects and the implementation of the TMDL Program/SLRP will be scarce as a result of the current economic climate and budget problems at federal, state, and local levels. Therefore, it is extremely important to develop regulations that encourage environmentally beneficial redevelopment and the associated implementation of water quality improvements, as well as evaluate the feasibility of developing a local funding source.

TMDL Coordination

One of the primary components of TMDL/SLRP implementation includes advanced road operations (or street sweeping) to reduce the amount of fine sediment from entering the Lake. In addition to Douglas County and NDOT, there are 11 GIDs and four HOAs responsible for maintaining streets in Douglas County. In most cases, these smaller entities do not have the resources or financial capability of implementing advanced road operations independently. Thus, the NTCD and County are currently discussing the idea of creating a TMDL Cooperative to implement advanced road operations.

Housing

Douglas County needs to utilize the information in Chapter 4, *Housing Element*, which includes recommendations to address housing needs in the Tahoe Planning Area, to encourage the TRPA to develop policies and programs that support the development of affordable housing and mixed-use town centers with a variety of housing options. TRPA is undertaking a regional housing needs assessment with the objective of revising regional policies to better address an unmet need for affordable and moderate income housing. Douglas County will work with TRPA through this process to ensure changes to regional policies are coordinated with Chapter 4, *Housing Element*.

Economy

Douglas County needs to continue to work to address issues raised in the Economic Vitality Strategy and Action Plan (Tahoe Revitalization) and Lake Tahoe Basin Prosperity Plan, as discussed in Chapter 9, *Economic Development Element.*

Transportation

The South Shore Area Plan was developed around the South Shore Community Revitalization Project (Loop Road). Although it is discussed in the Compact and has been in the planning process for over 20 years, this project has yet to move forward as a result of lack of funding and support from residents and business owners impacted by the project in the City of South Lake Tahoe. In order to encourage the redevelopment of the built environment and walking and biking in the South Shore Area Plan, Douglas County plans to continue to work with the TMPO/TDD, NDOT, and City of South Lake Tahoe to explore alternative designs, secure funding, and implement the project.

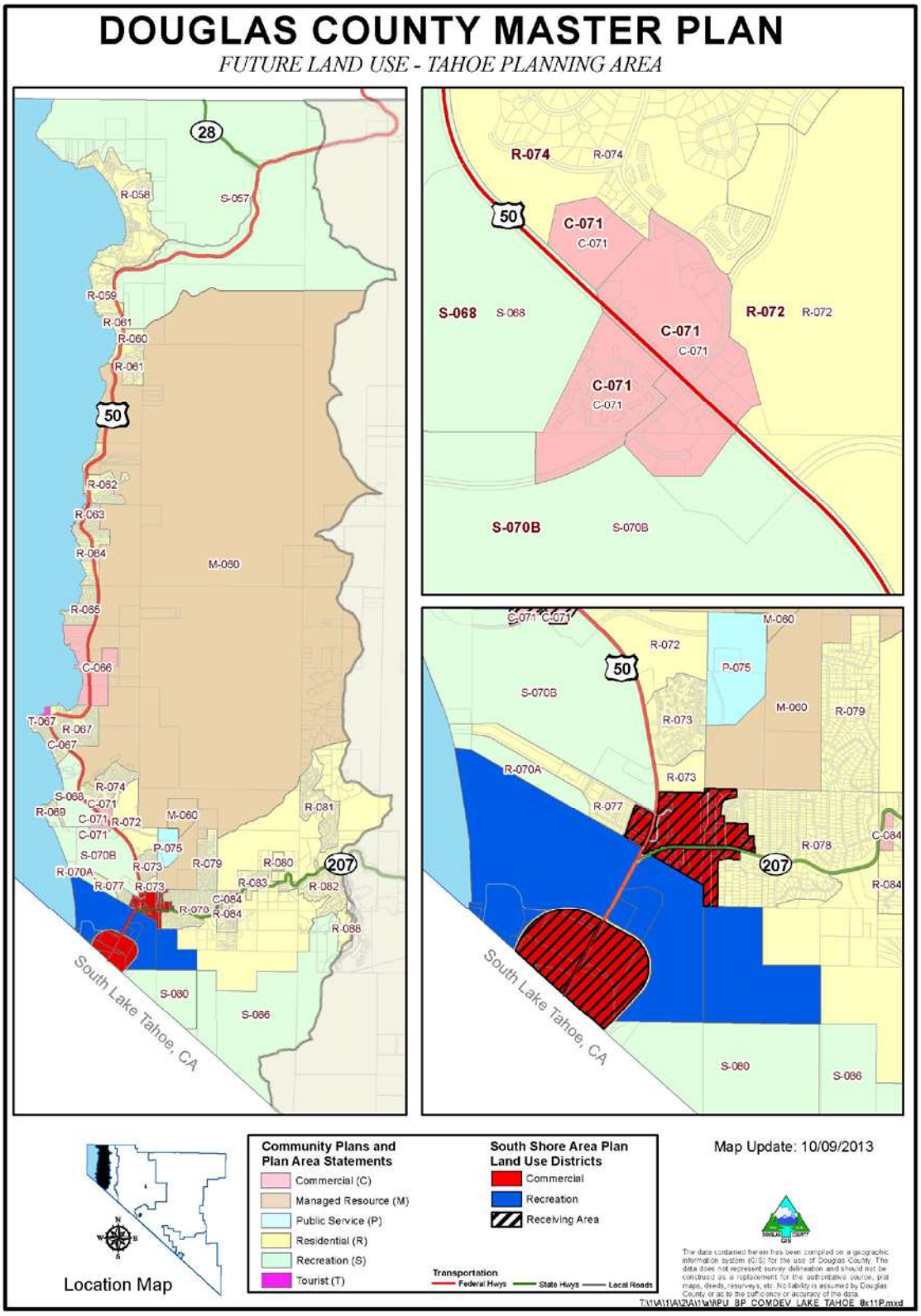
Tahoe Planning Area Future Land Use Map

Figure 2.14 lists the Douglas County Community Plan (Round Hill) and Plan Area Statements still in effect. Plan Area Statements 070A (Edgewood) and 080 (Kingsbury Drainage) have not been deleted because portions of the Plan Area Statements are still in effect. Map 2.32 is the future land use map for the Tahoe Planning Area and includes the new land use districts for the South Shore Area Plan.

Figure 2.14
Tahoe Planning Area Community Plan and Plan Area Statements

CP/PAS#	Community Plan/ Plan Area Statement	Land Use
57	Spooner Lake	Recreation
58	Glenbrook	Residential
59	Shakespeare Point	Residential
60	Genoa Peak	Conservation
61	Logan Creek	Residential
62	Cave Rock	Residential
63	Lincoln	Residential
64	Lakeridge	Residential
65	Skyland	Residential
66	Zephyr Cove	Recreation
67	Marla Bay/Zephyr Heights	Residential
68	Round Mound	Recreation
69	Elk Point	Residential
070A	Edgewood	Recreation
070B	Rabe	Recreation
71	Round Hill CP	Commercial/Public
72	Round Hill/Tahoe Dempsey	Residential
73	Lake Village	Residential
74	Round Hill/ Residential	Residential
75	Douglas County SID	Service
77	Oliver Park	Residential
78	Middle Kingsbury	Residential
79	Chimney Rock	Residential
80	Kingsbury Drainage	Conservation
81	Kingsbury Village	Residential
82	Upper Kingsbury	Residential
83	Kingsbury Heights	Residential
84	Palisades	Residential
86	Heavenly Valley (NV)	Recreation
88	Tahoe Village	Residential

Map 2.32
Tahoe Planning Area Future Land Use Map



Tahoe (T) Planning Area Goals, Policies, and Actions

The following goals, policies, and actions serve as a guide for moving forward with addressing issues and implementing identified projects and programs:

T Goal 1 **To coordinate with the TRPA in achieving mutual objectives and simplify the development review process.**

T Action 1.1 Douglas County, in coordination with TRPA, shall develop an Area Plan that covers the entire Tahoe Planning Area.

T Action 1.2 Douglas County shall enter into a Memorandum of Understanding (MOU) with TRPA to take over additional permitting responsibilities in the Tahoe Planning Area.

T Action 1.3 Douglas County shall encourage TRPA to develop a technical working group to improve the predictability and effectiveness of the TRPA Code of Ordinances.

T Action 1.4 Douglas County shall coordinate with TRPA to develop a regional housing needs assessment and implementing policies and programs.

T Goal 2 **To continue to participate in efforts to improve the clarity of Lake Tahoe and surrounding environment.**

T Policy 2.1 Douglas County shall continue to implement projects identified in the Environmental Improvement Program (EIP).

T Policy 2.2 Douglas County shall consider opportunities for SEZ restoration in all public and private redevelopment projects that contain disturbed SEZ.

T Policy 2.3 Douglas County shall consider opportunities for coverage reduction in all public and private redevelopment projects within Centers.

T Policy 2.4 Douglas County shall support efforts by the NTCD to secure funding For BMP technical assistance and education.

T Policy 2.5 Douglas County shall work with the NTCD to focus BMP enforcement and compliance efforts in high loading areas with connectivity to Lake Tahoe identified in the SLRP.

T Action 2.1 Douglas County shall continue to work with NDEP, NTCD, GIDs, and other stakeholders on the development and implementation of the Stormwater Load Reduction Plan, the Plan to implement the Lake Tahoe Total Maximum Daily Load (August 2011).

T Action 2.2 Douglas County shall participate with the NTCD, NDOT, GIDs, and HOAs to develop a stormwater management collaborative to implement projects and programs identified in the SLRP.

T Action 2.3 Douglas County shall work with the NTCD and property owners in the lower Kingsbury area to develop an area wide water quality improvement project.

T Action 2.4 Douglas County shall move forward with an Area Plan amendment to incorporate the SLRP within six months of the adoption of the SLRP by NDEP.

T Action 2.5 Douglas County shall participate in the TRPA BMP Compliance Subcommittee and consider moving forward with actions identified by the Sub-Committee to increase BMP compliance.

T Action 2.6 Douglas County shall work with the NTCD to develop a strategy to address BMP enforcement, compliance, and maintenance.

T Goal 3 **To develop public-private partnerships in order to promote environmental redevelopment, expand recreational opportunities, and achieve Tahoe Revitalization.**

T Policy 3.1 Douglas County shall encourage TRPA to adopt goals, policies, and regulations that encourage the environmental redevelopment of the built environment.

T Policy 3.2 Douglas County shall continue to participate in programs and projects identified in the Economic Vitality Strategy and Action Plan (Tahoe Revitalization) and Lake Tahoe Basin Prosperity Plan.

T Action 3.1 Douglas County shall explore the feasibility of developing a Tax Increment Financing (TIF) or Tax Increment Area (TIA) to fund public improvements within the South Shore Area Plan and surrounding area.

T Goal 4 **To encourage alternative modes of transportation in order to reduce vehicle miles traveled (VMT) and improve the Lake Tahoe experience.**

T Policy 4.1 Sidewalks and landscaping shall be required for all new and expanded uses.

T Policy 4.2 Pedestrian linkages between parking lots shall be provided to reduce VMT.

T Action 4.1 Douglas County shall continue to participate in efforts to complete the Nevada Stateline-to-Stateline Bikeway (Tahoe Lakeview Trail) Project.

T Action 4.2 Douglas County shall participate with the TMPO, Tahoe Transportation District, Federal Highway Administration, NDOT, City of South Lake Tahoe, Caltrans, and Nevada State Parks in the planning and implementation of the South Shore Community Revitalization Project (Loop Road).

T Action 4.3 Douglas County shall explore the feasibility of acquiring an easement and constructing a pedestrian/bike path through the Edgewood Mountain parcel, from Market Street to the Van Sickle Bi-State Park, to encourage the use of alternative modes of transportation and reduce VMT.

T Action 4.4 Douglas County shall develop a wayfinding signage program to encourage walking, biking, and transit use.

T Goal 5 **Enhance the aesthetic character if the built environment to preserve and compliment the natural environment.**

T Policy 5.1 The area adjoining Highway 50 should be maintained as a scenic view corridor.

T Policy 5.2 The Edgewood Mountain open space parcel (Parcel 1) recorded in the Official Records of Douglas County as Document No. 26156 shall continue to be maintained as a scenic view corridor and as a historic site.

T Policy 5.3 Utilities shall be placed underground along scenic corridors and throughout the Tahoe Planning Area.

T Policy 5.4 Maximize views of the Lake and surrounding mountain ridgelines from Highway 50 and public gathering places through appropriate site and building design.

T Action 5.1 Douglas County shall work with TRPA and business owners to improve the appearance of signage.

T Goal 6 **To retain special policies from the Community Plans and Plan Area Statements in the Area Plan.**

T Policy 6.1 Public recreation uses and health and wellness uses shall be the primary uses on the Kahle Community Center site.

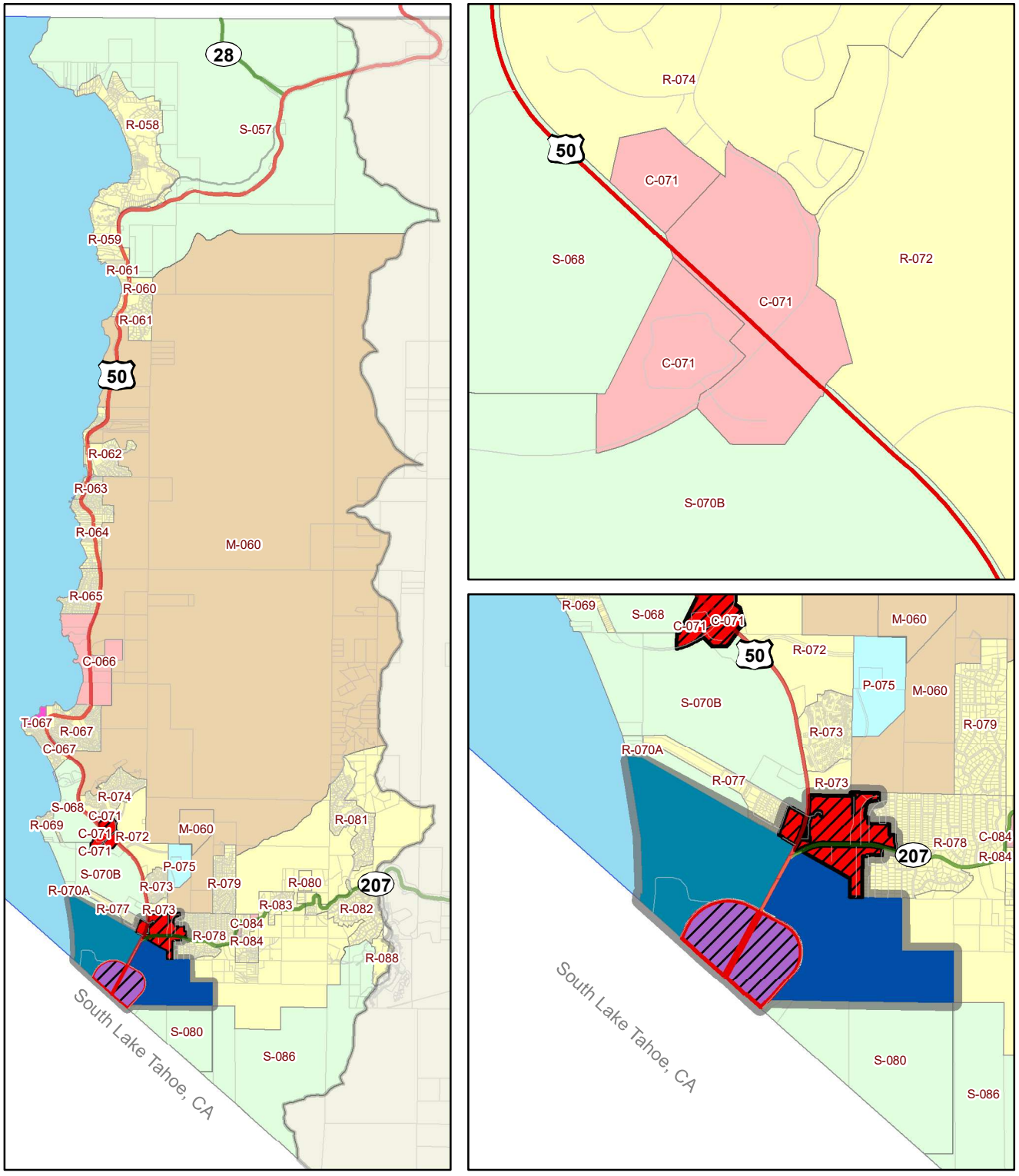
T Policy 6.2 The area east of Shady Lane shall remain an industrial area.

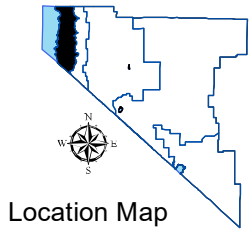
T Policy 6.3 The 250 TAUs allowed on the Edgewood Golf Course site shall be limited to Special Area (SA) #1 as shown on the Record of Survey Map for Park Cattle Co. recorded in the Official Records of Douglas County as Document No. 34529.

Douglas County Official Zoning Map

OFFICIAL DOUGLAS COUNTY ZONING MAP

TAHOE PLANNING AREA





Community Plans and Plan Area Statements

- Commercial (C)
- Managed Resource (M)
- Public Service (P)
- Residential (R)
- Recreation (S)
- Tourist (T)

South Shore Area Plan Zoning Districts

- South Shore Area Plan
- T-MU (Tahoe - Mixed Use)
- T-RR (Tahoe - Resort Recreation)
- T-R (Tahoe - Recreation)
- T-T (Tahoe - Tourist)
- TC (Town Center) Overlay
- HDT (High Density Tourist) Overlay

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Map Update: 10/09/2013

The data contained herein has been compiled on a geographic information system (GIS) for the use of Douglas County. The data does not represent survey delineation and should not be construed as a replacement for the authoritative source, plat maps, deeds, resurveys, etc. No liability is assumed by Douglas County or as to the sufficiency or accuracy of the data.

Douglas County Development Code, Chapter 20.703, Tahoe Area Plan Regulations

Chapter 20.703

Tahoe Area Plan Regulations

Sections:

20.703.010 Statutory authority.
20.703.020 Purpose.
20.703.030 Applicability to land area.
20.703.040 Applicability to other regulations.
20.703.050 Definitions.
20.703.060 Tahoe zoning districts.
20.703.070 South Shore Area Plan.
20.703.080 South Shore Area Plan development standards (Table).
20.703.090 South Shore Area Plan permitted, development permitted, and special use permitted uses (Table).
20.703.095 Accessory uses.
20.703.100 Reserved.
20.703.110 Reserved.
20.703.120 Reserved.
20.703.130 List of primary uses and use definitions.
20.703.140 Design standards and guidelines.
20.703.150 Parking and loading.
20.703.160 Landscape and irrigation plans.
20.703.170 Lighting standards.
20.703.180 Signage.
20.703.190 Scenic quality.
20.703.200 Area-wide water quality.
20.703.205 Noise.
20.703.210 TRPA Code of Ordinances.
20.703.220 General provisions.
20.703.230 Planning.
20.703.240 Land uses.
20.703.250 Site development.
20.703.260 Growth management.
20.703.270 Resource management and protection.
20.703.280 Shorezone.
20.703.290 Rules and procedures.
20.703.300 Authority to condition development permits.
20.703.310 Conformity review for an amendment to an Area Plan.
20.703.320 Activities requiring TRPA approval.
20.703.330 Notification to TRPA and Washoe Tribe of proposed activities.
20.703.340 Monitoring.
20.703.350 Variances.

20.703.360 Appeals.

20.703.010 Statutory authority.

Pursuant to the Tahoe Regional Planning Agency (TRPA) Regional Plan and Code of Code of Ordinances, Chapter 13, *Area Plans*, the County adopts the following regulations to implement an Area Plan within Douglas County, Nevada.

20.703.020 Purpose.

A. The TRPA and Douglas County have found that there is a mutually beneficial need to provide Douglas County, and other local jurisdictions, the option to prepare and implement Area Plans, provided such Area Plans conform with and further the goals and policies of the TRPA Regional Plan.

B. This chapter establishing an Area Plan, in association with a Memorandum of Understanding (MOU) approved by the County and TRPA, enables TRPA to transfer limited development permitting authority to the County subject to appeal provisions to the TRPA.

C. The development activities delegated to the County within an Area Plan has been found to not have a substantial effect on the natural resources in the Lake Tahoe Region. Permitting authority as allowed and set forth in an MOU enables TRPA to focus its resources on projects of regional concern, while still maintaining an active and effective oversight role in the implementation of Area Plans.

20.703.030 Applicability to land area.

A. The provisions of the Tahoe Area Plan Regulations apply to those lands within Douglas County that are subject to an Area Plan adopted by the TRPA Governing Board.

B. The boundaries of an adopted Area Plan shall be depicted on the Official Douglas County Zoning Map.

20.703.040 Applicability to other regulations.

A. All development within the Lake Tahoe Region is required by federal and state law to comply with the Tahoe Regional Planning Compact (Public Law 96-551), Regional Plan, Code of Ordinances, and other provisions of the TRPA.

B. No Area Plan may limit TRPA's responsibility to enforce the Tahoe Regional Planning Compact, TRPA Regional Plan, and TRPA Code of Ordinances.

C. All regulations in the TRPA Code of Ordinances shall remain in effect unless superseded by the provisions of an Area Plan.

D. Other chapters and sections of this code, the Douglas County Design Criteria and Improvement Standards (DCDCIS) manual, and TRPA Code of Ordinances apply to the area within a conforming Area Plan only to the extent that a provision meets the purpose and intent of this chapter.

F. In case of conflicts between the provisions of this chapter and other code provisions, the most restrictive provision applies.

G. All Community Plans and Plan Area Statements shall remain in effect and are subject to the Tahoe Basin Regulations, consisting of Chapters 20.700 through 20.702

of this code, unless superseded by the provisions of an Area Plan subject to this chapter.

20.703.050 Definitions.

Definitions of the words used in this chapter are defined in this chapter or contained in the TRPA Code of Ordinances, Chapter 90, *Definitions*. In cases where the words are not defined in this chapter or the TRPA Code of Ordinances, refer to the definitions in Appendix A of this code. The Director has the authority to interpret the words or phrases used in this chapter to give them the meaning they have in common usage and to give this chapter its most reasonable application.

20.703.060 Tahoe zoning districts.

A. The following zoning districts have been established to implement an Area Plan within Douglas County:

1. "T-F" (Tahoe – Forest). This district is for federal, state, or county lands managed for conservation and passive public recreation purposes.

2. "T-MU" (Tahoe – Mixed Use). This district is for areas that are targeted for redevelopment and that may include a mix of tourist, recreation, commercial, light industrial, public service, and residential uses.

3. "T-MFR" (Tahoe-Multi-Family Residential, maximum density of 15 dwelling units (du)/acre). This district is for existing and future multi-family housing.

4. "T-R" (Tahoe – Recreation). This district is for private and public recreation areas, such as golf courses, beaches, state parks, and ski resorts.

5. "T-RR" (Tahoe – Resort Recreation). This district is limited to Edgewood Mountain parcels and allows for tourist, commercial and residential uses provided in conjunction with a recreation use. New development must be the result of development transfers that result in the retirement of existing development.

6. "T-SFR-8,000" (Tahoe-Single-Family Residential, 8,000-square foot minimum parcel size). This district is for existing and future single-family homes.

7. "T-T" (Tahoe-Tourist). This district is for existing and future tourist oriented uses.

8. "T-PF" (Tahoe-Public Facility). This district is for existing and future public facilities.

B. The following overlay zoning districts have been established to implement an Area Plan within Douglas County:

1. HDT (High Density Tourist) Overlay. This overlay district contains existing hotel/casino towers and is targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern, provides greater access to recreational opportunities, and provides economic opportunities. The district is the appropriate location for the Lake Tahoe Region's highest intensity development.

2. TC (Town Center) Overlay. This overlay district is for areas targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern and provides economic opportunities and future development that will bring environmental gain to the Region.

3. PD (Planned Development) Overlay. This overlay district contains planned developments approved before December 12, 2012. All new planned developments within the Lake Tahoe Region are subject to the provisions of Chapter 39, *Subdivision*, of the TRPA Code of Ordinances and Chapter 20.676, *Planned Development (PD) Overlay District*, of this code.

C. The following shall be depicted on the Official Douglas County Zoning Map:

1. Specific and Master Plans. The boundaries of specific and master plans, including the Heavenly Mountain Resort Master Plan (updated in 2007), developed pursuant to Chapter 14, *Specific and Master Plans*, of the TRPA Code of Ordinances.

2. TRPA Jurisdictional Boundary. The TRPA jurisdictional boundary as established by the Tahoe Regional Planning Compact.

20.703.070 South Shore Area Plan.

Sections 20.703.080 through 20.703.090 include provisions to implement the South Shore Area Plan.

20.703.080 South Shore Area Plan development standards (Table).

Development Standards	**T-T/HDT Overlay** ***(High Density Tourist District)***	**T-MU/TC Overlay** ***(Lower Kingsbury)***	**T-RR** ***(Edgewood Mountain Parcel)***	**T-R** ***(Edgewood Golf Course and Lodge)***
Height (maximum) [1]	197 feet[2] /95 feet	56 feet	42 feet	42 feet/60 feet [7]
Density, Single-Family Residential [8]	1 unit per parcel (parcels less than one acre) 2 units per parcel (parcels greater than or equal to one acre)			
Density, Multiple-Family Residential (maximum) [8]	25 units/acre	25 units/acre	15 units/acre	15 units/acre
Density, Multi-person, nursing and personal care, and residential care [8]	25 units/acre	25 units/acre	25 units/acre	25 units/acre
Density, Tourist (maximum) [6] [8]	40 units/acre	40 units/acre	40 units/acre	250 units for site
Density, Recreation [8]	Developed campgrounds - 8 sites /acre Recreation vehicle sites - 10 sites/acre Group facilities - 25 persons/acre			
Front Yard Setback (feet) [3] [5]	25' (from Hwy 50)	25' (from Hwy 50 and S.R. 207)	25'	25'
Rear Yard Setback (feet) [3] [5]	25' (from Lake Parkway)	25'	25'	25'
Side Yard Setback (feet) [4] [5]	0'	0'	25'	25'
Side Yard Setback, Street Side (feet) [5]	25' (from Lake Parkway)	25'	25'	25'
Minimum Parcel Size (square feet)	10,000	10,000	20,000	20,000
Land Coverage (maximum)	Per Section 30.4 of the TRPA Code of Ordinances. High Capability Lands in the T-T/HDT Overlay and T-MU/TC Overlay zoning districts may be covered up to 70%.			

[1] Structures must not project above the forest canopy, ridge lines, or otherwise detract from the viewshed, except as permitted within the T-T/HDT and T-MU/TC Overlay zoning districts. For structures within the T-MU/TC Overlay zoning district that are over three stories, the findings in Section 37.7.16 of the TRPA Code of Ordinances must be met. Eighty percent of structures fronting Highway 50 within the T-T/HDT Overlay zoning district shall not exceed 56 feet in height when an existing building or buildings are being replaced within 100 feet of the right-of-way. See DCDCIS Manual, Part I, Division 7, South Shore Design Standards and Guidelines and TRPA Code of Ordinances for additional height requirements.

[2] Limited to replacement structures, provided, the structures to be demolished and replaced are an existing casino hotel, with existing structures of at least eight stories, or 85 feet of height as measured from the lowest point of natural grade. Such structures shall also comply with Section 37.7.17 of the TRPA Code of Ordinances.

[3] Setbacks from major roadways (Highway 50, S.R. 207, and Lake Parkway) shall be measured from the back of curb line. All other setbacks shall be measured from property lines.

[4] Setbacks between structures must conform to International Building Code requirements.

[5] Projections, including roof overhangs and eves, porte coheres, decks, stairs and stairway landings, awnings, oriel and bay windows, and canopies, may encroach up to 20 percent into a setback as long as the projection conforms to International Building

Code requirements.

[6] Bed and breakfast facilities are limited to 10 units/acre; all others are limited to 40 units/acre if less than 10% of the units have kitchens and 15 units/acre if greater than or equal to 10% of the units have kitchens. The 250 TAUs allowed on the Edgewood Golf Course and Lodge site shall be limited to Special Area (SA) #1 as shown on the Record of Survey Map for Park Cattle Co. recorded in the Official Records of Douglas County as Document No. 34529.

[7] The Edgewood Lodge may be constructed to a maximum of 60 feet in height; all other structures shall not exceed 42 feet in height.

[8] For mixed-use projects, the density standards contained in this table shall be superseded by the maximum densities calculated in accordance with Section 31.5.2 of the TRPA Code of Ordinances.

20.703.090 South Shore Area Plan permitted, development permitted, and special use permitted uses (Table).

The following list represents those uses in the South Shore Area Plan which are permitted by right (P), require a County Special Use Permit (S), or are prohibited (blank space). "TRPA" is placed before any use requiring a TRPA review or Special Use Determination. Uses not listed are prohibited. Uses listed as permitted may require a Design Review pursuant to Chapter 20.614, *Design Review*, of this code. In cases where a TRPA review or Special Use Determination is required, a County Design Review or Special Use Permit shall not be required. In all cases, the County is responsible for Building Permit and Site Improvement Permit review and approval.

20.703.090 Use	**T-T/HDT**	**T-R**	**T-RR**	**T-MU/TC [3]**
.010 Residential				
(A) Employee housing	TRPA-P	S[5]	TRPA-S	P
(B) Mobile Home Dwelling **[1]**				P
(C) Multiple-family dwelling.	TRPA-P	S[5]	TRPA-S	P
(D) Multi-person dwelling	TRPA-S		TRPA-S	S
(E) Nursing and personal care				S
(F) Residential care				S
(G) Single-family dwelling (includes condominiums)	TRPA-S **[2]**	S **[2]**	TRPA-S **[2]**	P
.020 Tourist Accommodation				
(A) Bed and breakfast facilities		S[5]	TRPA-S	P
(B) Hotel, motel, and other transient dwelling units	TRPA-P	S[5]	TRPA-S	P
(C) Time sharing (hotel/motel design)	TRPA-S	S[5]	TRPA-S	S
(D) Time sharing (residential design)	TRPA-S	S[5]	TRPA-S	S
.030 Commercial				
(A) Eating and drinking places	TRPA-P	P	TRPA-P	P
(B) Nursery				P
(C) Outdoor retail sales	TRPA-S		TRPA-S	P
(D) Retail or personal service facility	TRPA-P	P[5]	TRPA-S	P
(E) Service stations	TRPA-S			S
.040 Entertainment				
(A) Amusements and recreation services	TRPA-P	S[5]	TRPA-S	P
(B) Gaming-non restricted	TRPA-P			P

20.703.090 Use (Cont.)	T-T/HDT	T-R	T-RR	T-MU/TC
(C) Outdoor amusements	TRPA-P			S
(D) Privately owned assembly and entertainment	TRPA-S	S[5]	TRPA-S	S
.050 Services				
(A) Animal services				P
(B) Business support services	TRPA-P			P
(C) Health care services	TRPA-P			P
(D) Laundries and dry cleaning plant				S
(E) Professional offices	TRPA-P			P
.060 Light industrial [4]				
(A) Food and kindred products				S
(B) Industrial services				S
(C) Small scale manufacturing				P
.070 Wholesale/Storage				
(A) Storage yards				S
(B) Vehicle and freight terminals				S
(C) Vehicle storage & parking	TRPA-P			S
(D) Warehousing				P
.080 Public service				
(A) Collection stations	TRPA-S			S
(B) Cultural facilities	TRPA-P	S[5]	TRPA-S	P
(C) Day care centers/pre-schools	TRPA-P	S[5]		S
(D) Government offices and facilities				P
(E) Hospitals				S
(F) Local assembly and entertainment	TRPA-P	S[5]	TRPA-S	p
(G) Membership organizations				P
(H) Post office	TRPA-P			P
(I) Public health and safety facilities	TRPA-P	S	TRPA-S	P
(J) Public owned assembly and entertainment	TRPA-S	S		S
(K) Public utility centers		S		S

20.703.090 Use (Cont.)	T-T/HDT	T-R	T-RR	T-MU/TC
(L) Religious assembly	TRPA-S			P
(M) Schools – college	TRPA-S			S
(N) Schools - kindergarten through secondary				S
(O) Social service organizations				P
(P) Threshold related research facilities	TRPA-S	S[5]	TRPA-S	S
.090 Linear public facilities				
(A) Pipelines and power transmission	TRPA-S	S	TRPA-S	S
(B) Transit stations and terminals	TRPA-P	S		P
(C) Transmission and receiving facilities	TRPA-S	S	TRPA-S	S
(D) Transportation routes [6]	P	P	P	P
.100 Recreation				
(A) Beach recreation		TRPA-P		
(B) Campground, developed	TRPA-P	S[5]	TRPA-S	
(C) Campground, undeveloped		S[5]	TRPA-S	
(D) Cross country ski courses		P	TRPA-S	
(E) Day use areas	TRPA-P	P	TRPA-S	P
(F) Equestrian stables.			TRPA-S	
(G) Golf courses		P		
(H) Group facilities	TRPA-P	S	TRPA-S	TRPA-S
(I) Marinas		TRPA-S		
(J) Off-road vehicle courses			TRPA-S	
(K) Outdoor recreation concessions	TRPA-P	P	TRPA-P	P
(L) Participant sports facilities	TRPA-P	S	TRPA-P	P
(M) Recreation centers	TRPA-S		TRPA-P	P
(N) Riding and hiking trails	TRPA-P	P	TRPA-P	P
(O) Snowmobile courses		S[7]	TRPA-S	
(P) Sport assembly	TRPA-S	S[5]	TRPA-P	S
(Q) Visitor information centers	TRPA-P		TRPA-P	P
.110 Resource management				
(A) Resource protection, restoration, and management	TRPA-P	P	TRPA-P	P

[1] Mobile home dwellings shall only be allowed within mobile home parks established before December 12, 2012.
[2] Single-family dwellings in Special Area 1 as shown on the Record of Survey Map for Park Cattle Company recorded in the official Records of Douglas County (Document No. 34529) are limited to two or more units, such as a town house or condominium. A special use permit shall only be required if two or more units are being proposed.
[3] Primary uses on the Kahle Community Center site (APN 1318-23-401-005) shall be limited to government offices, public recreation, health care services, health and wellness services (refer to "Retail or personal service facility" definition), and uses considered accessory to a primary use.
[4] Light industrial uses in the T-C/MUC Overlay zoning district (lower Kingsbury area) are only allowed east of Shady Lane.
[5] The following uses outside of Special Area 1 as shown on the Record of Survey Map for Park Cattle Company recorded in the official Records of Douglas County (Document No. 34529) within the T-R zoning district are prohibited: employee housing; multiple-family dwelling; bed and breakfast facilities; hotel, motel, and other transient dwelling units; time sharing (hotel motel design); time sharing (residential design); retail and personal service; amusements and recreation services; privately owned assembly and entertainment; cultural facilities; day-care centers/pre-schools; local assembly and entertainment; threshold related research facilities; campground (developed); campground (undeveloped); and sport assembly.
[6] New transportation routes shall only be allowed if included in the adopted Regional Transportation Plan or Bicycle and Pedestrian Plan.
[7] Snowmobile courses are prohibited within Special Area 1 as shown on the Record of Survey Map for Park Cattle Company recorded in the official Records of Douglas County (Document No. 34529).

20.703.095 Accessory uses.

Accessory uses may be permitted per Sections 21.3.1. through 21.3.8. of the TRPA Code of Ordinances.

20.703.100 Reserved

20.703.110 Reserved

20.703.120 Reserved

20.703.130 List of primary uses and use definitions.

Use	Definition
Residential	
Employee housing	Residential units owned and maintained by public or private entities for housing employees.
Mobile home dwelling	A home built entirely in the factory on a non-removable steel chassis that is transported to the building site on its own wheels and was installed prior to June 15, 1976, when the Federal Manufactured Home Construction and Safety Standards (commonly known as the HUD Code) went into effect.
Multiple-family dwelling	More than one residential unit located on a parcel. Multiple-family dwellings may be contained in separate buildings such as two or more detached houses on a single parcel, or in a larger building on a parcel such as a duplex, a triplex, or an apartment building. Vacation rentals are included, up to but not exceeding a four-plex, provided they meet the Local Government Neighborhood Compatibility Requirements as defined in the TRPA Code of Ordinances. One detached secondary residence is included.
Multi-person dwelling	A building designed primarily for permanent occupancy by individuals unrelated by blood, marriage, or adoption in other than single-family dwelling units or transient dwelling units. A multi-person dwelling includes, but is not limited to, facilities such as dormitories and boarding houses, but not such facilities as hotels, motels, and apartment houses.
Nursing and personal care	Residential establishments with in-patient beds providing nursing and health-related care as a principal use, such as skilled nursing care facilities, extended care facilities, convalescent and rest homes, and board and care homes.
Raising domestic animals	The keeping, feeding, or grazing of animals as an avocation, hobby, or school project, secondary to the principal residential use of a property greater than two acres. The use applies to species commonly considered as farm animals, but does not include exotic animals. Household pets, such as dogs and cats, are included when such animals are being bred for commercial reasons. Outside storage or display is included as part of the use.
Residential care	Establishments primarily engaged in the provision of residential social and personal care for children, the aged, and special categories of persons with some limits on ability for self care, but where medical care is not a major element. The use includes, but is not limited to, children's homes, halfway houses, orphanages, rehabilitation centers, and self-help group homes.
Single-family dwelling (includes condominiums)	One residential unit located on a parcel. A single-family dwelling unit may be contained in a detached building such as a single-family house, or in a subdivided building containing two or more parcels such as a town house condominium. Vacation rentals are included provided they meet the Local Government Neighborhood Compatibility Requirements as defined in the TRPA Code of Ordinances. A caretaker residence is included.
Summer home	A cabin-type single-family house intended primarily for intermittent vacation use and located in USFS summer home tracts or other remote recreation sites. Such structures are generally located in areas of restricted winter access.

Use	Definition
Tourist Accommodation	
Bed and breakfast facilities	Residential-type structures that have been converted to or constructed as tourist accommodation facilities where bedrooms without individual cooking facilities are rented for overnight lodging, and where at least one meal daily is provided. The use does not include "Hotels and Motels," which are defined separately; nor rooming and boarding houses (see "Multi-Family Dwellings").
Hotel, motel, and other transient dwelling units	Commercial transient lodging establishments, including hotels, motor-hotels, motels, tourist courts, or cabins, primarily engaged in providing overnight lodging for the general public whose permanent residence is elsewhere. This use does not include Bed and Breakfast Facilities or Vacation Rentals.
Time sharing (hotel/motel design)	A right to exclusively use, occupy, or possess a tourist accommodation unit of a hotel/motel design without kitchen units, according to a fixed or floating time schedule on a periodic basis occurring annually over a period of time in excess of three years.
Time sharing (residential design)	A right to exclusively use, occupy, or possess a tourist accommodation unit of a residential design with kitchen units, according to a fixed or floating time schedule on a periodic basis occurring annually over a period of time in excess of three years.
Commercial	
Eating and drinking places	Restaurants, bars, and other establishments selling prepared foods and drinks for on-premise consumption, as well as facilities for dancing and other entertainment that are accessory to the principal use of the establishment as an eating and drinking place. The use also includes drive-in restaurants, lunch counters, and refreshment stands selling prepared goods and drinks for immediate consumption.
Nursery	Commercial retail and wholesale establishment where plants are grown or stored for transplanting at other sites. Outside storage or display is included as part of the use.
Outdoor retail sales	Retail trade establishments operating outside of buildings on a daily or weekly basis, such as: roadside stands; flea markets; swap meets; seasonal sales involving Christmas trees, pumpkins, or other seasonal items; regular sales of art or handcrafted items in conjunction with community festivals or art shows; and retail sales of various products from individual motor vehicles locations outside the public right-of-way, not including bakery, ice cream, and similar vending vehicles that conduct all sales within the right-of-way and do not stop in any location except on customer demand. Outside storage or display is included as part of the use.

Use	Definition
Retail or personal service facility	An establishment for the retail sale of merchandise or the provision of personal services. A retail facility includes but is not limited to antique or art shops, clothing, drug, dry good, florist, furniture, gift, building materials, grocery, hobby, mailing services, office supply, package liquor, paint, pet, shoe, sporting, bike or moped, boats, golf carts, snowmobiles, jet skis, automobile parts, books, toy stores, and other miscellaneous retail shopping goods (auto, mobile home and vehicle sales are not included in this definition). A personal service facility includes facilities primarily engaged in providing services generally involving the care of persons, such as: beauty and barber shops; nail salons; shoe repair shops; saunas and hot tubs; massage services; laundromats (self-service laundries); dry cleaning pick-up stores and small-scale dry cleaners without pick-up and delivery services; clothing rental; dating and escort services; offsite rental of sporting equipment; health and wellness services; minor medical services, and wedding chapels. The use may also include the accessory retail sales of products related to the services provided.
Service stations	Retail trade establishments primarily engaged in the sale of gasoline, which may also provide lubrication, oil change and tune-up services, and the sale of automotive products incidental to gasoline sales. The use may also include as accessory uses towing, mechanical repair services, car washing and waxing, and trailer rental. The use does not include storage of wrecked or abandoned vehicles, paint spraying body and fender work, and retail sale of gasoline as an accessory use to food and beverage retail sales when limited to not more than two pumps.
Entertainment	
Amusements and recreation services	Establishments providing amusement or entertainment for a fee or admission charge, such as: arcades and coin-operated amusements; billiard and pool halls; bowling alleys; card rooms; clubs and ballrooms that are principal uses rather than being subordinate to an eating or drinking place; dance halls; gymnasiums; health and athletic clubs; ice skating and roller skating facilities; indoor sauna, spa, or hot tub facilities; motion picture theaters; reducing salons; and tennis, handball, racquetball, indoor archery and shooting ranges, and other indoor sports activities.
Gaming-non restricted	Establishments, regulated pursuant to Article VI(d) through (i) of the Compact, that deal, operate, carry on, conduct, maintain, or expose for play any banking or percentage game played with cards, dice, or any mechanical device or machine for money, property, checks, credit, or any representative of value. The use does not include social games played solely for drinks, or cigars or cigarettes served individually, games played in private homes or residences for prizes, or games operated by charitable or educational organizations to the extent excluded by state law. Restricted gaming is permissible only as an accessory use.
Outdoor amusements	Commercial establishments for outdoor amusement and entertainment such as: amusement parks; theme and kiddie parks; go cart and miniature auto race tracks; ice rinks; and miniature golf courses. Outside storage or display is included as part of the use.

Use	Definition
Privately owned assembly and entertainment	Commercially operated facilities for public assembly and group entertainment with a capacity of greater than 300 people, such as: auditoriums; exhibition and convention halls; theaters, meeting halls and facilities for "live" theatrical presentations or concerts by bands and orchestras; amphitheaters; meeting halls for rent; and similar public assembly uses.
Services	
Animal services	Establishments primarily engaged in performing services for animals, such as veterinary services, animal hospitals, animal grooming, and pet sitting and overnight boarding services.
Business support services	Service establishments within buildings that provide other businesses with services including maintenance, repair and service, testing, and rental. This includes establishments such as: outdoor advertising services, mail advertising services (reproduction and shipping); blueprinting, photocopying, and photofinishing; computer-related services (rental, repair, and maintenance); commercial art and design (production); film processing laboratories; and services to structures such as window cleaning, exterminators, janitorial services, and business equipment repair services.
Health care services	Service establishments primarily engaged in furnishing medical, mental health, surgical, and other personal health services such as: medical, dental, and psychiatric offices; medical and dental laboratories; outpatient care facilities; and allied health services. Associations or groups primarily engaged in providing medical or other health services to members are included. Nursing homes and similar long-term personal care facilities are classified in "Nursing and personal care," and mental health-related services, including various types of counseling practiced by licensed individuals other than medical doctors or psychiatrists or unlicensed individuals, are included under Professional Offices.
Laundries and dry cleaning plant	Service establishments primarily engaged in high-volume laundry and garment services, such as power laundries (family and commercial); garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; and carpet and upholstery cleaners. The use does not include coin-operated laundries or dry cleaning pick-up stores without dry cleaning equipment (see "Retail and personal service facilities").
Professional offices	A place where the following kinds of business are transacted or services rendered: engineering, architectural and surveying; real estate agencies; educational, scientific and research organizations; financial services; writers and artists; advertising agencies; photography and commercial art studios; publishing with offsite printing facilities; broadcasting studios; employment services; off premise concessions (OPC); reporting services; computer services; management, public relations, and consulting services; organizational offices; detective agencies; professional services; attorneys; and counseling services (other than licensed psychiatrists; see "Health Care Services"). Incidental offices are considered accessory uses to a primary use.
Schools - business and vocational	Business and vocational schools offering specialized trade and commercial courses.

Use	Definition
Light Industrial	
Food and kindred products	Manufacturing establishments producing or processing foods and beverages for human consumption and certain related products for distribution within the region, such as beverages and liquors processing, and miscellaneous food preparation from raw products. Outside storage or display is included as part of the use.
Industrial services	Service establishments providing other businesses with services, including maintenance, repair, service, testing, publishing, and rental. This includes establishments such as: welding repair, armature rewinding, and heavy equipment repair, vehicle repair; research and development laboratories, including testing facilities; soils and materials testing laboratories; equipment rental businesses that are entirely within buildings, including leasing tools, machinery and other business item ; and other business services of a "heavy service" nature. Outside storage or display is included as part of the use.
Recycling and scrap	Establishments engaged in assembling, breaking up, sorting, temporary storage, and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap. Outside storage or display is included as part of the use. The use does not include terminal waste disposal sites, which are prohibited, and temporary storage of toxic or radioactive waste materials.
Small scale manufacturing	Establishments considered to be light manufacturing or cottage industry that produce jewelry, silverware and plated ware; musical instruments; toys; sporting and athletic goods; pens, pencils, and other office and artists' materials; buttons, costume novelties, miscellaneous notions; brooms and brushes; caskets; and other miscellaneous manufacturing industries. The use also includes artisan and craftsman-type operations that are not home occupations and that are not secondary to on-site retail sales. The use also includes small-scale blacksmith and welding services and the manufacture of trusses. Outside storage or display is included as part of the use.
Wholesale/storage	
Storage yards	Service establishments primarily engaged in the outdoor storage of motor vehicles, construction equipment, materials or supplies, fire wood lots, or industrial supplies. Outside storage or display is included as part of the use.
Vehicle and freight terminals	Transportation establishments furnishing services incidental to transportation, such as: freight forwarding services; transportation arrangement services; packing, crating, inspection and weighing services; freight terminal facilities; joint terminal and service facilities; trucking facilities, including transfer and storage; and postal service bulk mailing distribution centers. Outside storage or display is included as part of the use.
Vehicle storage & parking	Service establishments primarily engaged in the business of storing operative cars, buses, or other motor vehicles. The use includes both day use and long-term public and commercial garages, parking lots, and structures. Outside storage or display is included as part of the use. The use does not include wrecking yards (see "Recycling and scrap").

Use	Definition
Warehousing	Establishments primarily engaged in the storage of furniture, household goods, or other commercial goods, such as warehouses and storage or mini-storage facilities offered for rent or lease to the general public. The use does not include warehouse facilities where the primary purpose of storage is for goods for wholesaling distribution. Outside storage or display is included as part of the use. The use does not include terminal facilities for handling freight (see "Vehicle and freight terminals").
Wholesale and distribution	Establishments engaged in the storage of merchandise for sale to retailers; to industrial, commercial, institutional, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. The use includes such establishments as: merchant wholesalers; agents, merchandise or commodity brokers, and commission merchants; and assemblers. Outside storage or display is included as part of the use.
Public service	
Collection stations	Establishments engaged in the temporary accumulation and storage of recyclable or discarded materials, including toxic and hazardous wastes, which are subsequently transported to recycling centers or solid waste disposal sites for further processing on a regular and consistent schedule. Outside storage or display is included as part of the use.
Cultural facilities	Permanent public or quasi-public facilities generally of a noncommercial nature, such as art exhibitions, planetariums, botanical gardens, libraries, museums, archives, interpretive centers, and arboretums.
Day care centers/pre-schools	Establishments used for the care of seven or more children residing elsewhere.
Government offices and facilities	Buildings containing offices or facilities for public or quasi-public entities, including administrative offices, meeting rooms, fire stations and other fire prevention facilities, police and sheriff substations, and animal care and wildlife care facilities.
Hospitals	Establishments primarily engaged in providing diagnostic services and extensive medical treatment, including surgical and other hospital services. Such establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care.
Local assembly and entertainment	Facilities for public assembly and entertainment for the local community, not to exceed a capacity of 300 people, such as community centers, meeting halls, and multi-purpose centers.
Membership organizations	Permanent meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, such as: business associations; professional membership organizations; labor unions and similar organizations; civic, social and fraternal organizations; political organizations; and other membership organizations. The use does not include country clubs in conjunction with golf courses (see "Golf Courses"); religious organizations ("see Religious assembly"); and lodging (see "Multi-person Dwelling").
Post office	Establishments providing mail service and delivery, such as postal substations and neighborhood delivery centers.

Use	Definition
Power generating	Establishments engaged in the generation of electrical energy for sale to consumers, including hydro facilities, gas facilities, and diesel facilities. Outside storage or display is included as part of the use. Transmission lines located off the site of the power plant are included under "Pipelines and power transmission." Electrical substations are included under "Public utility centers."
Public health and safety facilities	Facilities operated by public or quasi-public entities for the local protection of the public, such as: satellite highway maintenance and snow removal facilities; water tanks, pumps, wells and related facilities; monitoring facilities; sewage pumps and related facilities; and emergency services. Outside storage or display is included as part of the use.
Public owned assembly and entertainment	Facilities owned and operated by a public or nonprofit entity for public assembly and group entertainment with a capacity of greater than 300 people, such as: public auditoriums; exhibition and convention halls; civic theaters, meeting halls and facilities for live theatrical presentations or concerts by bands, choirs, and orchestras; meeting halls for rent; community centers; and similar public assembly uses.
Public utility centers	Public and quasi-public facilities serving as junction points for transferring utility services from one transmission to another or to local distribution and service, such as: electrical substations and switching stations; major telephone switching centers; natural gas regulating and distribution facilities; public water system wells, treatment plants and storage; and community wastewater treatment plants and settling ponds. Outside storage or display is included as part of the use. The use does not include office or service centers (see "Professional Offices or Government Offices").
Religious assembly	Religious organization assembly or institutional facility operated for worship or promotion of religious activities, including churches and incidental religious education. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals, and other potentially related operations (such as a recreational camp) are not considered a religious assembly and are classified according to their respective activities.
Schools – college	Junior colleges, colleges, universities, and professional schools granting associate arts degrees, certificates, undergraduate and graduate degrees, and requiring for admission at least a high school diploma or equivalent general academic training.
Schools - kindergarten through secondary	Kindergarten, elementary, and secondary schools serving grades up to 12, including denominational and sectarian.
Social service organizations	Public and quasi-public establishments providing social services and rehabilitation services, counseling centers, welfare offices, job counseling and training centers, or vocational rehabilitation agencies, serving persons with social or personal problems requiring special services and the handicapped and the disadvantaged. The use includes organizations soliciting funds to be used directly for these and related services. The use also includes establishments engaged in community improvement and neighborhood development.

Use	Definition
Threshold related research facilities	Public or non-profit research establishments primarily engaged in implementing social, political, and scientific research relating to the Lake Tahoe Environmental Thresholds or the Lake Tahoe ecosystem. The use includes laboratories, monitoring stations, scientific interpretive centers, research and training classrooms, and related support facilities. Overnight multi-person facilities, outside storage, and caretaker facilities may be considered as accessory to this use. The use does not include facilities unrelated to threshold-related research, such as: general college administrative offices and classrooms (see Schools-College); and government administrative offices (see Government offices and facilities); or non- threshold-related research (which may be conducted under the "Professional office" use).
Linear public facilities	
Pipelines and power transmission	Transportation facilities primarily engaged in the pipeline transportation of refined products of petroleum, such as: gasoline and fuel oils; natural gas; mixed, manufactured, or liquefied petroleum gas; or the pipeline transmission of other commodities. The use includes facilities for the transmission of electrical energy for sale, including transmission and distribution facilities. Outside storage or display is included as part of the use. The use does not include offices or service centers (see "Professional offices"); equipment and material storage yards (see "Storage yards"); distribution substations (see "Public utility centers"); and power plants (see "Power generating plants").
Transit stations and terminals	Passenger stations for vehicular and mass transit systems; also, terminal facilities providing maintenance and service for the vehicles operated in the transit system. The use includes, but is not limited to, buses, taxis, railway, and ferries. Outside storage or display is included as part of the use.
Transmission and receiving facilities	Communication facilities for public or quasi-public, commercial, and private electronic, optic, radio, microwave, electromagnetic, and photo-electrical transmission and distribution, such as: repeater and receiving facilities, feeder lines, and earth stations for satellite communications for radio, television, telegraph, telephone, data network, and other microwave applications. The use includes local distribution facilities such as lines, poles, cabinets, and conduits. Outside storage or display is included as part of the use. The use does not include uses described under Broadcasting Studios.
Transportation route	Public right-of-ways that are improved to permit vehicular, pedestrian, and bicycle travel.
Recreation	
Beach recreation	Recreational use of a beach, supported by developed facilities such as sanitation facilities, parking, picnic sites, and rental services, and nearshore facilities such as multiple-use piers and buoys. Nearshore and foreshore facilities are included in Chapter 81, *Permissible Uses and Structures in the Shorezone and Lakezone*, of the TRPA Code of Ordinances.
Boat launching facilities	Recreational establishments that provide boat launching, parking, and short-term trailer storage for the general public. The storage, mooring, and maintenance of boats are included under "Marinas." Raft launching is included under "Day Use Areas." Outside storage or display is included as part of the use.

Use	Definition
Campground, developed	Land or premises designed to be used and rented for temporary occupancy by campers traveling by motorized vehicle or recreational vehicles, and that contain such facilities as campsites with parking areas, barbecue grills, tables, restrooms, and at least some utilities.
Campground, undeveloped	Land permanently established to be used for temporary occupancy by campers traveling by foot or horse, which may contain tent sites, fire rings, and sanitary facilities, but which does not contain utilities.
Cross country ski courses	Land or premises used as a commercial operation for nordic skiing. Outside storage or display is included as part of the use.
Day use areas	Land or premises, other than Participant Sports Facilities, designated by the owner to be used by individuals or the general public, for a fee or otherwise, for outdoor recreation purposes on a daily basis such as regional and local parks, picnic sites, vista points, snow play areas, rafting facilities, and playgrounds.
Downhill ski facilities	Uses and facilities pertaining to ski areas, including but not limited to: runs, trails, lift-lines cables, chairs, cars, warming huts, care taking quarters, parking, vehicles, day lodges, shops for sale and rental of ski equipment, ski pro shop, first aid stations, ski school facilities and assembly areas, day nurseries, maintenance facilities, lounges, eating and drinking establishments, and other ski oriented shops. Outside storage or display is included as part of the use. Uses and facilities serving non-skiing activities or operating year-round such as tennis courts, swimming pools, hot tubs, restaurants, bars, and retail sales constructed on lands which serve or are utilized in the operation of a ski area shall be considered under the appropriate use classification in the TRPA Code of Ordinances.
Equestrian stables.	Equestrian stables for boarding horses that may be used for sleigh and carriage rides or horseback riding.
Golf courses	An area of land laid out for the game of golf, including driving ranges and putting greens. A golf course may include accessory uses such as eating and drinking places, clubhouses, and general retail stores. Outside storage or display is included as part of the use.
Group facilities	Establishments that provide overnight accommodations and outdoor recreation to organized groups such as recreational camps, group or organized camps, and religious camps.
Marinas	Establishments primarily providing water-oriented services, such as: yachting and rowing clubs; boat rentals; storage and launching facilities; sport fishing activities, excursion boat and sightseeing facilities; and other marina-related activities, including but not limited to fuel sales, boat pumpout facilities, and boat and engine repair. Marinas contain water-oriented facilities and structures, which are regulated and defined in Chapter 81. Outside storage or display is included as part of the use. The use does not include condominiums, hotels, restaurants, and other such uses with accessory water-oriented, multiple-use facilities.

Use	Definition
Off-road vehicle courses	Areas authorized by the Agency for the use of off-road vehicles including, but not limited to, dirt bike, enduro, hill climbing, or other off-road motorcycle courses. The use also includes areas authorized by the Agency for competitive events utilizing four-wheel-drive vehicles. The use does not include the use of vehicles associated with timber harvest activities on approved skid trails or maintenance vehicles.
Outdoor recreation concessions	Facilities that are dependent on the use of outdoor recreation areas, such as onsite food and beverage sales, onsite recreational equipment rentals, parasailing, rafting, and onsite recreation instruction. The use also includes outfitter or guide service establishments whose base facilities are located on or near a recreation area, such as horse packing outfitters or snowmobiling outfitters. Outside storage or display is included as part of the use.
Participant sports facilities	Facilities for various outdoor sports and recreation including, but not limited to, tennis courts, swim and tennis clubs, ice skating rinks, zip lines, and athletic fields (non-professional). Outside storage or display is included as part of the use.
Recreation centers	Indoor recreation establishments operated by a public or quasi-public agency providing indoor sports and community services, such as swimming pools, multi-purpose courts, weight rooms, and meeting and crafts rooms.
Riding and hiking trails	Planned paths for pedestrian, bike, and equestrian traffic, including trail heads.
Snowmobile courses	Mapped areas, pathways, and trails utilized in, and approved for, commercial snowmobile operations.
Sport assembly	Commercial facilities for spectator-oriented, specialized, sports assembly that do not exceed a 5,000-person seating capacity, such as stadiums, arenas, and field houses.
Visitor information centers	Nonprofit establishments providing visitor information and orientation.
Resource management	
Resource protection, restoration, and management	Activities associated with the protection, restoration, and management of timber, wildlife and fishes, open space, vegetation, and watersheds to protect and restore the Lake Tahoe environment.

20.703.140 Design standards and guidelines.

A. All development under the jurisdiction of the TRPA must comply with the provisions of the DCDCIS manual, unless a stricter provision has been adopted in this section or by the TRPA, including, but not limited to:

1. BMPs shall be required pursuant to Section 60.4, *Best Management Practice Requirements*, of the TRPA Code of Ordinances and as described in the Handbook of Best Management Practices (2012), and as amended.

B. In order to ensure quality design and bring the South Shore Area Plan into threshold attainment, all future development within the South Shore Area Plan shall be designed to meet the provisions of Part I, Planning Design Criteria, Division 7, South Shore Design Standards and Guidelines, of the DCDCIS manual.

20.703.150 Parking and loading.

A. The number of required parking and loading spaces shall be based on the requirements set forth in Chapter 20.692*, Off-Street Parking and Loading*, of this code. In cases where parking and loading standards for a use listed in this Chapter are not addressed in Chapter 20.692, the Director may determine parking requirements based on a similar use or require a parking analysis, pursuant to Subsection B below, to determine minimum parking requirements.

B. In lieu of meeting the above requirements in Subsection A, an applicant may prepare and submit a parking analysis including:

1. A parking demand estimate;
2. Proposed alternatives to reduce or relax minimum parking standards, which may include:
    a. Joint use of parking facilities (see Section 20.692.070 of this code);
    b. In-lieu payment to meet parking requirements;
    c. On-street parking (see Section 20.692.050.B.3. of this code);
    d. Free or discounted transit; and
    e. Paid parking management; and
3. Methods to ensure compliance with alternatives.

C. Parking requirements for uses other than single-family dwellings may be reduced 20 percent if a parking analysis indicates public transit service exists within 300 feet of the property and is a viable alternative for the parking reduction.

D. Off-site parking locations may be approved if it can be found that it will not violate other TRPA applicable standards. Such parking must be located within 300 feet of the facility it serves or must be directly connected by transit during the hours of operation.

E. Commercial, tourist accommodation, public service, recreation and multi-residential projects must provide, within the project area, snow storage areas of a size adequate to store snow removed from parking, driveway and pedestrian access areas, as required by the Part I, Planning Design Criteria, Division 2, Non-Residential, Section 2.8, Snow Storage, of the DCDCIS Manual.

F. Bicycle access and racks shall be provided with all commercial, recreation, and multi-family residential projects in accordance with Part I, Planning Design Criteria, Division 2, Non-Residential, Section 2.6, Bicycle Access, of the DCDCIS Manual.

20.703.160 Landscape and irrigation plans.

A. Landscape and irrigation plans are required with all non-residential projects and must comply with Chapter 20.694, *Landscape Standards*, of this code, except when in conflict with a TRPA provision, in which case the TRPA provision applies. Plant species listed in the TRPA Recommended and Approved Native and Adapted Plants for the Tahoe Basin must be used for lawns and landscaping. Plant species not found on the TRPA recommended native and adapted plant list may only be used for landscaping as accent plantings. Such plants must be limited to borders, entryways, flowerbeds, and other similar locations to provide accents to the overall native or adapted landscape design.

20.703.170 Lighting standards.

A. Exterior lighting must be deflected away from all adjacent properties, public streets and public rights-of-way. Any light source must incorporate a cut-off shield to prevent the light source from being directly visible from areas offsite. Exterior light sources must be directed downward to avoid sky lighting.

B. Exterior lighting must be stationary and not blink, flash, or change intensity.

C. String lights, building or roofline tube lighting, and reflective or luminescent wall surfaces are prohibited. Exterior lighting must not be attached to trees except for the Christmas season, which is between Thanksgiving and March 1 of the following year.

D. Fixture mounting height must be appropriate to the purpose, but not exceed 15 feet above ground level within 100 feet of residential properties and 25 feet above ground level elsewhere.

E. Exterior lighting must be used for purposes of illumination only and must not be designed for or used as an advertising display. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures is authorized, provided the illuminated area does not exceed 25 feet above grade on a vertical wall and the light source is shielded from public view.

F. The commercial operation of searchlights for advertising or any other purpose is prohibited.

G. Seasonal lighting displays and lighting for special events which conflict with other provisions of this section may be permitted on a temporary basis pursuant to Chapter 22 of the TRPA Code of Ordinances.

20.703.180 Signage.

A. The installation, modification, or replacement of a sign requires review and approval as a project by either TRPA or the County in accordance with Chapter 38, Signs, of the TRPA Code of Ordinances, or substitute sign standards adopted as part of an Area Plan, including the signage standards in the South Shore Design Standards and Guidelines and Subsections F and G below.

B. TRPA shall review all signage associated with a project that has not been delegated to the County through an MOU. The County shall not require a sign permit, pursuant to Chapter 20.618, *Sign Permit*, of this code, for signage approved by the TRPA.

C. For all signage associated with a project delegated to the County through an MOU, the County shall require a sign permit as required by Chapter 20.618, Sign Permit.

D. For all non-residential developments containing three or more units, the County shall require a master sign plan to ensure the consistent design of signage throughout a project, pursuant to Section 20.696.375, *Master sign plan required*, of this code.

E. In all cases, the County is responsible for the review and approval of Building Permits for signage.

F. Changeable Copy (Readerboard) Signs. One changeable copy sign is allowed, instead of a freestanding sign, with a project containing a gaming use, service station (gasoline price signs only), theater marquees, recreational and public uses,

and institutional uses within the T-MU/TC Overlay and T-T/HDT Overlay zoning districts. Two changeable copy sign may be permitted as part of a project including both a gaming and theater use. Changeable copy signs include electronic message display signs which display words, symbols, figures, or images that can be electronically or mechanically changed by remote. The message change sequence can be accomplished immediately or by means of fade or dissolve modes. The maximum speed of a revolution, frame or motion of the electronic message display area may not exceed four cycles per hour. The electronic message display area must have automatic photocell dimming capabilities based on ambient outside light set at seventy-five percent of full capacity for daytime (full sun) and forty percent for nighttime, or equivalent for other lighting technologies. Certification from the sign contractor that the sign's light intensity has been factory pre-set not to exceed the limits noted above is required. In no case shall a changeable copy sign be visible from the shoreline of Lake Tahoe.

G. Points of Interest (Wayfinding) and Community Entry Sign. Points of interest (wayfinding) signs and a community entry sign are subject to the following:

1. Signs identifying special points of interest and a community entry point may be approved as identified in an integrated community facility sign plan, as proposed or amended by the Tahoe Chamber of Commerce and approved by the Board. The Chamber of Commerce will be responsible for the placement and maintenance of all signs authorized by this section.

2. The approval of the Board is subject to the following:

a. Before the installation of any sign structure, the location, size, height, width and general design must be approved by the County as being in conformance with the general purpose of this chapter. Where applicable, an encroachment permit must be obtained.

b. The maximum area for a community entry monument sign is 100 square feet and the total sign structure height must not exceed 20 feet measured from the adjacent natural grade.

c. All signs must have proper access and maintenance easements.

d. Signs along an NDOT right-of-way must be approved by NDOT.

20.703.190 Scenic quality.

A. The County shall require a Scenic Assessment with all project applications requiring a Scenic Assessment, pursuant to Chapter 66, *Scenic Quality*, of the TRPA Code of Ordinances.

B. Prior to approving a project that may potentially affect an identified scenic resource, the County shall find that a project is consistent with applicable recommendations in the Scenic Assessment for preserving or improving the scenic quality of the identified scenic resource.

20.703.200 Area-wide water quality.

A. Area-wide water quality treatments and funding mechanisms may be established in lieu of certain site-specific BMPs, subject to the provisions of Section 13.5.3.B.3.,

Area-wide Water Quality Treatments and Funding Mechanisms, of the TRPA Code of Ordinances.

B. The Stateline Stormwater Association, formed by the Stateline Regional Stormwater Treatment Disposal System Agreement (Document No. 405734), is recognized as providing area-wide water quality treatment for properties, subject to the terms of the agreement and applicable Nevada Division of Environmental Protection (NDEP) permit, within the South Shore Area Plan.

20.703.205 Noise.

All provisions of Chapter 68, *Noise Limitations,* of the TRPA Code of Ordinances shall apply to projects subject to the provisions of this chapter.

A. CNEL Noise Standards. All applications for projects, including those delegated to the County through an MOU, must demonstrate compliance with the following noise standards: 65 CNEL for the T-T/HDT Overlay and T-MU/TC Overlay zoning districts; 55 CNEL for the T-RR and T-R zoning districts; 65 CNEL for the U.S. 50 Highway and Lake Parkway corridor; and 55 CNEL for the State Route 207 corridor. Highway corridors are limited to the area within 300 feet from the edge of right-of-way.

B. Single-Event Noise. All applications for projects, including those delegated to the County through an MOU, must demonstrate compliance with the single-event noise standards set forth in Section 68.3.1 of the TRPA Code of Ordinances.

C. Exemptions. The standards set forth in Chapter 68 of the TRPA Code of Ordinances shall not apply to approved construction or maintenance projects or the demolition of structures provided such activities are limited to the hours between 8:00 a.m. and 6:30 p.m. The standards set forth in Chapter 68 shall not apply to safety signals, warning devices, or emergency pressure relief valves, and other similar devices. Emergency work to protect life or property shall be exempt from noise standards, as shall be fireworks used in accordance with an authorized permit.

20.703.210 TRPA Code of Ordinances.

Sections 20.703.230 through 20.703.290 specify the provisions of the TRPA Code of Ordinances that the County will enforce as part of a conforming Area Plan.

20.703.220 General provisions.

A. Applicability of the TRPA Code of Ordinances. For projects delegated to the County pursuant to an MOU, the Director shall review projects delegated to the Executive Director of the TRPA, the Commission shall review projects delegated to the Advisory Planning Commission and Hearings Officer, and the Board shall review projects reviewed by the TRPA Governing Board pursuant to the provisions of the TRPA Code of Ordinances.

B. Exempt Activities. The County may approve exempt activities and qualified exempt activities identified in Sections 2.3.1. through 2.3.8., *Exempt Activities*, of the TRPA Code of Ordinances, or as further specified in an MOU.

C. Environmental Documentation. For projects delegated to the County, the County shall require environmental documentation be submitted with project applications to ensure compliance with Chapter 3, *Environmental Documentation*, of the TRPA Code of

Ordinances and require that they are prepared in accordance with Article 6, *Environmental Impact Statement*, of the TRPA Code of Ordinances, *Rules and Procedures*.

D. Required Findings. For projects delegated to the County through an MOU, the County shall require a statement of justification addressing all applicable findings within this code and the TRPA Code of Ordinances, including Chapter 4, *Required Findings*, to ensure compliance with both County and TRPA standards.

E. Compliance. The TRPA shall specify the provisions of Chapter 5, *Compliance*, of the TRPA Code of Ordinances that the County is responsible for enforcing in an MOU.

F. Tracking, Accounting, and Banking. The information that the County is responsible for tracking, accounting, or banking shall be specified in an MOU to ensure that the TRPA is provided the necessary information to comply with the provisions of Chapter 6, *Tracking, Accounting, and Banking*, of the TRPA Code of Ordinances.

G. Timelines. In the review of projects delegated to the County by TRPA through an MOU, the County shall follow all timelines established in the TRPA Code of Ordinances.

H. Expiration of Approvals. All project approvals shall expire if they do not meet the provisions of Section 2.2.4., *Expiration of TRPA Approvals*, of the TRPA Code of Ordinances.

20.703.230 Planning.

A. TRPA Regional Plan Maps. The TRPA and County shall coordinate GIS data to ensure that both agencies have access to the official TRPA maps listed in Chapter 10, *TRPA Regional Plan Maps*, of the TRPA Code of Ordinances as well as other information necessary to implement conforming Area Plans.

B. Plan Area Statements and Community Plans. The provisions of Chapter 11, *Plan Area Statements and Plan Area Maps*, and Chapter 12, *Community Plans*, of the TRPA Code of Ordinances shall not be applicable once Community Plans and Plan Area Statements are replaced by a conforming Area Plan.

C. Area Plans. The County, in coordination with TRPA, shall prepare an Area Plan, and modifications to a conforming Area Plan, in accordance with Chapter 13, *Areas Plans*, of the TRPA Code of Ordinances.

D. Specific and Master Plans. The TRPA, in coordination with the County, shall process all requests for specific and master plans in accordance with Chapter 14, *Specific and Master Plans*, of the TRPA Code of Ordinances.

E. Environmental Improvement Program. The TRPA is responsible for coordinating the Environmental Improvement Program as discussed in Chapter 15, *Environmental Improvement Program*, of the TRPA Code of Ordinances. The County is responsible for developing and implementing Environmental Improvement Projects to assist in the attainment and maintenance of the Environmental Threshold Carrying Capacities.

F. Regional Plan and Environmental Threshold Review. The TRPA is responsible for conducting regional plan and environmental threshold review in accordance with Chapter 16, *Regional Plan and Environmental Threshold Review*, of the TRPA Code of Ordinances.

20.703.240 Land uses.

A. Permissible Uses. The permissible uses in Chapter 21, *Permissible Uses*, of the TRPA Code of Ordinances are superseded by the permissible uses identified and defined in this chapter.

B. Temporary Uses, Structures, and Activities. The County may issue a Temporary Use Permit for a temporary use, structure, or activity if the temporary use, structure, or activity meets the provisions of Chapter 22, *Temporary Uses, Structures, and Activities*, of the TRPA Code of Ordinances and is not located within an area subject to TRPA review, as outlined in an MOU.

20.703.250 Site development.

A. Land Coverage. All applications for projects, including those delegated to the County through an MOU, must demonstrate compliance with Chapter 30, *Land Coverage*, of the TRPA Code of Ordinances through the submittal of a land capability and land coverage verification completed by TRPA, or a TRPA-Certified Contractor.

B. Density. Maximum densities set forth in an Area Plan must not exceed the maximum densities established in Chapter 31, *Density*, of the TRPA Code of Ordinances.

C. Basic Services. All projects proposing a new structure or reconstruction or expansion of an existing structure shall provide basic services in accordance with Chapter 20.100, *Public Facilities and Improvement Standards*, of this code, the DCDCIS manual, and Chapter 32, *Basic Services*, of the TRPA Code of Ordinances.

D. Grading and Construction. Grading and construction in the Lake Tahoe Region shall meet the provisions of this code, the DCDCIS manual, and TRPA Code of Ordinances, Chapter 33, *Grading and Construction*. Excavation, filling, and clearing of vegetation or other disturbance of the soil shall not occur between October 15 and May 1 of each year, unless approval has been granted by TRPA.

E. Driveway Standards. Driveways must be constructed in accordance with the DCDCIS manual and this code. The provisions of Chapter 34, *Parking and Driveway Standards*, of the TRPA Code of Ordinances shall not apply.

F. Natural Hazard Standards and Floodplain Management. All development in floodplains that is allowed in Chapter 35, *Natural Hazards*, of the TRPA Code of Ordinances must comply with the provisions of Chapter 20.50, *Floodplain Management*, of this code.

G. Design Standards. Design standards and guidelines for an Area Plan, including the South Shore Design Standards and Guidelines, shall supersede the provisions of Chapter 36, *Design Standards*, of the TRPA Code of Ordinances.

H. Height. The height standards in Chapter 37, *Height*, of the TRPA Code of Ordinances shall be followed in cases where substitute height standards have not been adopted as part of an Area Plan.

I. Signs. See Section 20.703.180, *Signage*, for signage standards.

J. Subdivision. All requests for subdivisions are limited to the provisions in Chapter 39, *Subdivision*, of the TRPA Code of Ordinances. Subdivisions in the T-RR zoning district are limited to air space condominium divisions; no lot and block subdivisions are allowed. If a request for a subdivision complies with the TRPA Code of Ordinances,

then the provisions of Chapters 20.704 through 20.770, *Procedures for the Division of Land*, of this code shall apply.

20.703.260 Growth management.

A. The TRPA is responsible for enforcing and implementing Growth Management regulations, Chapters 50 through 53, of the TRPA Code of Ordinances.

B. For commodities allocated to the County by TRPA, including residential allocations and commercial floor area, the County is responsible for allocating commodities to projects and maintaining records of allocations which shall be transmitted to TRPA annually or as specified in an MOU.

20.703.270 Resource management and protection.

In the review of projects delegated to the County through a conforming Area Plan and MOU, the County shall ensure compliance with the provisions of the Resource Management and Protection regulations, Chapters 60 through 68, of the TRPA Code of Ordinances.

20.703.280 Shorezone.

The TRPA is responsible for enforcing and implementing Shorezone regulations, Chapters 80 through 85, of the TRPA Code of Ordinances.

20.703.290 Rules and procedures.

For projects delegated to the County through an MOU by the TRPA, the County shall process the applications in accordance with the procedures in the TRPA Code of Ordinances, Rules and Procedures, Article 5, *Project Revie*w.

20.703.300 Authority to condition development permits.

A. Whenever this Title or TRPA Code of Ordinances authorizes the Director, the Planning Commission, Board, or other body to condition applications for development permits, the official or entity, after review of the application and other pertinent documents and any evidence made part of the record of the public hearing, may, in addition to those standards and special conditions required for particular types of development permits, impose additional conditions reasonably necessary to assure the following:

1. Conformity with the goals and policies embodied in the TRPA Regional Plan and Code of Ordinances;

2. Standards which are generally or specially applicable to particular uses including specific conditions relative to operation of the use;

3. Compatibility between the proposed development and adjacent development and neighborhoods;

4. Preservation of the character and integrity of adjacent development and neighborhoods; and

5. Protection of the health, safety and general welfare of the citizens of the county.

B. Where additional conditions are imposed, the body imposing the conditions shall make findings which embody the basic purpose of the conditions placed on the application. The conditions imposed by recommendation of the Director or Planning Commission may be modified subsequently by the final decision-maker or by the appellate body upon appeal of those conditions.

C. The Director shall include a copy of the approved conditions with the record of the decision which is filed with the secretary of the final decision-maker and the applicant.

20.703.310 Conformity review for an amendment to an Area Plan.

Following approval of an Area Plan by the TRPA Governing Board, any subsequent amendment to a plan or ordinance contained within an approved Area Plan approved by the Board shall be forwarded to the TRPA and reviewed by the Advisory Planning Commission and Governing Board for conformity with the requirements of the TRPA Regional Plan.

20.703.320 Activities requiring TRPA approval.

A. Projects that meet one of the following criteria require review and approval by TRPA:

1. All development within the High Density Tourist District, Resort Recreation, Conservation, and Backcountry Land Use Districts shown on Map 1, Conceptual Regional Land Use Map, of the TRPA Regional Plan;
2. All development within the Shorezone of Lake Tahoe; and
3. All development meeting the criteria in the following table:

Thresholds for TRPA Governing Board Review of Projects

(all measurements are new building floor area)		
	Town Center	**Not in a Center**
Residential	≥ 50,000 square feet	≥ 25,000 square feet
Non-Residential	≥ 40,000 square feet	≥ 12,500 square feet

B. The TRPA must approve all plans associated with a Building Permit or Site Improvement Permit for projects that meet the criteria in Subsection A and that are not delegated to the County through an MOU, before the County will issue a Building Permit or Site Improvement Permit.

20.703.330 Notification to TRPA and Washoe Tribe of proposed activities.

Douglas County shall send to TRPA and the Washoe Tribe notice of all proposed activities within an Area Plan that require public notification, pursuant to Chapter 20.20, *Notice Provisions*, of this code, no less than 10 days prior to a hearing to provide TRPA and the Washoe Tribe adequate time to comment.

20.703.340 Monitoring.

On at least a quarterly basis, Douglas County shall send to TRPA copies of all building permits and development information that TRPA needs to measure compliance with the terms of a conforming Area Plan. At minimum, such building permits shall contain and make clear the necessary development information that TRPA needs to measure compliance with the terms of the Area Plan, such as additional land coverage, commercial floor area, residential units, or tourist accommodation units (TAUs).

20.703.350 Variances.

Douglas County may process variances to setbacks and parking standards for projects within a conforming Area Plan in accordance with the provisions of Chapter 20.606, *Variance*, of this code, as long as it can be found that the granting of a variance will not negatively impact an environmental threshold.

20.703.360 Appeals.

A. An "aggrieved person" as defined in Article VI(j)(3) of the Tahoe Regional Planning Compact, by a final determination on a development permit by the Director or Commission made pursuant to TRPA's delegated authority as provided for in the provisions of this Chapter, may appeal the final determination of the Director or Commission to the appellate body, which is the Board or the Board of Adjustments, and the County shall process the appeal in accordance with the procedures established in Subsections C through E of Section 20.28.020, *Appeals to county*, of this code.

B. Any final decision by the Board or Board of Adjustment made pursuant to TRPA's delegated authority as provided for in the provisions of this Chapter, may be appealed to the TRPA pursuant to Sections 13.9.1 through 13.9.10, *Appeals*, of the TRPA Code of Ordinances.

C. An appeal of a final determination on a development permit based on independent local, state or federal law, exclusive of the Tahoe Regional Planning Compact (Public Law 96-551), must be made and processed pursuant to Sections 20.28.020 and 20.28.030 of this code.

South Shore Design Standards and Guidelines

SOUTH SHORE

DESIGN STANDARDS AND GUIDELINES

DOUGLAS COUNTY, NEVADA

ADOPTED BY THE TRPA GOVERNING BOARD

September 25, 2013

Prepared For:
Douglas County and the Tahoe
Regional Planning Agency

Prepared By:
DESIGNWORKSHOP

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1. INTRODUCTION

1.1 Purpose and Applicability

The purpose of the South Shore Design Standards and Guidelines is to enhance the existing experience within the community, improve the economic viability of the area and direct future development in ways that are responsive to the specific environmental conditions and natural setting of the Tahoe Region.

The Design Standards and Guidelines are specifically tailored to an area that has historically been the center of tourism development along the south shore of Lake Tahoe (represented below). In recent years however, a lack of capital investment has led to a decline in the area's physical environment and economic potential resulting in the perception that Lake Tahoe has lost its luster as a resort destination. This area contains the highest concentration of lodging accommodations and is located within close proximity to a diverse array of outdoor recreation opportunities. Together, the combination of available services and adjacency to recreation is ideal for establishing a future framework where the South Shore is recognized again as a world-class outdoor recreation destination.

The South Shore Design Standards and Guidelines will assist landowners, developers, tenants, and their consultants, such as architects, who propose any, alteration, addition, construction, and/or development projects within the boundaries of the plan. Douglas County and/or Tahoe Regional Planning Agency (TRPA) Staff shall use the following standards and guidelines to review projects for 1) compliance with the intent of the design guidelines, and 2) compliance with the design standards. Individuals and entities proposing projects within the South Shore boundary shall review these standards and guidelines before initiating the design and development process. To facilitate project approvals, questions regarding the design standards and guidelines, as well as other development-related questions, shall be discussed with the Douglas County Community Development staff as early in the development process as possible. These design standards and guidelines have been developed in accordance with TRPA's Code of Ordinances and Community Design Standards (TRPA-Ch.13, D) and are intended to further the broader goals and policies of the Regional Plan and help bring the area into scenic threshold attainment.

Image 1. South Shore Area Plan boundary.

1.2 Intent of Design Standards and Guidelines

These design standards and guidelines are intended to aid in the development and approval of a project design, for the benefit of the patron, the businessman and the community at large. The adopted design guidelines and standards are not intended to inhibit innovative design. Rather they are intended to allow individual property owners freedom of expression while establishing and maintaining an overall unifying character and image for the entire community.

The standards and guidelines relate to aesthetic consideration of project development. Nothing herein alters the provisions of Article VI of the Compact related to gaming. Other codes, i.e., the TRPA Code of Ordinances and the Douglas County Development Code (Title 20) must also be complied with. These design guidelines and standards describe how to aesthetically and sensitively refine those parameters into a project that is compatible with the mountain environment, considerate of community's objectives and responsive to the specific environmental issues in the Tahoe Region. For example, there are codes that set the parameters for height and coverage, however, they do not tell how to aesthetically and sensitively apply them to a site. This manual provides the guidance to accomplish this.

1.3 Document Organization

These design standards and guidelines have been organized to correlate with the Douglas County Design Criteria and Improvement Standards (DCIS). In many instances the existing County-wide design criteria and improvement standards apply to the South Shore. However in some instances, existing DCIS provisions have been modified or replaced with a standard or guideline more appropriate to the Tahoe area. A spreadsheet comparing DCIS provisions to the design standards and guidelines contained in this document is included in Appendix A. Additionally, specific design guidelines and standards have been developed for areas within the Town Center and High-Density Tourist District overlay areas intended to achieve specific goals of the Area Plan not addressed in the DCIS.

To differentiate what is required vs. what is recommended this document identifies both standards and design guidelines. Guidelines are recommendations that support the overarching goals of the South Shore Plan. Guidelines are not required for approval and therefore use terms such as "may," "encouraged," "should," and "to be considered." Standards describe features and qualities which are mandated and measurable. Standards use the terms "shall" and "must" to indicate that compliance is required.

Image 2. Area-wide environmental benefits including scenic enhancements and water quality improvements can be achieved while accommodating the sensitive development and use of land.

1.4 Vision for the South Shore

The South Shore is envisioned as a central destination that provides full services for tourist and permanent residents and offers unique experiences related to the many outdoor recreation possibilities that surround the area. The revitalization of the South Shore will catalyze the transformation from a declining gaming economy into a sustainable outdoor tourism recreational destination by incorporating active streetscapes featuring strolling, shopping, entertainment and outdoor food and beverage opportunities. In addition, transit and alternative travel will provide an essential part of the envisioned destination resort experience resulting in significant environmental gain and improved scenic quality.

PLAN PRINCIPLES

The following principles of the Area Plan create the foundation for a more a sustainable, economical, communal and environmental future:

1) Establish a resort center where the casinos are located and a mixed use gateway node in the Lower Kingsbury area.

2) Establish the areas surrounding the High-Density Tourist District as open space and outdoor recreation areas. Restore stream zones and open space.

3) Develop a low speed Main Street through the resort center when Hwy. 50 is realigned.

4) Surround the resort center with the concept of visual open space and outdoor recreation to blend the resort center into the surrounding natural environment.

5) Establish an animated street for retail, dining, entertainment and events.

6) Accomplish urban place making through the creation of interesting public gathering places.

7) Locate recreation uses in close proximity to the bed base and include a diverse array of outdoor activities.

Image 3. The vision for the South Shore supports programmatic and physical improvements that are economically sustainable and responsive to local environmental conditions.

8) Implement environmental improvements to upgrade the natural and built environment and achieve threshold attainment.

9) Redevelop existing casino resorts as destinations in which gaming is an amenity, not the only primary attraction.

10) Create high quality accommodations to replace the obsolete properties.

11) Originate critical access to Lake Tahoe from the resort center and visually and physically make the lake central to the resort experience.

12) Create complete streets that allow for multiple uses including automobiles, bikes, and pedestrians.

13) Develop new programs and facilities as catalysts to improve market attraction and improve area attractions.

14) Include transit and alternative travel modes as an essential part of the destination resort experience.

15) Establish a gateway to the resort core with a strengthened recreational presence.

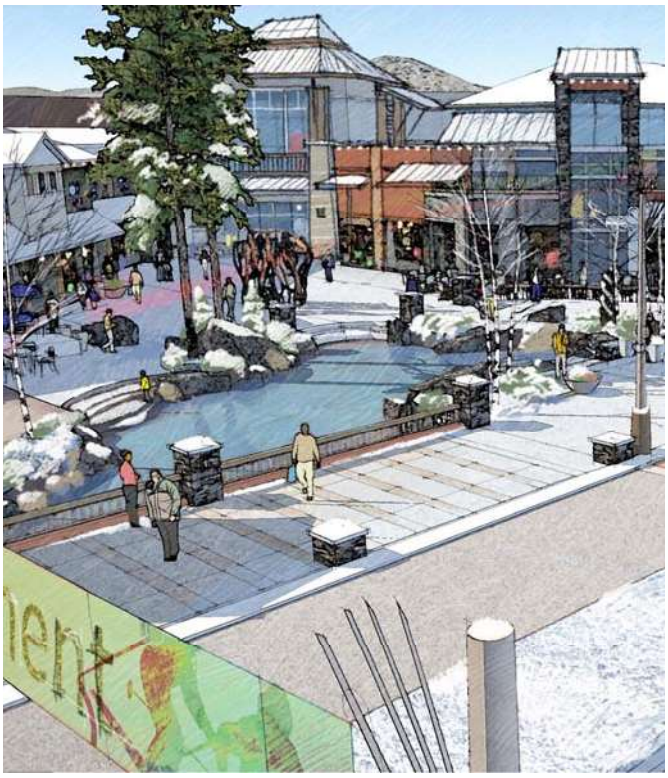


Image 4. Creating year-round, interesting public gathering places in combination with an improved built environment is an essential part of the destination resort experience.

Image 5. Improved safety and enhanced mobility options for all modes of travel strengthen the connectivity between the resort core and nearby recreation opportunities.

2. SITE DESIGN

Site layout involves the arrangement of indoor and outdoor spaces to accommodate the activities related to the proposed uses. Customer service, vehicle movement patterns, loading needs, and expansion potential should all be considered when establishing the site design. A site functions as an integral part of the community and site design should organize the spaces and activities based on a site's programmatic requirements as well as broader community objectives. The design should take into account factors such as safety, privacy, community identity and character, and preservation of the natural environment.

2.1 Building Arrangement and Location

The arrangement and location of buildings greatly influences the experiences and operational characteristics of a site. Consideration should be given to all the aspects of the site; the physical characteristics, environmental conditions, and social expectations to determine the arrangement and location for buildings that will provide the greatest benefit. Well organized buildings can create comfortable pedestrian plazas, promote walkability, encourage commerce, improve building performance and reinforce community identity.

2.1.1 Mixed-Use buildings shall be oriented with the primary entry and façade toward the street or the primary drive aisle.

2.1.2 In multi-building commercial and private recreational developments, the buildings shall be clustered creating pedestrian shopping plazas, corridors and open spaces. Where clustering is impractical, a visual link between the buildings shall be incorporated. This link can be accomplished by the use of an arcade system, trellises or other similar open structures.

2.1.3 Buildings shall be located in a manner that will complement adjacent structures and properties. Sites should be developed in a coordinated manner to provide order and diversity, and avoid an "unplanned" development look.

2.1.4 Loading areas or docks shall be located to the rear or the side of the building, away from public rights-of-way, and cannot interfere with the on-site circulation. All loading and unloading shall take place on site. Street servicing is discouraged. The loading areas/docks shall be designed so their visibility is minimal by using features such as wing walls and landscaping. The location and orientation of the building must consider accessibility to the loading areas.

Image 6. Organizing buildings and entry points towards the street encourages an active streetscape with opportunities for interesting gathering places.

2.1.5 Automotive repair/service buildings or other uses which provide mechanical services should be arranged so that the bay entries/exits are not fronting a primary street.

2.1.6 The existing natural features on a site such as trees, slopes and rock outcroppings should be retained and incorporated into the site layout to create more interesting and unique designs that are integrated with the natural existing environment.

2.1.7 Buildings shall be designed and sited with consideration of solar exposure, climate, noise, safety, fire protection and privacy. Outdoor spaces shall be designed to create interesting gathering spaces with opportunities for year-round event programming.

2.1.8 Setbacks shall be consistent with the Tahoe Area Plan Regulations (Chapter 20.703 in the Douglas County Development Code).

2.1.9 Detached storage buildings, service yards, maintenance yards, warehousing and outdoor storage areas shall be located in areas that are not highly visible from major transportation corridors, scenic turnouts, public recreation areas, or the waters of Lake Tahoe.

2.1.10 Buildings must be arranged or designed so that they do not create a "blind corner" and/or impair visibility. Specific consideration and design alternatives must be evaluated for corner lots and instances where there are existing and adjoining driveways.

2.1.11 Site plans are encouraged to incorporate Low Impact Development techniques to reduce the impact of built areas and promote naturally functioning systems. The following practices may be integrated with the overall design of landscape areas to combine the functions of storm water treatment with aesthetically pleasing landscape features:

a. Pervious pavement materials that allow water to pass though the paving and infiltrate into the ground are encouraged for pedestrian applications. Other pavement surfaces may incorporate pervious pavements but shall be designed in conjunction with the site's Best Management Practices (BMPs).

b. Preserving existing trees should be planned for with a focus on preserving large groups of forest rather than individual trees that are subjected to changes of runoff, grades, or surface coverage. The protection zone for trees extends to the drip-line of the tree's canopy.

c. As part of surface water management, small areas of infiltration catchments are to be incorporated into the final contour of the landscape. These features will offer the reduction in run-off from each site.

Image 7. New community gathering places with opportunities for year-round event programming will help to establish the destination resort experience.

2.1.12 Building design and placement should preserve and enhance views from public areas towards Lake Tahoe and mountain ridge lines.

2.1.13 Building design and placement shall promote a visual balance between the various elements both on and adjacent to the site. Building arrangements shall neither create monotonous or overpowering forms nor should they dominate the visual composition.

2.1.14 New buildings adjacent to existing lower scale residential development shall respect the scale and privacy of adjacent properties by varying the massing within a project and incorporating architecture designs and building treatments that transition to smaller scale buildings.

STANDARDS AND GUIDELINES FOR TOWN CENTER DISTRICT

(In addition to those identified previously, the following standards and guidelines apply to properties within Town Centers)

2.1.15 Properties along US Highway 50 with ground level retail and commercial uses shall provide primary pedestrian access directly to the street. The intent of this retail/pedestrian street requirement is to present a dynamic, fragmented street front to outdoor spaces, rather than uniform blocks of building mass.

Image 8. Preserving existing trees and incorporating naturally functioning systems into the site design is integral to the establishing the aesthetics of the place.

Image 9. Building heights and arrangements that preserve and enhance view corridors will ensure that the natural landscape remains a key part of the destination.

STANDARDS AND GUIDELINES FOR HIGH-DENSITY TOURIST DISTRICT

(In addition to those identified previously, the following standards and guidelines apply to properties within the High-Density Tourist District)

2.1.16 Buildings that are 8 stories or higher, should be sited so their longest frontages are perpendicular to the primary street. Lower buildings located on the primary street frontage are encouraged to address the street so that their longest frontage is parallel to the street edge.

2.1.17 The travel route of Hwy 50 has a "canyon effect" because the existing tower structures are located too close together with inadequate setbacks. Within a given property, 80% of the buildings fronting Hwy 50 shall not exceed 56 feet in height when an existing building or buildings are being replaced within 100 feet of the right-of-way. 20% of the building or buildings frontage my be constructed to a maximum height of 95 feet. Redeveloped towers up to the maximum allowable height shall be sited behind buildings fronting on Hwy 50. Lower buildings at the street level will reduce the visual dominance of the towers and improve the visual condition along the Highway 50 travel route by creating a pedestrian scale street section by shifting the tower height away from the immediate area of the street. Existing buildings with non-conforming height are allowed to do frontage improvements up to their existing height.

2.1.18 Redevelopment of the existing towers is contingent on the creation of new and additional open space that will replace a portion of the surface parking with a landscape setting. Additional open space would improve the travel route rating with the development of a visually attractive landscape.

Image 10. Lower buildings located parallel to the street edge establish a pedestrian scaled street section.

Image 11. Redevelopment of the existing towers associated with gaming properties will be accompanied by new and additional open space to help bring the area into scenic threshold attainment.

2.2 Circulation and Parking

Circulation and parking establish the pattern of movement for pedestrians, bicyclists, trucks and automobiles. The design of the circulation system on a site is critical to creating safe travel routes between parking areas and building entrances. Simple layouts which can be readily understood by motorists are advocated.

2.2.1 The on-site circulation must be logical and provide convenient, safe and direct flow of pedestrians and vehicles.

2.2.2 All parking areas, driveways, parking aisles and sidewalks shall be graded, drained and paved in accordance with the Development Code and Part II of the Douglas County Design Criteria and Improvement Standards.

2.2.3 New surface parking areas are discouraged within view of US Highway 50. New parking areas should be situated behind buildings and screened from street views.

2.2.4 Parking aisles should be arranged to direct pedestrians parallel to moving cars thereby minimizing the need for pedestrians to cross parking aisles and landscape areas. As an alternative, separated pedestrian walkways should be incorporated in the parking lot design.

2.2.5 Whenever parking areas/drive aisles are connected to adjacent sites, the circulation must provide for similar direction of travel (both vehicular and pedestrian) and parking stalls to reduce conflict at points of connection.

2.2.6 To promote efficient and safe vehicular and pedestrian circulation, curb cuts and private driveways shall be kept to a minimum.

2.2.7 In cases where one-way traffic aisles are provided, one-way traffic signs shall be clearly posted and one-way arrows shall be painted and maintained within the drive aisle.

2.2.8 The turning radii for drive aisles and loading areas shall meet the AASHTO standards for turning movements.

2.2.9 Parking spaces abutting structures must be separated by a 6 foot wide sidewalk or landscape planter.

2.2.10 Parking stalls shall be located so that vehicles do not back-up into primary ingress driveways. The first parking stall parallel to a driveway shall be separated by a landscape planter a minimum of 20 feet in width, one car length.

Image 12. Safe and convenient circulation systems will help ensure the safety of pedestrians and motorists.

2.2.11 Loading/unloading areas shall be clearly identified by installing no parking signs and/or striping of the space. The areas must be located in the rear or the sides of the building and shielded so that they are not visible from the street. The size and number of the loading/unloading areas must be consistent with the requirements of the Development Code.

2.2.12 Parking areas abutting properties residentially used or designated shall be separated by a landscape buffer a minimum of 10 feet in width. In addition to landscaping, perimeter earth bearming is recommended as an effective way to reduce the visual impact of surface parking lots.

2.2.13 All parking and drive aisles shall be designed to provide sufficient emergency vehicle access and maneuverability.

2.2.14 All parking shall comply with the most current American with Disabilities Act (ADA) standards and regulations.

2.2.15 Establishments that typically require or generate frequent passenger loading and unloading shall provide specifically designated loading/unloading stopping bays. Direct ingress and egress should be provided so that vehicles are not directed into the on-site drive aisles.

2.2.16 The number of required parking and loading spaces shall be consistent with the Tahoe Area Plan Regulations (Chapter 20.703, Parking and Loading).

2.2.17 Parking lots shall be located and designed with BMPs to capture, treat and infiltrate storm water.

Image 13. Best Management Practices (BMPs), such as infiltration basins, provide an aesthetically pleasing and lower cost alternative to conventional storm water treatment strategies.

2.3 Parking Structures

Structured parking is encouraged as a means of reducing overall site coverage and where parking demand necessitates such a solution. Structures should be intuitively located without visually dominating a project.

2.3.1 The exterior surface materials of the parking structure must be compatible and complementary to the main structure.

2.3.2 The exterior façade facing a public right-of-way must be articulated by the use of one or more of the following features; complementary colors, stepping of floors, arrangement of façade elements and/or alternative building materials.

2.3.3 Solid screening elements shall be provided on a portion of each floor of the parking structure to sufficiently screen parked vehicles. Ground floor screening elements shall include landscape planters.

2.3.4 A minimum 5-foot wide landscape planter area shall be provided between the structure and a road, sidewalk or internal drive aisle. The planter shall include live plant material including but not limited to shrubs, trees, and vines.

2.3.5 The location of entrance and exit driveways shall be located/designed so that the impacts to vehicular and pedestrian traffic are minimized to the extent possible. Exit driveways shall be designed so that "blind corners" are avoided.

2.3.6 Sidewalks must be provided along the full length of buildings featuring customer entrances and along any façade facing public parking areas.

STANDARDS AND GUIDELINES FOR HIGH-DENSITY TOURIST DISTRICT

(In addition to those identified previously, the following standards and guidelines apply to properties within the High-Density Tourist District)

2.3.8 Locate new parking structures so they do not interfere with the opportunity to create a pedestrian oriented streetscape. Access to parking structures from US Hwy. 50 is allowed, but parking only structures fronting US Hwy. 50 are strongly discouraged.

2.4 Vehicular Access

The point where a driver enters or leaves a site affects both a project and the community as a whole. Care must be taken in locating access to avoid creating traffic hazards where drivers are entering or leaving a site. In addition, poor placement or an insufficient number of access points to a site can lead to their blockage and impede smooth traffic flow through a site.

2.4.1 Vehicular access points shall be kept to a minimum. However, the number and location of driveway curbs must be adequate to allow efficient traffic flow. Joint access between adjacent sites shall be utilized whenever possible to reduce traffic hazards and necessary curb cuts.

2.4.2 Driveways are to be designed and located to meet the AASHTO standards for turning movements.

2.4.3 The distance between driveways and intersection corner clearance must be consistent with the standards provided in Part II, Engineering Design and Criteria and Improvement Standards of the Douglas County Design Criteria and Improvement Standards.

2.4.4 Two-way traffic along Hwy 50 (or Main Street when Hwy 50 is realigned) is encouraged.

Image 14. Relocate and screen parking structures to create a pedestrian oriented main street.

2.5 Pedestrian Access

A safe and convenient pedestrian circulation system guarantees that people of all abilities can move around on the site and between properties throughout the year.

2.5.1 All sidewalks shall be constructed of Portland cement concrete, unit pavers or other similar concrete material.

2.5.2 Separate vehicular and pedestrian systems shall be provided. Pedestrian linkages between uses within development, surrounding developments and trails/bikeways shall be provided and emphasized, including distinct pedestrian access from parking areas to the building. Walkways should include enhanced paving, trellis structures or enhanced landscaping treatments. A continuous and direct sidewalk shall be provided from the street to the on-site sidewalk.

2.5.3 Sidewalks should be provided along the full length of the building featuring customer entrances and along any façade facing public parking areas.

2.5.4 On-site sidewalks must be a minimum of 4-feet wide. When parking stalls directly abut a sidewalk, the sidewalk shall be a minimum of 6-feet wide. If exterior stairways are used with the stairway landings on the sidewalk, the sidewalk shall be a minimum of 6-feet wide.

2.5.5 All pedestrian areas shall comply with the most current American with Disabilities Act (ADA) standards and regulations. Particular attention shall be given to ramps, accessible paths of travel, level landings and handrails.

2.5.6 Hotel, resort and institutional uses which have frequent loading and unloading of passengers are to provide a port-cochere or other similar feature at the passenger loading/unloading area.

STANDARDS AND GUIDELINES FOR TOWN CENTER DISTRICT

(In addition to those identified previously, the following standards and guidelines apply to properties within Town Centers)

2.5.7 Site designs and building arrangements shall promote pedestrian activity by providing enhanced design features along public roadways. Enhanced design features to be

Image 15. Simple concrete sidewalks accentuated with landscaping provide pleasant connections for pedestrians.

Image 16. Sidewalks shall be provided along the full length of building featuring customer entrances.

Image 17. Design elements such as increased setbacks and increased building articulation help create a comfortable zone for pedestrians.

considered include increased setbacks, stepped heights, increased building articulation, and/or higher quality building materials.

2.5.8 Promote alternative transportation modes such as walking, bicycling, transit use, and shared parking strategies which at a minimum shall include continuous sidewalks or other pedestrian paths and bicycle facilities along both sides of all highways with connections to other major activity centers.

STANDARDS AND GUIDELINES FOR HIGH-DENSITY TOURIST DISTRICT

(In addition to those identified previously, the following standards and guidelines apply to properties within the High-Density Tourist District)

2.5.9 To support an active pedestrian environment, buildings along US Hwy. 50 should provide covered overhead protection in the form of recessed arcades or protruding canopies. Public entrances to buildings shall ensure protection from unloading roof snow.

Image 18. Locate outdoor pedestrian areas where solar exposure will maximize the opportunity for a comfortable year-round experience.

Image 19. Protruding overhead canopies create interesting architectural façades and provide protection from falling snow.

Image 20. Promote alternative transportation modes by incorporating facilities such as transit stops into the site design.

2.6 Bicycle Access

2.6.1 When required by the Development Code and Design Manual, bicycle racks shall be installed close to building entrance(s). Within multi-building projects, the racks shall be placed so that they are convenient to all building/ entrances.

2.6.2 Bicycle racks shall be aesthetically treated. Such treatments can include inverted "U" shaped bollards, metal piping ribbons, planter, etc. All racks shall be permanently affixed and not obtrusive to pedestrian and vehicular circulation.

2.6.3 Bicycle linkages to any adjacent bikeways and/ or routes shall be provided.

STANDARDS AND GUIDELINES FOR THE TOWN CENTER AND HIGH-DENSITY TOURIST DISTRICTS

(In addition to those identified previously, the following standards and guidelines apply to properties within Town Centers)

2.6.4 Site designs shall integrate multimodal transportation improvements (pedestrian, bicycle and transit facilities) consistent with the TRPA/TMPO Regional Transportation Plan, Mobility 2035.

2.7 Open Space Areas

2.7.1 High intensity open spaces, such as playgrounds and picnic areas, that generally generate noise levels above the normal levels associated with the surrounding neighborhood, should be located so that they are not directly adjacent to noise sensitive uses such as adjoining residences.

2.7.2 Low intensity open spaces, such as greenways and pedestrian paths, should be located around the perimeter of the site. This can serve as a buffer to the adjacent properties, particularly residential, as well as assist a project in meeting the required on-site landscaping.

2.7.3 Whenever possible, open space areas should be located on the south and/or west sides of the building and site. This allows the areas to receive maximum sunlight which accelerates melting of snow and ice. Deciduous trees are to be used to provide shade in summer months.

2.7.4 The location of the open space areas should give consideration to the wind exposure. If necessary appropriate screening features such as walls, landscaping, trellises, etc. should be incorporated into the project design.

Image 21,22. Bicycle trail connections in combination with bike-friendly amenities will help encourage alternative modes of transportation.

STANDARDS AND GUIDELINES FOR THE TOWN CENTER AND HIGH-DENSITY TOURIST DISTRICTS

(In addition to those identified previously, the following standards and guidelines apply to properties within Town Centers)

2.7.5 Site plans shall include strategies for protecting undisturbed sensitive lands and, where feasible, establish park or open space corridors connecting undisturbed sensitive areas within Centers to undisturbed areas outside of Centers.

2.8 Snow Storage

2.8.1 Each development shall incorporate snow melt and/or provide an area for snow storage . The snow storage area should be unobstructed by buildings so that the snow can receive direct sunlight to accelerate the snow melt.

2.8.2 Adequacy and location of snow storage shall be approved by Douglas County.

Image 23. To reinforce the recreation focus of the area, connections should be created to regional recreation attractions such as Van Sickle Bi-State Park and United States Forest Service beaches from major development nodes.

3. LANDSCAPE DESIGN

The landscape design standards and guidelines are intended to enhance and beautify pedestrian zones and to create a gradual transition from the more urbanized High Density Tourist District and Town Center District to the surrounding natural areas. The design of landscapes should respond to the intended site function with consideration of issues such as safety, maintenance and desired aesthetic quality. In areas focused on resort and retail activities, the landscape should create an inviting environment for pedestrians. This may be accomplished by establishing a rhythm of elements that unify the streetscape, providing plazas and event spaces that respond to a site's environmental factors and by screening undesirable views or framing impressive vistas. In contrast, undeveloped areas and areas abutting natural landscapes should incorporate plant materials spaced in natural-looking groups to seamlessly transition into the natural environment.

3.1 General

3.1.1 Native vegetation should be utilized whenever possible, consistent with TRPA Landscape Standards and Fire Defensible Space Requirements (Table 5-2: Site Type Recommended Species List, TRPA BMP Handbook).

3.1.2 Vegetation shall be used to screen parking, alleviate long strips of parking space, and accommodate storm water runoff where feasible.

3.1.3 Vegetation should be used to give privacy, reduce glare and heat, deflect wind, muffle noise, prevent erosion, and soften the line of architecture.

3.1.4 Minimize grading and preserve existing vegetation whenever possible.

3.1.5 Landscape designs should respond to the seasonal environmental conditions to encourage outdoor spaces that are comfortable year-round.

3.1.6 Create a quality built environment with the inclusion of amenities such as street furnishing, plantings, art works, and water features to enhance the places that people will walk, gather, or recreate.

3.1.7 Landscapes shall be irrigated to establish planting and provide the correct water levels to support the long term growth of landscape. Irrigation systems must use efficient water methods, group planting into similar hydro-zones, and use moisture sensors to control the use of water.

Image 24. Landscape areas surrounding the High-Density Tourist District and Town Center District should be arranged to visually blend in with the adjacent natural open space.

Image 25. Landscapes within developed areas may be formally arranged to reflect the built environment and create an inviting environment for pedestrians.

4. BUILDING DESIGN

The South Shore architectural design standards and guidelines establish a quality and character for the built environment that reflects the area's mountain setting and environmental conditions. These standards are not intended to restrict imagination, innovation or variety in design, but rather are intended to highlight design principles that can result in creative solutions that establish special characteristics for the South Shore built environment. Scenic and visual quality is not a question of style and therefore no specific architectural style or theme is proposed. The intent is to create design solutions that encourage a variety of architectural forms, scales, colors and materials that collectively fit within the natural mountain environment.

4.1 General

4.1.1 Buildings and additions to existing buildings are to be designed to complement rather than dominate their surroundings. They should be compatible with the surrounding buildings and should incorporate similar architectural elements or facades.

4.1.2 Buildings shall employ authentic, textured materials, compatible with the traditional and rustic resort style of the Lake Tahoe Region. Highly reflective materials are considered undesirable, because of their tendency to create uncomfortable glare conditions.

4.1.3 Building height shall be consistent with the Tahoe Area Plan Regulations (Chapter 20.703 of the Development Code).

4.1.4 Hotel, resort or institutional uses which propose a passenger loading and unloading area, a porte-cochere, or other similar feature should be provided and may be required. The design of an attached or detached port-cochere must contain the same architectural features and building materials as the primary building.

4.1.5 The use of standardized "corporate" architectural designs associated with chain or franchise buildings (prevalent with restaurants, service stations and retail stores) is strongly discouraged and alternative designs consistent with this design manual may be required.

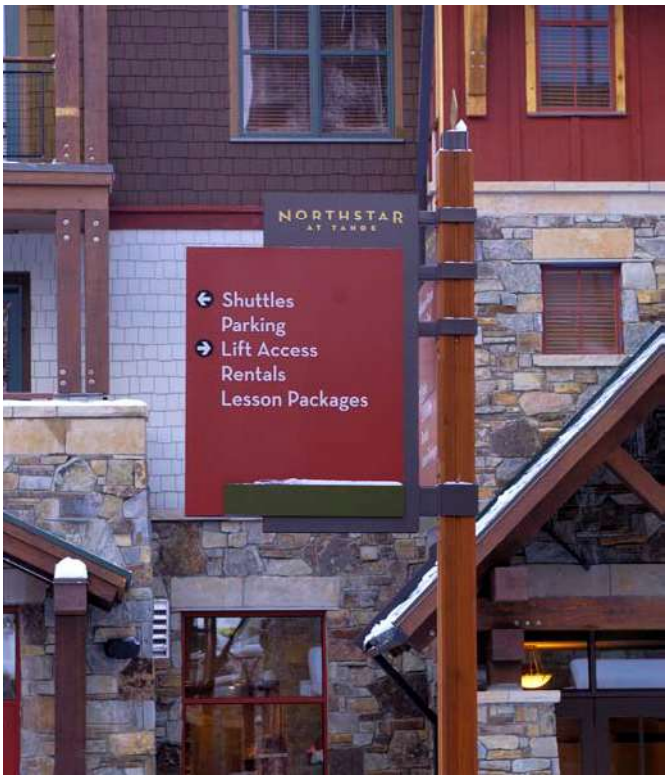


Image 26,27. Authentic building materials such as stone and timber are consistent with the traditional resort vernacular, but they may also be incorporated into more contemporary designs that also fit within the natural mountain environment.

4.1.6 Predominate building colors shall be of earth tones, but may be accented with brighter colors. This will provide color variation, punctuation, and a sense of festivity appropriate to the resort destination.

4.1.7 Architectural designs should include functional and visual responses to climate considerations such as solar orientation with warm decks and view windows, protection from prevailing winds, sheltered entries and pedestrian areas, roof overhangs and thermal protections.

4.1.8 Buildings that exemplify "green building" design are desirable. This includes vegetated roofs, rainwater collection systems, designs that preserve existing trees and use of recycled, reclaimed or sustainably harvested materials.

4.1.9 Open spaces, walkways and alleys are encouraged to break up building mass, allow access through developments and create visual breaks.

4.1.10 Larger developments that group retail, hotel, multi-unit residential and/or office buildings are encouraged to shape distinct and memorable public spaces.

4.1.11 If a sign is intended, the building façade shall be designed to accommodate signage, so that tenants will have advertising without detracting from the appearance of the structure.

Image 28. Building entrances should be designed and located with consideration of climate considerations.

Image 29. Proper building placement and orientation, careful consideration of climate and interesting programmatic opportunities are all factors that lead to the creation of memorable public spaces.

STANDARDS AND GUIDELINES FOR HIGH-DENSITY TOURIST DISTRICT

(In addition to those identified previously, the following standards and guidelines apply to properties within the High-Density Tourist District)

4.1.12 The maximum allowable height will only be for towers associated with existing gaming properties and will be restricted to five towers. The proposed height will be applicable only if there is an existing high rise tower that is demolished and redeveloped. Redeveloped towers shall improve the visual quality of the area by replacing outdated and deteriorated facilities with newly constructed projects.

4.1.13 Up to four levels of occupied space will be allowed at the setback line from US Hwy. 50.

4.1.14 Redeveloped towers shall include design improvements such as strong pedestrian bases creating an orientation to the street, a mid-section with the potential to incorporate shadow lines and relief, articulation at the roof line aligned with the vernacular character of the region and building articulation to improve on the monolithic square shapes of the existing structures. These design features will have better proportions, comprise variety in design expression, and improve the appearance over the existing designs which do not demonstrate these characteristics.

4.2 Commercial, Institutional and Mixed-Use Building Elevations

Building exteriors are typically designed with clear distinction between the three main building components; the base, middle, and top. The base grounds the building to the site through the use of materials and forms that convey a sense of weight and stability. The base of a building is the also the most visually dynamic zone due to its connection to the street level. The middles of buildings should incorporate materials, textures, colors and detailing to provide interest and articulation. The tops of buildings are encouraged to be capped with well-proportioned, pitched roofs, acting as the uppermost unifying component.

4.2.1 Commercial, Institutional and Mixed-use buildings are to be designed on a "human scale" by using architectural enhancements. Such features should include windows, awnings, arcades, provide plazas and courtyards, and/or roof overhangs.

4.2.2 Commercial, Institutional and Mixed-use buildings of "box like" appearance are prohibited. The exterior walls shall be varied in depth and/or direction.

4.2.3 Varying portions of a building façade, particularly blank walls without windows or varying building materials, shall be articulated by the use of color, arrangement of façade elements, and/or change in material. These elements/materials shall include but are not limited to false windows, awnings, parapet eaves, trellises, arcades, siding, stone, or brick.

4.2.4 Awnings, parapet eaves or other similar decorative features shall provide a minimum vertical clearance of 8-feet.

4.2.5 Commercial, Institutional and Mixed-use metal buildings are not acceptable.

STANDARDS AND GUIDELINES FOR TOWN CENTER DISTRICT

(In addition to those identified previously, the following standards and guidelines apply to properties within Town Centers)

4.2.6 Building design shall be coordinated on all elevations in regards to color, material, form and detailing in order to achieve design harmony and integrity. Parapet walls should be treated as part of the building design, not as unrelated visual elements. Elevations need not look alike for a sense of overall architectural continuity to be present.

Image 30. Varying wall planes reduces the visual scale of a structure and helps to highlight interesting building features.

Image 31. Buildings within a development should not all look alike, but rather they should be visual balanced through their use of color, materials, form and detailing.

4.2.7 Development within the Town Center District shall incorporate buildings with varied heights and densities.

4.2.8 Properties along US Highway 50 with ground level retail and commercial uses shall provide primary pedestrian access directly to the street, in order to ensure an enjoyable and interesting visual experience for pedestrians. Long expanses of inactive building frontage shall be avoided by utilizing architectural elements such as transparent window surfaces, arcades, internal building uses that flow outdoors, and frequent building entry points.

STANDARDS AND GUIDELINES FOR HIGH-DENSITY TOURIST DISTRICT

(In addition to those identified previously, the following standards and guidelines apply to properties within the High-Density Tourist District)

4.2.9 The scoring of vividness, intactness, unity and variety shall be improved with new building elevations and better design in the built environment. The existing conditions have an appearance characterized by repetitive wall surfaces, clutter in the foreground and disassociated design. Redeveloped towers will create opportunities to generate visual interest, articulate the space, and create entries. Replacement of contrasting colors, monotonous wall surfaces, and the outdated design will also be design improvements over the existing conditions.

4.2.10 Dominate blank building walls shall be replaced with an open and more transparent building façade. Shops and restaurants oriented to the street will help establish a lively pedestrian promenade.

Image 32. As part of a tower redevelopment project, new lower scale buildings will be organized along US Hwy 50 to create more visual interest through variations in building scale and density.

4.3 Industrial Building Elevations

4.3.1 Industrial buildings shall be articulated by the use of varying colors, materials and textures. Features such as windows, decorative/ false windows, recessed windows, building projections or recesses, and entryway treatments are to be incorporated in the building elevation(s) which face a parking lot or street.

4.3.2 Industrial metal buildings are permitted provided that any façade, visible from a street, is improved to include at least one of the following, but not limited to: wood or vinyl siding, stucco, brick or stone treatment. Windows shall have a minimum 4 inch trim or decorative window shutters.

4.4 Roofs

Building caps or roofs offer a design distinction that will allow the mountain setting to be incorporated into a building's design. A definitive "building top" that steps, slopes or otherwise breaks the rectangular form will prevent blocky structures from being built.

4.4.1 Roofs for buildings other than towers, must have at least one of the following features around the entire building: 1) stepping parapet roofs concealing flat roofs, 2) overhanging eaves, and/or 3) sloped roof. Up to 25% of roof surface may be flat.

4.4.2 For buildings other than towers, height of the building should be varied so that distinctive roof lines are created.

4.4.3 All roof-top equipment including, but not limited to, satellite receiving dishes, communication equipment and HVAC units shall be screened from view.

4.4.4 Reflective, untreated metal roofs are prohibited. All exposed metal surfaces shall be painted in a flat, non-glossy paint to complement or match the color of the exterior roof building material.

4.5 Multiple Tenant Buildings

4.5.1 Multi-Building/Tenant developments shall have consistent color schemes and wall textures, roofs, roof slopes, awning, arcades and other similar architectural features.

4.5.2 Smaller retail stores that are part of a multi-tenant commercial building shall have display windows and separate entrances. The principal building must have a clearly defined, visible customer entrance features such as but not limited to canopies, arcades, arches, wing walls and planters.

Image 33. Distinctive roof lines are created with roof forms and building heights that vary.

Image 34. Multiple tenant buildings shall have display windows with separate entrances.

5. SIGNS

The sign design standards and guidelines establish the parameters for developing high quality signs that will contribute to the overall identity of a district and help pedestrians and drivers locate businesses and services. Signs should be limited to specific locations where information is needed to direct visitors to key destinations or to communicate regulations for public safety or protection of natural resources. The South Shore includes a range of pedestrian and automobile oriented environments. To accommodate the variety of roadway and pedestrian environments a mix of sign styles and their associated design standards are described below. The goal throughout the plan area is to establish sign standards that recognize the commercial communication requirements of all sectors of the business community and to improve the visual quality of the South Shore, using signs that include natural materials in a manner that is consistent with the architectural style of the region.

5.1 General

5.1.1 Unless modified by these standards, all signs within the South Shore Area Plan must meet the provisions of Section 20.703.180, Signage, of the Douglas County Development Code, as well as Chapter 38, Signs, in the TRPA Code of Ordinances.

5.1.2 Designs should be simple and easy to read with the number of lettering styles and amount of copy kept to a minimum, preferably giving only the name of the business.

5.1.3 Signs should be designed and located to be compatible with their surroundings in terms of size, shape, color, texture, and lighting. They should not compete visually with other signs.

5.1.4 Signs should be integrated into building and site design, and not appear as if added as an afterthought. They should be incorporated into the design of the façade, and should complement the architecture in terms of shape, placement, colors, and materials.

5.1.6 Reflective, fluorescent, and primary colors should be avoided.

5.1.7 When possible, signs should be consolidated into unified systems in order to avoid sign clutter along the street, Signage attached to the structure is encouraged.

5.1.8 Free standing signs should be kept low whenever site and visibility allow. Shrubs placed around base of a freestanding sign integrate it with the ground plane and screen any low level lights.

5.1.9 Illuminated signs should not be high intensity and glaring in nature. The larger the sign, the lower the level of illumination should be. Illumination of the letters is preferred over illumination of the sign background. It is most preferable the signs be externally illuminated. Light bulbs should not be exposed.

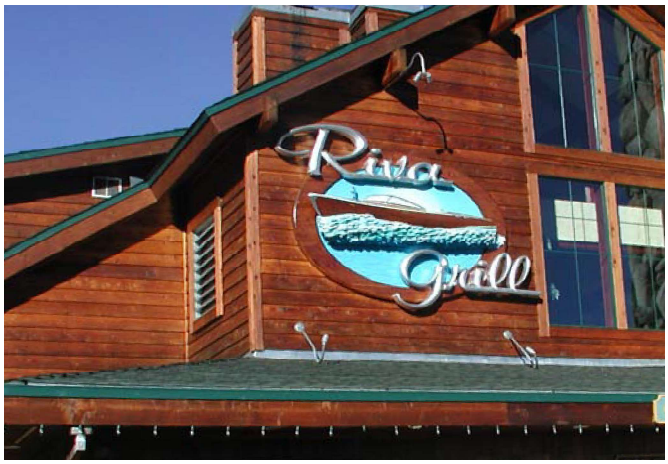


Image 35. Signs should convey unique and interesting aspects of a business through artful designs.

Image 36. Free standing signs shall be integrated with the ground plane through the use of plants and sign bases that anchor the sign to the site.

5.1.10 Signs should be located to respect pedestrian and driver safety. Projecting signs shall clear walkways by eight (8') feet and shall project no closer than two (2') feet from the curb line. Height allowances over driveways, alley and parking areas shall be a minimum of 13'6". Signs should be placed to avoid conflicts with door openings. Signs are not permitted in the road right-of-way. Banners across U.S. Hwy 50 are subject to review and approval by the Nevada Department of Transportation (NDOT).

5.1.11 Illuminated signs should be positioned so that the light does not shine directly on adjoining properties, cause glare, or shine in the eyes of motorists or pedestrians.

5.1.12 The back for any one sided regulatory, directional, or informational sign located in a Rural transition or Rural Scenic Highway Corridor should be painted or otherwise colored closely to match the color of the adjacent landscape.

5.1.13 Signs should have no more than 60% of the sign area in copy. Sign copy includes all letters, numbers, characters, symbols, and other graphics which are part of the sign. The guideline does not apply to signs which consist of individual letters, characters, or other symbols and which have no perimeter or border. Sign Area = X*Y Sign Copy=(A*B)+(C*D) Sign Copy=.60(X*Y).

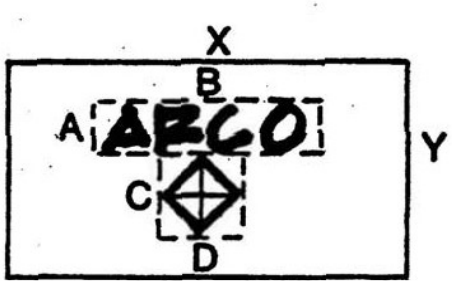


Image 37. Sign area measurement diagram.

5.2 Multiple Tenant Buildings

5.2.1 Every new or redevelopment project with three or more tenants requires a master sign plan. Sign placement, scale, and readability are to be considered in the design.

5.2.2 In multi-building / tenant complexes with three or more tenants all signs shall have a consistent theme through the use of compatible colors, materials, shapes, sizes and types of signs. A master sign plan standardizing the signs shall be provided as part of the development proposal.

5.3 Wall Signs

5.3.1 Wall signs must be integrated into the building and site design and not appear to be added as an afterthought.

Image 38. Incorporate wall signs into the design of structures to prevent the appearance that signage was added as an afterthought.

5.4 Monument Signs

5.4.1 Monument signs shall be designed so that they complement the architecture of the building/complex. The design of the monument should not be the main focus of the site, but rather blend in with the site and should contain only the name of the center/business, or major anchor.

5.4.2 Monument signs shall be located so that they do not create blind corners, interfere with circulation, parking or traffic safety.

5.4.3 Monument signs shall include the street number for the site. Street numbers shall be clearly visible from the street frontage during day and night.

5.4.4 Monument signs should be at eye level of passing motorists.

5.4.5 Two monument signs (or freestanding signs per Section 38.8.2. of the TRPA Code of Ordinances) may be allowed for the commercial complex located on APNs:1318-23-4-038, -039, -040, and - 041, as long as two signs do not create a traffic safety hazard and the transfer of land to complete the Burke Creek Restoration Project is complete.

Image 39. Monument signs should be utilized to consolidate the major building tenants as part of a single coordinated sign.

5.5 Points of Interest (Wayfinding) and Community Entry Sign

5.5.1 A point of interest (wayfinding) signage program should be developed by the Tahoe Chamber of Commerce, in coordination with Douglas County and NDOT, to promote walking and biking to recreation destinations.

5.5.2 One community entry sign shall be located near Kahle Drive and Highway 50, at the entry to the South Shore.

6. LIGHTING

The lighting design standards and guidelines encompass the range of lighting that is necessary to provide safety and security as well as provide, in limited areas, the ambient lighting that will allow for a festive atmosphere enhancing the qualities of an active civic place.

6.1 General

6.1.1 Lighting should be used to provide illumination for the security and safety of on-site areas such as parking, loading/unloading, pedestrian pathways and working areas. Excessive use of lighting fixtures is prohibited.

6.1.2 Fixture style and location must be compatible with the building's architecture, site design and landscape design. Decorative fixtures are highly recommended and where warranted, may be required. Light fixture style is to be consistent throughout the project.

6.1.3 Light fixtures shall be located facing away from adjacent sites (particularly residential parcels) so that the light does not spill-over onto abutting properties. Parking and building light fixtures must be cut-off luminaries that have less than 90-degree cut-off so that the light is not emitted horizontally or upward.

6.1.4 Projects located near residential or open space areas shall use low intensity/wattage lights and all lighting is to be extinguished or reduced in intensity 30 minutes after the close of business.

6.1.5 Wall pack, flood and other light fixtures which illuminate upwards or horizontally are prohibited.

6.1.6 A site photometric plan denoting candle illumination on a specific grid, both within the project and off-site, may be required where the project is located adjacent to residential uses and site lighting design indicates a potential for nuisance light impacts to the abutting property.

6.1.7 The overall height of parking lot light fixtures shall be not more than 15-feet in or within 100-feet of residential districts and not more than 26-feet (per TRPA code) within non-residential districts. Pedestrian walkway lights shall be of appropriate scale and are encourage to be low intensity bollard type fixtures with a maximum height of 10-feet.

6.1.8 Off-site street lighting may be required over driveways to provide safe entrances and exits.

Image 40. Fixtures with fully shielded light sources and 90 degree cutoffs protect the night sky by directing light downward.

6.1.9 Exterior lighting should be minimized to protect dark sky views, yet adequate to provide for public safety, and should be consistent with the architectural design.

6.1.10 Exterior lighting shall utilize cutoff shields that extend below the lighting element to minimize light pollution and stray light.

6.1.11 Lights shall not blink, flash, or change intensity except for temporary public safety signs.

6.1.12 The level of illumination shall be set at the minimum level required for use and even distribution of the light. This will prevent wide contrast levels between light sources and prevent uneven light dispersion. Refer to the following types of lighting and their associated illumination levels.

a. Street lighting is intended to address safety concerns along primary and secondary streets for vehicular and pedestrian transportation needs. Levels of illumination for street lighting shall not exceed 3.0 foot candles, measured within one foot of the base at ground level.

b. Pedestrian zone lighting is intended for those areas where pedestrians are encouraged to gather such as outdoor plazas, outdoor dining areas, building entries, and pedestrian thoroughfares. Levels of illumination shall not exceed 5.0 foot candles in pedestrian spaces.

c. Safety and security lighting is intended for secondary pedestrian areas or landscape zones that require illumination for security and pedestrian safety. Levels of illumination shall not exceed 2.5 foot candles, measured within one foot of the base at ground level.

6.1.13 Landscape lighting is allowed to highlight elements of the landscape through the use of down lighting with concealed fixtures or fixtures with lens hoods to screen the light source. Landscape lighting fixtures shall be painted with dark colors including brown, gray, black or green.

6.1.14 The entire lighting assembly (pole and fixture) shall be constructed with timber or painted a dark color such as brown, gray, black or green.

6.1.15 Lighting shall be limited to Incandescent, High Pressure Sodium, Metal Halide, Compact Florescent, or LED type lighting in all applications for exterior use.

Image 41. Lighting levels should be designed to provide an even distribution of light to prevent contrasting lighting levels within areas intended to support similar functions.

STANDARDS AND GUIDELINES FOR THE TOWN CENTER AND HIGH-DENSITY TOURIST DISTRICTS

(In addition to those identified previously, the following standards and guidelines apply to properties within Town Centers)

6.1.16 Lighting which directs light downward shall be used in all applications except for the applications described in the Accent Lighting Standards.

6.1.17 Accent Lighting may be included as part of a lighting plan to prevent dark, uninviting, and oppressive building surfaces above the first floor. Illumination shall be for selective architectural features that serve to landmark, or otherwise highlight design features. Specifically, lighting of distinguished architectural features such as entries, arcades, chimneys, cornices, balconies, exterior trusses, highly textured material, knee braces, enriched architectural facades or landmark features are permitted. Wall lighting of blank wall or repetitive wall facades shall not be permitted. Up to 35% of vertical architectural surfaces may have accent lighting. This may include low angle or upward lighting.

Image 42. Custom light poles consistent with the overall architectural style are encouraged.

7. SCREENING

The architectural design of a project shall include elements that screen from public view all external mechanical equipment, including refuse enclosures, electrical transformer pads and vaults, satellite receiving disks, communication equipment, and utility hardware on roofs, buildings, or the ground.

7.1 General

7.1.1 Any outdoor mechanical equipment such as transformers, HVAC units, electrical boxes, back flow preventers, etc. located on the ground should not be visible from the street or the main drive aisle. To the extent possible, use of subterranean vaults is recommended. In any event, such structures shall be screened from view. The method of screening shall be integrated with the adjacent structure in terms of landscaping, wall material/color, shape and size.

7.1.2 All roof-top equipment shall be screened from view as identified with the architectural guidelines of this manual.

7.1.3 Storage areas accessory to the permitted use(s) and visible from the public right-of-way, shall be screened from view by the use of a concrete block wall or similar opaque structure. Storage areas not visible from the public right-of-way may be screened by the use of chain-link fence with metal or plastic slating.

7.1.4 Trash enclosures shall be constructed of masonry block consistent in color and texture with the primary building. Steel grates shall be hung from individual steel posts imbedded in concrete. Trash enclosures visible from a street shall be screened with landscaping including, but not limited to evergreen trees or columnar shrubs. The following dumpster design criteria is provided from the Douglas County Design Criteria and Improvement Standards, Part 1, Appendix A.

1. *Typical construction materials:*

   A. Masonry block or poured concrete

2. *Gates are required for installations:*

   A. Gate shall be mounted on metal posts imbedded in concrete at corners, not attached to corners.

Image 43. Dumpster enclosures designed using materials and finishes consistent with the primary building helps to protect visual quality by unifying the appearance of site structures.

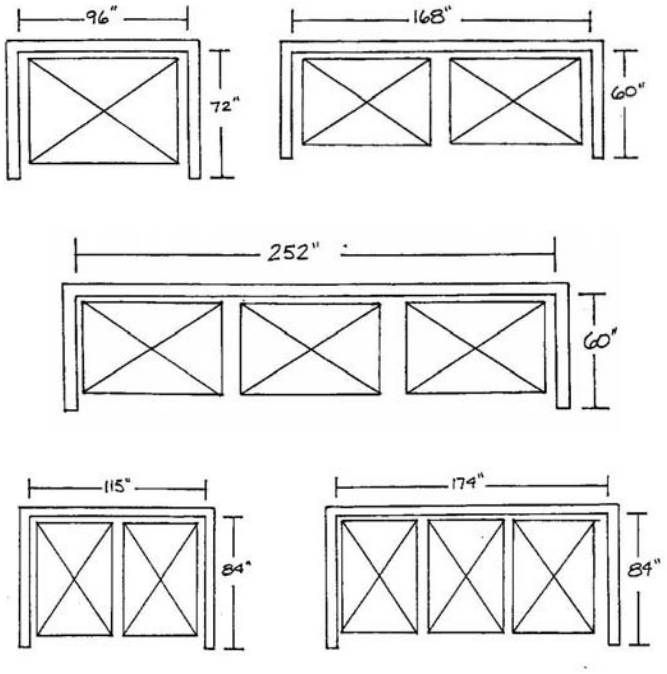


Image 44. 1 1/2 and 2 yard dumpster enclosure diagrams.

B. Metal framed with chainlink or colored slats.

C. Gate shall open 170 degrees minimum.

D. Gate shall lock in either the open or closed position.

3. *Surface - Concrete, level:*

   A. Concrete minimum thickness of 4 inches on 4 inches of aggregate base.

   B. Surrounding paved area level with enclosure.

4. *Stops to prevent dumpster from hitting walls when moving in and out shall be provided.*
5. *Slope from the front of the trash enclosure shall be a minimum of 2% and a maximum of 4%.*
6. *Enclosure height shall be 72".*
7. *Any required drainage shall not interfere with movement of the dumpster.*
8. *Clear access equal to the size of the enclosure, but not less than 8ft. by 10ft. must be maintained in front of the enclosure at all times.*
9. *Enclosures are for the express use of containing dumpsters, no other uses are permitted.*

7.1.5 Accessory structures which are used for screening/storage purposes shall be architecturally compatible with the primary building(s).

7.2 Walls and Fences

7.2.1 Chain-link fencing with metal, wood or plastic slats are not permitted within the front yards.

7.2.2 Walls must be designed to blend in and be compatible with the building color and material. Landscaping, including vines, should be planted to soften the wall elevation and limit graffiti to the extent feasible.

7.2.3 Long wall surfaces must offset and be designed to prevent monotony. Wall and fence design must be consistent with Title 20. Walls and fences not used for screening of storage areas shall provide pedestrian opening if adjacent to sidewalks.

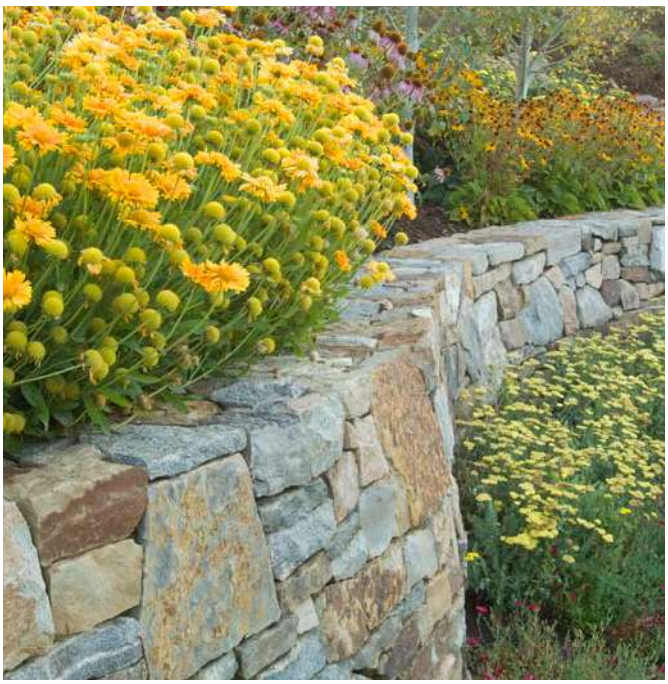


Image 45. Walls shall be designed to blend in and complement building materials and colors. Curving wall layouts and incorporating landscape materials will help soften the contrast of the wall's vertical face.

Appendix A: Comparison of Douglas County Design Criteria and Improvement Standards (DCDCIS) to the South Shore Design Standards and Guidelines

		Does the DCDCIS standard apply to the South Shore Area?	Replacement standard if DCDCIS standard does not apply to the South Shore Area.
2. SITE LAYOUT			
2.1 Building Arrangement and Location (DCIS Standards)			
2.1.1	Commercial and institutional building shall be oriented with the primary entry and façade toward the street or the primary drive aisle.	NO	**Mixed-Use buildings shall be oriented with the primary entry and façade toward the street or the primary drive aisle.**
2.1.2	**In multi-building commercial and private recreational developments, the buildings shall be clustered creating pedestrian shopping plazas, corridors and open spaces. Where clustering is impractical, a visual link between the buildings shall be incorporated. This link can be accomplished by the use of an arcade system, trellises or other similar open structures.**	YES	
2.1.3	**Buildings shall be located in a manner that will complement adjacent structures and properties. Sites should be developed in a coordinated manner to provide order and diversity, and avoid and "unplanned" development look.**	YES	
2.1.4	Loading areas or docks shall be located to the rear or the side of the building, away from public rights-of-way, and cannot interfere with the on-site circulation. The loading areas/docks shall be designed so their visibility is minimal by using features such as wing walls and landscaping. The location and orientation of the building must consider accessibility to the loading areas.	NO	**Loading areas or docks shall be located to the rear or the side of the building, away from public rights-of-way, and cannot interfere with the on-site circulation. All loading and unloading shall take place on site. Street servicing is discouraged. The loading areas/docks shall be designed so their visibility is minimal by using features such as wing walls and landscaping. The location and orientation of the building must consider accessibility to the loading areas.**
2.1.5	Automotive repair/service building or other uses which provide mechanical services should be arranged so that the bay entries/exits are not fronting a primary street. Fast food restaurants should be oriented so that the drive-thru window façade does not front the primary street.	NO	**Automotive repair/service buildings or other uses which provide mechanical services should be arranged so that the bay entries/exits are not fronting a primary street.**
2.1.6	**The existing natural features on a site such as trees, slopes and rock outcroppings should be retained and incorporated into the site layout to create more interesting and unique designs that are integrated with the natural existing environment.**	YES	
2.1.7	The building location and orientation must consider sun and wind exposures, minimizing noise levels and impacts to safety and privacy. Pedestrian plazas, open space areas, and walkways should be located on the south or the west sides of the building(s) so that maximum sun exposure is provided during winter months. Deciduous trees can be used to effectively provide shade in the summer months. Buildings should be located so that screening from wind is provided. Typical wind direction in the Tahoe Basin is primarily from the west, northwest and southwest.	NO	**Buildings shall be designed and sited with consideration of solar exposure, climate, noise, safety, fire protection and privacy. Outdoor spaces shall be designed to create interesting gathering spaces with opportunities for year-round event programming.**
2.1.8	Building setbacks shall be consistent with the provisions of the Douglas County Consolidated Development Code. Consideration should be given to any future expansion by providing adequate area to meet development code requirements and compliance with the guidelines set forth by this manual.	NO	**Setbacks shall be consistent with the Tahoe Area Plan Regulations (Chapter 20.703 in the Douglas County Development Code).**
2.1.9	Detached storage building and storage areas shall be located in the rear of the site. The storage areas and materials shall be properly screened by the use of fences (chain link fences must be slatted), landscaping, decorative walls or other similar opaque screening fixtures.	NO	**Detached storage buildings, service yards, maintenance yards, warehousing and outdoor storage areas shall be located in areas that are not highly visible from major transportation corridors, scenic turnouts, public recreation areas, or the waters of Lake Tahoe.**

2.1.10	**Buildings must be arranged or designed so that they do not create a "blind corner" and/or impair visibility. Specific consideration and design alternatives must be evaluated for corner lots and instances where there are existing and adjoining driveways.**	YES	
New South Shore Guidelines and Standards (Building Arrangement)			
2.1.11	**a. Site plans are encouraged to incorporate Low Impact Development techniques to reduce the impact of built areas and promote naturally functioning systems. The following practices may be integrated with the overall design of landscape areas to combine the functions of stormwater treatment with aesthetically pleasing landscape features: 1. Pervious pavement materials that allow water to pass though the paving and infiltrate into the ground are encouraged for pedestrian applications. Other pavement surfaces may incorporate pervious pavements but shall be designed in conjunction with the site's BMPs. Pervious pavements are defined as materials with 10% voids that allow the pavement to create no surface run-off in combination with a water collection zone under the paving. 2. Preserving existing trees should be planned for with efforts on preserving large groups of forest rather than individual trees that are subjected to changes of runoff, grades, or surface coverage. The protection zone for trees extends to the drip-line of the tree's canopy. 3. As part of surface water management, small areas of infiltration catchments are to be incorporated into the final contour of the landscape. These features will offer the reduction in run-off from each site.**		
2.1.12	**Building design and placement should preserve and enhance views from public areas towards Lake Tahoe and mountain ridgelines.**		
2.1.13	**Building design and placement shall promote a visual balance between the various elements both on and adjacent to the site. Building arrangements shall neither create monotonous or overpowering forms nor should they dominate the visual composition.**		
2.1.14	**New buildings adjacent to existing lower scale residential development shall respect the scale and privacy of adjacent properties by varying the massing within a project and incorporating architecture designs and building treatments that transition to smaller scale buildings.**		
2.1.15	**Properties along US Highway 50 with ground level retail and commercial uses shall provide primary pedestrian access directly to the street. The intent of this retail/pedestrian street requirement is to present a dynamic, fragmented street front to outdoor spaces, rather than uniform blocks of building mass.**		
2.1.16	**Buildings that are 8 stories or higher, should be sited so their longest frontages are perpendicular to the primary street. Lower buildings located on the primary street frontage are encouraged to address the street so that their longest frontage is parallel to the street edge.**		
2.1.17	**The travel route of Hwy 50 has a "canyon effect" because the existing tower structures are located too close together with inadequate setbacks. Within a given property, 80% of the buildings fronting Hwy 50 shall not exceed 56 feet in height when an existing building or buildings are being replaced within 100 feet of the right-of-way. 20% of the building or buildings frontage my be constructed to a maximum height of 95 feet. Redeveloped towers up to the maximum allowable height shall be sited behind buildings fronting on Hwy 50. Lower buildings at the street level will reduce the visual dominance of the towers and improve the visual condition along the Highway 50 travel route by creating a pedestrian scale street section by shifting the tower height away from the immediate area of the street. Existing buildings with non-conforming height are allowed to do frontage improvements up to their existing height.**		
2.1.18	**Redevelopment of the existing towers is contingent on the creation of new and additional open space that will replace a portion of the surface parking with a landscape setting. Additional open space would improve the travel route rating with the development of a visually attractive landscape.**		
TRPA Related Building Arrangement and Location Design Standards (Ref. Only)			
a. Existing natural features outside of the building site shall be retained and incorporated into the site design to the greatest extent feasible. Projects shall be designed to avoid disturbance to rock outcrops and stream environment zones and to minimize vegetation removal and maintain the natural slope of the project site and be consistent with Section 36.12 (TRPA-Ch.36.5.1, A).			
b. Projects shall be designed to use existing disturbed areas rather than undisturbed areas for the siting of all improvements except when (TRPA-Ch.36.5.1, B): 1. The disturbed area is precluded from development by setbacks or other such limitations; 2. The disturbed lands are classified as sensitive lands and alternative sites classified as non-sensitive lands exist on the parcel; 3. The use of the disturbed lands would require more total disturbance than use of undisturbed lands; 4. Avoidance of other development impacts are of more importance than the preservation of undisturbed areas; and/or 5. The degree of existing disturbance is minor and the area shall be restored as part of the project.			
2.2 Circulation and Parking (DCIS)			
2.2.1	**The on-site circulation must be logical and provide convenient, safe and direct flow of pedestrians and vehicles.**	YES	
2.2.2	**All parking areas, driveways, parking aisles and sidewalks shall be graded, drained and paved in accordance with the Development Code and Part II of the Douglas County Design Criteria and Improvement Standards.**	YES	

2.2.3	Parking lots serving commercial and institutional projects which accommodate more than 25 spaces shall be divided into a series of connected smaller lots. Providing landscaping which offsets portions of the parking lot or locating parking areas on more than one side of a building are effective means by which visual impacts of large parking lots can be mitigated.	NO	**New surface parking areas are discouraged within view of US Highway 50. New parking areas should be situated behind buildings and screened from street views.**
2.2.4	**Parking aisles shall be arranged to direct pedestrians parallel to moving cars thereby minimizing the need for pedestrians to cross parking aisles and landscape areas. As an alternative, separated pedestrian walkways should be incorporated in the parking lot design.**	YES	
2.2.5	**Whenever parking areas/drive aisles are connected to adjacent sites, the circulation must provide for similar direction of travel (both vehicular and pedestrian) and parking stalls to reduce conflict at points of connection.**	YES	
2.2.6	In large development/shopping centers located along streets with high volume of vehicular traffic, frontage/local road and shared access are recommended and may be required.	NO	**To promote efficient and safe vehicular and pedestrian circulation, curb cuts and private driveways shall be kept to a minimum.**
2.2.7	**In cases where one-way traffic aisles are provided, one-way traffic signs shall be clearly posted and one-way arrows shall be painted and maintained within the drive aisle.**	YES	
2.2.8	**The turning radii for drive aisles and loading areas shall meet the AASHTO standards for turning movements.**	YES	
2.2.9	**Parking spaces abutting structures must be separated by a 6 foot wide sidewalk or landscape planter.**	YES	
2.2.10	**Parking stalls shall be located so that vehicles do not back-up into primary ingress driveways. The first parking stall parallel to a driveway shall be separated by a landscape planter a minimum of 20 feet in width, one car length.**	YES	
2.2.11	**Loading/unloading areas shall be clearly identified by installing no parking signs and/or striping of the space. The areas must be located in the rear or the sides of the building and shielded so that they are not visible from the street. The size and number of the loading/unloading areas must be consistent with the requirement of the Development Code.**	YES	
2.2.12	Parking areas abutting properties residentially used or designated shall be separated by a landscape planter a minimum of 10-feet in width and a 6-foot high masonry wall.	NO	**Parking areas abutting properties residentially used or designated shall be separated by a landscape buffer a minimum of 10 feet in width. In addition to landscaping, perimeter earth bearming is recommended as an effective way to reduce the visual impact of surface parking lots.**
2.2.13	**All parking and drive aisles shall be designed to provide sufficient emergency vehicle access and maneuverability.**	YES	
2.2.14	**All parking shall comply with the most current American with Disabilities Act (ADA) standards and regulations.**	YES	
2.2.15	**Establishments that typically require or generate frequent passenger loading and unloading shall provide specifically designated loading/unloading stopping bays. Direct ingress and egress should be provided so that vehicles are not directed into the on-site drive aisles.**	YES	
New South Shore Guidelines and Standards (Parking and Circulation)			
2.2.16	**The number of required parking and loading spaces shall be consistent with the Tahoe Area Plan Regulations (Chapter 20.703, Parking and Loading).**		
2.2.17	**Parking lots shall be located and designed with BMPs to capture, treat and infiltrate storm water.**		

TRPA Related Parking and Circulation Design Standards (Ref. Only)
a. Onsite parking areas shall be provided with landscaped perimeters. On-site parking areas greater than one-quarter acre in size shall be provided with landscaped islands designed in accordance with the following: (TRPA-Ch.36.5.2, A). **1. Landscaped islands should also be provided within the interior of parking areas to break up expanses of pavement and screen parked vehicles. Parking areas should be divided into bays not exceeding 75 feet in length with landscaped buffer strips between bays. Tree planting on the interior of the parking area should be provided at an average ratio of at least one tree per four (4) spaces.**

2.3 Parking Structures (DCIS)			
2.3.1	**The exterior surface materials of the parking structure must be compatible and complementary to the main structure.**	YES	
2.3.2	The exterior façade must be articulated by the use of complementary colors, stepping of floors, arrangement of façade elements and/or alternative building materials is highly desirable.	NO	**The exterior façade facing a public right-of-way must be articulated by the use of one or more of the following features; complimentary colors, stepping of floors, arrangement of façade elements and/or alternative building materials.**
2.3.3	Solid screening elements shall be provided on each floor of the parking structure to sufficiently screen parked vehicles. Ground floor screening elements shall include landscape planters.	NO	**Solid screening elements shall be provided on a portion of each floor of the parking structure to sufficiently screen parked vehicles. Ground floor screening elements shall include landscape planters.**
2.3.4	**A minimum 5-foot wide landscape planter area shall be provided between the structure and a road, sidewalk or internal drive aisle. The planter shall include live plant material including but not limited to shrubs, trees, and vines.**	YES	
2.3.5	**The location of entrance and exit driveways shall be located/designed so that the impacts to vehicular and pedestrian traffic are minimized to the extent possible. Exit driveways shall be designed so that "blind corners" are avoided.**	YES	
2.3.6	**Sidewalks must be provided along the full length of the building featuring customer entrances and along any façade facing public parking areas.**	YES	
New South Shore Guidelines and Standards (Parking Structures)			
2.3.8	**Locate new parking structures so they do not interfere with the opportunity to create a pedestrian oriented streetscape. Access to parking structures from US Hwy. 50 is allowed, but parking only structures fronting US Hwy. 50 are strongly discouraged.**		

2.4 Vehicular Access (DCIS)			
2.4.1	**Vehicular access points shall be kept to a minimum. However, the number and location of driveway curbs must be adequate to allow efficient traffic flow. Joint access between adjacent sites shall be utilized whenever possible to reduce traffic hazards and necessary curb cuts.**	YES	
2.4.2	**Driveways are to be designed and located to meet the AASHTO standards for turning movements.**	YES	
2.4.3	The spacing between driveways and intersection corner clearance shall be consistent with the standards provided in Part II, Engineering Design and Criteria and Improvement Standards of the Douglas County Design Criteria and Improvement Standards.	NO	**The distance between driveways and intersection corner clearance must be consistent with the standards provided in Part II, Engineering Design and Criteria and Improvement Standards of the Douglas County Design Criteria and Improvement Standards.**
2.4.4	Commercial developments within the Towns of Minden and Gardnerville, and throughout the Carson Valley shall use interlocking pavers, stones or other similar treatments to denote driveway approaches to a minimum depth of 10 feet.	NO	**Two-way traffic along Hwy 50 (or Main Street when Hwy 50 is realigned) is encouraged.**

TRPA Related Vehicular Access Design Standards (Ref. Only)
a. New driveways shall be designed and located so as to cause the least adverse impacts on traffic, transportation, air quality, water quality, and safety (TRPA-Ch.34.3.2, A).
b. Shared driveways are allowed if the effect is equal or superior to the effect of separate driveways (TRPA-Ch.34.3.2, B).
c. Approved community plans may replace the standards in subsections 34.3.3 through 34.3.5, inclusive, with alternative specific provisions, provided such provisions are more appropriate to the situation and provide equal or superior measures to satisfy the environmental thresholds. See also subparagraph 12.6.3.C (TRPA-Ch.34.3.2, C).

d. On state and federal highways, the ingress/egress standards of the Nevada Department of Transportation shall apply, as appropriate, in addition to the standards in subsections 34.3.3 through 34.3.5, inclusive. Where the state standards conflict with subsections 34.3.3 through 34.3.5, inclusive, the state standards shall control (TRPA-Ch.34.3.2, D). d. On state and federal highways, the ingress/egress standards of the Nevada Department of Transportation shall apply, as appropriate, in addition to the standards in subsections 34.3.3 through 34.3.5, inclusive. Where the state standards conflict with subsections 34.3.3 through 34.3.5, inclusive, the state standards shall control (TRPA-Ch.34.3.2, D).			
e. Slopes of driveways shall not exceed the standards of the Douglas County. Driveways shall not exceed ten percent slope, unless TRPA finds that construction of a driveway with a ten percent or less slope would require excessive excavation and that the runoff from a steeper driveway shall be infiltrated as required in Section 60.4. In no case shall the driveway exceed 15 percent slope (TRPA-Ch.34.3.2, E).			
f. Driveways shall be managed in accordance with the Best Management Practices described in Section 60.4 of the TRPA Code of Ordinances (TRPA-Ch.34.3.2, F).			
g. Adequate access shall be provided for emergency vehicles and for those persons attempting to render emergency services (TRPA-Ch.36.5.2,C).			
2.5 Pedestrian Access (DCIS)			
2.5.1	**All sidewalks shall be constructed of Portland cement concrete or other similar concrete material.**	YES	
2.5.2	**Separate vehicular and pedestrian systems shall be provided. Pedestrian linkages between uses within development, surrounding developments and trails/bikeways shall be provided and emphasized, including distinct pedestrian access from parking areas to the building. Walkways should include enhanced paving, trellis structures or enhanced landscaping treatments. A continuous and direct sidewalk shall be provided from the street to the on-site sidewalk.**	YES	
2.5.3	**Sidewalks should be provided along the full length of the building featuring customer entrances and along any façade facing public parking areas.**	YES	
2.5.4	**On-site sidewalks must be a minimum of 4-feet wide. When parking stalls directly abut a sidewalk, the sidewalk shall be a minimum of 6-feet wide. If exterior stairways are used with the stairway landings on the sidewalk, the sidewalk shall be a minimum of 6-feet wide.**	YES	
2.5.5	**All pedestrian areas shall comply with the most current American with Disabilities Act (ADA) standards and regulations. Particular attention shall be given to ramps, accessible paths of travel, level landings and handrails.**	YES	
2.5.6	**Hotel, resort and institutional uses which have frequent loading and unloading of passengers are to provide a port-cochere or other similar feature at the passenger loading/unloading area.**	YES	
New South Shore Guidelines and Standards (Pedestrian Access)			
2.5.7	**Site designs and building arrangements shall promote pedestrian activity by providing enhanced design features along public roadways. Enhanced design features to be considered include increased setbacks, stepped heights, increased building articulation, and/or higher quality building materials.**		
2.5.8	**Promote alternative transportation modes such as walking, bicycling, transit use, and shared parking strategies which at a minimum shall include continuous sidewalks or other pedestrian paths and bicycle facilities along both sides of all highways with connections to other major activity centers.**		
2.5.9	**To support an active pedestrian environment, buildings along US Hwy. 50 should provide covered overhead protection in the form of recessed arcades or protruding canopies. Public entrances to buildings shall ensure protection from unloading roof snow.**		
TRPA Related Pedestrian Access Design Standards (Ref. Only)			
a. A pedestrian circulation system shall be incorporated into the site plan to assure that pedestrians can move safely and easily both on the site and between properties and activities within the neighborhood year round (TRPA-Ch.36.5.2, B).			
2.6 Bicycle Access (DCIS)			
2.6.1	**When required by the development code, bicycle racks shall be installed close to building entrance(s). Within multi-building projects, the racks shall be placed so that they are convenient to all building/ entrances.**	YES	

2.6.2	**Bicycle racks shall be aesthetically treated. Such treatments can include inverted "U" shaped bollards, metal piping ribbons, planter, etc. All racks shall be permanently affixed and not obtrusive to pedestrian and vehicular circulation.**	YES	
2.6.3	**Bicycle linkages to any adjacent bikeways and/or routes shall be provided.**	YES	
New South Shore Guidelines and Standards (Bicycle Access)			
2.6.4	**Site designs shall integrate multimodal transportation improvements (pedestrian, bicycle and transit facilities) consistent with the TRPA/TMPO Regional Transportation Plan, Mobility 2035.**		

2.7 Open Space Areas (DCIS)			
2.7.1	**High intensity open spaces such as playgrounds, picnic areas, etc. that generally generate noise levels above the normal levels associated with the surrounding neighborhood, should be located so that they are not directly adjacent to noise sensitive uses such as adjoining residences.**	YES	
2.7.2	**Low Intensity open spaces such as greenways, pedestrian paths, etc. should be located around the perimeter of the site. This can serve as a buffer to the adjacent properties, particularly residential, as well as assist the project in meeting the required on-site landscaping.**	YES	
2.7.3	**Whenever possible, open space areas should be located on the south and/or west sides of the building and site. This allows the areas to receive maximum sunlight which accelerates melting of snow and ice. Deciduous trees are to be used to provide shade in summer months.**	YES	
2.7.4	**The location of the open space areas should give consideration to the wind exposure. If necessary appropriate screening features such as walls, landscaping, trellises, etc. should be incorporated into the project design.**	YES	
New South Shore Guidelines and Standards (Open Space Areas)			
2.7.5	**Site plans shall include strategies for protecting undisturbed sensitive lands and, where feasible, establish park or open space corridors connecting undisturbed sensitive areas within Centers to undisturbed areas outside of Centers.**		

2.8 Snow Storage (DCIS)			
2.8.1	Each development, particularly in the Lake Tahoe portion of the County shall provide an area for snow storage. The snow storage area(s) should be unobstructed by building so that the snow can receive direct sunlight to accelerate the snow melt.	NO	**Each development shall incorporate snow melt and/or provide an area for snow storage . The snow storage area should be unobstructed by buildings so that the snow can receive direct sunlight to accelerate the snow melt.**
2.8.2	Parking spaces, driveways, drive aisles or sidewalks may not be used for snow storage.	NO	**Adequacy and location of snow storage shall be approved by Douglas County.**
TRPA Related Snow Storage Design Standards (Ref. Only)			
a. Snow disposal shall comply with Section 60.1.4, TRPA Code of Ordinances (TRPA-Ch.60.1.4)			
b. Commercial, tourist accommodation, public service, recreation and multi-residential projects shall provide, within the project area, snow storage areas of a size adequate to store snow removed from parking, driveway and pedestrian access areas or have arrangements by means of recorded easements or equivalent arrangements to remove and store accumulated snow offsite (TRPA-Ch.36.5.3, B).			

3. LANDSCAPE DESIGN

3.1 General (DCIS)			
3.1.1	Plants used in project landscaping shall be appropriate for the climate and consistent with the recommended plant list in Appendix B.	NO	Replaced all landscape standards with the Landscape Standards and Guidelines for the South Shore.
3.1.2	The landscape design shall be consistent with Title 20 requirements. Each site shall incorporate at least the minimum percentage of landscaping required by Title 20. Alternative means of meeting this requirement including planter boxes, trellises, landscaping walls, and hardscape may be considered.	NO	Replaced all landscape standards with the Landscape Standards and Guidelines for the South Shore.

3.1.3	Existing trees and natural features are to be preserved and incorporated into the landscaping plan to the extent feasible. Natural areas are not to be disturbed during grading and construction activity.	NO	Replaced all landscape standards with the Landscape Standards and Guidelines for the South Shore.
3.1.4	Landscaping is to be used to define specific areas within a development site such as entrances to sites, buildings, defining edges of various land uses, providing transitions between neighboring properties and provide screening for loading areas and mechanical equipment.	NO	Replaced all landscape standards with the Landscape Standards and Guidelines for the South Shore.
3.1.5	Plants should be in scale with adjacent structure and to be of appropriate size to accomplish intended purposes.	NO	Replaced all landscape standards with the Landscape Standards and Guidelines for the South Shore.
3.1.6	Landscaping shall be perpetually maintained with prompt removal and replacement of dead and diseased plants.	NO	Replaced all landscape standards with the Landscape Standards and Guidelines for the South Shore.
3.1.7	Deciduous trees must be used for street trees, parking lot areas and within planter areas that are designated to provide shade. Evergreen trees are primarily intended to be used for screening and winter color.	NO	Replaced all landscape standards with the Landscape Standards and Guidelines for the South Shore.
3.2 Site Perimeter Landscaping (DCIS)			
3.2.1	Unless adjacent sites are integrated (shared parking, access, drive aisles, etc.) or no building setback is provided, perimeter landscaping is required along all property lines of the project site. The landscape planter along the interior property lines shall be a minimum of 6-feet in width or 8-feet when a 2-foot parking space overhang is provided. Where projects are adjacent to residential uses, the landscape planter is to be increased to a minimum of 10 feet.	NO	Replaced all landscape standards with the Landscape Standards and Guidelines for the South Shore.
3.2.2	Parking areas abutting a public street and/or sidewalk shall provide a linear landscape planter a minimum of 10-feet in width. In addition to the general requirements, the planter shall include a combination of berming, solid masonry wall (a minimum of 36-inches in height), dense hedge and include street trees, planted on average every 40 lineal feet of street frontage.	NO	Replaced all landscape standards with the Landscape Standards and Guidelines for the South Shore.
3.2.3	In addition to the general landscape requirements, the perimeter landscaping along the interior property lines shall be separated from adjacent properties by the use of a concrete curb or a redwood header board (minimum 2-inches thick) or other similar materials which can effectively separate ground cover materials.	NO	Replaced all landscape standards with the Landscape Standards and Guidelines for the South Shore.
3.2.4	Perimeter landscaping along interior property lines shall include deciduous and/or evergreen trees, shrubs, perennials or annuals.	NO	Replaced all landscape standards with the Landscape Standards and Guidelines for the South Shore.
3.3 Retention/Detention Basin Landscaping (DCIS)			
3.3.1	If the project proposes to utilize on-site retention/detention basin(s), the basin(s) shall be landscaped. The landscaping shall include non-buoyant material such as turf, cobble rock and low spreading ground cover shrubs. The use of buoyant material such as walk-on bark and mulch is not permitted. The landscaping shall be irrigated in accordance with Title 20.	NO	Replaced all landscape standards with the Landscape Standards and Guidelines for the South Shore.
	The landscape design shall provide adequate access for maintenance of the basin.	NO	Replaced all landscape standards with the Landscape Standards and Guidelines for the South Shore.
	Basins facing public rights-of-way shall be fenced utilizing decorative wrought iron or comparable low/no maintenance material.	NO	Replaced all landscape standards with the Landscape Standards and Guidelines for the South Shore.
New South Shore Guidelines and Standards (Landscape Design)			

3.1.1	**Native vegetation should be utilized whenever possible, consistent with TRPA Landscape Standards and Fire Defensible Space Requirements (Table 5-2: Site Type Recommended Species List, TRPA BMP Handbook).**		
3.1.2	**Vegetation shall be used to screen parking, alleviate long strips of parking space, and accommodate storm water runoff where feasible.**		
3.1.3	**Vegetation should be used to give privacy, reduce glare and heat, deflect wind, muffle noise, prevent erosion, and soften the line of architecture.**		
3.1.4	**Minimize grading and preserve existing vegetation whenever possible.**		
3.1.5	**Landscape designs should respond to the seasonal environmental conditions to encourage outdoor spaces that are comfortable year-round.**		
3.1.6	**Create a quality built environment with the inclusion of amenities such as street furnishing, plantings, art works, and water features to enhance the places that people will walk, gather, or recreate.**		
3.1.7	**Landscapes shall be irrigated to establish planting and provide the correct water levels to support the long term growth of landscape. Irrigation systems must use efficient water methods, group planting into similar hydro-zones, and use moisture sensors to control the use of water.**		
TRPA Related Landscape Design Standards (Ref. Only)			
a. Plant Species Permitted **Plant species shall be chosen from the TRPA BMP Handbook, Table 5-2: SITE TYPE RECOMMENDED SPECIES LIST (TRPA-Ch.36.7.1).**			
b. Minimum Plant Sizes and Spacing **For projects other than single-family home projects, the following sizes and spacing shall be required for woody plant materials at time of planting (TRPA-Ch.36.7.2):** **1. Trees shall be a minimum six feet tall or one-inch caliper size or diameter at breast height;** **2. Shrubs shall be a minimum three-gallon pot size, such that upright shrubs shall have a minimum height of 18 inches and minimum spread of 18 inches, and spreading shrubs shall have a minimum spread of 18 to 24 inches; and** **3. Groundcovers shall be a minimum four-inch pot size or one gallon container and shall be a maximum 24 inches on center spacing.**			
c. Accent Vegetation **Plant species not found on the TRPA Recommended Native and Adapted Plant List may be used for landscaping as accent plantings. Such plants shall be limited to borders, entryways, flower-beds, and other similar locations to provide accents to the overall native or adapted landscape design (TRPA-Ch.36.7.3).**			

4. BUILDING DESIGN

4.1 General (DCIS)

4.1.1	**Buildings and additions to existing buildings are to be designed to complement rather than dominate their surroundings. They should be compatible with the surrounding buildings and should incorporate similar architectural elements or facades.**	YES	
4.1.2	Predominant exterior building materials must be of superior quality. Exterior walls shall include one or more of the following materials: stucco, brick, wood, native stones or tinted textured masonry units. Smooth-faced concrete block or fabricated metal panels are prohibited as the predominant building material.	NO	**Buildings shall employ authentic, textured materials, compatible with the traditional and rustic resort style of the Lake Tahoe Region. Highly reflective materials are considered undesirable, because of their tendency to create uncomfortable glare conditions.**
4.1.3	Building height shall be consistent with the Development Code within the respective zoning district and be in scale with the adjoining uses.	NO	**Building height shall be consistent with the Tahoe Area Plan Regulations (Chapter 20.703 of the Development Code).**
4.1.4	**Hotel, resort or institutional uses which propose a passenger loading and unloading area, a porte-cochere, or other similar feature should be provided and may be required. The design of an attached or detached port-cochere must contain the same architectural features and building materials as the primary building.**	YES	
4.1.5	**The use of standardized "corporate" architectural designs associated with chain or franchise buildings (prevalent with restaurants, service stations and retail stores) is strongly discouraged and alternative designs consistent with this design manual may be required.**	YES	
New South Shore Guidelines and Standards (General Building)			
4.1.6	**Predominate building colors shall be of earth tones, but may be accented with brighter colors. This will provide color variation, punctuation, and a sense of festivity appropriate to the resort destination.**		
4.1.7	**Architectural designs should include functional and visual responses to climate considerations such as solar orientation with warm decks and view windows, protection from prevailing winds, sheltered entries and pedestrian areas, roof overhangs and thermal protections.**		

4.1.8	**Buildings that exemplify "green building" design are desirable. This includes vegetated roofs, rainwater collection systems, designs that preserve existing trees and use of recycled, reclaimed or sustainably harvested materials.**
4.1.9	**Open spaces, walkways and alleys are encouraged to break up building mass, allow access through developments and create visual breaks.**
4.1.10	**Larger developments that group retail, hotel, multi-unit residential and/or office buildings are encouraged to shape distinct and memorable public spaces.**
4.1.11	**If a sign is intended, the building façade shall be designed to accommodate signage, so that tenants will have advertising without detracting from the appearance of the structure.**
4.1.12	**The maximum allowable height will only be for towers associated with existing gaming properties and will be restricted to five towers. The proposed height will be applicable only if there is an existing high rise tower that is demolished and redeveloped. Redeveloped towers shall improve the visual quality of the area by replacing outdated and deteriorated facilities with newly constructed projects.**
4.1.13	**Up to four levels of occupied space will be allowed at the setback line from US Hwy. 50.**
4.1.14	**Redeveloped towers shall include design improvements such as strong pedestrian bases creating an orientation to the street, a mid-section with the potential to incorporate shadow lines and relief, articulation at the roof line aligned with the vernacular character of the region and building articulation to improve on the monolithic square shapes of the existing structures. These design features will have better proportions, comprise variety in design expression, and improve the appearance over the existing designs which do not demonstrate these characteristics.**

TRPA Related General Building Design Standards (Ref. Only)

a. Color of Structures (TRPA-Ch.36.6.1, C).

1. For all structures visible from the Scenic Threshold Travel Routes and from Public Recreation Area and Bicycle Trails identified in the 1993 Lake Tahoe Basin Scenic Resource Evaluation, subdued colors of earthtone ranges shall be used for the primary color of structures.

2. Colors shall be within a range of natural colors that blend, rather than contrast, with the existing backdrop vegetation and soils color.

3. For this subparagraph, earthtone colors shall be medium to dark and shall meet the Munsell® Colors set forth in Appendix G, TRPA Approved Earthtone Colors, of the Design Review Guidelines or other color systems that are equivalent to the adopted hues, values, and chromas of Appendix G.

4. TRPA may grant exceptions to this provision pursuant to Section 67.7, for scenic roadway corridors designated as urban, for unique situations such as site characteristics, or as set forth in subparagraph 83.11.1. Structures in the shoreland that were constructed prior to January 1, 1950, may maintain their historic colors when doing exempt maintenance and repair.

4.2 Commercial, Institutional and Mixed-Use Building Elevations (DCIS)			
4.2.1	Commercial and institutional buildings are to be designed on a "human scale" by using architectural enhancements. Such features should include windows, awning, arcades, provide plazas and courtyards, and/or roof overhangs.	NO	**Commercial, Institutional and Mixed-use buildings are to be designed on a "human scale" by using architectural enhancements. Such features should include windows, awnings, arcades, provide plazas and courtyards, and/or roof overhangs.**
4.2.2	Commercial and institutional buildings of "box like" appearance are not acceptable. The exterior walls shall be varied in depth and/or direction. Wall planes are not to run in one continuous direction for more than 30 feet without an offset. Facades greater than 100 ft. in length must incorporate recesses (a minimum of 3 feet deep) and projections (minimum 3 feet out) a minimum of 20% the length of the façade. The projections or recesses must be a minimum width of 5 feet.	NO	**Commercial, Institutional and Mixed-use buildings of "box like" appearance are prohibited. The exterior walls shall be varied in depth and/or direction.**
4.2.3	**Varying portions of a building façade, particularly blank walls without windows or varying building materials, shall be articulated by the use of color, arrangement of façade elements, and/or change in material. These elements/materials shall include but are not limited to false windows, awnings, parapet eaves, trellises, arcades, siding, stone, or brick.**	YES	
4.2.4	**Awnings, parapet eaves or other similar decorative features shall provide a minimum vertical clearance of 8-feet.**	YES	
4.2.5	Commercial or institutional metal buildings are not acceptable.	NO	**Commercial, Institutional and Mixed-use metal buildings are not acceptable.**
New South Shore Guidelines and Standards (Commercial, Institutional and Mixed-Use Building Elevations)			
4.2.6	**Building design shall be coordinated on all elevations in regards to color, material, form and detailing in order to achieve design harmony and integrity. Parapet walls should be treated as part of the building design, not as unrelated visual elements. Elevations need not look alike for a sense of overall architectural continuity to be present.**		
4.2.7	**Development within the Town Center District shall incorporate buildings with varied heights and densities.**		

4.2.8	**Properties along US Highway 50 with ground level retail and commercial uses shall provide primary pedestrian access directly to the street, in order to ensure an enjoyable and interesting visual experience for pedestrians. Long expanses of inactive building frontage shall be avoided by utilizing architectural elements such as transparent window surfaces, arcades, internal building uses that flow outdoors, and frequent building entry points.**		
4.2.9	**The scoring of vividness, intactness, unity and variety shall be improved with new building elevations and better design in the built environment. The existing conditions have an appearance characterized by repetitive wall surfaces, clutter in the foreground and disassociated design. Redeveloped towers will create opportunities to generate visual interest, articulate the space, and create entries. Replacement of contrasting colors, monotonous wall surfaces, and the outdated design will also be design improvements over the existing conditions.**		
4.2.10	**Dominate blank building walls shall be replaced with an open and more transparent building façade. Shops and restaurants oriented to the street will help establish a lively pedestrian promenade.**		

4.3 Industrial Building Elevations (DCIS)			
4.3.1	**Industrial buildings shall be articulated by the use of varying colors, materials and textures. Features such as windows, decorative/false windows, recessed windows, building projections or recesses, and entryway treatments are to be incorporated in the building elevation(s) which face a parking lot or street.**	YES	
4.3.2	**Industrial metal buildings are permitted provided that any façade, visible from a street, is improved to include at least one of the following, but not limited to: wood or vinyl siding, stucco, brick or stone treatment. Windows shall have a minimum 4 inch trim or decorative window shutters.**	YES	

4.4 Roofs (DCIS)			
4.4.1	The roof line of any commercial and private recreational building shall not run in a continuous plane for more than 50 feet without offsetting or jogging the roof plane. Roofs must have at least one of the following features around the entire building: 1) stepping parapet roofs concealing flat roofs, 2) overhanging eaves, and/or 3) sloped roof.	NO	**Roofs for buildings other than towers, must have at least one of the following features around the entire building: 1) stepping parapet roofs concealing flat roofs, 2) overhanging eaves, and/or 3) sloped roof. Up to 25% of roof surface may be flat.**
4.4.2	Height of the building should be varied so that distinctive roof lines are created.	NO	**For buildings other than towers, height of the building should be varied so that distinctive roof lines are created.**
4.4.3	Buildings utilizing roof-top equipment (including satellite dishes) shall provide parapet walls and/or drop wells to screen the equipment from all sides of the building. The texture and color of the features shall be consistent with the texture and color of the building and shall not be of "picket fence" type screening.	NO	**All roof-top equipment including, but not limited to, satellite receiving dishes, communication equipment and HVAC units shall be screened from view.**
4.4.4	**Reflective, untreated metal roofs are prohibited. All exposed metal surfaces shall be painted in a flat, non-glossy paint to complement or match the color of the exterior roof building material.**	YES	
TRPA Related Roof Design Standards (Ref. Only)			
a. Roofs, including mechanical equipment and skylights, shall be constructed of non-glare finishes and earthtone colors that minimize reflectivity. For this subparagraph, non-glare earthtone colors are defined as Munsell Colors set forth in Appendix G, TRPA Approved Earthtone Colors, of the Design Review Guidelines, that have a value and chroma of 0-4 or other color systems that are equivalent to the adopted hues, values, and chromas of Appendix G (TRPA-Ch.36.6.1, B).			

4.5 Multiple Tenant Buildings (DCIS)			
4.5.1	**Multi-Building/Tenant developments shall have consistent color schemes and wall textures, roofs, roof slopes, awning, arcades and other similar architectural features.**	YES	
4.5.2	**Smaller retail stores that are part of a multi-tenant commercial building shall have display windows and separate entrances. The principal building must have a clearly defined, visible customer entrance features such as but not limited to canopies, arcades, arches, wing walls and planters.**	YES	

5.SIGNS			
5.1 General (DCIS)			
5.1.1	Every project should be designed with a master sign plan. Provisions for sign placement, sign scale in relationship to the building and sign readability are to be considered in the design.	NO	Replaced all sign standards with the Sign Standards and Guidelines for the South Shore.
5.1.2	In multi-building/tenant complexes all signs shall have a consistent theme through the use of compatible colors, materials, shapes, sizes and types of signs. A master sign plan standardizing the signs shall be provided as part of the development proposal.	NO	Replaced all sign standards with the Sign Standards and Guidelines for the South Shore.
	Signs are to be designed and located to be compatible with the size, shape, color, texture and lighting of the surrounding signs except when signs are non-conforming. Signs are not to compete visually with other signs.	NO	Replaced all sign standards with the Sign Standards and Guidelines for the South Shore.
5.1.4	Wall signs must be integrated into the building and site design and not appear to be added as an afterthought.	NO	Replaced all sign standards with the Sign Standards and Guidelines for the South Shore.
5.1.5	Designs should be simple and easy to read with the number of lettering styles and amount of copy kept to a minimum, preferably giving only the name of the business.	NO	Replaced all sign standards with the Sign Standards and Guidelines for the South Shore.
5.1.6	Monument signs shall be designed so that they complement the architecture of the building/complex. The design of the monument should not be the main focus of the site, but rather blend-in with the site and should contain only the name of the center/business, or major anchor. Monument signs which display multiple tenants within a center are discouraged.	NO	Replaced all sign standards with the Sign Standards and Guidelines for the South Shore.
5.1.7	Monument signs shall be located so that they do not create blind corners, interfere with circulation, parking or traffic safety.	NO	Replaced all sign standards with the Sign Standards and Guidelines for the South Shore.
5.1.8	Monument signs shall include the street number for the site. Street numbers shall be clearly visible from the street frontage during day and night.	NO	Replaced all sign standards with the Sign Standards and Guidelines for the South Shore.
5.1.9	Monument signs should be at eye level of passing motorists.	NO	Replaced all sign standards with the Sign Standards and Guidelines for the South Shore.
New South Shore Guidelines and Standards (Signs)			
5.1.1	**Unless modified by these standards, all signs within the South Shore Area Plan must meet the provisions of Section 20.703.180, Signage, of the Douglas County Development Code, as well as Chapter 38, Signs, in the TRPA Code of Ordinances.**		
5.1.2	**Designs should be simple and easy to read with the number of lettering styles and amount of copy kept to a minimum, preferably giving only the name of the business.**		
5.1.3	**Signs should be designed and located to be compatible with their surroundings in terms of size, shape, color, texture, and lighting. They should not compete visually with other signs.**		
5.1.4	**Signs should be integrated into building and site design, and not appear as if added as an afterthought. They should be incorporated into the design of the façade, and should complement the architecture in terms of shape, placement, colors, and materials.**		
5.1.6	**Reflective, fluorescent, and primary colors should be avoided.**		
5.1.7	**When possible, signs should be consolidated into unified systems in order to avoid sign clutter along the street, Signage attached to the structure is encouraged.**		
5.1.8	**Free standing signs should be kept low whenever site and visibility allow. Shrubs placed around base of a freestanding sign integrate it with the ground plane and screen any low level lights.**		
5.1.9	**Illuminated signs should not be high intensity and glaring in nature. The larger the sign, the lower the level of illumination should be. Illumination of the letters is preferred over illumination of the sign background. It is most preferable the signs be externally illuminated. Light bulbs should not be exposed.**		
5.1.10	**Signs should be located to respect pedestrian and driver safety. Projecting signs shall clear walkways by eight (8') feet and shall project no closer than two (2') feet from the curb line. Height allowances over driveways, alley and parking areas shall be a minimum of 13'6". Signs should be placed to avoid conflicts with door openings. Signs are not permitted in the road right-of-way. Banners across U.S. Hwy 50 are subject to review and approval by the Nevada Department of Transportation (NDOT).**		
5.1.11	**Illuminated signs should be positioned so that the light does not shine directly on adjoining properties, cause glare, or shine in the eyes of motorists or pedestrians.**		
5.1.12	**The back for any one sided regulatory, directional, or informational sign located in a Rural transition or Rural Scenic Highway Corridor should be painted or otherwise colored closely to match the color of the adjacent landscape.**		

5.1.13	**Signs should have no more than 60% of the sign area in copy. Sign copy includes all letters, numbers, characters, symbols, and other graphics which are part of the sign. The guideline does not apply to signs which consist of individual letters, characters, or other symbols and which have no perimeter or border. Sign Area = X*Y Sign Copy=(A*B)+(C*D) Sign Copy=.60(X*Y).**		
5.2.1	**Every new or redevelopment project with three or more tenants requires a master sign plan. Sign placement, scale, and readability are to be considered in the design.**		
5.2.2	**In multi-building / tenant complexes with three or more tenants all signs shall have a consistent theme through the use of compatible colors, materials, shapes, sizes and types of signs. A master sign plan standardizing the signs shall be provided as part of the development proposal.**		
5.3.1	**Wall signs must be integrated into the building and site design and not appear to be added as an afterthought.**		
5.4.1	**Monument signs shall be designed so that they complement the architecture of the building/ complex. The design of the monument should not be the main focus of the site, but rather blend in with the site and should contain only the name of the center/business, or major anchor.**		
5.4.2	**Monument signs shall be located so that they do not create blind corners, interfere with circulation, parking or traffic safety.**		
5.4.3	**Monument signs shall include the street number for the site. Street numbers shall be clearly visible from the street frontage during day and night.**		
5.4.4	**Monument signs should be at eye level of passing motorists.**		
5.4.5	**Two monument signs (or freestanding signs per Section 38.8.2. of the TRPA Code of Ordinances) may be allowed for the commercial complex located on APNs:1318-23-4-038, -039, -040, and - 041, as long as two signs do not create a traffic safety hazard and the transfer of land to complete the Burke Creek Restoration Project is complete.**		
5.5.1	**A point of interest (wayfinding) signage program should be developed by the Tahoe Chamber of Commerce, in coordination with Douglas County and NDOT, to promote walking and biking to recreation destinations.**		
5.5.2	**One community entry sign shall be located near Kahle Drive and Highway 50, at the entry to the South Shore.**		

6.LIGHTING

6.1 General (DCIS)

6.1.1	Lighting should be used to provide illumination for the security and safety of on-site areas such as parking, loading/unloading, pedestrian pathways and working areas. Excessive use of lighting fixture is to be avoided.	NO	**Lighting should be used to provide illumination for the security and safety of on-site areas such as parking, loading/unloading, pedestrian pathways and working areas. Excessive use of lighting fixtures is prohibited.**
6.1.2	**Fixture style and location must be compatible with the building's architecture, site design and landscape design. Decorative fixtures are highly recommended and where warranted, may be required. Light fixture style is to be consistent throughout the project.**	YES	
6.1.3	**Light fixtures shall be located facing away from adjacent sites (particularly residential parcels) so that the light does not spill-over onto abutting properties. Parking and building light fixtures must be cut-off luminaries that have less than 90-degree cut-off so that the light is not emitted horizontally or upward.**	YES	
6.1.4	**Projects located near residential or open space areas shall use low intensity/wattage lights and all lighting is to be extinguished or reduced in intensity 30 minutes after the close of business.**	YES	
6.1.5	**Wall pack, flood and other light fixtures which illuminate upwards or horizontally are prohibited.**	YES	
6.1.6	**A site photometric plan denoting candle illumination on a specific grid, both within the project and off-site, may be required where the project is located adjacent to residential uses and site lighting design indicates a potential for nuisance light impacts to the abutting property.**	YES	
6.1.7	The overall height of parking lot light fixtures shall be not more than 15-feet in or within 100-feet of residential districts and not more than 25-feet within non-residential districts. Pedestrian walkway lights shall be of appropriate scale and are encourage to be low intensity bollard type fixtures with a maximum height of 10-feet.	NO	**The overall height of parking lot light fixtures shall be not more than 15-feet in or within 100-feet of residential districts and not more than 26-feet (per TRPA code) within non-residential districts. Pedestrian walkway lights shall be of appropriate scale and are encourage to be low intensity bollard type fixtures with a maximum height of 10-feet.**
6.1.8	**Off-site street lighting may be required over driveways to provide safe entrances and exits.**	YES	

New South Shore Guidelines and Standards (Lighting)	
6.1.9	**Exterior lighting should be minimized to protect dark sky views, yet adequate to provide for public safety, and should be consistent with the architectural design.**
6.1.10	**Exterior lighting shall utilize cutoff shields that extend below the lighting element to minimize light pollution and stray light.**
6.1.11	**Lights shall not blink, flash, or change intensity except for temporary public safety signs.**
6.1.12	**The level of illumination shall be set at the minimum level required for use and even distribution of the light. This will prevent wide contrast levels between light sources and prevent uneven light dispersion. Refer to the following types of lighting and their associated illumination levels.** **a. Street lighting is intended to address safety concerns along primary and secondary streets for vehicular and pedestrian transportation needs. Levels of illumination for street lighting shall not exceed 3.0 foot candles, measured within one foot of the base at ground level.** **b. Pedestrian zone lighting is intended for those areas where pedestrians are encouraged to gather such as outdoor plazas, outdoor dining areas, building entries, and pedestrian thoroughfares. Levels of illumination shall not exceed 5.0 foot candles in pedestrian spaces or approved locations unless approved by the Douglas County Planning Commission.** **c. Safety and security lighting is intended for secondary pedestrian areas or landscape zones that require illumination for security and pedestrian safety. Levels of illumination shall not exceed 2.5 foot candles, measured within one foot of the base at ground level.**
6.1.13	**Landscape lighting is allowed to highlight elements of the landscape through the use of down lighting with concealed fixtures or fixtures with lens hoods to screen the light source. Landscape lighting fixtures shall be painted with dark colors including brown, gray, black or green.**
6.1.14	**The entire lighting assembly (pole and fixture) shall be constructed with timber or painted a dark color such as brown, gray, black or green.**
6.1.15	**Lighting shall be limited to Incandescent, High Pressure Sodium, Metal Halide, Compact Florescent, or LED type lighting in all applications for exterior use.**
6.1.16	**Lighting which directs light downward shall be used in all applications except for the applications described in the Accent Lighting Standards.**
6.1.17	**Accent Lighting may be included as part of a lighting plan to prevent dark, uninviting, and oppressive building surfaces above the first floor. Illumination shall be for selective architectural features that serve to landmark, or otherwise highlight design features. Specifically, lighting of distinguished architectural features such as entries, arcades, chimneys, cornices, balconies, exterior trusses, highly textured material, knee braces, enriched architectural facades or landmark features are permitted. Wall lighting of blank wall or repetitive wall facades shall not be permitted. Up to 35% of vertical architectural surfaces may have accent lighting. This may include low angle or upward lighting.**

TRPA Related Lighting Design Standards (Ref. Only)
a. Exterior lights shall not blink, flash, or change intensity. String lights, building or roofline tube lighting, reflective, or luminescent wall surfaces are prohibited (TRPA-Ch.36.8.1, A).
b. Lighting shall not be attached to trees except for seasonal winter displays. Seasonal winter lighting may be displayed from November 26 through March 1 (TRPA-Ch.36.8.1, B).
c. Parking lot, walkway, and building lights shall be directed downward (TRPA-Ch.36.8.1, C).
d. The fixture mounting height shall not exceed the limitations (26 feet) set forth in Chapter 37.6.1 of the TRPA Code of Ordinances (TRPA-Ch.36.8.1, D).
e. Outdoor lighting shall be used for purposes of illumination only, and shall not be designed for, or used as, an advertising display. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures projected above the horizontal is prohibited (TRPA-Ch.36.8.1, E).
f. The commercial operation of searchlights for advertising or any other purpose is prohibited (TRPA-Ch.36.8.1, F).
g. Seasonal lighting displays and lighting for special events that conflict with other provisions of this section may be permitted on a temporary basis pursuant to Chapter 22: Temporary Uses, Structures, and Activities (TRPA-Ch.36.8.1, G).

6.SCREENING

7.1 General (DCIS)

7.1.1	**Any outdoor mechanical equipment such as transformers, HVAC units, electrical boxes, back flow preventers, etc. located on the ground must not be visible from the street or the main drive aisle. To the extent possible, use of subterranean vaults is recommended. In any event, such structures shall be screened from view. The method of screening shall be integrated with the adjacent structure in terms of landscaping, wall material/color, shape and size.**	YES	
7.1.2	**All roof-top equipment shall be screened from view as identified with the architectural guidelines of this manual.**	YES	

7.1.3	**Storage areas accessory to the permitted use(s) and visible from the public right-of-way, shall be screened from view by the use of a concrete block wall or similar opaque structure. Storage areas not visible from the public right-of-way may be screened by the use of chain-link fence with metal or plastic slating.**	YES	
7.1.4	**Trash enclosures shall be constructed of masonry block consistent in color and texture with the primary building. Steel grates shall be hung from individual steel posts imbedded in concrete in accordance with Appendix A of the Douglas County Design Criteria and Improvement Standards. Trash enclosures visible from a street shall be screened with landscaping including, but not limited to evergreen trees or columnar shrubs.**	YES	
7.1.5	**Accessory structures which are used for screening/storage purposes shall be architecturally compatible with the primary building(s).**	YES	
TRPA Related Screening Standards (Ref. Only)			
a. The architectural design of a project shall include elements that screen from public view all external mechanical equipment, including refuse enclosures, electrical transformer pads and vaults, satellite receiving disks, communication equipment, and utility hardware on roofs, buildings, or the ground (TRPA-Ch.36.6.1, A).			

7.2 Walls and Fences (DCIS)			
7.2.1	Chain-link fencing with metal, wood or plastic slats is not permitted within the front yards.	YES	
7.2.2	Walls must be designed to blend in and be compatible with the building color and material. Landscaping, including vines, should be planted to soften the wall elevation and limit graffiti to the extent feasible.	YES	
7.2.3	Long wall surfaces must offset and be designed to prevent monotony. Wall and fence design must be consistent with Title 20. Walls and fences not used for screening of storage areas shall provide pedestrian opening if adjacent to sidewalks.	YES	

Appendix B: Site Type Recommended Species List

SITE TYPE RECOMMENDED SPECIES LIST							
Scientific Name [1, 2]	Common Name	Wetland	SEZ/Riparian-Wet Meadow	Upland–Generic	Upland–Full Shade	Upland–Full Sun/Dry Site	Upland–High Disturbance
Grasses, Rushes, and Sedges							
Achnatherum lemmonii	Lemmon's needlegrass			•		•	
Achnatherum occidentale	western needlegrass			•		•	
Agrostis exarata	spike bentgrass		•				
Bromus carinatus	California brome		•	•		•	
Bromus marginatus	mountain brome			•			
Calamagrostis canadensis	bluejoint	•	•				
Carex praegracilis	slender sedge		•				
Danthonia californica	California oatgrass			•			
Deschampsia caespitosa	tufted hairgrass		•				
Deschampsia elongata	slender hairgrass		•				
Elymus elymoides	squirreltail			•		•	
Elymus glaucus[3]	blue wildrye	•	•		•		
Elymus trachycaulus	slender wheatgrass,		•	•		•	
Festuca brevipila	hard fescue			•			•
Festuca ovina 'Covar'	sheep fescue, 'Covar'			•		•	•
Festuca rubra[3]	red fescue		•		•		•
Festuca rubra ssp. arenaria[3]	Boreal creeping red fescue		•		•		•
Glyceria striata[3]	fowl mannagrass		•		•		
Hordeum brachyantherum	meadow barley		•				
Hordeum brachyantherum ssp. californicum	California barley		•				
Juncus arcticus ssp. littoralis	mountain rush	•	•				
Juncus effusus	common rush	•	•				
Leymus triticoides	beardless wildrye		•				
Melica californica	California oniongrass			•			
Phalaris arundinacea	reed canarygrass		•				
Phleum alpinum	alpine timothy		•				
Poa ampla, 'Sherman'	big bluegrass, 'Sherman'			•		•	•
Poa secunda	Sandberg bluegrass			•		•	•
Thinopyrum intermedium	intermediate wheatgrass			•			•
Thinopyrum intermedium 'Greenar'	intermediate wheatgrass, 'Greenar'			•			•
Thinopyrum intermedium 'Oahe'	intermediate wheatgrass, 'Oahe'			•			•
Forbs							
Achillea millefolium	common yarrow		•	•			•
Aconitum columbianum	Columbian monkshood		•				
Agastache urticifolia	nettle-leaf giant hyssop		•				
Anaphalis margaritacea	western pearly everlasting		•	•			
Aquilegia formosa	crimson columbine				•		

SITE TYPE RECOMMENDED SPECIES LIST							
Scientific Name [1, 2]	Common Name	Wetland	SEZ/Riparian-Wet Meadow	Upland–Generic	Upland–Full Shade	Upland–Full Sun/Dry Site	Upland–High Disturbance
Arnica cordifolia[3]	heartleaf arnica				•		•
Artemisia douglasiana	Douglas' sagewort		•				
Balsamorhiza sagittata	arrowleaf balsamroot			•			•
Caltha leptosepala	white marsh marigold		•				
Chamerion angustifolium	fireweed		•	•			•
Delphinium glaucum[3]	mountain larkspur		•		•		
Epilobium ciliatum	fringed willowherb		•	•			•
Erigeron compositus[4]	cutleaf daisy			•			
Eriophyllum lanatum	common woolly sunflower			•			
Fragaria virginiana	wild strawberry		•				•
Geranium richardsonii	Richardson's geranium		•				
Geum macrophyllum[3]	big leaf avens		•		•		
Geum triflorum	old man's whiskers		•	•			
Gilia capitata	bluehead gilia			•		•	
Heracleum maximum	common cowparsnip		•				
Ipomopsis aggregata	scarlet gilia			•		•	
Linum lewisii	Lewis flax			•		•	
Lotus nevadensis	Nevada bird's-foot trefoil			•			
Lotus unifoliolatus var. unifoliolatus	American bird's-foot trefoil			•			•
Lupinus argenteus	silvery lupine			•		•	•
Lupinus fulcratus	greenstipule lupine			•		•	•
Lupinus grayi	Sierra lupine			•		•	•
Lupinus lepidus	Pacific lupine			•		•	•
Lupinus polyphyllus	bigleaf lupine		•				
Mertensia ciliata	tall fringed bluebells		•				
Mimulus cardinalis[3]	scarlet monkey flower		•		•		
Mimulus guttatus	common monkey flower	•	•				
Nasturtium officinale	Watercress	•					
Osmorhiza occidentalis	western sweetroot				•		
Oxyria digyna[4]	alpine mountainsorrel			•			
Paeonia brownii	Brown's peony			•			
Pedicularis groenlandica	elephant heads		•				
Penstemon rydbergii	Rydberg's penstemon		•				
Penstemon speciosus	royal penstemon			•		•	
Phacelia ramosissima	branching phacelia			•			
Potentilla fruticosa	shrubby cinquefoil		•				
Potentilla glandulosa	sticky cinquefoil		•				•
Potentilla gracilis	slender cinquefoil			•			
Ranunculus occidentalis	western buttercup		•				
Rumex salicifolius	willow dock	•	•				•
Solidago canadensis	Canada goldenrod		•	•			•

SITE TYPE RECOMMENDED SPECIES LIST							
Scientific Name [1, 2]	Common Name	Wetland	SEZ/Riparian-Wet Meadow	Upland—Generic	Upland—Full Shade	Upland—Full Sun/Dry Site	Upland—High Disturbance
Symphyotrichum spathulatum var. spathulatum	western mountain aster		•				
Thalictrum fendleri	Fendler's meadow-rue		•				
Urtica dioica ssp. holosericea	stinging nettle		•				•
Wyethia mollis	woolly mule-ears			•		•	•
Subshrubs, Shrubs, and Trees							
Acer circinatum	vine maple				•		
Acer glabrum	Rocky Mountain maple		•				
Alnus incana ssp. tenuifolia	thinleaf alder		•				•
Amelanchier alnifolia	western Serviceberry		•				
Amelanchier utahensis	Utah serviceberry			•			
Arctostaphylos patula	greenleaf manzanita			•		•	•
Arctostaphylos nevadensis	pinemat manzanita			•			
Arctostaphylos uva-ursi	bearberry			•			
Artemisia tridentata ssp. vaseyana	mountain big sagebrush					•	
Calocedrus decurrens	incense cedar			•	•		•
Ceanothus cordulatus	whitethorn			•		•	•
Ceanothus prostratus	prostrate ceanothus, squawbush			•		•	
Ceanothus velutinus	tobaccobrush			•			
Cercocarpus ledifolius	curl-leaf mountain mahogany					•	
Chrysolepis sempervirens	chinquapin			•			
Cornus sericea	redosier dogwood		•				
Ericameria nauseosa	rubber rabbitbrush					•	•
Eriogonum nudum	naked buckwheat					•	•
Eriogonum umbellatum	sulphur-flower buckwheat			•		•	•
Holodiscus discolor	oceanspray creambush		•				
Juniperus occidentalis	western Sierra or Sierra juniper					•	
Lonicera involucrata[3]	twinberry		•		•		
Mahonia aquifolium	Oregon grape				•		•
Penstemon deustus	hot-rock penstemon			•		•	
Penstemon newberryi	mountain pride		•	•		•	
Pinus contorta var. murrayana[5]	Sierra lodgepole pine		•				•
Pinus flexilis[6]	limber pine					•	
Pinus jeffreyi	Jeffrey pine			•		•	•
Pinus monticola	western white pine			•			
Pinus ponderosa	Ponderosa pine			•		•	•
Populus balsamifera ssp. trichocarpa	black cottonwood		•				
Populus tremuloides	quaking aspen		•				•
Prunus virginiana	western chokecherry		•	•			
Purshia tridentata	antelope bitterbrush			•		•	
Quercus vacciniifolia	huckleberry oak			•	•		

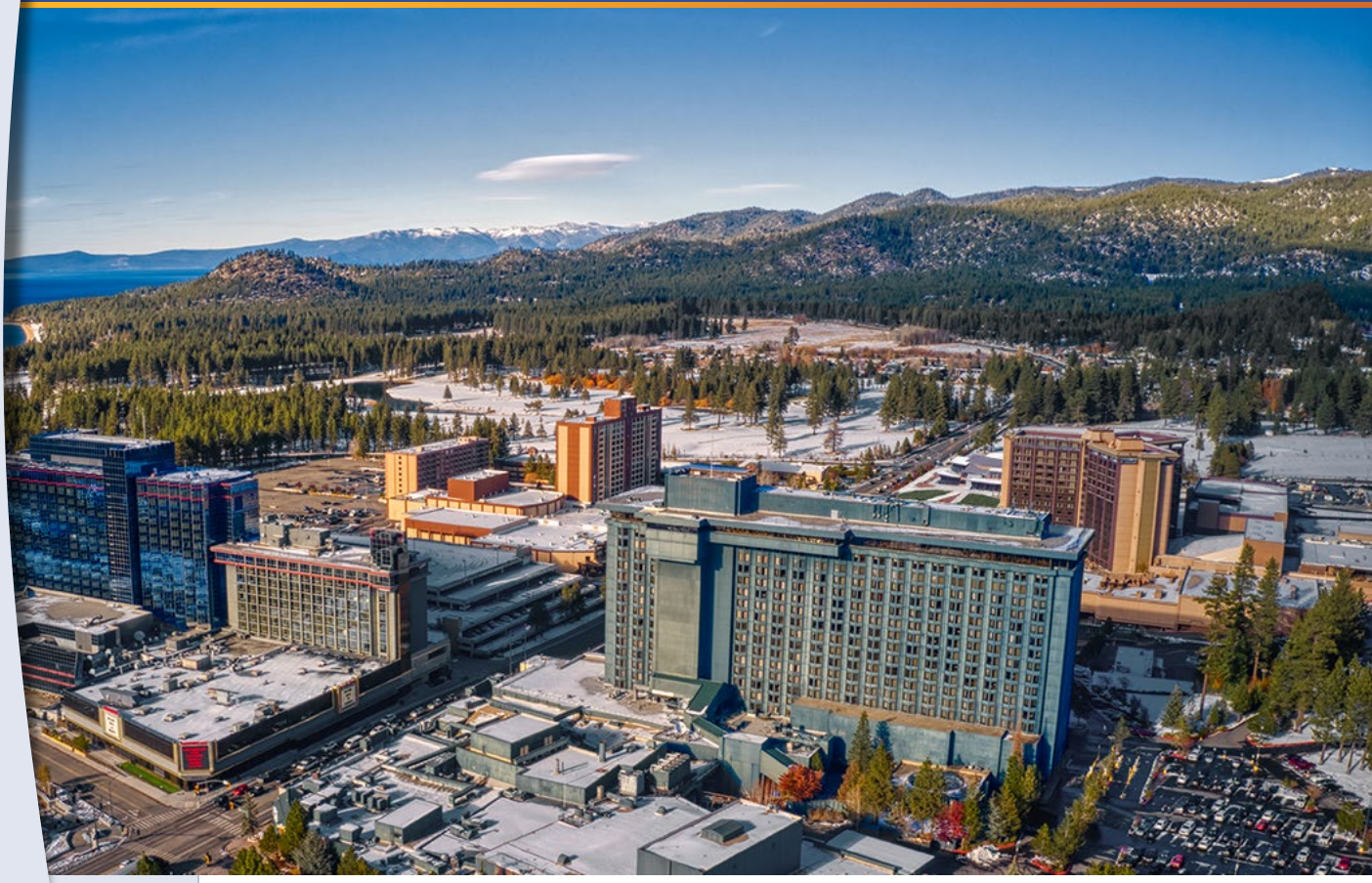
SITE TYPE RECOMMENDED SPECIES LIST							
Scientific Name [1, 2]	**Common Name**	**Wetland**	**SEZ/Riparian-Wet Meadow**	**Upland—Generic**	**Upland—Full Shade**	**Upland—Full Sun/ Dry Site**	**Upland—High Disturbance**
Rhus trilobata	skunkbush			•			
Ribes aureum	golden currant		•	•			
Ribes cereum	wax currant			•		•	
Ribes montigenum	gooseberry currant			•			
Ribes nevadense	Sierra currant		•				
Ribes roezlii	Sierra gooseberry			•			
Rosa woodsii	Woods' rose		•	•			•
Rubus parviflorus	thimbleberry		•	•			•
Salix exigua	narrow leaved willow	•	•				
Salix geyeriana	Geyer's willow		•				
Salix lemmonii	Lemmon's willow		•				
Salix lucida ssp. lasiandra	Pacific willow	•	•				
Salix scouleriana	Scouler's willow		•				
Sambucus nigra ssp. cerulea	blue Elderberry		•				
Sambucus racemosa	red elderberry		•				
Sorbus scopulina	Greene's mountain ash		•				
Spiraea douglasii	rose spirea		•				
Spiraea splendens[3]	rose meadowsweet		•		•		
Symphoricarpos molllis	creeping snowberry				•		

Notes:
1 – Nomenclature follows U.S. Department of Agriculture's PLANTS Database.
2 – Names of nonnative species are displayed in bold font.
3 – Mesic shaded uplands only
4 – Talus, rocky alpine slopes only
5 – Invasive of wet meadows
6 – Subalpine sites only

ATTACHMENT 5

INITIAL ENVIRONMENTAL CHECKLIST

2024 South Shore Area Plan Amendments



Prepared for:

Douglas County, Nevada
Community Development Department

Tahoe Regional Planning Agency

December 2024

INITIAL ENVIRONMENTAL CHECKLIST

2024 South Shore Area Plan Amendments

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LIST OF ABBREVIATIONS

APC	Advisory Planning Commission
Area Plan	South Shore Area Plan
BMP	best management practice
CFA	commercial floor area
CNEL	Community Noise Equivalent Level
CO	carbon monoxide
CP	Community Plans
dbh	diameter at breast height
DCDCIS	Douglas County Design Criteria and Improvement Standards
EA	environmental assessment
EIP	Environmental Improvement Program
EIS	environmental impact statement
EPA	US Environmental Protection Agency
GHG	greenhouse gas
HRA	Hydrologically Related Area
HVAC	heating, ventilation, and/or air conditioning
IEC	Initial Environmental Checklist
IECC	International Energy Conservation Code
IPES	Individual Parcel Evaluation System
LCD	land capability districts
L_{max}	Maximum Sound Level
LOS	level of service
MOU	Memorandum of Understanding
NDEP	Nevada Division of Environmental Protection
NDOT	Nevada Department of Transportation
NRHP	National Register of Historic Places
NRS	Nevada Revised Statutes
PAOT	persons-at-one-time
PAS	Plan Area Statements
PM	particulate matter
PM_{10}	respirable particulate matter with aerodynamic diameter of 10 micrometers or less
$PM_{2.5}$	fine particulate matter with aerodynamic diameter of 2.5 micrometers or less
RBU	Residential Bonus Units

Region	Tahoe Region
Regional Plan	Lake Tahoe Regional Plan
RPU	Regional Plan Update
RTP	Regional Transportation Plan
RUU	residential unit of use
SEZ	Stream Environment Zone
SHPO	state historic preservation officer
SQIP	Scenic Quality Improvement Program
SR	State Route
SWPPP	storm water pollution prevention plan
TAC	toxic air contaminant
TAU	tourist accommodation units
TMPO	Tahoe Metropolitan Planning Organization
T-MU	Tahoe Mixed Use
TRPA Code	TRPA Code of Ordinances
TRPA	Tahoe Regional Planning Agency
VMT	vehicle miles of travel

1 INTRODUCTION

1.1 INTRODUCTION AND REGULATORY GUIDANCE

This Initial Environmental Checklist (IEC) has been prepared pursuant to the requirements of Article VI of the Tahoe Regional Planning Agency (TRPA) Rules of Procedure and Chapter 3 of the TRPA Code of Ordinances (TRPA Code) to evaluate potential environmental effects resulting from implementation of the Douglas County South Shore Area Plan (Area Plan) Amendments described herein. TRPA is the lead agency pursuant to the Tahoe Regional Planning Compact (Public Law 96-551), 1980 revision, TRPA Code, and TRPA Rules of Procedure. Chapter 2, "Project Description," presents project details.

TRPA has responsibility for implementation of the Lake Tahoe Regional Plan (Regional Plan), approval of area plans, area plan amendments, and annual/quadrennial reviews of area plans to ensure that development within the geographic boundaries of an area plan meets adopted TRPA standards. Chapter 13 of the TRPA Code allows local governments to adopt a conforming area plan containing policies and development ordinances that are consistent with and that further the goals and policies of the Regional Plan. Chapter 13 also establishes the content for area plans and defines development activities that will not have a substantial effect on the physical environment of the Tahoe Region (Region), and therefore allows TRPA to delegate limited permitting authority to local governments. The Area Plan Amendments evaluated herein were prepared by Douglas County pursuant to Chapter 13 of the TRPA Code.

1.2 PURPOSE OF THIS DOCUMENT

This IEC evaluates the potential environmental effects associated with adoption and implementation of the proposed Area Plan Amendments. Though more focused and site-specific than the Regional Plan, the Area Plan Amendments apply to a broad geography and are intended to guide planning decisions over a planning timeframe of 20 or more years. The policy-oriented nature of the Area Plan Amendments is such that this impact analysis is prepared at a programmatic level—that is, a more general analysis with a level of detail and degree of specificity commensurate with that of the plan itself. Future projects that would be implemented consistent with the Area Plan Amendments, for which project details are developed to a sufficient degree that environmental effects can be identified and assessed with greater certainty, would be evaluated by TRPA at a project-level.

Chapter 3 of this document contains the IEC analysis and discussion of potential environmental impacts of the Area Plan Amendments. Based on the issues evaluated in that chapter, it was determined that the project would have either no impact or a less-than-significant impact related to all resource areas identified. Therefore, an IEC is the appropriate document for compliance with the environmental review requirements of TRPA.

1.2.1 Tiering Process

The concept of tiering includes the environmental review of large-scale projects in a program Environmental Impact Statement (EIS) and carrying out subsequent environmental review for smaller projects by referencing and summarizing applicable program-level impacts that were identified in a program EIS. When tiering, the analysis of the subsequent project need only focus on the issues specific to the project at hand that were not already adequately addressed in the program EIS. TRPA thus limits the analysis for a later project that is consistent with a certified program EIS. Subsequent review is required only for effects which were not examined as significant in the EIS, or for effects which are susceptible to substantial reduction or avoidance by revisions in the project through conditions of approval or mitigation.

This IEC is tiered from the TRPA 2012 Regional Plan Update (RPU) EIS in accordance with Section 6.12 of the TRPA Rules of Procedure. The 2012 RPU EIS is a program EIS that was prepared pursuant to Article VI of TRPA Rules of Procedure (Environmental Impact Statements) and Chapter 3, "Environmental Documentation," of the TRPA Code. In

tiering from the 2012 RPU EIS, this IEC relies on the 2012 RPU EIS for issues that were evaluated in sufficient detail in the 2012 RPU EIS for which there is no significant new information or change in circumstances that would require further analysis.

The package of changes that comprise these amendments to the Area Plan were not anticipated during preparation of the 2012 RPU EIS. Therefore, effects related to changes to development standards and signage that are proposed to the Tahoe Area Plan Regulations (Chapter 20.703, see Appendix A to this IEC) that implement the Area Plan are evaluated in this IEC relative to what was approved with adoption of the 2012 RPU EIS.

TRPA's determination, based on the analysis contained in this IEC, finds that the proposed Area Plan Amendments would not have significant effects on the environment. Therefore, TRPA will prepare a Finding of No Significant Effect. Nothing in this IEC alters the obligations of Douglas County or TRPA to continue to implement the mitigation measures adopted in the RPU EIS. Consequently, Douglas County would adhere to all applicable adopted mitigation measures required by the Regional Plan as a part of the proposed Area Plan Amendments.

1.3 DOCUMENT ORGANIZATION

This IEC is organized as follows:

- **Chapter 1: Introduction.** This chapter introduces the environmental review process. It describes the purpose and organization of this document.
- **Chapter 2: Project Description.** This chapter describes the objectives of, and a detailed description of, the proposed Area Plan Amendments.
- **Chapter 3: Initial Environmental Checklist.** This chapter presents an analysis of a range of environmental issues identified in the TRPA IEC. It determines if the proposed Area Plan Amendments would result in no impact, a less-than-significant impact, a less-than-significant impact with mitigation incorporated, or a potentially significant impact. If any impacts were determined to be potentially significant, an EIS would be required, pursuant to TRPA Code Section 3.3.2(C). For the proposed Area Plan Amendments, however, none of the impacts were determined to be significant.
- **Chapter 4: References.** This chapter lists the references used in preparation of this IEC.
- **Chapter 5: List of Preparers.** This chapter identifies report preparers.

2 PROJECT DESCRIPTION

2.1 BACKGROUND

The TRPA Governing Board adopted the Area Plan on September 25, 2013, and the Douglas County Board of County Commissioners on November 21, 2013 (Douglas County and TRPA 2013). The Area Plan revised the relevant Douglas County plans, maps, and ordinances developed to implement the 1987 Regional Plan, and replaced the Kingsbury and Stateline Community Plans, and the relevant portions of Plan Area Statements (PASs) 070A and 080. The prior plans were over 20 years old and had undergone only minor changes since their adoption. These areas represent the southwestern portion of Douglas County that is located within the jurisdiction of TRPA.

The Area Plan is not a single, standalone document; it is implemented through the following:

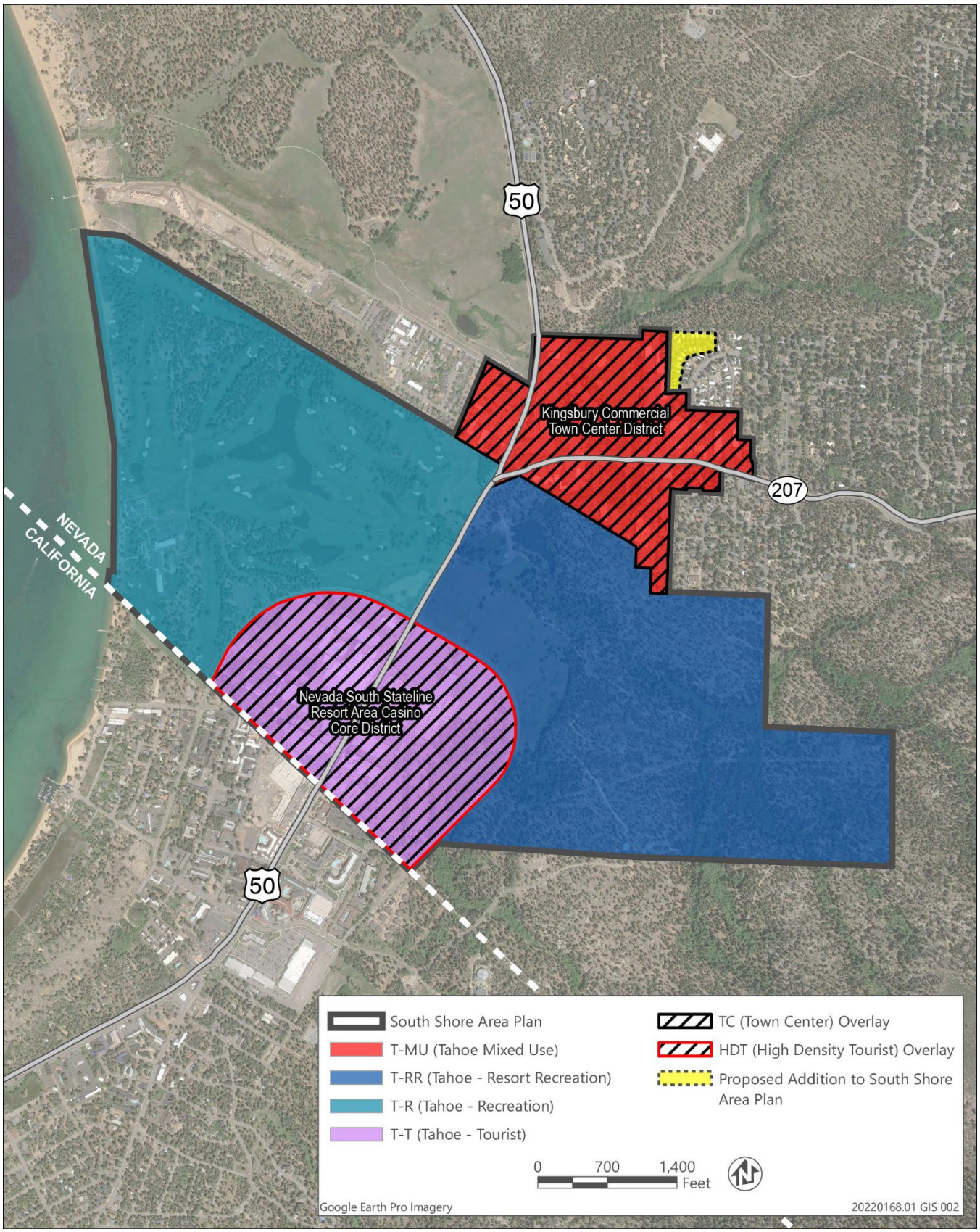
- a designated area on the Douglas County Future Land Use Map;
- a designated area on the Douglas County Zoning Map;
- Chapter 20.703, *Tahoe Area Plan Regulations of the Douglas County Development Code*; and
- design standards and guidelines applicable to non-residential uses (*Douglas County Design Standards and Guidelines* and *South Shore Design Standards and Guidelines*).

In 2022, Douglas County adopted an amendment to the Area Plan that allows religious assembly uses within the T-MU zoning district. The Area Plan amendment implemented the Douglas County Zoning Text Amendment (ref. DP 22-0145) and Ordinance 2022-1603 approved by the Douglas County Board of Commissioners on September 1, 2022. The Zoning Text Amendment clarified that religious assembly uses are an allowed use in the T-MU zoning district thereby eliminating the need for a special use permit. The TRPA Governing Board approved this Area Plan amendment on January 25, 2023 (Douglas County and TRPA 2023).

Nevada Revised Statutes (NRS) 278.025 requires that the Douglas County Master Plan must not conflict with the TRPA Regional Plan (Regional Plan) or Code of Ordinances (TRPA Code), and that local planning efforts should be exercised as appropriate in furtherance of the Regional Plan. Therefore, the Area Plan was adopted to implement and achieve the environmental improvement and redevelopment goals of the Regional Plan. As described further herein, the current package of amendments includes the proposed adoption of TRPA's Phase 2 affordable, moderate, and achievable housing (as defined in Chapter 90 of the TRPA Code) standards to continue to remain consistent with the Reginal Plan, as amended. The Area Plan also serves as a component of the Douglas County Master Plan consistent with Nevada Revised Statutes, Sections 278.150 to 278.230, inclusive, and other related sections.

2.2 AREA PLAN LOCATION

The Area Plan covers properties generally along US 50 from the California-Nevada Stateline to the lower Kingsbury area. It includes the High-Density Tourist District containing the casino core, the Edgewood Lodge and Golf Course, the Edgewood Mountain area, and the Kingsbury Commercial Town Center. These areas are zoned as Tourist, Recreation, Resort Recreation, and Mixed Use, respectively (Figure 2-1).



Source: Data downloaded from TRPA in 2022; adapted by Ascent in 2023.

Figure 2-1 South Shore Area Plan Location and Zoning Districts

2.3 OBJECTIVE OF THE AMENDMENTS

A primary function of the Area Plan is to consolidate applicable local and regional plans to facilitate implementation of the Regional Plan. To that end, these Area Plan Amendments are intended to achieve the following:

- Create consistent and integrated land use planning and development regulations for Douglas County and TRPA by equitably applying the requirements for similar land uses. The designation of the parcel that includes the Kingsbury Manor Mobile Home Park as partially within and partially outside of the Kingsbury Commercial Town Center, as described herein, does not reflect consistent application of the Regional Plan and redevelopment standards. The amendments aim, in part, to correct this inconsistency by including the entire parcel in the Kingsbury Town Center. The Kingsbury Mobile Home Park is privately owned. In 2014, Douglas County initiated the Area Plan amendment process to include the entire parcel within the Town Center, rather than moving the portion within the town center into the plan area statement where a portion of the parcel is located. The inclusion of the parcel within the town center would allow certain use types (e.g., employee housing, multiple-family housing, tourist, and commercial uses) to be developed that would otherwise be prohibited and at higher densities than are currently allowed, furthering the goals of the Area Plan. The property owner has not expressed a desire to make changes to the property at this time.
- Continue to encourage environmentally beneficial redevelopment in the plan area while providing opportunities for deed-affordable, moderate, and achievable housing and bring the Area Plan into compliance with the current development standards of the Regional Plan for deed-restricted housing, adopted by the TRPA Governing Board in December 2023.
- Continue to encourage environmentally beneficial redevelopment in the plan area by implementing an Energy Conservation Strategy.
- Incorporating the signage regulations for the Area Plan that were inadvertently omitted from the Area Plan so that the regulations reflect the most up-to-date and accurate information and updating the changeable sign standard to increase the frequency of changeable messages allowed per hour for the Kingsbury Commercial Town Center and High-Density Tourist District to practically allow for the inclusion of public information pertaining to parking availability, wayfinding, and other similar information that is not presently displayed.

2.4 AREA PLAN AMENDMENT OVERVIEW

Douglas County is proposing to amend the Area Plan in the following ways:

- Modifying the Area Plan boundary to eliminate the split parcel zoning and incorporate the entire Kingsbury Manor Mobile Home Park parcel into the Kingsbury Commercial Town Center;
- Incorporating the signage regulations for the Area Plan that were inadvertently omitted from the Area Plan during its original adoption and updating the changeable sign standard for the Kingsbury Commercial Town Center and High-Density Tourist District from four changes per hour to 12 changes per hour;
- Implementing TRPA's recently adopted Phase 2 Housing Amendments, including more flexible development standards (i.e., coverage, height, number of units per parcel via density, and parking) for deed-restricted affordable, moderate, and achievable housing in Area Plan town centers and areas zoned for multi-family; and
- Incorporating an Energy Conservation Strategy that complies with Section 13.5.3.E of the TRPA Code.

Note: Area Plan amendments to establish a new healthcare subdistrict that encompasses the site of the former Lakeside Inn and Casino and other existing Barton healthcare facility properties located across US 50 are not being considered at this time and are, therefore, not evaluated in this IEC. Instead, the Barton hospital project and associated Area Plan amendments are being evaluated in a separate TRPA Environmental Assessment. The proposed Area Plan Amendments addressed in this IEC are described in detail in the sections that follow.

The Area Plan establishes the goals, policies, and implementation strategies for land use and development within the boundary of the plan area. The proposed revisions to the Development Code are included as Appendix A to this document. Proposed additions to the Tahoe Area Plan Regulations are indicated in double underline, and deletions are indicated in strikethrough text.

All aspects of the Regional Plan, Area Plan, and TRPA Code not specifically affected by the proposed Area Plan amendments would continue to apply throughout the plan area. Therefore, future projects proposed within the plan area would be required to comply with all applicable provisions of the TRPA Code, including requirements for site development, growth management, and resource management and protection, as well as applicable TRPA standard conditions of approval. Each proposed project within the plan area would be reviewed through a TRPA Initial Environmental Checklist and, if necessary, project revisions or mitigation measures necessary to avoid significant environmental impacts would continue to be required as a condition of approval.

2.4.1 Town Center Boundary Expansion

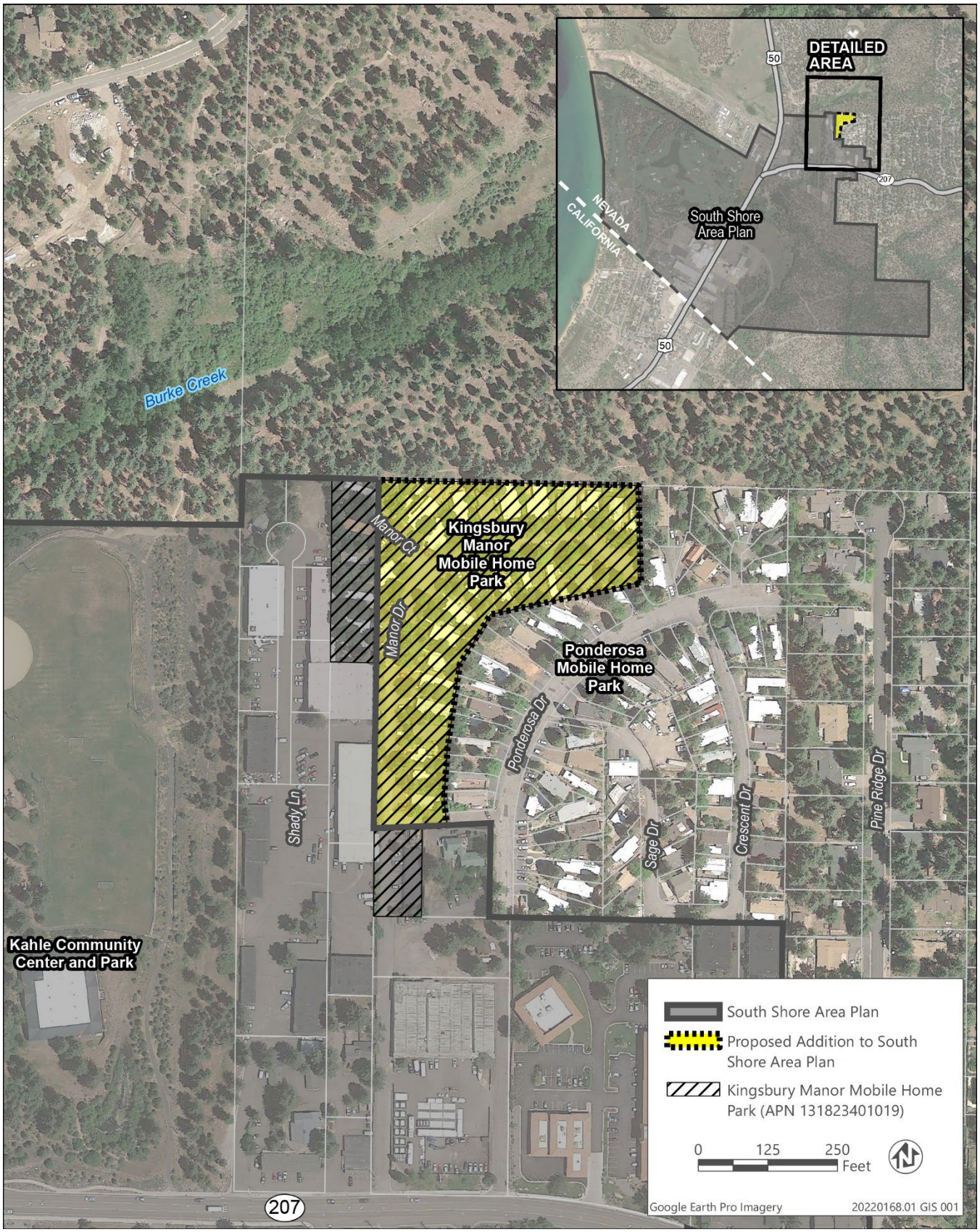
The county proposes to expand the boundaries of the Kingsbury Commercial Town Center (T-MU/TC zoning district) as part of the Area Plan Amendments (Figure 2-2). Currently, the 4.54-acre Kingsbury Manor Mobile Home Park (APN 1318-23-401-019) at 201 Manor Drive is owned by Thomas (Tom) J. Hall, Trustee. The mobile home park parcel is partially within and partially outside of the Kingsbury Commercial Town Center. A 0.90-acre area is within the town center and the proposed expansion would bring the remaining 3.64 acres currently located within PAS 078 (Middle Kingsbury) into the town center. Of the 31 mobile home units in the Kingsbury Manor Mobile Home Park, six are within the town center, 24 are within the expansion area, and one straddles the town center/expansion area boundary. As described in Section 2.3, the inclusion of the entire parcel within the town center, rather than moving the portion that is within the town center into PAS 078, would allow certain use types to be developed at the site that would otherwise be prohibited. Some or all the existing mobile home units could presently be rented at affordable or moderate-income housing rates as defined in Chapter 90 of the TRPA Code.

The expansion area is accessed via Manor Drive off SR 207. The closest boundary of the expansion area is located approximately 0.15 mile from SR 207 and 0.25 mile from US 50. The expansion area is relatively flat and located approximately 50 and 125 feet in elevation higher than SR 207 and US 50, respectively.

In September 2014, TRPA conducted a land capability and coverage verification for the Kingsbury Manor Mobile Home Park. The site is verified as Land Capability District (LCD) 3. The site was verified to include 1.83 acres of hard coverage and just under 0.01 acre of soft coverage. The site is approximately 40 percent covered.

The expansion area is surrounded by National Forest System lands managed by the US Forest Service, Lake Tahoe Basin Management Unit to the north, the Ponderosa Park Mobile Home Community and single-family residences to the east, light industrial uses located along Shady Lane to the west, and commercial uses to the south.

Expansion of the town center would allow for redevelopment to include additional permitted uses beyond those currently allowed for this area and would allow for higher density multiple-family and tourist accommodation uses than in other areas. Figure 2-2 shows the expanded Town Center boundary. Table 2-1 lists the additional uses that would be allowed in the 3.64-acre expansion area. Section 20.703.080 of the proposed Douglas County Code would limit building heights in the expansion area to 56 feet (Appendix A). The T-MU/TC zoning district designation may incentivize redevelopment of the property; however, there are no current redevelopment plans for the site.



Source: Data downloaded from TRPA in 2022; adapted by Ascent in 2023

Figure 2-2 Proposed Modified Town Center Boundary

Table 2-1 Additional Permissible Uses in Town Center Expansion Area

Land Use Category	Types of Permitted Uses [1]
Residential	Adds: Employee Housing, Multiple-Family Dwelling, Multi-Person Dwelling, Nursing and Personal Care, and Residential Care
	Retains: Single-Family Dwelling, Mobile Home Dwelling
Tourist Accommodation	Adds: Bed and Breakfast Facilities; Hotel, Motel, and Other Transient Dwelling Units; and Time Sharing (Hotel/Motel and Residential Design)
Commercial	Adds: Eating and Drinking Places, Nursery, Outdoor Retail Sales, Professional Offices, Retail and Personal Service, and Service Stations
Entertainment	Adds: Amusements and Recreation Service, Gaming-Non-Restricted, Outdoor Amusements, and Privately-Owned Assembly and Entertainment
Services	Adds: Animal Services, Business Support Services, Health Care Services, and Laundries and Dry-Cleaning Plants
Light Industrial	Adds: Food and Kindred Products, Industrial Services, and Small-Scale Manufacturing
Wholesale/Storage	Adds: Storage Yards, Vehicle and Freight Parking, and Warehousing
Public Service/Linear Public Facilities	Adds: Collection Stations, Cultural Facilities, Government Offices and Facilities, Hospitals, Local Assembly and Entertainment, Membership Organizations, Publicly Owned Assembly and Entertainment, Schools – College, Schools – K through Secondary, Social Service Organizations, and Threshold-Related Research Facilities.
	Retains: Local Public Health and Safety Facilities, Transit Stations and Terminals, Pipelines and Power Transmission, Transmission and Receiving Facilities, Transportation Routes, Public Utility Centers, Religious Assembly, Post Offices, Daycare Centers/Preschools
Recreation	Adds Group Facilities, Outdoor Recreation Concessions, Recreation Centers, Sports Assembly, and Visitor Information Centers.
	Retains: Participant Sports Facilities, Day Use Areas, Riding and Hiking Trails
Resource Management	The following uses come under the umbrella of "Resource Protection, Restoration, and Management:" Reforestation, Sanitation Salvage Cut, Special Cut, Thinning, Early Successional Stage Vegetation Management, Structural and Nonstructural Fish/Wildlife Habitat Management, Fire Detection and Suppression, Fuels Treatment/Management, Insect and Disease Suppression, Sensitive and Uncommon Plant Management, Erosion Control, SEZ Restoration, and Runoff Control.

[1] Definitions are included in Section 20.703.130 of the Douglas County Code.

Source: Appendix A of this IEC.

2.4.2 Sign Regulations

TRPA has directed Douglas County to amend the Area Plan to include equivalent signage standards in Chapter 38 Section 38.2.3(D)(1) of the TRPA Code, the text of which reads, in part, "*The Tahoe Area Plan Regulations and South Shore Design Standards and Guidelines (September 2013) shall apply within the South Shore Area Plan, as well as Section L of Chapter 12: Signs of the Douglas County Community Plans, Design Standards and Guidelines (August 1993) until such time the South Shore Area Plan is amended to include equivalent standards*."

Douglas County proposes to update its Tahoe Area Plan Regulations (Chapter 20.703, see Appendix A to this IEC) to incorporate the signage standards contained in the Douglas County Design Standards and Guidelines for the Lake Tahoe Region of Douglas County, which were inadvertently omitted from the Area Plan when it was originally adopted.

The Area Plan Amendments would also include modification to the signage standards in Section 20.703.180(F), which currently specify that "*One changeable copy sign is allowed, instead of a freestanding sign, with a project containing a gaming use, service station (gasoline price signs only), theater marquees, recreational and* ***public uses*** *(emphasis added), and institutional uses within the T-MU/TC Overlay and T-T/HDT Overlay zoning districts…The maximum speed of a revolution, frame or motion of the electronic message display area may not exceed four cycles per hour*." This section

would be updated to allow up to 12 changes per hour. The increased number of cycles per hour would practically allow for the inclusion of public information pertaining to parking availability, wayfinding, and other similar information that is not presently displayed.

2.4.3 Phase 2 Housing Amendments

The proposed Area Plan Amendments include incorporation of the TRPA Phase 2 Housing Amendments passed by the TRPA Governing Board in December 2023. In town centers and areas zoned for multi-family, the Phase 2 Housing Amendments allow flexibility in certain development standards (i.e., coverage, height, number of units per parcel via density, and parking) for deed restricted multi-family housing that use residential bonus units and when environmental standards can be met. Table 2-2 summarizes the changes in the development standards within the Area Plan for deed-restricted housing projects. These incentives are intended to encourage neighborhood-scale and larger mixed-use developments with ground floor retail and affordable, moderate, and achievable housing above. To utilize the Phase 2 flexible development standards, developments must ensure they are meeting environmental standards as set forth in the TRPA Code. For example, a development is required to contribute to the region's stormwater treatment system to increase coverage limits, or provide transportation options for its residents to receive lower parking requirements. Developments must be permanently deed-restricted to affordable, moderate, or achievable households through a deed restriction and must be located on high capability lands (i.e., Land Capability Districts 4-7).

While the TRPA Code changes became effective on February 11, 2024, they do not go into effect at a local level until local jurisdictions or TRPA update applicable area plans and development code. Local jurisdictions are required to amend their plans to be consistent with the TRPA Regional Plan and Code; the process must be initiated with TRPA by June 30, 2024. Douglas County proposes to "opt in" and adopt these Regional Plan changes with the current package of Area Plan Amendments evaluated herein. The Area Plan amendment process began in early 2024 and thus met the process timeline.

Given that the Area Plan includes two town centers, the remainder of the area is zoned for multi-family housing, and the entirety of the Area Plan is within the residential bonus unit boundary, the Phase 2 Housing Amendments could apply throughout the plan area. Portions of the plan area are served by two existing areawide stormwater systems: the Stateline Stormwater System, which is active, and the Kahle System, which—while not yet active—has been constructed. The Stateline Stormwater System serves the High-Density Tourist District. The Kahle System, when operational, would serve central portions of the Kingsbury Commercial Town Center, including the site of the former Lakeside Inn and Casino, Douglas County administrative and sheriff offices, Stateline Medical Center, Kahle Community Center and portions of Kahle Park, portions of Kingsbury Manor Mobile Home Park, and adjacent businesses on the north side of SR 207 (TRPA 2024). Areas not currently served by areawide stormwater collection and treatment systems include the T-R and T-RR zoning areas within the Area Plan, and some parcels on the south side of SR 207; such a system would be required to qualify for higher coverage limits. Transit serves the entire plan area with primary routes along US 50 and SR 207 and a transit center located within the Kingsbury Commercial Town Center.

Because the 230-acre Edgewood Lodge and Golf Course property (zoned T-R) prohibits multi-family development, among other uses (see Table 2-2) outside of the area recently developed as a lodge resort, the housing amendments and flexible development standards would not be applicable in the majority of the T-R zoning district (TRPA 2024).

Area Plan policies limit development in the meadow area of the 246-acre Edgewood Companies property on the mountainside of US 50, as follows:

- South Shore Policy 6.1: The area adjoining Highway 50 should be maintained as a scenic view corridor.
- South Shore Policy 6.2: The Edgewood Mountain open space parcel (Parcel 1) recorded in the Official Records of Douglas County as Document No. 26156 shall continue to be maintained as a scenic view corridor and as a historic site.

Other portions of the property would be eligible for potential future projects proposed pursuant to the Phase 2 Housing Amendments and associated flexible development standards.

Table 2-2 TRPA Phase 2 Housing Amendments – Changes to Development Standards in Area Plan Town Centers and Areas Zoned for Multi-Family Housing Relative to Existing Conditions

Development Standard	Town Centers (Nevada South Stateline Resort Area Casino Core District [HDT/T-T] and Kingsbury Commercial Town Center [T-MU/TC])		Areas Zoned for Multi-Family Housing (Tahoe – Resort Recreation [T-RR] and Tahoe Recreation [T-R][1])	
	Existing	Proposed (Change Limited to Residential/Mixed-Use Projects with 100% Deed-Restricted Housing Component)	Existing	Proposed Change (Change Limited to Residential/Mixed-Use Projects with 100% Deed-Restricted Housing Component)
Maximum Coverage	LCDs 1A, 1B, 2, 3: Base Allowable Coverage LCDs: 4, 5, 6, and 7: Up to 70% for Commercial and Mixed-Use Facilities	LCDs 1A, 1B, 2, 3: Base Allowable Coverage LCDs: 4, 5, 6, and 7: No maximum if stormwater runoff can be treated[2] by an areawide stormwater collection and treatment system owned and operated by a public entity	All LCDs: Base Allowable Coverage	LCDs 1A, 1B, 2, 3: Base Allowable Coverage LCDs: 4, 5, 6, and 7: 70% if stormwater runoff can be treated[2] by an areawide stormwater collection and treatment system owned and operated by a public entity or with a public entity responsible for on-site system maintenance
Maximum Height	HDT/T-T: 197 feet[3]/95 feet T-MU/TC: 56 feet	HDT/T-T: 197 feet[3]/95 feet T-MU/TC: 65 feet, subject to findings and requirements in TRPA Code	Current height standards are based on parcel slope and proposed roof pitch. Height maximums are set pursuant to TRPA Code Sections 37.4, Height Standards for Buildings, and 37.5, Additional Height for Certain Buildings	Height up to the maximum pursuant to TRPA Code Section 37.4.1 for shallower (at least 3:12) roof pitch; no limit on stories
Density	25 units per acre	Exempt from density maximums	15 units per acre	Exempt from density maximums
Parking	2 spaces per unit	Parking based on demand	2 spaces per unit	Parking based on demand. Project must provide at least 0.75 space per unit, on average.

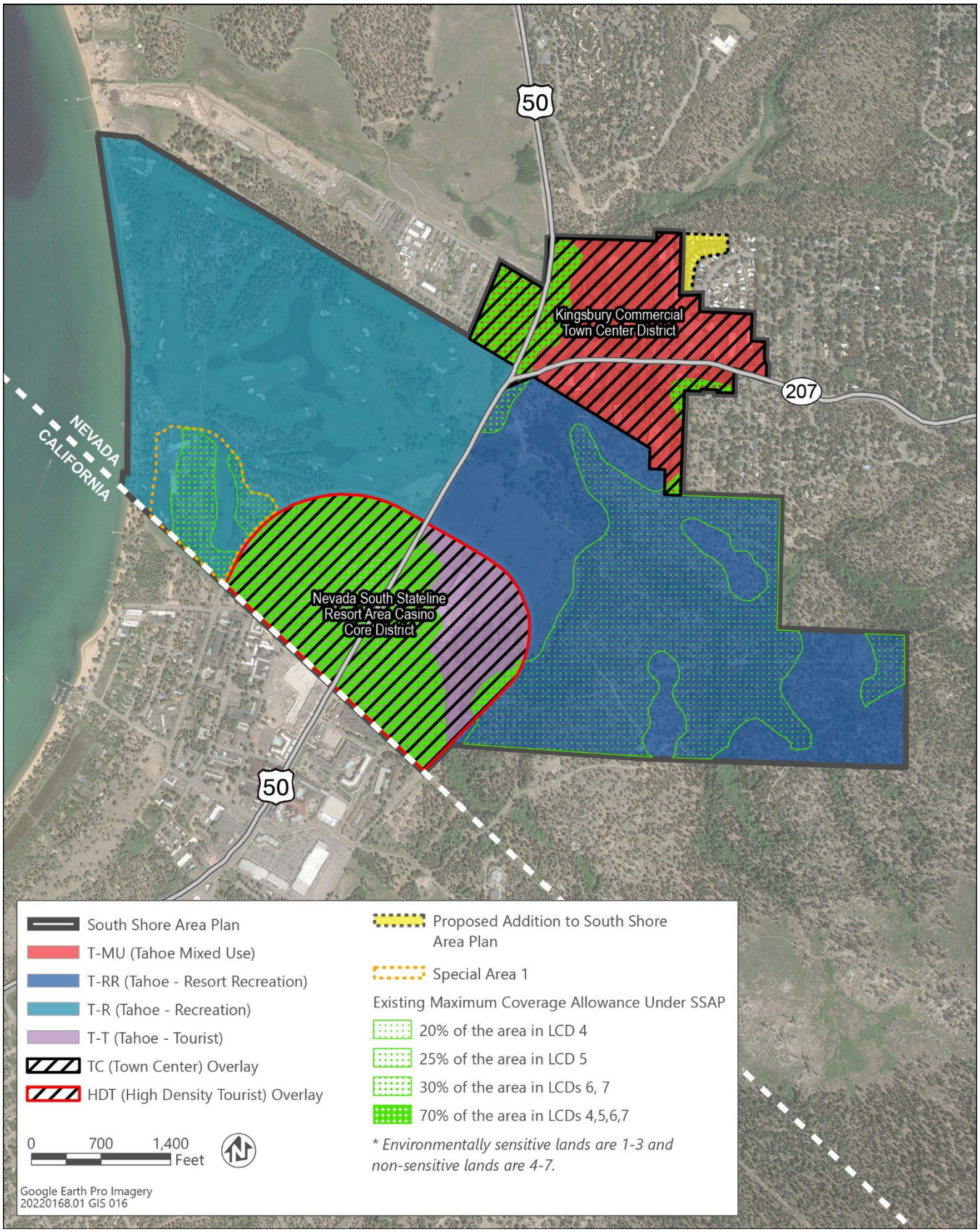
1 The following uses outside of Special Area 1 as shown on the Record of Survey Map for Park Cattle Company recorded in the Official Records of Douglas County (Document No. 34529) within the T-R zoning district are prohibited: employee housing; **multiple-family dwelling** (emphasis added); bed and breakfast facilities; hotel, motel, and other transient dwelling units; time sharing (hotel motel design); time sharing (residential design); retail and personal service; amusements and recreation services; privately owned assembly and entertainment; cultural facilities; day-care centers/pre-schools; local assembly and entertainment; threshold related research facilities; campground (developed); campground (undeveloped); and sport assembly.

2 Treated as defined in the TRPA Code: Stormwater treatment is the process of improving stormwater runoff quality, reducing runoff volume, and reducing runoff peak flow. Debris and solids are filtered out, followed by a sedimentation process. Water is then infiltrated or discharged from the system into the receiving environment (e.g., groundwater table, ponds, streams, waterways).

3 Limited to replacement structures, provided the structures to be demolished and replaced are an existing casino hotel, with existing structures of at least eight stories, or 85 feet of height as measured from the lowest point of natural grade. Such structures shall also comply with Section 37.7.17 of the TRPA Code.

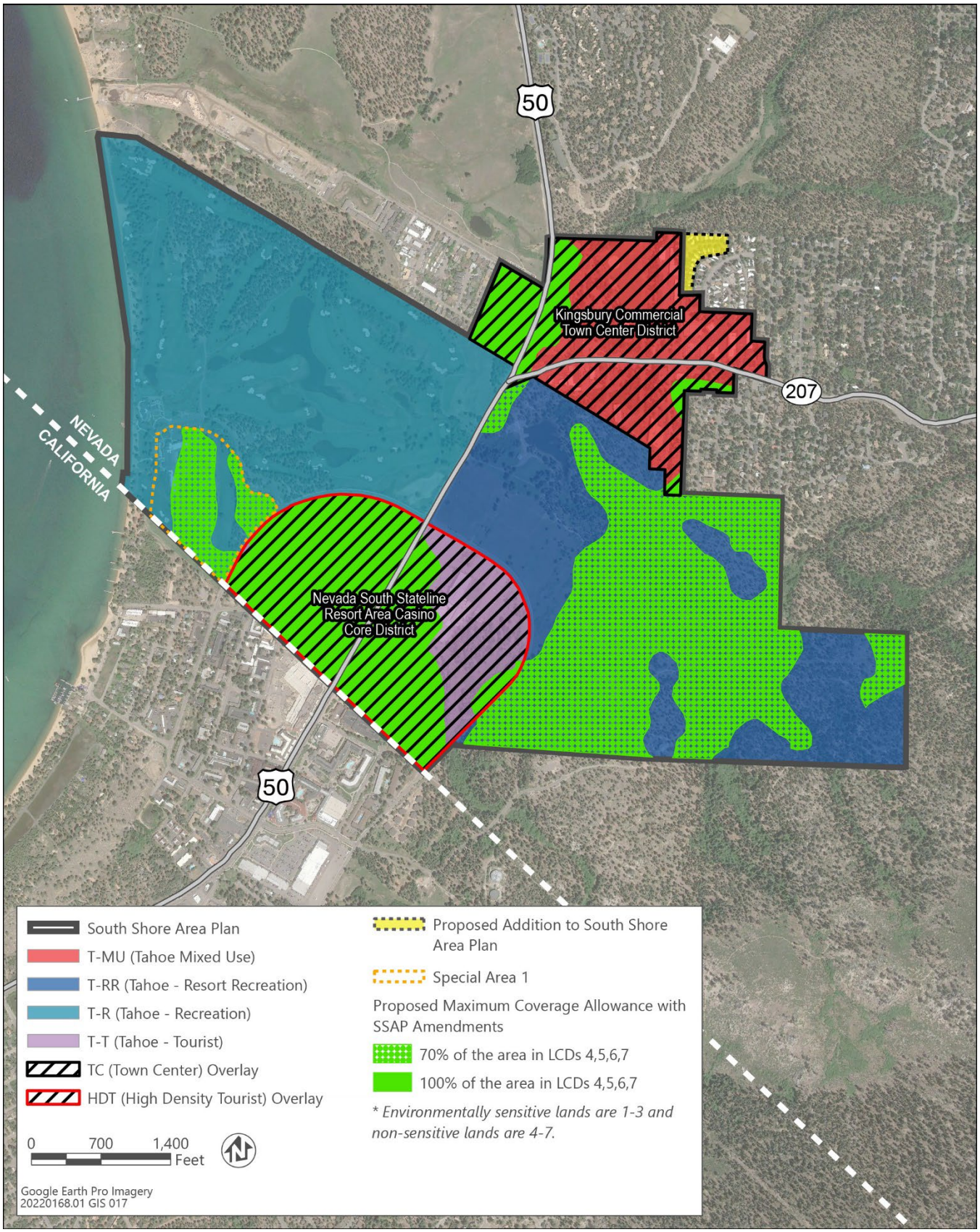
Source: TRPA 2024.

Parts of the plan area that would be accessible to future projects using the flexible development standards for coverage to the extent that they are on high capability lands include areas identified in green on Figures 2-3 and 2-4. Figure 2-3 illustrates the existing maximum coverage that is allowed in these areas without adoption of the Phase 2 Housing Amendments; Figure 2-4 illustrates the proposed maximum coverage if Douglas County adopts the Phase 2 Housing Amendments. As identified above, only a portion of these areas are served by existing areawide stormwater collection and treatment systems.



Source: Data downloaded from TRPA in 2022; adapted by Ascent in 2024.

Figure 2-3 Existing Maximum Coverage Allowance Under the South Shore Area Plan



Source: Data downloaded from TRPA in 2022; adapted by Ascent in 2024.

Figure 2-4 Proposed Maximum Coverage Allowance with the South Shore Area Plan Amendments

The TRPA Phase 2 Housing Amendments IEC (TRPA 2023), which serves as the basis for the analysis of these Area Plan Amendments herein, considered amendments to region-wide development standards for the buildout of the remaining 2012 Regional Plan residential bonus units. It did not add bonus units. The amendments do not add additional growth or development capacity that was not envisioned and analyzed in the 2012 Regional Plan.

2.4.4 Energy Conservation Strategy

In November 2013, the TRPA Governing Board adopted an amendment to Chapter 13, "Area Plans," of the TRPA Code requiring that all area plans include a Greenhouse Gas Reduction Strategy to reduce the emissions of greenhouse gases (GHGs) from the construction and operation of buildings; this action implemented Mitigation Measure 3.5-1 of the RPU EIS. An area plan must include such a strategy if it is to be found to be in conformance with the Regional Plan. Section 13.5.3.E identifies that elements included in the strategy may include the following:

- a local green building incentive program to reduce the energy consumption of new or remodeled buildings,
- a low interest loan or rebate program for alternative energy projects or energy efficiency retrofits,
- modifications to the applicable building code or design standards to reduce energy consumption, and
- capital improvements to reduce energy consumption or incorporate alternative energy production into public facilities.

The TRPA Code provisions (Section 13.5.3.E) became effective in January 2014.

Douglas County is proposing to meet this requirement by amending the Area Plan to include an Energy Conservation Strategy. Generally, the county's proposed energy conservation measures—that would also reduce GHGs in accordance with Section 13.5.3.E of the TRPA Code—include upgrading public buildings and facilities and implementing policies for new private construction to enhance energy efficiency and reduce energy consumption, as follows.

PUBLIC BUILDINGS AND FACILITIES

The county has implemented several energy improvements at public buildings and facilities in the Tahoe Basin. Some of the improvements that have been installed to date include: (1) modifying systems to adjust run times on heating, ventilation, and/or air conditioning (HVAC) equipment; (2) installing automatic light sensors in the restrooms for light and water; (3) replacing all high-pressure sodium devices with light emitting diode (LED) devices in all streetlights; (4) replacing county light fixtures with fluorescent light bulbs; and (5) installing a system to control run time on lighting.

Douglas County is proposing to amend the Area Plan to describe the energy conservation efforts that have been implemented to date and actions to be implemented as part of the Area Plan. The strategy includes implementing the following capital improvements intended to reduce energy consumption:

1) Upgrading the county vehicle fleet to include more fuel-efficient and environmentally sound vehicles.
2) Upgrading county buildings by:
    a) Installing solar screens on windows and installing double glass windows.
    b) Replacing water heaters with energy-efficient heaters.
3) Installing a high-efficiency HVAC system at the Tahoe Justice Court.
4) Installing an Allerton control and monitoring system that would alert County staff to any inefficiencies that need to be addressed in building control systems in all buildings.

The county will continue to list, prioritize, and fund these projects through the Capital Improvement Program (CIP).

NEW PRIVATE CONSTRUCTION

The Douglas County Code allows for straw bale construction, solar power, and wind energy conversion systems. To create a private incentive for renewable energy systems, the county grants a 50 percent discount on all building-related fees.

In 2013, the county adopted the 2009 International Energy Conservation Code (IECC), which encourages energy conservation through efficiency in building design, mechanical systems, lighting systems, and the use of new materials and techniques.

Douglas County is proposing to amend the Area Plan to describe the energy conservation efforts related to new private construction that have been implemented to date and actions to be implemented as part of the Area Plan. As part of the ongoing strategy, the county plans to adopt portions of the International Building Code – Green Building Code and provide incentives to encourage its use.

2.5 GROWTH POTENTIAL

Pursuant to the TRPA growth management system (TRPA Code Chapters 50 – 53), development rights in the form of residential allocations or residential bonus units (RBUs), residential units of use (RUUs), commercial floor area (CFA) and tourist accommodation units (TAUs) are required for any new residential, commercial, or tourist accommodation development. The Area Plan Amendments would not alter the existing growth control system. All new development would continue to be required to obtain the applicable RBUs, RUUs, CFA, or TAUs.

2.6 AREA PLAN AMENDMENT IMPLEMENTATION

The proposed Area Plan Amendments would be implemented through the amendments to the Area Plan elements described in Section 2.1. Other implementation programs would not be affected, including Douglas County's Capital Improvement Plan, the Environmental Improvement Program, and the capital improvement and public investment plans of other agencies in the Tahoe Region with which Douglas County cooperates. These implementation programs would continue to identify and develop projects necessary to achieve the goals and policies identified in the Area Plan.

Upon adoption of the Area Plan Amendments and a finding of conformance with the Regional Plan, TRPA and Douglas County would implement the amended Area Plan.

3 INITIAL ENVIRONMENTAL CHECKLIST

3.1 ENVIRONMENTAL EFFECTS

This chapter evaluates the effects of adopting and implementing the proposed Area Plan Amendments on each topic identified in the TRPA IEC. The discussion provides a determination as to the significance of the impact, consistent with the significance determination approach used in the RPU EIS. Where effects have not been found to be significant, the response to the corresponding TRPA IEC checklist question is "no." This IEC uses the following terminology to describe the significance of each environmental impact:

- **Beneficial:** An impact that would result in improved environmental conditions.
- **Less-than-Significant:** An impact that would not result in a substantial and adverse change in the physical environment. This impact level does not require mitigation.
- **Significant Impact**: An impact that would result in a substantial adverse change in any of the physical conditions within the Region. Potentially feasible mitigation measures or alternatives to the component(s) of the Plan resulting in the impact must be considered to substantially reduce significant impacts.
- **Potentially Significant Impact**: An impact that would be considered a significant impact as described above if it were to occur; however, the occurrence of the impact cannot be immediately determined or there is some uncertainty about its occurrence.

As described in Section 1.2.1, this IEC is tiered from the 2012 RPU EIS in accordance with Section 6.12 of the TRPA Rules of Procedure. Because of the broad geography and long timeframe to which the proposed Area Plan Amendments applies, the environmental analysis is prepared at a program level: that is, it contains a general analysis of each resource area with a level of detail and degree of specificity commensurate with that of the proposed Area Plan Amendments. The analysis in this IEC is not intended to take the place of future project-level environmental analysis. For future projects that are not otherwise exempt or qualified exempt, TRPA or Douglas County would review those site-specific projects to determine the appropriate level of environmental review: IEC, environmental assessment (EA), and/or environmental impact statement (EIS), as appropriate, consistent with Chapter 3 of the TRPA Code. For future projects that have the potential to result in significant effects on the environment, TRPA or Douglas County would develop feasible mitigation measures that must be implemented to minimize any such effects.

3.2 LAND

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
I. Land.				
Will the proposal result in:				
a) Compaction or covering of the soil beyond the limits allowed in the land capability or Individual Parcel Evaluation System (IPES)?	☐	☐	☒	☐
b) A change in the topography or ground surface relief features of site inconsistent with the natural surrounding conditions?	☐	☐	☒	☐
c) Unstable soil conditions during or after completion of the proposal?	☐	☐	☒	☐
d) Changes in the undisturbed soil or native geologic substructures or grading in excess of 5 feet?	☐	☐	☒	☐
e) The continuation of or increase in wind or water erosion of soils, either on or off the site?	☐	☐	☒	☐
f) Changes in deposition or erosion of beach sand, or changes in siltation, deposition or erosion, including natural littoral processes, which may modify the channel of a river or stream or the bed of a lake?	☐	☐	☒	☐
g) Exposure of people or property to geologic hazards such as earthquakes, landslides, backshore erosion, avalanches, mud slides, ground failure, or similar hazards?	☐	☐	☒	☐

3.2.1 Discussion

a) Compaction or covering of the soil beyond the limits allowed in the land capability or Individual Parcel Evaluation System (IPES)?

Less than significant. Under the proposed Area Plan Amendments, maximum allowable land coverage would be changed in certain locations related to implementation of the Phase 2 Housing Amendments. The proposed incorporation of signage regulations and an Energy Conservation Strategy into the Area Plan would not affect coverage. Similarly, because the Kingsbury Manor Mobile Home Park site has been verified by TRPA as LCD 3, and because there would be no change in allowable land coverage on LCD 3 regardless of location inside or outside of the town center (the increased maximum allowable coverage within town centers would only apply to LCDs 4 through 7), it would not qualify for the development incentives under the Phase 2 Housing Amendments for town centers and allowable coverage would be capped at 5 percent (TRPA Code Section 30.4.1.A), or to the extent of legal, preexisting land coverage. Current land coverage on the site is approximately 40 percent and the proposed incorporation of the area into the Kingsbury Commercial Town Center would not result in additional allowable coverage. Because redevelopment within the expansion area would be subject to the same coverage provisions for the site that exist today, it would not result in compaction or covering of the soil beyond the limits allowed by the land capability or IPES systems. Other portions of the plan area located on low capability lands would also continue to implement standard land coverage limitations authorized by the Regional Plan in TRPA Code Section 30.4.2(B)(1).

With respect to the Phase 2 Housing Amendments, land coverage would no longer be capped on high capability lands within the High-Density Tourist District and Kingsbury Commercial Town Center for 100 percent deed-restricted affordable, moderate, and achievable housing development projects that utilize residential bonus units. This amendment would incentivize transfers of coverage into these centers, which would result in the relocation of coverage from more sensitive to less sensitive lands. The amendments would allow land coverage over 70 percent in centers with participation in a stormwater collection and treatment system (consistent with TRPA treatment requirements) owned and operated by a public entity, or with a public entity responsible for on-site system maintenance.

Similarly, maximum allowable land coverage within areas zoned for multi-family housing (i.e., the T-R and T-RR zoning districts) would allow up to 70 percent land coverage on high capability lands for 100 percent deed-restricted affordable, moderate and achievable housing development projects that utilize residential bonus units. This amendment would incentivize transfers of coverage into these multi-family zoned areas, which would result in the relocation of coverage from equal or more sensitive to less sensitive lands. The amendments would allow land coverage up to 70 percent in these areas with participation in a stormwater collection and treatment system (consistent with TRPA treatment requirements) owned and operated by a public entity, or with a public entity responsible for on-site system maintenance.

Because of the proposed increased land coverage limits associated with the Phase 2 Housing Amendments, the Area Plan Amendments could also increase compaction or covering of the soil beyond the limits allowed in the land capability or Individual Parcel Evaluation System (IPES) (within project specific sites, not on a regional basis) not previously studied in the 2012 RPU EIS.

However, while the land capability or IPES limits may be exceeded with the Phase 2 Housing Amendments, land capability limits will not be exceeded on a regional level. The Phase 2 Housing Amendments IEC (TRPA 2023) evaluated the potential for future deed-restricted, affordable, moderate, and achievable housing developments to generate land coverage at a regional scale. That analysis identified the amount of coverage that could be generated by the Phase 2 housing developments at buildout of the Regional Plan. The analysis assumed that individual multi-family units would utilize 656 square feet of coverage per unit, given that some buildings may be multi-story. Each jurisdiction in the Tahoe Region has a specific number of bonus unit allocations set aside for their sole use, and TRPA also has an incentive pool to be distributed based on demand among all jurisdictions. Even assuming that 100 percent of the remaining pool of bonus units could be developed within the bounds of the plan area, it is not possible for coverage limits to be exceeded at the plan level. Additionally, as stated in the Phase 2 Housing Amendments IEC (TRPA 2023:8), over 4,700 acres of high-capability land coverage is available for development at a regional scale; therefore, land coverage limits for high capability lands would not be exceeded region-wide under the Phase 2 Housing Amendments and TRPA thresholds for land coverage would not be violated.

Based on a review of high capability lands eligible for use of the Phase 2 flexible development standards (i.e., the green areas shown in Figure 2-4), there are about 262 acres within the plan area (about 85 acres within the High-Density Tourist District, 21 acres within the Kingsbury Commercial Town Center, 16 acres in the T-R zoning district, and 140 acres within the T-RR zoning district) where affordable, moderate, and achievable housing could be developed. The availability of lands within the Area Plan for deed-restricted housing does not change the fact that regional land coverage limits are capped and would not be exceeded with implementation of the Phase 2 Housing Amendments.

Further, all projects implemented under the Phase 2 Housing Amendments would still be subject to BMP requirements outlined in Section 60.4 of the TRPA Code or areawide water quality treatment systems to capture and/or treat runoff from all coverage associated with deed-restricted affordable, moderate, and achievable housing. Additionally, projects wishing to take advantage of the increased maximum allowable coverage would be required to transfer the coverage that exceeds the base allowable from within the same Hydrologically Related Area (HRA) as defined by TRPA Code Section 30.4.3(E). Coverage can be transferred across HRAs when the sending parcel is located on sensitive lands (LCDs 1 through 3) and the receiving parcel is located in non-sensitive land (LCDs 4 through 7) and the receiving parcel is located further than 300 feet from Lake Tahoe. Coverage would also be transferred at ratios described in TRPA Code Section 30.4.3(A), which would incentivize transfers from more sensitive lands to less

sensitive lands. The requirements stipulated by these TRPA Code provisions for future Phase 2 housing developments would be consistent with the land transfers from sensitive areas to high-capability areas within the Tahoe Basin as originally envisioned by the Reginal Plan and evaluated in the 2012 RPU EIS. Because the number of available bonus units would not be increased from that which is currently available for assignment to future projects, there would not be net new coverage at a regional scale. Therefore, the analysis contained in the RPU EIS in Section 3.7 (on pages 3.7-18 to 3.7-47, and as summarized above) remains applicable to the Phase 2 Housing Amendments. Additionally, active areawide water quality treatment systems would be required to treat runoff from Phase 2 housing projects, and water quality mitigation fees would still be required. Moreover, all future projects would be required to undergo project-level environmental review and permitting, which would evaluate the site-specific impacts of any future proposal on existing environmental conditions and identify and mitigate, as appropriate, significant environmental effects.

Therefore, for the same reasons described in the 2012 RPU EIS and IEC prepared by TRPA for the Phase 2 Housing Amendments (TRPA 2023), and for the reasons stated above, impacts related to the Phase 2 Housing Amendments—and therefore, the Area Plan Amendments as a package—would be less than significant.

b) A change in the topography or ground surface relief features of site inconsistent with the natural surrounding conditions?

Less than significant. The Area Plan Amendments would not alter or revise regulations pertaining to grading. Consistent with existing requirements, grading and construction activities associated with projects that could occur under the Area Plan Amendments with subsequent approval would be required to comply with the provisions of Chapter 33, "Grading and Construction," of the TRPA Code and Section 20.703.250(D) of the Douglas County Code. Chapter 33 includes specific provisions for timing of grading, winterization of construction sites, specifications for cut and fills areas, protection of vegetation during construction, and preparation of a Slope Stabilization Plan for projects at the request of TRPA. Additionally, in accordance with Section 20.703.250 of the Douglas County Code, all projects are required to comply with the provisions of the Resource Management and Protection regulations as described in Chapters 60 through 68 of the TRPA Code. This would include Section 60.4, "Water Quality Best Management Practices," of the TRPA Code, which requires that temporary BMPs in accordance with the *Handbook of Best Management Practices* be implemented on construction sites and maintained throughout the construction period until winterization and installation of permanent BMPs once construction has been finalized.

Any subsequent projects allowed within the amended Area Plan would be subject to permitting by TRPA and/or Douglas County. Consistent with existing requirements, permit applicants would be required to demonstrate that any proposed grading would occur consistent with TRPA Code provisions that are protective of topography and ground surface relief features and are intended to retain natural surrounding conditions. For these reasons, impacts related to topography or ground surface relief features within the plan area would be less than significant.

c) Unstable soil conditions during or after completion of the proposal?

Less than significant. The Area Plan Amendments would not alter or revise regulations pertaining to BMPs for soil erosion. Consistent with existing requirements, soil disturbance associated with projects that could occur under the Area Plan Amendments with subsequent approval would be required to comply with Chapters 33 and 60 through 68 of the TRPA Code. See discussion under Item 5.1.1b above. Additionally, in accordance with Section 20.703.140 of the Douglas County Code, BMPs as specified in Section 60.4 of the TRPA Code would be required for all projects.

Any subsequent projects allowed within the Area Plan would be subject to permitting by TRPA and/or Douglas County. Consistent with existing requirements, permit applicants would be required to demonstrate that any proposed soil disturbance would occur consistent with TRPA Code provisions related to BMPs and therefore this impact is less than significant.

d) Changes in the undisturbed soil or native geologic substructures or grading in excess of 5 feet?

Less than significant. As with existing conditions, future projects implemented under the proposed Area Plan Amendments could involve excavating to a depth deeper than 5 feet below ground surface. Consistent with existing

requirements, projects that could occur under the Area Plan Amendments with subsequent approval could result in new soil disturbance, changes to native geologic substructures, and grading in excess of 5 feet. However, all projects would be required to comply with the provisions of Chapter 30 of the TRPA Code regarding permanent disturbance and Chapter 33 of the TRPA Code, which identifies various standards and regulations related to grading to protect against significant adverse effects from development. For the reasons discussed, and because all future projects would continue to be evaluated on a project-specific basis and would be required to adhere to regional and local requirements and regulations relating to grading and hydrology, impacts associated with the Area Plan Amendments related to the rate and flow direction of groundwater would be less than significant.

e) The continuation of or increase in wind or water erosion of soils, either on or off the site?

Less than significant. See discussion under Item 3.2.1(c).

f) Changes in deposition or erosion of beach sand, or changes in siltation, deposition, or erosion, including natural littoral processes, which may modify the channel of a river or stream or the bed of a lake?

Less than significant. The proposed Area Plan Amendments would not alter existing regulations related to modifications of a river, stream, or the bed of Lake Tahoe. Projects would include compliance with the resource management and protection provisions of TRPA Code Chapters 60 through 68; environmental review of the project consistent with Chapter 3 of the TRPA Code; and adherence to permit requirements including TRPA standard permit conditions and requirements of Sections 401 and 404 of the Clean Water Act. Additionally, TRPA Code shorezone regulations in Chapter 80 through 85 have been amended and must also be adhered to by future projects within the plan area. The Area Plan Amendments would not alter any of the procedural or substantive project planning, design, environmental review, or permitting process. The Area Plan Amendments would not provide approvals for these projects nor require them to be implemented. Therefore, this impact would be less than significant.

g) Exposure of people or property to geologic hazards such as earthquakes, landslides, backshore erosion, avalanches, mud slides, ground failure, or similar hazards?

Less than significant. The Area Plan Amendments would not alter or revise regulations pertaining to geologic hazards. Chapter 35, "Natural Hazard Standards," of the TRPA Code includes provisions addressing avalanche, floodplains, and wildfire. Douglas County has adopted the International Building Code, which includes protection for persons and property from seismic and geologic hazards. In accordance with Section 20.703.280 of the Douglas County Code and Section 13.7.3 of the TRPA Code, TRPA would retain responsibility for enforcing and implementing regulations specific to the backshore environment as described in Chapter 85 of the TRPA Code. In addition, consistent with existing conditions, any subsequent project implemented in compliance with the Area Plan Amendments would be subject to project-level permitting and environmental review by TRPA and/or Douglas County. Such projects would be required to meet all applicable building codes and standards and would be required to undergo site-specific geotechnical analysis as specified by Section 33.4 of the TRPA Code. Finally, Section 20.703.300(5) of the Douglas County Code provides that the Director, the Planning Commission, Board, or other approving body, official, or entity may impose additional conditions reasonably necessary to ensure the protection of health, safety, and general welfare of the citizens of the county. Therefore, this impact is less than significant.

3.3 AIR QUALITY

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
II. Air Quality.				
Will the Proposal result in:				
a) Substantial air pollutant emissions?	☐	☐	☒	☐
b) Deterioration of ambient (existing) air quality?	☐	☐	☒	☐
c) The creation of objectionable odors?	☐	☐	☒	☐
d) Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	☐	☐	☒	☐
e) Increased use of diesel fuel?	☐	☐	☒	☐

3.3.1 Discussion

a) Substantial air pollutant emissions?

Less than significant. The proposed Area Plan Amendments would not modify laws or regulations pertaining to air quality. Projects that could be implemented under the amended Area Plan would continue to be subject to subsequent environmental review and permitting and would be required to comply with Chapter 65 of the TRPA Code. Chapter 65 includes provisions that apply to direct sources of air pollution in the Tahoe Region, including certain motor vehicles registered in the region, combustion heaters installed in the region, open burning, stationary sources of air pollution, and idling combustion engines.

The Lake Tahoe Air Basin is in attainment for all national ambient air quality standards; therefore, implementation of projects under the amended Area Plan would involve development that has the potential to produce air pollutant emissions that could contribute to nonattainment during project construction and operation, as discussed below.

Construction Emissions

Development or redevelopment projects that could occur under the amended Area Plan would produce construction-related air emissions. The 2012 RPU EIS considered construction-related emissions that could occur from implementation of individual projects and crafted mitigation measures in response. TRPA has formalized this mitigation in the TRPA Code and in the Standard Conditions of Approval for Grading Projects, and Standard Conditions of Approval for Residential Projects. In Section 65.1.8.A. (Air Quality/Transportation, Idling Restrictions) of the TRPA Code, a new subsection was added to restrict idling times for heavy duty construction equipment to no more than 15 minutes within the plan area (previous restriction was 30 minutes). This standard reduces carbon monoxide (CO) generation. In addition to reduced idling times, the TRPA Standard Conditions of Approval for Grading Projects (TRPA Permit Attachment Q) and Standard Conditions of Approval for Residential Projects (TRPA Permit Attachment R) include requirements for the use of existing power sources (e.g., power grid) or clean-fuel generators rather than temporary diesel power generators wherever feasible, locating of construction staging areas as far as feasible from sensitive air pollution receptors (e.g., schools or hospitals), and closure of engine doors during operation except for engine maintenance. Projects implemented under the Area Plan Amendments would continue to be subject to all air quality standards in the TRPA Code, including these measures that were adopted to mitigate construction emissions associated with build-out of the Regional Plan.

Because measures identified the 2012 RPU EIS to reduce construction-generated emissions have been incorporated into the Area Plan, and because subsequent projects proposed within amended Area Plan would be required to include TRPA-adopted measures that reduce construction-generated emissions, such projects would not generate substantial air pollutant emissions such that they could violate or contribute substantially to an existing or projected air quality violation, and/or expose sensitive receptors to substantial pollutant concentrations during construction.

Operational Emissions

Long-term operation of development or redevelopment projects that could occur with implementation of the proposed Area Plan Amendments would produce operational air emissions. Operational emissions could result from mobile, area, and natural gas sources. Mobile-source emissions are associated with motor vehicle use and are affected by the amount of vehicle miles of travel (VMT) within a given area. Area-source emissions would include emissions from consumer products, landscaping and maintenance, wood-burning appliances, and snow removal equipment. Natural gas-related emissions would be associated with space and water heating. While implementation of the Phase 2 Housing Amendments could concentrate development within the plan area, and would modify potential allowable future land uses, the proposed Area Plan Amendments would not generate regional growth beyond that which was contemplated by the 2012 RPU EIS (see Section 2.5, "Growth Potential"), and would therefore continue to result in operational emissions that are consistent with operational emissions for projects evaluated in the 2012 RPU EIS. Additionally, the Area Plan Amendments are broadly expected to contribute to a reduction in regional VMT associated with implementation of the Area Plan (see Item 3.14.1(a)) and could therefore result in lower long-term operational emissions from VMT sources.

The 2012 RPU EIS evaluated operational emissions of build-out of the Region, which included complete build-out of the plan area, under Impact 3.4-3 on pages 3.4-29 through 3.4-26. The analysis found that emissions of ozone precursors and CO in the Tahoe Region would be expected to decrease substantially by 2035 compared to existing conditions. Any additional population growth and associated increase in operational ozone precursor emissions would be more than offset by more stringent vehicle emissions standards. The analysis also found that with implementation of TRPA Code provisions, including restrictions on wood stoves that do not meet the US Environmental Protection Agency (EPA) criteria and air quality mitigation programs, emissions of particulate matter (i.e., PM, PM_{10}, and $PM_{2.5}$) would be expected to continue the trend of decreasing PM emissions in the Tahoe Region over the planning period.

For the reasons described above, the Area Plan Amendments would not alter construction or operation emissions associated with future projects and would not result in substantial air pollutant emissions during project construction and operation and impacts related to the release of substantial air pollutant emissions associated with implementation of the Area Plan Amendments would be less than significant.

b) Deterioration of ambient (existing) air quality?

Less than significant. See the analysis in Item 3.3.1(a), above, which concludes that the Area Plan Amendments would not result in substantial air pollution emissions or alter regulations affecting emissions. Because the amendments would not change air pollution emissions relative to what was contemplated by the 2012 RPU EIS, the impact on ambient air quality within the Area Plan or regionally would be less than significant.

c) The creation of objectionable odors?

Less than significant. The occurrence and severity of odor impacts depend on numerous factors, including the nature, frequency, and intensity of the source; wind speed and direction; and the presence of sensitive receptors. Although offensive odors rarely cause physical harm, they can be unpleasant, leading to considerable distress and often generating citizen complaints to local governments and regulatory agencies. The Area Plan Amendments would not result in major sources of odor as the proposed amendments do not include or contemplate construction of any of the common types of facilities that are known to produce odors (e.g., landfills, transfer stations, wastewater treatment facilities). In addition, no known substantial sources of objectionable odors are in the plan area. Diesel exhaust from the use of on-site construction equipment used to implement potential future projects implemented under the amended Area Plan would be intermittent and temporary and would dissipate rapidly from the source with an increase in distance. Chapter 65 of the TRPA Code implements the air quality threshold related to odors from diesel engines and Section 65.1.8 includes vehicle idling restrictions that projects implemented under the Area Plan must adhere to. Because the amendments do not propose changes to TRPA's air quality regulations or requirements, future projects under the Area Plan would also be required to adhere to them, including Chapter 65 of the TRPA Code. Thus, neither project construction nor operation of projects proposed for development or redevelopment under the amended Area Plan would create objectionable odors affecting a substantial number of people.

Adoption of the Phase 2 Housing Amendments would allow an increase in multi-family density and building height for deed-restricted affordable, achievable, and moderate housing development. This would result in the potential for an increased number of individuals within these types of residential developments (which are sensitive receptors) in Kingsbury Commercial Town Center, the High-Density Tourist District, and areas designated T-RR; however, these types of uses are already allowed within the plan area and no known substantial sources of objectional odors exist or are permitted within the plan area. Additionally, concentration of development (including multi-family housing) within centers was addressed within the 2012 RPU EIS and the Phase 2 Housing Amendments Initial Environmental Checklist (TRPA 2023) and impacts were found to be less than significant, and nonexistent in those documents, respectively. Additionally, because individual future proposals under the amended Area Plan would be evaluated at the project level for their proximity and potential exposure to sources of objectionable odors, this impact would be less than significant.

d) Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?

Less than significant. The proposed Area Plan Amendments would not modify existing laws or regulations that address GHG emissions, but would include a proposed amendment to adopt an Energy Conservation Strategy to increase energy-efficiency of public buildings and incentivize renewable energy for private construction projects in the plan area. The Area Plan already includes standards and incentives to reduce GHG emissions. Existing provisions require that all publicly funded buildings in the plan area be designed and constructed to an industry-recognized standard for sustainability and GHG reduction; and waive fees for development rights held by Douglas County for projects that achieve an established GHG reduction standard. In addition, future projects that could be implemented under the Area Plan Amendments would be subject to subsequent environmental review and permitting and would be required to comply with Chapter 65 of the TRPA Code. Chapter 65 includes provisions that apply to direct sources of air pollution in the Tahoe Region. Adherence to these air quality provisions would also reduce GHG emissions.

Implementation of potential future deed-restricted multi-family affordable, achievable, and moderate housing projects under the amended Area Plan could result in some level of development and population growth in the plan area that would contribute some level of GHG to the regional output. However, the Phase 2 Housing Amendments and other proposed amendments would not alter the potential for development and population growth beyond that which was considered under the 2012 RPU EIS. The Phase 2 Housing Amendments could redistribute the regional pattern of growth by incentivizing more density within the plan area, and therefore further concentrate development within centers at a regional scale. Because the Phase 2 Housing Amendments do not change the overall number of housing units that could be developed under the Regional Plan, and because these amendments would further incentivize a shift in development closer to transit and services and further concentrate development in these areas, future projects proposed pursuant to the Phase 2 Housing Amendments would have no impact on GHG emissions and would therefore not contribute to local or regional changes in climate.

Other projects implemented under the amended Area Plan could also result in some level of development and population growth anticipated during the plan horizon that would contribute some level of GHG to the regional output. As described above for air pollutant emissions, GHG emissions can occur from construction-related activity and from operations of structures within the plan area. The 2012 RPU EIS evaluated these effects under Impact 3.5-1 on pages 3.5-15 through 3.5-25. It determined that full build-out of all development allowed within the Tahoe Region would result in a net increase in GHG emissions compared with baseline 2010 emissions (TRPA 2012: page 3.5-20). The 2012 RPU EIS determined that this would be a significant impact (see TRPA 2012: page 3.5-14).

As part of the 2012 RPU EIS mitigation measure to reduce stationary sources of GHG emissions, TRPA adopted several provisions intended to reduce GHG emissions in November 2013. The GHG reduction provisions include best construction practices policies, a requirement to include a Greenhouse Gas Reduction Strategy in area plans, a woodstove rebate program, and revisions to TRPA Code sections to remove unintended barriers to sustainable design. In Section 65.1.8.A (Air Quality/Transportation, Idling Restrictions) of the TRPA Code, a new subsection was added to limit idling times for heavy construction equipment to no more than 15 minutes. In addition to reduced idling time policies, the TRPA Standard Conditions of Approval for Grading Projects (TRPA Permit Attachment Q) and

Standard Conditions of Approval for Residential Projects (TRPA Permit Attachment R) include new construction provisions that call for the use of existing power sources (e.g., power grid) or clean-fuel generators rather than temporary diesel power generators wherever feasible. Chapter 13 (Area Plans) of the TRPA Code now requires a strategy in Area Plans to lower emissions of GHGs from the operation or construction of buildings. The strategy must include elements in addition to those included to satisfy other state or TRPA requirements. The existing Area Plan addresses this provision by requiring that all buildings in the plan area be designed and constructed in an energy efficient manner.

The 2021 RPU EIS included Mitigation Measure 3.5-1, "Implement Sustainability Measures with Performance Standard," for the adopted alternative. To implement this mitigation, TRPA amended Chapter 13, "Area Plans" of the Code. The Area Plan Amendments would adopt an energy conservation strategy to meet the requirements of the amended Section 13.5.3(E) of the TRPA Code that requires that area plans include a Greenhouse Gas Reduction Strategy to reduce the emissions of GHGs from the construction and operation of buildings and specifies elements to be included in it. The county's proposed energy conservation measures to reduce GHG emissions include upgrading public buildings and facilities and implementing policies for new private construction to enhance energy efficiency. These measures would broadly improve energy efficiency, thereby reducing GHG emissions throughout the plan area.

Compliance with TRPA Code and Douglas County regulations, as well as implementation of pedestrian and alternative transportation supports, mixed-use design, infill, and energy efficient design and landscaping, and woodstove retrofit programs supports ongoing reductions to regionwide GHG emissions. The Area Plan already beneficially reduces new GHG sources as compared to the 2012 RPU EIS analysis due to implementation of new energy efficiency requirements and incentives. While implementation of the TRPA Regional Plan (i.e., cumulative condition) was reported to result in significant and unavoidable impacts to GHG emissions in the RPU EIS, a region-wide program of GHG reduction strategies, including those described above and strategies contained in the Lake Tahoe Sustainability Action Plan, is now in place. The Area Plan is already consistent with these existing programs. Provisions in the Area Plan promote sustainable design, green building incentives, and energy efficiency improvements to support these strategies and remove unintended barriers to GHG-reducing projects in Chapter 36 of the TRPA Code.

Because the Area Plan is already consistent with the regional GHG reduction strategies included in the Regional Plan, and its potential GHG emissions are at least equal to and if not less than those identified and analyzed in the 2012 RPU EIS, impacts from the Area Plan Amendments related to changes in climate, including air movement, moisture, or temperature would be less than significant.

e) Increased use of diesel fuel?

Less than significant. Refer to the discussion in Item 3.3.1(a), above. The proposed Area Plan Amendments would not modify laws or regulations pertaining to the use of diesel fuel or associated emissions generated by burning diesel fuel. As with existing conditions, construction and operation of future projects under the proposed Area Plan Amendments would require the use of diesel fuel associated with construction equipment and ongoing vehicle use. One of the primary concerns related to diesel fuel consumption is the resultant exposure of sensitive receptors to emissions of toxic air contaminants (TACs) contained in emissions from diesel equipment. Future projects implemented in the plan area under the Area Plan Amendments could result in short-term diesel exhaust emissions, including diesel particulate matter (PM), from the use of heavy-duty diesel equipment required for construction activities.

Diesel PM is a toxic air contaminant (TAC) and the potential cancer risk from the inhalation of diesel PM is a more serious risk than the potential non-cancer health impacts (TRPA 2012, page 3.4-39). Consistent with the findings in the RPU EIS, the proximity of heavy-duty diesel-fueled construction equipment to existing sensitive receptors within or adjacent to the plan area during construction activities may result in exposure of sensitive receptors to TACs. However, the proposed Area Plan Amendments would not authorize changes in land use or design standards that would increase exposure.

As part of the RPU EIS mitigation to reduce construction-generated emissions, TRPA adopted additional best construction practices measures regarding the reduction of diesel fuel emissions as described above under Item 3.3.1(a).

Projects implemented under the Area Plan Amendments would be subject to all air quality standards in the TRPA Code, including these measures that were adopted to mitigate diesel PM emissions associated with build-out of the Regional Plan. Therefore, because there are measures identified in the 2012 RPU EIS that would reduce construction-related TAC emissions to the extent feasible that have already been incorporated into the Area Plan and this would not change under the amendments, future projects under the amended Area Plan involving the use of heavy-duty diesel-fueled equipment would not result in the exposure of sensitive receptors to TACs. Because the amendments would not increase the use of diesel fuel or alter regulations related to activities that consume diesel fuel, this impact would be less than significant.

3.4 WATER QUALITY

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
III. Water Quality.				
Will the proposal result in:				
a) Changes in currents, or the course or direction of water movements?	☐	☐	☒	☐
b) Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff so that a 20 yr. 1 hr. storm runoff (approximately 1 inch per hour) cannot be contained on the site?	☐	☐	☒	☐
c) Alterations to the course or flow of 100-year flood waters?	☐	☐	☒	☐
d) Change in the amount of surface water in any water body?	☐	☐	☒	☐
e) Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	☐	☐	☒	☐
f) Alteration of the direction or rate of flow of groundwater?	☐	☐	☒	☐
g) Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	☐	☐	☒	☐
h) Substantial reduction in the amount of water otherwise available for public water supplies?	☐	☐	☒	☐
i) Exposure of people or property to water related hazards such as flooding and/or wave action from 100-year storm occurrence or seiches?	☐	☐	☒	☐
j) The potential discharge of contaminants to the groundwater or any alteration of groundwater quality?	☐	☐	☒	☐
k) Is the project located with 600 feet of a drinking water source?	☐	☐	☒	☐

3.4.1 Discussion

a) Changes in currents, or the course or direction of water movements?

Less than significant. Within the Area Plan, only the T-R zoning district abuts Lake Tahoe; all others are upland. Edgewood Creek, Burke Creek, Eagle Rock Creek, and Golf Course Creek cross through portions of the plan area. The proposed Area Plan Amendments would not change regulations related to currents or the course or direction of water movements. The Area Plan Amendments do not propose any work within water bodies that would cause a change in currents, or the course or direction of water movements, nor do they approve any specific project. Each future project would be subject to a project-level planning, design, environmental review, and permitting process. This process includes compliance with the resource management and protection provisions of TRPA Code Chapters 60 through 68; environmental review of the project consistent with Chapter 3 of the TRPA Code and the

National Environmental Policy Act (NEPA), if applicable; and adherence to permit requirements including TRPA standard permit conditions and requirements of Sections 401 and 404 of the Clean Water Act.

Future Environmental Improvement Program (EIP) projects intended to benefit watersheds, water quality, and habitat in the plan area could be implemented under the amended Area Plan, as under existing conditions. These projects could modify the currents, course, or direction of water movements and/or affect other hydrologic processes in Edgewood Creek, Burke Creek, Eagle Rock Creek, and Golf Course Creek. However, the proposed Area Plan Amendments do not alter or approve any individual projects and each future proposal would be subject to a project-level planning, design, environmental review, and permitting process. For the reasons described above, impacts to currents or the course or direction of water currents would be less than significant.

b) Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff so that a 20-year, 1-hour storm runoff (approximately 1 inch per hour) cannot be contained on the site?

Less than significant. The Phase 2 Housing Amendments propose maximum coverage allowances in the Kingsbury Commercial Town Center and High-Density Tourist District that would authorize up to 100 percent (32 additional acres) of new impervious coverage on high capability lands in these areas (see Item 3.2.1(a), above). The Phase 2 Housing Amendments also include incentives for flexible coverage standards of up to 70 percent in areas zoned for multi-family housing. This has the potential to result in changes in absorption rates, drainage patterns, and amount of surface water runoff locally on sites that may be redeveloped with 100 percent deed-restricted affordable, moderate, and achievable housing. The Area Plan Amendments would therefore modify stormwater runoff and pollutant loading to the extent that proposed coverage exemptions could allow aggregate coverage in excess of currently allowable coverage limits as defined by the Bailey land capability system, which are considered necessary in the Region to protect water quality and preserve environmental balance at the individual parcel scale (Bailey 1974:24). To meet eligibility requirements for increased coverage, projects proposed under the Phase 2 Housing Amendments would be required to be captured and treated by an areawide stormwater system consistent with TRPA Code Section 13.5.3. Stormwater treatment is defined in the TRPA Code Section 90.2 as the process of improving stormwater runoff quality, reducing runoff volume, and reducing runoff peak flow. Additionally, future projects would be required to comply with the provisions of Section 60.4, "Best Management Practices Requirements," of the TRPA Code.

The 2012 RPU EIS evaluated the performance of BMPs in town centers under the coverage provisions included in the Area Plan and found that high capability lands with up to 70 percent coverage could accommodate the design and construction of BMPs of sufficient size ("areawide BMPs") to mitigate the impacts of impervious coverage (TRPA 2012a:3.8-25). The results of Pollutant Load Reduction Modelling completed as part of the 2012 RPU EIS confirmed that implementation of these BMPs would successfully reduce surface runoff within town centers (TRPA 2012b:3-32). Areawide BMPs are required to achieve equal or greater effectiveness and efficiency at achieving water quality benefits than certain site-specific BMPs (TRPA Code Section 13.5.3.a). Adoption of the Phase 2 Housing Amendments could have the benefit of expanding or increasing the number of areawide stormwater collection and treatment systems.

As described in the 2012 RPU EIS, all coverage increases on high capability land would be achieved through restoration and transfer of existing land coverage and all development would be required to meet existing BMP standards to control potential increases in stormwater runoff and pollutant loading from the additional coverage. Because stormwater runoff from future projects proposed pursuant to the Phase 2 Housing Amendments would be required to be captured and treated by an areawide stormwater system, to provide coverage transfers through the existing land management program, and be required to comply with the provisions of TRPA Code Section 60.4, future projects would be expected to be able to accommodate surface water runoff from a 20-year, 1-hour storm event.

For the reasons identified above, the proposed Area Plan Amendments would not be expected to create regulatory or environmental conditions that would lead to changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff so that a 20-year, 1-hour storm runoff could not be contained on-site, and therefore this impact is less than significant.

c) Alterations to the course or flow of 100-year flood waters?

Less than significant. The proposed Area Plan Amendments would not alter regulations related to floodplains or flooding. All development in the plan area that is subject to flooding would continue to be required to meet the design and development standards established in the Douglas County Development Code Section 20.703.250(F). Additionally, TRPA Code Section 35.4, "Floodplains," prohibits additional development, grading, and filling of lands within the 100-year floodplain, except under specific circumstances. The 100-year floodplain is considered low capability land and would not be affected by changes in coverage allowances proposed by the Phase 2 Housing Amendments for high capability lands. The Area Plan Amendments would also not alter land use such that permissible uses would result in a change to the course or flow of 100-year flood waters from what would be allowed under the existing Area Plan. Therefore, impacts from the Area Plan Amendments related to alteration of the course or flow of 100-year floodwaters are less than significant.

d) Change in the amount of surface water in any water body?

Less than significant. The proposed Area Plan Amendments would not alter or revise the regulations pertaining to surface water management. Consistent with existing conditions, projects that could occur under the Area Plan Amendments that would require additional water supply affecting the amount of surface water in Lake Tahoe or another water body would be required to comply with Chapter 20.100 of the Douglas County Code, the Douglas County Design Criteria and Improvement Standards (DCDCIS) Manual, and Chapters 32 and 60 of the TRPA Code. These regulations require that project applicants demonstrate adequate water supply and rights are available to serve the needs of the project and require that source water be protected.

Any development that has the potential to increase impervious area could increase surface water runoff, which would increase the amount of surface water in downstream water bodies; Item 3.4.1(b) addressed the issue of stormwater runoff. See also Item 3.17.1(c), which addresses municipal water supplies.

For the above reasons, and because all projects would be required to undergo subsequent project-level environmental review and permitting, this impact is less than significant.

e) Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?

Less than significant. See the discussion in Item 3.4.1(b). The proposed Area Plan Amendments would not alter or revise the regulations pertaining to discharge into surface waters and surface water quality. Nor would they result in land use changes that could increase the risk of discharge into surface waters. Section 20.703.260 of the Douglas County Code adopts the provisions of Chapter 60 of the TRPA Code, which includes standards for discharge limits to surface and ground waters. Additionally, consistent with existing conditions, all development, redevelopment, and infrastructure improvements implemented under the Area Plan Amendments would be required to meet the discharge standards of the Nevada Department of Environmental Protection (NDEP). All projects that would create more than 1 acre of disturbance are required to prepare a Storm Water Pollution Prevention Plan (SWPPP) in accordance with NDEP's Stormwater General Permit. Future projects implemented in the plan area would also be required to comply with the TRPA Code provisions in Section 60.1., "Water Quality Control," which identifies standards for discharge and surface water runoff from parcels and regulates domestic, municipal, and industrial wastewater; and Section 60.2., "Water Quality Mitigation," which requires that all new development—that is, any development that generates new impervious coverage—completely offset any potential water quality impacts. These requirements would continue to prevent projects from causing degradation to surface water in excess of the limits identified in the TRPA Code. Additionally, projects implemented under the Area Plan Amendments would be evaluated on a project-specific basis and would therefore be required to undergo project-specific environmental review and establish that they would not result in a degradation of water quality and develop mitigation for any significant environmental effects on water quality. Therefore, this impact would be less than significant.

f) Alteration of the direction or rate of flow of groundwater?

Less than significant. The proposed Area Plan Amendments would not alter regulations related to groundwater. Nor would it include land use changes that would increase the potential for future projects to alter the rate or flow of ground water. Future projects implemented under the amendment could involve excavating to a depth deeper than 5 feet below ground surface. However, all projects would continue to be evaluated on a project-specific basis and would be required to adhere to numerous regional and local requirements and regulations relating to grading. These include adherence to Chapter 33 of the TRPA Code, which identifies various standards and regulations related to grading to protect against significant adverse effects from development. Chapter 33 also specifically prohibits excavations greater than 5 feet below ground surface, or shallower in areas of known high groundwater, because of the potential for groundwater interception or interference, except in limited cases. Therefore, impacts associated with the Area Plan Amendments related to the rate and flow direction of groundwater would be less than significant.

g) Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?

Less than significant. See the discussion under Items 3.4.1(a) and 3.4.1(f). All future projects would be evaluated on a project-specific basis and would be required to adhere to numerous regional and local requirements and regulations relating to grading and groundwater interception. Because of these regulations and the requirement to mitigate significant adverse environmental impacts, this impact would be less than significant.

h) Substantial reduction in the amount of water otherwise available for public water supplies?

Less than significant. See the discussion of public water supplies in Item 3.17.1(c), which addresses municipal water supplies.

i) Exposure of people or property to water related hazards such as flooding and/or wave action from 100-year storm occurrence or seiches?

Less than significant. Within the plan area, there are locations in the 100-year flood plain adjacent to Burke and Edgewood Creeks, as well as areas with a known risk of seiche exposure. The proposed Area Plan Amendments would increase the concentration of development within the plan area to the extent that additional density would be allowed under the Phase 2 Housing Amendments and within the 3.64-acre town center expansion area. However, the TRPA Code prohibits the development, grading, or filling of lands within the 100-year floodplain and in the area of wave run-up (TRPA Goals and Policies, Policy NH-1.2) and would continue to do so with adoption of the Area Plan Amendments; therefore, implementation of the Area Plan Amendments would not expose people or property to flooding or wave action from 100-year storm events (see Item 3.4.1(c).

Because there are active faults in the Lake Tahoe Basin, seismic activity could be the source of seiche waves 10 to 30 feet in height. These waves could affect low lying areas within the plan area. Projects proposed and implemented under the amended Area Plan would be required to be designed and constructed in accordance with the current design requirements of the International Building Code Seismic Zone D2. In addition, individual projects proposed under the Area Plan Amendments would undergo project-level permitting and environmental review, which would require the evaluation of hazards from flooding or seiche and require mitigation measures for significant impacts, which may include emergency notification procedures and evacuation plans. For these reasons, impacts related to 100-year storm even flooding and wave action, or seiche, would be less than significant.

j) The potential discharge of contaminants to the groundwater or any alteration of groundwater quality?

Less than significant. See the discussion in Item 3.4.1(f), which also addresses groundwater quality. As with existing conditions, all development, redevelopment, and infrastructure improvements within the plan area would continue to be required to meet NDEP discharge standards, and comply with a Stormwater Discharge Permit, as applicable. All projects that would create more than 1 acre of disturbance are required to prepare a SWPPP, which would include

applicable provisions to protect groundwater quality. Future projects implemented under the amendments would also be required to comply with the TRPA Code provisions in Section 60.1, "Water Quality Control." This section identifies standards to prevent groundwater quality degradation, including limits on fertilizer use and discharges to groundwater. These requirements would continue to prevent projects from degrading groundwater quality. Impacts from the proposed Area Plan Amendments related to groundwater quality would therefore be less than significant.

k) Is the project located within 600 feet of a drinking water source?

Less than significant. The plan area contains areas within 600 feet of a drinking water source. There are two wells that include a source water protection zone within the plan area (00709005111 and 00703003111) (TRPA 2000). The Edgewood Water Company intake lines in Lake Tahoe are also within 600 feet of the Area Plan boundary. The Area Plan Amendments would not alter or revise the regulations pertaining to source water protection for drinking water sources. All development or redevelopment within Source Water Protection Zones is subject to the requirements of Section 60.3.3.D of the TRPA Code, including installation of water quality BMPs and development of a spill control plan. Any subsequent projects allowed within the Area Plan would be subject to permitting by TRPA and/or Douglas County. Consistent with existing conditions, permit applicants for projects within 600 feet of a drinking water source would be required to demonstrate compliance with the source water protection provisions in Chapter 60 of the TRPA Code. Therefore, this impact would be less than significant.

3.5 VEGETATION

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
IV. Vegetation.				
Will the proposal result in:				
a) Removal of native vegetation in excess of the area utilized for the actual development permitted by the land capability/IPES system?	☐	☐	☒	☐
b) Removal of riparian vegetation or other vegetation associated with critical wildlife habitat, either through direct removal or indirect lowering of the groundwater table?	☐	☐	☒	☐
c) Introduction of new vegetation that will require excessive fertilizer or water, or will provide a barrier to the normal replenishment of existing species?	☐	☐	☒	☐
d) Change in the diversity or distribution of species, or number of any species of plants (including trees, shrubs, grass, crops, micro flora and aquatic plants)?	☐	☐	☒	☐
e) Reduction of the numbers of any unique, rare or endangered species of plants?	☐	☐	☒	☐
f) Removal of stream bank and/or backshore vegetation, including woody vegetation such as willows?	☐	☐	☒	☐
g) Removal of any native live, dead or dying trees 30 inches or greater in diameter at breast height (dbh) within TPA's Conservation or Recreation land use classifications?	☐	☐	☒	☐
h) A change in the natural functioning of an old growth ecosystem?	☐	☐	☒	☐

3.5.1 Discussion

a) Removal of native vegetation in excess of the area utilized for the actual development permitted by the land capability/IPES system?

Less than significant. Implementation of the proposed Area Plan Amendments would not alter regulations pertaining to the preservation of native vegetation. As with existing conditions, vegetation surrounding the construction site of any project permitted under the amended Area Plan would be required to comply with TRPA Code Section 33.6, "Vegetation Protection During Construction," and TRPA Standard Conditions of Approval for Grading Projects (TRPA Permit Attachment Q). Protective requirements include installation of temporary construction fencing, standards for tree removal and tree protection, standards for soil and vegetation protection, and revegetation of disturbed areas.

The proposed Area Plan Amendments would not allow new uses that would be more likely to require vegetation removal; and, because the Area Plan already facilitates more concentrated redevelopment in existing town centers (through height, coverage, and density provisions) without changing the overall growth potential, it already reduces the potential for development on vacant lands containing native vegetation because a higher proportion of future growth would likely occur in already developed town centers.

The Phase 2 Housing Amendments could result in a reduction of native vegetation in the plan area insofar as they could increase coverage—and therefore disturbance—in areas zoned T-RR that are on high capability land designations (i.e., LCDs 4, 5, 6, and 7) that are eligible for deed-restricted affordable, moderate, or achievable housing. However, wildlife habitat immediately adjacent to the Kingsbury Commercial Town Center and High-Density Tourist District is fragmented and less suitable for sensitive wildlife species than more remote habitat, where coverage would be transferred from. Moreover, the Phase 2 Housing Amendments do not add development capacity but are instead intended to incentivize development to be concentrated in centers close to transit and services. Deed-restricted affordable, moderate, and achievable housing developments would also be eligible for increased density, which would reduce the size of units and would have a net Region-wide benefit by reducing the overall size of development associated with the remaining development rights for the Region. This would reduce the amount of habitat disturbance at a regional scale, especially in sensitive areas where coverage would be transferred from as a part of Phase 2 housing approval.

For the reasons described above, impacts related to removal of native vegetation from implementation of the Area Plan Amendments would be less than significant.

b) Removal of riparian vegetation or other vegetation associated with critical wildlife habitat, either through direct removal or indirect lowering of the groundwater table?

Less than significant. The proposed Area Plan Amendments would not alter the regulations relating to vegetation removal. Water supply within the plan area is provided from Lake Tahoe and tributary surface waters, not groundwater.

Vegetation removal associated with projects that could occur under the amended Area Plan would be required to comply with existing TRPA, federal, and state regulations, permitting requirements, and environmental review procedures that protect habitat that supports riparian vegetation and critical wildlife. Specifically, riparian vegetation and wildlife habitat are protected by TRPA Code Sections 61.1.6, "Management Standards for Tree Removal," 61.3.3, "Protection of Stream Environment Zones," and 63.3, "Fish Habitat Protection," and Chapter 62, "Wildlife Resources." New development under the Phase 2 Housing Amendments would only occur on high-capability lands, which do not support riparian vegetation; therefore, there would be no impact on riparian habitat that supports sensitive wildlife species. Native vegetation removal associated with the Phase 2 Housing Amendments and other Area Plan Amendments is addressed above under Item 3.5.1(a).

For the reasons described above, development under the amendment would not alter the potential for impacts to riparian vegetation compared to existing conditions; and is not expected to result in the removal of riparian or other vegetation associated with critical wildlife habitat either through direct removal or indirect lowering of the groundwater table. Therefore, this impact is less than significant.

c) Introduction of new vegetation that will require excessive fertilizer or water, or will provide a barrier to the normal replenishment of existing species?

Less than significant. The proposed Area Plan Amendments would not alter regulations relating to new vegetation, nor would they allow new land uses that are more likely to require fertilizer or water than existing uses allowed in the plan area. As with existing conditions, implementation of future development or redevelopment projects under the amendment would be required to comply with TRPA Code provisions (e.g., Section 61.4, "Revegetation") and Goals and Policies that prohibit the release of non-native species in the Region. Generally, native species require less fertilizer and water than non-native species. Provisions for fertilizer management and preparation of fertilizer management plans that address the type, quantity, and frequency of use of fertilizers are included in Section 60.1.8 of the TRPA Code. Moreover, future projects under the amended Area Plan would continue to be subject to project-level environmental review and permitting, and at that time they would be required to demonstrate that any proposed new vegetation would not require excessive fertilizer or water or provide a barrier to the normal replenishment of existing species. For these reasons, any impacts related to the excessive use of fertilizer or water or would create a barrier to the replenishment of native species would be less than significant.

d) Change in the diversity or distribution of species, or number of any species of plants (including trees, shrubs, grass, crops, micro flora, and aquatic plants)?

Less than significant. This impact is addressed in the discussions for Items 3.5.1(a), (b), and (c), above, and Items 3.5.1(e), (g), and (h), below.

e) Reduction of the numbers of any unique, rare, or endangered species of plants?

Less than significant. The proposed Area Plan Amendments would not alter or revise the regulations pertaining to unique, rare, or endangered species of plants. Nor would it alter land use regulations to allow new uses or types of structures that are more likely to affect unique, rare, or endangered species of plants. The natural resource protection provisions of TRPA Code Chapters 61, "Vegetation and Forest Health," and 62, "Wildlife Resources," would still apply to all future projects within the plan area. As with existing conditions, construction activities associated with implementation of future projects under the amendment could affect special-status plant species and the presence of suitable habitat, depending on the type, timing, and specific nature of any proposed actions. However, all projects implemented under the amended Area Plan would continue to be subject to project-level environmental review and permitting. During such subsequent reviews, potential effects on plant species would be determined based on the species' distribution and known occurrences relative to the project area, the presence of suitable habitat for the species in or near the project area, and preconstruction surveys. TRPA's existing policies and code provisions address potential impacts to special-status species through site-specific environmental review, require development and implementation of project-specific measures to minimize or avoid impacts through the design process, and require compensatory or other mitigation for any adverse effects on special-status species as a condition of project approval (see TRPA Code Sections 61.3.6, "Sensitive and Uncommon Plant Protection and Fire Hazard Reduction," and 62.4, "Special Interest, Threatened, Endangered, and Rare Species"). Project-level planning and environmental analysis would identify potentially significant effects and minimize, or avoid those impacts through the design process, and require mitigation for any significant effects as a condition of project approval. For these reasons, there would not be a reduction in the number of unique, rare, or endangered species of plants and this impact is less than significant.

f) Removal of stream bank and/or backshore vegetation, including woody vegetation such as willows?

Less than significant. The proposed Area Plan Amendments would not alter the regulations pertaining to removal of stream bank or backshore vegetation. Refer to Item 3.5.1(b), above, for more detail regarding impacts related to riparian vegetation removal. This impact would be less than significant.

g) Removal of any native live, dead or dying trees 30 inches or greater in diameter at breast height (dbh) within TRPA's Conservation or Recreation land use classifications?

Less than significant. The proposed Area Plan Amendments would make no changes to regulations regarding the removal of native trees 30 inches or greater diameter at breast height (dbh). Nor would the proposed Area Plan Amendments include land use or regulatory changes that would be more likely to result in the cutting of trees greater than 30 inches dbh. Portions of the plan area are designated as Recreation land use classifications. Forested areas within the plan area are defined as a "eastside forest type" (TRPA Code Chapter 90, "Definitions"). TRPA Code Section 61.1.4, "Old Growth Enhancement and Protection," includes TRPA's old growth enhancement and protection provisions, which prohibits cutting any live dead, or dying tree larger than 24 inches dbh in eastside forest types on conservation and recreation lands or within stream environment zone (SEZ) areas, except under certain defined conditions.

Future projects implemented under the amended Area Plan would continue to be subject to subsequent project-level environmental review and permitting by TRPA and Douglas County. As with existing conditions, permit applicants would continue to be required to demonstrate that tree removal would be conducted in accordance with Chapter 61, "Vegetation and Forest Health," of the TRPA Code, including those provisions related to the removal of trees 30 inches dbh or greater set forth to protect the natural function of old growth ecosystems on recreation and SEZ lands. Therefore, this impact would be less than significant.

h) A change in the natural functioning of an old growth ecosystem?

No impact. The proposed Area Plan Amendments would not alter the regulations pertaining to old growth ecosystem management within the plan area, nor would it include land use changes within these areas. Refer to Item 3.5.1(g), above, for more detail on impacts to old growth ecosystems and old growth tree removal. There would be no impact on the natural functioning of an old growth ecosystem from the proposed Area Plan Amendments.

3.6 WILDLIFE

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
V. Wildlife.				
Will the proposal result in:				
a) Change in the diversity or distribution of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects, mammals, amphibians or microfauna)?	☐	☐	☒	☐
b) Reduction of the number of any unique, rare or endangered species of animals?	☐	☐	☒	☐
c) Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	☐	☐	☒	☐
d) Deterioration of existing fish or wildlife habitat quantity or quality?	☐	☐	☒	☐

3.6.1 Discussion

a) Change in the diversity or distribution of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects, mammals, amphibians or microfauna)?

Less than significant. The proposed Area Plan Amendments would not alter the regulations pertaining to the protection of animal species, nor would they alter land use regulations to allow new uses or types of structures that are more likely to affect the diversity or distribution of any species of animal than could currently occur from projects implemented under the current Area Plan. The resource management provisions contained in Chapters 60 through 68 of the TRPA Code would continue to apply to future projects within the plan area. Any future projects under the amended area plan would continue to be subject to subsequent project-level environmental review and permitting. As with existing conditions, permit applicants would continue to be required to demonstrate that any proposed project would be consistent with TRPA Code provisions related to resource management, including the provisions of Chapters 62 and 63 that address protection of wildlife and fish resources, respectively. For these reasons, adoption of the proposed Area Plan Amendments would not result in a change in the diversity or distribution of species, or numbers of any species or animal and this impact is less than significant.

b) Reduction of the number of any unique, rare, or endangered species of animals?

Less than significant. The proposed Area Plan Amendments would not alter or revise the regulations pertaining to special-status or listed species of animals. Nor would it alter land use regulations to allow new uses or structures that are more likely to affect the diversity or distribution of any species of animal than could currently occur within the plan area. As with existing conditions, future development or redevelopment projects under the amended Area Plan could affect unique, rare, or endangered species depending on the type, timing, and specific nature of future proposed projects. However, any such projects would continue to be subject to subsequent project-level environmental review and permitting at which time they would be required to demonstrate compliance with all federal, state, and TRPA regulations pertaining to the protection of animal species. The protections for rare and special-status species contained in Sections 61.3.6 and 62.4 of the TRPA Code would continue to be applicable to all future projects within the plan area. At a project-level, potential effects on animal species would be determined based

on the species' distribution and known occurrences relative to the project area, the presence of suitable habitat for the species in or near the project area, and preconstruction surveys. Existing policies and TRPA Code provisions address potential impacts to special-status species through site-specific environmental review, development and implementation of project-specific measures to minimize or avoid impacts through the design process, and compensatory or other mitigation for any adverse effects on special-status species as a condition of project approval (TRPA Code Sections 61.3.6 and 62.4). Project-level planning and environmental analysis would identify potentially significant effects, minimize, or avoid those impacts through the design process, and require mitigation for any significant effects as a condition of project approval. Therefore, implementation of the proposed Area Plan Amendments would not result in the reduction in the number of any unique, rare, or endangered species of animal and for the reasons described above, this impact would be less than significant.

c) Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?

Less than significant. The proposed Area Plan Amendments would not alter or revise the regulations pertaining to the introduction of new species migration or movement of animals. Nor would they alter land use regulations to allow new uses or structures that are more likely to result in the introduction of new species or barriers to wildlife movement than could currently occur within the plan area. As with existing conditions, future development or redevelopment projects in the plan area could result in a barrier to the migration or movement of animals depending on the type, timing, and specific nature of proposed actions. Future projects located within the existing town centers within the plan area would have minimal impact to wildlife corridors because of existing development patterns. Because the Area Plan includes height and density provisions that increase the proportion of future development that would occur within already-developed town centers, the risk of barriers to wildlife movement is relatively low. Any future projects would continue to be subject to subsequent project-level environmental review and permitting at which time they would be required to demonstrate compliance with all federal, state, and TRPA regulations including TRPA Code Chapters 62 and 63 (Wildlife Resources and Fish Resources, respectively). For these reasons, the proposed Area Plan Amendments would not result in the introduction of new species of animals or result in a barrier to the movement of animal species and this impact is less than significant.

d) Deterioration of existing fish or wildlife habitat quantity or quality?

Less than significant. The Area Plan Amendments would not alter or revise the regulations pertaining to existing fish or wildlife habitat quantity or quality. Nor would it alter land use regulations to allow new uses or structures that are more likely to result in the deterioration of existing habitat quantity or quality than could currently occur within the plan area. As with existing conditions, future development or redevelopment projects under the amendment could affect fish and wildlife depending on the type, timing, and specific nature of future projects. However, future projects would be subject to project-level environmental review and permitting and would be required to demonstrate compliance with all federal, state, and TRPA regulations pertaining to the protection of fish and wildlife including those contained in Chapters 62, "Wildlife Resources," and 63, "Fish Resources," of the TRPA Code. Project-level planning and environmental analysis would identify potentially significant effects, minimize, or avoid those impacts through the design process, and require mitigation for any significant effects as a condition of project approval. Therefore, implementation of the proposed Area Plan Amendments would not result in the deterioration of existing fish or wildlife habitat quantity and this impact would therefore be less than significant.

3.7 NOISE

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
VI. Noise.				
Will the proposal result in:				
a) Increases in existing Community Noise Equivalency Levels (CNEL) beyond those permitted in the applicable Area Plan, Plan Area Statement, Community Plan or Master Plan?	☐	☐	☒	☐
b) Exposure of people to severe noise levels?	☐	☐	☒	☐
c) Single event noise levels greater than those set forth in the TRPA Noise Environmental Threshold?	☐	☐	☒	☐
d) The placement of residential or tourist accommodation uses in areas where the existing CNEL exceeds 60 dBA or is otherwise incompatible?	☐	☐	☒	☐
e) The placement of uses that would generate an incompatible noise level in close proximity to existing residential or tourist accommodation uses?	☐	☐	☒	☐
f) Exposure of existing structures to levels of ground vibration that could result in structural damage?	☐	☐	☒	☐

3.7.1 Discussion

a) Increases in existing Community Noise Equivalency Levels (CNEL) beyond those permitted in the applicable Area Plan, Plan Area Statement, Community Plan or Master Plan?

Less than significant. The proposed Area Plan Amendments would not alter the CNEL standards set forth in the existing Area Plan, and the plan would continue to apply them. Additionally, the Douglas County Development Code includes noise standards consistent with the TRPA Code and includes standards that apply to the highway corridors (i.e., the area within 300 feet from the roadway edge) influenced by traffic noise. These standards are consistent with TRPA's noise threshold, which is established based on the characteristics of the plan area.

Individual, future projects implemented under the amended Area Plan could result in increases in vehicle travel and traffic volumes—and thus noise levels—on roadways compared to existing conditions. As detailed in the 2012 RPU EIS, it is unknown whether all future individual proposed projects would be able to incorporate design and operational measures that would prevent an increase in traffic noise levels that exceed applicable CNEL standards or result in increased traffic noise levels in areas where these CNEL standards are already exceeded. To mitigate this potential impact, TRPA revised TRPA Code Section 68.8.3 to require that all substantial transportation projects in transportation corridors that are not in attainment of adopted CNEL standards incorporate mitigating design features to achieve adopted standards. This requirement would reduce the noise impact identified in the 2012 RPU EIS to a less-than-significant level and would continue to apply with adoption of the proposed Area Plan Amendments. Future projects proposed under the amended Area Plan would also be required to undergo project-level environmental review and permitting and would be subject to the provisions of TRPA Code Section 68.8.3; TRPA and Douglas County would only approve projects that can demonstrate compliance with TRPA's (CNEL) noise threshold standards and the TRPA Code.

The proposed Area Plan Amendments would permit additional uses in the proposed Kingsbury Commercial Town Center expansion area (Table 2-1), including higher density multiple-family and tourist accommodation uses, and would increase the CNEL noise standard that applies to this 3.64-acre area from 55 CNEL to 65 CNEL. Expansion of the Kingsbury Commercial Town Center to eliminate the split parcel zoning and incorporate the entire Kingsbury Manor Mobile Home Park within the town center would not result in the development of new major stationary noise sources (such as aviation facilities and heavy industrial uses). The noise environment in Kingsbury Commercial Town Center and adjacent areas, including the split parcel Kingsbury Manor Mobile Home Park, is influenced by multiple noise sources, including highways and roadways; transit vehicles; delivery trucks serving commercial establishments; heating, air conditioning, and ventilation equipment on buildings; light industrial uses; outdoor events with amplified sound; and landscape maintenance activities. New residential units constructed in the expanded plan area would be required to achieve an acceptable interior noise level of 45 dBA CNEL, as identified in 2006 International Residential Code (International Code Council 2006), which is also required in Section 20.690.030 of the Douglas County Code. Future redevelopment projects would also be required to adhere to the provisions of the TRPA Code that implement mitigation for noise generation as identified in the 2012 RPU EIS, including best construction practices for noise and ground vibration minimization (see Item 3.7.1(b), below) and traffic noise mitigation (as described above). Additionally, future redevelopment projects within the expanded town center boundary would be required to undergo subsequent project-level environmental review and if a significant impact related to incompatible adjacent land uses or other noise impacts were identified, mitigation measures would be required to reduce such impacts.

All future projects within the plan area would be evaluated at a project level for noise impacts, and Douglas County or TRPA would enforce CNEL standards on a project-by-project basis pursuant to the noise limitations in TRPA Code Chapter 68, "Noise Limitations." Through the project-level analysis, TRPA or Douglas County would only approve projects that can demonstrate compliance with TRPA's threshold standards (i.e., CNEL standards). The existing Area Plan CNEL standards are consistent with TRPA's threshold standards; and thus, future projects under the amended Area Plan would only be approved by TRPA or Douglas County if they could demonstrate compliance with these CNEL standards.

For the reasons explained above, impacts related to increases in CNEL beyond those currently permitted in the Area Plan would be less than significant.

b) Exposure of people to severe noise levels?

Less than significant. Construction activities associated with new development and redevelopment under the amended Area Plan could continue to include site preparation (e.g., demolition, clearing, excavation, grading), foundation work, paving, building construction, utility installation, finishing, and cleanup. These activities typically involve the use of noise generating equipment such as cranes, excavators, dozers, graders, dump trucks, generators, backhoes, compactors, and loaders. Noise levels associated with these types of equipment are typically between 70 and 85 dBA L_{max} at 50 feet. In unique circumstances, specialized construction equipment (such as pile drivers) or techniques (such as blasting) that are inherently louder than typical construction equipment (typically between 94 and 101 dBA L_{max} at 50 feet) may be required (TRPA 2012: pages 3.6-16 and 3.6-17). The 2012 RPU EIS determined that this construction activity could result in a significant impact.

TRPA adopted additional best construction practices policies regarding noise generation designed to reduce construction related noise levels to a less-than-significant level, as detailed in Mitigation Measure 3.6-2 on pages 3.6-18 through 3.6-19 of the RPU EIS (TRPA 2012a). In November 2013, TRPA formalized the best construction policies by including additional noise requirements in the TRPA Standard Conditions of Approval for Grading Projects (TRPA Permit Attachment Q) and Standard Conditions of Approval for Residential Projects (TRPA Permit Attachment R). These conditions require that projects utilize existing power sources instead of generators where feasible, keep engine doors closed during periods of operation, locate stationary equipment (e.g., generators or pumps) and staging areas as far as feasible from noise-sensitive receptors (e.g., residential areas), install temporary sound barriers around construction areas or stationary noise sources (e.g., pumps or generators) near noise sensitive receptors (e.g., residential areas), use sonic pile driving instead of impact pile driving where feasible, and pre-drill holes to minimize

impacts of pile driving. The 2012 RPU EIS determined that with implementation of the TRPA Best Construction Practices Policy, this impact would be less than significant (TRPA 2012b: page 3.6-19).

TRPA or Douglas County would continue to evaluate individual future projects within the plan area at a project level. Through the project-level analysis, TRPA or Douglas County would evaluate project-specific noise impacts and would require compliance with all applicable noise reducing measures identified in the standard conditions of approval. Thus, because the existing Area Plan and the associated construction activities are consistent with the analysis included in the 2012 RPU EIS, and because the amendments would not change requirements relating to noise, future projects carried out under the amendments would not expose noise-sensitive receptors to excessive noise level and this impact would be less than significant.

c) Single event noise levels greater than those set forth in the TRPA Noise Environmental Threshold?

Less than significant. Single-event noise standards are set forth in Section 68.3.1 of the TRPA Code for aircraft, watercraft, motor vehicles, motorcycles, off-road vehicles, and over-snow vehicles. The proposed Area Plan Amendments would not alter standards related to single-event noise, nor would it allow uses that are more likely to result in single-event noise exceedances than are already possible under the existing Area Plan. Future projects allowed within the existing Area Plan, as well as those that could occur with adoption of the proposed Area Plan Amendments, could involve uses that include these types of motorized vehicles. The potential for a vehicle to exceed single-event noise standards depends on the condition and operation of the specific vehicle, which would not be affected by the proposed Area Plan Amendments. For the reasons described above, impacts related to single-event noise standards within the Area Plan associated with the proposed set of amendments would be less than significant.

d) The placement of residential or tourist accommodation uses in areas where the existing CNEL exceeds 60 dBA or is otherwise incompatible?

Less than significant. US 50 and SR 207 routinely have measurements that are in nonattainment with respect to applicable CNEL standards. These roadways run through the plan area, and as modeled and described in the 2012 RPU EIS and as reflected in the 2019 Threshold Evaluation, traffic noise on these roads currently exceeds the established standard of 60 CNEL. Therefore, if any new residential or tourist accommodation uses under the existing Area Plan or Area Plan Amendments were placed near these roadways, noise levels could exceed 60 CNEL at those locations.

However, as detailed in Item 3.7.1(a) above, TRPA and Douglas County would continue to evaluate individual projects within the plan area at a project level and would enforce CNEL standards on a project-by-project basis pursuant to the noise limitations in TRPA Code Chapter 68, "Noise Limitations." Therefore, through the project-level analysis, TRPA and Douglas County would continue to evaluate the compatibility of new proposed projects and only approve projects that can demonstrate compliance with TRPA's threshold standards (i.e., CNEL standards).

The existing Area Plan CNEL standards are consistent with the TRPA's threshold standards; and thus, any project implemented under the proposed Area Plan Amendments would also only be approved by TRPA or Douglas County if they can demonstrate compliance with these CNEL standards. Therefore, this impact would be less than significant.

e) The placement of uses that would generate an incompatible noise level in close proximity to existing residential or tourist accommodation uses?

Less than significant. As detailed in Item 3.7.1(a) above, TRPA and Douglas County would continue to evaluate individual future projects under the amendment at a project level and would enforce CNEL standards on a project-by-project basis pursuant to the noise limitations in TRPA Code Chapter 68, "Noise Limitations." Therefore, through the project-level analysis, TRPA or Douglas County would evaluate the compatibility of proposed projects and would only approve projects that can demonstrate compliance with TRPA's threshold standards (i.e., CNEL standards).

The existing Area Plan CNEL standards are consistent with the TRPA's threshold standards; and thus, any future project carried out under the amended Area Plan would only be approved by TRPA or Douglas County if they can demonstrate compliance with these noise standards. Therefore, this impact would be less than significant.

f) Exposure of existing structures to levels of ground vibration that could result in structural damage?

Less than significant. The proposed Area Plan Amendments would not alter regulations related to ground vibration, and do not contemplate projects or land uses that would involve new major stationary sources of ground vibration.

The Area Plan Amendments would include some land use changes associated with expansion of the Kingsbury Commercial Town Center (Table 2-1). However, these land use changes do not reflect the addition of any types of land use that would be more prone to ground vibration or generate increased levels of ground vibration than the land uses that are currently allowed in this area. Any future construction activities that could occur under the amendments could generate varying degrees of temporary ground vibration, depending on the specific construction equipment used and activities involved. Ground vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. Construction-related ground vibration is normally associated with impact equipment such as pile drivers, jackhammers, and the operation of some heavy-duty construction equipment, such as dozers and trucks. Blasting activities also generate high levels of ground vibration. As detailed under Impact 3.6-3, Ground Vibration, of the 2012 RPU EIS, ground vibration generated during construction of projects could result in damage to nearby buildings and structures and/or result in a negative human response to vibration-sensitive land uses.

To reduce this potential effect, TRPA implemented Mitigation Measure 3.6-3 of the RPU EIS by adopting additional best construction practices policies regarding construction-generated noise and ground vibration designed to reduce construction related vibration levels down to a less-than-significant level (see Item 3.7.1(b), above). In addition, the existing Area Plan is designed to improve and protect the scenic quality and tranquility of the plan area by, in part, continuing to limit hours for construction and demolition work to reduce construction-related noise and vibration.

Moreover, TRPA or Douglas County would continue to evaluate individual future projects at a project level. Through the project-level analysis, TRPA or Douglas County would assess the potential for a future project to cause ground vibration that would result in structural damage, and where necessary require mitigation measures to prevent this impact. For the reasons discussed above, impacts from the proposed Area Plan Amendments relating to the potential for exposure to ground vibration that could result in structural damage would be less than significant.

3.8 LIGHT AND GLARE

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
VII. Light and Glare.				
Will the proposal:				
a) Include new or modified sources of exterior lighting?	☐	☐	☒	☐
b) Create new illumination which is more substantial than other lighting, if any, within the surrounding area?	☐	☐	☒	☐
c) Cause light from exterior sources to be cast off -site or onto public lands?	☐	☐	☒	☐
d) Create new sources of glare through the siting of the improvements or through the use of reflective materials?	☐	☐	☒	☐

3.8.1 Discussion

a) Include new or modified sources of exterior lighting?

Less than significant. The proposed Area Plan Amendments would not modify the existing Area Plan design standards and guidelines pertaining to lighting. As with existing conditions, future projects could result in new sources of light from exterior lighting.

The TRPA design standards for exterior lighting (TRPA Code Chapter 36, "Design Standards") are designed to reduce light pollution and reduce the splay of light on adjoining parcels and adjacent residential uses. Projects implemented under the proposed Area Plan Amendments would adhere to the existing Area Plan design standards and guidelines for the plan area which meet, and in some areas surpass, the requirements of the TRPA design standards. The existing design standards and guidelines require that exterior light sources be shielded and downward facing, and prohibit the use of flood lighting, reflective materials, and lighting strips (including neon/fluorescent tubing) to minimize reflectivity and glare. As the applicable lighting standards would not change with adoption of the proposed Area Plan Amendments, glare and reflectivity from any future project carried out under the amendments would not change compared to projects developed under the existing Area Plan and would not adversely affect day or nighttime views in the area.

The existing Area Plan design standards and guidelines incorporate protections for natural features with the goal to encourage projects to create a context-sensitive design of the built environment that reflects differences in the character of unique communities consistent with recommendations in the Scenic Quality Improvement Program (SQIP) (TRPA 1989). These standards reduce the potential for future projects to result in substantial light or glare, new sources of light or glare that are more substantial than other light or glare in the area, or exterior light that is cast off site.

Existing code regulations allow one changeable sign in connection with a project containing a gaming use, gas station, theater marquees, recreational and public uses, and institutional uses within the Kingsbury Commercial Town Center and the High-Density Tourist District. Two changeable signs are allowed for projects that have both a gaming and theater use. The Area Plan Amendments would include a provision to update these types of signs from four cycle changes per hour to 12 cycle changes per hour. The effect would be from a 15-minute change cycle to a 5-minute change cycle. This change would not affect any other part of the standards relating to signs, exterior lighting, glare, or building design. Signs would still have to comply with all other requirements of the Douglas County Design Standards and Guidelines, the South Shore Area Plan Design Standards and Guidelines, and the TRPA Code, as it

applies. The change in cycle timing would result in an increase in the frequency with which individuals in the line of sight of these signs would see various electronic reader board messages. However, at a frequency of 5 minutes per cycle, it is not likely that the change cycle would be more noticeable to individuals than under current conditions. Persons traveling along US 50 may be somewhat more likely to witness a change cycle, but due the speed of travel on US 50, the effect of seeing it would not be different than the effect of seeing a change cycle under current conditions with the 15-minute change.

The Phase 2 Housing Amendments that would allow additional building height as an incentive to deed-restricted affordable, achievable, and moderate housing would increase the potential future height of structures allowed in the portions of the plan area. The Kingsbury Commercial Town Center, the High-Density Tourist District, and other areas zoned for multi-family housing would be eligible for an increase in height for deed-restricted affordable, achievable, and moderate housing developments up to the limits specified in Section 2.2.4, "Phase 2 Housing Amendments." While this change introduces the possibility for additional sources of light or glare, any future proposed project would be required to comply with existing TRPA Code provisions and the Area Plan Design Standards and Guidelines. Moreover, all future projects carried out under the amended Area Plan would be evaluated on a project-specific basis consistent with TRPA environmental review requirements (TRPA Code Chapter 3). This analysis would consider the project-specific effects on light and glare at the time that project characteristics are known. This analysis would review the proposed project for consistency with the applicable standards and would consider unique project aspects, such as the location, height, and design of a proposed structure to determine if it would result in significant impacts related to light and glare. If necessary, the environmental review would provide mitigation measures, such as revised lighting designs, to reduce significant impacts found from the project related to light and glare.

Because all existing lighting design standards and guidelines would remain in effect and all future projects would be evaluated considering the project-specific characteristics related to light and glare, the proposed Area Plan Amendments would have a less-than-significant impact on light and glare conditions.

b) Create new illumination which is more substantial than other lighting, if any, within the surrounding area?

Less than significant. See discussion in Item 3.8.1(a), above.

c) Cause light from exterior sources to be cast off-site or onto public lands?

Less than significant. See discussion in Item 3.8.1(a), above.

d) Create new sources of glare through the siting of the improvements or through the use of reflective materials?

Less than significant. See discussion in Item 3.8.1(a), above.

3.9 LAND USE

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
VIII. Land Use.				
Will the proposal:				
a) Include uses which are not listed as permissible uses in the applicable Plan Area Statement, adopted Community Plan, or Master Plan?	☐	☐	☒	☐
b) Expand or intensify an existing non-conforming use?	☐	☐	☒	☐

3.9.1 Discussion

a) Include uses which are not listed as permissible uses in the applicable Plan Area Statement, adopted Community Plan, or Master Plan?

Less than significant. As described in Chapter 2, "Project Description," the proposed Area Plan Amendments would (1) modify the Area Plan boundary to eliminate the split parcel zoning and incorporate the entire Kingsbury Manor Mobile Home Park parcel into the Kingsbury Commercial Town Center, (2) incorporate the signage regulations for the Area Plan that were inadvertently omitted from the Area Plan during its original adoption and modify the changeable sign standard for the Kingsbury Commercial Town Center and High-Density Tourist District from four changes per hour to 12 changes per hour, (3) implement TRPA's recently passed Phase 2 Housing Amendments that allow flexible development standards on deed-restricted affordable, moderate, and achievable housing in town centers and areas zoned for multi-family, and (4) amend the Area Plan to include an Energy Conservation Strategy and come into compliance with Section 13.5.3.E of the TRPA Code. Some of these proposed amendments (i.e., expansion of the town center boundary) to the Area Plan would result in changes to permissible uses relative to what is currently allowed in the existing Area Plan. Others—the proposed Energy Conservation Strategy policies, incorporating and updating the sign regulations, and adoption of the Phase 2 Housing Amendments—would not affect permissible uses. The Phase 2 Housing Amendments would intensify residential uses in areas where they are already permitted.

Currently, the 4.54-acre Kingsbury Manor Mobile Home Park (APN 1318-23-401-019) is partially within and partially outside of the Kingsbury Commercial Town Center. A 0.90-acre area is within the town center today and the proposed expansion would bring the remaining 3.64 acres currently located within PAS 078 (Middle Kingsbury) into the town center. Figure 2-2 shows the current boundary of the Area Plan as well as the portion of Kingsbury Manor Mobile Home Park proposed for inclusion in the realigned Area Plan boundary. The expansion area is surrounded by National Forest System lands managed by the US Forest Service-Lake Tahoe Basin Management Unit to the north, the Ponderosa Park Mobile Home Community and single-family residences to the east, light industrial uses located along Shady Lane to the west, and commercial uses to the south.

New permissible uses for the Kingsbury Manor Mobile Home Park would be associated with the Area Plan boundary expansion. The boundary change and designation of the mobile home park as a town center would expand the permissible uses for the mobile home park, in areas outside of the existing Kingsbury Commercial Town Center boundary. This change would result in a more comprehensive list of permissible uses for the entire mobile home park, but these uses would not be new within the broader plan area and would be consistent with other nearby uses. The location of the expansion area near existing bike trails and transit stops along US 50 and SR 207—and its proximity to existing mixed commercial, recreation, and tourist uses—supports the goals and policies of the Regional Plan that support redevelopment in areas that create walkable and transit-oriented communities, and the vitality and development of economic opportunities in the Tahoe Region (Goals LU-3, LU-4, and T-6). While the Area Plan Amendments add permissible uses in the town center expansion area, the types of uses would not be new to the

plan area, would be characteristic of existing nearby land uses, and would help to implement the goals and policies of the Regional Plan. Therefore, this impact is less than significant.

b) Expand or intensify an existing non-conforming use?

Less than significant. As identified in Item 3.9.1(a), the Area Plan Amendments would allow permissible uses in the town center expansion area that are currently prohibited and are therefore non-conforming under the existing Area Plan. However, the permissible use changes would be consistent with the existing surrounding land uses, the corresponding land use classification in the Regional Plan, and the types and location of development envisioned in the Regional Plan. If a current existing non-conforming use becomes a permissible use through the land use changes proposed by the Area Plan Amendments, that use could then be expanded or intensified in accordance with the development standards of the TRPA and Douglas County Codes. The existing use within the Kingsbury Commercial Town Center expansion area (i.e., a mobile home park) is a permissible use within the Kingsbury Commercial Town Center and under existing conditions (for PAS 078) and, therefore, is a conforming use. No existing non-conforming use exists at this or other locations within the plan area. For these reasons, this impact is less than significant.

3.10 NATURAL RESOURCES

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
IX. Natural Resources.				
Will the proposal result in:				
a) A substantial increase in the rate of use of any natural resources?	☐	☐	☒	☐
b) Substantial depletion of any non-renewable natural resource?	☐	☐	☒	☐

3.10.1 Discussion

a) A substantial increase in the rate of use of any natural resources?

Less than significant. The proposed Area Plan Amendments would not increase the potential for regional growth beyond that which was contemplated in the 2012 RPU EIS. Therefore, potential effects on the rate of use of natural resources within the Region would be the same as those analyzed in the RPU EIS. The RPU EIS evaluated the effects of build-out of the entire Tahoe Region, including the plan area, on natural resources on page 5-3. As with existing conditions, the use of natural resources, such as construction wood, metals, or gasoline would increase incrementally as future projects are constructed under the amended Area Plan. The RPU EIS acknowledged the potential increase in the use of natural resources resulting from increased development and redevelopment within the Tahoe Region; however, projects implemented under the proposed Area Plan Amendments would be subject to subsequent project-level environmental review, permitting by TRPA and Douglas County, and site-specific mitigation measures if necessary (TRPA 2012; 5-3).

The proposed amendment to adopt an Energy Conservation Strategy would include measures to upgrade public buildings and incentivize renewable energy for private construction projects in the plan area. This has the potential to decrease the types or amount of natural resources, such as gasoline and oil, used in construction and long-term operation and maintenance of projects in the plan area.

For the reasons described above, any increase in the rate of use of natural resources would not be substantial and would not be in quantities that would result in a significant effect and this impact is less than significant.

b) Substantial depletion of any non-renewable natural resource?

Less than significant. For the same reasons described above under Item 3.10.1(a), the proposed Area Plan Amendments would not result in substantial depletion of any non-renewable natural resource.

3.11 RISK OF UPSET

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
X. Risk of Upset.				
Will the proposal result in:				
a) Involve a risk of an explosion or the release of hazardous substances including, but not limited to, oil, pesticides, chemicals, or radiation in the event of an accident or upset conditions?	☐	☐	☒	☐
b) Involve possible interference with an emergency evacuation plan?	☐	☐	☒	☐

3.11.1 Discussion

a) Involve a risk of an explosion or the release of hazardous substances including, but not limited to, oil, pesticides, chemicals, or radiation in the event of an accident or upset conditions?

Less than significant. These effects related to the risk of an explosion, or the release of hazardous substances were previously analyzed in the 2012 RPU EIS under "Transport and Use of Hazardous Materials," on page 5-1 (TRPA 2012a). The analysis found that because future projects would adhere to existing regulations, including various federal, state, and local regulations that address the handling, transport, and disposal of hazardous materials, and because there would be no proposed policies or changes to existing policies that would affect the transport or use of hazardous materials in the region, impacts would be less than significant.

The Area Plan Amendments would not alter requirements related to hazardous substances within the plan area, nor would they increase the potential for the transport, storage, use or disposal of hazardous materials. Construction activities related to future projects implemented under the amended Area Plan could involve the storage, use, and transport of hazardous materials. However, use of hazardous materials would be of typical urban development projects in the Tahoe Region and would occur in compliance with all local, state, and federal regulations. The types of uses that are most likely to use hazardous materials in moderate to large quantities (e.g., commercial, or light industrial) are consistent with the types of uses that are already allowed under existing conditions, such that implementation of the proposed Area Plan Amendments would not be expected to create a new risk of accident or upset conditions.

The Phase 2 Housing Amendments include standards intended to accelerate buildout of the remaining residential bonus units for deed-restricted affordable, moderate, and achievable housing in town centers and areas zoned for multi-family housing. This additional development is consistent with the types of development already in the plan area; therefore, there is no additional risk of explosion or release of hazardous substances associated with encouraging affordable, moderate, and achievable housing development to shift to town centers and areas zoned for multi-family housing. Potential future projects would also be required to comply with applicable laws and regulations during construction and operation.

The Area Plan Amendments would expand the Kingsbury Commercial Town Center boundary to include the portion of the Kingsbury Manor Mobile Home Park that is currently outside of the town center. The proposed town center expansion would allow a mix of urban uses on a parcel where currently only limited residential, public service, linear public facility, and recreational uses are allowed (Table 2-1 and Appendix A). Redevelopment of the mobile home park could involve the storage, use, transport, and disposal of hazardous materials. However, as stated above, the use of hazardous materials would be typical of urban development projects in the Tahoe Region and would be required

to comply with all local, state, and federal laws and regulations. Additionally, these additional permissible uses would be identical to those already permitted throughout the plan area and on the adjoining town center parcels.

Because implementation of the proposed Area Plan Amendments would not change the requirements or regulations for individual future projects related to hazardous waste transport, storage, use, and disposal; and the types of permissible use changes proposed under the Area Plan Amendments would result in uses similar to those already in place within the plan area, the Area Plan Amendments would not be expected to create a new or increased risk of accident or upset conditions or result in an increased risk of explosion or the release of hazardous substances. In summary, and for the above-described reasons, impacts related to risk of release of hazardous substances under the amendments would be less than significant.

b) Involve possible interference with an emergency evacuation plan?

Less than significant. As described under Section 2.5, "Growth Potential," in Chapter 2, "Project Description," the proposed Area Plan Amendments would not change the total number of residential allocations or other development rights (e.g., CFA, TAUs) included in the Regional Plan. As part of the 2012 RPU EIS analysis, TRPA conducted an emergency evacuation analysis, considering the amount of growth forecast for the Region. The Area Plan Amendments do not propose additional regional growth. However, the Area Plan Amendments are intended to implement the strategies of the Regional Plan aimed at concentrating growth in centers and would include adopting the Phase 2 Housing Amendments that further incentivize concentration of development within town centers and areas zoned for multi-family housing.

Most new development within the plan area would be in the form of redevelopment, which would replace existing development with the new or modified uses allowed under the amendments. It is the intent of both the existing Area Plan and Regional Plan that redevelopment be concentrated in the town centers, with a focus on—among other things—support for a comprehensive transportation network that considers transit, pedestrian, and non-motorized transportation opportunities. Associated goals and policies of the existing Area Plan support development of land use patterns that reduce private automobile use and development of transit and alternative transportation modes, which reduces automobile dependency and increases walkability, bikeability, and safety. The existing Area Plan includes policies that direct the design of the transportation network throughout the plan area to provide safe and efficient access to residential areas, commercial services, public lands, and recreational opportunities and efficient connections within the Tahoe Region.

The Area Plan identifies and describes the landscape related to various types of hazards that the plan area is exposed to. These include earthquakes and related hazards, flooding, tsunami, seiche, and wildfires. Douglas County recognizes the paramount importance of safety and hazard mitigation within the Tahoe Region and implements the Douglas County Hazard Mitigation Plan (Douglas County 2019), which includes goals and objectives to address safety and mitigate risk. The Hazard Mitigation Plan identifies specific, actionable strategies to reduce hazard risk, such as implementing emergency evacuation programs in flood and wildfire-prone areas and educating the public on hazard mitigation programs. Douglas County is also a participating member of the US 50 East Shore Corridor Management Plan to comprehensively improve safety along the US 50 corridor through Douglas County within the Region.

The Phase 2 Housing Amendments include standards intended to encourage buildout of the remaining residential bonus units for deed-restricted affordable, moderate, and achievable housing in town centers and areas zoned for multi-family housing. By concentrating remaining residential growth in the plan area—rather than in low-density areas outside of the plan area—and along evacuation routes such as US 50—rather than in neighborhoods closer to the forest or on roads with limited connectivity—the Phase 2 Housing Amendments would not hinder regional evacuation planning efforts. Further, a goal of incentivizing affordable housing stock is to shift more of the future housing stock to occupancy by residents instead of by part-time second homeowners or tourists (e.g., vacation home rentals). The existing lack of available affordable, moderate, and achievable housing within the plan area potentially contributes to commuting into the Region from outside (for example from Carson City or towns in Douglas County), putting more vehicles on roadways and increasing congestion along US 50 and SR 207 within the plan area. One aim of the Phase 2 Housing Amendments is to alleviate some of this congestion by shifting it to local trips, which could improve evacuation planning.

The Town Center boundary expansion would not alter or revise regulations or plans that pertain to evacuation planning. Consistent with existing conditions, all projects within the limited 3.64-acre expansion area would be required to undergo subsequent project-level permitting and environmental review, which would require consideration as to whether the individual proposals would affect evacuation planning.

All future projects would be reviewed pursuant to TRPA environmental review requirements. This project-level review would evaluate the site-specific characteristics of each proposed project to determine if it would interfere with an emergency evacuation plan. If a future project would interfere with an emergency evacuation plan, then project-specific mitigation measures, such as a traffic control plan, or changes to project design or construction operations, would be required.

Because the Area Plan already includes efforts to reduce automobile use and increase travel connections and multi-modal transportation within the plan area, and because future projects would be required to reduce potential construction-related traffic impacts during project-level design and review, implementation of the Area Plan Amendments would not interfere with implementation of existing regulations or plans (such as the existing Douglas County Hazard Mitigation Plan) pertaining to emergency response or evacuation and this impact is less than significant.

3.12 POPULATION

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
XIV. Population				
Will the proposal result in:				
a) Alter the location, distribution, density, or growth rate of the human population planned for the Region?	☐	☐	☒	☐
b) Include or result in the temporary or permanent displacement of residents?	☐	☐	☒	☐

3.12.1 Discussion

a) Alter the location, distribution, density, or growth rate of the human population planned for the Region?

Less than significant. The existing Area Plan currently implements mixed-use zoning concepts envisioned by the Regional Plan and analyzed in the 2012 RPU EIS. The TRPA Regional Plan guides changes to the overall density and distribution of the region's population, supporting policies that gradually increase the density of the population within town centers, such as the Kingsbury Commercial Town Center, while at the same time reducing density outside these centers as development and redevelopment shifts density from more remote, outlying areas. The Area Plan Amendments would continue to support this pattern of redevelopment, as well as a pattern of mixed-use development that creates a vibrant, multi-modal, and economically robust community. It does this by modifying the Area Plan boundary to eliminate the split parcel zoning and incorporate the entire Kingsbury Manor Mobile Home Park parcel into the Kingsbury Commercial Town Center and adopting TRPA's recently passed Phase 2 Housing Amendments that allow flexible development standards for deed-restricted affordable, moderate and achievable housing in town centers and areas zoned for multi-family.

The amendment to expand the Kingsbury Commercial Town Center supports the goals and policies of mixed-use districts in the Tahoe Region by facilitating redevelopment in a walkable area served by transit that can foster economic opportunities in the Tahoe Region (Goals LU-3, LU-4, and T-6) (TRPA 2012a). Supporting these goals and policies would further incentivize population growth within the Kingsbury Commercial Town Center of the Area Plan.

The Phase 2 Housing Amendments attempt to incentivize development within town centers and multi-family zoned areas by eliminating maximum density limits for deed-restricted affordable, moderate, and achievable housing. This would further shift density away from outlying areas in the Region to town centers and multi-family zoned areas close to transit and services to help achieve the Regional Plan goals associated with reduced VMT and walkable, bikeable centers. The Phase 2 Housing Amendments would not increase the number of residential allocations under the regional growth management system, because deed-restricted Phase 2 developments would only be eligible to use the residential bonus units from the remaining pool. It is anticipated that the Phase 2 amendments would further support future population growth that implements the pattern of growth envisioned in the Regional Plan, while simultaneously not increasing population growth rates beyond those evaluated in the 2012 RPU EIS.

While the Phase 2 Housing Amendments have the effect of shifting the density and distribution of the Region's population, these changes encourage redevelopment in town centers as envisioned and analyzed in the Regional Plan, and are not anticipated to result in environmental degradation. The transition to higher-density, compact, transit-oriented development is anticipated to improve environmental conditions associated with traffic, air quality, land disturbance, infrastructure expansion, and other environmental issue areas and to provide opportunities for SEZ restoration and restoration of other sensitive areas (TRPA 2012: 3.12-12). Additionally, growth within the plan area would continue to be limited to that which is allowed by the growth management system set forth in Chapter 50, "Allocation of Development," of the TRPA Code and redirected to more appropriate locations. Lastly, projects would

still be required to be evaluated at a project-level for potential significant environmental effects, and mitigated if any are found. Thus, this impact would be less than significant.

b) Include or result in the temporary or permanent displacement of residents?

Less than significant. See discussion in Item 3.12.1(a), above. The proposed Area Plan Amendments do not propose any specific projects that would result in the loss of housing or that would displace substantial numbers of people necessitating construction of replacement housing elsewhere. The Area Plan does not currently have substantial housing stock located within its boundaries. Existing housing within the plan area consists of the 32 mobile homes within Kingsbury Manor Mobile Home Park (which, under the proposed amendments, would be fully incorporated into the plan area), 64 units of multi-family housing on Market Street (Lake Vista I and II apartments), and 64 units of multi-family housing on Deer Run Court (which operates as a time share). There is also a total of 13 attached and detached single family homes within the plan area. The Area Plan Amendments include adoption of TRPA's Phase 2 Housing Amendments, which would incentivize development of more affordable, moderate, and achievable housing opportunities in the plan area.

All future projects carried out under the Area Plan Amendments would be required to undergo project-level environmental review during which potential impacts on existing residents would be assessed and mitigated as appropriate. This would include projects that propose to redevelop existing housing stocks into either new residential developments or other types of land uses. If future projects would displace residents on either a temporary or permanent basis, mitigation would be required to reduce this impact. Additionally, Nevada Revised Statutes (NRS Section 118B.177) define the obligations of a landlord before the closure of a mobile home park, such as, for example, the Kingsbury Manor Mobile Home Park. The statute requires that either the properties be purchased prior to removal or tenants be compensated for relocation of existing mobile homes. For these reasons, this impact would be less than significant.

3.13 HOUSING

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
XIV. Housing				
a) Affect existing housing, or create a demand for additional housing? To determine if the proposal will affect existing housing or create a demand for additional housing, please answer the following questions:				
i. Will the proposal decrease the amount of housing in the Tahoe Region?	☐	☐	☒	☐
ii. Will the proposal decrease the amount of housing in the Tahoe Region historically or currently being rented at rates affordable by lower and very-low-income households?	☐	☐	☒	☐

3.13.1 Discussion

a) Affect existing housing, or create a demand for additional housing?

To determine if the proposal will affect existing housing or create a demand for additional housing, please answer the following questions:

i. Will the proposal decrease the amount of housing in the Tahoe Region?

Less than significant. The amount of housing in the Tahoe Region is limited by the number of available development rights and residential bonus units available through the TRPA growth management system under the 2012 Regional Plan (see Section 2.5), which would remain the same with the Area Plan Amendments.

The expansion of the Kingsbury Commercial Town Center boundary would add residential land uses including employee housing, multiple-family dwelling, multi-person dwelling, nursing and personal care, and residential care uses to the permissible use types that are currently allowed in the adjacent Kingsbury Commercial Town Center, thereby making this area eligible for additional development. Expanding the Kingsbury Commercial Town Center boundary to include the split parcel zoning of the Kingsbury Manor Mobile Home Park does not propose specific redevelopment of the site that would result in the loss of housing; however, the changes to the boundary would expand the list of permissible uses for that site (Table 2-1). The expansion of permissible uses provides a greater range of development opportunities on this site than currently exists, which could serve as an incentive to redevelop the site for commercial, office, higher density housing, or other permissible uses. Redevelopment of the expansion area could result in higher-density residential uses, such as multiple-family dwellings, multi-person dwellings, or employee housing which would increase the amount of housing in the plan area by replacing individual mobile home units with these higher density residential uses. Redevelopment of the site could also include a variety of non-residential uses (e.g., tourist accommodation, commercial, or entertainment uses). Redevelopment of the expansion area to non-residential uses could result in loss of housing within the plan area, including housing that could be rented at affordable or moderate-income housing rates as defined in Chapter 90 of the TRPA Code, and would have the potential to increase housing demand through the creation of new temporary and permanent jobs associated with redevelopment of the site and new future land uses. Because non-residential uses are currently permitted under the existing PAS 078, future development or redevelopment of the proposed expanded Kingsbury Commercial Town Center area without the amendments could also result in the loss of housing or increases in housing demand. However, without the town center expansion, this area would not be eligible for the same incentives for redevelopment under the Regional Plan as town centers. Regardless, any future proposal for redevelopment of the town center expansion area would be subject to project-level environmental review that would require an evaluation of the impact on housing supply, including on the supply of housing available to

various income levels and mitigation (including replacement housing in accordance with Nevada Revised Statutes and TRPA Code) as warranted. For the above reasons, implementation of amendment to expand the Kingsbury Commercial Town Center to include the split parcel zoning of the Kingsbury Manor Mobile Home Park would not result in a decrease in the amount of housing (including moderate-, lower-, and very-low-income housing) available in the Tahoe Region and any additional demand for housing created by future projects would be required to be addressed in project-level analysis for those projects.

The Phase 2 Amendments would offer flexibility in development standards, including by eliminating maximum density limits for deed-restricted affordable, moderate, and achievable deed-restricted multi-family housing when environmental standards can be met. The Phase 2 housing incentives would also encourage neighborhood-scale and larger mixed-use developments with ground floor retail and affordable, moderate, and achievable housing above. These development incentives could increase the pace of development and redevelopment of the remaining pool of residential allocations in the Region. However, the Phase 2 Housing Amendments would not change the overall number of available housing units planned for the Region under the growth management system. Therefore, the Phase 2 Housing Amendments would not reduce the number of housing units in the plan area and would have the potential to increase the number of units within existing growth limits.

Because specific future development projects are not being proposed as part of the package of Area Plan amendments, and because these projects would be required to undergo subsequent environmental review and project-level analysis and mitigate impacts to housing, there would not be a significant impact related to a decrease in the amount of housing in the plan area or in the Tahoe Region more broadly.

ii. Will the proposal decrease the amount of housing in the Tahoe Region historically or currently being rented at rates affordable by lower and very-low-income households?

Less than significant. See discussion in Item 3.13.1(a)(i), above. The existing Area Plan implements Regional Plan strategies that allow for increased residential height and density within existing town centers, which are intended to improve the feasibility of affordable, moderate and achievable housing projects and encourage the development of multi-family units in town centers. The 2012 RPU EIS evaluated the effects of the Regional Plan strategies implemented with the existing Area Plan and found that they have the potential to improve housing opportunities for lower income residents over the planning period of the Regional Plan (TRPA 2012: 3.12-17). The existing Area Plan already implements these strategies to facilitate increased options for affordable rentals to lower and very-low-income households. The Phase 2 Housing Amendments proposed as a part of the Area Plan Amendments would further incentivize development in parts of the plan area that are eligible for the flexible development standards for deed-restricted affordable, moderate, and achievable housing.

The Phase 2 Housing Amendments allow flexibility in some development standards (density, coverage, height and parking) for housing development projects that permanently deed-restrict parcels for affordable for low-, moderate- or above-moderate ("achievable") working households. Additionally, the plan area is within the residential bonus unit boundary, meaning that multi-family development projects within the Area Plan are eligible for bonus units. This would increase housing options that offer affordable rates in the Tahoe Region.

The Phase 2 Housing Amendments are intended to increase the amount of affordable, moderate, and achievable housing in the Region, including housing affordable to lower and very-low-income households. By making multi-family and accessory dwelling unit housing types more affordable to build, housing projects would become more competitive for state and federal grants. Projects that receive government grant funding—such as the recently approved Sugar Pine Village—would be more likely to provide affordable housing for the lower income levels. Use of the remaining residential bonus units to supply local residents with deed-restricted affordable, moderate, and achievable housing units could relieve pressure on the currently limited rental market within the plan area, allowing households to move into appropriately sized and priced units, and opening up more supply at lower rates.

Because the Area Plan with the proposed amendments remains consistent with the analysis in the 2012 RPU that found that the Regional Plan, as implemented by the Area Plan, has the potential to improve housing opportunities for lower income residents over the planning period, and because the proposed Area Plan Amendments would not

decrease the amount of affordable housing in Tahoe, but rather create opportunities for affordable housing development, the impact related to a potential for loss of loss of moderate-, lower-, and very-low-income housing is less than significant.

3.14 TRANSPORTATION/CIRCULATION

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
XIII. Transportation/Circulation.				
Will the proposal result in:				
a) Generation of 650 or more new average Daily Vehicle Miles Traveled (VMT)?	☐	☐	☒	☐
b) Changes to existing parking facilities, or demand for new parking?	☐	☐	☒	☐
c) Substantial impact upon existing transportation systems, including highway, transit, bicycle or pedestrian facilities?	☐	☐	☒	☐
d) Alterations to present patterns of circulation or movement of people and/or goods?	☐	☐	☒	☐
e) Alterations to waterborne, rail or air traffic?	☐	☐	☒	☐
f) Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?	☐	☐	☒	☐

3.14.1 Discussion

a) Generation of 650 or more new Daily Vehicle Miles Traveled (VMT)?

Less than significant.

The effects of complete build-out of the region on VMT were evaluated on pages 3.3-47 through 3.3-49 of the RPU EIS. This analysis found that while VMT per capita would decrease with the Regional Plan, the VMT threshold in place in 2012 could have been exceeded by the year 2035. To address this impact, the 2012 RPU EIS required that TRPA develop and implement a program for the phased release of land use allocations followed by monitoring and forecasting of actual roadway traffic counts and VMT. Under this program, new CFA, TAUs, and residential allocations are only authorized for release by the TRPA Governing Board every 4 years, contingent on demonstrating, through modeling and the use of actual traffic counts, that the VMT Threshold Standard is maintained over the subsequent 4-year period. This Regional Plan program has been adopted and is being implemented (TRPA Code Section 50.4.3) and would continue to apply to the plan area with adoption of the proposed Area Plan Amendments. Furthermore, TRPA has updated the VMT threshold since adoption of the 2012 RPU EIS. Rather than establishing a total VMT limit, the threshold now seeks to reduce the per capita VMT by 6.8 percent from 2018 levels by 2045. Because the RPU EIS found that the Regional Plan would reduce VMT per capita and the Area Plan is consistent with the Regional Plan, as described below, the Area Plan would contribute to reducing VMT per capita consistent with the current VMT threshold.

Elements of the proposed package of amendments could affect VMT, while others would not. Adding and updating the Douglas County sign regulations that were inadvertently omitted from the Area Plan during its original adoption, modifying the changeable sign standard in the Kingsbury Commercial Town Center and High-Density Tourist District from four changes per hour to 12 changes per hour, and amending the Area Plan to include an Energy Conservation Strategy to comply with Section 13.5.3.E of the TRPA Code would have no effect on VMT. However, other amendments could create changes in VMT generated within the plan area (i.e., localized VMT), including modifying the Area Plan boundary to resolve the split parcel zoning by incorporating the entire Kingsbury Manor Mobile Home Park parcel into the Kingsbury Commercial Town Center, and implementing TRPA's recently passed Phase 2 Housing Amendments that allow flexible development standards on deed-restricted affordable, moderate, and achievable housing in town centers and areas zoned for multi-family.

The expansion of the Kingsbury Commercial Town Center boundary would allow for redevelopment to include additional permitted uses beyond those currently allowed for this area and would allow for higher density multiple-family and tourist accommodation uses than in other areas. Table 2-1 lists the additional uses that would be allowed in the 3.64-acre expansion area. The expansion area would not be eligible for the flexible development standards associated with the Phase 2 Housing Amendments because the expansion area is located on low capability lands (i.e., LCD 3).

To evaluate the VMT implications of the town center expansion, LSC considered potential trip generation within the expansion area under four potential redevelopment scenarios, including an office development scenario, a retail/restaurant scenario, an affordable housing scenario, and a lodging scenario. VMT was evaluated in accordance with the current TRPA Project Impact Assessment Guidelines (January 3, 2022). Per TRPA standards, this analysis focuses on VMT generated within the Tahoe Basin only. The expansion area is in PIA Zone 42. Per the guidelines, land uses in PIA Zone 42 have an average trip length of 4.78 miles. The daily vehicle-trip ends of the potential land uses are summarized in Table 3.14-1. Multiplying the daily vehicle-trip ends by the average trip length of PIA Zone 42 of 4.78 miles results in VMT. As shown, the retail/restaurant land use scenario results in the highest potential VMT increase of about 2,800 daily VMT.

Table 3.14-1 Town Center Expansion – Vehicle Miles Traveled

Land Use	Daily Vehicle Trip Ends	Average Trip Length (miles)	Daily Vehicle Miles Traveled (VMT)
Development Scenarios for Town Center Expansion Area			
Office	510	4.78	2,438
Retail	856	4.78	4,092
Affordable Housing	396	4.78	1,893
Lodging	759	4.78	3,628
Existing Land Use			
Residential - Mobile Home Park	174	4.78	832
Existing Maximum Land Use			
Residential - Apartments	261	4.78	1,248
Potential Increase in VMT (Excluding Transferred Uses)			
Office			1,190
Retail			2,844
Affordable Housing			645
Lodging			2,380
Maximum Potential Increase in VMT (Excluding Transferred Uses)			**2,844**

Source: LSC 2024.

According to the "Project Impact Assessment Guidelines" projects that do not meet the low-VMT screen are required to conduct additional analysis and apply mitigations (strategies and/or fees) to reduce the project's VMT to at or below the corresponding standard of significance, which is 1,300 VMT. Therefore, the TRPA VMT threshold that would have to be met to be screened out of future analysis is 1,300 VMT. The affordable housing and office land uses are calculated to likely be below the 1,300 VMT screening criteria. The retail/restaurant and lodging land uses are calculated to likely be above the screening criteria and therefore, future, specific project proposals would need be compared to the TRPA's standard of significance to determine VMT compliance, determined if it is met, and be mitigated (such as decreasing the size or number of units), if necessary, to meet it.

The Phase 2 Housing Amendments could also affect VMT in that they would provide flexible standards for increased height, coverage, and density allowances for residential or mixed-use projects with deed-restricted affordable, moderate, or achievable housing units receiving residential bonus units from TRPA; these amendments would not add

new residential bonus units to the overall growth limits of the region with the potential to increase VMT. The analysis in the 2012 RPU EIS (TRPA 2012 pages 3.3-1 through 3.3-52) evaluated the effects on VMT of remaining bonus units that are available for development. Because these amendments would further incentivize bonus units to be concentrated in areas that generate less VMT per capita (centers [the Kingsbury Commercial Town Center and High-Density Tourist District] and areas zoned for multi-family [the T-R and T-RR zoning districts]), it is anticipated that no increase in VMT would be associated with adoption of the Phase 2 Housing Amendments within the plan area.

The proposed amendments would not be expected to increase VMT in the plan area because, as described above, the amendments taken together as a package, or individually through future project-level analysis and mitigation, would not increase VMT beyond that contemplated in the Regional Plan and/or below VMT screening criteria. Per capita VMT would also be reduced commensurate with the reduction in overall VMT, through elements of the Area Plan Amendments that further concentrate development in town centers near pedestrian-friendly and transit-oriented services.

For all future projects proposed under the amended Area Plan, TRPA Code provisions are in place that monitor and phase release of development allocations to ensure that the regional VMT threshold standard is met, and all portions of the plan area would be subject to Section 13.5.3.G of the TRPA Code that support region-wide trip reduction, and therefore projects implemented under the Area Plan Amendments would not violate the TRPA VMT Threshold Standards. Because the proposed amendments would not increase trip generation or result in longer trips than those which occur under current conditions, the Area Plan Amendments would not collectively increase regional VMT and the impact would be less than significant.

b) Changes to existing parking facilities, or demand for new parking?

Less than significant. As described in Chapter 2, "Project Description," the proposed Area Plan Amendments would: (1) modify the Area Plan boundary to eliminate the split parcel zoning and incorporate the entire Kingsbury Manor Mobile Home Park parcel into the Kingsbury Commercial Town Center, (2) incorporate the signage regulations for the Area Plan that were inadvertently omitted from the Area Plan during its original adoption and modify the changeable sign standard for the Kingsbury Commercial Town Center and High-Density Tourist District from four changes per hour to 12 changes per hour, (3) implement TRPA's recently passed Phase 2 Housing Amendments that allow flexible development standards on deed-restricted housing in town centers and areas zoned for multi-family, and (4) amend the Area Plan to include an Energy Conservation Strategy and come into compliance with Section 13.5.3.E of the TRPA Code. Aspects of the Regional Plan, Area Plan, and TRPA Code pertaining to parking regulations not specifically affected by these amendments would continue to apply throughout the plan area. Some of these amendments would result in development and redevelopment projects that could be implemented under the amended Area Plan that could result in changes to existing parking facilities and the demand for parking.

The proposed Area Plan Amendments would—for the most part—carry forward existing parking standards in the existing Area Plan with no change, apart from modified parking standards for deed-restricted affordable, moderate, and achievable housing projects proposed pursuant to the Phase 2 Housing Amendments (described below). Each future project would continue to be reviewed for consistency with the existing parking standards and would be reviewed through a project-specific environmental review (TRPA Code Chapter 3) to ensure the proposed project would not significantly degrade parking conditions. Parking standards and requirements within the Tahoe Area Plan Regulations (Chapter 20.703) of the Douglas County Development Code and the South Shore Design Standards and Guidelines (September 2013, as amended) apply to the Area Plan. Under the Phase 2 Housing Amendments, residential and mixed-use developments would be subject to no minimum parking standards in centers and 0.75 space per unit, on average, outside of centers. These minimums would supersede Douglas County's minimum parking requirements of two spaces per unit. However, to deviate from existing parking minimums, project applicants would be required to demonstrate that the parking demand generated by their project, as determined through a parking study, would be met by providing parking spaces and/or through parking management strategies.

Portions of the plan area that are mixed-use are intended to provide a mix of commercial, public services, light industrial, office, and residential uses and are targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern, and provides economic

opportunities. Under existing conditions, the parking supply within the Area Plan far exceeds the existing demand. For many years, the county-owned parking structure adjacent to the Douglas County Administrative Offices and visitor/transit center located south of Kahle Drive and east of US 50, as well as the parking lots associated with the existing casino towers, have been underutilized. It is anticipated that affordable housing developments proposed pursuant to the Phase 2 Housing Amendments, and other subsequent development and redevelopment projects within the Area Plan boundary could cause parking supply to be redistributed, generate changes to existing parking facilities, or potentially increase the demand for parking. Any subsequent projects allowed within the amended Area Plan would be subject to permitting by TRPA and/or Douglas County. Consistent with existing conditions, permit applicants would be required to demonstrate that adequate parking would be provided for any new parking demand that is created and for any changes in parking facilities, in accordance with Section 20.703.150 of the Development Code.

In accordance with Section 13.5.3.B.2 of the TRPA Code, the amended Area Plan would carry forward shared and areawide parking strategies that support reductions in land coverage and make more efficient use of land for parking and pedestrian uses. Section 20.703.150 of the Douglas County Code includes the Area Plan parking provisions. These provisions include a set amount of required parking and loading spaces for different types of land uses (citing Section 20.692 of the Douglas County Code). The existing Code provisions allow these requirements to be reduced if a subsequent project-level parking analysis demonstrates that adequate parking to meet the project demand can be accommodated through joint use of parking facilities, in-lieu payment to meet parking requirements, on-street parking, free or discounted transit, use of off-site parking locations, and paid parking management. Parking requirements may also be reduced (for all uses other than single-family dwellings) if public transit service exists within 300 feet of the property and is a viable alternative. Bicycle access and racks are a requirement for all commercial, recreation, and multi-residential projects.

The TRPA Region-wide Phase 2 Housing Amendments IEC found that the proposed Phase 2 Housing Amendments would not result in a demand for new parking beyond what was evaluated in the 2012 RPU EIS, the 2020 Regional Transportation Plan (RTP) Initial Environmental Checklist, and the 2021 Phase 1 Housing Amendments IEC. The Phase 2 Housing Amendments would not add additional housing units under the Region's growth management system. Deed-restricted affordable, moderate, or achievable homes that utilize bonus units would be more densely concentrated in centers or areas zoned for multi-family housing because the amendments incentivize transfer of development to these areas through flexible development standards. Part of the package of incentives involves exempting deed-restricted affordable, moderate, and achievable housing from minimum parking requirements within centers. Outside of centers but in areas zoned for multi-family housing, the housing amendments would reduce minimum parking requirements to 0.75 space per unit, on average. To qualify for a deviation from existing parking requirements, project applicants would be required to demonstrate the ability to meet the demand generated by the new development by constructing new parking and/or implementing parking management strategies. Therefore, this condition will ensure that adequate localized parking is available in centers and multi-family zones without spillover impacts on neighborhoods.

By increasing the incentives to concentrate more housing in centers located in proximity to transit, with higher parcel-level densities, there would be a reduced overall demand for parking associated with the Phase 2 Housing Amendments. Additionally, centers offer more opportunities to provide shared parking agreements and other parking management strategies to better utilize existing parking resources, and, by increasing the number of deed-restricted affordable, moderate, or achievable housing developments in close proximity to transit and other multi-modal transportation options the overall demand for parking would be reduced. It is expected that implementation of the Phase 2 Housing Amendments and associated parking incentives would support a parking supply model and land use pattern that is reflective of mixed-used parking demand and would continue to move development within the plan area toward meeting the parking and transportation objectives of the Regional Plan. Additionally, all future project proposals would be evaluated at the project level through environmental and permitting review to determine effects on parking and ensure they do not result in significant impacts; and, where significant impacts are found, mitigation measures would be developed to reduce them to the extent practicable.

The proposed Area Plan Amendments would have a less-than-significant impact on parking because development would be concentrated more centrally in mixed-use areas with opportunity for access to transit and multi-modal

forms of transportation, the Area Plan already has parking supply well in excess of demand and most future projects would be developed in close proximity to existing underutilized parking, the TRPA Code includes shared and areawide parking strategies to more efficiently use land for parking, and project-level review of the parking impacts would continue to be required for all future projects that would result in mitigation related to parking impacts, if necessary.

c) Substantial impact upon existing transportation systems, including highway, transit, bicycle or pedestrian facilities?

Less than significant. The Regional Plan and RTP seek to promote a more compact land use pattern with walkable and bikeable town centers and reduced development in outlying areas and sensitive lands. Primary objectives of the existing Area Plan are to implement the Regional Plan land use strategies, and to promote a comprehensive transportation network that is focused on transit, pedestrian, and non-motorized transportation opportunities consistent with the Regional Plan and RTP. Because the proposed Area Plan Amendments would not change regional growth potential beyond what was evaluated in the 2012 RPU EIS and 2020 RTP, the impacts associated with this package of amendments would be consistent with those evaluated in the 2012 RPU EIS (TRPA 2012 pages 3.3-1 through 3.3-52) and the Initial Study/Initial Environmental Checklist prepared for the 2020 RTP (TMPO and TRPA 2020).

The 2012 RPU EIS evaluated the effects of build-out of all development authorized under the Regional Plan, including within the plan area, on roadway segment operations (TRPA 2012 pages 3.3-40 through 3.3-44). This analysis found that there would be no significant impacts to roadway operations within the plan area. The 2012 RPU EIS also evaluated effects on intersection operations (TRPA 2012 pages 3.3-44 through 3.3-46), which determined that build-out of the region would not result in significant impacts to intersection operations within the plan area. The 2012 RPU EIS concluded that there would be a significant impact on some roadway segment operations outside of the plan area. It included Regional Plan Mitigation Measure 3.3-1 to reduce the magnitude of impacts on LOS to a less-than-significant level. This measure was incorporated as part of the Regional Plan. It required that TRPA develop and implement a program for the phased release of land use allocations in 4-year cycles in conjunction with future updates of the Regional Plan and RTP, monitoring of LOS, and a suite of responsive measures, if monitoring indicates a decrease in LOS. The RPU EIS concluded that impacts on LOS were reduced to a less-than-significant level (TRPA 2012: 3.3-44). This requirement of the Regional Plan Update EIS was incorporated into TRPA Code Section 50.4.3 and is being implemented.

As discussed above under Item 3.14(a), the Phase 2 Housing Amendments are aimed at incentivizing residential development to be further concentrated within centers and multi-family zones, which are closer to employment and service centers, and have better connections to transit, sidewalks, and bicycle trails—the net effect of which would likely be no VMT increase beyond that which was contemplated in the 2012 RPU EIS. By increasing density within the Kingsbury Commercial Town Center, the High-Density Tourist District, and in areas zoned for multi-family residential use, the Phase 2 Housing Amendments would have a potentially beneficial effect on existing transit systems by concentrating development in lower VMT-generating areas than areas further away from centers. Likewise, bike trails and pedestrian paths in centers are part of the transportation infrastructure with capacity to accommodate trips that have the potential to shift from vehicles to biking and walking; this would also have a beneficial impact to transportation infrastructure by more equitably distributing trips among various modes of transportation.

Additionally, as discussed above under Item 3.14.1(a), the proposed amendments would not be expected to increase VMT because, as described above, the amendments taken together as a package, or individually through future project-level analysis and mitigation, would not increase regional VMT.

For these reasons, the proposed Area Plan Amendments would have a less-than-significant impact on transportation systems.

d) Alterations to present patterns of circulation or movement of people and/or goods?

Less than significant. As described above in Item 3.14.1(a), the proposed Area Plan Amendments would not be expected to increase traffic generation compared to that which could occur under the existing Area Plan. Nor, as discussed above under Item 3.14.1(c) would the proposed amendments alter any requirements related to

transportation facilities. For these reasons, the proposed Area Plan Amendments would not alter patterns of circulation and this impact is less than significant.

e) Alterations to waterborne, rail or air traffic?

No Impact. The proposed Area Plan Amendments do not involve any alterations to waterborne, rail, or air traffic. There are no railways or airports located in the plan area. The proposed Area Plan does not approve waterborne transit and any future waterborne transit would be subject to a project-level planning, design, and environmental review process. Thus, there would be no impact to waterborne, rail, or air traffic.

f) Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?

Less than significant. The proposed Area Plan Amendments do not include or approve specific transportation elements or land uses that inherently would increase the potential for traffic hazards. Any individual projects would be subject to all applicable federal, state, and local design standards. As described above in Item 3.14.1(a), the proposed Area Plan Amendments would not be expected to increase traffic generation compared to that which could occur under the existing Area Plan. For these reasons, the Area Plan Amendments would have a less-than-significant impact related to traffic hazards.

3.15 PUBLIC SERVICES

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
XIV. Public Services.				
Will the proposal have an unplanned effect upon, or result in a need for new or altered governmental services in any of the following areas:				
a) Fire protection?	☐	☐	☒	☐
b) Police protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Parks or other recreational facilities?	☐	☐	☒	☐
e) Maintenance of public facilities, including roads?	☐	☐	☒	☐
f) Other governmental services?	☐	☐	☒	☐

3.15.1 Discussion

Will the proposal have an unplanned effect upon, or result in a need for new or altered governmental services in any of the following areas:

a) Fire protection?

Less than significant. As described under Section 2.5, "Growth Potential," in Chapter 2, "Project Description," implementation of the proposed Area Plan Amendments would not make changes to the total number of residential allocations or other development rights (e.g., CFA, TAUs) available on a regional basis that would exceed the potential growth of what was analyzed in the 2012 RPU EIS. As with existing conditions, long-term growth under the proposed Area Plan Amendments would remain relatively small because it is constrained by the existing pool of development rights that are available regionally; however, there could be concentrated development within the plan area that would be allowed with the amendments. The 2012 RPU considered this possibility in evaluation the potential effects on fire protection from additional development and population growth under Impact 3.13-5 on pages 3.13-21 through 3.13-22 of the 2012 RPU EIS (TRPA 2012a). This analysis found that any new construction could result in population increases that, depending upon location, could require improved or expanded facilities for fire protection. The objectives of the proposed Area Plan Amendments include encouraging environmentally beneficial redevelopment of the plan area that meets the objectives of the Regional Plan to focus development and redevelopment in the Region in centers, including in vibrant mixed-use communities with centralized services in close proximity to transit and other multi-modal forms of transportation. Centers tend to offer greater access to and response times from fire protection and other emergency services than areas that are more remote and, as such, the concentration of future development in town centers could be beneficial to fire protection. Additionally, individual projects proposed under the amended Area Plan would be required to undergo project-level environmental review and permitting to ensure that any significant impacts related to increased demand on fire protection services are identified and mitigated, as appropriate. All projects requiring a TRPA permit also require fire protection agency pre-approval as part of the permitting process. Therefore, impacts related to the need for new or increased fire protection services from implementation of the Area Plan Amendments would be less than significant.

b) Police protection?

Less than significant. See discussion in Item 3.15.1(a), above. The potential effects on police protection from additional development and population growth under the Regional Plan were analyzed under Impact 3.13-5 on pages 3.13-21 through 3.13-22 of the 2012 RPU EIS (TRPA 2012a). This analysis found that any new construction could result in

population increases that, depending upon location, could require improved or expanded facilities for police protection. However, individual projects would be required to undergo subsequent environmental review to ensure that impacts are identified and mitigated. Therefore, impacts related to the need for new or increased police services from implementation of the Area Plan Amendments would be less than significant.

c) Schools?

Less than significant. See discussion in Item 3.15.1(a), above. The potential effects on school services from additional development and population growth under the Regional Plan were analyzed under Impact 3.13-5 on pages 3.13-21 through 3.13-22 of the 2012 RPU EIS (TRPA 2012a). This analysis found that any new construction could result in population increases that, depending upon location, could require improved or expanded facilities for school services. However, schools located within the Douglas County portion of the Tahoe Region (Zephyr Cove Elementary School and George Whittell High School), located outside the plan area, have had generally declining enrolment figures in recent years. In 2008, the Kingsbury Middle School closed due to longstanding and predicted future declining enrolment; and the Douglas County School District Facilities Master Plan also projects future declining enrolment figures at the remaining schools and provides strategies to address it.

Regardless of the existing and future capacity at schools serving the plan area, individual projects would be required to undergo environmental review to ensure that any significant impacts related to the need for school facilities are identified and mitigated. Therefore, impacts related to the need for additional school capacity or facilities from implementation of the Area Plan Amendments would be less than significant.

d) Parks or other recreational facilities?

No Impact. As described under Section 2.5, "Growth Potential," in Chapter 2, "Project Description," implementation of the proposed Area Plan Amendments would not make changes to the total number of residential allocations or other development rights (e.g., CFA, TAUs) available on a regional basis that would exceed the potential growth analyzed in the 2012 RPU EIS. The potential effects on parks or other recreational facilities from additional development and population growth under the Regional Plan were analyzed under Impact 3.11-1 on pages 3.11-16 through 3.11-20 of the 2012 RPU EIS (TRPA 2012a). This analysis found that the increase in residents and visitors associated with the Regional Plan could be accommodated by existing facilities in the Tahoe region, or with expanded facilities and new facilities that are developed consistent with the Recreation and Land Use Elements of the Regional Plan. Analysis of projects against the threshold standards would minimize any project-related adverse environmental effects associated with increased demand for or use of recreation facilities attributed to an increase in population. Additionally, the goals and policies would ensure that demand for recreation facilities and opportunities in the Region are met. Ongoing improvements through various entities (i.e., USDA Forest Service, Nevada State Parks (State Parks), the county, and private property owners) and programs (such as the Environmental Improvement Program [EIP]) and persons-at-one-time (PAOT) allocations, as needed, by TRPA would continue to expand and maintain these opportunities and ensure that capacity is available.

Under the amendments, the existing Area Plan would continue to expand and diversify recreational opportunities in the plan area through implementation of associated goals and policies. There would be no additional regional growth associated with the Area Plan Amendments that would affect the demand for recreational facilities and opportunities beyond that which was considered in the 2012 RPU EIS and therefore, there would be no increase in demand for parks and recreational facilities associated with the Area Plan Amendments and therefore no impact.

e) Maintenance of public facilities, including roads?

No Impact. The existing Area Plan includes goals and actions to provide funding and financing to support long-term maintenance of both existing and proposed facilities under the Area Plan. Priority is given to funding certain improvements, including active transportation projects and EIP projects and other infrastructure intended to attain environmental thresholds. Any future projects within the plan area would be subject to subsequent project-level environmental review and permitting. As with existing conditions, permit applicants would be required to demonstrate that any proposed project would be consistent with TRPA Code provisions related to public facilities and

transportation, including the provisions of Chapters 32 and 65 that address the standards of basic services and transportation, respectively. For these reasons, adoption of the proposed Area Plan amendments would not result in an unplanned effect upon maintenance of public facilities, including roads and no impact would result.

f) Other governmental facilities?

Less than significant. The plan area includes several governmental facilities including the TRPA office, Douglas County administrative and sheriff offices, Kahle Community Center, and a post office. These facilities serve the plan area and the local community beyond. Individual projects proposed under the amended Area Plan would be required to undergo project-level environmental review and permitting to ensure that any significant impacts related to increased demand on governmental facilities and services are identified and mitigated, as appropriate; therefore, the proposed Area Plan Amendments would have a less-than-significant impact on the demand for other governmental facilities.

3.16 ENERGY

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
VI. Energy.				
Will the proposal result in:				
a) Use of substantial amounts of fuel or energy?	☐	☐	☒	☐
b) Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	☐	☐	☒	☐

3.16.1 Discussion

a) Use of substantial amounts of fuel or energy?

Less than significant. See discussions in Items 3.10.1(a) and 3.14.1(a), above. The RPU EIS evaluated the effects of build-out of the entire Tahoe Region, including the plan area, on energy and fuel on page 5-3 and in support of the GHG and air quality analysis (TRPA 2012: Appendix F). As with existing conditions, energy and fuel would be consumed during construction and operation of future projects in the plan area. However, the potential for growth in the plan area would be limited through the existing pool of development rights, such as CFA, RUUs, and TAUs—which would not change with implementation of the Area Plan Amendments. The proposed Area Plan Amendments would not permit heavy industrial or manufacturing uses, which tend to have higher energy consumption rates associated with them than the types of land uses permitted within the plan area with the proposed amendments. While any new construction would require electric and natural gas service as part of the basic services (see TRPA Code Chapter 32, "Basic Services") the entire plan area is located in proximity to existing electric and natural gas infrastructure. Future projects requiring new or modified connections would be subject to the requirements and fees of utility providers.

Development or redevelopment projects proposed under the Area Plan Amendments—including expansion of the Kingsbury Commercial Town Center and the Phase 2 Housing Amendments—would not be expected to result in the consumption of substantial amounts of fuel or energy on a regional basis beyond that which was contemplated in the 2012 RPU EIS, because regional growth would remain the same. Potential future projects would be required to comply with applicable laws and regulations during construction and operation that relate to energy efficiency—including compliance with the Energy Conservation Strategy proposed under this package of amendments—and would undergo further evaluation at a project level. Moreover, the Phase 2 Housing Amendments would facilitate development of additional affordable, moderate, and achievable residential density that would be available to individuals who may be currently commuting from Carson Valley. For these reasons, there would be no substantial increase in the rate energy or fuel consumption specifically related to the Phase 2 Housing Amendments.

As described in Item 3.14.1(a), the proposed Area Plan amendments would not increase regional VMT beyond the level analyzed in the 2012 RPU EIS, thus the use of fuel and energy for transportation would be consistent with the analysis in the 2012 RPU EIS. In addition, future projects would be evaluated at a project-level to determine if the project would use substantial amounts of fuel or energy and mitigation measures would be required, if necessary, as a condition of approval. For these reasons, the proposed Area Plan Amendments would not result in a substantial use of fuel or energy and this impact is less than significant.

b) Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?

Less than significant. See discussions in Items 3.14.1(a) and 3.16.1(a). Demand created by implementation of the proposed Area Plan Amendments would not exceed available capacity or require the development of new sources of energy and this impact is less than significant.

3.17 UTILITIES

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
XVI. Utilities.				
Except for planned improvements, will the proposal result in a need for new systems, or substantial alterations to the following utilities:				
a) Power or natural gas?	☐	☐	☒	☐
b) Communication systems?	☐	☐	☒	☐
c) Utilize additional water which amount will exceed the maximum permitted capacity of the service provider?	☐	☐	☒	☐
d) Utilize additional sewage treatment capacity which amount will exceed the maximum permitted capacity of the sewage treatment provider?	☐	☐	☒	☐
e) Storm water drainage?	☐	☐	☒	☐
f) Solid waste and disposal?	☐	☐	☒	☐

3.17.1 Discussion

a) Power or natural gas?

Less than significant. As described in Section 2.5, "Growth Potential," the Area Plan Amendments would not alter the existing growth control system implemented under the Regional Plan. All new development would continue to be required to obtain the applicable RBUs, RUUs, CFA, or TAUs from the remaining existing pool of available units. Thus, as with existing conditions, long-term growth under the proposed Area Plan Amendments would remain relatively small because it would continue to be constrained by the existing pool of development rights that are available regionally. The potential effects on power and natural gas from additional development and population growth under the Regional Plan were analyzed under Impact 3.13-4 on pages 3.13-20 through 3.13-21 of the 2012 RPU EIS (TRPA 2012a). As described in the 2012 RPU EIS, the local utility—NV Energy—projects that, based on forecasting and growth trends for the Tahoe Region, that their existing capacity will substantially exceed the future demand that could be generated by potential development and redevelopment authorized by the Regional Plan within their service area. Additionally, while any new construction would require electric and natural gas service as part of the basic services (Chapter 32 of the TRPA Code and Section 20.703.250 of the Douglas County Code), the plan area is located within proximity to existing electric and gas infrastructure and projects requiring new or modified connections would be subject the requirements and fees of the applicable utility providers.

The proposed Area Plan Amendments include adoption of TRPA's Phase 2 Housing Amendments, which would encourage new residential development by removing the cap on residential density for eligible portions of the plan area; however, the regional demand for power and natural gas would be the same as contemplated in the 2012 RPU EIS, because regional growth would remain the same The Area Plan Amendments would also expand the Area Plan boundary to incorporate the Kingsbury Manor Mobile Home Park. These amendments would have the potential to increase localized demand for power and natural gas (as well as for other utilities such as water, sewage, and solid waste) that, in turn, could require new or improved facilities. However, individual future projects would need to be evaluated to determine their impact on power and natural gas utilities pursuant to project-level environmental review and permitting. If significant effects are found at the project level relating to the need for new power or natural gas systems or expansion, mitigation would be required.

The Area Plan Amendments would incorporate an Energy Conservation Strategy into the Area Plan that would include capital improvement projects to reduce energy consumption from public facilities. These measures include upgrading the county vehicle fleet to include more fuel-efficient and environmentally-sound vehicles; upgrading county buildings by installing solar screens on windows and installing double glass windows, and replacing water heaters with energy-efficient heaters; installing a high-efficiency HVAC system at the Tahoe Justice Court; and installing an Allerton control and monitoring system that would alert County staff to any efficiencies that need to be addressed in the building control systems of all buildings. The Energy Conservation Strategy would also include measures aimed at private development including adopting portions of the International Building Code Green Building Code and providing incentives to encourage its use. These measures would improve the energy efficiency of existing Douglas County buildings and would improve energy efficiency of future private development. As a result, it is expected that under the Area Plan Amendments demand for energy from existing development would decline, and the demand for energy from new development and redevelopment under the proposed Area Plan amendments would not increase relative to demand under the existing Area Plan.

For the reasons described above, any effects related to the need for new or altered power and natural gas utilities would be less than significant.

b) Communication systems?

No Impact. Communication systems are not listed as a required basic service by Douglas County or TRPA Code. Any development or redevelopment permitted through the Area Plan Amendments would be located within existing service areas for communication systems providers—Charter, Spectrum, and AT&T. Each future project would be responsible for any elected connection or subscription to communication systems within the Region. Development or redevelopment projects in the plan area could stimulate investment in improved broadband service. For these reasons, implementation of the Area Plan Amendments would not result in the need for new systems, or substantial changes to existing communication systems and there would be no impact.

c) Utilize additional water which amount will exceed the maximum permitted capacity of the service provider?

Less than significant. All development permitted by the amended Area Plan would be required to comply with Section 32.4 of the TRPA Code, which requires that a project applicant demonstrate the availability of adequate water supply for both domestic consumption and fire protection prior to project approval. This is demonstrated at a project-level through the acquisition of a Will Serve Letter from the applicable water purveyor. Additionally, any project proposing construction, reconstruction, or expansion of a structure would be required to meet the Basic Services and Facilities Standards contained in Chapter 20.100 of the Douglas County Code. Therefore, implementation of the amended Area Plan would not create water use in excess of the maximum permitted capacity of the service provider and this impact would be less than significant.

d) Utilize additional sewage treatment capacity which amount will exceed the maximum permitted capacity of the sewage treatment provider?

Less than significant. See discussion in Item 3.17.1(a), above. The potential effects on sewage treatment capacity from additional development and population growth under the Regional Plan were analyzed under Impact 3.13-2 on pages 3.13-15 through 3.13-17 of the 2012 RPU EIS (TRPA 2012a). Individual projects proposed under the Area Plan Amendments would be required to comply with applicable portions of the TRPA Code, including Section 32.5 that requires that all projects be served by facilities that provide treatment and export of wastewater from the Tahoe Region; Section 50.4.1(C), which prohibits distribution of allocations to jurisdictions with insufficient wastewater to support residential development; and Section 13.10.7, which requires demonstration of adequate sewer capacity prior to occupancy of a transferred unit. Additionally, any project proposing construction, reconstruction, or expansion of a structure would be required to meet the Basic Services and Facilities Standards contained in Chapter 20.100 of the Douglas County Code. For these reasons, and because individual projects proposed under the Area Plan Amendments would be required to undergo subsequent project-level environmental review and permitting to determine if there are any significant effects related to the provision of sewage treatment capacity, impacts related to

the need for increased sewage capacity from implementation of the Area Plan Amendments would be less than significant.

e) Storm water drainage?

Less than significant. Portions of the plan area are served by two areawide stormwater systems, the Stateline Stormwater System and the Kahle System, the latter of which is not yet operational. All development permitted under the amended Area Plan would be required to continue to meet TRPA BMP standards to reduce runoff and pollutant loading from impervious surfaces (Section 20.703.150[A].1 of the Douglas County Code). As specified in Section 60.4.6 of the TRPA Code, except where special conditions exist and are approved by TRPA, infiltration facilities designed to accommodate the volume of runoff generated by a 20-year, 1-hour storm are required for approval of all projects.

The Phase 2 Housing Amendments would allow additional coverage in certain parts of the plan area when projects meet certain requirements, including being serviced by an areawide stormwater treatment system, as follows:

- Kingsbury Commercial Town Center and the High-Density Tourist District: Allow for land coverage greater than the current limit of 70 percent on high-capability lands with participation in a stormwater collection and treatment system (consistent with TRPA treatment requirements) owned and operated by a public entity instead of existing TRPA land coverage limits for deed-restricted affordable, moderate, or achievable residential or mixed-use developments that utilize bonus units. Land coverage transfers and water quality fees would still be required.
- Tahoe-Resort Recreational (T-RR) Zoning District: Allow up to 70 percent land coverage on high-capability lands for deed-restricted affordable, moderate, or achievable residential or mixed-use developments that utilize bonus units with participation in a stormwater collection and treatment system (consistent with TRPA treatment requirements) owned and operated by a public entity, or with a public entity responsible for on-site system maintenance. Land coverage transfers and water quality fees would still be required.

Therefore, projects proposed under the Phase 2 Housing Amendments would participate in a stormwater collection and treatment system that would be expected to accommodate additional runoff that the project could create, which would prevent adverse stormwater impacts associated with the increase in coverage. Additionally, all future projects would be required to undergo site-specific project-level environmental review and permitting, which would identify potential significant impacts associated with implementation of the Phase 2 Housing Amendments and require mitigation, if necessary.

For the reasons described above, impacts related to stormwater infrastructure and stormwater drainage systems would be less than significant.

f) Solid waste and disposal?

Less than significant. As described in Section 2.5, "Growth Potential," the Area Plan Amendments would not alter the existing growth control system implemented under the Regional Plan. All new development would continue to be required to obtain the applicable RBUs, RUUs, CFA, or TAUs from the remaining existing pool of available units. Thus, as with existing conditions, long-term growth under the proposed Area Plan Amendments would remain relatively small because it would continue to be constrained by the existing pool of development rights that are available regionally. Moreover, the Area Plan Amendments would not alter land uses within the plan area to the extent that the types or quantities of solid waste would be substantially changed from what is currently generated under existing conditions.

Solid waste generated within the plan area is disposed of at the Lockwood Regional Landfill, which accepts waste produced regionally within the Tahoe Basin. As permitted, the remaining life of the landfill is nearly 150 years (Anderson, pers. comm, 2015). Because the Area Plan Amendments would not alter the existing growth control system implemented under the Regional Plan, and because land uses would not change such that substantially different types of waste could be generated within the plan area, the amendments would not exceed the permitted capacity for solid waste disposal, and this impact would be less than significant.

3.18 HUMAN HEALTH

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
XVII. Human Health.				
Will the proposal result in:				
a) Creation of any health hazard or potential health hazard (excluding mental health)?	☐	☐	☒	☐
b) Exposure of people to potential health hazards?	☐	☐	☒	☐

3.18.1 Discussion

a) Creation of any health hazard or potential health hazard (excluding mental health)?

Less than significant. See discussion in Item 3.11.1(a), which addresses the potential for the proposed Area Plan Amendments to result in the release of hazardous substances into the environment.

Infrastructure, restoration, or landscape projects could be implemented under the proposed Area Plan Amendments that would have the potential to create conditions conducive to breeding mosquitoes, which are potential vectors for diseases. However, these risks would be the same as under existing conditions. Health hazards from vector-borne diseases are evaluated in the 2012 RPU EIS in Impact 3.14-3 on pages 3.14-15 through 3.14-16 (TRPA 2012a). This analysis found that by maintaining regulations that allow for fogging and spraying to reduce adult mosquito populations, effects on public health associated with mosquito-borne illnesses would be less than significant.

As with existing conditions, implementation of the proposed Area Plan Amendments could result in new development and redevelopment that could increase the number of residents and visitors in the plan area through incentives to concentrate regional development within mixed-use town centers, such as the Kingsbury Commercial Town Center and the High-Density Tourist District. The proposed Phase 2 Housing Amendments would further incentivize residential density and mixed-used development in these areas, as well as incentivize increased density in the T-RR zoning district within the plan area. However, while hazards such as wildfire, flooding, seismic hazards (e.g., earthquakes, avalanches, and seiches), and landslides have the potential to occur in the plan area, they are not limited to this area and have the possibility of affecting all areas within the Tahoe Basin, cross-jurisdictionally. Because the Area Plan Amendments would not affect regional growth beyond that which was evaluated in the 2012 RPU EIS and the concentration of development in town centers was contemplated in the Regional Plan, the effects of the Area Plan Amendments would be the same as that analysis. Effects related to wildfire hazards were previously analyzed in the 2012 RPU EIS under Impact 3.14-1 on pages 3.14-11 through 3.14-13 (TRPA 2012a). This analysis found that because future projects would be required to be consistent with Regional Plan requirements for fire safety as well as other applicable federal, state, regional, and local fire safety plans, and because future projects would be required to consider the fire hazards in the region and include measures to ensure that defensible space is maintained and excessive fuel is reduced, the effect would be less than significant. Effects related to flood hazards were previously analyzed in the 2012 RPU EIS in Impact 3.14-2 on pages 3.14-13 through 3.14-14 (TRPA 2012a). This analysis found that because the Regional Plan (Policy NH-1.2) does not allow for development activities that would result in new flooding issues or allow for the exacerbation of existing flooding issues that would expose occupants and/or structures to flood hazards, the effect would be less than significant. Flooding issues are also addressed in Items 3.4.1(b) and (c). Effects related to seismic hazards, such as landslides, earthquakes, avalanches, and seiches, were previously analyzed under Impact 3.7-3 on pages 3.7-48 through 3.7-51 of the 2012 RPU EIS (TRPA 2012a). This analysis found that because construction projects in the Tahoe Region must meet multiple requirements and regulations of TRPA, federal, state, and local agencies and development would be required to undergo site-specific geotechnical analysis (TRPA Code Section 33.4), and, if applicable, employ design standards that consider seismically active areas and

comply with current building codes and local jurisdiction seismic standards, impacts related to seismic hazards would be less than significant.

All future projects in the plan area would be required to comply with Douglas County codes and policies for development and building in areas prone to floods, earthquakes, avalanches, wildfire, and other natural hazards. Development located in an identified potential hazard zone may be subject to additional design, construction, and review requirements. Additionally, future projects would be evaluated on a project-specific basis consistent with TRPA environmental review requirements (TRPA Code Chapter 3), to identify potential environmental effects, such as exposure to hazards, and be reviewed for consistency with county, state, federal, and TRPA regulations. For the reasons described above, the proposed Area Plan Amendments would not create any health hazard or potential health hazard and this impact is less than significant.

b) Exposure of people to potential health hazards?

Less than significant. See discussion under item 3.17.1(a), above, which concludes that the proposed Area Plan Amendments would not result in exposure of people to potential health hazards.

3.19 SCENIC RESOURCES/COMMUNITY DESIGN

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
XVIII. Scenic Resources/Community Design.				
Will the proposal:				
a) Be visible from any state or federal highway, Pioneer Trail or from Lake Tahoe?	☒	☐	☒	☐
b) Be visible from any public recreation area or TRPA designated bicycle trail?	☒	☐	☐	☐
c) Block or modify an existing view of Lake Tahoe or other scenic vista seen from a public road or other public area?	☐	☐	☒	☐
d) Be inconsistent with the height and design standards required by the applicable ordinance, Community Plan or Area Plan?	☐	☐	☒	☐
e) Be inconsistent with the TRPA Scenic Quality Improvement Program (SQIP) or Design Review Guidelines?	☐	☐	☒	☐

3.19.1 Discussion

a) Be visible from any state or federal highway, Pioneer Trail or from Lake Tahoe?

Less than significant. See Item 3.19.1(c). The plan area includes areas that are visible from TRPA-designated scenic travel units along US 50 (a federal highway), SR 207 (a state highway), and Lake Tahoe. No part of the plan area is visible from Pioneer Trail. The scenic effects of the Area Plan Amendments on views from TRPA-designated scenic travel routes, and views of and from Lake Tahoe are discussed under Item 3.19.1(c), below.

b) Be visible from any public recreation area or TRPA designated bicycle trail?

Less than significant. See Item 3.19.1(c). The Lake Tahoe Scenic Resource Evaluation (TRPA 1993) does not identify any public recreation areas within the Area Plan boundaries; the closest public recreation areas that are listed include Nevada Beach, northwest of the plan area, and Heavenly Valley Ski Resort, southwest of the plan area. Several public recreation areas have been developed within and near the Area Plan since 1993, including Kahle Community Park, Van Sickle Bi-State Park, the Lam Watah Trail, and portions of the Nevada Stateline-to-Stateline Bikeway. Portions of the plan area, particularly structures within the High-Density Tourist District, are visible from these public recreation areas and other public recreation areas throughout the Tahoe Region. In addition to these recreation areas, more than half of the Area Plan includes land designated for recreation purposes; these lands are primarily privately owned by Edgewood Companies. The extent to which implementation of the proposed Area Plan Amendments could affect views from public recreation areas or TRPA-designated bicycle trails is discussed under Item 3.19.1(c), below.

c) Block or modify an existing view of Lake Tahoe or other scenic vista seen from a public road or other public area?

Less than significant. As stated above under Items 3.19.1(a) and (b), redevelopment and development within the Area Plan could be visible from federal and state highways including TRPA-designated scenic travel units along US 50, SR 207, and other public roadways within or adjacent to the Area Plan boundaries, including Lake Parkway, Market Street, 4-H Road, Kahle Drive, and Laura Drive, among others. The plan area also includes areas that are visible from Lake Tahoe, bicycle trails, and other public recreation areas.

The plan area includes all or portions of Scenic Roadway Travel Units 31, 32, and 44. Roadway Unit 31 (Meadow) is the segment of US 50 that is adjacent to Rabe Meadow. Although most of this roadway unit is outside the Area Plan boundary, the southernmost portion extends into the plan area and ends at the site of the former Lakeside Inn and Casino. This unit—Roadway Travel Unit 31—is in scenic threshold attainment, having improved from a score of 14 in 1982 to a score of 17.5 in 2015; the score has not changed as of the 2023 Threshold Evaluation. Roadway Unit 32 (Casino Core) is the segment of US 50 that runs through the casino core in Stateline; it begins at the point along US 50 where Roadway Unit 31 ends. Unit 32 is not in attainment; however, it improved from a rating of 13 in 1982 to a rating of 14.5 in 2015, which is the current score. It should be noted that the scoring for Unit 32 includes properties located in South Lake Tahoe (e.g., Chateau Project, US 50 and Heavenly Way intersection, Tahoe Tom's Gas Station, US 50/Pioneer Intersection), which affect the overall score for this unit. Unit 44 (Kingsbury Grade) runs along SR 207 and is located both within and outside of the Area Plan boundary. Unit 44 starts at the intersection with US 50 and continues east to connect the Tahoe Region with the Carson Valley region of Douglas County. Unit 44 is in attainment, having improved from a score of 13 in 1982 to a current score of 16.

There is one shoreline travel segment within the South Shore Area Plan, Unit 30 (Edgewood). This shoreline travel unit begins at the California/Nevada border and extends north of Nevada Beach, which is outside of the South Shore Area Plan. The composite threshold score for this unit is 10.5. Components that make up the composite score of shoreline travel units include human-made features along the shoreline, views of the general landscape and background, and the variety of scenery. According to the 2023 Threshold Evaluation, this shoreline unit remains out of attainment. The Area Plan Amendments would not degrade views of shoreline scenic resources or shoreline travel units because the amendments would not facilitate changes in development or redevelopment opportunities that are visible from Lake Tahoe.

The Area Plan Amendments would not alter requirements related to scenic resource protection. The Area Plan does not approve any specific projects, and all future projects proposed within the plan area would be subject to project-level environmental review consistent with TRPA requirements. Future projects would be assessed for their effects on scenic resources and could only be approved if required findings can be made, including findings in Section 4.4 of the TRPA Code that prohibit the approval of a project that would cause TRPA thresholds to be exceeded.

Consistent with the Regional Plan, the Area Plan would allow for changes in the built environment through use of remaining available development allocations, and application of design standards and guidelines and TRPA Code provisions that would ultimately affect the form of new development and redevelopment within the plan area. The Area Plan implements provisions of the Regional Plan (such as increased density and height in community centers) intended to incentivize redevelopment, while protecting scenic resources. The existing *South Shore Design Standards and Guidelines* and *Douglas County Design Standards and Guidelines for the Lake Tahoe Region of Douglas County* are intended to guide development that reflects the character of the area, protects viewsheds, and substantially improves the appearance of redevelopment projects.

The 2012 Regional Plan Update (RPU) EIS contemplated additional height standards proposed for centers, including the Kingsbury Commercial Town Center and the High-Density Tourist District, associated with the 2012 Regional Plan. The potential scenic impact associated with the additional height analyzed in the RPU EIS (Impact 3.9-1) was found to be potentially significant, requiring the implementation of mitigation measures that are codified in Sections 37.7.16 and 37.7.17 of the TRPA Code. The TRPA Code requires that for any building qualifying for additional height in the Kingsbury Commercial Town Center and High-Density Tourist zoning districts, TRPA must make Findings 1, 3, 5 and 9, as required by Section 37.7.16 (Finding 16) of the TRPA Code. These findings protect views from major roads, scenic turnouts, public recreation areas, and Lake Tahoe; minimize interference with existing views; require screening; and prevent a new loss of views. To approve a project that qualifies for the increased height allowance within these zoning districts, TRPA must also make Finding 17 as described in Section 37.7.17 of the TRPA Code. This finding requires that the height and visual mass of the project does not increase the prominence of the structure over baseline conditions from key scenic viewpoints, including views from scenic roadway units, scenic shoreline units, and public recreation areas. When considering visual prominence within the Kingsbury Commercial Town Center and High-Density Tourist zoning districts, the following factors would be considered: building mass, contrast, location,

articulation, color, materials, and architectural style; and the quality of landscape features and views that are blocked or revealed. These findings would also apply to projects proposed under the amended Area Plan.

The Area Plan Amendments would allow for changes to the provisions that specify maximum height for some types of structures within the plan boundary. These provisions would advance Regional Plan goals that aim to concentrate development in centers and transfer development out of more sensitive parts of the Tahoe Region. Specifically, the amendments would accommodate additional height for deed-restricted affordable, moderate, and achievable housing developments under the Phase 2 Housing Amendments. For deed-restricted affordable, moderate, or achievable housing, additional height would be allowed as specified in Table 2-2 and TRPA Code Section 37.5.5 (i.e., up to 65 feet if certain findings can be made).

The following describes the effects on scenic quality and views to and from Lake Tahoe, recreation areas, bike trails, and public roadways that could occur with the proposed Phase 2 Housing Amendments, town center boundary change, and changes to changeable message signs.

Additional Building Height Consistent with Phase 2 Housing Amendments

The increased height allowances that would be accommodated within the Area Plan under the Phase 2 Housing Amendments were evaluated in the Phase 2 Housing Amendments IEC, which found that the amendments could increase the number of taller buildings in and adjacent to centers, thereby increasing the overall visible mass, height, and scale of the built environment and resulting in a potentially significant impact. To address this, TRPA included mitigation in TRPA Code Sections 13.5.3(l) and 37.5.3(l) that required development under the Phase 2 Housing Amendments to allow maximum building heights only when the additional height is stepped back 1 foot for each additional foot of height, additional ground level shade is not created at the winter solstice, and TRPA makes Findings 1, 2, 3, 8, and 14, as set forth in Section 37.7 of the TRPA Code; and that the project incorporates community design features such as pitched roofs, articulated facades, articulated roof planes, and the use of earth tone colors consistent with applicable design review guidelines. These requirements would also apply to the Phase 2 Housing Amendments as adopted by the Area Plan.

In addition to the recreation areas described under Item 3.19.1(b), more than half of the Area Plan includes land designated for recreation purposes; these lands are primarily privately owned by Edgewood Companies and are designated Tahoe-Resort Recreation and Tahoe-Recreation. These areas allow multi-family uses (subject to the restrictions for the Tahoe-Recreation Zoning District in Douglas County Code Section 20.703.090) and therefore would be eligible for the additional height allowed under the Phase 2 Housing Amendments. The Area Plan would continue to allow development of the Edgewood Mountain parcel, which is classified as Resort Recreation by TRPA through the Regional Plan. Its scenic quality is currently protected through the following special polices:

- The area adjoining US 50 should be maintained as a scenic view corridor.
- The Edgewood Mountain open space parcel (Parcel 1) recorded in the Official Records of Douglas County as Document No. 26156 shall continue to be maintained as a scenic view corridor and as a historic site..

These protections are contained within the Area Plan under South Shore Goal 6, South Shore Policies 6.1 and 6.2; additionally, the Area Plan would include all policies of Chapter 66 of the TRPA Code (Douglas County Code Section 20.703.270). Further, all development with the Resort Recreation zoning district would require TRPA approval (TRPA Code Section 13.7.3), and all projects would be required to demonstrate that the scenic quality of the area is maintained or improved (Regional Plan Policy SR-1.2).

Town Center Boundary Modification

The Area Plan Amendments would expand the Kingsbury Commercial Town Center to encompass the currently bifurcated Kingsbury Manor Mobile Home Park property; this would permit additional land uses within the expansion area in accordance with the mixed-used town center zoning district designation. Local topography is such that the mobile home park is not visible from US 50, SR 207, or Lake Tahoe. Redevelopment of this site could potentially be visible from Kahle Community Center and Round Hill Bike Path; however, it is currently separated from the

community center by the Shady Lane light industrial area and no development resulting from implementation of the Area Plan Amendments would block or modify an existing scenic view in this area.

The proposed expansion of the Kingsbury Commercial Town Center would extend the town center height provisions to the expansion area. Under existing conditions, the maximum height for this area is capped at 26 feet in accordance with TRPA Code Section 37.4 (Maximum Height for Buildings Outside of Centers). With approval of the Area Plan Amendments, the maximum height would increase to 56 feet. For this additional height to be permitted, TRPA must make Findings 1, 3, 5, and 9 of TRPA Code Section 37.7 (see also TRPA Code Section 37.7.16 [Finding 16]). As described above, these findings protect views from major roads, scenic turnouts, public recreation areas, and Lake Tahoe; minimize interference with existing views; require screening; and prevent a new loss of views. While implementation of the Area Plan Amendments would permit redevelopment and additional height in the Kingsbury Commercial Town Center expansion area, all future projects would be consistent with scenic requirements established by the *South Shore Design Standards and Guidelines* and the TRPA Code. Implementation of the Area Plan Amendments would guide redevelopment toward improved designs compatible with the natural environment and in line with the character of the community. Through compliance with scenic protections, implementation of any project carried forward in the town center expansion area under the Area Plan Amendments is not likely to result in obstructed views to and from Lake Tahoe, recreation areas, bike trails, and any public roadways. All projects would comply with TRPA Code provisions and the *South Shore Design Standards and Guidelines*, which would result in generally improved scenic conditions within the Area Plan, including the expansion area.

Changeable Message Signs

See Item 3.8.1(a). Existing code regulations allow one changeable sign in connection with a project containing a gaming use, gas station, theater marquees, recreational and public uses, and institutional uses within the Kingsbury Commercial Town Center and the High-Density Tourist District. Two changeable signs are allowed for projects that have both a gaming and theater use. The Area Plan Amendments would include a provision to update these types of signs from four cycle changes per hour to 12 cycle changes per hour. The effect would be from a 15-minute change cycle to a 5-minute change cycle. This change would not affect any other part of the standards relating to signs, scenic requirements, or building design. Signs would still have to comply with all other requirements of the *South Shore Design Standards and Guidelines,* the *Douglas County Design Standards and Guidelines for the Lake Tahoe Region of Douglas County*, and the TRPA Code, as it applies. The change in cycle timing would result in an increase in the frequency with which individuals in the line of sight of these signs would see various electronic reader board messages. However, at a frequency of 5 minutes per cycle, it is not likely that the change cycle would be more noticeable to individuals than under current conditions. Persons traveling along US 50 may be somewhat more likely to observe a change cycle, but given the average speed of travel on US 50. the effect of seeing it would not be different than the effect of seeing a change cycle under current conditions with the 15-minute change.

Conclusion

The Area Plan Amendments would not alter requirements related to scenic resource protection. Consistent with the Regional Plan, the existing Area Plan allows for changes in the built environment through use of remaining allocations, use of newly authorized allocations, and implementation of design standards and guidelines, and Code provisions that affect the form of new development and redevelopment. The existing Area Plan implements and is consistent with the provisions of the Regional Plan (such as increased density and height in community centers) intended to incentivize redevelopment, while protecting scenic resources. The proposed Area Plan Amendments would allow additional building height and mass in portions of the plan area. However, existing TRPA Code and other regulatory requirements would minimize the potential for development or redevelopment to degrade scenic resources. Future projects that could be implemented under the Area Plan Amendments would involve development or redevelopment consistent with scenic requirements established by the *South Shore Design Standards and Guidelines*, the *Douglas County Design Standards and Guidelines for the Lake Tahoe Region of Douglas County*, and Chapters 4, 36, 37, and 66 of the TRPA Code. Where travel routes and shoreline units currently do not meet minimum scenic thresholds, implementation of projects under the Area Plan Amendments would provide the opportunity for improvements in the human-made environment toward more aesthetically pleasing mixed-use areas with improved designs, signage, compatible architecture, and appropriate colors and textures. These documents and provisions are

designed to guide development that would reflect the character of the area, protect viewsheds, and substantially improve the appearance of redevelopment projects. Construction or substantial exterior modification of structures under the Area Plan Amendments would still be subject to scenic review standards that are applied on a project-specific basis (through TRPA Code Section 66.1). Any subsequent projects carried out under the amended Area Plan would be reviewed at a project level for significant environmental effects and be required to make project-specific findings, including the TRPA Code Chapter 4 threshold findings and Chapter 37 height findings.

Thus, implementation of specific projects under the Area Plan Amendments would not result in degraded scenic quality or result in obstructed views to and from Lake Tahoe, recreation areas, bike trails, and public roadways and this impact is less than significant.

d) Be inconsistent with the height and design standards required by the applicable ordinance or Community Plan?

Less than significant. Section 20.703.080 of the Douglas County Code incorporates and is consistent with the height provisions set forth in Chapters 13 and 37 of the TRPA Code, and the existing South Shore Design Guidelines and Standards provide the guidance necessary to apply the height provisions aesthetically and sensitively to projects within the limits of the Area Plan. The Area Plan Amendments also include updating Douglas County Code Section 20.703.180 to include reference to the Douglas County Design Standards and Guidelines for the Lake Tahoe Region of Douglas County, which were in place prior to adoption of the Area Plan in 2013.

With the incorporation of the Phase 2 Housing Amendments, the Area Plan Amendments would change the current Area Plan height standards for deed-restricted affordable, moderate, and achievable housing but in a manner that is consistent with the Regional Plan as codified in Chapters 13 and 37 of the TRPA Code. The Area Plan Amendments would also decrease the maximum allowable height in the 3.64-acre town center expansion area from 42 feet to 35 feet (Section 20.703.080, footnote 9). A change to the Area Plan itself would not be inconsistent with height and design standards in the way that a project could be. All projects within the Area Plan would be subject to subsequent environmental review and permitting, which would ensure consistency with applicable height limits and design standards.

With respect to sign standards, the provisions set forth in the South Shore Design Guidelines and Standards and the Douglas County Design Standards and Guidelines for the Lake Tahoe Region of Douglas County are consistent with and must meet the provisions of Section 20.703.180 of the Douglas County Code and Chapter 38 of the TRPA Code, as applicable. The proposed sign standards would update the existing Douglas County Code Section 20.703.180(F) to allow 12 cycles per hour (see discussion under Item 3.8.1(a)). All projects involving new signage would continue to be subject to TRPA review in accordance with Section 38.3 of the TRPA Code and/or Douglas County review in accordance with Section 20.703.180(A) of the Douglas County Code. Additionally, signs along an NDOT right-of-way must be approved by NDOT.

For the reasons described above, the proposed Area Plan Amendments would be consistent with existing and proposed height and design standards applicable to the Area Plan and this impact would be less than significant.

e) Be inconsistent with the TRPA Scenic Quality Improvement Program (SQIP) or Design Review Guidelines?

Less than significant. The Area Plan Amendments would continue to implement many of the recommendations of the Scenic Quality Improvement Program (SQIP) related to Roadway Travel Units 31 (Meadow) and 32 (Casino Area) including maintenance of the Edgewood Mountain parcel meadow area as open space and protecting views of the meadow from US 50 (Area Plan South Shore Policy 6.1 and 6.2), integration of architectural style guidelines (Chapter 4 of the South Shore Design Standards and Guidelines), and increased building setback adjacent to US 50 to reduce the "canyon effect" (Section 2.1.17 of the *South Shore Design Standards and Guidelines*). All projects implemented under the amended Area Plan would be subject to subsequent environmental review and permitting. Sections 20.703.140 and 20.703.090 of the Douglas County Code require that all subsequent projects implemented under the Area Plan be reviewed and designed in accordance with the *South Shore Design Standards and Guidelines* and the *Douglas County Design Standards and Guidelines for the Lake Tahoe Region of Douglas County*. These design

standards and guidelines have been developed in accordance with TRPA's Community Design Standards in Chapter 13 of the TRPA Code and are intended to further the broader goals and policies of the Regional Plan and help bring the area into scenic threshold attainment. Because design review and compliance with established design standards and guidelines is required for subsequent project approval and the Area Plan facilitates implementation of the SQIP, implementation of the Area Plan would be consistent with the TRPA SQIP and design review guidelines.

3.20 RECREATION

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
XIX. Recreation.				
Does the proposal:				
a) Create additional demand for recreation facilities?	☐	☐	☒	☐
b) Create additional recreation capacity?	☐	☐	☒	☐
c) Have the potential to create conflicts between recreation uses, either existing or proposed?	☐	☐	☒	☐
d) Result in a decrease or loss of public access to any lake, waterway, or public lands?	☐	☐	☒	☐

3.20.1 Discussion

a) Create additional demand for recreation facilities?

Less than significant. Development associated with the Area Plan Amendments could generate additional recreation demand by increasing the concentration of residents and visitors in the area. However, existing recreation opportunities are numerous in the area (Kahle Community Park and Community Center, Edgewood Tahoe Golf Course [golf and public beach], Van Sickle Bi-State Park, the Nevada Stateline-to-Stateline Bikeway, Nevada Beach, Round Hill Pines Beach, Heavenly Ski Resort, and other hiking and mountain bicycle trails) and can meet the potential increase in demand within and in the immediate vicinity of the plan area. Further, more than half of the plan area includes land designated under recreation land use zoning categories (i.e., T-R and T-RR). The existing Area Plan implements Regional Plan strategies to restore sensitive lands and concentrate redevelopment within walkable and bikeable town centers. The proposed Area Plan amendments would continue these strategies with modifications to further promote redevelopment and affordable, moderate, and achievable housing in town centers and areas zoned for multi-family. As described in Section 2.5, "Growth Potential," the Area Plan Amendments would not alter the existing growth control system implemented under the Regional Plan. All new development would continue to be required to obtain the applicable RBUs, RUUs, CFA, or TAUs from the remaining existing pool of available units. Thus, as with existing conditions, long-term growth under the proposed Area Plan Amendments would remain relatively small because it would continue to be constrained by the existing pool of development rights that are available regionally; consequently, the regional demand for recreation facilities would not be affected by the amended Area Plan. However, the travel mode used to access recreation sites and the location of recreation demand may shift somewhat (e.g., a potential increase in transit, bike, and pedestrian access to recreation near the Kingsbury Commercial Town Center and other sites within the plan area) as growth concentrates within the plan area and away from more remote areas through existing Regional Plan policies as implemented by the current Area Plan and potential adoption of the Phase 2 Housing Amendments.

The amendment to expand the Kingsbury Commercial Town Center Boundary would permit additional residential uses in the expanded Town Center area, including employee housing, multiple-family dwelling, and multi-person dwelling. However, the proposed Area Plan Amendments do not authorize or approve any specific residential development or redevelopment projects. As with existing conditions, future projects within the plan area would continue to be reviewed through a project-level environmental review (TRPA Code, Chapter 3), which would assess whether the project would increase demand for recreation facilities and/or provide additional recreational capacity. If applicable, mitigation measures would be required to address significant project-level effects on recreation demand or capacity.

The Phase 2 Housing Amendments would encourage the development of additional housing in the plan area to be available to the local workforce by establishing incentives for deed-restricted affordable, moderate, and achievable housing. This would help bring the permanent population back to previous Tahoe Region levels, shifting the

expected future population from seasonal workers and commuters who travel into the Basin to a more evenly distributed permanent population. This shift could create an increase in the use of existing parks and recreation facilities consistent with a more full-time population. However, because historical population levels exceed the current population, the anticipated population increase from the Area Plan Amendments would have a less-than-significant impact on recreation facilities within the plan area.

b) Create additional recreation capacity?

Less than significant. See the discussion in Item 3.20.1(a), above, which describes how the existing Area Plan balances recreation demand and capacity.

The amendment to expand the Kingsbury Commercial Town Center boundary would include recreation as a permissible land use category in the expanded Town Center area. However, the proposed Area Plan Amendments does not authorize or approve any development, redevelopment, or recreation facility projects. Nor would it make any changes to the existing PAOT system of recreation allocations administered by TRPA as described in Section 50.9 of the TRPA Code (Section 20.703.260 of the Douglas County Code), which regulates capacity for certain recreation facilities. No additional PAOTs would be assigned to the Area Plan under the amendments. The approval of any project proposing the creation of additional recreational capacity would be subject to subsequent project-level environmental review and permitting and, if applicable, would be subject to the TRPA system of PAOTs. If applicable, mitigation measures would be required to address significant project-level effects on recreation demand or capacity. For these reasons, the proposed Area Plan Amendments would have a less-than-significant impact on recreation capacity.

c) Have the potential to create conflicts between recreation uses, either existing or proposed?

Less than significant. The existing Area Plan is consistent with applicable plans that guide existing and proposed recreation uses, which would be unchanged with implementation of the Area Plan Amendments. Additionally, no specific projects are being considered as part of the Area Plan Amendments, and any projects permitted through the amended Area Plan would be subject to subsequent project-level environmental review and permitting.

As a planning document, the amended Area Plan would modify permissible uses in some portions of the plan area, such as adding recreational uses within the Kingsbury Commercial Town Center expansion area. Any future projects permitted through the amended Area Plan would be subject to subsequent project-level environmental review and permitting including evaluation for compatibility with existing and proposed recreation uses; and would be required to adhere to Goal R-5 of the Regional Plan, which specifically addresses incompatibility of recreational uses and the associated system for regulating PAOTs (Section 50.9 of the TRPA Code). This would preclude any conflicts between existing or proposed recreational uses (TRPA 2012: pages 5-7 and 5-8). For this reason, the proposed Area Plan Amendments would not create substantial conflicts between future projects and existing or proposed recreation uses and this impact is less than significant.

d) Result in a decrease or loss of public access to any lake, waterway, or public lands?

Less than significant. Access to Lake Tahoe within the plan area only exists within the T-R zoning district. This parcel is privately owned by Edgewood Companies and is the site of the Edgewood Lodge and Golf Course, which includes a public beach and a pedestrian path extending from the beach to Lake Parkway, thereby providing public access to Lake Tahoe. None of the Area Plan Amendments would result in land use changes within the T-R zoning district that would affect access to Lake Tahoe within the Area Plan.

The Area Plan is predominantly (94 percent) privately owned; however, there are small areas owned by the Kingsbury General Improvement District, the US Postal Service, the state of Nevada, TRPA, Tahoe Douglas Fire Protection District (FPD), and Tahoe Douglas Visitor's Authority, as described in the Area Plan (Douglas County and TRPA 2024:6). Specific development under the Area Plan Amendments is not proposed that would result in a decrease or loss of access to these public lands. Additionally, future projects permitted through the amended Area Plan would be subject to subsequent project-level environmental review and permitting where impacts on access to any lake,

waterway, or public lands would be considered and mitigated, if necessary. For these reasons, this impact is less than significant.

3.21 ARCHAEOLOGICAL/HISTORICAL

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
XX. Archaeological/Historical.				
Will the proposal result in:				
a) An alteration of or adverse physical or aesthetic effect to a significant archaeological or historical site, structure, object or building?	☐	☐	☒	☐
b) Is the proposed project located on a property with any known cultural, historical, and/or archaeological resources, including resources on TRPA or other regulatory official maps or records?	☐	☐	☒	☐
c) Is the property associated with any historically significant events and/or sites or persons?	☐	☐	☒	☐
d) Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	☐	☐	☒	☐
e) Will the proposal restrict historic or pre-historic religious or sacred uses within the potential impact area?	☐	☐	☒	☐

3.21.1 Discussion

a) Will the proposal result in an alteration of or adverse physical or aesthetic effect to a significant archaeological or historical site, structure, object, or building?

No Impact. The proposed Area Plan Amendments would not alter any requirements related to the protection of archeological or historic sites, structures, objects, or buildings. This effect of the amended Area Plan on these resources would be the same as those analyzed in the 2012 RPU EIS. The 2012 RPU EIS evaluated the effects on historic resources from build-out of the entire Tahoe Region, including the plan area, consistent with the Regional Plan in Impact 3.15-1 on pages 3.15-13 through 3.15-15 (TRPA 2012a). This analysis determined that future projects could occur on properties that contain known historical resources, be associated with historically significant events or individuals, or result in adverse physical or aesthetic effects to a significant historical site, structure, object, or building. However, federal and state regulations and TRPA Code are in place to address protection of these resources.

The applicable TRPA protections include TRPA Code Section 33.3.7, which requires cessation of grading and consultation with government agencies whenever historical, pre-historical, or paleontological materials appearing to be 50 years or older are discovered during grading activity. TRPA Code Chapter 67 includes standards that require evaluation by a qualified archaeologist of any potential archaeological, cultural, or historical resources discovered during project construction (TRPA Code Section 67.3.1). TRPA also requires that projects in areas with known or newly discovered sites of cultural or historic significance include a site survey (performed by a qualified archaeologist) before TRPA approval (TRPA Code Section 67.3.2). This standard also requires consultation with relevant Native American tribes on all site surveys to determine if tribally significant sites are present. If resources are discovered and deemed significant, then a resource protection plan is required. Such a plan shall be prepared by a qualified professional and may provide for surface or subsurface recovery of data and artifacts and recordation of structural and other data (TRPA Code Section 67.3.3). Additionally, grading, operation of equipment, or other soil disturbance is prohibited in areas where a designated historic resource is present, or could be damaged, except in accordance with a TRPA-approved resource protection plan (TRPA Code Section 67.3.4). Finally, upon discovery of a previously

unknown site, object, district, structure, or other resource, potentially meeting criteria designating it as a historic resource (as outlined in TRPA Code Section 67.6), TRPA shall consult with the applicable state historic preservation officer (SHPO), and with the relevant Native American tribe if it is a tribal site. In addition, Native American tribes are permanent members of the TRPA Advisory Planning Commission (APC), where tribal representatives can review all projects that come before the APC, including amendments to area plans. These protections would continue to apply with the amended Area Plan.

The proposed Area Plan Amendments would also not alter existing state and federal protections for historic or cultural resources. The Nevada SHPO keeps an inventory of the state's cultural resources to assist federal, state, and local agencies in planning projects to avoid impacts to important cultural resources; the agency also acts as a clearinghouse for nominations of sites and features to the National Register of Historic Places (NRHP). At the federal level, Section 106 of the National Historic Preservation Act guides cultural resources investigations by federal agencies and requires considerations of effects on properties that are listed in, or may be eligible for listing in, the NRHP.

All future projects within the plan area would be evaluated through a project-level environmental review (TRPA Code Chapter 3), which would evaluate the potential for specific future projects to degrade historic, archeological, or cultural resources. If necessary, the project-level environmental review would identify mitigation measures to avoid or reduce potential conflicts.

For the reasons described above, the proposed Area Plan Amendments would not alter existing cultural resource protections, which are sufficient to protect resources (TRPA 2012: 3.15-14). Therefore, this impact would be less than significant.

b) Is the proposed project located on a property with any known cultural, historical, and/or archaeological resources, including resources on TRPA or other regulatory official maps or records?

Less than significant. See discussion in Item 3.21.1(a), above. While proposed development under the amended Area Plan could be proposed at a location containing significant cultural resources, existing protections would ensure the impact would be less than significant.

c) Is the property associated with any historically significant events and/or sites or persons?

Less than significant. See discussion in Item 3.21.1(a), above. For the same reasons described above, this impact would be less than significant.

d) Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?

Less than significant. See discussion in Item 3.21.1(a), above. For the same reasons described above, this impact would be less than significant.

e) Will the proposal restrict historic or pre-historic religious or sacred uses within the potential impact area?

Less than significant. See discussion in Item 3.21.1(a), above. For the same reasons described above, this impact would be less than significant.

3.22 FINDINGS OF SIGNIFICANCE

ENVIRONMENTAL ISSUES	Yes	No, With Mitigation	No	Data Insufficient
XXI. Findings of Significance.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California or Nevada history or prehistory?	☐	☐	☒	☐
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time, while long-term impacts will endure well into the future.)	☐	☐	☒	☐
c) Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environmental is significant?)	☐	☐	☒	☐
d) Does the project have environmental impacts which will cause substantial adverse effects on human being, either directly or indirectly?	☐	☐	☒	☐

3.22.1 Discussion

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California or Nevada history or prehistory?

Less than significant. See the discussion in Sections 3.2 through 3.21, above, including the discussions related to vegetation, wildlife, and historic resources in Sections 3.5, 3.6, and 3.21, respectively. For the reasons described in those sections, this impact would be less than significant.

b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time, while long-term impacts will endure well into the future.)

Less than significant. The proposed Area Plan Amendments would not alter policies or requirements that balance short-term and long-term environmental goals. This potential effect is the same as those analyzed in the 2012 RPU EIS, and therefore this analysis tiers from and is consistent with the 2012 RPU EIS. The 2012 RPU EIS evaluated the relationship between short-term uses of the environment and the maintenance of long-term productivity on pages 5-

3 through 5-5 (TRPA 2012a). This analysis found that the long-term implementation of the Regional Plan would result in future development and population growth that would have associated impacts to biological resources, traffic and circulation, air quality and climate change, noise, water quality, and public services and utilities. However, through redevelopment in urban areas and transfer of coverage and development rights from sensitive lands, the Regional Plan would refine the land use pattern of the Region in a manner intended to sustain natural resources and support social and economic health. Because the proposed Area Plan Amendments would continue to implement the Regional Plan and would not increase the potential for future regional growth beyond the levels anticipated in the Regional Plan, the proposed Area Plan Amendments would be consistent with the analysis on pages 5-3 through 5-5 of the 2012 RPU EIS (TRPA 2012a).

c) Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant?)

Less than significant. The 2012 RPU EIS evaluated the cumulative impacts of long-term implementation of the Regional Plan on pages 4-1 through 4-36 (TRPA 2012a). Because the proposed Area Plan Amendments would implement the Regional Plan and would not increase the potential for future regional growth beyond the levels anticipated in the Regional Plan, the proposed Area Plan Amendments would be consistent with the cumulative analysis in the 2012 RPU EIS.

d) Does the project have environmental impacts which will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact. See the discussion in Sections 3.2 through 3.21, above, including the discussions related to risk of upset and human health in Sections 3.11 and 3.18, respectively. For the reasons described in those sections, this impact would be less than significant.

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TRPA. *See* Tahoe Regional Planning Agency.

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Appendix A

Proposed Revisions to the Douglas County Tahoe Area Plan Regulations

Proposed additions are indicated in double underline, and deletions are indicated in strikethrough text (see Sections 20.703.080 and 20.703.180)

Chapter 20.703
Tahoe Area Plan Regulations

Sections:

20.703.010 Statutory authority.
20.703.020 Purpose.
20.703.030 Applicability to land area.
20.703.040 Applicability to other regulations.
20.703.050 Definitions.
20.703.060 Tahoe zoning districts.
20.703.070 South Shore Area Plan.
20.703.080 South Shore Area Plan development standards (Table).
20.703.090 South Shore Area Plan permitted, development permitted, and special use permitted uses (Table).
20.703.095 Accessory uses.
20.703.100 Reserved.
20.703.110 Reserved.
20.703.120 Reserved.
20.703.130 List of primary uses and use definitions. 20.703.140 Design standards and guidelines.
20.703.150 Parking and loading.
20.703.160 Landscape and irrigation plans.
20.703.170 Lighting standards.
20.703.180 Signage.
20.703.190 Scenic quality.
20.703.200 Area-wide water quality.
20.703.205 Noise.
20.703.210 TRPA Code of Ordinances.
20.703.220 General provisions.
20.703.230 Planning.
20.703.240 Land uses.
20.703.250 Site development.
20.703.260 Growth management.
20.703.270 Resource management and protection.
20.703.280 Shorezone.
20.703.290 Rules and procedures.
20.703.300 Authority to condition development permits.
20.703.310 Conformity review for an amendment to an Area Plan.
20.703.320 Activities requiring TRPA approval.
20.703.330 Notification to TRPA and Washoe Tribe of proposed activities.
20.703.340 Monitoring.
20.703.350 Variances.
20.703.360 Appeals.

20.703.010 Statutory authority.

Pursuant to the Tahoe Regional Planning Agency (TRPA) Regional Plan and Code of Code of Ordinances, Chapter 13, Area Plans, the County adopts the following regulations to implement an Area Plan within Douglas County, Nevada. (Ord. 1400, 2013)

20.703.020 Purpose.

A. The TRPA and Douglas County have found that there is a mutually beneficial need to provide Douglas County, and other local jurisdictions, the option to prepare and implement Area Plans, provided such Area Plans conform with and further the goals and policies of the TRPA Regional Plan.

B. This chapter establishing an Area Plan, in association with a Memorandum of Understanding (MOU) approved by the County and TRPA, enables TRPA to transfer limited development permitting authority to the County subject to appeal provisions to the TRPA.

C. The development activities delegated to the County within an Area Plan has been found to not have a substantial effect on the natural resources in the Lake Tahoe Region. Permitting authority as allowed and set forth in an MOU enables TRPA to focus its resources on projects of regional concern, while still maintaining an active and effective oversight role in the implementation of Area Plans. (Ord. 1400, 2013)

20.703.030 Applicability to land area.

A. The provisions of the Tahoe Area Plan Regulations apply to those lands within Douglas County that are subject to an Area Plan adopted by the TRPA Governing Board.

B. The boundaries of an adopted Area Plan shall be depicted on the Official Douglas County Zoning Map. (Ord. 1400, 2013)

20.703.040 Applicability to other regulations.

A. All development within the Lake Tahoe Region is required by federal and state law to comply with the Tahoe Regional Planning Compact (Public Law 96-551), Regional Plan, Code of Ordinances, and other provisions of the TRPA.

B. No Area Plan may limit TRPA's responsibility to enforce the Tahoe Regional Planning Compact, TRPA Regional Plan, and TRPA Code of Ordinances.

C. All regulations in the TRPA Code of Ordinances shall remain in effect unless superseded by the provisions of an Area Plan.

D. Other chapters and sections of this code, the Douglas County Design Criteria and Improvement Standards (DCDCIS) manual, and TRPA Code of Ordinances apply to the area within a conforming Area Plan only to the extent that a provision meets the purpose and intent of this chapter.

E. In case of conflicts between the provisions of this chapter and other code provisions, the most restrictive provision applies.

F. All Community Plans and Plan Area Statements shall remain in effect and are subject to the Tahoe Basin Regulations, consisting of Chapters 20.700 through 20.702 of this code, unless superseded by the provisions of an Area Plan subject to this chapter. (Ord. 1400, 2013)

20.703.050 Definitions.

Definitions of the words used in this chapter are defined in this chapter or contained in the TRPA Code of Ordinances, Chapter 90, Definitions. In cases where the words are not defined in this chapter or the TRPA Code of Ordinances, refer to the definitions in Appendix A of this code. The Director has the authority to interpret the words or phrases used in this chapter to give them the meaning they have in common usage and to give this chapter its most reasonable application. (Ord. 1400, 2013)

20.703.060 Tahoe zoning districts.

A. The following zoning districts have been established to implement an Area Plan within Douglas County:

1. "T-F" (Tahoe – Forest). This district is for federal, state, or county lands managed for conservation and passive public recreation purposes.

2. "T-MU" (Tahoe – Mixed Use). This district is for areas that are targeted for redevelopment and that may include a mix of tourist, recreation, commercial, light industrial, public service, and residential uses.

3. "T-MFR" (Tahoe-Multi-Family Residential, maximum density of 15 dwelling units (du)/acre). This district is for existing and future multi-family housing.

4. "T-R" (Tahoe – Recreation). This district is for private and public recreation areas, such as golf courses, beaches, state parks, and ski resorts.

5. "T-RR" (Tahoe – Resort Recreation). This district is limited to Edgewood Mountain parcels and allows for tourist, commercial and residential uses provided in conjunction with a recreation use. New development must be the result of development transfers that result in the retirement of existing development.

6. "T-SFR-8,000" (Tahoe-Single-Family Residential, 8,000-square foot minimum parcel size). This district is for existing and future single-family homes.

7. "T-T" (Tahoe-Tourist). This district is for existing and future tourist oriented uses.

8. "T-PF" (Tahoe-Public Facility). This district is for existing and future public facilities.

B. The following overlay zoning districts have been established to implement an Area Plan within Douglas County:

1. HDT (High Density Tourist) Overlay. This overlay district contains existing hotel/casino towers and is targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern, provides greater access to recreational opportunities, and provides economic opportunities. The district is the appropriate location for the Lake Tahoe Region's highest intensity development.

2. TC (Town Center) Overlay. This overlay district is for areas targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern and provides economic opportunities and future development that will bring environmental gain to the Region.

3. PD (Planned Development) Overlay. This overlay district contains planned developments approved before December 12, 2012. All new planned developments within the Lake Tahoe Region are subject to the provisions of Chapter 39, Subdivision, of the TRPA Code of Ordinances and Chapter 20.676, Planned Development (PD) Overlay District, of this code.

C. The following shall be depicted on the Official Douglas County Zoning Map:

1. Specific and Master Plans. The boundaries of specific and master plans, including the Heavenly Mountain Resort Master Plan (updated in 2007), developed pursuant to Chapter 14, Specific and Master Plans, of the TRPA Code of Ordinances.

2. TRPA Jurisdictional Boundary. The TRPA jurisdictional boundary as established by the Tahoe Regional Planning Compact. (Ord. 1400, 2013)

20.703.070 South Shore Area Plan.

Sections 20.703.080 through 20.703.090 include provisions to implement the South Shore Area Plan. (Ord. 1400, 2013)

20.703.080 South Shore Area Plan Development Standards (Table).

Development Standards	T-T/HDT Overlay *(High Density Tourist District)*	T-MU/TC Overlay *(Lower Kingsbury)*	T-RR *(Edgewood Mountain Parcel)*	T-R *(Edgewood Golf Course and Lodge)*
Height (maximum) [1] [9]	197 feet[2]/95 feet	56 feet/35 feet [10]	42 feet	42 feet/60 feet [7]
Density, Single-Family Residential [8]	1 unit per parcel (parcels less than one acre) 2 units per parcel (parcels greater than or equal to one acre)			
Density, Multiple-Family Residential (maximum) [8] [9]	25 units/acre	25 units/acre	15 units/acre	15 units/acre
Density, Multi-person, nursing and personal care, and residential care [8] [9]	25 units/acre	25 units/acre	25 units/acre	25 units/acre
Density, Tourist (maximum) [6] [8]	40 units/acre	40 units/acre	40 units/acre	250 units for site
Density, Recreation [8]	Developed campgrounds - 8 sites /acre Recreation vehicle sites - 10 sites/acre Group facilities - 25 persons/acre			
Front Yard Setback (feet) [3] [5]	25' (from Hwy 50)	25' (from Hwy 50 and S.R. 207)	25'	25'
Rear Yard Setback (feet) [3] [5]	25' (from Lake Parkway)	25'	25'	25'
Side Yard Setback (feet) [4] [5]	0'	0'	25'	25'
Side Yard Setback, Street Side (feet) [5]	25' (from Lake Parkway)	25'	25'	25'
Minimum Parcel Size (square feet)	10,000	10,000	20,000	20,000
Land Coverage (maximum) [9]	Per Section 30.4 of the TRPA Code of Ordinances. High Capability Lands in the T-T/HDT Overlay and T-MU/TC Overlay zoning districts may be covered up to 70%.			

[1] Structures must not project above the forest canopy, ridge lines, or otherwise detract from the viewshed, except as permitted within the T-T/HDT and T-MU/TC Overlay zoning districts. For structures within the T-MU/TC Overlay zoning district that are over three stories, the findings in Section 37.7.16 of the TRPA Code of Ordinances must be met. Eighty percent of structures fronting Highway 50 within the T-T/HDT Overlay zoning district shall not exceed 56 feet in height when an existing building or buildings are being replaced within 100 feet of the right-of-way. See DCDCIS Manual, Part I, Division 7, South Shore Design Standards and Guidelines and TRPA Code of Ordinances for additional height requirements.

[2] Limited to replacement structures, provided, the structures to be demolished and replaced are an existing casino hotel, with existing structures of at least eight stories, or 85 feet of height as measured from the lowest point of natural grade. Such structures shall also comply with Section 37.7.17 of the TRPA Code of Ordinances.

[3] Setbacks from major roadways (Highway 50, S.R. 207, and Lake Parkway) shall be measured from the back of curb line. All other setbacks shall be measured from property lines.

[4] Setbacks between structures must conform to International Building Code requirements.

[5] Projections, including roof overhangs and eves, porte coheres, decks, stairs and stairway landings, awnings, oriel and bay windows, and canopies, may encroach up to 20 percent into a setback as long as the projection conforms to International Building Code requirements.

[6] Bed and breakfast facilities are limited to 10 units/acre; all others are limited to 40 units/acre if less than 10% of the units have kitchens and 15 units/acre if greater than or equal to 10% of the units have kitchens. The 250 TAUs allowed on the Edgewood Golf Course and Lodge site shall be limited to Special Area (SA) #1 as shown on the Record of Survey Map for Park Cattle Co. recorded in the Official Records of Douglas County as Document No. 34529.

[7] The Edgewood Lodge may be constructed to a maximum of 60 feet in height; all other structures shall not exceed 42 feet in height.

[8] For mixed-use projects, the density standards contained in this table shall be superseded by the maximum densities calculated in accordance with Section 31.5.2 of the TRPA Code of Ordinances.

[9] Notwithstanding other sections of the South Shore Area Plan, residential or mixed-use developments with a residential component that is 100 percent deed-restricted affordable, moderate, or achievable housing are subject to the density standards in TRPA Code Section 31.4.1.A, the height standards in TRPA Code Section 37.5.5, the coverage standards in TRPA Code Section 30.4.2.B.5 and 30.4.2.B.5, and the parking standards in TRPA Code Section 34.4.1.

[10] Buildings are limited to 35 feet in the portion of the Town Center that is the Kingsbury Mobile Home Park, 201 Manor Drive, APN: 1318-23-401-019; buildings in all other portions of the Town Center are limited to 56 feet.

(Ord. 1400, 2013)

20.703.090 South Shore Area Plan permitted, development permitted, and special use permitted uses (Table).

The following list represents those uses in the South Shore Area Plan which are permitted by right (P), require a County Special Use Permit (S), or are prohibited (blank space). "TRPA" is placed before any use requiring a TRPA review or Special Use Determination. Uses not listed are prohibited. Uses listed as permitted may require a Design Review pursuant to Chapter 20.614, *Design Review*, of this code. In cases where a TRPA review or Special Use Determination is required, a County Design Review or Special Use Permit shall not be required. In all cases, the County is responsible for Building Permit and Site Improvement Permit review and approval.

20.703.090 Use	T-T/HDT	T-R	T-RR	T-MU/TC [3]
.010 Residential				
(A) Employee housing	TRPA-P	S[5]	TRPA-S	P
(B) Mobile Home Dwelling [1]				P
(C) Multiple-family dwelling.	TRPA P	S[5]	TRPA-S	P
(D) Multi-person dwelling	TRPA-S		TRPA-S	S
(E) Nursing and personal care				S
(F) Residential care				S
(G) Single-family dwelling (includes condominiums)	TRPA-S [2]	S[2]	TRPA-S[2]	P
.020 Tourist Accommodation				
(A) Bed and breakfast facilities		S[5]	TRPA-S	P
(B) Hotel, motel, and other transient dwelling units	TRPA-P	S[5]	TRPA-S	P
(C) Time sharing (hotel/motel design)	TRPA-S	S[5]	TRPA-S	S
(D) Time sharing (residential design)	TRPA-S	S[5]	TRPA-S	S
.030 Commercial				
(A) Eating and drinking places	TRPA-P	P	TRPA-P	P
(B) Nursery				P
(C) Outdoor retail sales	TRPA-S		TRPA-S	P
(D) Retail or personal service facility	TRPA-P	P[5]	TRPA-S	P
(E) Service stations	TRPA-S			S
.040 Entertainment				
(A) Amusements and recreation services	TRPA-P	S[5]	TRPA-S	P
(B) Gaming-non restricted	TRPA-P			P
(C) Outdoor amusements	TRPA-P			S
(D) Privately owned assembly and entertainment	TRPA-S	S[5]	TRPA-S	S
.050 Services				
(A) Animal services				P
(B) Business support services	TRPA-P			P
(C) Health care services	TRPA-P			P
(D) Laundries and dry cleaning plant				S
(E) Professional offices	TRPA-P			P
.060 Light industrial [4]				
(A) Food and kindred products				S

20.703.090 Use	T-T/HDT	T-R	T-RR	T-MU/TC [3]
(B) Industrial services				S
(C) Small scale manufacturing				P
.070 Wholesale/Storage				
(A) Storage yards				S
(B) Vehicle and freight terminals				S
(C) Vehicle storage & parking	TRPA-P			S
(D) Warehousing				P
.080 Public service				
(A) Collection stations	TRPA-S			S
(B) Cultural facilities	TRPA-P	S[5]	TRPA-S	P
(C) Day care centers/pre- schools	TRPA-P	S[5]		S
(D) Government offices and facilities				P
(E) Hospitals				S
(F) Local assembly and entertainment	TRPA-P	S[5]	TRPA-S	p
(G) Membership organizations				P
(H) Post office	TRPA-P			P
(I) Public health and safety facilities	TRPA-P	S	TRPA-S	P
(J) Public owned assembly and entertainment	TRPA-S	S		S
(K) Public utility centers		S		S
(L) Religious assembly	TRPA-S			P
(M) Schools – college	TRPA-S			S
(N) Schools - kindergarten through secondary				S
(O) Social service organizations				P
(P) Threshold related research facilities	TRPA-S	S[5]	TRPA-S	S
.090 Linear public facilities				
(A) Pipelines and power transmission	TRPA-S	S	TRPA-S	S
(B) Transit stations and terminals	TRPA-P	S		P
(C) Transmission and receiving facilities	TRPA-S	S	TRPA-S	S
(D) Transportation routes [6]	P	P	P	P
.100 Recreation				
(A) Beach recreation		TRPA-P		
(B) Campground, developed	TRPA-P	S[5]	TRPA-S	
(C) Campground, undeveloped		S[5]	TRPA-S	
(D) Cross country ski courses		P	TRPA-S	
(E) Day use areas	TRPA-P	P	TRPA-S	P
(F) Equestrian stables.			TRPA-S	
(G) Golf courses		P		
(H) Group facilities	TRPA-P	S	TRPA-S	TRPA-S
(I) Marinas		TRPA-S		

20.703.090 Use	T-T/HDT	T-R	T-RR	T-MU/TC [3]
(J) Off-road vehicle courses			TRPA-S	
(K) Outdoor recreation concessions	TRPA-P	P	TRPA-P	P
(L) Participant sports facilities	TRPA-P	S	TRPA-P	P
(M) Recreation centers	TRPA-S		TRPA-P	P
(N) Riding and hiking trails	TRPA-P	P	TRPA-P	P
(O) Snowmobile courses		S[7]	TRPA-S	
(P) Sport assembly	TRPA-S	S[5]	TRPA-P	S
(Q) Visitor information centers	TRPA-P		TRPA-P	P
.110 Resource management				
(A) Resource protection, restoration, and management	TRPA-P	P	TRPA-P	P

[1] Mobile home dwellings shall only be allowed within mobile home parks established before December 12, 2012.

[2] Single-family dwellings in Special Area 1 as shown on the Record of Survey Map for Park Cattle Company recorded in the official Records of Douglas County (Document No. 34529) are limited to two or more units, such as a town house or condominium. A special use permit shall only be required if two or more units are being proposed.

[3] Primary uses on the Kahle Community Center site (APN 1318-23-401-005) shall be limited to government offices, public recreation, health care services, health and wellness services (refer to "Retail or personal service facility" definition), and uses considered accessory to a primary use.

[4] Light industrial uses in the T-C/MUC Overlay zoning district (lower Kingsbury area) are only allowed east of Shady Lane.

[5] The following uses outside of Special Area 1 as shown on the Record of Survey Map for Park Cattle Company recorded in the official Records of Douglas County (Document No. 34529) within the T-R zoning district are prohibited: employee housing; multiple-family dwelling; bed and breakfast facilities; hotel, motel, and other transient dwelling units; time sharing (hotel motel design); time sharing (residential design); retail and personal service; amusements and recreation services; privately owned assembly and entertainment; cultural facilities; day-care centers/pre-schools; local assembly and entertainment; threshold related research facilities; campground (developed); campground (undeveloped); and sport assembly.

[6] New transportation routes shall only be allowed if included in the adopted Regional Transportation Plan or Bicycle and Pedestrian Plan.

[7] Snowmobile courses are prohibited within Special Area 1 as shown on the Record of Survey Map for Park Cattle Company recorded in the official Records of Douglas County (Document No. 345290).

(Ord. 1603, 2022; Ord. 1400, 2013)

20.703.095 Accessory uses.

Accessory uses may be permitted per Sections 21.3.1. through 21.3.8. of the TRPA Code of Ordinances. (Ord. 1400, 2013)

20.703.100 Reserved (Ord. 1400, 2013)

20.703.110 Reserved (Ord. 1400, 2013)

20.703.120 Reserved (Ord. 1400, 2013)

20.703.130 List of primary uses and use definitions.

Use	Definition
Residential	
Employee housing	Residential units owned and maintained by public or private entities for housing employees.
Mobile home dwelling	A home built entirely in the factory on a non-removable steel chassis that is transported to the building site on its own wheels and was installed prior to June 15, 1976, when the Federal Manufactured Home Construction and Safety Standards (commonly known as the HUD Code) went into effect.
Multiple-family dwelling	More than one residential unit located on a parcel. Multiple-family dwellings may be contained in separate buildings such as two or more detached houses on a single parcel, or in a larger building on a parcel such as a duplex, a triplex, or an apartment building. Vacation rentals are included, up to but not exceeding a four-plex, provided they meet the Local Government Neighborhood Compatibility Requirements as defined in the TRPA Code of Ordinances. One detached secondary residence is included.
Multi-person dwelling	A building designed primarily for permanent occupancy by individuals unrelated by blood, marriage, or adoption in other than single-family dwelling units or transient dwelling units. A multi-person dwelling includes, but is not limited to, facilities such as dormitories and boarding houses, but not such facilities as hotels, motels, and apartment houses.
Nursing and personal care	Residential establishments with in-patient beds providing nursing and health-related care as a principal use, such as skilled nursing care facilities, extended care facilities, convalescent and rest homes, and board and care homes.
Raising domestic animals	The keeping, feeding, or grazing of animals as an avocation, hobby, or school project, secondary to the principal residential use of a property greater than two acres. The use applies to species commonly considered as farm animals, but does not include exotic animals. Household pets, such as dogs and cats, are included when such animals are being bred for commercial reasons. Outside storage or display is included as part of the use.
Residential care	Establishments primarily engaged in the provision of residential social and personal care for children, the aged, and special categories of persons with some limits on ability for self care, but where medical care is not a major element. The use includes, but is not limited to, children's homes, halfway houses, orphanages, rehabilitation centers, and self-help group homes.
Single-family dwelling (includes condominiums)	One residential unit located on a parcel. A single-family dwelling unit may be contained in a detached building such as a single-family house, or in a subdivided building containing two or more parcels such as a town house condominium. Vacation rentals are included provided they meet the Local Government Neighborhood Compatibility Requirements as defined in the TRPA Code of Ordinances. A caretaker residence is included.
Summer home	A cabin-type single-family house intended primarily for intermittent vacation use and located in USFS summer home tracts or other remote recreation sites. Such structures are generally located in areas of restricted winter access.
Tourist Accommodation	
Bed and breakfast facilities	Residential-type structures that have been converted to or constructed as tourist accommodation facilities where bedrooms without individual cooking facilities are rented for overnight lodging, and where at least one meal daily is provided. The use does not include "Hotels and Motels," which are defined separately; nor rooming and boarding houses (see "Multi-Family Dwellings").
Hotel, motel, and other transient dwelling units	Commercial transient lodging establishments, including hotels, motor- hotels, motels, tourist courts, or cabins, primarily engaged in providing overnight lodging for the general public whose permanent residence is elsewhere. This use does not include Bed and Breakfast Facilities or Vacation Rentals.
Time sharing (hotel/motel design)	A right to exclusively use, occupy, or possess a tourist accommodation unit of a hotel/motel design without kitchen units, according to a fixed or floating time schedule on a periodic basis occurring annually over a period of time in excess of three years.

Use	Definition
Time sharing (residential design)	A right to exclusively use, occupy, or possess a tourist accommodation unit of a residential design with kitchen units, according to a fixed or floating time schedule on a periodic basis occurring annually over a period of time in excess of three years.
Commercial	
Eating and drinking places	Restaurants, bars, and other establishments selling prepared foods and drinks for on-premise consumption, as well as facilities for dancing and other entertainment that are accessory to the principal use of the establishment as an eating and drinking place. The use also includes drive- in restaurants, lunch counters, and refreshment stands selling prepared goods and drinks for immediate consumption.
Nursery	Commercial retail and wholesale establishment where plants are grown or stored for transplanting at other sites. Outside storage or display is included as part of the use.
Outdoor retail sales	Retail trade establishments operating outside of buildings on a daily or weekly basis, such as: roadside stands; flea markets; swap meets; seasonal sales involving Christmas trees, pumpkins, or other seasonal items; regular sales of art or handcrafted items in conjunction with community festivals or art shows; and retail sales of various products from individual motor vehicles locations outside the public right-of-way, not including bakery, ice cream, and similar vending vehicles that conduct all sales within the right-of-way and do not stop in any location except on customer demand. Outside storage or display is included as part of the use.
Retail or personal service facility	An establishment for the retail sale of merchandise or the provision of personal services. A retail facility includes but is not limited to antique or art shops, clothing, drug, dry good, florist, furniture, gift, building materials, grocery, hobby, mailing services, office supply, package liquor, paint, pet, shoe, sporting, bike or moped, boats, golf carts, snowmobiles, jet skis, automobile parts, books, toy stores, and other miscellaneous retail shopping goods (auto, mobile home and vehicle sales are not included in this definition). A personal service facility includes facilities primarily engaged in providing services generally involving the care of persons, such as: beauty and barber shops; nail salons; shoe repair shops; saunas and hot tubs; massage services; laundromats (self-service laundries); dry cleaning pick-up stores and small-scale dry cleaners without pick-up and delivery services; clothing rental; dating and escort services; offsite rental of sporting equipment; health and wellness services; minor medical services, and wedding chapels. The use may also include the accessory retail sales of products related to the services provided.
Service stations	Retail trade establishments primarily engaged in the sale of gasoline, which may also provide lubrication, oil change and tune-up services, and the sale of automotive products incidental to gasoline sales. The use may also include as accessory uses towing, mechanical repair services, car washing and waxing, and trailer rental. The use does not include storage of wrecked or abandoned vehicles, paint spraying body and fender work, and retail sale of gasoline as an accessory use to food and beverage retail sales when limited to not more than two pumps.
Entertainment	
Amusements and recreation services	Establishments providing amusement or entertainment for a fee or admission charge, such as: arcades and coin-operated amusements; billiard and pool halls; bowling alleys; card rooms; clubs and ballrooms that are principal uses rather than being subordinate to an eating or drinking place; dance halls; gymnasiums; health and athletic clubs; ice skating and roller skating facilities; indoor sauna, spa, or hot tub facilities; motion picture theaters; reducing salons; and tennis, handball, racquetball, indoor archery and shooting ranges, and other indoor sports activities.
Gaming-non restricted	Establishments, regulated pursuant to Article VI(d) through (i) of the Compact, that deal, operate, carry on, conduct, maintain, or expose for play any banking or percentage game played with cards, dice, or any mechanical device or machine for money, property, checks, credit, or any representative of value. The use does not include social games played solely for drinks, or cigars or cigarettes served individually, games played in private homes or residences for prizes, or games operated by charitable or educational organizations to the extent excluded by state law. Restricted gaming is permissible only as an accessory use.

Use	Definition
Outdoor amusements	Commercial establishments for outdoor amusement and entertainment such as: amusement parks; theme and kiddie parks; go cart and miniature auto race tracks; ice rinks; and miniature golf courses. Outside storage or display is included as part of the use.
Privately owned assembly and entertainment	Commercially operated facilities for public assembly and group entertainment with a capacity of greater than 300 people, such as: auditoriums; exhibition and convention halls; theaters, meeting halls and facilities for "live" theatrical presentations or concerts by bands and orchestras; amphitheaters; meeting halls for rent; and similar public assembly uses.
Services	
Animal services	Establishments primarily engaged in performing services for animals, such as veterinary services, animal hospitals, animal grooming, and pet sitting and overnight boarding services.
Business support services	Service establishments within buildings that provide other businesses with services including maintenance, repair and service, testing, and rental. This includes establishments such as: outdoor advertising services, mail advertising services (reproduction and shipping); blueprinting, photocopying, and photofinishing; computer-related services (rental, repair, and maintenance); commercial art and design (production); film processing laboratories; and services to structures such as window cleaning, exterminators, janitorial services, and business equipment repair services.
Health care services	Service establishments primarily engaged in furnishing medical, mental health, surgical, and other personal health services such as: medical, dental, and psychiatric offices; medical and dental laboratories; outpatient care facilities; and allied health services. Associations or groups primarily engaged in providing medical or other health services to members are included. Nursing homes and similar long-term personal care facilities are classified in "Nursing and personal care," and mental health-related services, including various types of counseling practiced by licensed individuals other than medical doctors or psychiatrists or unlicensed individuals, are included under Professional Offices.
Laundries and dry cleaning plant	Service establishments primarily engaged in high-volume laundry and garment services, such as power laundries (family and commercial); garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; and carpet and upholstery cleaners. The use does not include coin-operated laundries or dry cleaning pick-up stores without dry cleaning equipment (see "Retail and personal service facilities").
Professional offices	A place where the following kinds of business are transacted or services rendered: engineering, architectural and surveying; real estate agencies; educational, scientific and research organizations; financial services; writers and artists; advertising agencies; photography and commercial art studios; publishing with offsite printing facilities; broadcasting studios; employment services; off premise concessions (OPC); reporting services; computer services; management, public relations, and consulting services; organizational offices; detective agencies; professional services; attorneys; and counseling services (other than licensed psychiatrists; see "Health Care Services"). Incidental offices are considered accessory uses to a primary use.
Schools - business and vocational	Business and vocational schools offering specialized trade and commercial courses.
Light Industrial	
Food and kindred products	Manufacturing establishments producing or processing foods and beverages for human consumption and certain related products for distribution within the region, such as beverages and liquors processing, and miscellaneous food preparation from raw products. Outside storage or display is included as part of the use.
Industrial services	Service establishments providing other businesses with services, including maintenance, repair, service, testing, publishing, and rental. This includes establishments such as: welding repair, armature rewinding, and heavy equipment repair, vehicle repair; research and development laboratories, including testing facilities; soils and materials testing laboratories; equipment rental businesses that are entirely within buildings, including leasing tools, machinery and other business item; and other business services of a "heavy service" nature. Outside storage or display is included as part of the use.

Use	Definition
Recycling and scrap	Establishments engaged in assembling, breaking up, sorting, temporary storage, and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap. Outside storage or display is included as part of the use. The use does not include terminal waste disposal sites, which are prohibited, and temporary storage of toxic or radioactive waste materials.
Small scale manufacturing	Establishments considered to be light manufacturing or cottage industry that produce jewelry, silverware and plated ware; musical instruments; toys; sporting and athletic goods; pens, pencils, and other office and artists' materials; buttons, costume novelties, miscellaneous notions; brooms and brushes; caskets; and other miscellaneous manufacturing industries. The use also includes artisan and craftsman-type operations that are not home occupations and that are not secondary to on-site retail sales. The use also includes small-scale blacksmith and welding services and the manufacture of trusses. Outside storage or display is included as part of the use.
Wholesale/storage	
Storage yards	Service establishments primarily engaged in the outdoor storage of motor vehicles, construction equipment, materials or supplies, fire wood lots, or industrial supplies. Outside storage or display is included as part of the use.
Vehicle and freight terminals	Transportation establishments furnishing services incidental to transportation, such as: freight forwarding services; transportation arrangement services; packing, crating, inspection and weighing services; freight terminal facilities; joint terminal and service facilities; trucking facilities, including transfer and storage; and postal service bulk mailing distribution centers. Outside storage or display is included as part of the use.
Vehicle storage & parking	Service establishments primarily engaged in the business of storing operative cars, buses, or other motor vehicles. The use includes both day use and long-term public and commercial garages, parking lots, and structures. Outside storage or display is included as part of the use. The use does not include wrecking yards (see "Recycling and scrap").
Warehousing	Establishments primarily engaged in the storage of furniture, household goods, or other commercial goods, such as warehouses and storage or mini-storage facilities offered for rent or lease to the general public. The use does not include warehouse facilities where the primary purpose of storage is for goods for wholesaling distribution. Outside storage or display is included as part of the use. The use does not include terminal facilities for handling freight (see "Vehicle and freight terminals").
Wholesale and distribution	Establishments engaged in the storage of merchandise for sale to retailers; to industrial, commercial, institutional, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. The use includes such establishments as: merchant wholesalers; agents, merchandise or commodity brokers, and commission merchants; and assemblers. Outside storage or display is included as part of the use.
Public service	
Collection stations	Establishments engaged in the temporary accumulation and storage of recyclable or discarded materials, including toxic and hazardous wastes, which are subsequently transported to recycling centers or solid waste disposal sites for further processing on a regular and consistent schedule. Outside storage or display is included as part of the use.
Cultural facilities	Permanent public or quasi-public facilities generally of a noncommercial nature, such as art exhibitions, planetariums, botanical gardens, libraries, museums, archives, interpretive centers, and arboretums.
Day care centers/pre- schools	Establishments used for the care of seven or more children residing elsewhere.
Government offices and facilities	Buildings containing offices or facilities for public or quasi-public entities, including administrative offices, meeting rooms, fire stations and other fire prevention facilities, police and sheriff substations, and animal care and wildlife care facilities.

Use	Definition
Hospitals	Establishments primarily engaged in providing diagnostic services and extensive medical treatment, including surgical and other hospital services. Such establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care.
Local assembly and entertainment	Facilities for public assembly and entertainment for the local community, not to exceed a capacity of 300 people, such as community centers, meeting halls, and multi-purpose centers.
Membership organizations	Permanent meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, such as: business associations; professional membership organizations; labor unions and similar organizations; civic, social and fraternal organizations; political organizations; and other membership organizations. The use does not include country clubs in conjunction with golf courses (see "Golf Courses"); religious organizations ("see Religious assembly"); and lodging (see "Multi-person Dwelling").
Post office	Establishments providing mail service and delivery, such as postal substations and neighborhood delivery centers.
Public service	
Collection stations	Establishments engaged in the temporary accumulation and storage of recyclable or discarded materials, including toxic and hazardous wastes, which are subsequently transported to recycling centers or solid waste disposal sites for further processing on a regular and consistent schedule. Outside storage or display is included as part of the use.
Cultural facilities	Permanent public or quasi-public facilities generally of a noncommercial nature, such as art exhibitions, planetariums, botanical gardens, libraries, museums, archives, interpretive centers, and arboretums.
Day care centers/pre- schools	Establishments used for the care of seven or more children residing elsewhere.
Government offices and facilities	Buildings containing offices or facilities for public or quasi-public entities, including administrative offices, meeting rooms, fire stations and other fire prevention facilities, police and sheriff substations, and animal care and wildlife care facilities.
Hospitals	Establishments primarily engaged in providing diagnostic services and extensive medical treatment, including surgical and other hospital services. Such establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care.
Local assembly and entertainment	Facilities for public assembly and entertainment for the local community, not to exceed a capacity of 300 people, such as community centers, meeting halls, and multi-purpose centers.
Membership organizations	Permanent meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, such as: business associations; professional membership organizations; labor unions and similar organizations; civic, social and fraternal organizations; political organizations; and other membership organizations. The use does not include country clubs in conjunction with golf courses (see "Golf Courses"); religious organizations ("see Religious assembly"); and lodging (see "Multi-person Dwelling").
Post office	Establishments providing mail service and delivery, such as postal substations and neighborhood delivery centers.
Power generating	Establishments engaged in the generation of electrical energy for sale to consumers, including hydro facilities, gas facilities, and diesel facilities. Outside storage or display is included as part of the use. Transmission lines located off the site of the power plant are included under "Pipelines and power transmission." Electrical substations are included under "Public utility centers."
Public health and safety facilities	Facilities operated by public or quasi-public entities for the local protection of the public, such as: satellite highway maintenance and snow removal facilities; water tanks, pumps, wells and related facilities; monitoring facilities; sewage pumps and related facilities; and emergency services. Outside storage or display is included as part of the use.
Public owned assembly and entertainment	Facilities owned and operated by a public or nonprofit entity for public assembly and group entertainment with a capacity of greater than 300 people, such as: public auditoriums; exhibition and convention halls; civic theaters, meeting halls and facilities for live theatrical presentations or concerts

Use	Definition
	by bands, choirs, and orchestras; meeting halls for rent; community centers; and similar public assembly uses.
Public utility centers	Public and quasi-public facilities serving as junction points for transferring utility services from one transmission to another or to local distribution and service, such as: electrical substations and switching stations; major telephone switching centers; natural gas regulating and distribution facilities; public water system wells, treatment plants and storage; and community wastewater treatment plants and settling ponds. Outside storage or display is included as part of the use. The use does not include office or service centers (see "Professional Offices or Government Offices").
Religious assembly	Religious organization assembly or institutional facility operated for worship or promotion of religious activities, including churches and incidental religious education. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals, and other potentially related operations (such as a recreational camp) are not considered a religious assembly and are classified according to their respective activities.
Schools – college	Junior colleges, colleges, universities, and professional schools granting associate arts degrees, certificates, undergraduate and graduate degrees, and requiring for admission at least a high school diploma or equivalent general academic training.
Schools - kindergarten through secondary	Kindergarten, elementary, and secondary schools serving grades up to 12, including denominational and sectarian.
Social service organizations	Public and quasi-public establishments providing social services and rehabilitation services, counseling centers, welfare offices, job counseling and training centers, or vocational rehabilitation agencies, serving persons with social or personal problems requiring special services and the handicapped and the disadvantaged. The use includes organizations soliciting funds to be used directly for these and related services. The use also includes establishments engaged in community improvement and neighborhood development.
Threshold related research facilities	Public or non-profit research establishments primarily engaged in implementing social, political, and scientific research relating to the Lake Tahoe Environmental Thresholds or the Lake Tahoe ecosystem. The use includes laboratories, monitoring stations, scientific interpretive centers, research and training classrooms, and related support facilities. Overnight multi-person facilities, outside storage, and caretaker facilities may be considered as accessory to this use. The use does not include facilities unrelated to threshold-related research, such as: general college administrative offices and classrooms (see Schools-College); and government administrative offices (see Government offices and facilities); or non- threshold-related research (which may be conducted under the "Professional office" use).
Linear public facilities	
Pipelines and power transmission	Transportation facilities primarily engaged in the pipeline transportation of refined products of petroleum, such as: gasoline and fuel oils; natural gas; mixed, manufactured, or liquefied petroleum gas; or the pipeline transmission of other commodities. The use includes facilities for the transmission of electrical energy for sale, including transmission and distribution facilities. Outside storage or display is included as part of the use. The use does not include offices or service centers (see "Professional offices"); equipment and material storage yards (see "Storage yards"); distribution substations (see "Public utility centers"); and power plants (see "Power generating plants").
Transit stations and terminals	Passenger stations for vehicular and mass transit systems; also, terminal facilities providing maintenance and service for the vehicles operated in the transit system. The use includes, but is not limited to, buses, taxis, railway, and ferries. Outside storage or display is included as part of the use.
Transmission and receiving facilities	Communication facilities for public or quasi-public, commercial, and private electronic, optic, radio, microwave, electromagnetic, and photo-electrical transmission and distribution, such as: repeater and receiving facilities, feeder lines, and earth stations for satellite communications for radio, television, telegraph, telephone, data network, and other microwave applications. The use includes local distribution facilities such as lines, poles, cabinets, and conduits. Outside storage or display is included as part of the use. The use does not include uses described under Broadcasting Studios.

Use	Definition
Transportation route	Public right-of-ways that are improved to permit vehicular, pedestrian, and bicycle travel.
Recreation	
Beach recreation	Recreational use of a beach, supported by developed facilities such as sanitation facilities, parking, picnic sites, and rental services, and nearshore facilities such as multiple-use piers and buoys. Nearshore and foreshore facilities are included in Chapter 81, *Permissible Uses and Structures in the Shorezone and Lakezone,* of the TRPA Code of Ordinances.
Boat launching facilities	Recreational establishments that provide boat launching, parking, and short-term trailer storage for the general public. The storage, mooring, and maintenance of boats are included under "Marinas." Raft launching is included under "Day Use Areas." Outside storage or display is included as part of the use.
Campground, developed	Land or premises designed to be used and rented for temporary occupancy by campers traveling by motorized vehicle or recreational vehicles, and that contain such facilities as campsites with parking areas, barbecue grills, tables, restrooms, and at least some utilities.
Campground, undeveloped	Land permanently established to be used for temporary occupancy by campers traveling by foot or horse, which may contain tent sites, fire rings, and sanitary facilities, but which does not contain utilities.
Cross country ski courses	Land or premises used as a commercial operation for nordic skiing. Outside storage or display is included as part of the use.
Day use areas	Land or premises, other than Participant Sports Facilities, designated by the owner to be used by individuals or the general public, for a fee or otherwise, for outdoor recreation purposes on a daily basis such as regional and local parks, picnic sites, vista points, snow play areas, rafting facilities, and playgrounds.
Downhill ski facilities	Uses and facilities pertaining to ski areas, including but not limited to: runs, trails, lift-lines cables, chairs, cars, warming huts, care taking quarters, parking, vehicles, day lodges, shops for sale and rental of ski equipment, ski pro shop, first aid stations, ski school facilities and assembly areas, day nurseries, maintenance facilities, lounges, eating and drinking establishments, and other ski oriented shops. Outside storage or display is included as part of the use. Uses and facilities serving non-skiing activities or operating year-round such as tennis courts, swimming pools, hot tubs, restaurants, bars, and retail sales constructed on lands which serve or are utilized in the operation of a ski area shall be considered under the appropriate use classification in the TRPA Code of Ordinances.
Equestrian stables.	Equestrian stables for boarding horses that may be used for sleigh and carriage rides or horseback riding.
Golf courses	An area of land laid out for the game of golf, including driving ranges and putting greens. A golf course may include accessory uses such as eating and drinking places, clubhouses, and general retail stores. Outside storage or display is included as part of the use.
Group facilities	Establishments that provide overnight accommodations and outdoor recreation to organized groups such as recreational camps, group or organized camps, and religious camps.
Marinas	Establishments primarily providing water-oriented services, such as: yachting and rowing clubs; boat rentals; storage and launching facilities; sport fishing activities, excursion boat and sightseeing facilities; and other marina-related activities, including but not limited to fuel sales, boat pumpout facilities, and boat and engine repair. Marinas contain water- oriented facilities and structures, which are regulated and defined in Chapter 81. Outside storage or display is included as part of the use. The use does not include condominiums, hotels, restaurants, and other such uses with accessory water-oriented, multiple-use facilities.
Off-road vehicle courses	Areas authorized by the Agency for the use of off-road vehicles including, but not limited to, dirt bike, enduro, hill climbing, or other off-road motorcycle courses. The use also includes areas authorized by the Agency for competitive events utilizing four-wheel-drive vehicles. The use does not include the use of vehicles associated with timber harvest activities on approved skid trails or maintenance vehicles.

Use	Definition
Outdoor recreation concessions	Facilities that are dependent on the use of outdoor recreation areas, such as onsite food and beverage sales, onsite recreational equipment rentals, parasailing, rafting, and onsite recreation instruction. The use also includes outfitter or guide service establishments whose base facilities are located on or near a recreation area, such as horse packing outfitters or snowmobiling outfitters. Outside storage or display is included as part of the use.
Participant sports facilities	Facilities for various outdoor sports and recreation including, but not limited to, tennis courts, swim and tennis clubs, ice skating rinks, zip lines, and athletic fields (non-professional). Outside storage or display is included as part of the use.
Recreation centers	Indoor recreation establishments operated by a public or quasi-public agency providing indoor sports and community services, such as swimming pools, multi-purpose courts, weight rooms, and meeting and crafts rooms.
Riding and hiking trails	Planned paths for pedestrian, bike, and equestrian traffic, including trail heads.
Snowmobile courses	Mapped areas, pathways, and trails utilized in, and approved for, commercial snowmobile operations.
Sport assembly	Commercial facilities for spectator-oriented, specialized, sports assembly that do not exceed a 5,000-person seating capacity, such as stadiums, arenas, and field houses.
Visitor information centers	Nonprofit establishments providing visitor information and orientation.
Resource management	
Resource protection, restoration, and management	Activities associated with the protection, restoration, and management of timber, wildlife and fishes, open space, vegetation, and watersheds to protect and restore the Lake Tahoe environment.

(Ord. 1400, 2013)

20.703.140 Design standards and guidelines.

A. All development under the jurisdiction of the TRPA must comply with the provisions of the DCDCIS manual, unless a stricter provision has been adopted in this section or by the TRPA, including, but not limited to:

   1. BMPs shall be required pursuant to Section 60.4, *Best Management Practice Requirements*, of the TRPA Code of Ordinances and as described in the Handbook of Best Management Practices (2012), and as amended.

B. In order to ensure quality design and bring the South Shore Area Plan into threshold attainment, all future development within the South Shore Area Plan shall be designed to meet the provisions of Part I, Planning Design Criteria, Division 7, South Shore Design Standards and Guidelines, of the DCDCIS manual. (Ord. 1400, 2013)

20.703.150 Parking and loading.

A. The number of required parking and loading spaces shall be based on the requirements set forth in Chapter 20.692, *Off-Street Parking and Loading*, of this code. In cases where parking and loading standards for a use listed in this Chapter are not addressed in Chapter 20.692, the Director may determine parking requirements based on a similar use or require a parking analysis, pursuant to Subsection B below, to determine minimum parking requirements.

B. In lieu of meeting the above requirements in Subsection A, an applicant may prepare and submit a parking analysis including:

   1. A parking demand estimate;

   2. Proposed alternatives to reduce or relax minimum parking standards, which may include:

      a. Joint use of parking facilities (see Section 20.692.070 of this code);

      b. In-lieu payment to meet parking requirements;

      c. On-street parking (see Section 20.692.050.B.3. of this code);

      d. Free or discounted transit; and

e. Paid parking management; and

3. Methods to ensure compliance with alternatives.

C. Parking requirements for uses other than single-family dwellings may be reduced 20 percent if a parking analysis indicates public transit service exists within 300 feet of the property and is a viable alternative for the parking reduction.

D. Off-site parking locations may be approved if it can be found that it will not violate other TRPA applicable standards. Such parking must be located within 300 feet of the facility it serves or must be directly connected by transit during the hours of operation.

E. Commercial, tourist accommodation, public service, recreation and multi- residential projects must provide, within the project area, snow storage areas of a size adequate to store snow removed from parking, driveway and pedestrian access areas, as required by the Part I, Planning Design Criteria, Division 2, Non-Residential, Section 2.8, Snow Storage, of the DCDCIS Manual.

F. Bicycle access and racks shall be provided with all commercial, recreation, and multi-family residential projects in accordance with Part I, Planning Design Criteria, Division 2, Non-Residential, Section 2.6, Bicycle Access, of the DCDCIS Manual. (Ord. 1400, 2013)

20.703.160 Landscape and irrigation plans.

Landscape and irrigation plans are required with all non-residential projects and must comply with Chapter 20.694, *Landscape Standards*, of this code, except when in conflict with a TRPA provision, in which case the TRPA provision applies. Plant species listed in the TRPA Recommended and Approved Native and Adapted Plants for the Tahoe Basin must be used for lawns and landscaping. Plant species not found on the TRPA recommended native and adapted plant list may only be used for landscaping as accent plantings. Such plants must be limited to borders, entryways, flowerbeds, and other similar locations to provide accents to the overall native or adapted landscape design. (Ord. 1400, 2013)

20.703.170 Lighting standards.

A. Exterior lighting must be deflected away from all adjacent properties, public streets and public rights-of-way. Any light source must incorporate a cut-off shield to prevent the light source from being directly visible from areas offsite. Exterior light sources must be directed downward to avoid sky lighting.

B. Exterior lighting must be stationary and not blink, flash, or change intensity.

C. String lights, building or roofline tube lighting, and reflective or luminescent wall surfaces are prohibited. Exterior lighting must not be attached to trees except for the Christmas season, which is between Thanksgiving and March 1 of the following year.

D. Fixture mounting height must be appropriate to the purpose, but not exceed 15 feet above ground level within 100 feet of residential properties and 25 feet above ground level elsewhere.

E. Exterior lighting must be used for purposes of illumination only and must not be designed for or used as an advertising display. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures is authorized, provided the illuminated area does not exceed 25 feet above grade on a vertical wall and the light source is shielded from public view.

F. The commercial operation of searchlights for advertising or any other purpose is prohibited.

G. Seasonal lighting displays and lighting for special events which conflict with other provisions of this section may be permitted on a temporary basis pursuant to Chapter 22 of the TRPA Code of Ordinances. (Ord. 1400, 2013)

20.703.180 Signage.

A. The installation, modification, or replacement of a sign requires review and approval as a project by either TRPA or the County in accordance with Chapter 38, Signs, of the TRPA Code of Ordinances, or substitute sign

standards adopted as part of an Area Plan, including the signage standards in the South Shore Design Standards and Guidelines, the Douglas County Design Standards and Guidelines for the Lake Tahoe Region of Douglas County, and Subsections F and G below.

B. TRPA shall review all signage associated with a project that has not been delegated to the County through an MOU. The County shall not require a sign permit, pursuant to Chapter 20.618, *Sign Permit*, of this code, for signage approved by the TRPA.

C. For all signage associated with a project delegated to the County through an MOU, the County shall require a sign permit as required by Chapter 20.618, Sign Permit.

D. For all non-residential developments containing three or more units, the County shall require a master sign plan to ensure the consistent design of signage throughout a project, pursuant to Section 20.696.375, *Master sign plan required*, of this code.

E. In all cases, the County is responsible for the review and approval of Building Permits for signage.

F. Changeable Copy (Readerboard) Signs. One changeable copy sign is allowed, instead of a freestanding sign, with a project containing a gaming use, service station (gasoline price signs only), theater marquees, recreational and public uses, and institutional uses within the T-MU/TC Overlay and T-T/HDT Overlay zoning districts. Two changeable copy signs may be permitted as part of a project including both a gaming and theater use. Changeable copy signs include electronic message display signs which display words, symbols, figures, or images that can be electronically or mechanically changed by remote. The message change sequence can be accomplished immediately or by means of fade or dissolve modes. The maximum speed of a revolution, frame or motion of the electronic message display area may not exceed ~~four~~ twelve (12) cycles per hour. The electronic message display area must have automatic photocell dimming capabilities based on ambient outside light set at seventy-five percent of full capacity for daytime (full sun) and forty percent for nighttime, or equivalent for other lighting technologies. Certification from the sign contractor that the sign's light intensity has been factory pre-set not to exceed the limits noted above is required. In no case shall a changeable copy sign be visible from the shoreline of Lake Tahoe.

G. In the T-HDT district, the sign provisions in Chapter 38, Signs, of the TRPA Code of Ordinances shall apply, except as follows:

1. Building Frontage: For purposes of this section, "building frontage" shall include frontage on a street, parking lot, alley or driveway.

2. Building signs. Each primary use within a project area may be allowed one square foot of sign area for each one lineal foot of building frontage up to a maximum of 300 square feet of sign area per building frontage for each distinct use with a total floor area greater than 500,000 square feet. Each primary use may be allowed a maximum of four building frontages. Signage that is placed on a diagonal of more than one frontage, may be divided equally between the two frontages, but shall not exceed 450 square feet.

3. Each project area may be allowed one square foot of sign area for each one lineal foot of building frontage separate and district from (1) above, up to a maximum of 120 square feet of sign area per building frontage for other primary uses with a total floor area greater than 50,000 square feet. Each use may be allowed a maximum of four building frontages. Signage that is placed on a diagonal of more than one frontage, may be divided equally between the two frontages, but shall not exceed 300 square feet.

4. Maximum height of building signs shall be 40 feet above grade or to the top of the wall on which the sign is located, whichever is less.

5. Up to 50 percent of the maximum allowable sign area for building signs may be used in a projecting sign.

6. Existing tower signs (signs existing and or approved as of the effective date of this chapter), defined as business name or corporate logo, located in proximity of building roof line and within building profile, may

remain and are not included in the calculation of allowable building sign area. Such signs may be maintained and replaced in kind, but any relocation or reconfiguration is subject to the provisions of this chapter.

7. Freestanding signs. Each project area which is greater than 5 acres in size and which has an existing and/or approved freestanding sign fronting Highway 50 may retain one freestanding sign on Highway 50, provided the signage: is not enlarged, is incorporated into a landscape planter or monument, does not exceed 600 square feet in area, and has a maximum sign height of 30 feet exclusive of appurtenances and/or architectural features. Each project area which is greater than 5 acres in size may be permitted 40 square feet of freestanding signage per major entry point other than along Highway 50 provided the signage is incorporated into a landscape planter or monument. If major entry points are shared by property owners, the signage may be increased by 50 percent. Maximum height shall be 20 feet.

H. In the T-MU/TC Overlay district (Kingsbury Town Center), the sign provisions in Chapter 38, Signs, of the TRPA Code of Ordinances shall apply, except as follows:

1. Building Frontage: For purposes of this section, "building frontage" shall include frontage on a street, parking lot, alley or driveway.

2. Building signs. Each primary use within a project area maybe allowed one square foot of sign area for each one lineal foot of building frontage up to a maximum of 200 square feet of sign area per building frontage for each distinct use with a total floor area of 50,000 square feet. Each parcel or project area may be allowed a maximum of four building frontages. Maximum height of building signs shall be 30 feet above grade or to the top of the wall on which the sign is located, whichever is less. Up to 50 percent of the maximum allowable sign area for building signs may be used in a projecting sign.

3. Freestanding signs. Each project area with is greater than 5 acres in size and which has an existing and/or approved freestanding sign fronting Highway 50 may retain one freestanding sign on Highway 50 provided the signage: is not enlarged, is incorporated into a landscape 5 planter or monument, does not exceed 300 square feet in area, and has a maximum sign height of 20 feet exclusive of appurtenances and/or architectural features. Each project area which is greater than 5 acres in size may be permitted 40 square feet of freestanding signage per major entry point other than along Highway 50 provided the signage is incorporated into a landscape planter or monument. If major entry pints are shared by property owners, the signage may be increased by 50 percent. Maximum height shall be 20 feet.

I. Direction and/or safety signs. In the T-HDT and T-MU/TC Overlay (Kingsbury Town Center) districts, directional and/or safety signs, which are no greater than 24 square feet in area, no greater than 12 feet in height, contain no advertising copy, and have a consistent set of colors and materials, may be allowed, and shall not be included in the total allowable sign area for each use. The height of direction and/or safety signs on buildings, parking garages and porte cochere entrances/exits may exceed 12 feet but shall be the minimum necessary to identify the entrance/exit and safely facilitate pedestrian and vehicular circulation. The number and area of direction and/or safety signs shall be limited to the minimum necessary to safely facilitate pedestrian and vehicular circulation and ensure safety.

J. Regulation of Existing, Non-Conforming Signs in the T-HDT and T-MU/TC Overlay (Kingsbury Town Center) districts.

1. Any signs which do not conform with the applicable requirements of this Chapter, Chapter 38 of the TRPA Code of Ordinance, and the South Shore Design Standards and Guidelines, as applicable, are considered non-conforming.

2. Non-conforming signs must be removed or replaced with conforming signs upon the occurrence of any of the following:

a. The non-conforming sign is destroyed or damaged to an extent in excess of 50 percent of the sign value;

b. The non-conforming sign is relocated;

c. The non-conforming sign is altered structurally; or

d. More than 50 percent of the non-conforming sign's copy is altered, except for changeable copy signs and maintenance.

3. Exceptions. Exceptions to the requirements of subsection 2 above may be approved for modification or replacement of existing signs, provided the following findings can be made for a sign package for the entire project area. Once an exception is approved, the non-conforming sign or signs shall be considered conforming.

a. The exception is in harmony with the purpose and intent of this Chapter, Chapter 38 of the TRPA Code of Ordinance, and the South Shore Design Standards and Guidelines;

b. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that are not contemplated or provided for by this Chapter;

c. The approval of the exception will not be materially detrimental to the public health, safety, and welfare;

d. Alternative signage concepts that comply with the provision to which the exception is requested have been evaluated, and undue hardship would result if the strict adherence to the provision is required;

e. A scenic quality analysis demonstrates that the exception, if approved, will be consistent with the threshold attainment findings listed in the Scenic Resources Management Package Final Environmental Impact Statement, 1989;

f. The exception which is approved shall not increase the number, area, and height of the existing sign or signs for which the exception is requested;

g. The exception which is approved for a building site shall not exceed the total permissible sign area for all signs; and

h. The exception is the minimum departure from the standards.

K. ~~G.~~ Points of Interest (Wayfinding) and Community Entry Sign. Points of interest (wayfinding) signs and a community entry sign are subject to the following:

1. Signs identifying special points of interest and a community entry point may be approved as identified in an integrated community facility sign plan, as proposed or amended by the Tahoe Chamber of Commerce and approved by the Board. The Chamber of Commerce will be responsible for the placement and maintenance of all signs authorized by this section.

2. The approval of the Board is subject to the following:

a. Before the installation of any sign structure, the location, size, height, width and general design must be approved by the County as being in conformance with the general purpose of this chapter. Where applicable, an encroachment permit must be obtained.

b. The maximum area for a community entry monument sign is 100 square feet and the total sign structure height must not exceed 20 feet measured from the adjacent natural grade.

c. All signs must have proper access and maintenance easements.

d. Signs along an NDOT right-of-way must be approved by NDOT. (Ord. 1400, 2013)

20.703.190 Scenic quality.

A. The County shall require a Scenic Assessment with all project applications requiring a Scenic Assessment, pursuant to Chapter 66, *Scenic Quality*, of the TRPA Code of Ordinances.

B. Prior to approving a project that may potentially affect an identified scenic resource, the County shall find that a project is consistent with applicable recommendations in the Scenic Assessment for preserving or improving the scenic quality of the identified scenic resource. (Ord. 1400, 2013)

20.703.200 Area-wide water quality.

A. Area-wide water quality treatments and funding mechanisms may be established in lieu of certain site-specific BMPs, subject to the provisions of Section 13.5.3.B.3., Area-wide Water Quality Treatments and Funding Mechanisms, of the TRPA Code of Ordinances.

B. The Stateline Stormwater Association, formed by the Stateline Regional Stormwater Treatment Disposal System Agreement (Document No. 405734), is recognized as providing area-wide water quality treatment for properties, subject to the terms of the agreement and applicable Nevada Division of Environmental Protection (NDEP) permit, within the South Shore Area Plan. (Ord. 1400, 2013)

20.703.205 Noise.

All provisions of Chapter 68, *Noise Limitations*, of the TRPA Code of Ordinances shall apply to projects subject to the provisions of this chapter.

A. CNEL Noise Standards. All applications for projects, including those delegated to the County through an MOU, must demonstrate compliance with the following noise standards: 65 CNEL for the T-T/HDT Overlay and T-MU/TC Overlay zoning districts; 55 CNEL for the T-RR and T-R zoning districts; 65 CNEL for the U.S. 50 Highway and Lake Parkway corridor; and 55 CNEL for the State Route 207 corridor. Highway corridors are limited to the area within 300 feet from the edge of right-of-way.

B. Single-Event Noise. All applications for projects, including those delegated to the County through an MOU, must demonstrate compliance with the single-event noise standards set forth in Section 68.3.1 of the TRPA Code of Ordinances.

C. Exemptions. The standards set forth in Chapter 68 of the TRPA Code of Ordinances shall not apply to noise from TRPA-approved construction or maintenance projects or the demolition of structures provided such activities are limited to the hours between 8:00 a.m. and 6:30 p.m. The standards set forth in Chapter 68 shall not apply to safety signals, warning devices, or emergency pressure relief valves, and other similar devices. Emergency work to protect life or property shall be exempt from noise standards, as shall be fireworks used in accordance with an authorized permit. (Ord. 1400, 2013)

20.703.210 TRPA Code of Ordinances.

Sections 20.703.230 through 20.703.290 specify the provisions of the TRPA Code of Ordinances that the County will enforce as part of a conforming Area Plan. (Ord. 1400, 2013)

20.703.220 General provisions.

A. Applicability of the TRPA Code of Ordinances. For projects delegated to the County pursuant to an MOU, the Director shall review projects delegated to the Executive Director of the TRPA, the Commission shall review projects delegated to the Advisory Planning Commission and Hearings Officer, and the Board shall review projects reviewed by the TRPA Governing Board pursuant to the provisions of the TRPA Code of Ordinances.

B. Exempt Activities. The County may approve exempt activities and qualified exempt activities identified in Sections 2.3.1. through 2.3.8., *Exempt Activities*, of the TRPA Code of Ordinances, or as further specified in an MOU.

C. Environmental Documentation. For projects delegated to the County, the County shall require environmental documentation be submitted with project applications to ensure compliance with Chapter 3, *Environmental Documentation*, of the TRPA Code of Ordinances and require that they are prepared in accordance with Article 6,

Environmental Impact Statement, of the TRPA Code of Ordinances, *Rules and Procedures*.

A. Required Findings. For projects delegated to the County through an MOU, the County shall require a statement of justification addressing all applicable findings within this code and the TRPA Code of Ordinances, including Chapter 4, *Required Findings*, to ensure compliance with both County and TRPA standards.

B. Compliance. The TRPA shall specify the provisions of Chapter 5, *Compliance*, of the TRPA Code of Ordinances that the County is responsible for enforcing in an MOU.

C. Tracking, Accounting, and Banking. The information that the County is responsible for tracking, accounting, or banking shall be specified in an MOU to ensure that the TRPA is provided the necessary information to comply with the provisions of Chapter 6, *Tracking, Accounting, and Banking*, of the TRPA Code of Ordinances.

D. Timelines. In the review of projects delegated to the County by TRPA through an MOU, the County shall follow all timelines established in the TRPA Code of Ordinances.

E. Expiration of Approvals. All project approvals shall expire if they do not meet the provisions of Section 2.2.4., *Expiration of TRPA Approvals*, of the TRPA Code of Ordinances. (Ord. 1400, 2013)

20.703.230 Planning.

A. TRPA Regional Plan Maps. The TRPA and County shall coordinate GIS data to ensure that both agencies have access to the official TRPA maps listed in Chapter 10, *TRPA Regional Plan Maps*, of the TRPA Code of Ordinances as well as other information necessary to implement conforming Area Plans.

B. Plan Area Statements and Community Plans. The provisions of Chapter 11, Plan Area Statements and Plan Area Maps, and Chapter 12, *Community Plans*, of the TRPA Code of Ordinances shall not be applicable once Community Plans and Plan Area Statements are replaced by a conforming Area Plan.

C. Area Plans. The County, in coordination with TRPA, shall prepare an Area Plan, and modifications to a conforming Area Plan, in accordance with Chapter 13, *Areas Plans*, of the TRPA Code of Ordinances.

D. Specific and Master Plans. The TRPA, in coordination with the County, shall process all requests for specific and master plans in accordance with Chapter 14, *Specific and Master Plans*, of the TRPA Code of Ordinances.

E. Environmental Improvement Program. The TRPA is responsible for coordinating the Environmental Improvement Program as discussed in Chapter 15, *Environmental Improvement Program*, of the TRPA Code of Ordinances. The County is responsible for developing and implementing Environmental Improvement Projects to assist in the attainment and maintenance of the Environmental Threshold Carrying Capacities.

F. Regional Plan and Environmental Threshold Review. The TRPA is responsible for conducting regional plan and environmental threshold review in accordance with Chapter 16, *Regional Plan and Environmental Threshold Review*, of the TRPA Code of Ordinances. (Ord. 1400, 2013)

20.703.240 Land uses.

A. Permissible Uses. The permissible uses in Chapter 21, *Permissible Uses*, of the TRPA Code of Ordinances are superseded by the permissible uses identified and defined in this chapter.

B. Temporary Uses, Structures, and Activities. The County may issue a Temporary Use Permit for a temporary use, structure, or activity if the temporary use, structure, or activity meets the provisions of Chapter 22, *Temporary Uses, Structures, and Activities*, of the TRPA Code of Ordinances and is not located within an area subject to TRPA review, as outlined in an MOU. (Ord. 1400, 2013)

20.703.250 Site development.

A. Land Coverage. All applications for projects, including those delegated to the County through an MOU, must demonstrate compliance with Chapter 30, *Land Coverage*, of the TRPA Code of Ordinances through the submittal of a land capability and land coverage verification completed by TRPA, or a TRPA-Certified Contractor.

B. Density. Maximum densities set forth in an Area Plan must not exceed the maximum densities established in Chapter 31, *Density*, of the TRPA Code of Ordinances.

C. Basic Services. All projects proposing a new structure or reconstruction or expansion of an existing structure shall provide basic services in accordance with Chapter 20.100, *Public Facilities and Improvement Standards*, of this code, the DCDCIS manual, and Chapter 32, *Basic Services*, of the TRPA Code of Ordinances.

D. Grading and Construction. Grading and construction in the Lake Tahoe Region shall meet the provisions of this code, the DCDCIS manual, and TRPA Code of Ordinances, Chapter 33, *Grading and Construction*. Excavation, filling, and clearing of vegetation or other disturbance of the soil shall not occur between October 15 and May 1 of each year, unless approval has been granted by TRPA.

E. Driveway Standards. Driveways must be constructed in accordance with the DCDCIS manual and this code. The provisions of Chapter 34, *Parking and Driveway Standards*, of the TRPA Code of Ordinances shall not apply.

F. Natural Hazard Standards and Floodplain Management. All development in floodplains that is allowed in Chapter 35, *Natural Hazards*, of the TRPA Code of Ordinances must comply with the provisions of Chapter 20.50, *Floodplain Management*, of this code.

G. Design Standards. Design standards and guidelines for an Area Plan, including the South Shore Design Standards and Guidelines, shall supersede the provisions of Chapter 36, *Design Standards*, of the TRPA Code of Ordinances.

H. Height. The height standards in Chapter 37, *Height*, of the TRPA Code of Ordinances shall be followed in cases where substitute height standards have not been adopted as part of an Area Plan.

I. Signs. See Section 20.703.180, *Signage*, for signage standards.

J. Subdivision. All requests for subdivisions are limited to the provisions in Chapter 39, *Subdivision*, of the TRPA Code of Ordinances. Subdivisions in the T-RR zoning district are limited to air space condominium divisions; no lot and block subdivisions are allowed. If a request for a subdivision complies with the TRPA Code of Ordinances, then the provisions of Chapters 20.704 through 20.770, *Procedures for the Division of Land*, of this code shall apply. (Ord. 1400, 2013)

20.703.260 Growth management.

A. The TRPA is responsible for enforcing and implementing Growth Management regulations, Chapters 50 through 53, of the TRPA Code of Ordinances.

B. For commodities allocated to the County by TRPA, including residential allocations and commercial floor area, the County is responsible for allocating commodities to projects and maintaining records of allocations which shall be transmitted to TRPA annually or as specified in an MOU. (Ord. 1400, 2013)

20.703.270 Resource management and protection.

In the review of projects delegated to the County through a conforming Area Plan and MOU, the County shall ensure compliance with the provisions of the Resource Management and Protection regulations, Chapters 60 through 68, of the TRPA Code of Ordinances. (Ord. 1400, 2013)

20.703.280 Shorezone.

The TRPA is responsible for enforcing and implementing Shorezone regulations, Chapters 80 through 85, of the TRPA Code of Ordinances. (Ord. 1400, 2013)

20.703.290 Rules and procedures.

For projects delegated to the County through an MOU by the TRPA, the County shall process the applications in accordance with the procedures in the TRPA Code of Ordinances, Rules and Procedures, Article 5, *Project Review*. (Ord. 1400, 2013)

20.703.300 Authority to condition development permits.

A. Whenever this Title or TRPA Code of Ordinances authorizes the Director, the Planning Commission, Board, or other body to condition applications for development permits, the official or entity, after review of the application and other pertinent documents and any evidence made part of the record of the public hearing, may, in addition

to those standards and special conditions required for particular types of development permits, impose additional conditions reasonably necessary to assure the following:

1. Conformity with the goals and policies embodied in the TRPA Regional Plan and Code of Ordinances;
2. Standards which are generally or specially applicable to particular uses including specific conditions relative to operation of the use;
3. Compatibility between the proposed development and adjacent development and neighborhoods;
4. Preservation of the character and integrity of adjacent development and neighborhoods; and
5. Protection of the health, safety and general welfare of the citizens of the county.

B. Where additional conditions are imposed, the body imposing the conditions shall make findings which embody the basic purpose of the conditions placed on the application. The conditions imposed by recommendation of the Director or Planning Commission may be modified subsequently by the final decision-maker or by the appellate body upon appeal of those conditions.

C. The Director shall include a copy of the approved conditions with the record of the decision which is filed with the secretary of the final decision-maker and the applicant. (Ord. 1400, 2013)

20.703.310 Conformity review for an amendment to an Area Plan.

Following approval of an Area Plan by the TRPA Governing Board, any subsequent amendment to a plan or ordinance contained within an approved Area Plan approved by the Board shall be forwarded to the TRPA and reviewed by the Advisory Planning Commission and Governing Board for conformity with the requirements of the TRPA Regional Plan. (Ord. 1400, 2013)

20.703.320 Activities requiring TRPA approval.

A. Projects that meet one of the following criteria require review and approval by TRPA:

1. All development within the High Density Tourist District, Resort Recreation, Conservation, and Backcountry Land Use Districts shown on Map 1, Conceptual Regional Land Use Map, of the TRPA Regional Plan;
2. All development within the Shorezone of Lake Tahoe; and
3. All development meeting the criteria in the following table:

Thresholds for TRPA Governing Board Review of Projects

(all measurements are new building floor area)		
	Town Center	Not in a Center
Residential	≥ 50,000 square feet	≥ 25,000 square feet
Non-Residential	≥ 40,000 square feet	≥ 12,500 square feet

B. The TRPA must approve all plans associated with a Building Permit or Site Improvement Permit for projects that meet the criteria in Subsection A and that are not delegated to the County through an MOU, before the County will issue a Building Permit or Site Improvement Permit. (Ord. 1400, 2013)

20.703.330 Notification to TRPA and Washoe Tribe of proposed activities.

Douglas County shall send to TRPA and the Washoe Tribe notice of all proposed activities within an Area Plan that require public notification, pursuant to Chapter 20.20, *Notice Provisions*, of this code, no less than 10 days prior to a hearing to provide TRPA and the Washoe Tribe adequate time to comment. (Ord. 1400, 2013)

20.703.340 Monitoring.

On at least a quarterly basis, Douglas County shall send to TRPA copies of all building permits and development information that TRPA needs to measure compliance with the terms of a conforming Area Plan. At minimum, such

building permits shall contain and make clear the necessary development information that TRPA needs to measure compliance with the terms of the Area Plan, such as additional land coverage, commercial floor area, residential units, or tourist accommodation units (TAUs). (Ord. 1400, 2013)

20.703.350 Variances.

Douglas County may process variances to setbacks and parking standards for projects within a conforming Area Plan in accordance with the provisions of Chapter 20.606, *Variance*, of this code, as long as it can be found that the granting of a variance will not negatively impact an environmental threshold. (Ord. 1400, 2013)

20.703.360 Appeals.

A. An "aggrieved person" as defined in Article VI(j)(3) of the Tahoe Regional Planning Compact, by a final determination on a development permit by the Director or Commission made pursuant to TRPA's delegated authority as provided for in the provisions of this Chapter, may appeal the final determination of the Director or Commission to the appellate body, which is the Board or the Board of Adjustments, and the County shall process the appeal in accordance with the procedures established in Subsections C through E of Section 20.28.020, *Appeals to county*, of this code.

B. Any final decision by the Board or Board of Adjustment made pursuant to TRPA's delegated authority as provided for in the provisions of this Chapter, may be appealed to the TRPA pursuant to Sections 13.9.1 through 13.9.10, *Appeals*, of the TRPA Code of Ordinances.

C. An appeal of a final determination on a development permit based on independent local, state or federal law, exclusive of the Tahoe Regional Planning Compact (Public Law 96-551), must be made and processed pursuant to Sections 20.28.020 and 20.28.030 of this code. (Ord. 1400, 2013)

ATTACHMENT 6

RESOLUTION 2024R-097

A Resolution accepting proposed changes to the South Shore Area Plan and directing that such changes be presented to the Tahoe Regional Planning Agency for final approval.

WHEREAS on June 20, 2013, the Douglas County Board of County Commissioner (the "Board") adopted the South Shore Area Plan; and

WHEREAS, various changes to the South Shore Area Plan have been proposed for approval by the Tahoe Regional Planning Agency ("TRPA") Board, including but not limited to: the expansion of the South Shore Area Plan; changes to signage regulations; the addition of an energy conservation strategy; and incorporation of TRPA's regulations regarding affordable, moderate, or achievable housing.

NOW, THEREFORE, BE IT RESOLVED that:

1. The Douglas County Board of County Commissioners (the "Board") does hereby accept and approve the changes to the South Shore Area Plan set forth in the attached Exhibit A, including the expansion of the South Shore Area Plan, changes to signage regulations, the addition of an energy conservation strategy, and incorporation of TRPA's regulations regarding affordable, moderate, or achievable housing.

2. The Board does hereby direct County staff to present such changes to the Tahoe Regional Planning Agency for approval.

3. Pursuant to TRPA Code of Ordinances Section 13.6.6, amendments to the South Shore Area Plan must be approved by the TRPA Governing Board. This Resolution shall therefore be effective upon the TRPA Governing Board's review and approval of the above-enumerated amendments to the South Shore Area Plan.

Proposed on the _____ day of _____, 2025.

Proposed by Commissioner _____.

Adopted on the _____ day of _____, 2025, by the following vote:

Vote: Ayes: Commissioners _____

_____

_____

_____

_____

Nays: Commissioners: _____

_____

Absent: Commissioners _____

_____

_____
Wesley A. Rice, Chairman

ATTEST:

_____
Amy Burgans, Clerk-Treasurer

This ordinance shall be effective on the _____ day of _____, 2025.

EXHIBIT A

SOUTH SHORE AREA PLAN

ADOPTED BY
DOUGLAS COUNTY BOARD OF COMMISSIONERS ON JUNE 20, 2013;
AMENDED ~~ON~~ ON SEPTEMBER 4, 2022 AND JANUARY 16,~~,~~ 2025

ADOPTED BY
TAHOE REGIONAL PLANNING AGENCY
ON SEPTEMBER 25, 2013; AMENDED ON JANUARY 25, 2023 AND _____, 2024~~5~~

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Acknowledgements

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Chapter 1
Introduction

The Douglas County (County) South Shore Area Plan (Area Plan) is a component of the Lake Tahoe Regional Plan (Regional Plan). Douglas County includes five planning regions, including the Tahoe Basin Region. The Area Plan is one of two planning areas within the Tahoe Basin Region (Map 1) and represents a significant economic engine for the County and the Tahoe Basin. The Area Plan, which includes Stateline, NV, is home to the County's largest private-sector employers: Barton Healthcare System, Harrah's, Harveys, Bally's Casino Resort, Edgewood, Vail Resorts and the Golden Nugget Lake Tahoe.

PLANNING HISTORY

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

In the 1980s, the Bi-State Tahoe Regional Planning Compact was amended (Public Law 96-551, 94 Stat. 3233) to further control growth. The Environmental Threshold Carrying Capacities, or "thresholds," which are environmental standards that address matters such as air quality, water quality, and noise, were adopted in August 1982; and implemented with the 1987 Regional Plan. The 1987 TRPA Regional Plan put in place residential growth caps called "allocations" and established caps on all other forms of development. A commodity system for non-residential development was established and included limits on the amount of commercial floor area (CFA) and number of tourist accommodation units (TAUs) that would be permitted. Development is also restricted on the basis of the Bailey Land Capability Classification System (Bailey system) (~~1974~~TRPA 2024a). The Bailey system created different land classes for the Basin ranging from one to seven to indicate whether lands were environmentally sensitive or high capability and suitable for development on the basis of soil type, erosional hazard, soil drainage, and other features.

TRPA developed community plans and plan area statements (PASs) to implement the 1987 Regional Plan. Douglas County adopted three Community Plans for Stateline, Kingsbury, and Round Hill and 30 PASs in 1993. The South Shore Area Plan replaced the Stateline and Kingsbury Community Plans and PASs in the South Shore Area Plan boundary. The Community Plans and PASs addressed the policies, regulations, and programs for specific areas to attain and maintain the environmental thresholds and implement the Goals and Policies of the 1987 Regional Plan.

2012 TRPA REGIONAL PLAN

In December 2012, the TRPA Governing Board adopted an updated Regional Plan. The TRPA Regional Plan Goals and Policies serve as a guide for all future land use decisions within the Tahoe Basin, and are adopted by reference into the Douglas County, Nevada, Master Plan. The priorities of the updated Regional Plan include:

1. Accelerating water quality restoration and other ecological benefits by supporting environmental redevelopment opportunities and Environmental Improvement Program (EIP) investments.

2. Transitioning to more permitting by local governments to create one-stop-shopping for homeowner improvements to return TRPA to the more regional role the Compact originally intended.

3. Creating walkable communities and increasing alternative transportation options.

Important policies addressed in the updated Regional Plan include:

- Retaining the established regional growth control system. Under this system, ~~rampant overdevelopment was stopped,~~concerns about overdevelopment were addressed and open spaces preserved. Most of the policies from the 1987 Regional Plan stayed in place.

- Creating a more efficient planning system that integrates TRPA requirements into the plans and permits of other government agencies.
- Encouraging property owners to transfer development rights from sensitive or outlying areas to town centers with the goal of restoring these lands.
- Eliminating regulatory barriers to the environmental redevelopment of rundown buildings.
- Simplifying burdensome regulations for homeowners while achieving threshold gain.
- Integrating with the Regional Transportation Plan to support sidewalk and bike trail projects that reduce automobile dependency and increase walkability and safety.
- Continuing to deliver restoration projects under the EIP that achieve erosion control on roadways and restore forests and wetlands.

AREA PLANS

The 2012 TRPA Regional Plan and TRPA Code of Ordinances, Chapter 13, Area Plans, include new provisions that allow for local, state, and federal agencies, in coordination with TRPA staff, to prepare coordinated area plans for the implementation of land use goals, policies, and ordinances. Area plans, which must include implementing ordinances and zoning, are required to be consistent with the Regional Plan. Once an area plan has been found in conformance with the Regional Plan, local, state, or federal agencies may assume development review authority for certain projects by entering a memorandum of understanding (MOU) with TRPA.

Douglas County has thus far prepared one Area Plan to replace two ~~of the~~ Community Plans and two PASs. The South Shore Area Plan was first adopted by the Douglas County Board of Commissioners on June 23, 2013, and by TRPA on September 25, 2013, making it the first Area Plan adopted by TRPA. The South Shore Area Plan replace~~sd~~ the Kingsbury and Stateline Community Plans and portions of PAS 070A (Edgewood) and PAS 080 (Kingsbury Drainage). Douglas County is in the early planning stages of preparing the Tahoe Douglas Area Plan, which encompasses areas of the Tahoe Basin ~~R~~region that are not within the South Shore Area Plan. The Tahoe Douglas Area Plan would replace all remaining Community Plans and PASs.

Douglas County drafted amendments to the South Shore Area Plan ~~was amended~~ in 2014 to include information on energy conservation strategies and to expand the boundary of the Kingsbury Town Center to include the remaining portion of the Kingsbury Manor Mobile Home Park. These amendments~~ed South Shore Area Plan was~~were approved by the Douglas County Board of Commissioners in January of 2015, but ~~was~~ they were not submitted to the TRPA Governing Board for review and approval and therefore ~~these changes are~~ did not become effective. These ~~elements~~ amendments ~~are~~ became part of the package of amendments ~~being considered~~ approved in 2024~~5~~. The Area Plan was also successfully amended by Douglas County and TRPA in January 2023 to allow religious assemblies as a permitted use by right in the Tahoe-Mixed Use zoning district.

~~This revised~~ The South Shore Area Plan is an independent ~~separate~~ planning document and is not expressly ~~longer~~ incorporated into the Land Use Element of the Douglas County Master Plan. ~~The South Shore Area Plan~~It is ~~now~~ consistent with the TRPA Area Plan Framework Document.

ORGANIZATION OF THE SOUTH SHORE AREA PLAN

The South Shore Area Plan includes the following elements:

Current Conditions Element – The Current Conditions Element includes an overview of existing land use, environmental, and socioeconomic conditions.

Conservation Element – The Conservation Element includes an overview of ongoing efforts to restore and protect the Lake Tahoe environment, including updated information from the 2019 Threshold Evaluation and the County's e~~E~~nergy c~~C~~onservation strategies.

Economic Development Element – The Economic Development Element provides information on current efforts to diversify and revitalize the economy in the Stateline Area and includes information on Douglas County Redevelopment Area #2.

Housing Element – The Housing Element includes information on the housing market, housing inventory, and affordable housing.

Land Use Element – The Land Use Element includes analysis of land capability as well as future land uses and design standards for the South Shore Area Plan.

Public/Quasi-Public Facilities and Services Element – The Public/Quasi-Public Facilities and Services Element provides an overview of public facilities, such as hospitals, libraries, and schools, as well as public water, wastewater, and solid waste facilities and services.

Public Health and Safety Element – The Public Health and Safety Element provides an overview of public health and safety facilities and services and natural hazards.

Recreation Element – The Recreation Element identifies parks, trails, and other recreation facilities and includes information from the US Forest Service, Lake Tahoe Basin Management Unit Land Management Plan (USFS 2016) and the Douglas County Tahoe Basin Recreation and Tourism Plan (2015).

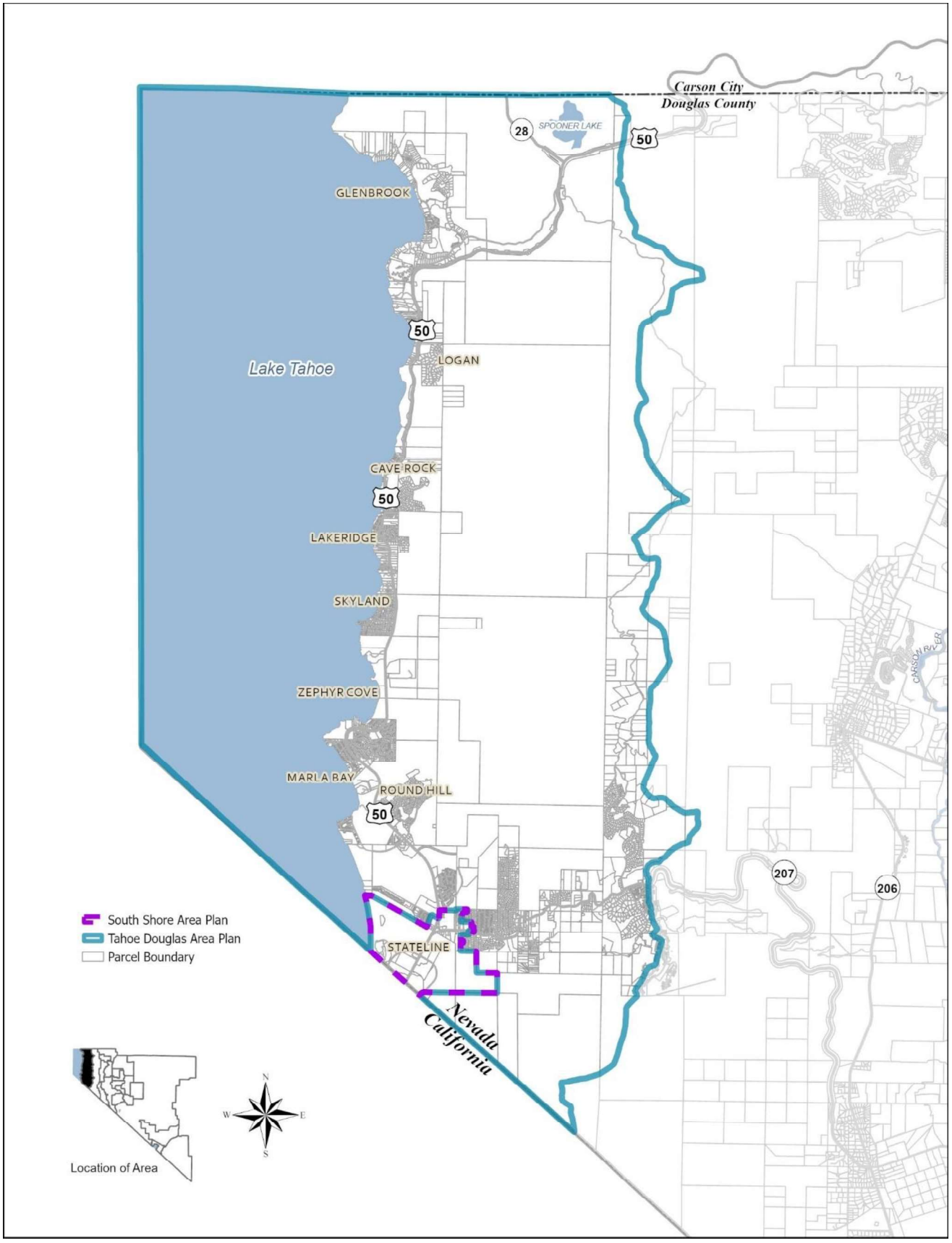
Transportation Element – The Transportation Element provides an overview of transportation plans used to implement road, transit, bikeway, and pedestrian improvements and includes information from the 2020 Regional Transportation Plan (TRPA 2021b).

Implementation Element – The Implementation Element includes information on planned water quality and air quality EIP projects, Douglas County's Capital Improvement Program (CIP), County and Tahoe Metropolitan Planning Organization transportation planning documents, and design standards and guidelines.

Goals, Policies, and Actions – This section of the South Shore Area Plan includes Goals, Policies, and Actions to serve as a guide for moving forward with addressing issues and implementing identified projects and programs.

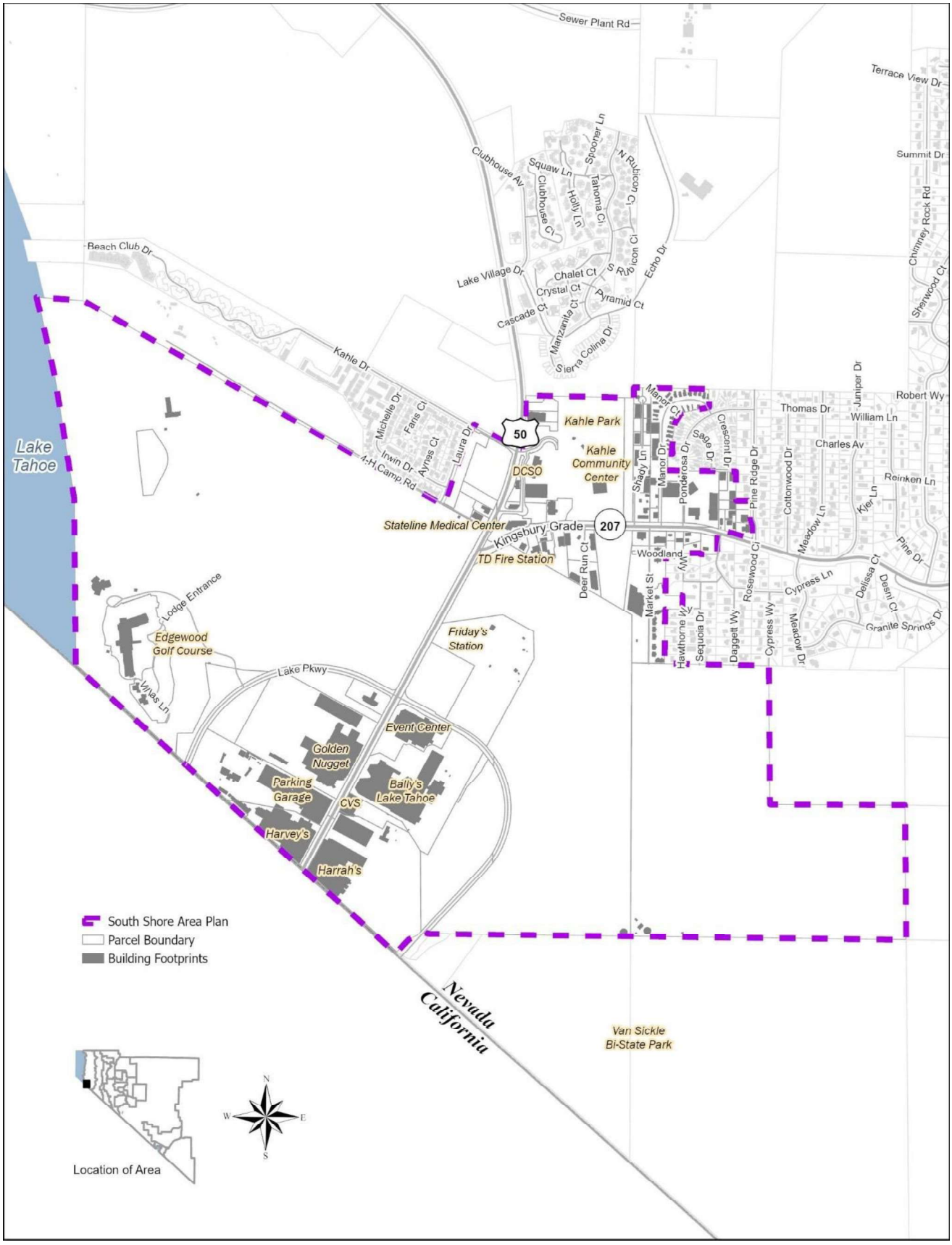
Map 1 shows the areas addressed by South Shore Area Plan and the conceptualized Tahoe Douglas Area Plan. Map 2 depicts the boundaries of the South Shore Area Plan.

Map 1
Douglas County Area Plans in the Tahoe Basin Region



Source: Prepared by Douglas County in 2022; adapted by Ascent in 2024.

Map 2
South Shore Area Plan



Source: Prepared by Douglas County in 2022; adapted by Ascent in 2024.

Chapter 2
Current Conditions Element

This element provides background information on existing land uses and environmental and socioeconomic conditions within the plan area.

EXISTING LAND USE CONDITIONS

The Area Plan encompasses Stateline, Nevada, which contains the casino core for Douglas County with Harrah's, Harveys, Bally's, and the Golden Nugget Lake Tahoe Hotel and Casino. Edgewood Tahoe and ~~T~~the Tahoe Blue Event Center ~~is~~ are also located in the casino core. Land ownership within the Area Plan boundary is predominantly private (Table 1).

The Area Plan also includes the area known as Lower Kingsbury, which is located at the intersection of State Route (SR) 207 and US 50. Lower Kingsbury is the location of Barton Healthcare System's existing ~~and planned~~ medical facilities and several publicly owned properties and facilities, including County administrative offices. The Douglas County Administrative Complex is located at the northeast corner of SR 207 and US 50 and the Douglas County Kahle Community Center is located east of the administrative complex. Commercial, industrial, healthcare, and residential development is located on the north side of SR 207, while commercial and residential development is located on the south side of SR 207.

Property ownership within the Area Plan boundary includes the County, Kingsbury General Improvement District (GID), the US Postal Service, the state of Nevada, TRPA, Tahoe Douglas Fire Protection District (FPD), and Tahoe Douglas Visitor's Authority (Table 1) There are 89 parcels in the planning area, containing a total of 669 acres of land (not including public right-of-way). Of this total, 629 acres, or 94 percent, are privately owned. The largest private property owner is Edgewood Companies with 529 acres, or 79 percent of the total land acreage within the Area Plan. The location of private and public parcels within the Area Plan are depicted on Map 3.

Table 1
South Shore Area Plan Ownership, by Parcels and Acreage

Property Ownership	Parcels	Acreage[1]
Private[2]	79	629
Douglas County	1	22
Kingsbury GID	3	1
US Postal Service	1	1
State of Nevada	2	5
TRPA	1	5
Tahoe Douglas FPD	1	<1
Tahoe Douglas Visitor's Authority	1	5
Total[3]	**89**	**669**

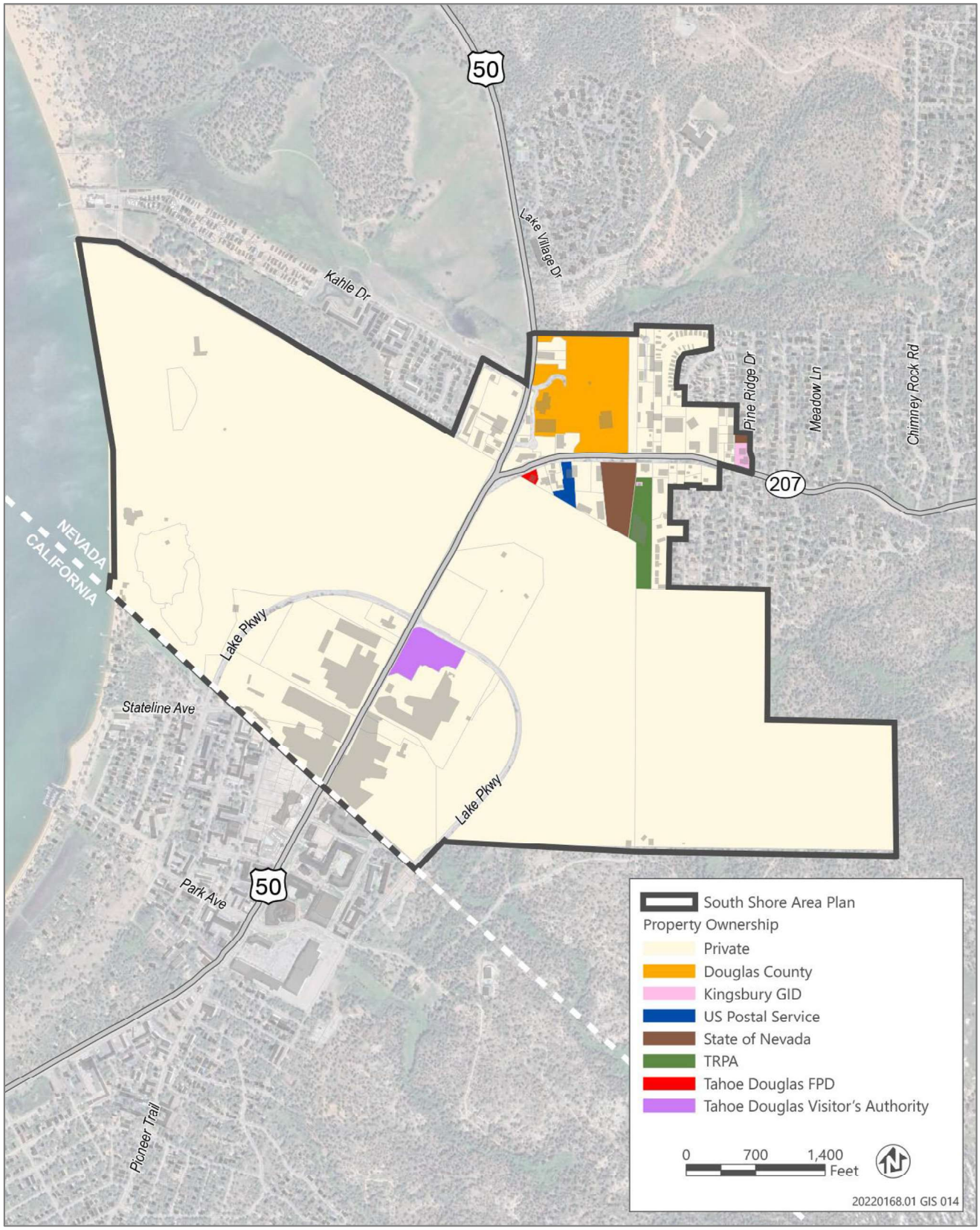
[1] The acreage values are rounded.

[2] Edgewood Companies owns approximately 530 acres.

[3] The total shown in this table is lower than that shown in Table 12 because right-of-way areas are not included here.

Source: Adapted from TRPA GIS data.

Map 3
Property Ownership in the South Shore Area Plan



Source: Data downloaded from TRPA in 2024; adapted by Ascent in 2024.

EXISTING ENVIRONMENTAL CONDITIONS

Douglas County has historically and is currently participating in programs developed by TRPA and partnering agencies to restore the environment and maintain the clarity of Lake Tahoe. These programs include permitting new development and redevelopment projects that reduce impervious land coverage (also referred to as coverage) in environmentally sensitive areas to improve water quality. Land coverage, or coverage, is defined in TRPA Code Section 90.2 as a man-made structure, improvement, or covering that prevents normal precipitation from directly reaching the surface of the land underlying the structure, improvement, or covering. Such structures, improvements, and coverings include, but are not limited to, roofs, decks, surfaces that are paved with asphalt, concrete, or stone, roads, streets, sidewalks, driveways, parking lots, tennis courts, and patios.

Environmental improvement efforts include installation of best management practices (BMPs) on individual parcels as well as larger scale and regional improvement projects that transfer coverage out of environmentally sensitive lands.

Map 4 depicts the location of areas of environmentally sensitive lands, which include Land Capability Districts 1A, 1B, and 3, and non-sensitive lands (Land Capability Districts 4 through 7). Environmentally sensitive lands (further discussed under the "Soil Conservation" section in Chapter 3, "Conservation Element") are present within the Edgewood Golf Course property, the Edgewood Mountain Area property, and portions of Lower Kingsbury along SR 207. The Area Plan also includes areas of high capability lands (that is, lands that capable of supporting more development) in the casino core area along US 50 as well as near the intersection of US 50 and SR 207.

BEST MANAGEMENT PRACTICES

The use of BMPs to reduce storm water runoff, minimize soil erosion, and capture polluted water before it enters Lake Tahoe is widespread among property owners within the Tahoe Basin. TRPA requires the installation of BMPs with new development and redevelopment.

Table 2 provides information on Area Plan parcels with BMP certificates by TRPA land use category. Of the 89 parcels within the South Shore Area Plan, 51 parcels, or 57 percent, are BMP compliant.

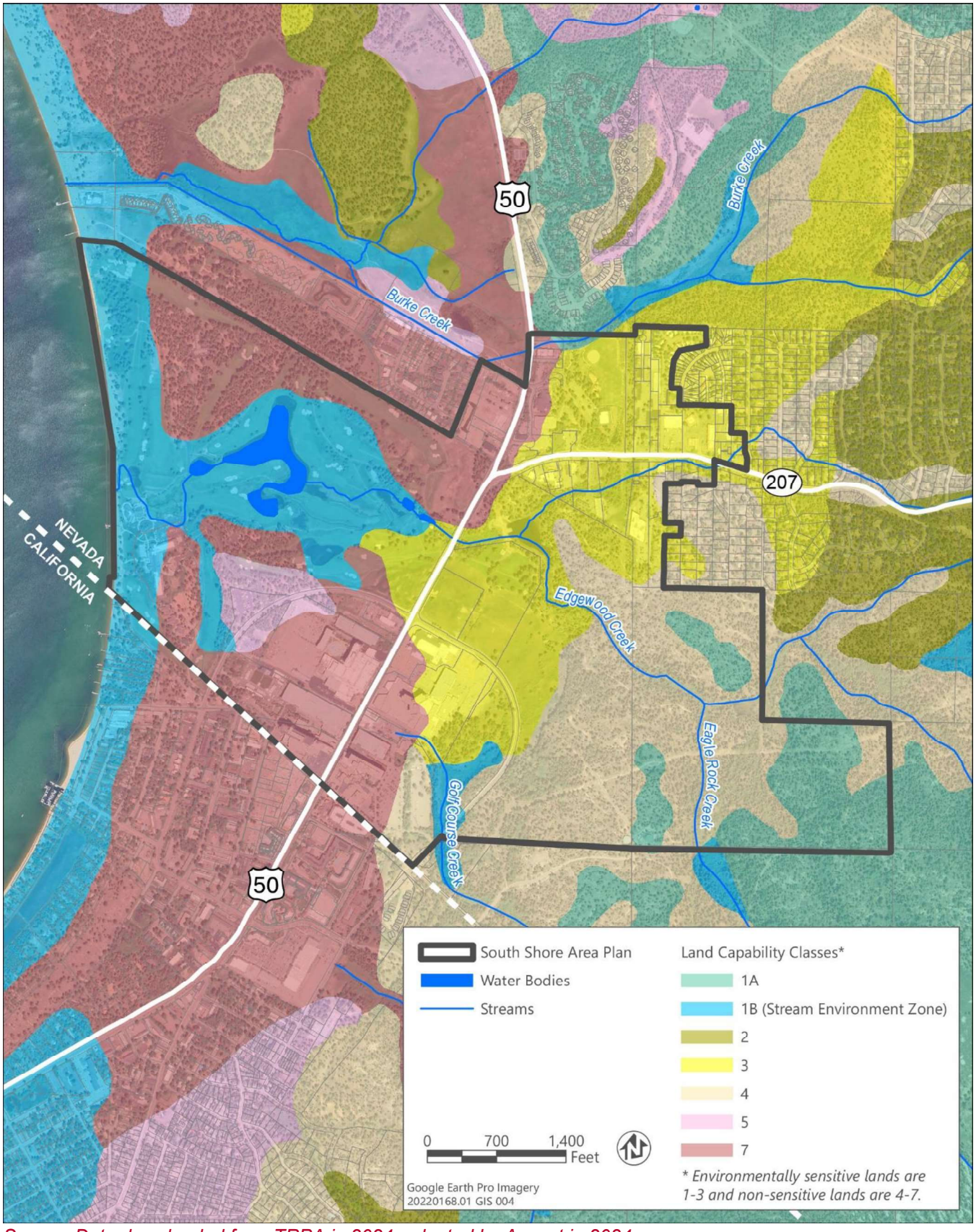
Table 2
Developed Parcels in South Shore Area Plan with BMP Compliance

Land Use	BMP Certificate
Commercial	37
Multi-Family Residential	1
Open Space	0
Public Service	0
Recreation	2
Single-Family Residential	2
Tourist Accommodation	4
Vacant	5
Total	51

Source: TRPA 2024b.

TRPA, Douglas County, and the Nevada Tahoe Conservation District (NTCD) continue to work to increase BMP compliance and maintenance on individual parcels and through area-wide water quality improvement projects.

Map 4
South Shore Area Plan Land Capability Map



Source: Data downloaded from TRPA in 2024; adapted by Ascent in 2024.

ENVIRONMENTAL IMPROVEMENT PROGRAM

The TRPA Environmental Improvement Program (EIP) helps to implement the Regional Plan by improving environmental thresholds. As discussed in more detail in the Conservation Element, there are 10 threshold categories, such as air and water, and 133 threshold indicators associated with these threshold categories. The EIP projects—which involve many local and state partners—are focused on air quality, water quality, scenic quality, forest health, fish and wildlife, and public access to Lake Tahoe and other recreation areas.

The cost responsibility of implementing the EIP is shared among the federal government, the States of Nevada and California, local governments, and private property owners. In the South Shore Area Plan area, five EIP projects have been completed by various agencies, including Douglas County, NTCD, Nevada Department of Transportation (NDOT), Tahoe Transportation District (TTD), and Edgewood Companies. Additional EIP projects have also been completed by the US Forest Service. The most recently completed EIP projects in the South Shore Area Plan are described in Table 3.

Table 3
Recent South Shore Area Plan EIP Projects

EIP Project	Threshold	Cost	Key Accomplishments
Burke Creek Highway 50 Crossing & Realignment Project	Scenic Resources Soil Conservation Water Quality	$2,200,068	• 0.2 acre of SEZ restored or enhanced • 1,000 linear feet (LF) of stream channel restored or enhanced
Burke Creek Watershed Stormwater Improvements	Air Quality Recreation Scenic Resources Soil Conservation Water Quality	$4,100,000	• 0.5 mile of roads paved and retrofitted • 2 acres of SEZ restored • 1 mile of sidewalk constructed • 1 mile of Class II/bike lane constructed • 0.5 mile of utility lines buried underground
Edgewood Lodge and Golf Course Improvement Project	Fisheries Recreation Soil Conservation Water Quality	$3,118,000	• 8.8 acres of restored or enhanced SEZ • 425 LF shoreline added • 500 LF stream channel restored or enhanced • 0.5 mile of utility lines buried underground
Kahle Water Quality Basin Implementation	Recreation Soil Conservation Water Quality	$ 1,356,750	• 0.8 mile of road paved and retrofitted
Nevada Passenger Facilities	Air Quality	$226,200	• Construction of four transit passenger facilities, including one facility on SR 207
SR 207 (Kingsbury Grade) Water Quality Improvement Project	Water Quality	$6,619,408	• 3 miles of roads decommissioned or retrofitted • detention basins, land coverage restoration, drop inlets and facilities to capture and convey storm water for treatment have also been constructed
Tahoe Beach Club Utility Undergrounding and SEZ Restoration	Scenic Resources Soil Conservation Vegetation Preservation Water Quality	$1,469,193	• 370 feet of utility lines buried underground • SEZ restoration planned to begin in 2024

Source: Lake Tahoe Info 2024a.

Additional information on EIP projects is provided in Chapter 3, "Conservation Element."

SOCIOECONOMIC CONDITIONS

Employment levels have decreased substantially as a result of the COVID-19 pandemic, especially in the leisure and hospitality sector. In addition, the increase in tribal gaming in California has reduced employment in the Nevada-based gaming sector. The resident population base has continued to decline although new residential developments have been completed or are nearing completion near the South Shore Area Plan (Tahoe Beach Club and Sierra Colina). However, these housing developments primarily serve as second homes.

Some of the highlights of socioeconomic trends in the Area Plan as well as the entire south shore area (which extends to the City of South Lake Tahoe and El Dorado County in California) include the following:

- Since 1996, gaming revenues in Stateline decreased from a high of $352.7 million in 2000 to a low of $207.1 million in 2014, a decrease of 41 percent without adjustment for inflation. Gaming revenues in 2019 were $230.3 million (Tahoe Prosperity Center 2020).

- In 2017, accommodation and food services; arts, entertainment and recreation; retail; and educational services accounted for approximately 60 percent of the jobs in the south shore area (including the South Shore Area Plan) while also comprising the lowest paying sectors. Together, the administration and support, waste management and remediation, and health care and social assistance job sector provided approximately 20 percent of jobs in the south shore area (Tahoe Prosperity Center 2019).

- The population in the Douglas County portion of the Tahoe Basin has increased from a low of 4,452 people in 2010 to 5,472 people in 2020. However, the 2022 estimated population declined to 5,406 people (US Census Bureau 2024).

- School enrollment declined in Douglas County schools in the Douglas County portion of the Tahoe Basin (i.e., Zephyr Cove Elementary School and George Whittell High School) from a total of 389 students in the 2015-2016 school year to 279 students in 2023-2024 school year (Nevada Department of Education 2024).

- An analysis by the Tahoe Prosperity Center indicates that resident-occupancy dropped from 61 percent in 2000 to 54 percent in 2010 and 46 percent in 2017. Second homeownership has been increasing over 1 percent per year across the south shore area, which includes the South Shore Area Plan (Tahoe Prosperity Center 2019).

- Single-family home sale prices in the south shore area have increased an average of 8 to 12 percent per year between 2012 and 2018. In 2018, the median sale price of single-family homes in the Douglas County portion of the Tahoe Basin was $800,000 and the median sale price of a condominium/townhome was approximately $450,000 (Tahoe Prosperity Center 2019).

- There are 557 income-restricted rentals available in the south shore region with 148 units in the Douglas County portion of the Tahoe Basin (Tahoe Prosperity Center 2019).

Chapter 3
Conservation Element

This element provides updated information on the status of TRPA Thresholds and on threshold attainment information for air quality, soil conservation, scenic resources, and water quality. It also includes Douglas County's energy conservation strategy.

2019 THRESHOLD EVALUATION

Threshold standards are defined in the Bi-State Compact as "an environmental standard necessary to maintain a significant scenic, recreational, educational, scientific, or natural value of the region or to maintain public health and safety within the region." There are 10 threshold standard categories and each category includes several different indicators. The air quality category, for example, includes 13 different indicators.

TRPA adopted threshold standards in 1982 and prepares a threshold evaluation report every 4 years to assess the status of each of the threshold categories. Compared to the 2015 Threshold Evaluation, more standards were in attainment at the time of preparation of the 2019 Threshold Evaluation. In 2015, 64 indicators, or 53 percent, were in attainment. As shown in Table 4, the 2019 Threshold Report showed that 75 indicators were in attainment, or 56 percent, 24 indicators were in non-attainment, and 34 indicators lacked sufficient data for evaluation. According to the 2019 Threshold Evaluation (TRPA 2020), there was continued improvement in water clarity, air quality, and soil conservation.

Table 4
Status of TRPA Threshold Indicators, 2019

Category	Number of Indicators	Status		
		Attainment	Non-Attainment	No Status Determination
Air Quality	14	13	0	1
Water Quality	41	18	4	19
Soil Conservation	13	9	4	0
Vegetation	22	12	10	0
Fisheries	5	5	0	0
Wildlife	15	13	1	1
Scenic Resources[1]	10	10	0	0
Noise	24	8	4	12
Recreation	2	2	0	0
Transportation	1	0	0	1
TOTAL	**147**	**90**	**23**	**34**

[1] *There are six sub-categories of scenic resources measuring 869 individual scoring segments.*

Source: TRPA 2021a.

Table 5 provides additional information on the different threshold categories.

Table 5
2019 Threshold Evaluation

Threshold	Findings
Water Quality	There are 41 different indicators for water quality. To measure lake clarity using the Secchi disk method, a running 5-year average is used. The 5-year running average from 2015 to 2019 was 20.5 meters, or 67.3 feet, as measured by Secchi depth. It should be noted that the Lake Tahoe Total Maximum Daily Load target is 78 feet by 2026 and 97.4 feet by 2076. Of the 41 standards for water quality, 20 standards did not have a status determination. Seventeen indicators were in attainment and four indicators were in non-attainment.
Air Quality	The 2019 Threshold Evaluation states that all air quality indicators are in attainment and most conditions are improving or stable. There are 13 different indicators to evaluate air quality thresholds with all indicators in attainment.
Soil Conservation	There are 13 standards to evaluate the soil conservation threshold. The threshold promotes programs that direct development toward less sensitive land and establishes restoration goals to reverse the impacts of legacy development in stream environment zones (SEZs). Impervious surfaces (land coverage) are associated with loss of watershed function and increased pollutant and sediment loading. The goal is to continue to remove coverage from sensitive lands, including SEZs. Soil conservation includes nine standards measuring percent of coverage within each land capability class and four standards measuring the health of SEZs. Of the 13 soil conservation standards, seven standards are in attainment, four standards are in non-attainment, and there was no status determination for two standards. All land capability classes are in attainment (or have no determination status) except for Class 1b (799 acres covered with 144 acres allowed) and Class 2 (305 acres covered with 232 acres allowed). The SEZ thresholds not in attainment are restore all undeveloped SEZ and restore 25 percent of disturbed SEZ.
Scenic Resources	Scenic Resources includes ratings for several different sub-categories and the 2019 threshold evaluation concluded that overall, the threshold standards are in attainment. However, some individual scenic units are in nonattainment as summarized below. 1. Built Environment (Community Design): The policy statement has been implemented. 2. Scenic Quality of Other Areas (Recreation Sites and Bike Trails): approximately 98 percent attainment (381 of the 390 public recreation area and bike trail scenic resources). 3. Travel Route Ratings for Roadway Travel Units: 63 percent attainment (34 out 54) 4. Travel Route Ratings for Shoreline Travel Units: 67 percent attainment (22 out of 33) 5. Scenic Quality for Roadway Travel Units: 98 percent attainment (205 out of 208 Units) 6. Scenic Quality for Shoreline Travel Units: 92 percent attainment (170 out of 184) The 2019 threshold evaluation identified roadside parking as becoming more of an issue for scenic resources and risks degrading the scores of three roadway units. Scenic resource quality in public recreation areas and bike trails are nearly the same since 1993, suggesting that the implemented programs are working. The built environment continues to improve scenic quality as redevelopment projects continue in the Tahoe Basin.
Vegetation	The 2019 threshold evaluation stated that the population statuses of three of five sensitive plant species have continued to be stable and above their population targets. The Galena Rock Cress and Tahoe Yellow Cress have not changed population dynamics and continue to be below their population targets. There is insufficient data to determine the trends of sensitive plant communities, but they continue to be below target according to the threshold data, likely because of human caused impacts such as eutrophication and climate change. All of the indicators for late seral old growth ecosystems remain stable but below targets, which is expected with the current age of the forest in the Lake Tahoe Basin.

Threshold	Findings
	Common vegetation thresholds have all stabilized or are being managed. Three common vegetation thresholds are below targets and stabilized. These thresholds concern riparian vegetation, wetlands, and seral red fir stands. Of the 23 vegetation standards, 11 are in attainment and 12 are in non-attainment.
Recreation	According to the 2019 Threshold Evaluation, 45 percent of the Lake Tahoe Shoreline is in public ownership and currently, approximately 90 percent of the Region is public land. Current issues are related to transportation access to recreation sites and maintaining quality recreation as demand grows. Of the two standards, all are in attainment.
Fisheries	The 2019 threshold evaluation concluded that while most of the standards are being met, the standards focus on physical habitat requirements and do not necessarily reflect the status of native fish populations due to challenges in data collection. TRPA is working to prevent new aquatic invasive species from entering the lake but is challenged by the existence of previously introduced invasive species. All three standards are in attainment. Stream habitat conditions appear to be showing moderate improvement as stream restoration projects aim to improve stream health.
Wildlife	The 2019 threshold evaluation concluded that the emphasis of wildlife management in the Tahoe Basin is on maintaining and improving the functional and biological characteristics of the ecosystem to support the needs of wildlife. Threats to the special interest species in the Tahoe Basin include unhealthy forests and recreation impacts around nesting areas. Of the eight standards, six are in attainment, one is in non-attainment, and one has insufficient data to determine its status.
Noise	The noise threshold includes single event and cumulative ambient noise standards. According to the 2019 threshold evaluation, ambient noise levels are in attainment for eight out of nine categories, with cumulative noise events in critical wildlife habitat areas in nonattainment. Of the 24 standards, eight are in attainment, four are in non-attainment, and there is no status determination for 12 standards.

Source: Lake Tahoe Info 2023a, 2023b.

Douglas County's commitment to implementing environmental programs and projects continues to help TRPA in maintaining and attaining environmental thresholds. More detailed information on threshold status for air quality, soil conservation, scenic resources, and water quality within the South Shore Area Plan is further described below.

AIR QUALITY

Air quality (Carbon Monoxide and Particulate Matter 10 [24 hour]) was monitored at permanent, stationary air quality monitoring stations at Harveys and then at the former Horizon Hotel (now Golden Nugget) until 2012 when the Nevada Division of Environmental Protection (NDEP)successfully petitioned the US Environmental Protection Agency to remove the Stateline monitoring site due to continued compliance.

Douglas County continues to participate in the NDEP Wood Stove Change-Out Program, which is managed by the University of Nevada, Reno (UNR) Business Environmental Program. Older wood stoves contribute to particulate matter, greenhouse gases, carbon monoxide, and toxic air pollutants. The NDEP Wood Stove Change-Out Program provides rebates to homeowners in Douglas County who agree to replace old wood stoves with EPA certified stoves. The rebates can be used to purchase new wood stoves, pellet stoves, or gas stoves. According to the NDEP Bureau of Air Quality, over 100 wood stoves have been replaced with newer wood stoves or non-wood stoves since 2013 when the program began. The NDEP Wood Stove Change-Out Rebate Program can be combined with TRPA's own Wood Stove Change-Out Program. The TRPA program offers rebates of $400 to $1,200.

The Kahle Complete Street Project and the Expanded Khale Vision Plan, which are bike and pedestrian infrastructure and stormwater infrastructure projects, would provide continued improvement to air quality, water quality, scenic resources, and recreational opportunities within the Area Plan.

SOIL CONSERVATION

The Bailey Land Capability Classification System (1974) has been used by TRPA to protect sensitive lands, including stream environment zones. Sensitive lands include Classes 1-3. Non-sensitive lands are classified as Classes 4-7. "Allowed" impervious land coverage is determined by class, with Classes 1 and 2 allowing up to 1 percent coverage, Class 3 allowing up to 5 percent coverage, Class 4 allowing up to 20 percent coverage, Class 5 allowing up to 25 percent, and Classes 6 and 7 allowing up to 30 percent coverage. Most of the development within the South Shore Area Plan occurred before the adoption of the Bailey Land Capability system. As a result, many parcels are overdeveloped or overcovered (i.e., have coverage over the base allowable limit). This is a problem that affects all jurisdictions in the Tahoe Basin. Table 6 provides figures for total acreage for each Land Capability Class, and the amount of acreage that exceeds or is below the allowable impervious coverage. Land Capability Classes 1A, 3, 4, 5, and 6 are in attainment of the impervious coverage threshold while Classes 1B and 2 are not in attainment. Class 1C and 7 have insufficient data to determine their attainment status. Class 1B soils have 685 acres of excess coverage while Class 2 has 73.0 acres of excess coverage.

Table 6
Total Acreage in the Tahoe Basin, by Land Capability and Estimated Impervious Cover

Land Capability Class	Total Acres within Class	Allowable Impervious Cover Acreage	Estimated Impervious Cover 2019	Acres Above or Below Allowable Impervious Cover
Class 1A	23,967	240 (1%)	211 (0.9%)	29 below
Class 1B	11,405	114 (1%)	799 (7.0%)	685 above
Class 1C	53,726	537 (1%)	495 (0.9%)	42 below
Class 2	23,250	232 (1%)	305 (1.3%)	73 above
Class 3	17,695	885 (5%)	382 (2.2%)	503 below
Class 4	31,447	6,289 (20%)	1,322 (4.2%)	4,967 below
Class 5	12,187	3,047 (25%)	1,135 (9.3%)	1,912 below
Class 6	23,200	6,960 (30%)	2,280 (9.8%)	4,680 below
Class 7	5,015	1,505 (30%)	1,330(26.5%)	175 below
Total	**201,892**	**19,809**	**8,257**	

Source: Lake Tahoe Info 2024b.

As additional redevelopment occurs within the South Shore Area Plan, the goal is to remove additional coverage located in environmentally sensitive lands and encourage transfer of coverage to high capability lands located within Town Centers or the High-Density Tourist District. With the adoption of the 2012 Regional Plan, TRPA is also providing incentives to both retire coverage on sensitive lands and also transfer existing coverage to "centers," by allowing up to 70 percent coverage on high capability lands (see Chapter 6, "Land Use Element," for more information on future land use designations for the South Shore Area Plan).

As shown in Map 4 in Chapter 2, environmentally sensitive lands (i.e., Land Capability Districts 1-3) are located in the Edgewood Lodge and Golf Course property along Lake Tahoe as well as the Edgewood Mountain Area property located east of US 50. The SEZ areas are synonymous with Land Capability District 1B and show the Edgewood Creek SEZ as well as the SEZ that is located within the casino core.

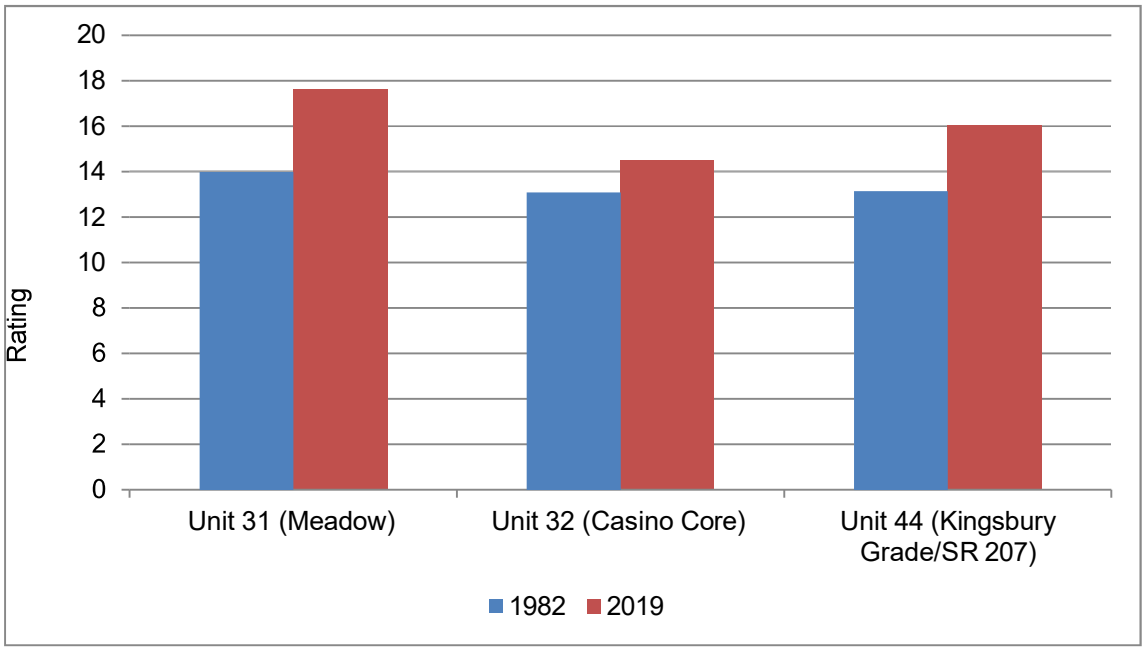
SCENIC RESOURCES

The results of the 2019 threshold evaluation indicated that overall, the scenic threshold standards are in attainment for the Basin but some individual scenic units are in nonattainment (Lake Tahoe Info 2023b). Scenic resources include individual ratings for the built environment, other areas (recreation sites and bike trails), roadway units, and shoreline units. The scenic ratings for public recreation areas and bike trails were determined to be essentially the same since 1993, which demonstrates that the scenic standards for development are working. Redeveloped buildings have contributed to a moderate improvement in roadway travel unit scores. The

Threshold Evaluation Dashboard available online at https://thresholds.laketahoeinfo.org/ provides a point-in-time evaluation of the 2011, 2015, and 2019 indicator status. To an extent, it reflects scenic improvements undertaken since 2015. However, there are several instances where scenic improvements have occurred, but the scenic resource units have not been upgraded due to the limited scope of the improvements. Additionally, there are changes to the landscape in some scenic resources that should be assessed in a future evaluation.

ROADS

The Area Plan includes Scenic Roadway Units 31, 32, and 44 (see Appendix A-2 for Map of Scenic Roadway Ratings). Roadway Unit 31 (Meadow) is the segment of US 50 that is adjacent to Rabe Meadow. Although most of this roadway unit is outside the South Shore Area Plan, a small portion of this roadway unit extends south into the South Shore Area Plan and stops just south of the former Lakeside Inn site acquired in 2021 by Barton Healthcare System. Unit 31 improved from a score of 14 in 1982 to a score of 17.5 in 2015 and is in attainment; the score has not changed as of 2019. Roadway Unit 32 (Casino Core) is the segment of US 50 that runs through the casino core in Stateline and includes properties in South Lake Tahoe (e.g., Chateau Project, US 50 and Heavenly Way intersection, Tahoe Tom's Gas Station, US 50/Pioneer Intersection). Unit 32 improved from a rating of 13 in 1982 to a rating of 14.5 in 2019. However, Unit 32 is still not in attainment, according to the 2019 Roadway Units Threshold Report. It is not known whether the casino core unit would have achieved attainment without the inclusion of parcels located in South Lake Tahoe. Unit 44 (Kingsbury Grade) is SR 207 and is located within and outside of the South Shore Area Plan. Unit 44 starts at the US 50 intersection and continues east to connect the Tahoe Basin with the Carson Valley region of Douglas County. Unit 44 is in attainment, having improved from a score of 13 in 1982 to 16 in 2015 and maintains the score in the 2019 Roadway Units Threshold Report. Figure 1 below depicts the change in scoring for Roadway Units 31, 32, and 44 in the South Shore Area Plan from 1982 to 2019.



Source: Lake Tahoe Info 2023b.

Figure 1 Change in Scenic Travel Route Rating for South Shore Area Plan, 1982 to 2019

SHORELINE UNITS

There is one shoreline travel segment within the South Shore Area Plan, Unit 30 (Edgewood) (see Appendix A-3 for a Map of the Scenic Shoreline Ratings). This shoreline travel unit begins at the California/Nevada border and extends north of Nevada Beach, which is outside of the South Shore Area Plan. The composite threshold score is 10.5. According to the 2019 threshold evaluation, this shoreline unit remains out of attainment because Beach Club was under construction at the time the 2019 threshold evaluation was in progress. The Beach Club should be evaluated in the next assessment. The Edgewood Lodge project was completed in 2017.

WATER QUALITY

Protecting and improving water quality is a central focus of much of the planning and regulatory environment in the Tahoe Basin. The principal efforts to improve water quality include TRPA's best management practices program, area-wide water quality improvement projects, incentives to retire development on environmentally sensitive lands, and the Lake Tahoe Total Maximum Daily Load (TMDL) program.

BEST MANAGEMENT PRACTICES

Of the 89 parcels within the South Shore Area Plan, 51 have been certified for BMP compliance. Map 5 depicts the parcels within the South Shore Area Plan that have certified BMPs (see also Table 2).

TOTAL MAXIMUM DAILY LOAD

Jurisdictions with Water Quality Management Plans (208) are required to include TMDL programs adopted under Section 303(d) of the Clean Water Act. TRPA's 208 Water Quality Management Plan was approved by EPA in June 2013. Section 303(d) of the Clean Water Act covers impaired waters not meeting water quality standards for different parameters. The loss of clarity and deep-water transparency resulted in Lake Tahoe being added to the 303(d) list as an impaired water body. TMDL programs calculate the maximum amount of pollutants that are permitted for a water body to meet water quality standards.

Douglas County participated with ~~a number of~~several local, state, and federal agencies in the development of the Lake Tahoe TMDL Program, adopted at the Tahoe Summit on August 16, 2011. The TMDL program is designed to protect Lake Tahoe, an Outstanding National Resource Water, from fine sediment particles, nitrogen, and phosphorus, with fine sediment from urban stormwater runoff contributing most to lake clarity decline. By reducing fine sediment particles, the goal is to restore lake clarity to 78 feet by 2026 and 97.4 feet by 2076.

According to the Lake Tahoe TMDL Technical Report (Lahontan RWQCB and NDEP 2010) (TMDL Report), it is estimated that Nevada jurisdictions contribute 25 percent of fine sediment particle load to Lake Tahoe. Douglas County borders approximately 18 percent of the Lake Tahoe shoreline but is estimated to have the least amount of runoff contributing to the decrease in lake clarity, only 3 percent of the basin-wide fine sediment particle load.

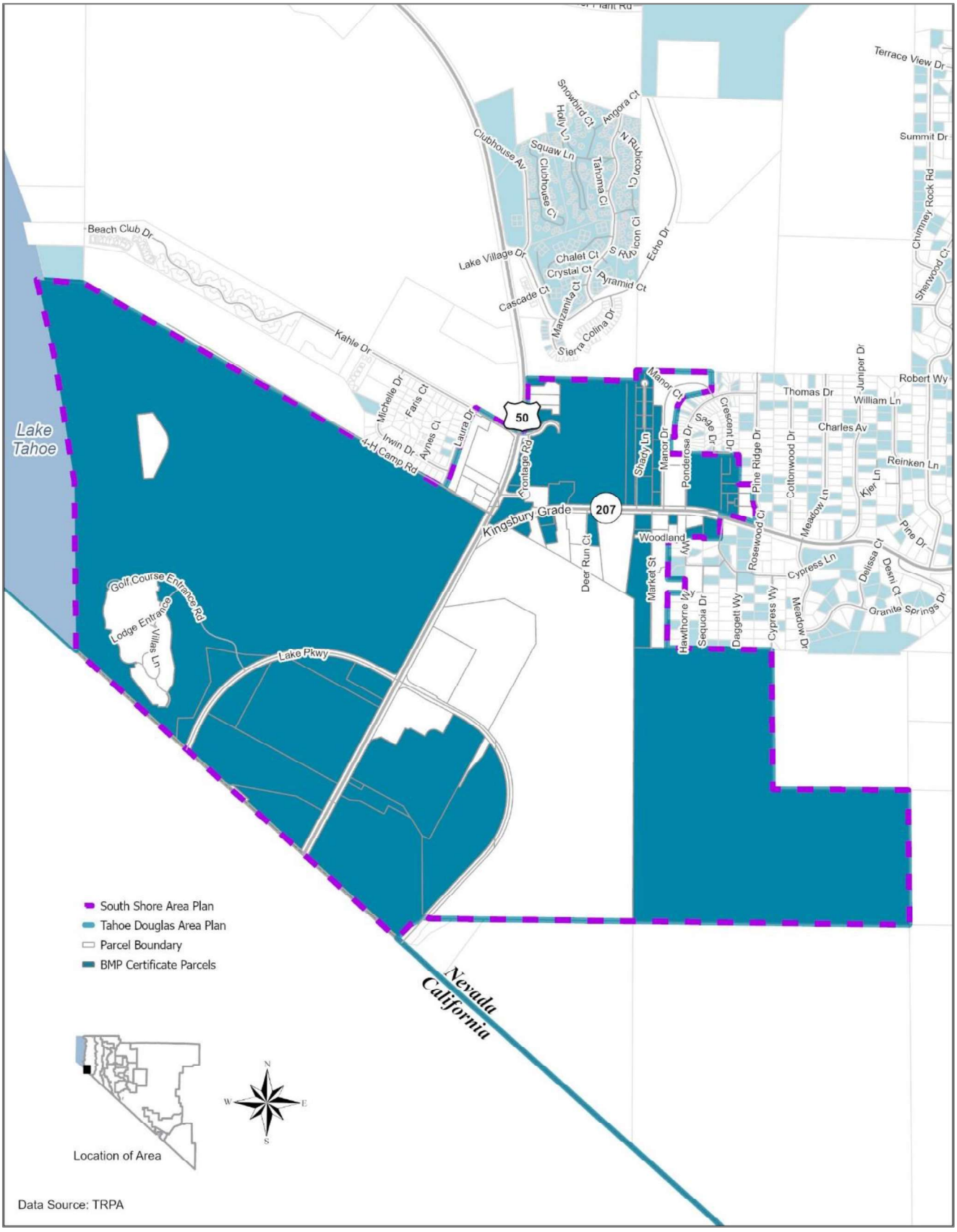
To meet the requirements of the Lake Tahoe TMDL Program, the pollutant load prior to 2005 (October 2004) must be reduced by the amounts shown in Table 7.

Table 7
Five-Year Load Reduction Targets for the Lake Tahoe TMDL

Pollutant	5-Year Milestone 2016	10-Year Milestone 2021	15-Year Milestone 2026	Transparency Standard (65-Year)
Fine Sediment Particles	10%	21%	34%	71%
Total Phosphorus	7%	14%	21%	50%
Total Nitrogen	8%	14%	19%	46%

Source: Final Lake Tahoe Total Maximum Daily Load 2010~~(August 2011)~~.

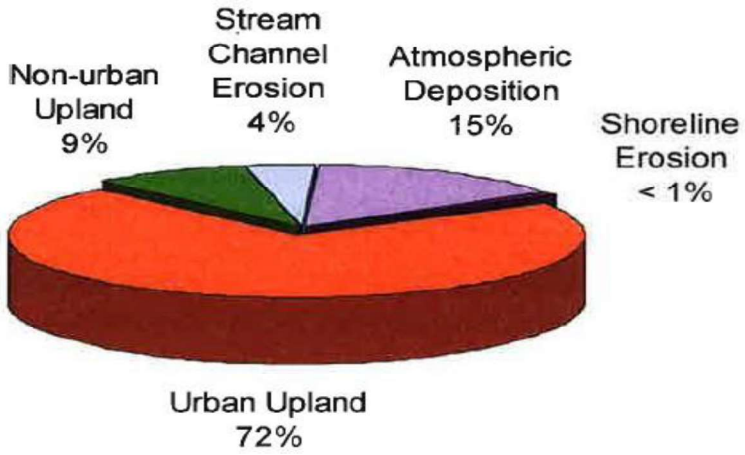
Map 5
Parcels with BMPs in the South Shore Area Plan



Source: Prepared by Douglas County in 2022; adapted by Ascent in 2024.

The TMDL Report found that stormwater runoff from urban developed upland areas (i.e., roads and town centers) produces the greatest amount of fine sediment particles (72 percent) entering the lake (Figure 2), In response, the 2012 TRPA Regional Plan encourages the redevelopment of the existing built environment and implementation of water quality improvement projects to improve lake clarity.

Figure 2
Sources of Fine Sediment Particles in the Lake Tahoe Basin



Source: Final Lake Tahoe Total Maximum Daily Load 2010 ~~(August 2011).~~

The 2022 Annual Stormwater Report (required for the Lake Tahoe TMDL Interlocal Agreement) discusses the County's accomplishments to date in TMDL load reduction activities. The 5-year credit target for 2022 is 101 credits. Douglas County has exceeded this target and was able to achieve 102 credits between 2016 and 2022. The 5-year milestone in 2021 was 101 credits. The strategies to reduce fine sediment particles include: 1) modifying road operations; 2) implementing private parcel BMPs; and 3) installing large scale water quality improvement projects (WQIPs). The effort to achieve the next 5-year milestone will focus on WQIPs. Recent projects completed since 2016 include the lower Kahle wet basin (2018) and maintenance on the Oliver Park Wet Basin and Lakeridge Dry Basin.

Douglas County maintains fewer than 6 miles of roads within the Tahoe region of Douglas County. All other roads in the County are maintained by NDOT, GIDs, and Homeowner Associations (HOAs). In most cases, the GIDs and HOAs do not have the expertise, resources, or financial capability to implement advanced road operations independently. Kingsbury GID performs operations on 22 miles of road, and does have the capability, staff, and equipment to provide advanced road operations. Therefore, Douglas County is partnering with Kingsbury GID to achieve load reductions necessary to the meet the 2022 milestone by reporting and registering catchments within the Kingsbury GID's service areas. The Stormwater Load Reduction Plan (SLRP) analysis identifies other potential cost- effective means to implement load reduction strategies specific to Douglas County.

TMDL MONITORING

Douglas County's Memorandum of Agreement with NDEP requires the County to monitor implementation of the SLRP. As a result, the County is participating with other public agencies around the lake to implement The Implementers' Monitoring Program. The data collected as part of this monitoring supports the TMDL Management System and modeling and assessment tools associated with the Lake Clarity Crediting Program. A "One Lake, One Plan" approach was used to utilize the available funding in the most efficient manner.

AREA-WIDE WATER QUALITY CONTROL

The Stateline Regional Stormwater Treatment Disposal System Agreement (1997, Senate Bill 12, 1996), established the Stateline Stormwater Association, created for the purpose of constructing, operating, and maintaining stormwater control, treatment, and disposal facilities to serve the casino core area of Stateline and achieve water quality targets. Association members consist of ~~Mont Bleu~~ Bally's, Harrah's, Harveys, ~~Horizon~~

Golden Nugget, Edgewood Companies, ~~Wells Fargo Bank~~PCS Stateline, Douglas County (Lake Parkway), and NDOT (US 50).

This was the first public-private partnership developed to address stormwater on an area-wide level. Improvements constructed by the association tie together previously existing individual drainage systems and deliver an estimated 83 percent of the design storm volume to the treatment facility, with subsequent discharge to the irrigation storage reservoir on the Edgewood-Tahoe Golf Course. The Edgewood Lodge and Golf Course Improvement Project includes upgrades to this system, which will significantly reduce the amount of fine sediment particles entering Lake Tahoe. This area wide water quality control system also satisfies the TRPA requirement for onsite stormwater infiltration for drainage treatment and retention. It is anticipated that future redevelopment will also tie into this system. An area-wide water quality control system is in the planning stages for the lower Kingsbury area (Lower Kingsbury Area-Wide Water Quality Treatment Planning, EIP #01.01.01.0193).

Another area-wide water quality system is located along Kahle Drive. Runoff from Kahle Drive, a section of US 50, a section of SR 207, and a portion of the flow from the former Lakeside Inn and Casino site flows into a storm drain conveyance system along Kahle Drive that is treated in the wet basin at the northwest side of Kahle Drive located in the US Forest Service-owned Rabe Meadow installed in 2018 and maintained by Douglas County and NDOT. Runoff from the Oliver Park Neighborhood roads including Laura Drive, Michelle Drive, Faris Court, Irwin Drive, and Aynes Court and another portion of the Lakeside Inn and Casino site's runoff goes to the Oliver Park GID wet basin located on the south side of Kahle Drive that was constructed in 2006.

ENERGY CONSERVATION STRATEGY

Chapter 13, Area Plans, of the Code of Ordinances requires area plans to include a greenhouse gas reduction strategy. Greenhouse gases include carbon dioxide, methane, and nitrous oxide and contribute to global warming. The Greenhouse Gas Reduction Strategy (TRPA Code Section 13.5.3.E) allows Area Plans to include strategies to reduce energy consumption of new or remodeled buildings using green building incentive programs, low interest loans, or rebate programs, as well as modifications to building codes or design standards to reduce energy consumption.

In 2011, Douglas County performed audits on its buildings and facilities, and identified opportunities for improved efficiencies. Improvements that have been installed to date include adjustment of all of the run times on heating, ventilations, and/or air-conditioning (HVAC) units, installation of automatic light sensors in the restrooms for light and water, replacement of all the street lights from high pressure sodium to light emitting diodes (LED), replacement of the County light fixtures with florescent light bulbs, and installation of a system to control run time of lighting. Additionally, a new high efficiency HVAC system was installed at the library, and an energy efficient roof was installed at the Khale Center. Although not part of previous audits, TRPA's office building was upgraded with the largest solar array in the Tahoe Basin.

The Douglas County School District has also improved the energy efficiency of school buildings, including George Whittell High School, with the addition of newer HVAC systems and in 2025 new boilers will be installed. Douglas County School District is one of 17 Educations Partners in the US Department of Energy's Better Building Challenge.

Douglas County will continue to implement projects identified in the building and facilities' audits. Additional projects that have already been implemented through the County's Capital Improvement Program include:

1. Upgrading the County vehicle fleet to include more fuel-efficient and environmentally sound vehicles:
    - As vehicles age out, the County is currently being replaced with the newest models, with the latest Corporate Average Fuel Economy (CAFE) standards, which is a 2% to 4% increase annually. During FY23/24, Douglas County replaced 16 aged out vehicles with new increased efficiency. During this current fiscal year, the County will be replacing eight more aged out vehicles and have already received two new more efficient vehicles.
2. Upgrading County buildings by:
    - All windows are double pain and many more are "Low E" rated.

- New high efficiency boilers have been installed in the valley Justice Law Enforcement Center (JLEC), the valley library and the Tahoe Administration/Jail since 2020.

- Installed a high efficiency HVAC system at the Tahoe Justice Court in 2020.

- Installed Allerton control and monitoring system in all buildings. These systems will alert County staff to any inefficiencies that need to be addressed.

- The County has also implemented water piping loops that run under ground and throughout the Tahoe Administration/Jail building to help with the efficiency of both heating and cooling. To make these loops even more efficient, the water in these closed loop systems are treated, along with being circulated via VFD's, which are variable frequency drives. Rather than a standard electric motor that is either on or off, these speeds up or slows down depending on demand, which only consumes the amount of energy needed at that given time.

NEW PRIVATE CONSTRUCTION

The Douglas County code allows for straw bale construction, solar power, and wind energy conversion systems. To create a private incentive for renewable energy systems, the County grants a 50 percent discount on all building related fees.

In 2019, the County adopted the 2018 International Energy Conservation Code (IECC), which encourages energy conservation through efficiency in building design, mechanical systems, lighting systems, and the use of new materials and techniques. According to the Department of Energy, the 2018 IECC provides approximately 2 percent in energy efficiency gains in homes and approximately 5 percent in commercial buildings compared to the 2015 IECC (DOE 2018, 2019).

The County also has plans to adopt portions of the 2024 International Building Code and the International Conservation Code and encourages their use. The County will utilize an updated energy code at the time the State of Nevada updates the required codes.

All jurisdictions in Nevada are required to adopt the most recent version of the IECC when adopting new codes. The Governor's Office of Energy provides training to local building officials when an update is made to the IECC Code. The Governor's Office of Energy also provides Direct Energy Assistance Loans (DEAL) to Nevada State employees for up to $6,000 for energy improvements. The Governor's Office also offers assistance to senior homeowners for energy efficiency improvements through the Home Energy Retrofit Opportunities for Seniors (HEROS) program.

Chapter 4
Economic Development Element

This element provides information on revitalization efforts within the plan area, particularly as they relate~~s~~ to the Stateline casino core and the disposition of Redevelopment Area #2.

SOUTH SHORE VISION PLAN

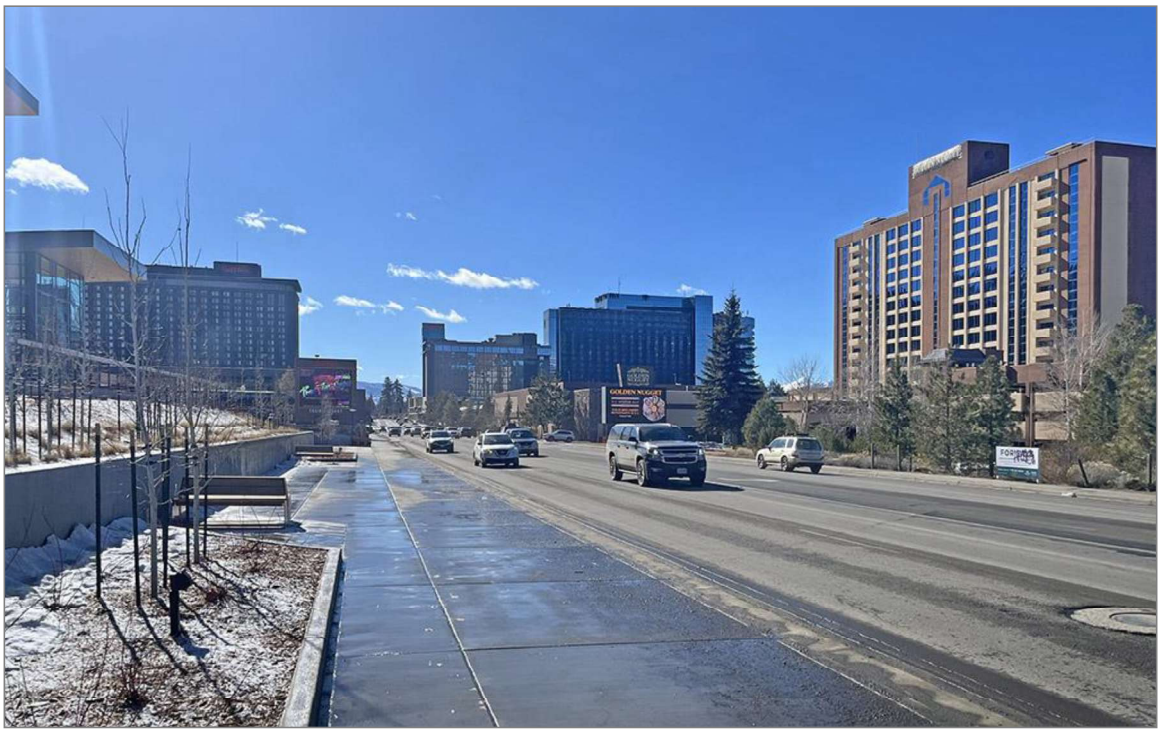
In 2011, Douglas County participated with the South Tahoe Alliance of Resorts (STAR), City of South Lake Tahoe, TRPA, and community members on the development of the South Shore Vision Plan, a planning document that focused on the redevelopment of the built environment along the US 50 Corridor, from Ski Run Boulevard in the City of South Lake Tahoe, California, to Kahle Drive in Douglas County, Nevada.

The South Shore Vision Plan addressed the following key issues:

- Reinventing the area to address the older and obsolete built environment.
- Improving the market and economic conditions that currently exist.
- Assessing transportation needs, including the US 50/South Shore Community Revitalization Project (Loop Road) and "Main Street" narrowing.
- Defining and understanding travel and tourism barriers.
- Finding solutions to other impediments to redevelopment.
- Assessing the limits to the potential for redevelopment.
- Analyzing current summer and winter programs.
- Identifying new attractions/uses, including a facility that provides conference and group meeting space and indoor entertainment options, and improving the bed base.
- Initiating environmental enhancements.
- Coordinating with the Lake Tahoe Basin Prosperity Plan to find solutions for revitalizing the Basin economy.

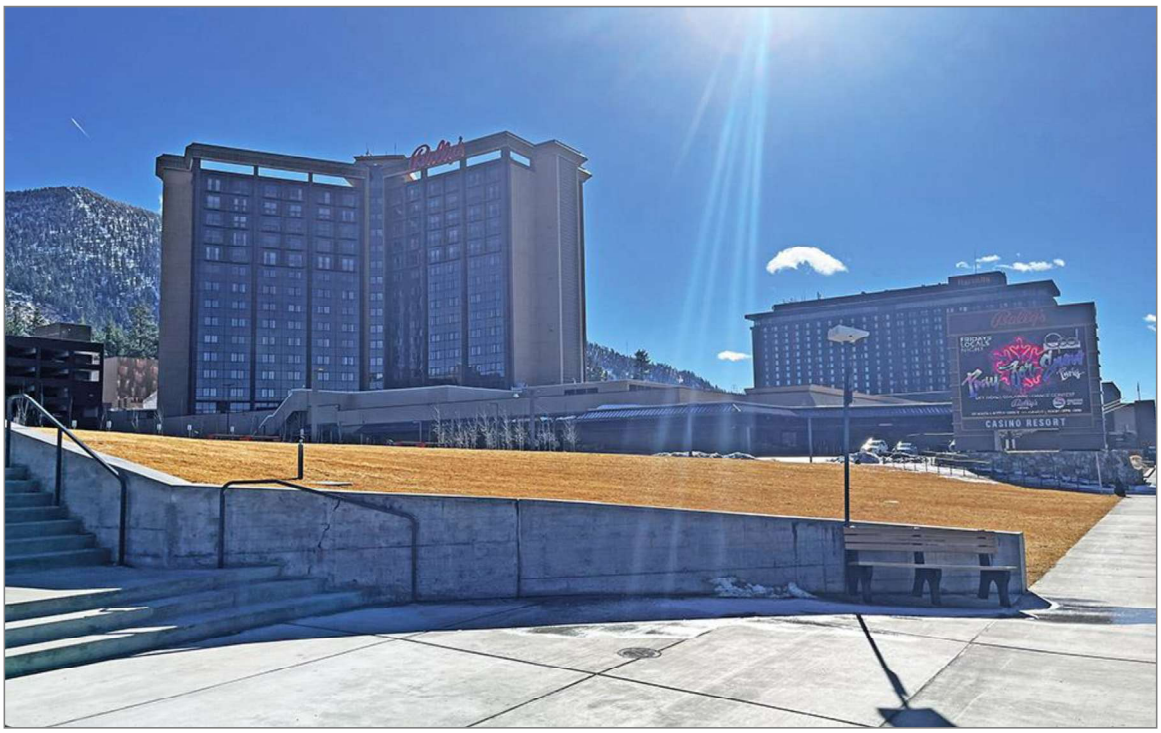
The purpose of the South Shore Vision Plan was to create a vision for the most significant tourist destination in the Tahoe Basin, and to utilize the "Vision" to inform the TRPA 2012 Regional Plan update and attract new capital investment to upgrade the natural and built environment and implement environmental improvements.

The South Shore Vision Plan also demonstrated how the existing, outdated built environment could be transformed into a world class tourist destination. The following ~~P~~photos depicting existing conditions are shown in Figures 3 through 5 and illustrations depicting the "Vision" for the South Shore are shown in Figure 6.



Source: Provided by Ascent Environmental in 2024.

Casino Core.



Source: Provided by Ascent Environmental in 2024.

Bally's Lake Tahoe and Harrah's Lake Tahoe.

Figure 3 Existing Conditions: Casino Core, Bally's Lake Tahoe, and Harrah's Lake Tahoe

Source: Provided by Ascent Environmental in 2024.

Tahoe Blue Event Center

Source: Provided by Ascent Environmental in 2024.

Harveys' Lake Tahoe Hotel and Casino.

Figure 4 Existing Conditions: Event Center and Harveys Lake Tahoe Hotel and Casino

Source: Provided by Ascent Environmental in 2024.

Golden Nugget Lake Tahoe Hotel and Casino.

Source: Provided by Ascent Environmental in 2024.

Former Lakeside Inn and Casino Site.

Figure 5 Existing Conditions: Golden Nugget and Former Location of Lakeside Inn and Casino

Source: Design Workshop 2011.

Source: Design Workshop 2011.

Source: Design Workshop 2011.

Figure 6 South Shore Vision Plan Illustrations

SOUTH SHORE VISION DESTINATION ECONOMIC IMPACT ANALYSIS

In 201~~2~~, the Lake Tahoe Visitors Authority (LTVA), STAR, City of South Lake Tahoe, private stakeholders and Douglas County funded the South Shore Vision Destination Economic Impact Analysis, which explores the economic impacts of maintaining current operations and infrastructure (status quo) as opposed to implementing changes (transformation) proposed in the South Shore Vision Plan. Overall, the Analysis found that the status quo does not provide a level of revenue that is sustainable for the South Shore.

Status Quo: The Analysis found that over the past decade the South Shore has experienced a significant decline in economic activity, within the following areas:

- Gaming revenue
- Rooms rented
- Occupancy
- Retail sales
- Employment

For Douglas County, the greatest area of concern has been the significant decline in gaming revenue from a high of $338 million in 2004 to $209 million in 2011, a decrease of 38 percent. While gaming revenue ~~have~~ has increased in recent years ($243 million in 2023; Nevada Gaming Board 2023), revenue~~s~~ remains substantially lower than ~~they were~~ it was in the early 2000s. The decline in revenue is attributed to the opening of tribal casinos in California and across the country, the lack of investment in infrastructure as a result of the regulatory nature of the Tahoe Basin, and the economic recession.

Transformation: The Analysis found that to transform the economy and generate long-term revenue, the types of changes proposed in the South Shore Vision Plan are necessary. These changes include:

- Diversifying into a more recreation-based economy,
- Leveraging Lake Tahoe's history with entertainment in a unique setting, and
- Upgrading the visitor experience by providing walkable areas that feature upgraded visitor and community-based experiences.

The Analysis also found that policy makers are at a unique juncture in that they can maintain the status quo or transform the visitor experience to foster economic vitality in the South Shore.

The South Shore Vision Plan also demonstrated that the redevelopment of the South Shore could include many positive environmental benefits, such as:

- Reduction in coverage
- Increased open space
- Restored stream environment zones
- Water quality improvement projects
- Pedestrian friendly streets
- Public transportation
- Energy efficient buildings
- Access to recreational opportunities

Ultimately, the South Shore Vision Plan was successful in providing a framework for promoting positive changes to the Regional Plan for Douglas County and the City of South Lake Tahoe.

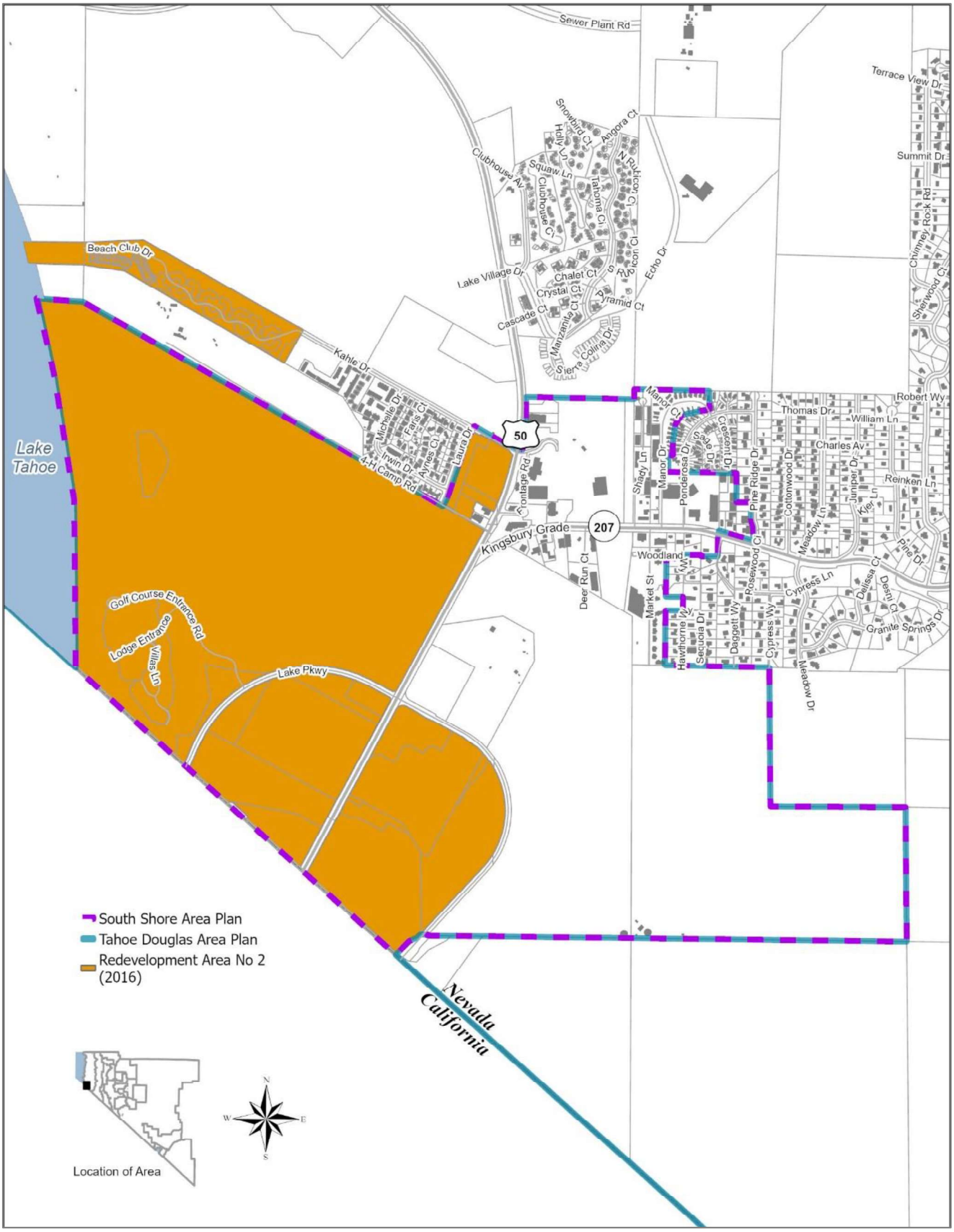
The South Shore Area Plan has been developed to build upon the concepts in the South Shore Vision Plan and Lower Kingsbury Visioning and Land Use Alternatives Report, as well as to be consistent with the goals and policies in the 2012 TRPA Regional Plan. The boundaries of the South Shore Area Plan include those properties evaluated in the South Shore Vision Plan within Douglas County.

REDEVELOPMENT AREA #2

On February 18, 2016, the Douglas County Board of Commissioners approved the establishment of a new Redevelopment Area for the South Shore area (RDA #2) (see Map 6) to establish a tax increment financing district (TIF). In addition to RDA #2, Douglas County approved a 1 percent increase in the Transient Lodging License Tax or Transient Occupancy Tax (TOT) in 2017. The tax increment revenues as well as the increased TOT revenues were used to pay for site planning, design, environmental studies and construction of the Tahoe Blue Event Center. Going forward, these revenues will be used to repay bonds or other obligations issued to finance the Event Center.

The November 2020 General Election included Douglas County Question No. 1 was approved by the voters, which was a referendum on Ordinance 2016-1456 creating RDA #2. Douglas County voters approved Question No.1 to repeal the ordinance. The vote was effective upon the County Commission's formal certification of the election results on November 16, 2020. The Douglas County RDA #2 will continue to collect up to $1.3 million per year in redevelopment tax increment revenue generated from the properties within RDA #2~~,~~ and remit the revenue to Tahoe Douglas Visitors Authority in accordance with the terms of the Tax Increment Pledge Agreement. No further redevelopment tax increment revenue will be collected and no further redevelopment activity will take place within RDA #2 area. To the extent that the properties within RDA #2 generate tax increment revenues above $1.3 million in any future year, the excess tax revenues are accounted for like any other property tax revenue collected by Douglas County and remitted to the various taxing agencies entitled to the tax revenue.

Map 6
Redevelopment Area #2



Source: Prepared by Douglas County in 2022; adapted by Ascent in 2024.

EVENT CENTER

The Tahoe Blue Event Center (Figure 7) opened to the public in September 2023. It is owned by the Tahoe Douglas Visitor's Authority and located on a 4.91-acre parcel gifted to the Authority by Edgewood Companies.

The Event Center has a building footprint of approximately 88,000 square feet as well as an outdoor gathering space, reconfigured surface parking lots, multimodal and pedestrian enhancements as well as improved stormwater treatment facilities. The Tahoe Blue Event Center includes two levels for a total floor area of approximately 138,000 square feet.

The Tahoe Blue Event Center is expected to have the following benefits, according to the Tahoe Douglas Visitor's Authority:

- $60 million in total economic impact
- 386 year-round jobs
- Increased property values
- $3 million in annual tax revenues

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

Source: Provided by Ascent Environmental in 2024.

Figure 7 Tahoe Blue Event Center

Chapter 5
Housing Element

This element provides information on the existing housing inventory, the housing market, and affordable housing barriers and incentives. The TRPA Regional Plan includes housing as a sub-element of the Land Use Element. The Bi-State Compact does not mandate inclusion of a housing element and the TRPA Thresholds do not address housing.

HOUSING INVENTORY

There are currently 132 housing units within the South Shore Area Plan. Most of the housing stock is multi-family. There are 88 multi-family units on Market Street (Lake Vista I and II Apartments) and 64 units on Deer Run Court (The Lodge at Kingsbury Crossing), although The Lodge at Kingsbury Crossing operates as a timeshare; thus, The Lodge units are not included in Table 8.

There is one mobile home park in the South Shore Area Plan: Kingsbury Manor Mobile Home Park. The Park includes 31 units and residents rent the spaces for their units. As shown in Table 8, 66 percent of the housing inventory in the South Shore Area Plan is multi-family and 23 percent of the inventory is manufactured and mobile homes. Single-family detached and single-family attached dwelling units represent 7 percent and 4 percent of the housing inventory, respectively.

Table 8
South Shore Area Plan Housing Inventory

Housing Type	Units	Percentage
Single Family Detached	10	7%
Single Family Attached	5	4%
Manufactured/Mobile Homes	31	23%
Multi-Family Units	88	66%
Total Units	**132**	**100%**

Source: Provided by TRPA in 2024.

HOUSING MARKET

Information on the housing market in the South Shore Area Plan includes sales data, residential development potential, and vacation home rentals and timeshares.

2023 SALES DATA

The 2023 sales data from the Douglas County Assessor reports on sales of single-family detached dwelling units (Code 200) by Township and Range. The South Shore Area Plan is located within Township 13 and Range 18 (T/R 1318).

There were 62 single-family home sales during 2023 in T/R1318. The highest price for home sales during 2016 was $11,200,000 and the lowest price was $375.000 There was only one sale below $500,000.

The median sales price was $1,365,500 and the average sales price for single-family homes was $1,845,412. Table 9 provides the single-family sales data for 2023.

Table 9
2023 Single Family Sales Prices in T/R 1318

Township & Range (General Area)	High Price	Low Price	Median Price	Average Price	% of Sales Below $300K
1318 (Kingsbury/Stateline)	$11,200,000	$375,000	$1,365,500	$1,845,412	1.2%

Source: Douglas County Assessor 2024.

RESIDENTIAL DEVELOPMENT POTENTIAL

Residential development requires obtaining a Residential Unit of Use (RUU) development right. Ultimately, TRPA manages the number of RUUs available and distributes RUUs directly to residential projects based on BMP compliance and other factors or allocates RUUs to Douglas County for their distribution to projects. TRPA has allocated 67 bonus residential units to Douglas County to be used only for projects within the South Shore Area Plan, which could be used for affordable housing developments (Bindl, pers. comm., 2024). Additionally, TRPA has distributed 73 residential allocations to Douglas County that are not currently assigned to residential projects.

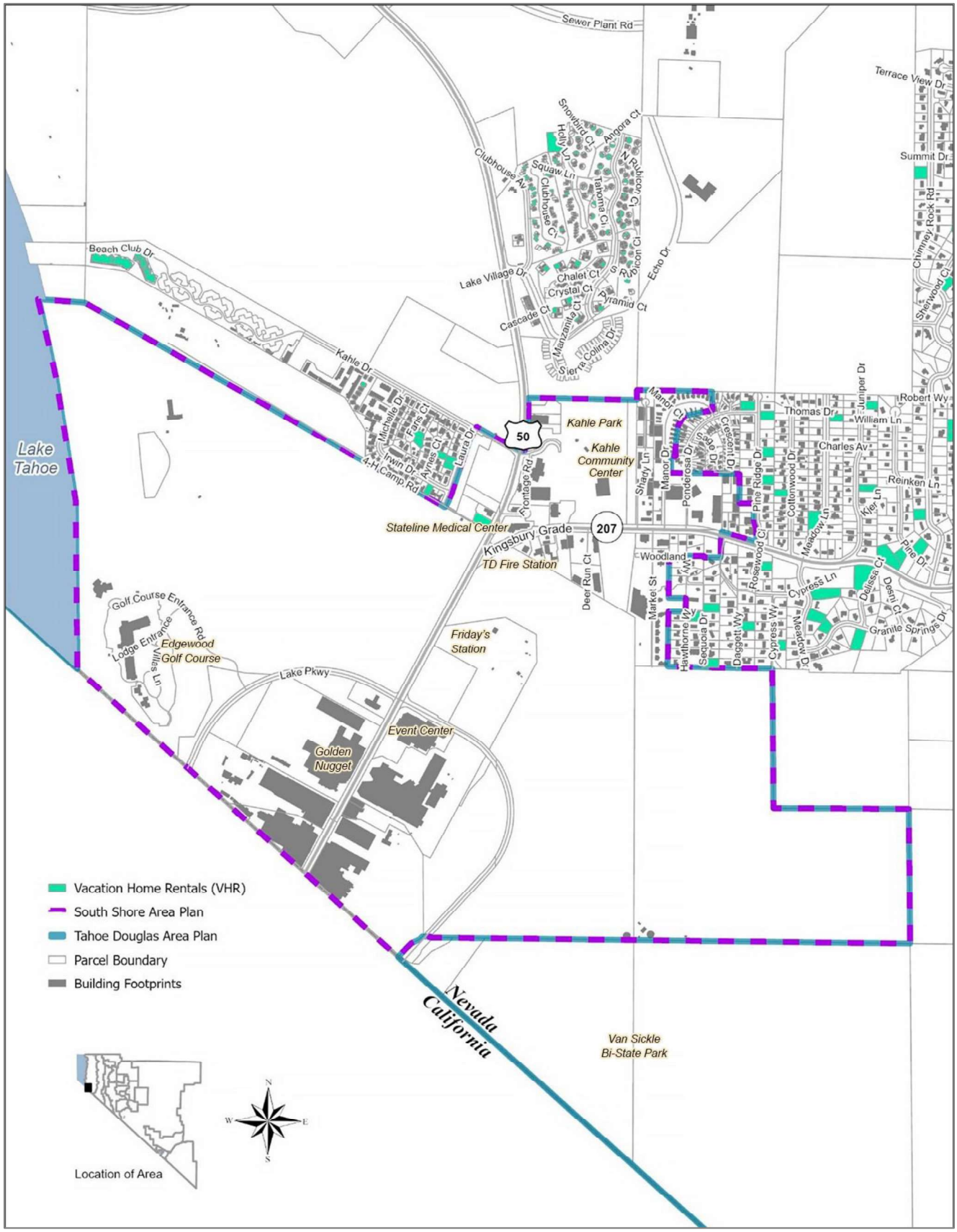
Within the South Shore Area Plan, there are limited opportunities for new residential development due to the limited number of vacant parcels available for permanent residential development. The four parcels comprising the Edgewood Mountain Area property are designated for resort recreation land uses, including Tourist Accommodation Units (TAUs). New residential development within the South Shore Area Plan would likely occur only with the redevelopment of existing developed properties and/or the conversion of existing TAUs into deed restricted affordable housing units.

VACATION HOME RENTAL PERMITS AND TIMESHARES

Douglas County requires a vacation home rental (VHR) permit in the Tahoe Township for all properties used for short-term rentals of 28 consecutive days or less (see Douglas County Code Chapter 20.622). As of July 2023, there were 566 active vacation home rental permits (Douglas County 2023a). Douglas County allows a maximum of 600 VHR permits, which are subject to neighborhood density limits. There was only one VHR permit within the South Shore Area Plan, as shown on Map 7. This was a single unit in the Dart Liquor building.

In addition to VHRs, there is one timeshare development in the South Shore Area Plan: The Lodge at Kingsbury Crossing. This timeshare development contains 64 units and is located on Deer Run Court. Douglas County adopted timeshare regulations in 1982.

Map 7
Vacation Home Rental Permits



Source: Prepared by Douglas County in 2022; adapted by Ascent in 2024.

AFFORDABLE HOUSING

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

The South Shore Region Housing Needs and Opportunities report (Housing Needs and Opportunities Report) completed in 2019 documented factors that have contributed to the current conditions in the housing market in the south shore region and its decreasing ability to house residents and employees. The south shore region includes the Tahoe Basin portion of Douglas County, the City of South Lake Tahoe, and unincorporated areas of El Dorado County, including Tahoma, in the South Tahoe area. As of 2019, residents occupied over 700 fewer homes than they did in 2010. Resident owners increased by 200 households, but resident renters dropped by 930 households. During this time, second homeownership increased, with 4,420 vacant and second homes added between 2010 and 2019.

The Housing Needs and Opportunities Report identified the number of housing units needed to address current deficiencies in housing based on employees needed to fill unfilled jobs, residents and employees living in over-crowded conditions, and in-commuters that want to move near their job in the south shore region. These are referred to as "catch-up needs." The Housing Needs and Opportunities Report also identified the number of housing units needed to keep up with future demand for housing based on projected job growth and jobs that will be vacated by retiring employees. These housing needs are referred to as "keep-up needs." Housing shortages worsen when local job growth and the need for more workers exceeds the growth of available housing units. Based on the estimated catch-up and keep-up needs, approximately 3,290 community housing units are needed by 2026, or an average of about 550 units per year. These estimates do not account for the number of housing units needed by seasonal workers, which is difficult to define because the needs change year-to-year based on several factors (e.g., tourism, hiring needs, weather) (Tahoe Prosperity Center 2019).

In 2023, TRPA received a Higher Impact Transformative (HIT) grant from the California Housing and Community Development (HCD) department. This grant award will fund assessment of the impact of existing policies on affordability; development of a community engagement plan to increase communication between communities and agencies; updating the region's development rights and growth management programs; delivery of a streamlined environmental review process for transit-oriented, multi-family developments; and environmental analysis of proposed updates to the Regional Plan. As the federally designated Metropolitan Planning Organization (MPO) for the basin, TRPA was awarded a separate grant to fund amendments to certain building standards to make it more financially feasible for private property owners and builders to construct deed-restricted workforce housing for multiple income levels (TRPA 2023~~a~~).

TRPA HOUSING DEFINITIONS

TRPA recognizes and provides incentives to three categories of housing types: "affordable," "moderate," and "achievable." TRPA defines affordable housing as housing affordable to low-income households, or those with household incomes at or below 80 percent of the area median income. TRPA defines moderate income housing as housing affordable to households with incomes up to 120 percent of area median income. Achievable housing includes housing that meets at least one of the following criteria:

- Have a household income not in excess of 120 percent of the respective county's area median income (i.e., moderate income households and below); or
- At least one occupant of the household works at least 30 hours per week or full-time equivalency for an employer with a business license or tax address within the Tahoe region; or
- Resident is a retired person who has lived in a deed-restricted unit in the Tahoe Basin for more than 7 years.

AFFORDABLE HOUSING INVENTORY

Within the South Shore Area Plan, there are 64 units of deed restricted affordable rental housing. The Lake Vista I and Lake Vista II apartments are located at 129 and 131 Market Street in Kingsbury and provide rental housing for households with incomes at or below 60 percent of median income. Lake Vista was developed with Home Investment Partnership (HOME) funds as well as Low-Income Housing Tax Credits (LIHTC). The developer entered into an Affordable Housing Agreement with Douglas County, which requires the units to be restricted for 30 years, or until August 26, 2031. The affordable housing agreement was approved by TRPA and Douglas County on the basis of waiving 64 development rights.

Table 10 provides information on the affordable renter-occupied units within the Tahoe Township, including the South Shore Area Plan.

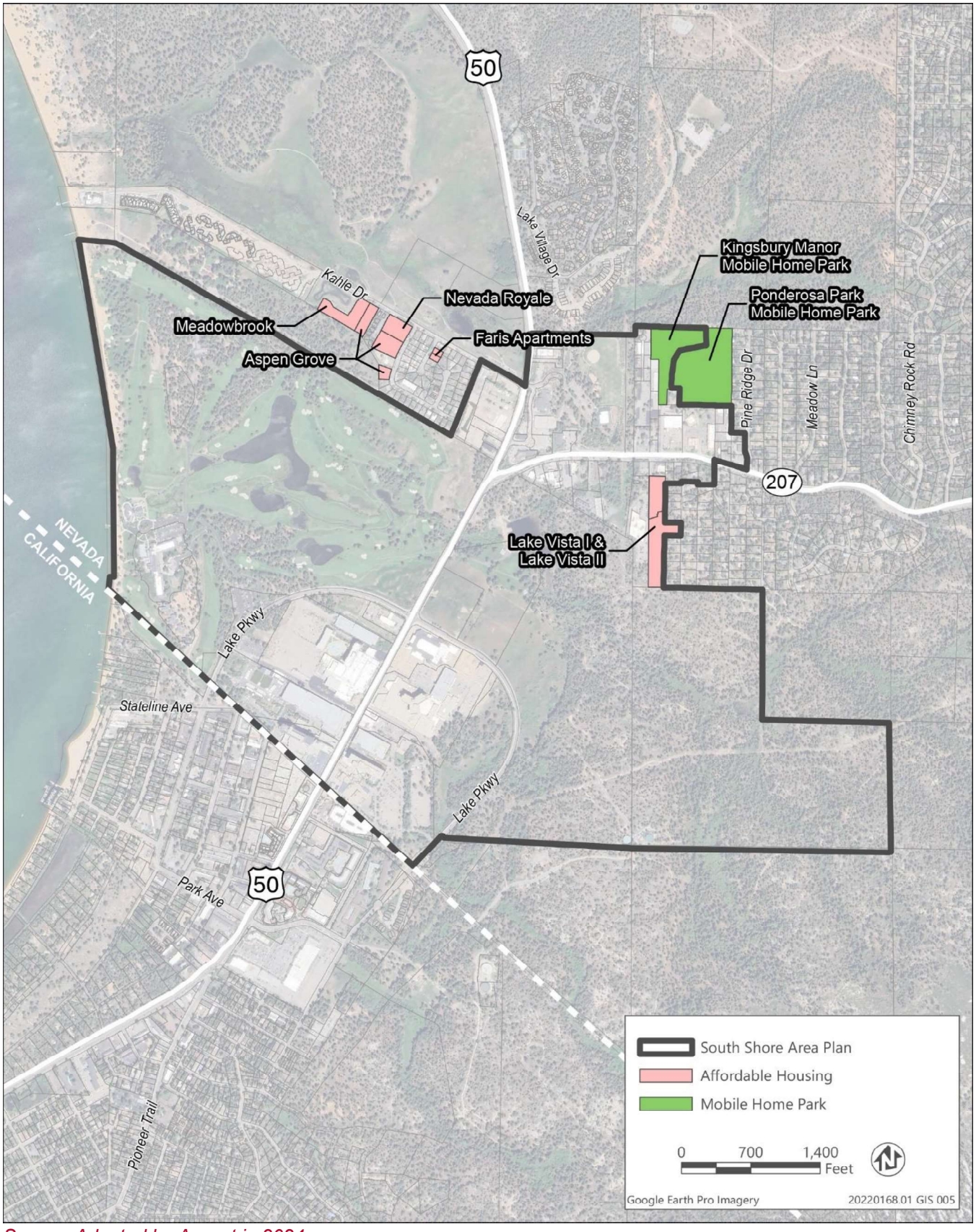
Table 10
Income-Restricted Rentals in the Tahoe Township of Douglas County

	Location	Year Built	Total Units	Affordable Units	1-bed	2-bed	3-bed	Income Level
Lake Vista I	Market Street	2001	24	24	12	12		50%, 60%, 80%
Lake Vista II	Market Street	2001	40	40	8	32		60%
Aspen Grove	Kahle Drive area (outside of the SSAP)	2015 (year restricted)	39	39	11	28		<80%
Faris Apartments	Kahle Drive area (outside of the SSAP)	2019 (year restricted)	10	10	2	7	1	120%
Meadowbrook	Kahle Drive area (outside of the SSAP)	2001	30	30	-	16	14	60%
Nevada Royale	Kahle Drive area (outside of the SSAP)	2019 (year restricted)	5	5				120%
Total		**-**	**148**	**148**	**33**	**95**	**15**	

Source: Tahoe Prosperity Center 2019.

Map 8 displays the location of affordable housing developments within the South Shore Area Plan as well as units in the Kahle Drive area that are located just outside of the South Shore Area Plan. Map 8 also displays the location of the Kingsbury Manor Mobile Home Park. The Ponderosa Park Mobile Home Park is located outside of the South Shore Area Plan but directly adjacent to Kingsbury Manor Mobile Home Park. Ponderosa Park Mobile Home Park contains 75 units (Douglas County 2022).

Map 8
Affordable Housing in South Shore Area Plan



Source: Adapted by Ascent in 2024.

MANUFACTURED HOUSING

The Kingsbury Manor Mobile Home Park (32 units) is the only manufactured home park in the South Shore Area Plan. The Ponderosa Mobile Home Park (75 units) is another manufactured home park and is located next to the Kingsbury Manor Mobile Home Park, but outside of the boundary of the South Shore Area Plan. The former Tahoe Shores Mobile Home Park (155 units) was located just outside of the South Shore Area Plan and was removed with the development of the Tahoe Beach Club (143 condominiums) at the end of Kahle Drive.

The Kingsbury Manor Mobile Home Park and Ponderosa Mobile Home Park may be considered affordable market rate housing but there are no deed restrictions on these properties and they are not included in the inventory of affordable housing. TRPA requires the TRPA Governing Board to review and approve any project that creates, eliminates, or converts 10 or more mobile homes. There are affordable rental units along Kahle Drive that are deed restricted but these units are just outside of the boundary for the South Shore Area Plan. The Aspen Grove Apartments include 39 deed restricted affordable rental units that represent mitigation for the Tahoe Beach Club project. The developer of the Tahoe Beach Club secured an additional 15 units of affordable housing to satisfy TRPA's mitigation requirements (Tahoe Prosperity Center 2019).

The *Tahoe Regional Housing Needs Program Report prepared for the Tahoe Basin* (2014 Housing Report) (BAE Urban Economics 2014) discussed possible approaches to replace existing mobile and manufactured housing units with site built multi-family housing. The concern is that while older mobile home parks contain low-density (eight dwelling units per acre), older housing stock, the housing is typically considered moderate, if not affordable, housing. The 2014 Housing Report noted that any proposed policy changes "should discourage the displacement of existing low- and moderate-income residents, while ensuring that replacement units remain affordable to existing residents and members of the regional workforce." (BAE Urban Economics 2014: 91). The 2014 Housing Report recommended amending the TRPA Code to consider all mobile or manufactured housing units as affordable or moderate-income housing by default (in lieu of only mitigating units in current use that can be documented as serving low-income households).

BONUS RESIDENTIAL UNITS

To incentivize affordable and workforce housing, TRPA awards "bonus units" to projects building deed restricted affordable, moderate, or achievable housing. A bonus unit takes the place of an RUU and is awarded at no cost to the applicant if the home meets the criteria in TRPA Code Section 52.3.4.

There were 874 residential bonus units remaining from the 1987 Regional Plan. An additional 600 bonus units were created under the 2012 Regional Plan. Cumulative accounting of bonus units can be found on laketahoeinfo.org.

DEVELOPMENT STANDARDS FOR AFFORDABLE, MODERATE, AND ACHIEVABLE HOUSING

In 2023, TRPA passed the Phase 2 Housing Amendments that provide development incentives for deed-restricted affordable and workforce housing projects. Notwithstanding other rules, TRPA allows alternative density, height, coverage, and parking standards for residential or mixed-use developments with a residential component that is 100 percent deed-restricted affordable, moderate, or achievable housing. Residential developments or mixed-use developments with a residential component that is 100 percent deed-restricted are subject to the density standards in TRPA Code Section 31.4.1.A, the height standards in TRPA Code Section 37.5.5, the coverage standards in TRPA Code Section 30.4.2.B.5 and 30.4.2.B.5, and the parking standards in TRPA Code Section 34.4.1.

Residential developments or mixed-use developments with a residential component that is 100 percent deed-restricted affordable, moderate, or achievable, as described in TRPA Code Section 36.13 and utilize bonus units are exempt from the density maximums in TRPA Code Section 31.3.

INCLUSIONARY HOUSING

TRPA requires developers to mitigate removal of existing affordable housing (low-income and moderate) but does not at this time require developers to create new affordable housing.

ACCESSORY DWELLING UNITS (SECONDARY UNITS)

In Nevada, TRPA regulations only permit the placement of accessory dwelling units (ADUs) on parcels of 1 acre or greater (TRPA Code Section 21.3.2). Residential allocations are required for ADUs just like other residential units. For locations within the TRPA Residential Bonus Unit Boundary, a bonus unit may be awarded if the ADU would serve low-income, moderate-income, or achievable household (TRPA Code Section 52.3.4).

In 2021, TRPA approved updated rules to encourage more affordable housing options for Tahoe residents and employees by allowing ADUs on parcels of any size and additional incentives for providing this housing if the ADU is restricted to affordable rates and located near transit or a town center. However, ADUs in Washoe and Douglas Counties are only allowed on parcels 1 acre or larger. The TRPA Phase 2 Housing Amendments approved in 2023 also provided an additional benefit for deed-restricted ADUs within the bonus unit boundary. Deed-restricted ADUs within the bonus unit boundary are eligible for up to 70 percent coverage (or 100 percent coverage in centers) or 1,200 square feet of additional coverage, whichever is less. The additional coverage can only be used for the deed restricted portion of the property (i.e., the ADU and associated walkways or decks), but not parking.

EMPLOYEE HOUSING

Some major employers provide seasonal or permanent housing for their employees to offset the difficulty of finding affordable housing in the region. Edgewood Companies purchased the Pine Frost Inn in the City of South Lake Tahoe in 2005 and uses the former inn to provide rental housing for its employees. Heavenly Resort offers employee housing at a location in an apartment building in South Lake Tahoe.

Per Section 20.703.090 of the County Code, employee housing is permitted by right in the Mixed Use/Town Center and Tourist/High-Density Tourist District either through the County or TRPA review. Employee housing would require either a County or TRPA Special Use Permit in the Recreation and Resort Recreation districts.

Chapter 6
Land Use Element

This element provides information on land uses adopted as part of the 2012 TRPA Regional Plan, permitted activities within Area Plan land use designations and special overlay districts (Town Centers and High-Density Tourist District), and the equivalent zoning districts.

TRPA REGIONAL PLAN LAND USE DESIGNATIONS

The 2012 TRPA Regional Plan includes eight ~~future~~ land use classifications ~~districts~~ and four ~~new~~ special planning ~~land use~~ districts, which are reflected on Map 1 of the Regional Plan (See Appendix A-1). Where referred to in the South Shore Area Plan~~SSAP~~ (see Map 9), "Future land use districts" or "future land use designations" refer to the land use designations adopted by TRPA and Douglas County. Existing uses are consistent with these future land use designations. ~~The 2012 Regional Plan created a new planning strategy called Area Plans (Chapter 13, TRPA Code of Ordinances). Area Plans are intended to replace the existing PASs and Community Plans and to move more permitting authority to local governments.~~

~~The South Shore Area Plan was the first Area Plan to be approved by TRPA (September 25, 2013). The South Shore Area Plan replaced the Kingsbury and Stateline Community Plans as well as portions of PASs 070A and 080.~~

To reduce coverage, improve environmental conditions, and achieve threshold gains, the TRPA 2012 Regional Plan creates additional incentives to retire existing coverage and relocate coverage and new development to Town Centers. In Town Centers, for example, property owners can have up to 70 percent land coverage when such coverage is transferred in and used on high capability lands (Class 4-7).

The South Shore Area Plan retains the strict environmental protections required under the TRPA Regional Plan and includes several strategies to further accelerate environmental improvements and restoration, including the following:

- **Environmental Redevelopment:** Promoting the redevelopment of existing developed areas to include increased bicycle, pedestrian, and transit amenities; coverage reduction; and compliance with water quality and other environmental regulations.
- **Transfers of Development Rights/Existing Development:** The South Shore Area Plan includes ~~two Town cCenters:~~ the High-Density Tourist District and the Kingsbury Town Center, which are defined in the TRPA Code of Ordinances as "Centers" (Code Section 90.2). Regional Plan Policies LU-3.3 and LU-3.7 direct development in and transfer of existing development potential (e.g., CFA, TAUs, RUUs) to Centers. ~~Both Centers have been designated as r~~Receiving ~~A~~areas for transfers of development ~~on the Future Land Use Map~~. These areas ~~Centers~~ are already extensively developed and meet or exceed coverage limitations identified in TRPA Code Section 30.4. As ~~R~~receiving ~~A~~areas, future development will be directed to these areas instead of occurring in outlying and/or environmentally sensitive areas. Although not reflected as a ~~R~~receiving ~~A~~area~~s on the Future Land Use Map~~, the Edgewood-Tahoe Golf Course site (limited to Special Area #1) is a receiving area in that up to 250 ~~Tourist Accomodation Units (~~TAUs~~)~~ may be transferred to the site and the Edgewood Mountain Area property~~site~~ is a receiving area in that development is only allowed if it is transferred in and the transfer results in the retirement of development. The transfer of development described here is consistent with the TRPA Regional Plan and is separate from the County's transfer of development rights program covered under Douglas County Code Section 20.500.
- **Compact Mixed-Use Land Use Pattern:** The Area Plan includes zoning districts that encourage a greater mixing of land uses, which can result in fewer and shorter vehicle trips and associated improvements in air quality and traffic. In addition, the High-Density Tourist District represents the largest tourist bed base in the region, and the plan promotes recreational and non-auto transportation options in and around the district to further reduce vehicle trips. The proposed new hospital on the former Lakeside Inn site is expected to result in fewer and shorter trips from within the South Shore Area Plan and the east shore to the existing hospital approximately 6 miles away in South Lake Tahoe.

- **Total Maximum Daily Load (TMDL) Implementation:** Requires water quality improvements that will help the County meet TMDL milestones.
- **Comprehensive Coverage Reduction:** The Master Plan includes a policy that requires the County to consider opportunities for coverage reduction in all public and private redevelopment projects within Centers.
- **Area-Wide Water Quality Improvements:** Area-wide stormwater management systems, such as the existing Stateline Stormwater System, are recognized and called for to ensure compliance with TRPA BMP and SLRP requirements.
- **Stream Environment Zone Protection:** The Master Plan includes a policy that requires Douglas County to pursue opportunities for SEZ restoration in all public and private projects that contain disturbed SEZ.

Based on the inventory of existing conditions, the Regional Plan Land Use Districts, and the Conceptual Regional Land Use Map, Douglas County has developed new future land use designations and equivalent zoning districts for the South Shore Area Plan to conform with the TRPA Regional Plan.

Several future land use designations are considered receiving areas. Receiving areas are areas that are eligible to receive the transfer of existing residential development and residential development rights, TAUs, and commercial floor area and are located near commercial services, employment centers, public services and facilities, transit facilities, pedestrian paths, and bicycle connections. The transfer ratios range from 1:1 to 1:75 (TRPA Code Section 51.5).

Table 11 provides additional information on the future land use designations relevant to the South Shore Area Plan.

Table 11
TRPA Regional Plan Land Uses in the South Shore Area Plan

TRPA Regional Plan Land Use Designations	Description
Mixed-Use with Town Center District Overlay	Mixed-Use areas are urban areas that have been designated to provide a mix of commercial, public services, light industrial, office, and residential uses to the Region or have the potential to provide future commercial, public service, light industrial, office, healthcare, and residential uses. The purpose of this classification is to concentrate higher intensity land uses for public convenience and enhanced sustainability. Town Centers contain most of the Region's non-residential service and have been identified as a significant source of sediments and other contaminants that continue to enter Lake Tahoe. Town Centers are targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto dependent development pattern and provides economic opportunities in the Region.
Recreation	Recreation areas are non-urban areas with good potential for developed outdoor recreation, park use, or concentrated recreation. Lands which this plan identifies as recreation areas include (1) areas of existing private and public recreation use; (2) designated local, state, and federal recreation areas; (3) areas without overriding environmental constraints on resource management or recreational purposes; and (4) areas with unique recreational resources which may service public needs, such as beaches and ski areas.
Resort Recreation	For the South Shore Area Plan, the four Edgewood Mountain Area parcels are designated as Resort Recreation and are zoned T-RR (Tahoe-Resort Recreation) zoning district. This area allows for tourist, commercial and residential uses provided in conjunction with a recreation use. New development must be the result of development transfers that result in the retirement of existing development.
Tourist with High-Density Tourist Overlay	Tourist areas are urban areas that have the potential to provide intensive tourist accommodations and services or intensive recreation. This land use classification also includes areas recognized by the Bi-State Compact as suitable for gaming. These lands include areas that are: 1) Already developed with high concentrations of visitor services, visitor accommodations, and related uses; 2) Of good to moderate land capability (land capability districts 4-7);

	3) Have existing excess land coverage; and 4) Located near commercial services, employment centers, public services and facilities, transit facilities, pedestrian paths, and bicycle connections. The High-Density Tourist District contains a concentration of hotel/casino towers and is targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern and provides economic opportunities for local residents. The High-Density Tourist District is the appropriate location for the Region's highest intensity development.

SOUTH SHORE AREA PLAN FUTURE LAND USE DESIGNATIONS

Within the South Shore Area Plan, there are only four applicable land use designations along with two special overlay districts: Tourist with High-Density Tourist District Overlay, Recreation, Resort Recreation, and Mixed-Use with Town Center Overlay. These land use designations are further described below. As shown in Table 12, there are 66 parcels designated as Mixed-Use with Town Center Overlay (Kingsbury Town Center). There are five parcels designated as Recreation and all of these parcels are located on the Edgewood Lodge and Golf Course property. There are four parcels designated as Resort Recreation for a total of approximately 248 acres, all located in the Edgewood Mountain ~~a~~Area property. There are 14 parcels designated as Tourist with the High-Density Tourist Overlay, all located within the casino core. The South Shore Area Plan does not include any parcels designated with Backcountry, Conservation, Residential, or Wilderness future land uses.

Table 12
Future Land Use Designations in the South Shore Area Plan

TRPA 2012 Regional Plan Land Use	Parcels	Acreage[1]
Backcountry	N/A	0.00
Conservation	N/A	0.00
Mixed-Use with Town Center Overlay	66	93
Recreation	5	234
Resort Recreation	4	248
Residential	N/A	0
Tourist with High-Density Tourist Overlay	14	115
Wilderness	N/A	0.00
Total[2]	**89**	**690**

[1] The acreage values are rounded.

[2] The total acreage shown in this table is greater than that shown in Table 1 because the land use designations include right-of-way areas.

Source: Adapted from TRPA GIS data.

The Douglas County Area Plan land uses for the South Shore Area Plan are equivalent to the TRPA future land uses, and whether TRPA review is still required for specific future land use designations. Douglas County does not currently have a delegation MOU with TRPA, so all projects in Douglas County within the Tahoe Basin are subject to TRPA review. Even in jurisdictions with delegation MOUs, there are projects of a certain size that require TRPA review (see Table 13).

Pursuant to TRPA Regional Plan Land Use Policy – LU 4.12, TRPA will continue to review projects within the High-Density Tourist, Conservation, and Resort Recreation Land Use Districts on the Conceptual Regional Land Use Map and the Shorezone of Lake Tahoe and development with building floor area sizes listed in Table 13.

Table 13
TRPA Review Required

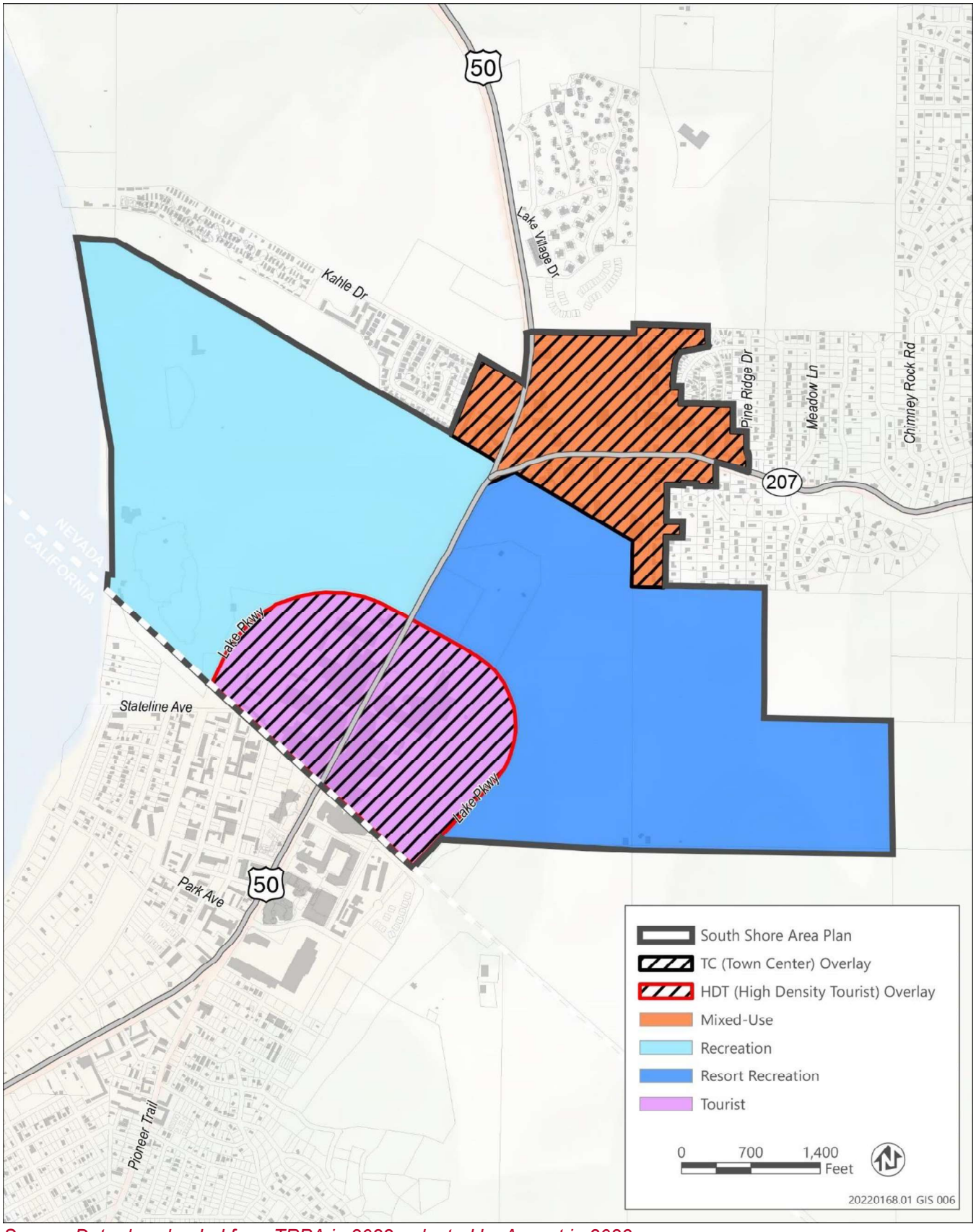
Land Use Categories	Town Center	Outside of Town Center

Residential	≥ 50,000 square feet	≥ 25,000 square feet
Non-Residential	≥ 40,000 square feet	≥ 12,500 square feet

Note: All measurements are new building floor area.

Map 9 depicts the future land use designations in the South Shore Area Plan.

Map 9
South Shore Area Plan Future Land Uses



Source: Data downloaded from TRPA in 2022; adapted by Ascent in 2023.

TOURIST LAND USE WITHIN HIGH-DENSITY TOURIST DISTRICT OVERLAY

The casino core area, the previous Stateline Community Plan, was designated as Tourist Future Land Uses with a High-Density Tourist District overlay on the TRPA Conceptual Regional Plan Land Use Map. This is the primary area, along with the lower Kingsbury area, targeted for redevelopment. The High-Density Tourist District is considered a "Center" and includes 14 parcels for a total of approximately 115 acres. The area is currently dominated by casino/hotel uses, including the Golden Nugget, Bally's Hotel/Casino, Harrah's Hotel/Casino, Harveys Hotel/Casino. The casino core is now anchored at the east end by the Tahoe Blue Event Center, which provides opportunities for entertainment, conferences, meetings, and special events. Existing conditions include:

- 2,266 hotel rooms.
- Five existing hotel towers that range in height from 85 to 197 feet.
- Four parking garages and a substantial amount of surface parking.
- The TRPA LiDAR Impervious Coverage Calculations from 2012 for the High-Density Tourist District are provided in Table 14. Of the 115 total area acreage within the High-Density Tourist District, approximately 77 acres, or 67 percent is impervious.

Table 14
LiDAR Impervious Coverage Calculations, ~~2012~~2019

Town Center	Impervious Surfaces (acres)	Total Area (acres)	Impervious Surfaces (percent)
High Density Tourist District	77.5	115.5	67

Source: Adapted by Ascent in 2024.~~TRPA~~

As discussed in the Economic Development Element, the objective is to transform this area into a world class recreational tourist destination, which may include:

- Replacing the existing towers with energy efficient buildings that are architecturally compatible with the natural scenic beauty of the Region and move the area towards scenic threshold attainment (see discussion on scenic resources in Chapter 3, "Conservation Element").
- Reducing coverage and surface parking.
- Restoring stream environment zones, improving water quality, and creating open space.
- Creating a pedestrian friendly environment with architecture and landscaping that is visually appealing.
- Expanding conference and entertainment opportunities.

The other main objective is to provide a variety of recreational opportunities and entertainment within walking distance from the bed base, such as:

Skiing: The existing Heavenly Gondola is located just beyond the boundary of the South Shore Area Plan and provides direct access to Heavenly Mountain Ski Resort.~~,~~ The Edgewood Mountain Area property is used for additional winter activities that include tubing~~,~~ and snowmobiling.

Golfing: The existing Edgewood-Tahoe Golf Course is within walking distance.

Biking: The Nevada Stateline-to-Stateline Bikeway provides access to the lake within biking and walking distance.

Hiking: The Van Sickle Bi-State Park is within walking distance and provides access to hiking, picnicking, mountain biking, and horseback riding.

Beach: The Edgewood Lodge and Golf Course property includes ~~an easement to~~public access via a multi-use path from Lake Parkway to a ~~new~~ public beach, which is ~~the first beach~~

within walking or biking distance from the bed base. ~~(previously there was no public beach within walking distance).~~

Lake: The Tahoe Transportation District (TTD) has been exploring the feasibility of providing waterborne transit from this area to give visitors and residents an opportunity to spend time on the Lake, as well as provide non-automobile access to Tahoe City on the north shore.

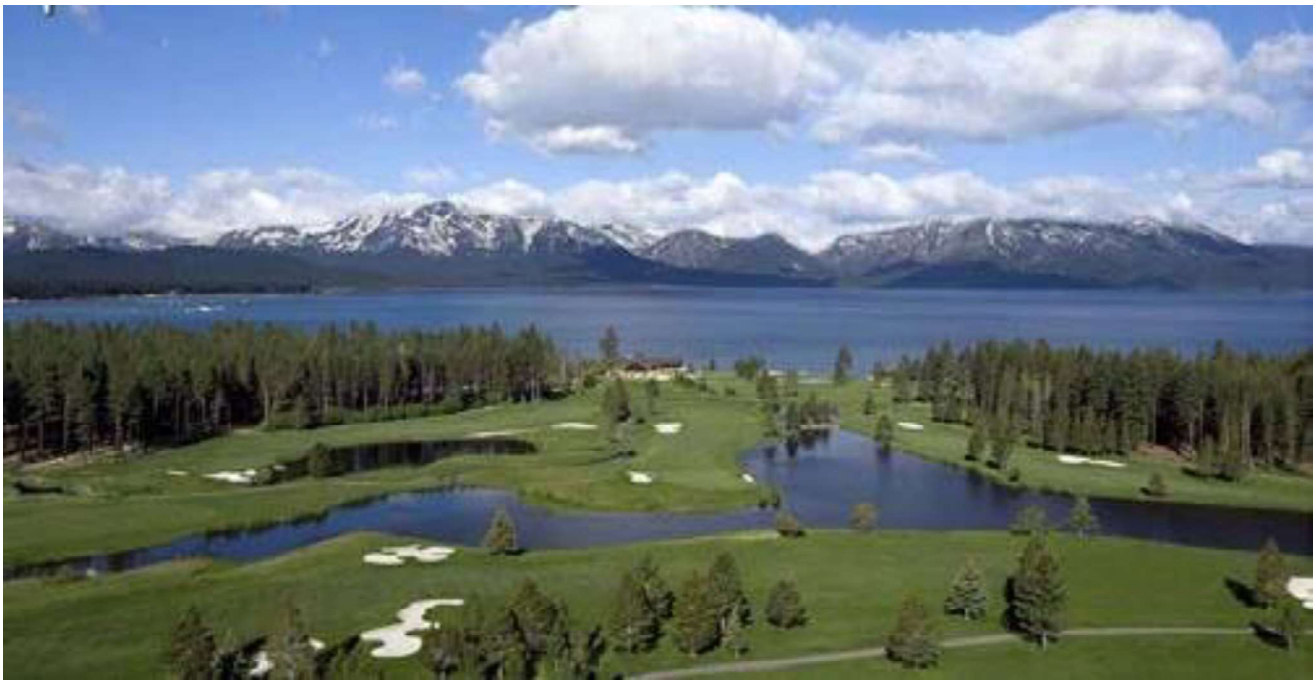
Shopping: The creation of a pedestrian-friendly retail environment.

Dining: The inclusion of a wide variety of dining options.

Entertainment: The development of outdoor and indoor entertainment amenities, which includes the Tahoe Blue Event Center and Lake Tahoe Outdoor Arena at Harveys.

Overall, the objective is to revitalize the economy, contribute to the attainment of TRPA environmental threshold standards, including water quality and scenic, and create a sustainable tourist destination that provides access to recreational opportunities within walking and biking distance of the bed base, which is intended to contribute to a reduction in vehicle miles traveled and improved air quality. All redevelopment projects in the High-Density Tourist District will be evaluated to ensure consistency with these overall objectives.

RECREATION LAND USES



There are five parcels in the South Shore Area Plan designated as Recreation and all parcels are part of the Edgewood Lodge and Golf Course property. The total acreage is approximately 234 acres.

In 2012, TRPA approved the Edgewood Lodge and Golf Course Improvement Project. The lodge opened in June 2017. The project consists of a tourist accommodation complex with a total of 154 new TAUs transferred from retired hotel sites in South Lake Tahoe; improvements in water and energy efficiency; and a new public beach. The project also includes environmental enhancement projects intended to contribute to attainment of TRPA environmental standards. The goals of these threshold improvement projects, among others, are to:

1. Meet and exceed existing TRPA stormwater infiltration and treatment requirements;

2. Reduce the overall pollutant load of sediment, fine sediment, phosphorus and nitrogen;
3. Improve the function of the Golf Course Creek and Edgewood Creek stream environment zones (approximately 200,000 square feet of SEZ and 1.5 acres of coverage within the shorezone will be restored); and
4. Dredge and remove accumulated material in site ponds to reestablish pollutant capture capacity.

The project demonstrates how new projects can bring environmental improvements to the Tahoe Basin.

This site was in PAS 070A (Edgewood), including Special Area #1 (Tourist Area), which allowed for up to 250 TAUs to be transferred to the site. This site continues to be allowed a maximum of 250 TAUs with the South Shore Area Plan.

RESORT RECREATION LAND USES

There are four parcels within the South Shore Area Plan designated as Resort Recreation. All four parcels are located on the Edgewood Mountain Area ~~parcel~~ property and contain ~~a total of~~ approximately ~~256~~ 248 acres.

The Edgewood Mountain Area ~~parcel~~ property has historically been a conservation area, although numerous recreation, public service, and some residential uses were historically allowed in the area. The site contains the historic Friday Station (an original Pony Express stop).

With the 2012 TRPA Regional Plan Update, the ~~parcel~~ property was placed in the Resort Recreation District on the Conceptual Regional Land Use Map. The purpose of designating it Resort Recreation was to allow for additional recreational opportunities, such as a cross-country ski area, to be located near the bed base and to reduce vehicle miles traveled thus improving air quality. Currently, one of the parcels is used seasonally for tubing and ~~snowboarding~~ snowmobiling activities. The 2012 ~~TRPA~~ Regional Plan also allows for tourist accommodations and commercial structures that are accessory to a recreation use to be located on the site, as long as TRPA-defined development rights (e.g., CFA, TAUs, RUUs) are ~~is~~ transferred in from outside of the designated area and the transfer results in the retirement of development. Tourist accommodation units or commercial development may be subdivided into air space condos (no lot or block subdivisions are allowed). The parcel has been identified as a future site for a bike/pedestrian path to connect Market Street to the Van Sickle Bi-State Park, consistent with the Lake Tahoe Active Transportation.

MIXED-USE LAND USE WITH TOWN CENTER OVERLAY

In 2008, all of the parcels within the lower Kingsbury area were evaluated in the Lower Kingsbury Visioning and Land Use Alternatives Report. The Summary Report was developed with input from local property owners, identified opportunities and constraints for revitalization and environmental improvements and resulted in a number of recommendations, including:

1. Transforming the area into a pedestrian friendly and mixed-use environment.
2. Creating more diverse housing options.
3. Developing an area wide water quality improvement project.
4. Creating more bike connections, including connections to the Kahle Community Center and a bike/pedestrian path from Market Street to the South Shore through the Edgewood Mountain Area ~~Parcel~~property.

Financial or regulatory incentives and/or County sponsored redevelopment programs were identified as potential catalysts for redevelopment in the area.

The TRPA LiDAR Impervious Coverage Calculations for the Kingsbury Town Center are provided in Table 15. Of the approximately ~~88~~ 93 acres in the total area, approximately ~~52~~ 51 acres (~~59~~ 54 percent) are impervious.

Table 15
LiDAR Impervious Coverage Calculations, 2012

Town Center	Impervious Surfaces (acres)	Total Area (acres)	Impervious Surfaces (percent)
Kingsbury Town Center	~~51.55~~50.7	~~88.25~~93.3	~~58.42~~54
~~**Nevada South Stateline**~~	~~81.41~~	~~115.44~~	~~70.52~~

Source: *Adapted by Ascent in 2024.~~TRPA~~*

The South Shore Vision Plan evaluated the properties that contain the former Lakeside Inn and Douglas County Government Center/Tahoe Transportation and Visitors Center. The Plan identified this area as the Gateway Area into the South Shore and recommended redeveloping this area into a mixed-use environment and, beginning at Kahle Drive, creating a streetscape along the entire street corridor that includes pedestrian amenities, landscaping, and an interesting environment to support retail.

The lower Kingsbury area is the only area designated as a Mixed-Use/Town Center on the Conceptual Regional Land Use Map within the County. This area is intended to provide a mix of commercial, public services, light industrial, healthcare, office, and residential uses and is targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern, and provides economic opportunities.

With the Town Center overlay and TRPA Phase 2 Housing Amendments, development of more diverse housing options is incentivized. The residential density (exempt from density limits) and height standards would incentivize redevelopment within the Town Center such that environmental benefits would occur, including from redevelopment as development commodities are transferred from more environmentally sensitive areas.

The South Shore Area Plan includes new actions to address outstanding issues, such as moving forward with an area wide water quality improvement project and a pedestrian/bike connection between Market Street and Van Sickle Bi-State Park. The County recognizes that including the Kingsbury Town Center in the South Shore Area Plan is the first step in fostering the redevelopment and revitalization of the area.

There are 66 parcels within the South Shore Area Plan designated with a future land use of Mixed-Use with a Town Center Overlay. The Kingsbury Town Center includes approximately 93 acres. Residential development is located along SR 207 (Kingsbury Grade), but setback behind commercial properties that line the highway. The Lake Vista apartments on Market Street provide 64 units of affordable rental housing. ~~and m~~obile homes are located in the Kingsbury Manor Mobile Home Park and Ponderosa Mobile Home Parks (adjacent to the Kingsbury Square Office Complex).

View of Lake Tahoe from Shady Lane Commercial (Industrial Center)

The Kingsbury Town Center contains more than 100 different commercial, industrial, and public uses. The most notable uses include Douglas County Government Offices/Tahoe Transportation and Visitors Center, Edgewood Village, Kahle Community Center/Park, Kingsbury Station, Red Hut Center, Shady Lane Commercial (Industrial) Center, Kingsbury Square, and Kingsbury Center.

SOUTH SHORE AREA PLAN ZONING DISTRICTS

To implement the TRPA Regional Plan, Douglas County has adopted the base and overlay zoning districts (High-Density Tourist District and Town Center Districts) for the South Shore Area Plan. The regulations for each zoning district are included in the Douglas County Development Code (Title 20), Chapter 20.703, Tahoe Area Plan Regulations.

The future land use districts and equivalent zoning districts are provided in Table 16.

Table 16
Future Land Uses and Equivalent Zoning Districts

Future Land Use Designations for South Shore Area Plan	Equivalent Zoning Districts
Resort Recreation	T-RR (Tahoe – Resort Recreation)
Residential	T-RES (Tahoe – Residential)
Mixed-Use	T-MU (Tahoe – Mixed-Use)
Tourist	T-T (Tahoe – Tourist)
High-Density Tourist District	HDT (High-Density Tourist) Overlay
Town Center District	TC (Town Center) Overlay
All Districts	PD (Planned Development) Overlay SA (Special Area) Overlay

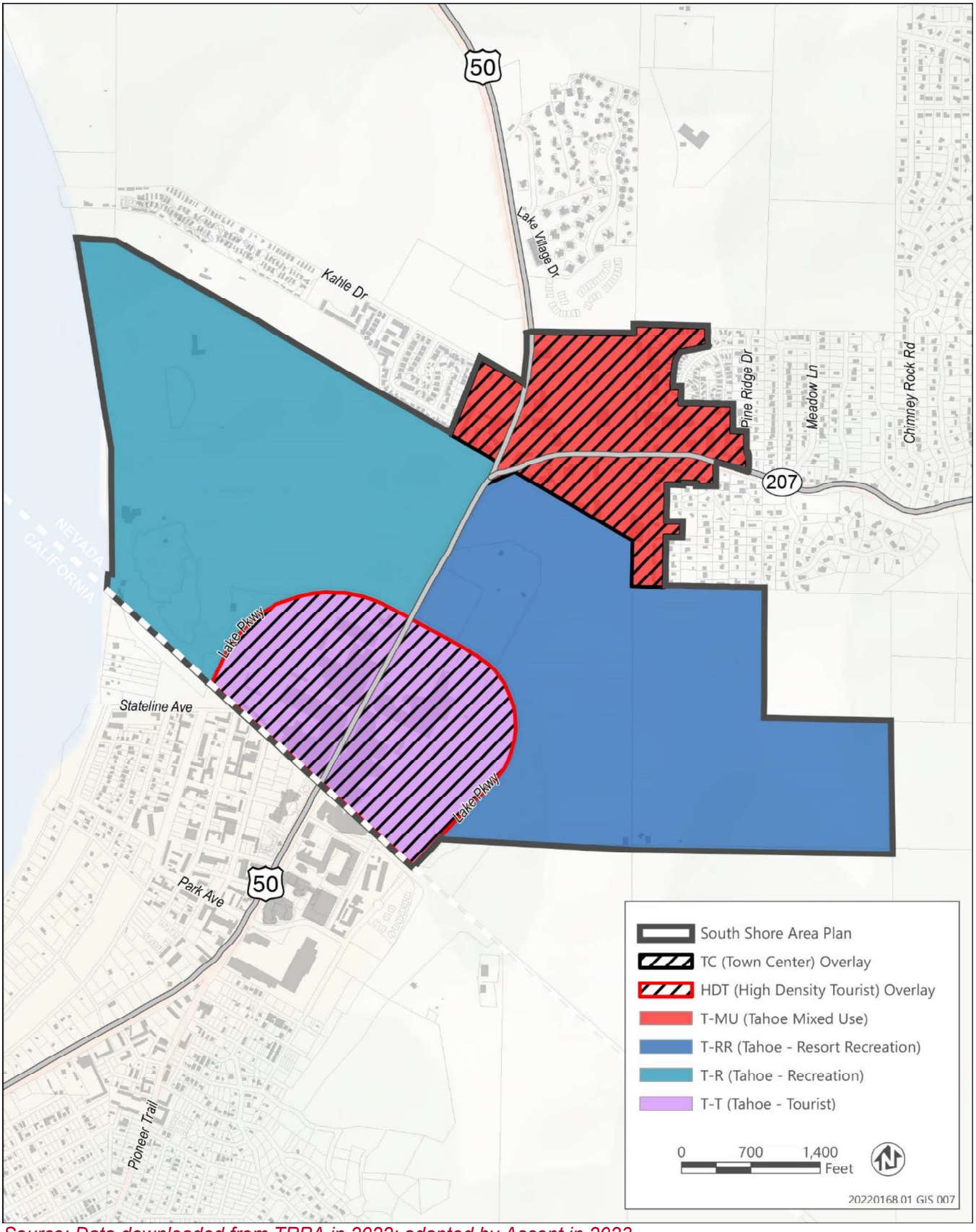
Map 10 displays the zoning districts for the South Shore Area Plan.

SOUTH SHORE DESIGN STANDARDS AND GUIDELINES

To ensure quality redevelopment that reflects the desired mountain character of Tahoe and brings the area into Scenic Threshold attainment, the South Shore Design Standards and Guidelines are utilized for non-residential development located in the South Shore Area Plan. These standards are included in the Douglas County Design Criteria and Improvement Standards Manual Part 1, Division 7.

These design standards and guidelines include site layout, landscape, building, signage, lighting, and screening standards. Residential development would still need to comply with the design standards in Chapter 36 of the TRPA Code of Ordinances.

Map 10
Zoning Districts in the South Shore Area Plan



Source: Data downloaded from TRPA in 2022; adapted by Ascent in 2023.

Chapter 7
Public/Quasi-Public Facilities and Services Element

This element provides information on community facilities such as schools and libraries; healthcare facilities and services; and public water, wastewater, and solid waste facilities and services serving the plan area.

OVERVIEW

The Public/Quasi-Public Facilities and Services Element is implemented through Chapter 20.100, Public Facilities and Improvement Standards, of Douglas County Code and the Douglas County Design Criteria and Improvement Standards Manual, which requires~~,~~ "adequate facilities" and provides standards for the design, construction, repair, and alteration of streets, drainage, grading, sewers, and water supply facilities. It is also implemented through the 5-year CIP, which is reviewed annually in coordination with the preparation of the budget. The CIP provides information on current and long-range infrastructure and equipment requirements of the County and identifies both funded and unfunded projects.

Since little growth is anticipated within the South Shore Area Plan due to growth restrictions within the Tahoe Basin, the County's focus is on operating and maintaining existing public services and facilities. The County also coordinates with other service and facility providers to consolidate services and facilities where feasible to reduce costs and provide better and more efficient services to residents and visitors.

In addition to the County, there are GIDs, private companies, and homeowners' associations that provide and maintain quasi-public services and facilities. The following public facility and service providers operate in the South Shore Area Plan:

- Edgewood Water Company
- Kingsbury GID
- Douglas County Lake Tahoe Sewer Authority (former Douglas County Sewer Improvement District No. 1)
- Douglas County School District
- Barton Healthcare System

In most cases, the County has little or no jurisdiction over these agencies and private entities. Therefore, service and facility planning is done with little input from the County.

WATER PROVIDERS

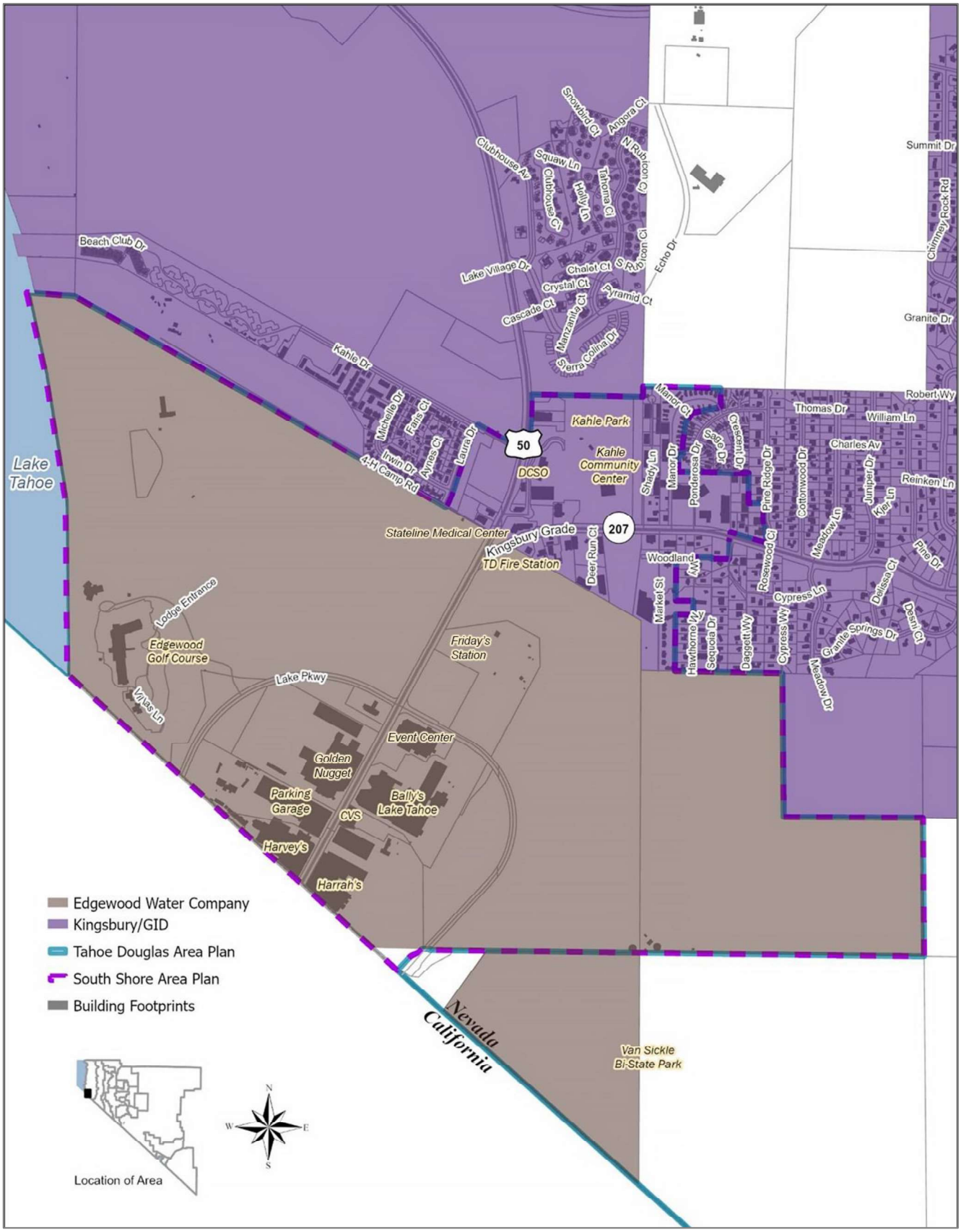
There are two active public water systems in the South Shore Area Plan: Edgewood Water Company and the Kingsbury GID.

The Kingsbury GID provides water to development located within the Kingsbury Town Center, including the former Lakeside Inn properties, as well as residential and commercial/industrial development located along SR 207.

The Edgewood Water Company is a private water company established in 1965 and serves the casinos in Stateline, Edgewood Mountain Area property, and the Edgewood Golf Course and Lodge.

Map 11 depicts the service areas for the Edgewood Water Company and the Kingsbury GID in the South Shore Area Plan.

Map 11
Water Service Providers in the South Shore Area Plan



Source: Prepared by Douglas County in 2022; adapted by Ascent in 2024.

Table 17 provides additional information on each water provider.

Table 17
Public Water Systems in the South Shore Area Plan

Public Water System	Population Served	Primary Source	Number of Sources	Source Type	Number of Service Connections
Edgewood Water Company	5,000	Surface Water	1	Intake(s)	34
Kingsbury GID	5,195	Surface Water	1	Intake(s)	2,952

Note: Oliver Park GID does not provide water, the water supplier for its service area is Kingsbury GID.

Sources: Kingsbury GID 2024, Nevada Division of Environmental Protection, Tahoe Water Suppliers Association 2023 Annual Report.

WASTEWATER PROVIDERS

Since all septic systems have been removed from Tahoe to protect the clarity of Lake Tahoe, all development is connected to public and private wastewater systems and all wastewater is pumped out of Tahoe to the Carson Valley. GIDs, Sewer Improvement Districts, and others provide wastewater services. Two agencies provide wastewater services to residents and businesses located in the South Shore Area Plan: Douglas County Lake Tahoe Sewer Authority and Kingsbury GID. The County does not provide wastewater services in Tahoe.

DOUGLAS COUNTY LAKE TAHOE SEWER AUTHORITY (FORMER DOUGLAS COUNTY SEWER IMPROVEMENT DISTRICT NO. 1)

The Douglas County Lake Tahoe Sewer Authority (Sewer Authority) was established following the approval of Senate Bill 471 (approved by Governor Sandoval in May 2017). SB 471 amends Chapter 335 of Nevada Revised Statutes and replaces the former Douglas Sewer Improvement District. SB 471 creates a five-member board with three board members representing the former customer districts, one member from the Douglas County Board of Commissioners, and one member from the Stateline business community.

The Douglas County Lake Tahoe Sewer Authority (Sewer Authority) serves five separate districts: Kingsbury GID, Round Hill GID, Elk Point Sanitation District, Tahoe-Douglas District, and its own service area. The Sewer Authority wastewater treatment facility has a rate capacity of 3.75 million gallons of wastewater per day (mgd) but typically only treats between 1.2 to 1.8 mgd. After treatment, the reclaimed wastewater is pumped out of the Lake Tahoe basin to the Carson Valley, to either the Park Cattle Company Land Application Site or Bentley Reservoir. Effluent is stored at the Bentley Reservoir until it is used to irrigate alfalfa at the Bentley Agrowdynamics Land Application Site. The Buckeye Creek effluent storage reservoir is currently off-line (DCSID 2016).

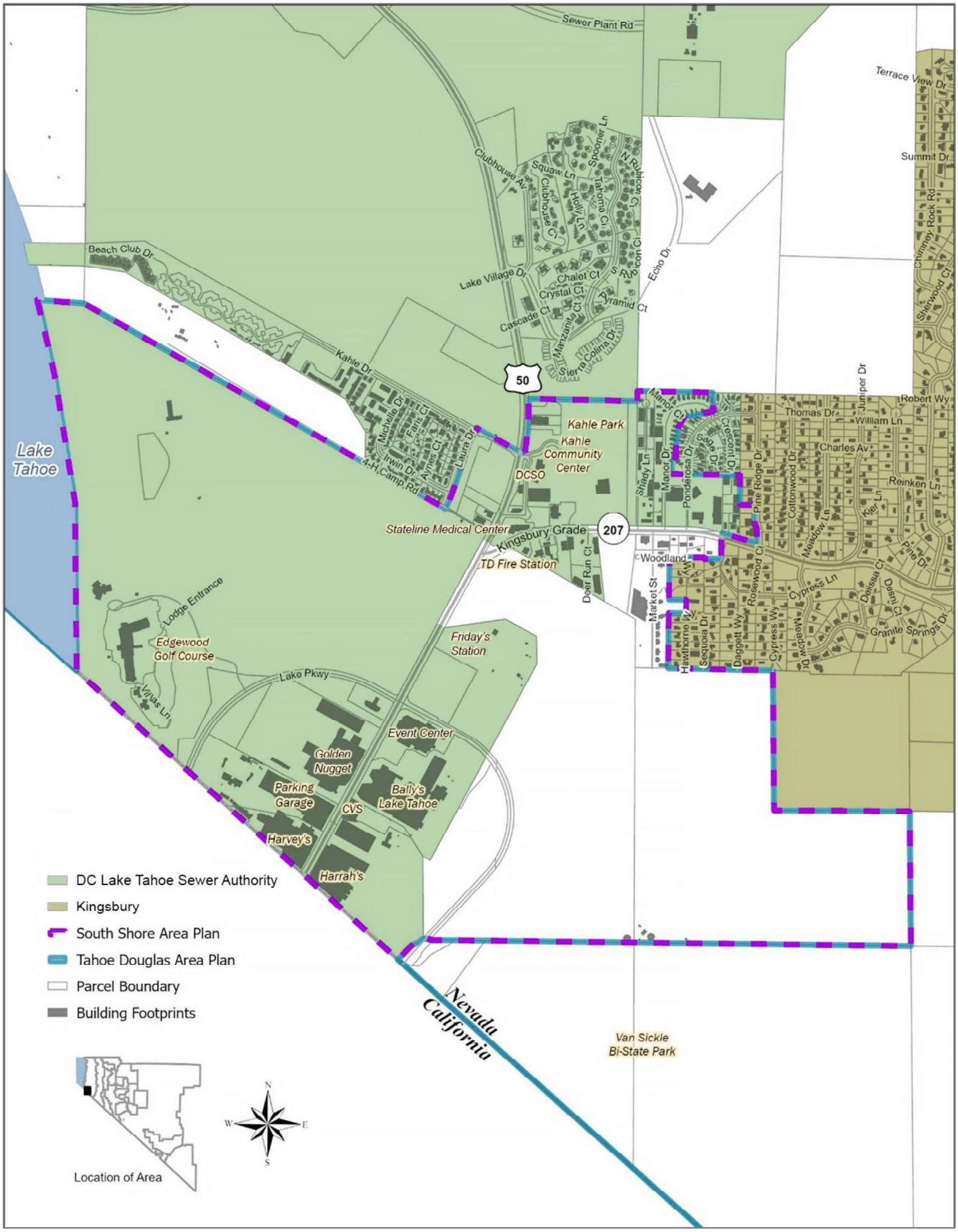
The Sewer Authority provides wastewater services to all developed properties within the South Shore Area Plan except properties east of Market Street.

KINGSBURY GENERAL IMPROVEMENT DISTRICT

The Kingsbury GID contracts with the Sewer Authority for sewer treatment and disposal services. Kingsbury GID collects wastewater from properties located east of Market Street within the South Shore Area Plan.

Map 12 depicts the wastewater service areas for the Sewer Authority and the Kingsbury GID.

Map 12
Wastewater Service Providers in the South Shore Area Plan



Source: Prepared by Douglas County in 2022; adapted by Ascent in 2024.

SOLID WASTE

Solid waste disposal services are provided by South Tahoe Refuse, Inc., under a franchise agreement with Douglas County. Waste is transported to a material recovery facility and transfer station operated by South Tahoe Refuse, Inc. This facility is located west of US 50 in South Lake Tahoe, California. South Tahoe Refuse also conducts recycling programs.

COMMUNITY FACILITIES

Community facilities in or near the South Shore Area Plan include the Douglas County School District, Douglas County Library, and Kahle Community Center.

The Douglas County Library System operates a library in Zephyr Cove, near the Douglas County Senior Center, Zephyr Cove Elementary School, and George Whittell High School. The Douglas County Public Library Long Range Management Plan helps the County determine future service and facility needs for the library.

The Douglas County School District operates ~~the~~ Zephyr Cove Elementary School (grades K-5) and George Whittell High School (grades 6-12) in the Tahoe region of Douglas County. ~~The~~ Kingsbury Middle School was closed in 2008 due to declining school enrollment. The Douglas County School District Facilities Master Plan (2010) provides a variety of options for addressing declining school enrollment in Tahoe, from maintaining the status quo, to establishing a K-12 school on the George Whittell High School site. Table 18 provides additional information on the estimated capacity and 2023-2024 enrollment figures for Zephyr Cove Elementary and George Whittell High School.

Table 18
School Capacity vs. Actual Enrollment

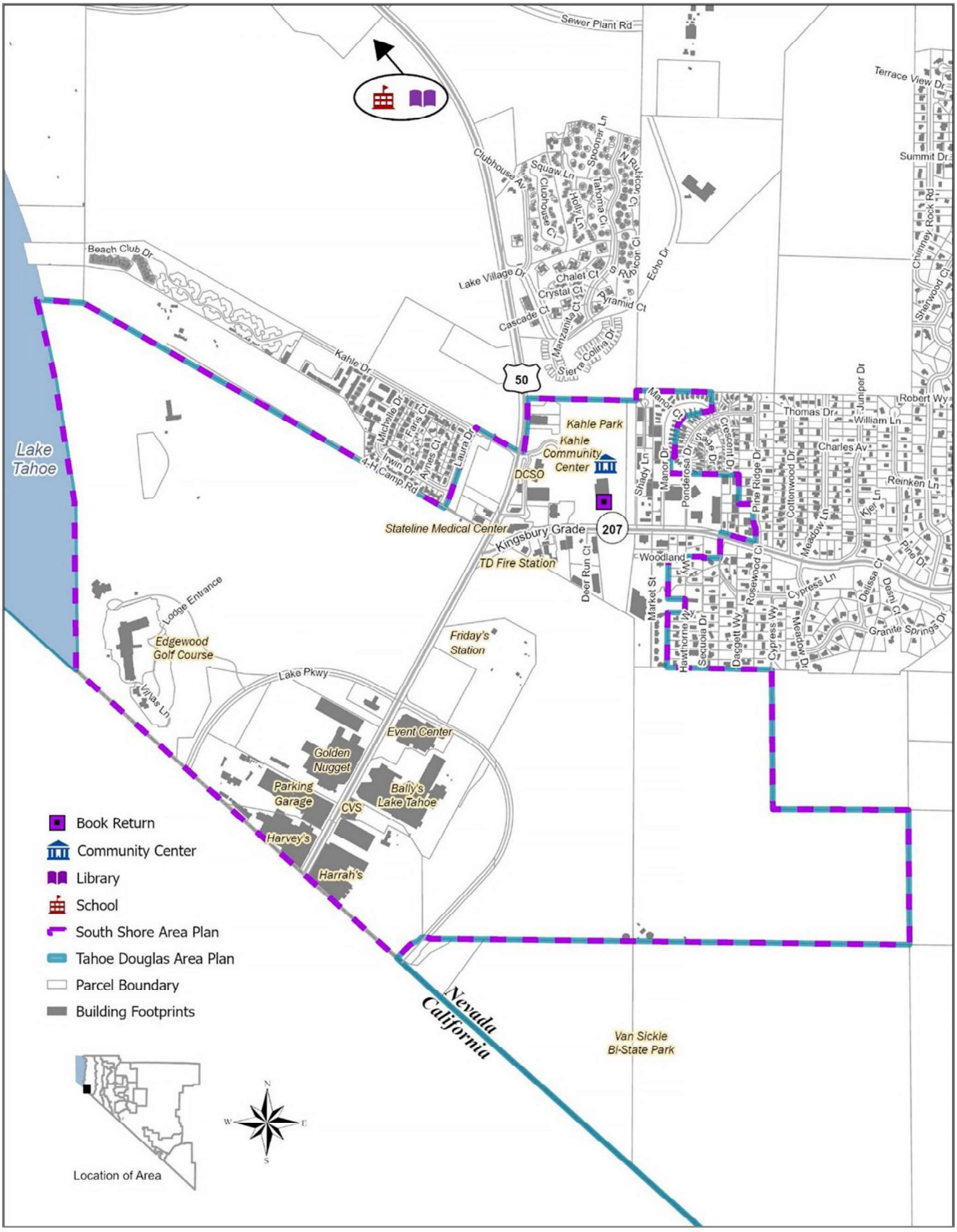
School	Estimated Capacity	2023-2024 Enrollment	Excess Capacity	Utilization Percent
Zephyr Cove Elementary	253	159	94	62
George Whittell High School	354	137	217	39

Source: Nevada Department of Education 2024; Walling, pers. comm., 2024.

The Kahle Community Center, located adjacent to Kahle Park, includes more than 22,000 square feet and provides many activities and services to residents and visitors. The Community Center includes a gymnasium, Kids Club, recreation classes, and sports leagues.

Map 13 depicts the community facilities in the South Shore Area Plan.

Map 13
Community Facilities in the South Shore Area Plan



Source: Prepared by Douglas County in 2022; adapted by Ascent in 2024.

Chapter 8
Public Health and Safety Element

This element provides information on law enforcement, fire protection services and facilities, healthcare facilities and services, and natural hazards. The TRPA Regional Plan addresses natural hazards as a sub-element of the Land Use Element. The most common natural hazards in the Tahoe region of Douglas County are avalanches, wildfires, flooding, earthquakes, and seiches.

PUBLIC SAFETY SERVICES

LAW ENFORCEMENT

The Douglas County Sheriff's Office operates the Lake Tahoe Substation, which is a full-service substation and includes 22 bed spaces for inmates, at the base of SR 207 (Kingsbury Grade) and US 50. The County also offers Court and County Clerk services. These facilities are all located within the Kingsbury Town Center of the South Shore Area Plan.

FIRE PROTECTION

The Tahoe Douglas FPD is a career fire department that provides all-risk services to an area of 17.7 square miles in the Tahoe region of Douglas County, including all of the properties within the South Shore Area Plan. The services include fire suppression, wildland firefighting, Haz-Mat mitigation, high angle rescue, water/ice rescue, maritime operations, advanced life support, bomb squad, fire prevention, and forest fire mitigation services.

Tahoe Douglas FPD has five fire stations: Kingsbury Station 21, Round Hill Station 23, Zephyr Cove Station 24, Glenbrook Station 25, and Station 22. Zephyr Fire Crew operates out of Station 22, which is located at the bottom of Kingsbury Grade. Zephyr Fire Crew is a seasonal fuels management team that reduces wildfire risk and improves forest health through fuels management practices. This fuels management team hand thins vegetation, provides property owners with support, conducts defensible space inspections, issues tree removal permits, and coordinates a curbside chipping program. The Zephyr Fire Crew includes 37 firefighters during the fire season and is available for strike team dispatching to regional locations for wildland firefighting support.

Station 23 (Round Hill) is the "first-in" response station for properties located within the South Shore Area Plan, including the casino core area. According to Tahoe Douglas FPD, Station 23 responds with a Type I fire engine, a Type 3 fire engine, an Advanced Life Support (ALS) ambulance, and a Battalion Chief. This area is also supported by a response from Station 24 (Zephyr Cove), Station 22 (Lower Kingsbury Wildland Fire), and Station 21 (Upper Kingsbury) for emergency calls, including fire and emergency medical services (EMS) (Cranch, pers. comm., 2024).

Call volumes for Tahoe Douglas have increased from approximately 1,970 calls in 2019 to approximately 2,140 calls in 2023, an increase of approximately 8 percent (see Table 19). Fire and EMS calls fluctuated during this time and ultimately declined. The largest percentage increase in types of calls occurred for hazardous conditions (no fire) and other calls, which are non-emergency types of calls.

Table 19
Tahoe Douglas Fire Protection District Call Volumes

Major Incident Type	2019	2020	2021	2022	2023
Fires	44	66	48	49	20
Rescue and EMS	1,340	1,188	1,440	1,396	1,217
Hazardous condition (no fire)	56	49	71	86	93
Overpressure rupture, explosion, overheat (no fire)	1	-	3	2	1
Severe weather and natural disaster	-	-	1	-	2
Special incident type	16	7	3	6	4
Other calls*	511	614	597	596	802
Total	**1,968**	**1,924**	**2,163**	**2,135**	**2,139**

**Other calls include calls categorized as good intent calls, false alarm and false calls, and service calls.*

Source: Cranch, pers. comm., 2024.

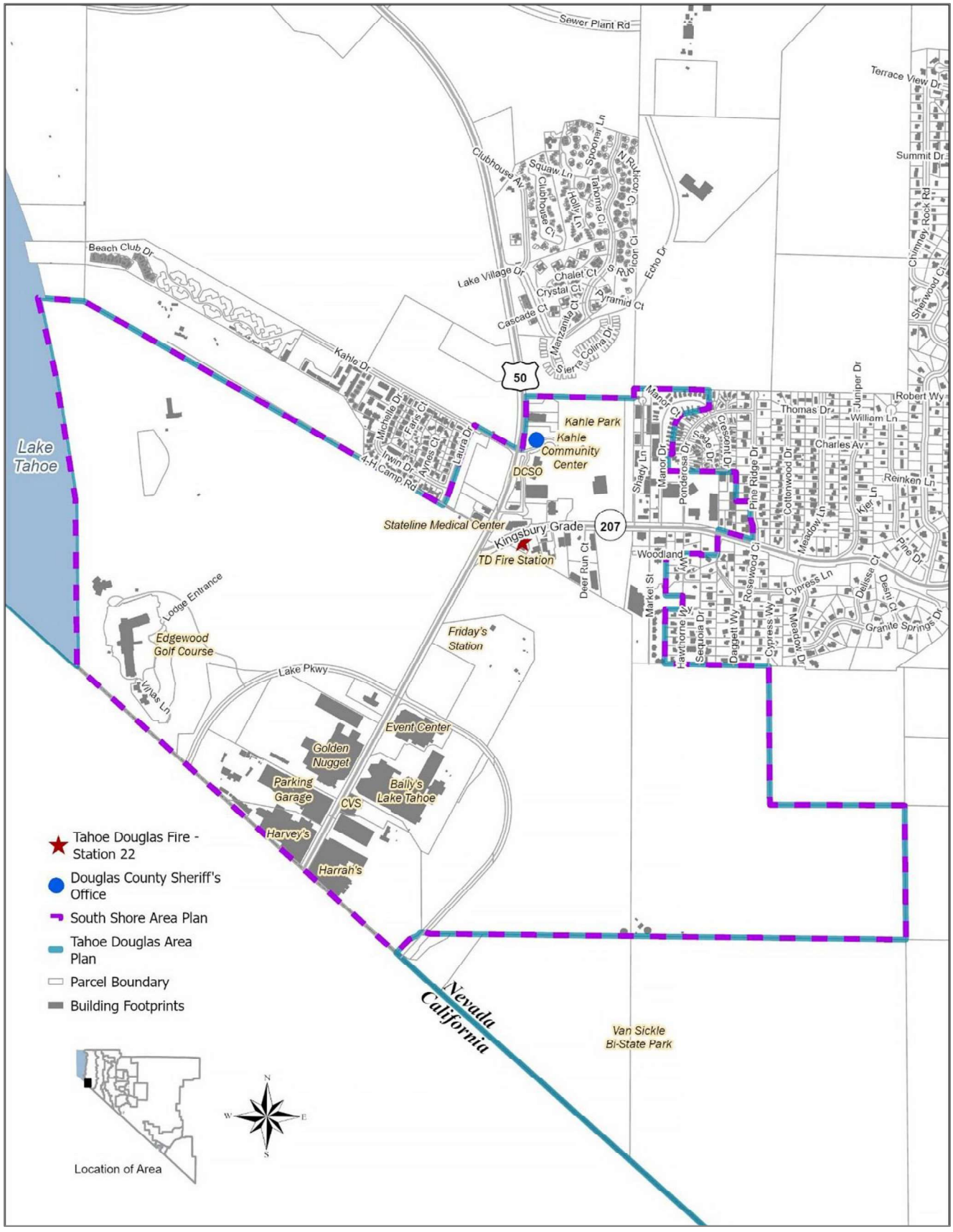
Map 14 depicts the location of public safety facilities in the South Shore Area Plan.

HEALTHCARE FACILITIES AND SERVICES

Barton Healthcare System has operated a variety of medical services within the South Shore Area Plan:

- Primary care
- Laboratory
- Neurology
- Physical therapy
- Occupational therapy
- Urgent care
- Cardiology
- Orthopedics and sports medicine

Map 14
Public Safety Facilities in South Shore Area Plan



Source: Prepared by Douglas County in 2022; adapted by Ascent in 2024.

NATURAL HAZARDS

Information on the natural hazards most relevant to the South Shore Area Plan is presented below. The analysis is based on the *Douglas County Hazard Mitigation Plan* (Douglas County 2019) as well as the environmental impact statement (EIS) prepared for the Edgewood Lodge and Golf Course Improvement Project (TRPA 2012).

EARTHQUAKES AND LIQUEFACTION

There are several active earthquake faults in the Lake Tahoe Basin, including the North Tahoe-Incline Village Fault, the West Tahoe-Dollar Point Fault, and the East Tahoe Fault. The West Tahoe-Dollar Point Fault is the largest fault in the Tahoe Basin. According to the Douglas County Hazard Mitigation Plan, the earthquake potential is estimated at a magnitude of 6.5 – 7.2. Such a large earthquake would create severe shaking for communities in the Basin.

Liquefaction is a related natural hazard that takes place when saturated sediments are shaken and temporarily lose strength, causing the soil to behave like a liquid. This can cause significant damage to properties, especially along the shoreline.

Map 15 depicts the potential liquefaction hazards in the South Shore Area Plan based on a 1996 Planning Scenario for a Western Nevada Earthquake (dePolo, UNR).

FLOOD HAZARDS

The South Shore Area Plan includes two special flood hazard areas. One area is adjacent to Edgewood Creek, and the other area is along Burke Creek (which covers a small portion of the South Shore Area Plan). The planning significance of flood hazards is high in Douglas County.

The Burke Creek Restoration project was completed in 2016 and included restoration of the Burke Creek floodplain east of US 50 by removing a portion of the parking lot. Restoring the natural floodplain helps to reduce future floodplain damage by creating more storage within the floodplain area.

Edgewood Creek has multiple restoration projects along its stream course to improve the capacity of stormwater flow and to improve water quality inputs to Lake Tahoe. One restoration project was completed in 2007 and another is planned to be completed in 2026. These are both located along Kingsbury Grade. Map 16 depicts the location of the Zone A flood hazard zones within the South Shore Area Plan.

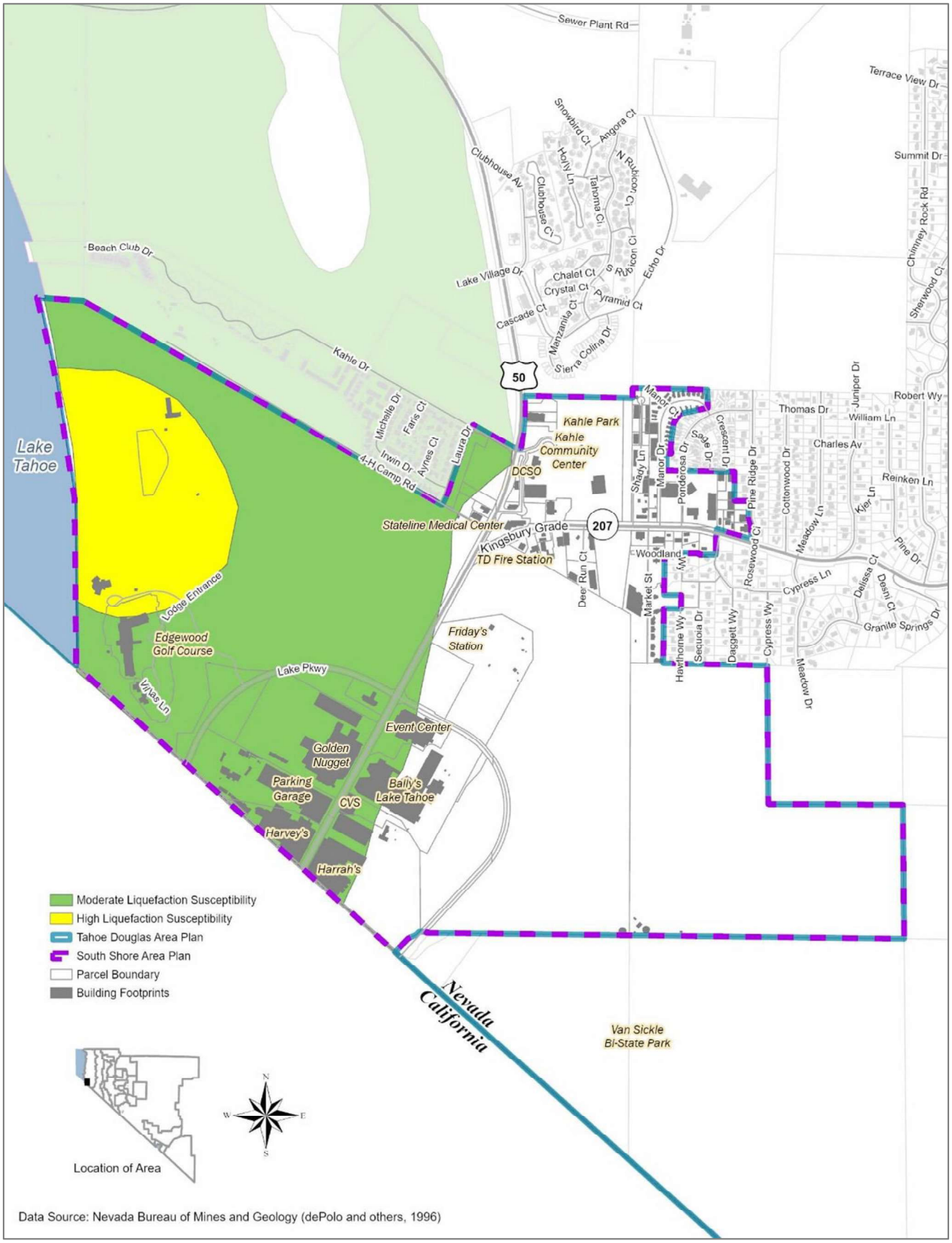
TSUNAMIS AND SEICHES

The Douglas County Hazard Mitigation Plan and the Edgewood Lodge EIS evaluated the risk of tsunamis and seiches. A tsunami is a series of waves that results from an earthquake that involves displacement of water. A seiche is a standing wave oscillation of an enclosed waterbody that can continue after the end of the original cause, such as an earthquake or strong winds.

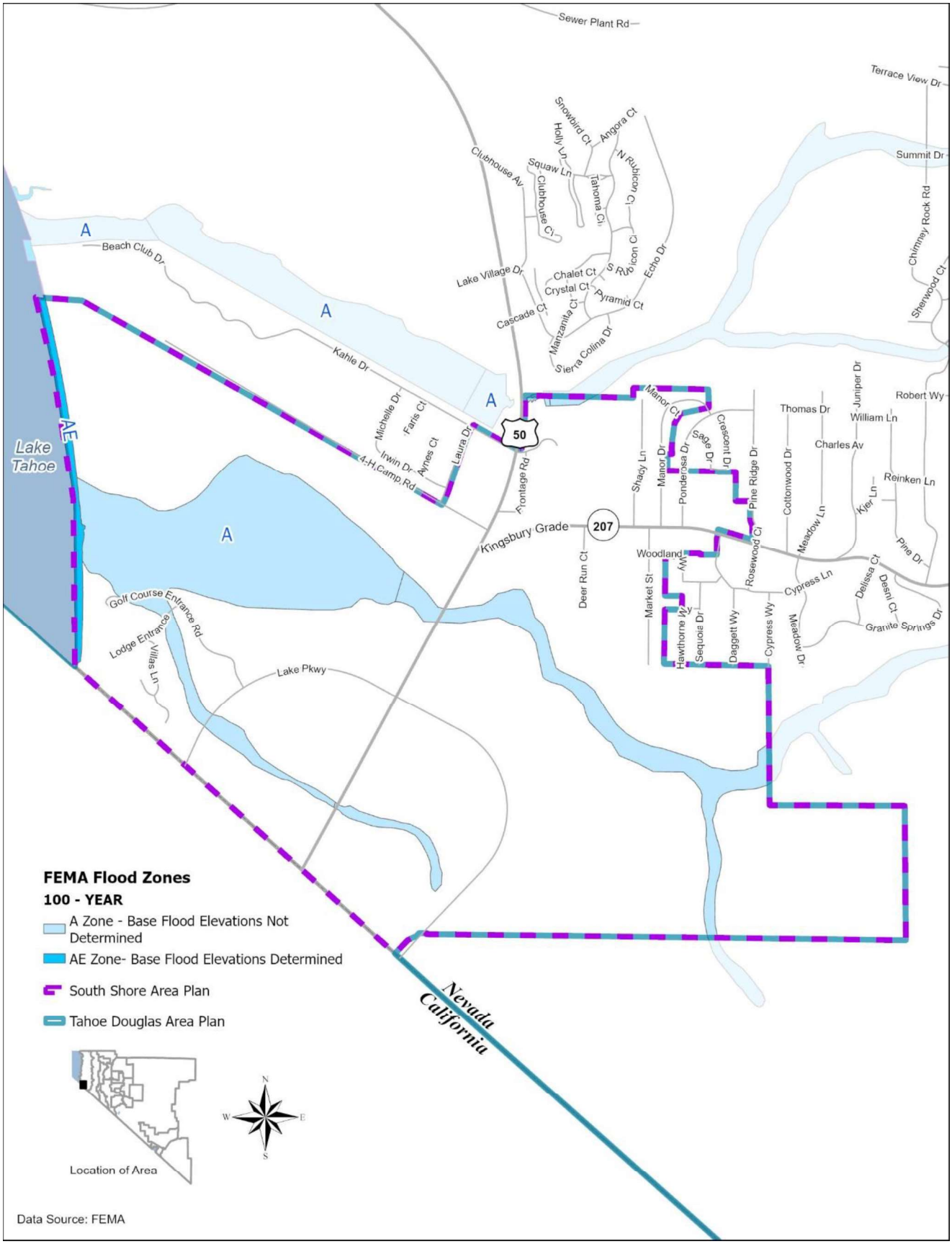
The geotechnical study prepared for the Edgewood Lodge EIS showed that an earthquake of magnitude greater than 7 could result in a tsunami and seiche-related waves between 10- and 30-feet-high along the shore of Lake Tahoe. The Douglas County Hazard Mitigation Plan states that the probability of future seiche-influenced flooding events is very low based on research from UNR and UC Davis.

Map 17 depicts the areas at risk of inundation during a seiche event within the South Shore Area Plan as well as the parcels at imminent risk.

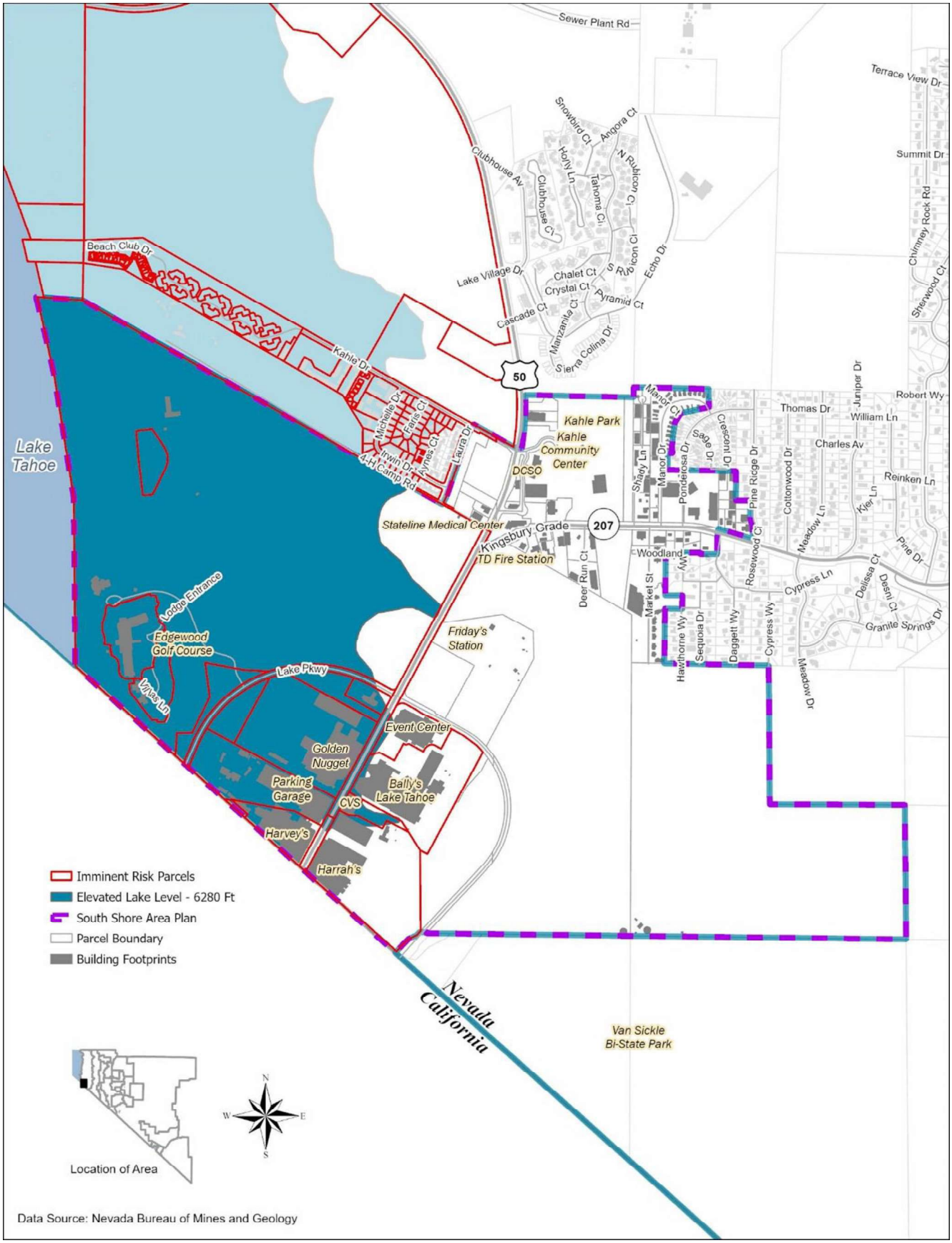
Map 15
Liquefaction Hazards



Map 16
Special Flood Hazard Zones in the South Shore Area Plan



Map 17
Seiche/Tsunami Threat in the South Shore Area Plan



WILDFIRES

The planning significance of wildland fires is high for Douglas County. Every year there is a 100 percent chance of wildland fire ignitions in Douglas County and a. There is a 65 percent chance of a large wildland fire each year. The Wildland-Urban Interface (WUI) is where houses meet or intermingle with wildland vegetation. The South Shore Area Plan is in an area identified as a WUI defense zone (see Map 18). The WUI defense zone is where more intensive vegetation management is needed to protect abutting and nearby communities. The WUI threat zone, which includes a portion of the Heavenly ski area outside of the South Shore Area Plan (see Map 18), are those wildland areas outside of the WUI defense zone where it may be desirable to reduce the vertical and horizontal continuity of vegetation to modify wildland fire behavior to protect adjacent communities. Areas where houses and wildland vegetation intermingle are defined as Intermix WUI. Developed areas that abut wildland vegetation are defined as Classic Interface WUI. In Nevada, specific community evaluations likely do not capture fire hazards that may exist during the most extreme fire weather. During 95th percentile fire weather where humidity is less than 20 percent and sustained winds are greater than 20 mph and gusts exceed 40 mph, a wildland fire burning on even a small parcel can spark a catastrophic fire that results in thousands of destroyed or damaged homes. Therefore, Douglas County has removed most of the classic wildland urban interface classification from its risk assessments. Classic Interface WUI may exist in some areas of Stateline; however, new measuresThe primary factors that affect potential fire hazard that were used to evaluate potential fire hazard and create community hazard assessment scores view include community design, construction materials, defensible space, availability and capability of fire suppression resources, and physical conditions such as the vegetative fuel load and topography to determine WUI related wildfire risk (Douglas County 2019: page 70).

Table 20 provides information on catastrophic wildland fire risk for the High-Density Tourist District, Kingsbury Town Center, and Edgewood Golf Course areas of the Tahoe region of Douglas County. Kingsbury Town Center is classified as Intermix WUI with heavy fuel density and high potential ignition risk. The fire hazard rating for Kingsbury Town Center is high due to inadequate defensible space, combustible building materials, steep slopes, and moderate to extreme fuel hazards. The High-Density Tourist District and Edgewood Golf Course areas are classified as Classic at Risk Parcels and Intermix with medium fuel density. The fire hazard rating for the High-Density Tourist District and Edgewood Golf Course areas is moderate due to reduced fuels or adequate implementation of defensible space (Douglas County 2019, page 71).

Table 20
Catastrophic Wildland Fire Risk in Kingsbury and Stateline Communities

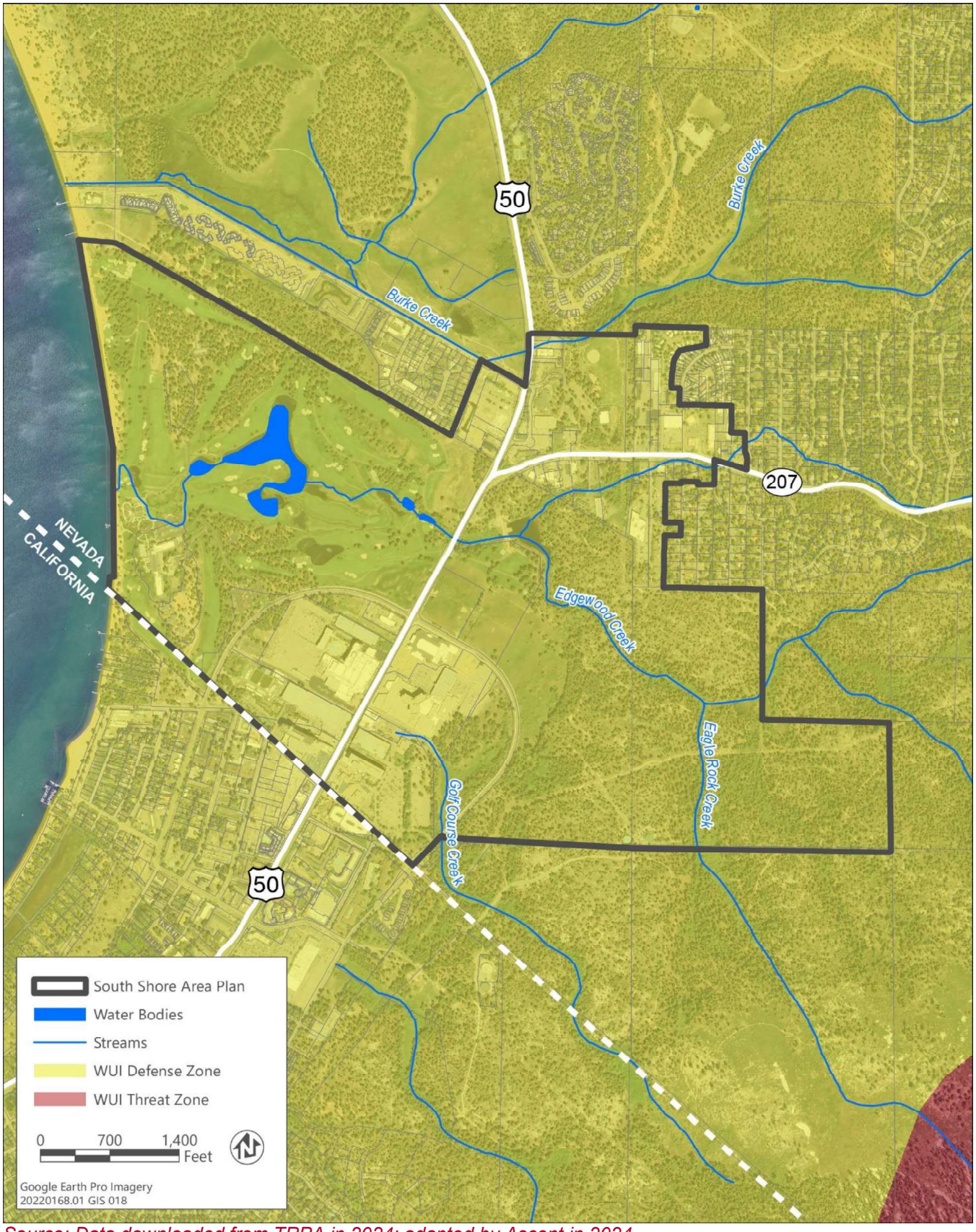
	Interface Classification	Overall Fuel Density	Potential Ignition Risk	Fire Hazard Rating
Kingsbury Town Center	Intermix	Heavy	High	High
High-Density Tourist District	Classic at Risk Parcels and Intermix	Medium	Moderate	Moderate
Edgewood Golf Course	Classic at Risk Parcels and Intermix	Medium	Moderate	Moderate

Source: Douglas County 2019: Figure 5-15.

Tahoe Douglas FPD, the US Forest Service, and the State of Nevada continue to work together to reduce hazardous fuels within the Tahoe region of Douglas County. Tahoe Douglas FPD provides fuels management services with the goal of modifying wildland fire behavior in and adjacent to communities so as to prevent catastrophic wildland fires. Fuels reduction projects limit the intensity of fire. and dDefensible space prevents fire from reaching the buildings in the community. The Tahoe Douglas FPD manages the followingnumerous wildfire mitigation programs, including the following:; Forest Fuels Reduction Program, Prescribed Fire Program, Curbside Defensible Space Inspections, Community Chipping Services, and Community Pile Burning, and others.

Map 18 depicts the WUI areas within the South Shore Area Plan. Most of the parcels within the boundary of the South Shore Area Plan are considered Classic At Risk WUI Parcels. There are very few parcels classified as Intermix WUI.

Map 18
Wildland Urban Interface Areas in the South Shore Area Plan



Source: Data downloaded from TRPA in 2024; adapted by Ascent in 2024.

Chapter 9
Recreation

This element provides information on recreation facilities within and adjacent to the plan area and on recreation planning efforts.

RECREATION INVENTORY

Douglas County owns and operates Kahle Park and the adjacent Kahle Community Center. Kahle Park contains 17.53 acres and is located with the Kingsbury Town Center of the South Shore Area Plan.

Edgewood Companies operates Edgewood Tahoe, which includes the recently completed lodge along with the famous Edgewood Tahoe Golf Course, which first opened in 1968. The property now includes public access to a portion of the beach on Lake Tahoe. The Edgewood Mountain Area property ~~parcel~~ is used for winter activities that include tubing, snowmobiling, and horse drawn carriage rides.

The Nevada Division of State Parks owns and operates the Nevada portion of Van Sickle Bi-State Park, which is located just outside of the South Shore Area Plan boundary and can be accessed from Lake Parkway.

The US Forest Service, Lake Tahoe Basin Management Unit, operates Nevada Beach and Campground, which is located just outside the South Shore Area Plan north of Kahle Drive. It ~~and~~ can be accessed from the multi-use trail and parking area on Kahle Drive or from Elks Point Road.

Vail Resorts operates Heavenly Mountain Resort, which is also located just outside of the South Shore Area Plan boundary. Heavenly is located in Nevada and California with most of the property located on National Forest System lands under a 40-year lease. The 20-year Heavenly Master Plan was amended in 2012 to permit the operation of summer activities (Epic Discovery). ~~Although located outside of the South Shore Area Plan, t~~The Heavenly Gondola is located ~~near~~ just beyond the boundary of the South Shore Area Plan.

Douglas County continues to work with the Tahoe Transportation District~~TTD~~ to construct the southern portion (south demonstration) of the Nevada Stateline-to-Stateline Bike Trail (for more information about the Nevada Stateline-to-Stateline Bike Trail, refer to Chapter 10, “Transportation Element”).

Table 21 provides additional information on the different recreation resources within or accessible from the South Shore Area Plan.

Table 21
Recreation Inventory

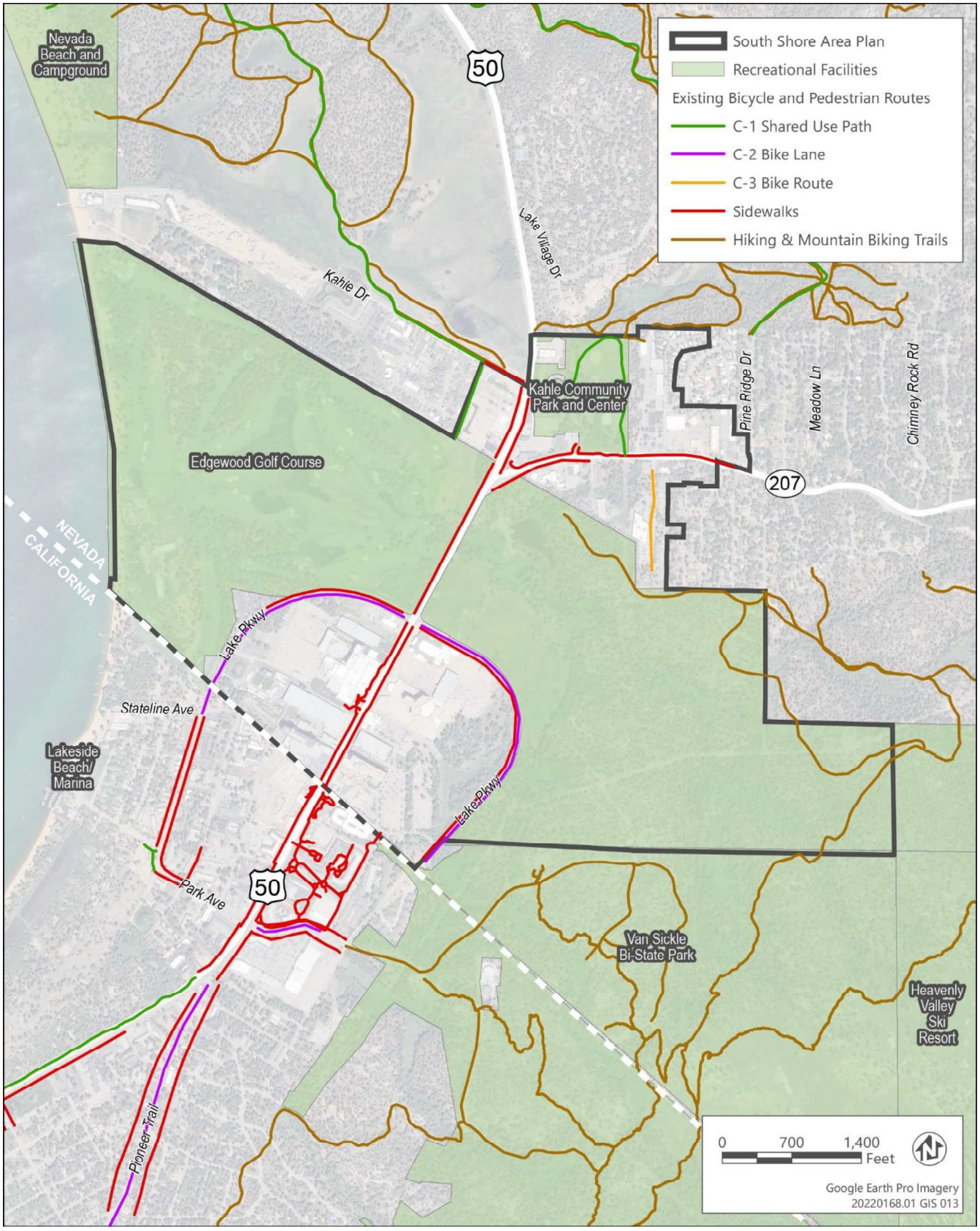
Name	Agency/Owner	Acreage	Amenities
Edgewood Tahoe	Edgewood Companies	237	Golf Course Public Beach Restaurants Hotel & Conference Space
Kahle Park	Douglas County	19	Baseball/softball field Two soccer fields Two play areas Group picnic pavilion Outdoor basketball hoops Pedestrian/bicycle path Nevada Beach Trailhead Concession/restroom building
Van Sickle Bi-State Park	Nevada Division of State Parks	570	Trails with connections to Tahoe Rim Trail Picnic Areas
Heavenly Resort	Vail Resorts	6,210	Winter Skiing Epic Discovery Summer Recreation
Nevada Beach Campground & Day Use Pavilion	US Forest Service	59	Nevada Beach Restroom Buildings 54 Camping Sites 25 Picnic Sites

Douglas County completed the *Tahoe Basin Recreation and Tourism Plan* in 2015. The plan identifies strategies to work with other agencies to enhance tourism in the Tahoe Basin. This plan focuses on regional collaboration that could align recreation fee policies, remove barriers for hosting region-wide events, improve visitor information coordination, and provide a platform for pursuing funding for regional facilities, trails, and services.

In addition, Douglas County implemented its initial *Comprehensive Trails Plan in 2003*, aiming to establish a framework for trail development and connectivity. The new Douglas County Comprehensive Trails Plan 2023 has been finalized and utilized to ensure it remains relevant and responsive to the changing needs and preferences of the community. It offers a vision for a trail system that connects Douglas County residents and visitors to each other and their natural environment. The plan is more than "lines on a map" - it demonstrates how a county-wide system of pathways and trails can promote quality of life, economic development, and resilience. The Plan is a blueprint, informed by public priorities, which will guide the County and its partners as they design, fund, build, and maintain a high-quality system of routes and trails over time.

Map 19 shows existing recreation facilities in or near the South Shore Area Plan. Map 19 also depicts existing bicycle and pedestrian facilities.

Map 19
South Shore Area Plan Recreation Areas



Source: Data downloaded from TRPA in 2024; adapted by Ascent in 2024.~~*Source: TRPA*~~

Chapter 10
Transportation Element

TRPA is designated as the Tahoe Metropolitan Planning Organization (TMPO) for federal and state planning and is required to prepare a long-range Regional Transportation Plan for the Federal Highway Administration (FHWA). The Regional Transportation Plan represents the Transportation Element of the TRPA Regional Plan. TRPA is also required to adopt the State of California Sustainable Communities Strategy (SCS). The purpose of the SCS is to implement transportation, land use, and housing strategies to meet TRPA thresholds and reduce passenger vehicle greenhouse gas (GHG) emissions.

Since the adoption of the original South Shore Area Plan in 2013, TRPA has adopted the 2020 Regional Transportation Plan (TRPA 2021b). Consistent with the Transportation Element of the TRPA Regional Plan, Douglas County is working with TTD, NDOT, and other stakeholders to improve pedestrian, bicycle, and transit options in the south shore region. Transportation projects in the Tahoe region of Douglas County must be consistent with the TRPA Regional Transportation Plan to be included in the County's Five-Year Transportation Plan, which is updated annually.

TRANSPORTATION OVERVIEW

The South Shore Area Plan includes US 50 and SR 207 (Kingsbury Grade). US 50 provides north-south access along the east shore of Lake Tahoe and connects with Carson City. On the south end, US 50 bisects the casino core in Stateline and continues west through the City of South Lake Tahoe, California. SR 207 starts at US 50 within the Kingsbury Town Center and continues east over Daggett Summit into the Carson Valley where it intersects SR 206 (Foothill Road).

NDOT maintains US 50 and SR 207 and carries out transportation safety as well as water quality improvement projects along both corridors. Most of the arterial and collector roads, drainage, and streetlights in the Tahoe region are maintained by either GIDs or private Homeowner Associations. Douglas County only maintains 3.04 miles of roads within the entire Tahoe region of the county and usually focuses on the following types of transportation projects within the Tahoe region:

1. Routine and Preventive Road Maintenance
2. Rehabilitation of Existing Roads
3. Bike and Pedestrian Facilities Improvements
4. Transit Improvements

Fixed route transit services within the South Shore Area Plan are provided by the Tahoe Transportation District (TTD) with connecting routes to the Carson Valley and Carson City and west into South Lake Tahoe. TTD also provides paratransit (ADA) service within the Plan area.

The Lake Link microtransit service is provided by South Lake Downtowner, LLC under a contract managed by the South Shore Transportation Management Association (SS/TMA) and under the bi-state operating authority of the TTD. Funding partners include Douglas County, the Tahoe Blue Event Center, the City of South Lake Tahoe, and several private sector partners.

SS/TMA recently launched a vanpool program designed as a more efficient way for employees who work within the South Shore Area Plan to get to and from their jobs. The program is a partnership between employers, employees, Commute with Enterprise, and the SS//TMA.

Multi-use paths for bicyclists and pedestrians are located in the Kingsbury Town Center and the casino core. The Nevada Stateline-to-Stateline Bikeway continues to move forward with several segments already constructed between Laura Drive and Round Hill Pines Beach.

TRPA REGIONAL TRANSPORTATION PLAN

The TRPA Regional Transportation Plan was adopted by the TRPA Governing Board in April 2021. Table 22 provides information on the six goals that were adopted with the Regional Transportation Plan.

Table 22
Linking Tahoe Regional Transportation Plan Goals

Goal 1: Environment	Protect and enhance the environment, promote energy conservation, and reduce greenhouse gas emissions.
Goal 2: Connectivity	Enhance the connectivity and accessibility of the Tahoe transportation system, across and between modes, communities, and neighboring regions, for people and goods.
Goal 3: Safety	Increase safety and security for all users of Tahoe's transportation system.
Goal 4: Operations and Congestion Management	Provide an efficient transportation network through coordinated operations, system management, technology, monitoring, and targeted investments.
Goal 5: Economic Vitality and Quality of Life	Support the economic vitality of the Tahoe Region to enable a diverse workforce, sustainable environment, and quality experience for both residents and visitors.
Goal 6: System Preservation	Provide for the preservation of the existing transportation system through maintenance activities that support climate resiliency, water quality, and safety.

There are several transportation projects in the South Shore Area Plan that meet the goals in the Regional Transportation Plan. These projects are in different phases of planning, design, and construction and include the Kahle Drive Complete Street Project, US 50/South Shore Community Revitalization Project (Loop Road), the Nevada Stateline-to-Stateline Bikeway, and pedestrian improvements along US 50. More information on these projects is provided below.

KAHLE DRIVE COMPLETE STREET PROJECT

Two projects that would aid in air quality, water quality, scenic resources, and recreation values to the South Shore Area Plan include the Kahle Complete Street Project and the Expanded Kahle Vision Plan, which are bike, pedestrian, and stormwater infrastructure projects. These projects complement each other in that the Kahle Complete Street Project is a portion of the Expanded Kahle Vision Plan, which would improve existing bike and pedestrian infrastructure for user safety along Kahle Drive as well as link the lower Kingsbury area to Kahle Drive and complete bike and pedestrian infrastructure south to the casino corridor and north to Elks Point Road while integrating stormwater infrastructure for improved drainage.

SOUTH SHORE COMMUNITY REVITALIZATION PROJECT (LOOP ROAD)

The South Shore Area Plan was developed in consideration of several proposed alternatives that envision implementation of the US 50/South Shore Community Revitalization Project (Loop Road), a key transportation and air quality improvement strategy identified in the Compact and the Lake Tahoe Regional Transportation Plan. The Loop Road (EIP Project 03.02.01.0007) involves a proposed realignment of US 50 to connect with Lake Parkway to draw through traffic away from ~~the area~~downtown Stateline and allow the road to become safer for pedestrians and bicyclists. While the project has a long history involving over 20 years of project planning, it has more recently been undertaken by TTD as the lead agency for the project, given the bi-state nature of the project. TTD initiated the Caltrans required Project Study Report in 2009, which was reviewed and approved by Caltrans District 3 in June 2010. This key planning document was also accepted by NDOT and Douglas County, who represented the local and state

interests of Nevada in the project development process. Following development of a preferred project alternative and numerous public hearings, the TRPA Governing Board approved the project in November 2018.

Subsequently, implementation of the Loop Road project within the City of South Lake Tahoe became uncertain. Currently, TTD is working with property and business owner in the Stateline Casino Core as part of a process to develop a modified project within the boundary of the South Shore Area Plan, intended to integrate as many of the original project benefits as possible, including a sidewalk along US 50 between Lake Parkway and SR 207 (EIP 03.02.02.0058) and pedestrian and bicycle connections between the casino core and Van Sickle Bi-State Park. The modified project would eliminate the existing center turn lane but maintain four lanes of travel on US 50 through the South Shore Area Plan.

BICYCLE AND PEDESTRIAN PROJECTS

When completed, the Nevada Stateline-to-Stateline to Bikeway (EIPs 03.01.02.0053, 03.01.02.0054, 03.01.02.0055, and 03.01.02.0062) will include 32 miles of multi-use shared facilities on the Nevada side of Lake Tahoe. In Douglas County, TTD has completed three out of four segments of the Bikeway's South Shore Demonstration Project, which includes 3.2 miles of bikeway. TTD has constructed 2.73 miles to date (Segments 1B, 1C, and 1D), starting at Laura Drive and continuing north to 0.3 miles north of the Round Hill Pines Beach entrance. Segment 1A, which will connect the 4-H Road to Stateline, is currently on hold. The Bikeway South Demonstration Project has cost $5.8 million to date and completed segments are maintained by Douglas County Parks and Recreation.

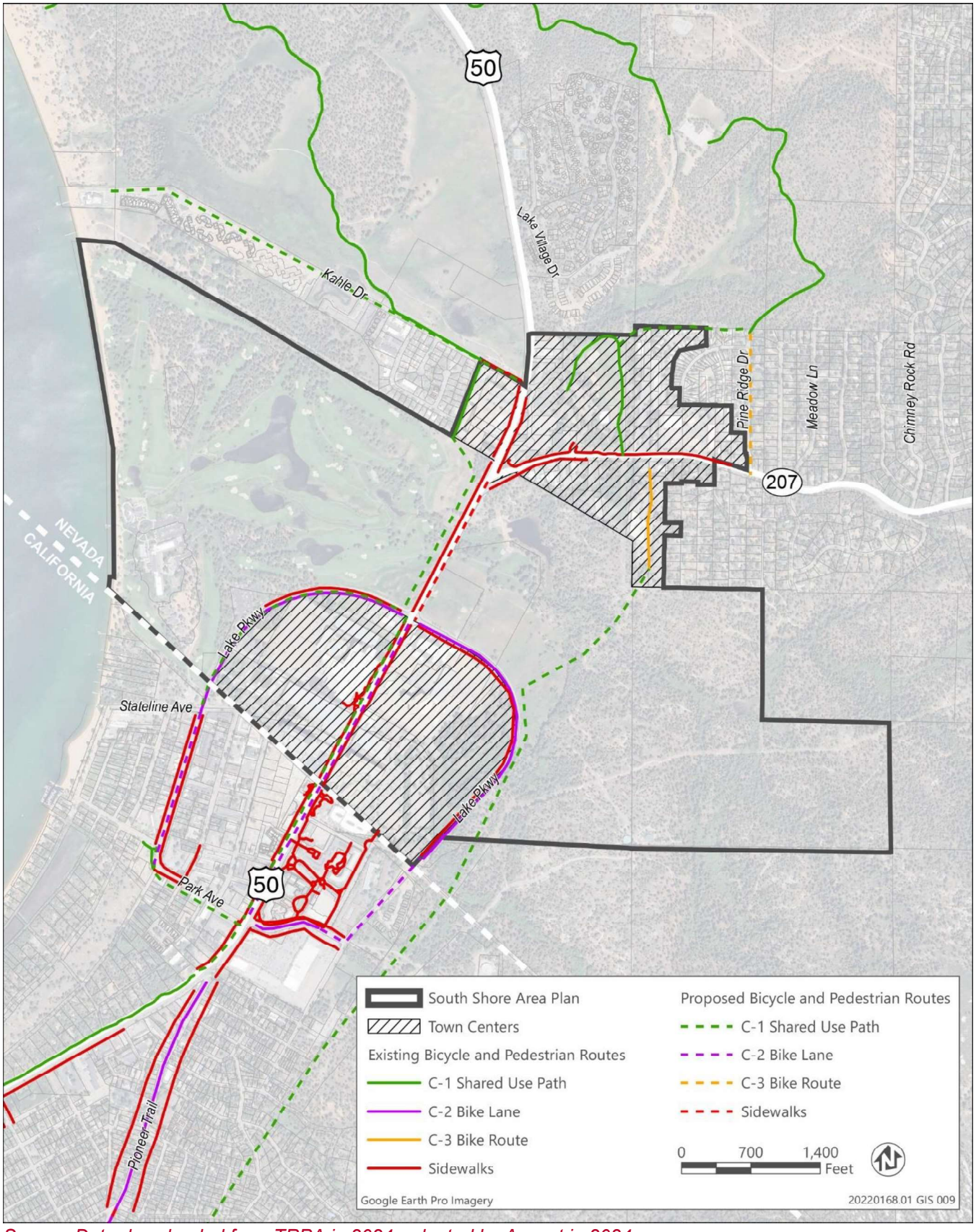
Pedestrian improvements include a proposed sidewalk or multi-use path along the southeast side of US 50 between SR 207 and Lake Parkway (EIP 03.02.02.0058). This project is currently unfunded.

Map 20 depicts the existing and proposed bicycle and pedestrian facilities in the South Shore Area Plan.

WAYFINDING SIGNAGE

The Tahoe Chamber of Commerce began working with NDOT in 2014 to identify missing or duplicative highway signage along US 50 between Cave Rock and Stateline and also along SR 207. The goal is to create a cohesive set of signs that would help direct visitors to recreation locations and also assist visitors from foreign countries. Funding to continue and implement a wayfinding program for the Nevada side of Lake Tahoe has not been identified, according to the Tahoe Chamber of Commerce.

Map 20
Existing and Proposed Bicycle and Pedestrian Facilities



Source: Data downloaded from TRPA in 2024; adapted by Ascent in 2024.

TRANSIT SERVICES

Transit services are currently provided throughout the South Shore Area Plan ~~Transit services are provided at the casinos and bus shelters have been placed along Highway 50 and the Kingsbury Grade (State Route 207). The Kingsbury Transit Center, along Highway 50, is located at the base of the Kingsbury Grade. There are also transit services provided to connect the South Shore to the Carson Valley and free ski shuttles are offered. Future transit projects will be provided as planned for in the Regional Transportation Plan~~ with a combination of fixed route services provided by the Tahoe Transportation District (TTD) and the Lake Link on-demand microtransit service, managed by the South Shore Transportation Management Association (SS/TMA). TTD also provides complementary Paratransit Service, a shared-ride origin to destination transportation service provided to individuals with disabilities (ADA Paratransit).

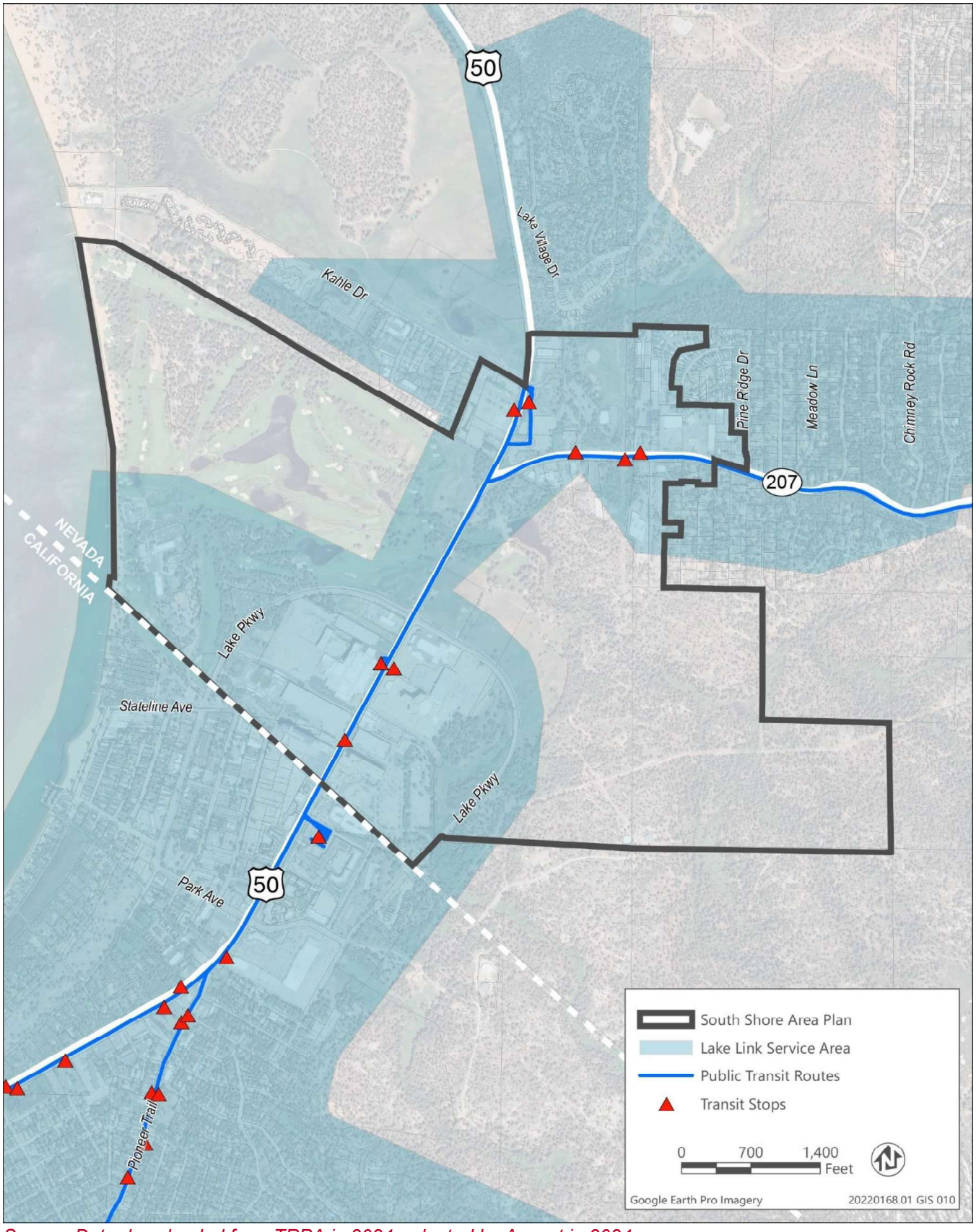
The Kingsbury Transit stop is located adjacent to the County Administrative Center and Stateline Medical Center. Several other bus stops are located throughout the South Shore Area Plan.

TTD currently provides bus service that connects the Kingsbury Town Center with Stateline, the City of South Lake Tahoe (Route 50), Gardnerville and Minden (Route 22), and between the Carson Valley and Carson City (Route 19x). Through at least 2025, TTD plans to continue providing free-to-the-user service. Website: tahoetransportation.org.

The Lake Link free-to-the-user on-demand microtransit service is accessible via a free downloadable mobile app that allows users to book their trips in real time. The current Lake Link service area includes all of the South Shore Area Plan, portions of Round Hill and Lower Kingsbury, and west to near Lodi Avenue in South Lake Tahoe. Website: ss-tma.org.

Map 21 depicts existing and proposed transportation facilities in the South Shore Area Plan and adjacent areas and includes the locations of existing transit stops.

Map 21
Transit Routes and Facilities



Source: Data downloaded from TRPA in 2024; adapted by Ascent in 2024.

Chapter 11
Implementation Element

This element discusses issues and opportunities relevant to the plan area, as well as projects to help meet the 2012 Regional Plan Goals and Policies.

KEY ISSUES

The following are key issues and opportunities that were identified during the development of the South Shore Area Plan.

HOUSING

Douglas County will work with TRPA, local residents, and business owners to address the housing needs identified in the TRPA Regional Housing Needs Assessment (Tahoe Prosperity Center 2019) to encourage the development of low-, moderate-, and above-moderate ("achievable") income housing within the South Shore area. Douglas County incorporates the TRPA Phase 2 Housing Amendments into the South Shore Area Plan intended to make deed-restricted multi-family projects more financially viable.

WAYFINDING SIGNAGE

A wayfinding signage program needs to be developed for the South Shore Area Plan to encourage visitors to walk, bike, or use transit. It should be noted that the City of South Lake Tahoe and Tahoe Chamber of Commerce installed wayfinding street signs along US 50 in the City of South Lake Tahoe. ~~and the Tahoe Chamber of Commerce is working on a wayfinding signage program for Douglas County.~~ The Lake Tahoe Bicycle Coalition has also expressed an interest in helping the County develop a wayfinding signage program for bike and pedestrian infrastructure, similar to the one developed for the City of South Lake Tahoe. There is currently no identified funding for this effort.

FUNDING FOR ENVIRONMENTAL IMPROVEMENT PROJECTS/TMDL

It is anticipated that public funding available for TRPA EIP projects and the implementation of the TMDL Program/SLRP will be scarce as a result of budget constraints at federal, state, and local levels. Therefore, it is extremely important to develop regulations that encourage environmentally beneficial redevelopment and the associated implementation of water quality improvements, as well as evaluate the feasibility of developing a local funding source. Although Douglas County has considered implementation of a Stormwater Utility Fee to provide funding for stormwater projects, such a fee has not been adopted by the Board of County Commissioners to date.

TAHOE BLUE EVENT CENTER

The Tahoe Douglas Visitor's Authority opened the newly constructed Tahoe Blue Event Center in September 2023. The Event Center is a publicly owned assembly event and entertainment venue located adjacent to the Bally's Resort Casino and Spa.

SOUTH SHORE COMMUNITY REVITALIZATION PROJECT (LOOP ROAD)

TRPA approved the US 50/South Shore Community Revitalization Project in November 2018. Also known as the Loop Road, the project is estimated to cost more than $72 million. More information on the Loop Road is provided in Chapter 10, "Transportation Element." Some elements of this project could move forward in the South Shore Area Plan, including a sidewalk along US 50 between Lake Parkway and SR 207 (EIP 03.02.02.0058) and pedestrian and bicycle connections between the casino core and Van Sickle Bi-State Park.

PUBLIC ACCESS TO LAKE TAHOE

As new development or redevelopment takes place within the South Shore Area Plan, Douglas County will need to ensure that public access to Lake Tahoe is increased or maintained, not decreased. The Edgewood Lodge project, for example, includes a new public access point to the Edgewood Lodge beach.

IDENTIFIED PROJECTS FOR IMPLEMENTATION

The County plans to add projects to the TRPA EIP list that will contribute to pollutant load reductions. The projects will be added to the EIP list for the County to secure funding and receive credit for the projects as part of the annual performance evaluation, which is an evaluation of each local jurisdiction's progress in meeting certain environmental goals and is linked to the distribution of residential allocations.

Additional implementation of the EIP will occur through development and redevelopment along the TRPA designated Scenic Travel Routes (i.e., US 50 and SR 207). Since all projects must meet scenic quality standards along the travel routes, incremental improvements to Scenic Quality thresholds are expected through implementation of the Area Plan. As discussed in Chapter 3, "Conservation Element," US 50 is not in attainment.

Table 23 provides information on projects proposed for the South Shore Area Plan, including those on the TRPA EIP list. The projects identified in Table 23may be implemented by the County or other entities, such as the NTCD, TTD, or NDOT and are dependent upon adequate funding and other factors.

Projects identified in Table 23 are from the following planning documents:

- TRPA EIP 5-Year List: The EIP 5-Year List describes projects and programs that are slated for implementation in the next five years, necessary to attain and maintain environmental thresholds. Water quality projects identified as part of the Stormwater Load Reduction Plan (SLRP) necessary to treat stormwater before it enters Lake Tahoe have and will continue to be placed on the EIP 5-Year List, as well as transportation projects that will reduce vehicle miles traveled (VMT).

- Douglas County CIP*:* A 5-year CIP is developed annually by the County in coordination with the preparation of the annual budget. The CIP provides information on current and long-range infrastructure and equipment requirements of the County and identifies revenue sources. It is based on needs identified through various planning documents, including the Master Plan and County Commissioners' Strategic Plan, and requests and recommendations of County departments and Elected Officials and input received from citizens.

- 2020 Regional Transportation Plan (RTP); The 2024 Active Transportation Plan (ATP) was adopted by the TRPA Governing Board on April 24, 2024. More information on the 2020 RTP is provided in Chapter 10, "Transportation Element."

- Douglas County 5-Year Transportation Improvement Plan: The Five-Year Transportation Plan identifies projected short-term term needs of the County to implement the County's Transportation Plan. The goal of the plan is to provide a safe and efficient transportation system which facilitates vehicular, bicycle, and pedestrian traffic within the financial constraints of existing funding. This plan is updated annually.

Table 23
Projects Scheduled for Implementation in the South Shore Area Plan

Project Name	Lead/ Implementer	Description	Status
US 50 South Shore Revitalization Project (Loop Road) EIP # 03.01.02.0024	TTD	Proposed realignment of US 50 through Stateline to create a new "Main Street" along the casino corridor to improve mobility while balancing transportation needs.	The project was approved by TRPA in 2018
US 50 Sidewalk/Multi-use Path (EIP 03.01.02.0058)	Douglas County/NDOT	Construct new multi-use path or sidewalk along the southeast side of US 50 from intersection of SR 207 to Lake Parkway.	Scheduled for 2020 to 2025 in the TRPA ATP but remains unfunded
Nevada Stateline-to-Stateline-Bikeway - South Demonstration Project, Segment 1A (EIP 03.01.02.0047)	TTD	Construct the last phase of the South Demonstration portion from Laura Drive to Lake Parkway.	Design Phase is underway
Kahle Drive	NTCD	Reconstruct roadway to complete street improvement, including water quality improvements, and US 50 Intersection enhancements. See Kahle Drive Vision Complete Streets plan.	Scheduled for 2024/2025
Pine~~r~~ Ridge to US 50/ Kahle multi-use path and connectivity	Douglas County	Connectivity is needed with the existing and proposed network of share use paths. These improvements are discussed in the TRPA Active Transportation Plan. Install way finding signs to multi-use path and would rely on TRPA promoting a shared use path from Pine~~r~~ Ridge to US 50/Kahle and to Elks Point Road as a sidewalk or preferred shared use path.	Scheduled for 2035 in the TRPA ATP and SSTMA but remains unfunded
Bike and Pedestrian Facilities Operations and Maintenance – Douglas County (EIP 03.02.04.0005)	Douglas County	This program includes Douglas County's operation and maintenance of bicycle and pedestrian facilities in the County's jurisdiction. Operation and maintenance activities vary by jurisdiction but could include sweeping, pavement maintenance, costs to maintain and run lighting, trash pick-up, etc.	This program is being implemented
Stormwater Treatment Facilities Operations and Maintenance – Douglas County (EIP 01.01.02.0015)	Douglas County	This program includes routine operation and maintenance of County stormwater infrastructure.	This program is being implemented
Streets and Roads Operations and Maintenance – Douglas County (EIP 01.01.02.0009)	Douglas County	This program includes on-going and recurring operations and maintenance of County roadways.	This program is being implemented
Lower Kingsbury Area-Wide Water Quality Treatment Planning	NTCD, TRPA	The project includes completion of planning, design and engineering for an area-wide water quality treatment project that addresses stormwater runoff and protects an impacted tributary to Edgewood Creek on constrained public and private parcels off lower Kingsbury Grade in Douglas County.	This project is currently in the planning and design phase

Note: Additional projects may be included in the EIP, CIP, and transportation plans that are not listed here, such as general maintenance of roads.

Sources: TRPA 2021b, 2024~~bc~~; Douglas County 2023b; Lake Tahoe Info 2024~~bc~~.

FUTURE DEVELOPMENT

This South Shore Area Plan will be further implemented by requiring future projects to comply with the following code provisions and design standards and guidelines:

- Douglas County Development Code, Chapter 20.703 (Tahoe Area Plan Regulations): All future projects within the South Shore Area Plan will be required to comply with the zoning regulations contained in Chapter 20.703 of the Douglas County Development Code (Title 20), as well as applicable provisions of the TRPA Code.

- Design Standards and Guidelines for the Lake Tahoe Region of Douglas County, Round Hill Community Plan, Kingsbury Town Center, and High-Density Tourist District (Casino Core): All future projects will be required to comply with these Design Standards and Guidelines, which include site layout, landscape, building, signage, lighting, and screening standards and guidelines. Residential development will also be subject to the design standards of Chapter 36 of the TRPA Code.

- South Shore Design Standards and Guidelines: All projects within the South Shore Area Plan will be required to comply with these standards and guidelines, which are consistent with the Tahoe Area Plan; Design Standards and Guidelines for the Lake Tahoe Region of Douglas County, Round Hill Community Plan, Kingsbury Town Center, and High-Density Tourist District (Casino Core); and TRPA Code. These design guidelines and standards describe how to aesthetically and sensitively refine those parameters into a project that is compatible with the mountain environment, considerate of community's objectives and responsive to the specific environmental issues in the Tahoe Region.

Chapter 12
Goals, Policies, and Actions

The following goals, policies, and actions serve as a guide for moving forward with addressing issues and implementing identified projects and programs:

SOUTH SHORE GOAL 1
TO COORDINATE WITH TRPA IN ACHIEVING MUTUAL OBJECTIVES AND SIMPLIFY THE DEVELOPMENT REVIEW PROCESS.

South Shore Action 1.1	**Douglas County shall encourage TRPA to develop a technical working group to improve the predictability and effectiveness of the TRPA Code of Ordinances.**

SOUTH SHORE GOAL 2
TO CONTINUE TO PARTICIPATE IN EFFORTS TO IMPROVE THE CLARITY OF LAKE TAHOE AND SURROUNDING ENVIRONMENT.

South Shore Policy 2.1	Douglas County shall continue to implement projects identified in the Environmental Improvement Program (EIP).
South Shore Policy 2.2	Douglas County shall pursue opportunities for SEZ restoration in all public and private redevelopment projects that contain disturbed SEZ.
South Shore Policy 2.3	Douglas County shall pursue opportunities for coverage reduction in all public and private redevelopment projects within Centers.
South Shore Policy 2.4	Douglas County shall work with partner agencies to develop strategies to secure long term stable funding for storm water operations and maintenance.
South Shore Policy 2.5	Douglas County shall work with the NTCD to collaborate on strategies for BMP enforcement and compliance efforts in high loading areas with connectivity to Lake Tahoe identified in the SLRP.
South Shore Action 2.1	**Douglas County shall continue to work with NDEP, NTCD, GIDs, and other stakeholders on the development and implementation of the Stormwater Load Reduction Plan (SLRP), the Plan to implement the Lake Tahoe Total Maximum Daily Load (August 2011).**
South Shore Action 2.2	**Douglas County shall participate with the NTCD, NDOT, GIDs, and HOAs to develop a stormwater management collaborative to implement projects and programs identified in the SLRP.**
South Shore Action 2.3	**Douglas County shall work with the NTCD and property owners in the Kingsbury Town Center to develop an area wide water quality improvement project.**

SOUTH SHORE GOAL 3
TO INCREASE AVAILABILITY OF AFFORDABLE / WORKFORCE HOUSING UNITS AT LAKE TAHOE.

South Shore Policy 3.1	Continue to support the development of affordable housing units at Lake Tahoe due to related important social and environmental benefits and support changes to the TRPA Code of Ordinances, which facilitate more affordable housing development.
South Shore Policy 3.2	Encourage development of workforce housing, which includes for households earning up to 120 percent of the area's median income as determined by the US Department of Housing and Urban Development adjusted for household size.
South Shore Policy 3.3	Support the development of mixed-income rental and for-sale developments with such developments exempt from the residential allocation regulations.
South Shore Policy 3.4	Support the development of mixed-income rental developments, which include at least 10 percent of the total units available for household earning up to 50 percent of AMI as determined US Department of Housing and Urban Development.
South Shore Action 3.1	**to determine alternative funding alternatives, such as a mitigation fee, which can be available for affordable workforce housing and appropriate sites for development.**
South Shore Action 3.2	**Coordinate with Lake Tahoe Basin employers to determine temporary or seasonal workforce housing needs and develop appropriate strategies.**
South Shore Action 3.3	**Work with the Tahoe Regional Planning Agency to implement strategies to incentivize development of low-, moderate-, or above-moderate ("achievable") housing.**

SOUTH SHORE GOAL 4
TO DEVELOP PUBLIC-PRIVATE PARTNERSHIPS TO PROMOTE ENVIRONMENTAL REDEVELOPMENT, EXPAND RECREATIONAL OPPORTUNITIES, AND ACHIEVE TAHOE REVITALIZATION.

South Shore Policy 4.1	Douglas County shall encourage TRPA to adopt goals, policies, and regulations that encourage the environmental redevelopment of the built environment.
South Shore Policy 4.2	Douglas County shall continue to participate in programs and projects identified in the Economic Vitality Strategy and Action Plan (Tahoe Revitalization) and Lake Tahoe Basin Prosperity Plan.

SOUTH SHORE GOAL 5
TO ENCOURAGE ALTERNATIVE MODES OF TRANSPORTATION TO REDUCE VEHICLE MILES TRAVELED (VMT) AND IMPROVE THE LAKE TAHOE EXPERIENCE.

South Shore Policy 5.1	Sidewalks and landscaping shall be required for all new and expanded uses.
South Shore Policy 5.2	Pedestrian linkages between parking lots shall be provided to reduce Vehicles Miles Traveled (VMT).
South Shore Action 5.1	**Douglas County shall continue to participate in efforts to complete the Nevada Stateline-to-Stateline Bikeway (Tahoe Lakeview Trail) Project, while maintaining consistency with the Douglas County Comprehensive Trails**

Plan (2023), including not proposing or supporting any alignment that reduces the number of lanes on U.S. Highway 50.~~.~~

South Shore Action 5.2 **Douglas County shall continue to participate with the TMPO, TTD, ~~Federal Highway Administration, NDOT, City of South Lake Tahoe, Caltrans, and Nevada State Parks~~private property owners in Stateline and other partners in the ~~planning and~~ implementation of a ~~the South Shore Community Revitalization Project~~ ("Loop Road~~")~~ project within the boundaries of the South Shore Area Plan.**

South Shore Action 5.3 **Douglas County shall explore the feasibility of acquiring an easement and constructing a pedestrian/bike path through the Edgewood Mountain Area ~~property~~~~parcel~~, from Market Street to the Van Sickle Bi- State Park, to encourage the use of alternative modes of transportation and reduce VMT.**

South Shore Action 5.4 **Douglas County shall ~~work with the Tahoe Chamber and Tahoe Douglas Visitors Authority to develop~~identify partners to help support development of a wayfinding signage program to encourage walking, biking, and transit use.**

South Shore Action 5.5 **Douglas County shall identify opportunities to support the South Shore Transportation Management Association's Employee Vanpool Initiative.**

SOUTH SHORE GOAL 6
ENHANCE THE AESTHETIC CHARACTER OF THE BUILT ENVIRONMENT TO PRESERVE AND COMPLEMENT THE NATURAL ENVIRONMENT.

South Shore Policy 6.1 The area adjoining US 50 should be maintained as a scenic view corridor.

South Shore Policy 6.2 The Edgewood Mountain open space parcel (Parcel 1) recorded in the Official Records of Douglas County as Document No. 26156 shall continue to be maintained as a scenic view corridor and as a historic site.

South Shore Policy 6.3 Utilities shall be placed underground along scenic corridors and throughout the plan area.

South Shore Policy 6.4 Maximize views of the Lake and surrounding mountain ridgelines from US 50 and public gathering places through appropriate site and building design.

South Shore Action 6.1 **Douglas County shall work with TRPA and business owners to improve the appearance of signage.**

South Shore Action 6.2 **Douglas County shall improve scenic thresholds along US 50 in the South Shore Area Plan to reach attainment.**

SOUTH SHORE GOAL 7
TO RETAIN SPECIAL POLICIES AND ENVIRONMENTAL SAFEGUARDS FROM THE COMMUNITY PLANS AND PLAN AREA STATEMENTS IN THE AREA PLAN.

South Shore Policy 7.1 Public recreation uses and health and wellness uses shall be the primary uses on the Kahle Community Center site.

South Shore Policy 7.2 The area east of Shady Lane shall remain an industrial area.

South Shore Policy 7.3 The 250 TAUs allowed on the Edgewood Golf Course site shall be limited to Special Area (SA) #1 as shown on the Record of Survey Map for Park Cattle Co. recorded in the Official Records of Douglas County as Document No. 34529.

South Shore Policy 7.4	The public beach approved in coordination with the Edgewood Lodge and Golf Course Improvement project shall remain in perpetuity.

Chapter 13
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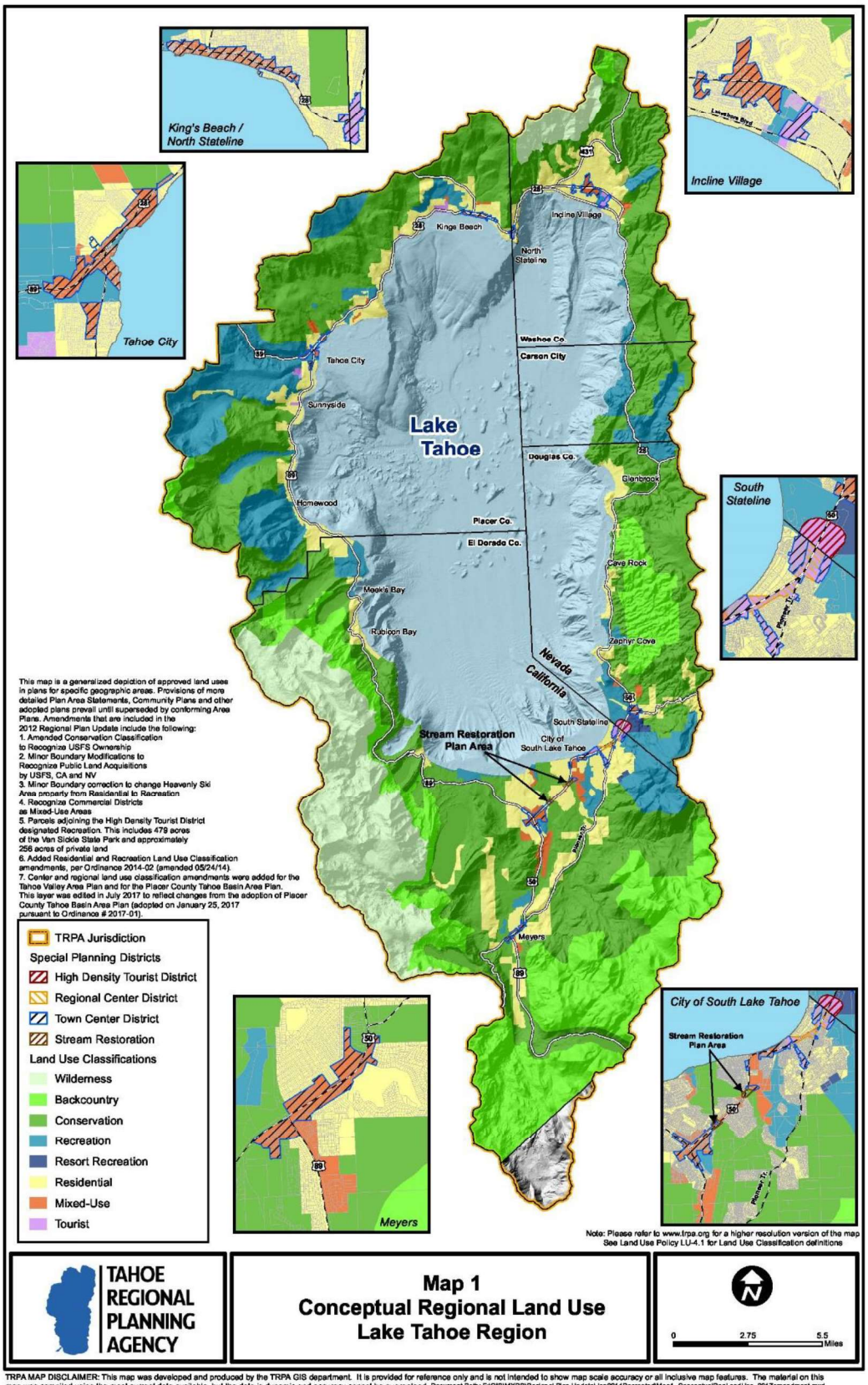
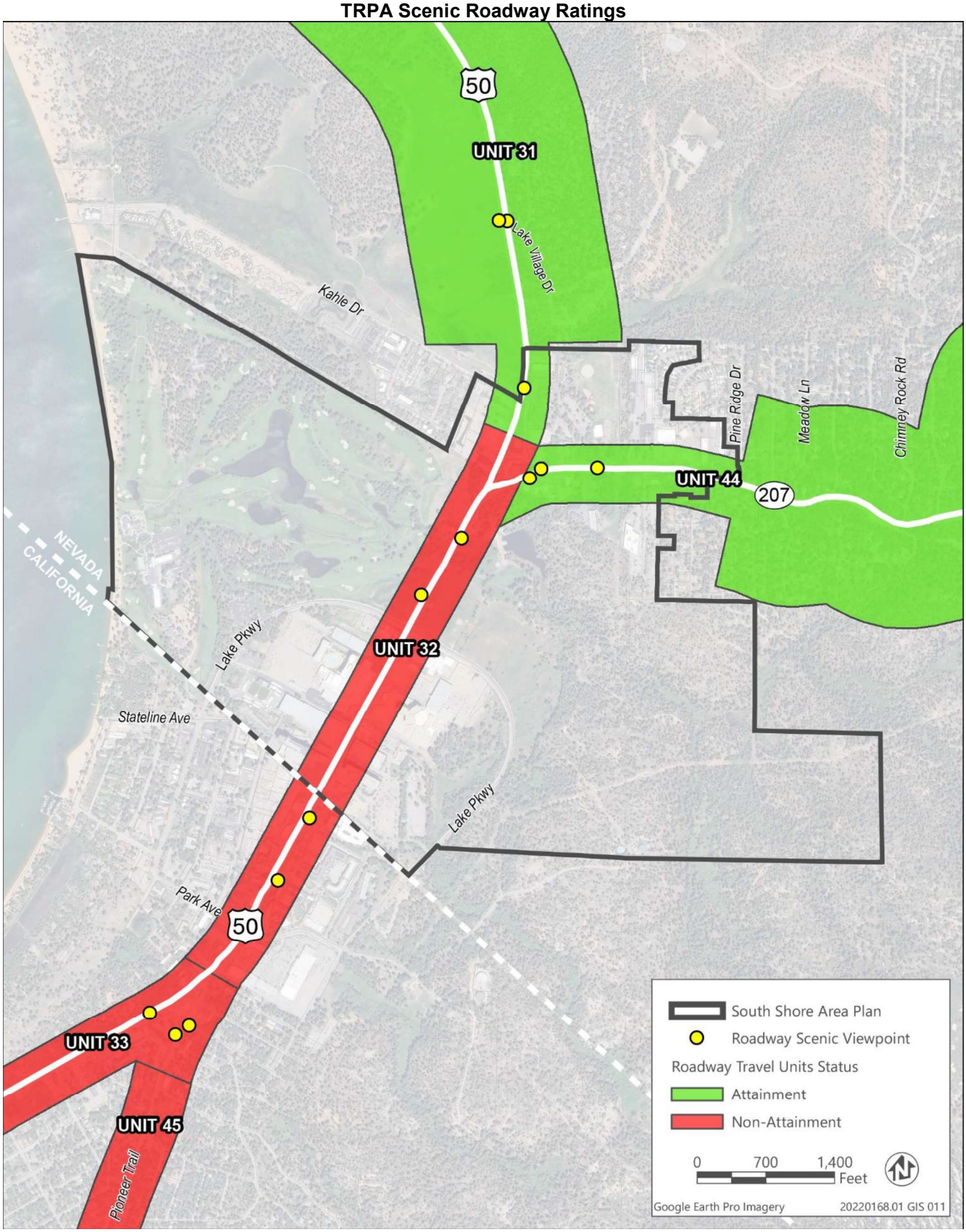
APPENDIX A
TRPA MAPS

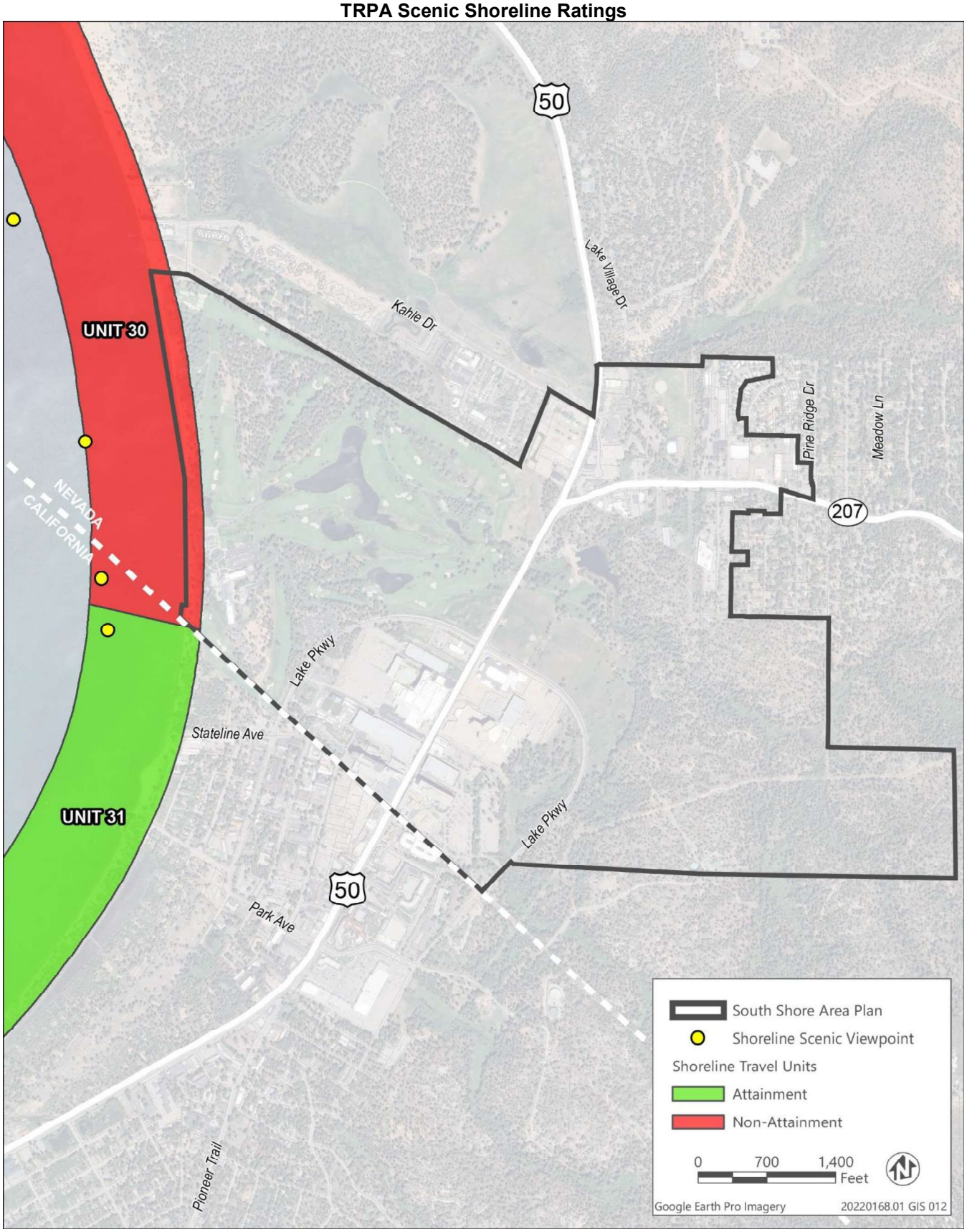
Map A-1
TRPA Regional Plan Land Use Map



Map A-2
TRPA Scenic Roadway Ratings



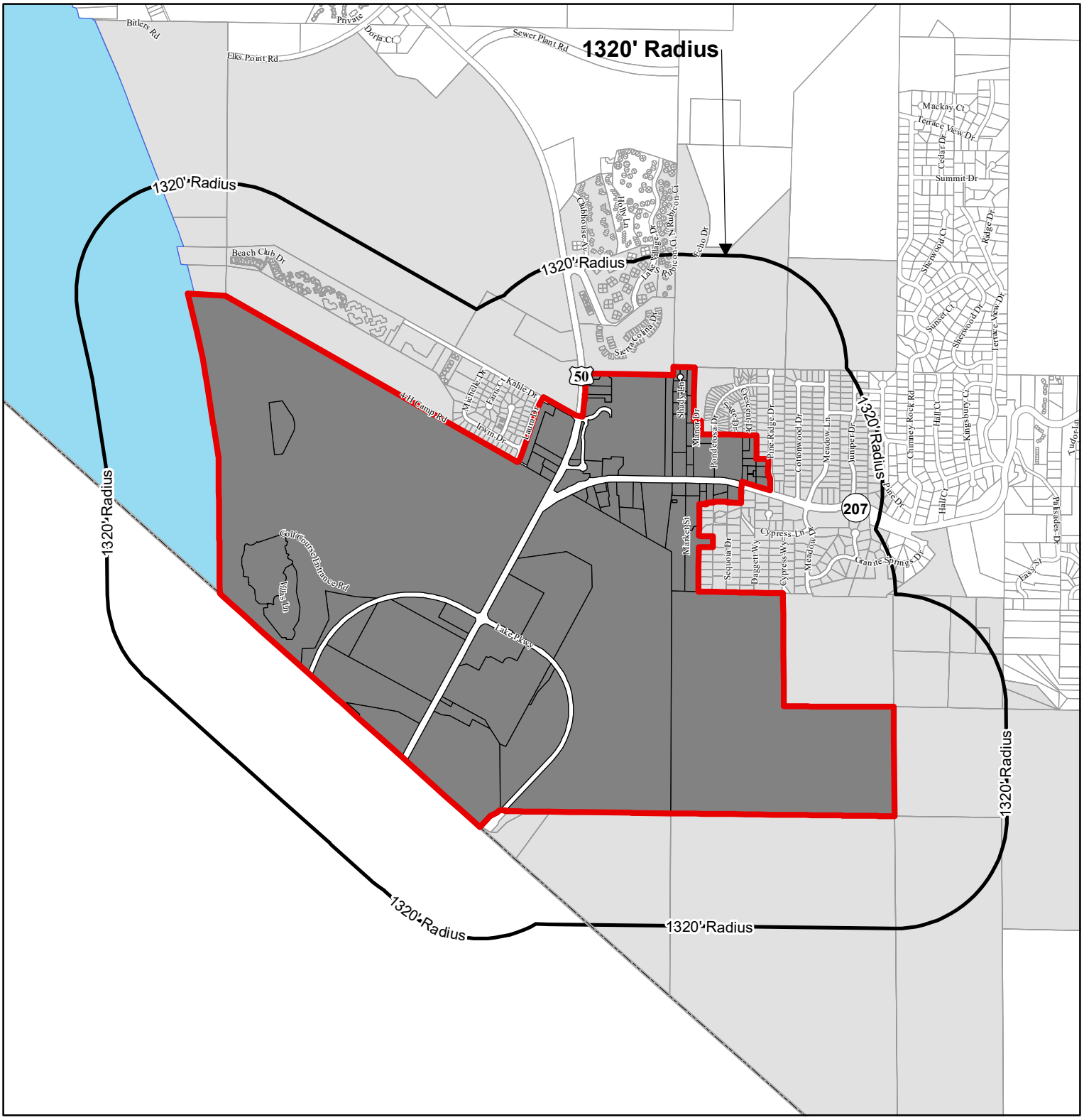
Map A-3
TRPA Scenic Shoreline Ratings



Douglas County Noticing Radius Map

1320' Radius

MULTIPLE APN'S



1 inch = 1,600 feet

Print Date: 7/30/2024

Legend

South Shore Area Plan — Noticing Radius — Subject Parcel(s) — Parcels Within Noticing Radius

N W E S

The data contained herein has been compiled on a geographic information system for the use of Douglas County. The data does not represent survey delineation and should not be construed as a replacement for the authoritative source, plat maps, deeds, resurveys, etc. No liability is assumed by Douglas County as to the sufficiency or accuracy of the data.

DOUGLAS COUNTY
GREAT PEOPLE ▲ GREAT PLACES

AGENDA ITEM NO. 11.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For presentation only. Introduction of **Ordinance 2024-1643**, a Zoning Map Amendment, changing the zoning for a certain property within the South Shore Area Plan (SSAP) by classifying the entirety of the parcel at 201 Manor Drive (APN 1318-23-401-019), comprising approximately 4.54 acres, as T-MU (Tahoe Mixed-Use) with a TC (Town Center) overlay. The SSAP covers properties generally along US 50 from the California-Nevada Stateline to the lower Kingsbury area and are zoned as Tourist, Recreation, Resort Recreation, and Mixed Use. The applicant is Douglas County. (Kate Moroles-O'Neil)

RECOMMENDED MOTION:

No action is required at this time. Pursuant to NRS 244.100, the proposed ordinance is only required to be read by title to the Board of County Commissioners for introduction.

FINANCIAL IMPACT:
None

BACKGROUND:

Please Note: That this item and previous item, Zoning Text Amendment, are being heard together. The documents relevant to the previous item are the same documents relevant to this item. To reduce the amount of paper those documents are not attached to this item also, but rather are incorporated herein by reference.

The South Shore Area Plan (SSAP) was adopted by the Douglas County Board of County Commissioners and the TRPA Governing Board in the fall of 2013. The SSAP is a component of the TRPA Regional Plan. The Regional Plans' Goals and Policies guide all future land use decisions within

the Tahoe Basin. The SSAP revised the relevant Douglas County plans, maps, and ordinances developed to implement the 1987 Regional Plan and replaced the Kingsbury and Stateline Community Plans and the relevant portions of Plan Area Statements (PASs) 070A and 080. These PASs were over 20 years old and had undergone only minor changes since their adoption.

Revisions to the SSAP have been proposed. Such revisions include:

- The expansion of the SSAP will incorporate the entirety of the Kingsbury Manor Mobile Home Park.
- Changes to signage regulations.
- The addition of an energy conservation strategy.
- The incorporation of TRPA's regulations regarding affordable, moderate, or achievable housing.

To implement the changes to the SSAP, a Zoning Text Amendment and Zoning Map Amendment are required. However, the amendments to the SSAP are ultimately approved by the TRPA Governing Board. Accordingly, the Zoning Text Amendment and Zoning Map Amendment will not become effective until the amendments to the SSAP have been approved.

ATTACHMENTS:

AGENDA ITEM NO. 12.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For possible action. Discussion to adopt **Ordinance 2024-1644**, an ordinance amending Douglas County Code Chapter 2.56, relative to the term length served by a member of the Water Conveyance Advisory Committee. Second reading. (Jeremy Hutchings)

RECOMMENDED MOTION:
Adopt Ordinance 2024-1644 as presented.

FINANCIAL IMPACT:
No financial impact to Douglas County has been determined.

BACKGROUND:
Members of the Water Conveyance Advisory Committee (WCAC) are appointed by the Board of County Commissioners (BOCC) in accordance with Douglas County Code Section 2.56.010(D) and serve a term of two years. If adopted, Ordinance 2024-1644 will extend the term of service for new and reappointed WCAC members from two years to four years.

There are many similar board-appointed positions in Douglas County, and a typical term length for most of these other boards is four years. Extending the term of service for WCAC members will better align with the term lengths of other boards in the County. Additionally, it will increase the efficiency and convenience of both the future WCAC members as well as the BOCC by reducing the number of times an appointment needs to occur.

Staff presented Ordinance 2024-1644 to the current WCAC at a special meeting on October 29, 2024, for review, discussion and comment. The WCAC Board voted unanimously 3-0 (two members absent) to recommend the County Commissioners adopt the proposed ordinance.

ATTACHMENTS:
Ordinance 2024-1644 - WCAC Terms.pdf

Staff Report - Ordinance 2024-1644 WCAC Term Length.pdf

ORDINANCE 2024-1644

Summary

Ordinance 2024-1644, an ordinance amending Douglas County Code Chapter 2.56, relative to the term length served by a member of the Water Conveyance Advisory Committee being extended from two years to four years.

Title

Ordinance 2024-1644, an ordinance amending Douglas County Code Chapter 2.56, relative to the term length served by a member of the Water Conveyance Advisory Committee.

Recitals

WHEREAS, the Douglas County Board of County Commissioners (the "Board") would like to amend certain provisions of Douglas County Code to extend the term length served by a member of the Water Conveyance Advisory Committee from two years to four years.

NOW THEREFORE, based on the foregoing, the Board does ordain:

SECTION I: Douglas County Code, Chapter 2.56, is hereby amended as follows, with the new language shown in underline and the deleted language shown with a ~~strikethrough~~:

2.56.010 Established-Membership.

There is established the water conveyance advisory committee (committee). The committee will consist of five members.

A. Members of the committee must be current or past water conveyance users or have experience in soil conservation or other related fields.

B. Members will serve without compensation.

C. Members will be selected at large by the board of commissioners (commissioners) at their discretion. Preference will be given to persons who are representatives from the individual irrigation associations or major ditch organizations and preference will be given so that two members to represent the West Fork of the Carson River and three members to represent the East Fork of the Carson River.

D. The commissioners must appoint members for a term of ~~two~~ four years, except for the initial term, and may reappoint any member to subsequent terms of ~~two~~ four years. Any vacancy occurring during a member's term shall be filled by the commissioners. A person appointed to fill a vacancy occurring during a term shall serve out the unexpired term of the member replaced. On the effective date of the ordinance codified in this chapter, the commissioners must set the initial appointed members' terms to provide for the terms of three of the appointed members to end on December 31, 1992, and for the terms of two of the appointed members terms to end on December 31, 1991.

(Ord. 537, 1991)

Proposed on the____day of_____, 2024.

Proposed by Commissioner_____.
Adopted this ____day of_____, 2024, by the following vote:

Vote-- Ayes: Commissioners _____

_____

_____

_____

_____

Nays: Commissioners _____

_____

Absent: Commissioners _____

_____

_____
Wesley A. Rice, Chairman
Douglas County Board of Commissioners

ATTEST:

_____
Amy Burgans
Douglas County Clerk-Treasurer

This ordinance is effective on the____day of_____, 2024.

COMMUNITY DEVELOPMENT

ENGINEERING DEPARTMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Jeremy Hutchings, P.E.
County Engineer
jhutchings@douglasnv.us
775.782.9063
www.douglascountynv.gov

To: Board of County Commissioners

From: Jeremy J. Hutchings PE, County Engineer

Date: October 30, 2024

Subject: **Staff Report Ordinance 2024-1644 Water Conveyance Advisory Committee Term Length of Committee Member**

I. Executive Summary

Ordinance 2024-1644 seeks to modify the length of term served by a member of the Water Conveyance Advisory Committee (WCAC) from two years to four years.

II. Background

Members of the WCAC are appointed by the Board of County Commissioners (BOCC) in accordance with Douglas County Code Title 2 – Administrative and Personnel, Chapter 2.56.010 Established – Membership, Section D and serve a term of two years. There are many similar board appointed positions in Douglas County and a typical term length of most of these other boards is four years. Extending the term of service for WCAC members will better align with the term lengths of other boards in the County. Additionally, it will increase the efficiency and convenience of both the future WCAC members as well as the BOCC by reducing the number of times an appointment needs to occur.

The proposed Ordinance 2024-1644 would extend the term of service for new WCAC members. Staff is seeking a recommendation from the current WCAC in support of the proposed ordinance.

Staff presented the draft Ordinance 2024-1644 to the current WCAC at a special meeting of the board on October 29, 2024 under development application DP 24-0212 for review, discussion and comment. The WCAC Board voted unanimously to support the draft Ordinance 2024-1644. A letter summarizing the results from the special meeting is included in the appendix of this staff report.

III. Financial Impact

No financial impact was determined from adopting Ordinance 2024-1644.

IV. Recommendation

Staff recommends approval of proposed Ordinance 2024-1644 modifying the length of term served by a member of the Water Conveyance Advisory Committee (WCAC) from two years to four years.

V. Appendix

A. Ordinance 2024-1644
B. DP 24-0212 Notification of WCAC Approval

Appendix A: Ordinance 2024-1644

ORDINANCE 2024-1644

Summary

Ordinance 2024-1644, an ordinance amending Douglas County Code Chapter 2.56, relative to the term length served by a member of the Water Conveyance Advisory Committee being extended from two years to four years.

Title

Ordinance 2024-1644, an ordinance amending Douglas County Code Chapter 2.56, relative to the term length served by a member of the Water Conveyance Advisory Committee.

Recitals

WHEREAS, the Douglas County Board of County Commissioners (the "Board") would like to amend certain provisions of Douglas County Code to extend the term length served by a member of the Water Conveyance Advisory Committee from two years to four years.

NOW THEREFORE, based on the foregoing, the Board does ordain:

SECTION I: Douglas County Code, Chapter 2.56, is hereby amended as follows, with the new language shown in underline and the deleted language shown with a ~~strikethrough~~:

2.56.010 Established-Membership.

There is established the water conveyance advisory committee (committee). The committee will consist of five members.

A. Members of the committee must be current or past water conveyance users or have experience in soil conservation or other related fields.

B. Members will serve without compensation.

C. Members will be selected at large by the board of commissioners (commissioners) at their discretion. Preference will be given to persons who are representatives from the individual irrigation associations or major ditch organizations and preference will be given so that two members to represent the West Fork of the Carson River and three members to represent the East Fork of the Carson River.

D. The commissioners must appoint members for a term of ~~two~~ four years, except for the initial term, and may reappoint any member to subsequent terms of ~~two~~ four years. Any vacancy occurring during a member's term shall be filled by the commissioners. A person appointed to fill a vacancy occurring during a term shall serve out the unexpired term of the member replaced. On the effective date of the ordinance codified in this chapter, the commissioners must set the initial appointed members' terms to provide for the terms of three of the appointed members to end on December 31, 1992, and for the terms of two of the appointed members terms to end on December 31, 1991.

(Ord. 537, 1991)

Proposed on the____day of_____, 2024.

Proposed by Commissioner_____.
Adopted this ____day of_____, 2024, by the following vote:

Vote-- Ayes: Commissioners _____

_____

_____

_____

_____

Nays: Commissioners _____

_____

Absent: Commissioners _____

_____

_____
Wesley A. Rice, Chairman
Douglas County Board of Commissioners

ATTEST:

_____
Amy Burgans
Douglas County Clerk-Treasurer

This ordinance is effective on the____day of_____, 2024.

Appendix B: DP 24-0212 Notification of WCAC Approval

COMMUNITY DEVELOPMENT

ENGINEERING DEPARTMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Jeremy Hutchings, P.E.
County Engineer
jhutchings@douglasnv.us
775.782.9063
www.douglascountynv.gov

October 30, 2024

Scott Morgan, Assistant County Manager
Douglas County
PO Box 218
Minden, NV 89423
Email: smorgan@douglasnv.us

RE: DP #24-0212 Water Conveyance Advisory Committee Term Length Modification

Dear Scott:

The Water Conveyance Advisory Committee (Board) has reviewed, discussed and at a special meeting of the Board on October 29, 2024 voted unanimously in support of the proposed Ordinance 2024-1644 submitted under DP 24-0212 modifying the length of term served by a member of the Board from two years to four years.

Feel free to call me at 775.782.9063 with any questions or concerns.

Sincerely,

Jeremy J. Hutchings, PE
County Engineer

AGENDA ITEM NO. 13.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For possible action. Discussion to: (1) approve the purchase of a vacant 40-acre, unaddressed parcel along the Pine Nut Creek for $893,200, for use as a rural park and flood control; (2) authorize the County Manager to sign all documents necessary to acquire the property; and (3) authorize the County Manager to sign a separate contract with a consulting engineer, in an amount not to exceed $100,000, for final design and permitting efforts for the park and flood control facilities. The subject parcel (known commonly as the "Denmar Parcel") is located off of Sawmill Road, south of Fish Springs Road, in the East Valley Community Plan Area. It is identified in the Stormwater Master Plan as a proposed flood basin. APN 1220-02-001-003. (Courtney Walker and Jeremy Hutchings)

RECOMMENDED MOTION:
(1) Approve the attached Purchase Agreement for Real Property to acquire the Denmar Parcel (APN: 1220-02-001-003) for $880,000, plus $13,200 in closing costs, for a total of $893,200;
(2) Authorize the County Manager to sign all documents necessary to purchase the Denmar Parcel; and
(3) Authorize the County Manager to sign a separate contract with a consulting engineer, in an amount not to exceed $100,000, for the design of a park and flood control facilities on the Denmar Parcel, and the associated permitting efforts.

FINANCIAL IMPACT:
The cost to acquire the Denmar Parcel and design a park and flood control facilities thereon are estimated as follows:
Acquisition: $880,000
Closing: $ 13,200
Design: $100,000
Total: $993,200
A Purchase Agreement for Real Property is included as an attachment to this agenda item. Note that closing costs were estimated at 3% of the acquisition cost and split evenly between buyer and seller, as stated in the Purchase Agreement.

The funding for the project is proposed to be split between the General Fund (Design) and the Transient Occupancy Tax (Acquisition and Closing).

Additional funding will be required to construct the park and flood control facilities and to maintain the facilities. Long-term maintenance costs are anticipated to be fairly minimal and will consist of periodic cleaning of accumulated sediment and regrading of the rural park. This maintenance will be handled in-house by the Stormwater crew and the Parks and Recreation Department.

BACKGROUND:
The Denmar Parcel (APN 1220-02-001-003) was created by G.S.F. Development Company via a Land Division Map as Document 0034176. The parcel is largely encumbered by a primary floodplain from the Pine Nut Creek and sits adjacent to and south of the Sawmill Road right-of-way. The site is currently vacant and is approximately 40-acres in size.

On March 21, 2024, the Board of County Commissioners adopted the 2024 Douglas County Stormwater Master Plan (SWMP). The SWMP identifies the Denmar Parcel an ideal location for a regional flood control facility due to its proximity to the Pine Nut Creek and its undeveloped condition. The Pine Nut Creek is a major source of flooding in Douglas County and regularly threatens existing public infrastructure and private developments.

The Denmar Parcel is also an ideal location for a rural park. Improved outdoor recreational facilities are few and far between in the East Valley Community Plan area. If improved as a rural park, the Denmar Parcel would likely consist of trails and possibly an outdoor archery range. This use would be compatible with the proposed flood control use. Moreover, with the recent acquisition of the 19-acre "Redhawk Parcel" immediately upstream and to the east, the County would be able to link together a significant amount of open space (in addition to potential flood control in the East Valley).

In the spring of 2024, Staff entered into discussions with the owner of the Denmar Parcel to acquire the parcel for the dual purpose of creating both a rural park and a flood control facility. On June 4, 2024, the owner executed a letter of intent to sell the parcel to Douglas County. Staff obtained an appraisal of the parcel from Western Valuation Solutions, which established a value of $880,000. Staff also obtained a title report from Ticor Title and drafted a Purchase Agreement for Real Property, which sets the terms to split the 3% closing cost evenly between seller and buyer. Staff estimates $100,000 in design fees for the flood control and rural park design should round out the initial costs to acquire and design the facility.

This project aligns well with several of the County's Strategic Plan goals as more specifically summarized below:

- Balanced Growth & Infrastructure
    - Roads, Traffic, and Transportation. The Denmar Parcel shares a common boundary with the future right of way of Sawmill Road which is delineated as an existing minor collector

road in the current transportation plan. While currently unimproved, Sawmill Road will eventually serve to improve the interconnectivity of the road network in the East Valley area. With the acquisition of this parcel the County would not have to obtain the right-of-way in some other manner.

    - Managed Stormwater. Due to its size and proximity to the Pine Nut Creek, the Denmar Parcel is ideally situated for managing stormwater by constructing a flood control and drainage facility. This site's placement on the watershed will allow it to capture the majority of flows generated by the Pine Nut (more "bang for the buck"), thereby having a regional beneficial effect. It is also the last site prior to the Upper Allerman Canal, which historically has caused flooding issues for numerous residents along the Dangberg Reservoir. The site's location closer to town will also make it more convenient to maintain.
- Preserving Douglas County's Natural Beauty & Rural Character
    - Open Space. Developing the site as a rural park and flood control facility will prevent it from being developed. To further protect the parcel as open space the County could consider placing an easement over the land that would still allow for building the park and flood control but restricting it from future development.
    - Rural character. Many projects come forward proposing to create more residential growth in Douglas County, but few projects propose to limit growth and help preserve our rural character. The subject parcel is 40 Acres in size and currently zoned RA 5. A developer could potentially realize up to eight (8) new parcels on the site. Once acquired by the County, the site would not be developed for residential purposes thereby achieving a major initiative of keeping Douglas rural.
- Serving Our Community with Quality County Services
    - Improved Cross-Departmental Communication. The stormwater department in Public Works and the engineering department in Community Development have teamed up to work on this project. Our two departments often work together on stormwater projects and this is simply another example of strengthening and improving the communications between these two departments.
- Enhancing Residents' Quality of Life
    - Outdoor Recreation. The East Valley Community Plan area has limited opportunities for outdoor recreation. The public Bureau of Land Management offers opportunities further east, in the Pine Nut Community Plan area. Urban parks are located further west in Gardnerville. Developing a rural park as a dual use with flood control will increase the opportunities and access for residents of all ages and abilities to enjoy outdoor recreation in the East Valley.

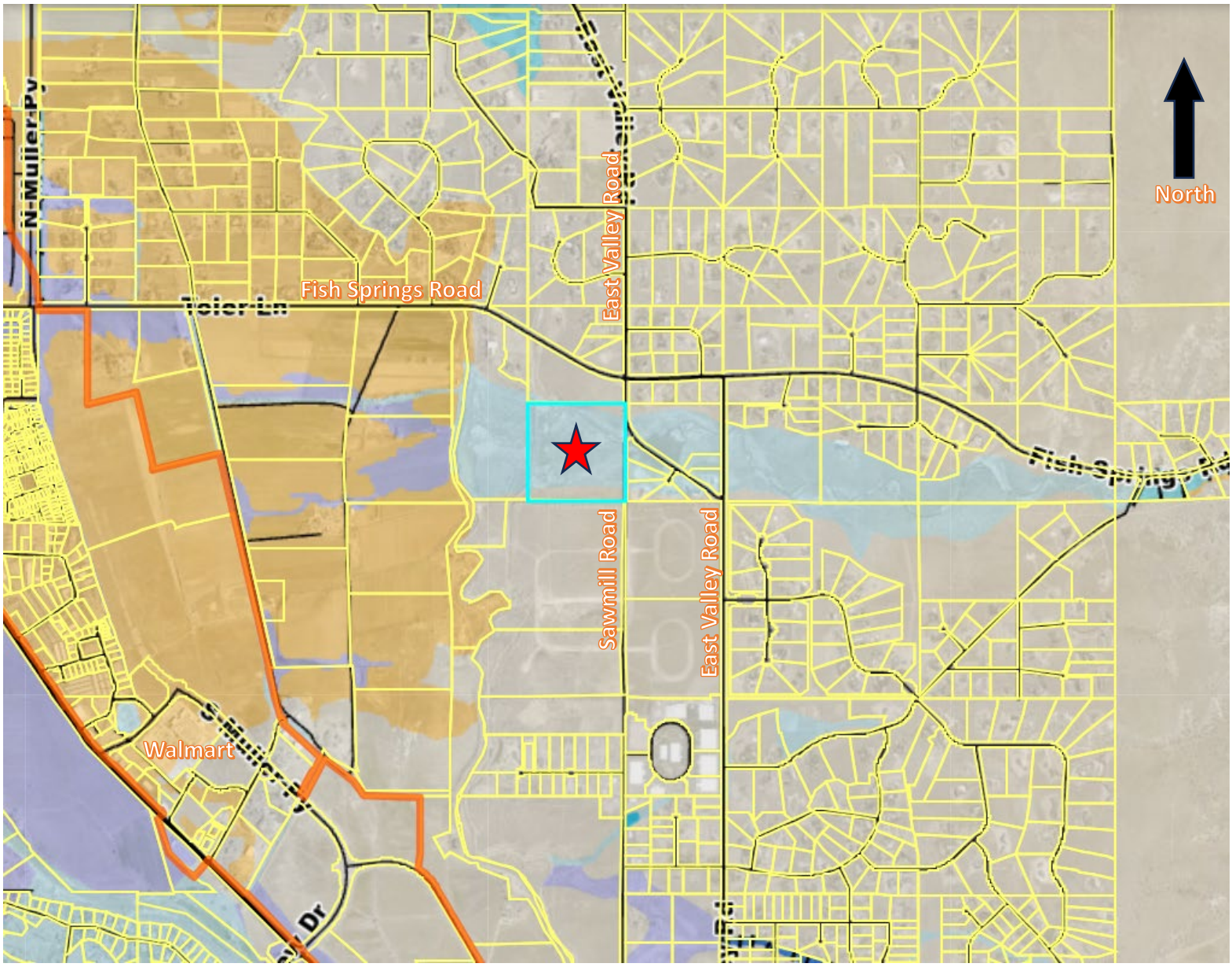
The cost for ultimately constructing the rural park and flood control facilities is estimated to be $14 million. However, given the property's proximity to Gardnerville, the County hopes these costs can be offset by a developer in need of fill who would be willing to excavate the majority of the basin at a reduced or possibly no cost to the County.

During the acquisition of the neighboring "Redhawk Parcel," Staff was asked to analyze the fiscal

impact of constructing a flood control facility on adjacent home values. The analysis determined that if there were any negative impacts they would be negligible.

Pursuant to the attached Purchase and Sale Agreement, the sale must close by July 15, 2025, and the County must make a $25,000 non-refundable deposit by December 31, 2024.

ATTACHMENTS:
Vicinity Map.pdf
Purchase Agreement - DenMar (Rev.11.25.2024).pdf
Background Materials Denmar Parcel.pdf



Project Location

Vicinity Map

(Not to Scale)

PURCHASE AGREEMENT FOR REAL PROPERTY

This Purchase Agreement for Real Property ("Agreement") is hereby made by and between **Den-Mar Associates, LLC** ("Seller"), and **Douglas County**, a political subdivision of the State of Nevada ("Buyer"). This Agreement will be effective the date the final authorized signature is attached hereto.

RECITALS

WHEREAS, Seller has agreed to sell a single 40-acre parcel located at an unaddressed parcel on Sawmill Road, Gardnerville, Nevada 89410 (APN: 1220-02-001-003) as more particularly described herein (the "Property"), to Buyer for the price set forth herein and subject to the terms and conditions stated herein.

WHEREAS, the Property is intended to be utilized by the Buyer for the construction of a regional park, flood mitigation and drainage facilities and time is of the essence.

WHEREAS, The Board of County Commissioners of Douglas County has previously duly approved the acquisition of the Property subject to this Agreement and has allocated the necessary funds to consummate the transaction contemplated hereby.

TERMS

1. **Property Description.**

The Property that is the subject of this Agreement is located at an unaddressed parcel on Sawmill Road, Gardnerville, Nevada 89410 and consists of approximately forty (40) acres of undeveloped land. The Property is currently zoned as RA-5 and has been assigned APN 1220-02-001-003 by the Douglas County Assessor. A legal description and map for the Property is set out in Exhibit "A," which is attached hereto and incorporated herein by reference.

2. **Purchase Price.**

Buyer will pay Seller exactly Eight Hundred Eighty Thousand U.S. Dollars and Zero Cents ($880,000) for the Property ("Purchase Price"). The Property has been appraised at Eight Hundred Eighty Thousand U.S. Dollars and Zero Cents ($880,000). The Purchase Price, less any down payment, shall be deposited with the escrow holder prior to the Closing Date as defined below in Section 4. Funds so deposited by Buyer shall remain in escrow until the Closing Date and shall be released to Seller upon closing.

a. Down Payment. Buyer shall place a non-refundable down payment of $25,000.00 in escrow no later than December 31, 2024.

3. **Closing Costs.**

Buyer and Seller agree to equally share the fees and costs associated with the closing of the Property sale except that any recording fees will be paid by the Seller.

a. Equal cost sharing shall apply to Seller's real estate agent's commission which is 3% of purchase price.

4. **Closing.**

This transaction shall close on or before July 15, 2025 (the "Closing Date"). Buyer and Seller agree that no real property transfer tax will be due as a result of this transaction.

5. Mineral Rights; Water Rights.

It is agreed and understood that all rights under the soil, including but not limited to gas, oil, mineral rights and water rights appurtenant to the Property shall be conveyed to the Buyer.

6. Title.

At Closing, Buyer shall receive an owner's standard form policy of title insurance insuring marketable title in the Property to Buyer in the amount of the Purchase Price, free and clear of the objections and all other title exceptions agreed to be removed or waived by Buyer.

7. Required Documents.

Prior to the Closing, the parties agree to produce, execute and authorize all necessary documents, in good faith, in order to record the transaction under the conditions required by the Douglas County Recorder, Title Company, or any other necessary entity.

8. Limitation of Damages.

Each party hereto agrees to waive any incidental, special, exemplary, punitive or consequential damages, or any other damages other than actual damages related to this purchase.

9. Force Majeure.

Neither party shall be in default or liable to the other for any failure to perform as a result of circumstances beyond the control of the either party due to natural disasters, fire, extremely severe inclement weather resulting in a declaration of an emergency, labor strikes, insurrections, war or other unforeseen events that would reasonably delay performance. This provision shall not apply unless the party claiming force of the occurrence giving rise to such a claim. The party affected by an excusable delay shall take all reasonable steps to perform despite the delay.

10. Amendments.

This Agreement may only be amended in writing. Any amendment must be signed by an authorized representative of both parties before any amendment becomes effective.

11. Governing Law.

This Agreement shall be construed according to the laws of the State of Nevada.

12. Assignment.

Neither party may assign any right, duty or obligation under this Agreement without first having obtained the written consent of the other party hereto. Nothing contained in this Agreement is intended to convey any rights or to create a contractual relationship with any third party, or to otherwise allow a third party to assert a cause of action against either Buyer or Seller.

13. Venue for Disputes.

All disputes regarding this Agreement shall be brought in Douglas County, Nevada, and filed with the Ninth Judicial District Court in and for the State of Nevada.

14. Severability.

If any portion of this Agreement is held to be illegal, invalid or unenforceable by a court of competent jurisdiction, the remaining provisions shall not be affected.

15. Headings of Sections.

The section headings for this Agreement are provided for convenience only and shall not affect the meaning or construction of any section.

16. Waiver.

The failure of either party to insist on strict performance to the terms of this Agreement, or the failure of either party to act in the event of a breach or default, shall not operate as a waiver of any rights, duties or obligations hereunder.

17. Entire Agreement.

This Agreement constitutes the entire Agreement between the parties hereto and supersedes all previous contemporaneous written and oral communications on the subject. The parties hereto are sophisticated entities and are both represented by legal counsel and each has read and understand the terms and conditions herein.

18. Counterparts.

This Agreement may be executed in one or more counterparts, each of which will be determined to be an original, but all of which together will constitute one and the same document.

19. Authority of Signatories.

Each party to this Agreement declares that the signatories below have lawful authority to execute this Agreement and to grant all rights and perform all obligations stated herein.

20. Attorney's Fees.

If any legal proceeding is brought for the enforcement of this Agreement, or because of an alleged breach, default or misrepresentation in connection with any provision of this Agreement, the prevailing party shall be entitled to recover reasonable attorney fees in connection with that proceeding. The term "prevailing party" shall mean the party entitled to recover attorney fees under Nevada law or the party designated as such by the Court having competent jurisdiction over the dispute.

21. Time is of the Essence.

Time is of the essence relative to the time of performance by both parties.

22. 1031 Exchange.

Buyer acknowledges Seller's intent that this transaction will be part of a 1031 exchange.

IN WITNESS WHEREOF, the parties have executed this Purchase Agreement on the date the last authorized signature is affixed hereto.

Den-Mar Associates, LLC

_____ _____

Janice Fortune Lynn Date

Den-Mar Associates, LLC

_____ _____

Michelle Smith Date

Jennifer Davidson
County Manager

Date

Notary Public

STATE OF_____)
) ss.
COUNTY OF_____)

On this_____day of _____202___, **Janice Fortune Lynn** personally appeared before me, a Notary Public, and proved to me to the be person whose name is subscribed to foregoing instrument, and acknowledged to me that he executed the foregoing instrument.

NOTARY PUBLIC

STATE OF_____)
) ss.
COUNTY OF _____)

On this_____day of _____202___, **Michelle Smith** personally appeared before me, a Notary Public, and proved to me to the be person whose name is subscribed to foregoing instrument, and acknowledged to me that he executed the foregoing instrument.

NOTARY PUBLIC

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On this_____day of _____202___, **Jenifer Davidson** personally appeared before me, a Notary Public, and proved to me to the be person whose name is subscribed to foregoing instrument, and acknowledged to me that he executed the foregoing instrument.

NOTARY PUBLIC

EXHIBIT "A"

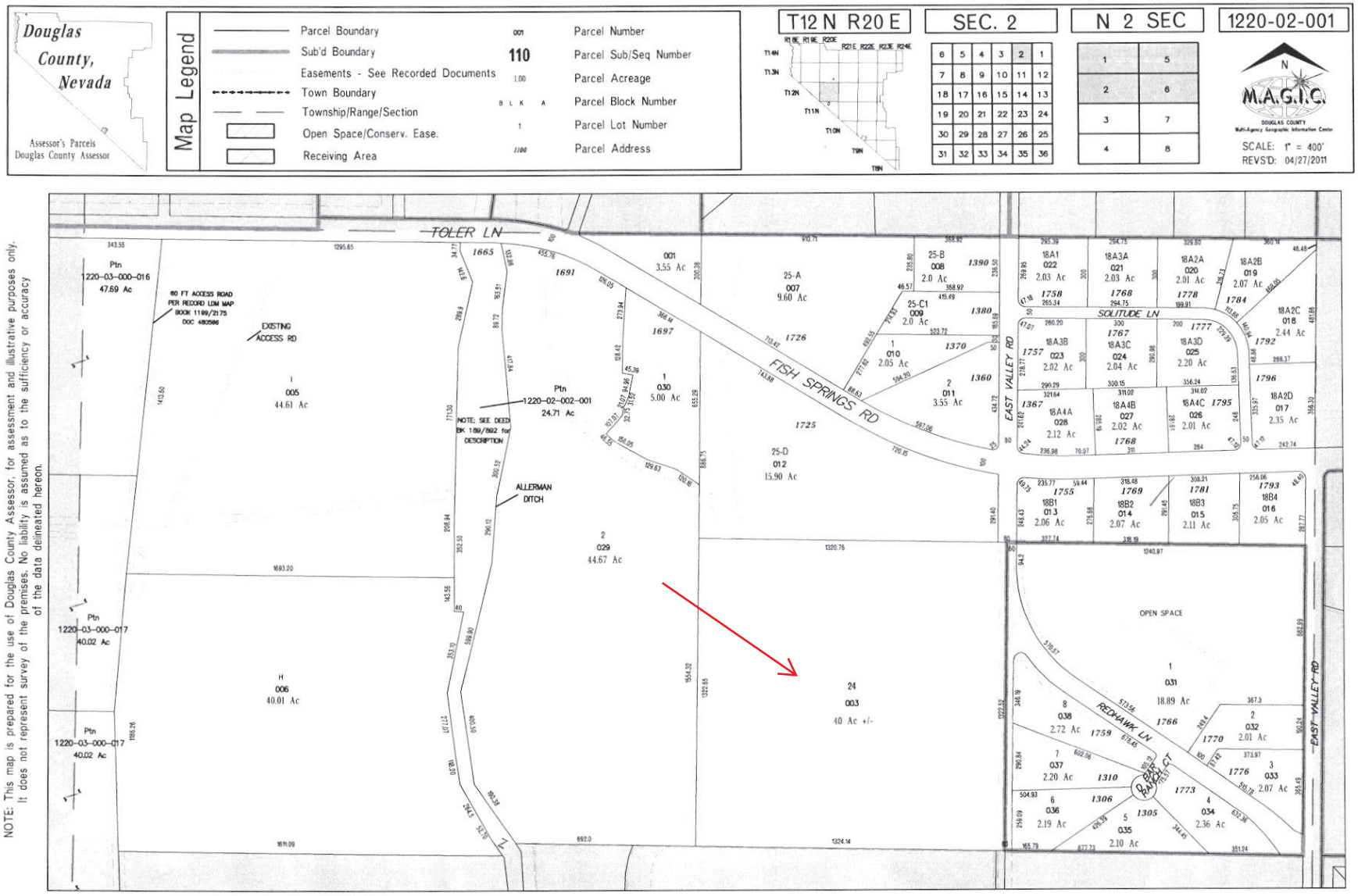
Legal Description

Order No.: TTR2401158

For APN/Parcel ID(s): 1220-02-001-003

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel 24 as set forth on that certain parcel map for GSF Development Company, being portions of Sections 36, Township 13 North, Range 20 East, and Sections 1 & 2, Township 12 North, Range 20 East, M. D. B. & M, filed for record in the Office of the Douglas County Recorder on July 5, 1979, in Book 779, as Page 199, as File No. 34176, Official Records.



NOTE: This map is prepared for the use of Douglas County Assessor, for assessment and illustrative purposes only. It does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

RECEIVED
JUN 12 2024
DOUGLAS COUNTY
COMMUNITY DEVELOPMENT

June 4,2024

Jeremy Hutchings
Douglas County Community Development
1594 Esmeralda Avenue
Minden, Nevada. 89423

Dear Jeremy,

This is a letter of intent to sell regarding the 40 acre parcel #1220-02-001-003 located on Sawmill Road in Douglas County. As per conversations that you have had with Marleane Scott we would like to give Douglas County the first right of refusal for the sale of this property.

It is my understanding that you have ordered an appraisal on the property, so with that in mind we will wait for a response from you as to whether or not you are interested in purchasing the entire 40 acres or a portion of the parcel.

Best Regards,

Michelle Smith

Michelle Smith
DenMar Properties
150 Monroe street
Denver, Colorado
momdivasmth@gmail.com

WESTERN
VALUATION SOLUTIONS

APPRAISAL REPORT

Den Mar Property

Southwest Quadrant of Sawmill Road
and Fish Springs Road
Gardnerville, Nevada 89410

APN: 1220-02-001-003

Date of Value
June 14, 2024

Date of Report
June 27, 2024

Jared Calabrese, MAI, CCIM, AI-GRS
916-397-6981
5716 Folsom Boulevard, S 148, Sacramento, California 95819
www.westernval.com

WESTERN
VALUATION SOLUTIONS

June 27, 2024

Ms. Courtney Walker
Stormwater Program Manager
Douglas County Community Development Department
1594 Esmeralda Avenue
Minden, Nevada 89423

Re: Right of Way Services for the Pine Nut Creek Retention Basin
The Den Mar Property
Southwest quadrant of Sawmill Road and Fish Springs Road
Gardnerville, Nevada 89410
APN: 1220-02-001-003

Dear Ms. Walker,

As requested, we have appraised the following acquisition of Douglas County Assessor Parcel Number 1220-02-001-003. The 40.12-acre subject is located at the southwest quadrant of Sawmill Road and Fish Spring Road, in Gardnerville. The subject property is described in greater detail within this report.

The effected parcel consists of 40.12 acres of vacant residential land with a square shape. The property is bisected by Pine Nut Creek and is in a raw, unimproved state. The larger parcel consists of just the impacted parcel.

The purpose of the appraisal assignment is to estimate the current fair market value of the interest required for the Project. The client and intended user of this appraisal report is the Douglas County Community Development Department (Douglas County). The intended use is to assist Douglas County in establishing just compensation to the owner for the proposed acquisition. The approved Project will create a flood control basin. The entire property is required for the Project.

This is an appraisal report as defined by USPAP. As such, it presents the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. The depth of discussion contained in this report is specific to the needs of the client and of the intended use stated in this report. The following report sets forth the descriptive and factual data, the assumptions and conditions affecting the appraisal, and the findings and analyses that lead to and support our value opinion. The appraisers are not responsible for unauthorized use of this report.

Every effort has been made to conform to the Standards of Professional Appraisal Practice of the Appraisal Institute, which fully incorporate the Uniform Standards of Professional Appraisal

Practice (USPAP) of the Appraisal Foundation, as well as Douglas County requirements and applicable Nevada laws. The undersigned conducted the appraisal and prepared the report.

We are pleased to have this opportunity to provide you with professional appraisal services.

Western Valuation Solutions,

Jared M. Calabrese, MAI, CCIM, AI-GRS
Certified General Real Estate Appraiser
California Certificate No. AG042740

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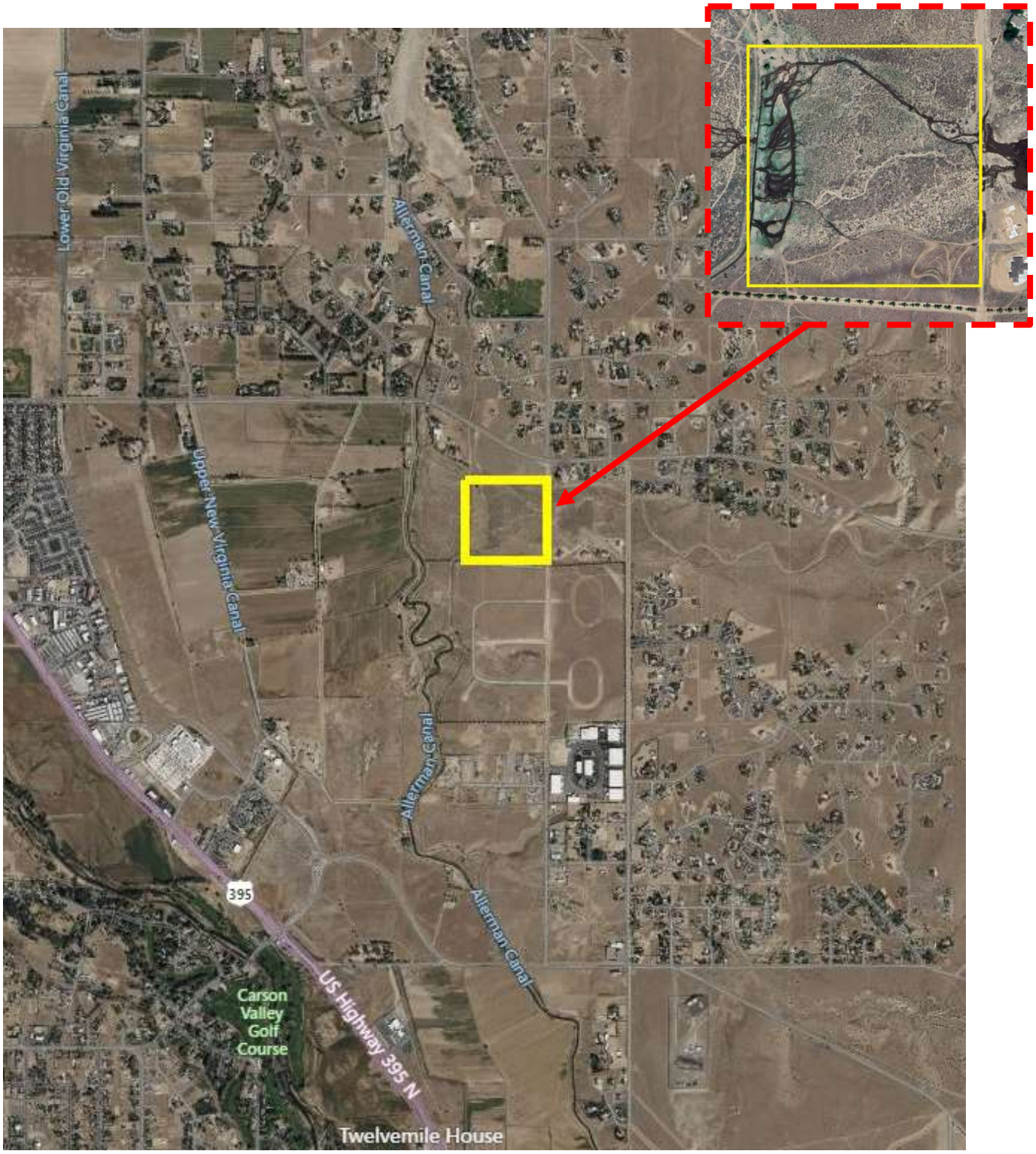
PROPERTY IDENTIFICATION AND SUMMARY OF SALIENT FACTS

Appraisal Assignment	To estimate the fair market value of the subject property for an offer of compensation for the interest required for the Project.
Property Description	40.12 acres of vacant, residentially zoned land that lies in a flood plain.
Property Location	Southwest quadrant of Sawmill Road and Fish Springs Road Gardnerville, Nevada 89410
Legal Description	The subject is in an unincorporated area of Gardnerville, Douglas County, as per the provided preliminary title report from Ticor Title Company dated May 3, 2024. A copy of this report, which includes a complete legal description of the subject, is in the appendix to this report.
Assessor's Parcel Number	1220-02-001-003
Zoning	RA-5 (Rural Agriculture, 5 Acre Minimum), per the County of Douglas.
Master Plan Land Use Designation	Rural Residential
Flood Information	Approximately 90% of the subject is in Flood Zone A, the rest is in Flood Zone X (unshaded).
Seismic Information	The property is not located within a seismically active area.

Ownership	Den-Mar Associates, LLC, per the provided preliminary title report.
Sales History	Based on public records there have been no transfers of the property over the previous five years. The property is not currently listed for sale.
Improvements	The property has no building improvements.
Transferrable Development Rights:	None.
Use History:	The property is vacant.
Highest and Best Use (As Vacant)	Future rural residential development on the buildable portions of the site.
Date of Report	June 27, 2024
Date of Value	June 14, 2024
Valuation Summary – As of June 14, 2024:	$880,000

AERIAL PHOTOGRAPH



SUBJECT PROPERTY EXTERIOR PHOTOGRAPHS

Street scene: View looking from south to north along Sawmill Road from the northeast corner of the property toward Fish Spring Road.

Street scene: View looking from north to south along Sawmill Road from the northeast corner of the property.

SUBJECT PROPERTY EXTERIOR PHOTOGRAPHS

View to the south along Sawmill Road.

View to the west from the eastern line of the property.

SUBJECT PROPERTY EXTERIOR PHOTOGRAPHS

View to the west from the eastern line of the property.

View to the north along Sawmill Road.

SUBJECT PROPERTY EXTERIOR PHOTOGRAPHS

View along Pine Nut Creek looking east.

View from the middle of the property looking north along Sawmill Road.

SUBJECT PROPERTY EXTERIOR PHOTOGRAPHS

View to the south along Sawmill Road from the southeast corner.

View to the northwest from the southeast corner.

INTRODUCTION

CLIENT, INTENDED USE, INTENDED USER OF THE APPRAISAL

The client and intended user of this report is the Douglas County Community Development Department. The intended use of the report is to assist Douglas County in its determination of the amount of compensation for the proposed acquisition.

SCOPE OF WORK

The appraisal assignment is to develop an opinion of the current fair market value of the real property to be acquired by Douglas County. The date of value is based on the inspection date, unless noted otherwise in the appraisal. The date of the report is the date the appraisal is transmitted to the client.

VALUATION / RESEARCH OVERVIEW

The following is an overview of the valuation process and research involved for the subject property and comparable sales. The valuation of the property involved an investigation and analysis of the neighborhood, as well as the entire regional area, for social, economic, governmental, and environmental forces and trends that affect or could influence property values.

- The property was inspected on June 14, 2024, by Jared Calabrese MAI, CCIM, AI-GRS from Western Valuation Solutions. The owner representative, Ms. Marleane Scott, was invited to be present at the inspection but was unable to attend.
- Research the area, community, and neighborhood to determine market influences/conditions.
- Research of public records to verify information about the subject property and comparables to ensure they are factually accurate and that there are no terms or additional influences that affect price or value.
- Research zoning and master plan information from the Douglas County Planning Department, and other department websites, and research of the residential market.
- Review of applicable soil surveys, flood and seismic hazard areas from appropriate source data.
- Review public records obtained from the various town and county governmental agencies including the Planning Department, Community Development Department, Assessor's Office, and Tax Collector's Office.
- A search of specific property transfers occurring during the past 5 years was conducted for the subject property.
- Review applicable flood maps from FEMA.
- Determination of the larger parcel.

- Determine highest and best use of the property.
- Research comparable property sales, listings, and offers to purchase or sales involving properties similar to the subject property and within the subject's or competing market areas.
- Interview comparable property owners and/or brokers.
- Determine relevant methods of valuation to be used.
- Inspect potential comparable properties to determine most similar properties for comparison.
- Evaluate each comparable in comparison to the subject property to estimate the fair market value of the subject.
- Prepare the report.

No one provided significant professional appraisal assistance in the development of this report.

VALUATION APPROACHES

The appraisal process includes the investigation and analysis of the subject, market, and other relevant data for the purpose of estimating an opinion of the defined value for the subject property. All economic forces and factors are considered in arriving at the highest and best use and valuation of the subject property.

There are typically three approaches to value that may be used in the real property valuation process. They are the Sales Comparison Approach, Income Approach, and Cost Approach. Each approach provides an indicated value that is reconciled into a final estimate of value for the subject based on the interests appraised, the defined objective of the valuation, and the stated definition of value. An appraisal may include one, two or all three approaches to value based on the data available, the type of property and appraisal valuation problem.

SALES COMPARISON APPROACH

A value indication is derived by comparing the property being appraised to similar properties that have sold recently; making qualitative or quantitative comparisons to the subject; then applying units of comparisons to indicate a value for the larger parcel or remainder parcel. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of valuation when an adequate supply of comparable sales is available. Primary reliance has been placed on closed sales transactions.

INCOME APPROACH

A value indication is derived for income-producing property by converting its anticipated benefits (cash flows and reversion) into a value for real property interests. Typically, the annual net income

is capitalized at a market-derived capitalization rate to estimate the desired value. The income approach is most often used for income producing properties or real estate acquired as an investment. As vacant land does not normally transfer based on income generation, this approach is not utilized in the analysis.

COST APPROACH

A value indication is derived for a property by estimating the current cost to construct a replacement/reproduction of the existing structure(s); deducting depreciation from all sources; and adding the estimated land value. The cost approach is most often used when valuing properties with new or relatively new improvements and also special use properties. As the site is unimproved we do not apply this approach.

RIGHT OF WAY APPRAISALS

Appraisals for public acquisitions involve acquiring fee title and/or easement rights from an owner. In situations whereby a property is leased, the property is valued as if title were held by a single entity, consistent with the unit rule (Uniform Appraisal Standards for Federal Land Acquisitions) or the undivided fee rule (NRS 37.115). Improvements not impacted by the project may not be included in the analysis.

SPECIAL ASSIGNMENT CONDITIONS

There were no special assignment conditions given for this appraisal.

DEFINITIONS USED IN THE REPORT

Fair Market Value

Source: NRS 37.009(6).

"Value" means the highest price, on the date of valuation, that would be agreed to by a seller, who is willing to sell on the open market and has reasonable time to find a purchaser, and a buyer, who is ready, willing and able to buy, if both the seller and the buyer had full knowledge of all the uses and purposes for which the property is reasonably adaptable and available. In determining value, except as otherwise provided in this subsection, the property sought to be condemned must be valued at its highest and best use without considering any future dedication requirements imposed by the entity that is taking the property. If the property is condemned primarily for a profit-making purpose, the property sought to be condemned must be valued at the use to which the entity that is condemning the property intends to put the property, if such use results in a higher value for the property. (Added to NRS by 1959, 596; A 1989, 548; 1993, 525; 1995, 501; 2007, 331).

Compensation for Property Taken

Source: Constitution of Nevada, Article 1, Section 22, Part 4 and 5.

Just compensation shall be awarded for the property taken. In all eminent domain actions, just compensation shall be defined as that sum of money, necessary to place the property owner back

in the same position, monetarily, without any governmental offsets, as if the property had never been taken. Just compensation shall include, but is not limited to, compounded interest and all reasonable costs and expenses actually incurred. In all eminent domain actions where fair market value is applied, it shall be defined as the highest price the property would bring on the open market.

Larger Parcel

Source: Real Estate Valuation in Litigation, 2nd Edition (Chicago: Appraisal Institute, 1995), P. 351.

In governmental land acquisitions, the tract or tracts of land that are under the beneficial control of a single individual or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use. In most states, unity of ownership, contiguity, and unity of use are the three conditions that establish the larger parcel for the consideration of severance damages. In federal and some state cases, however, contiguity is sometimes subordinated to unitary use.

PROPERTY RIGHTS DEFINED

Fee Simple Estate

Source: The Dictionary of Real Estate Appraisal, Appraisal Institute, 7th Edition, P. 73

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

"As Is." The state, condition, or premise in which all existing and known future enhancements, faults, encumbrances, and conditions affecting the property rights being appraised are recognized and taken into account in the valuation process. For instance, the value effect of present or future bond encumbrances, likely extraordinary building costs, etc., would be evaluated. The value is based upon the conditions observed upon the most recent inspection, and as the property physically and legally exists without hypothetical conditions, assumptions, or qualifications. The "as is" condition is usually the state in which a property is available for purchase.

Offset Rule

Source: The Nevada Revised Statute, Chapter 37 – Eminent Domain, 120(3)

In all actions in eminent domain, the court shall award just compensation to the owner of the property that is being taken. Just compensation is that sum of money necessary to place the property owner in the same position monetarily as if the property had never been taken, excluding any governmental offsets except special benefits. Special benefits may only offset severance damages and may not offset the value for the property. Just compensation for the property taken by the exercise of eminent domain must include, without limitation, interest computed pursuant to NRS 37.175 and reasonable costs and expenses, except attorney's fees, incurred by the owner of the property that is the subject of the action.

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report and the value estimates it contains are expressly subject to the following assumptions and/or limiting conditions.

1. Title to the property is marketable.
2. No survey of the property has been made by the appraisers and property lines as they appear on the ground are assumed to be correct.
3. Data, maps, and descriptive data furnished by the client or his/her representatives are accurate and correct.
4. No responsibility is assumed for matters of law or legal interpretation.
5. No conditions exist that would affect the use and value of the property, which are not discoverable through normal, diligent investigation.
6. The valuation is based on information from sources believed reliable, and that such information is correct and accurately reported.
7. The value estimate is made subject to the purpose, date, and definition of value.
8. The report is to be considered in its entirety and use of only a portion will invalidate the appraisal.
9. This appraisal was made on the premise that there are no encumbrances prohibiting utilization of the property under the appraiser's estimate of highest and best use.
10. Possession of this report or a copy does not carry with it the right of publication nor may it be used for any purpose by anyone other than the client without the previous written consent of Western Valuation Solutions, LLC, and then only with proper qualifications.
11. Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute. No part of this narrative report may be reproduced by any means nor disseminated to the public in any way without the prior written consent of Western Valuation Services, LLC.
12. Any person or entity who obtains or reads this report, or a copy, other than the client specified in this report, expressly assumes all risk of damages to themselves or third persons arising out of reliance on this report and waives the right to bring any action based on the appraisal, and neither the appraisers nor the appraisal firm shall have any liability to any such person or entity.
13. The appraiser shall not be required to give testimony or appear in court by reason of this appraisal with reference to the property described in this report unless prior arrangements have been made.
14. No responsibility is assumed for building permits, zone changes, engineering or any other services or duty connected with legally utilizing the subject property.

15. The property appraised may or may not be subject to the Americans with Disabilities Act of 1990 (ADA). Title III of this act provides for penalties for discrimination in failing "to remove architectural barriers in existing facilities [unless] an entity can demonstrate that the removal is not readily achievable." Unless otherwise noted in this appraisal, it is assumed that the property appraised is not substantially impacted by this law.
16. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraisers. The appraisers have no knowledge of the existence of such materials on or in the property. The appraisers, however, are not qualified to detect such substances. The presence of such substances as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
17. It is assumed that the property appraised is competently managed and marketed.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS

Note to Reader: The subject property is subject to the following extraordinary assumptions and/or hypothetical conditions, which might have affected the assignment results.

EXTRAORDINARY ASSUMPTIONS

None.

HYPOTHETICAL CONDITION

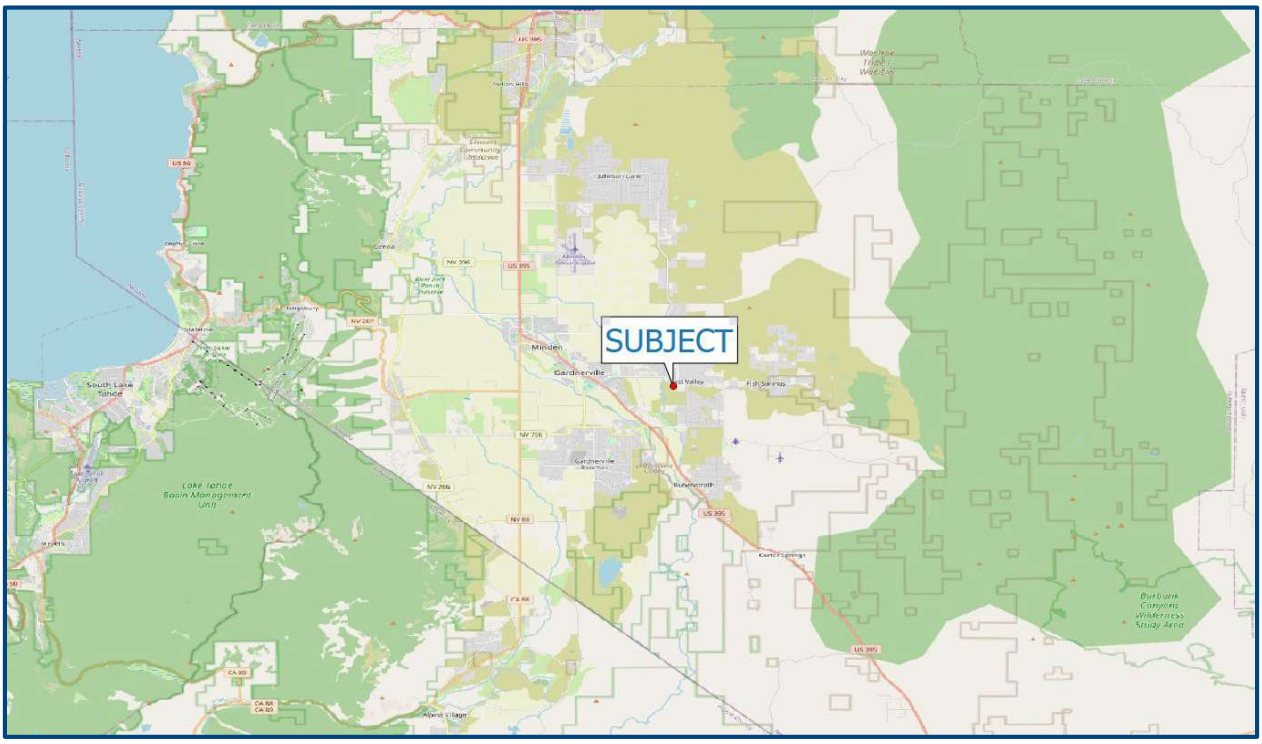
1. The fair market value of the property taken shall not include any increase or decrease in the value of the property that is attributable to any of the following: 1) the project for which the property is taken; 2) the eminent domain proceeding in which the property is taken; and 3) any preliminary actions of the plaintiff relating to the taking of the property. Accordingly, the valuation of the subject in the before condition expressed herein is based on the hypothetical condition that the Pine Nut Creek detention basin project is not taking place.
2. The valuation of the remainder parcel(s) in their conditions after consideration of the partial acquisition and construction in the manner proposed presumes a hypothetical condition. This is due to, as of the effective date of value, the parts being acquired have not yet been severed from the larger parcels and the project has not yet been constructed. Information about the project and its improvements was provided by the client and relied upon in analyzing the impacts the proposed project will have on the subject remainder parcel(s).

REGIONAL OVERVIEW

GEOGRAPHIC CONSIDERATIONS

The subject property is located in Douglas County, Nevada. Douglas County is located in the northwestern part of the state. This county is surrounded by Carson City, to the north; Lyon County to the east; Alpine County (California) to the south; and El Dorado County (California) to the west. The county has a total land area of 738 square miles making it the second smallest county by land area within Nevada. The highest point in the county is East Peak at 9,593 feet. Of note, the county also contains approximately 13.2% of Lake Tahoe. The County has three towns: Gardnerville, Genoa, and Minden. Minden is the county seat and most populated area of the county.

REGIONAL MAP



The property is situated in Douglas County which is influenced by its proximal location to Carson City, which serves as the Nevada state capitol. The area analysis begins with regional data and relevant trends, followed by specific characteristics of the subject neighborhood.

ACCESS AND TRANSPORTATION

ACCESS

Transportation planning in Douglas County involves many organizations. The following sections describe the various sectors of transportation in the county, including vehicular transportation, public transportation and airport facilities.

VEHICULAR ACCESS

US Highway 395 is the primary north/south arterial in the region. This highway runs in a general north/south direction throughout the county. This highway provides access to neighboring Carson City to the north, and Mono County, California to the south. US Highway 50 provides access along the east side of Lake Tahoe, before drawing east and connecting with Highway 395 north of Douglas County. State Route 88 runs in a north/south direction and runs through the Town of Centerville. State Route 206 also runs in a general north/south direction until the Town of Genoa, then turns into an east/west highway connecting to US Highway 395. In general, these highways provide access to the majority of the areas in the region.

PUBLIC TRANSPORTATION

Douglas County operates the Douglas Area Rural Transit (DART) service, which carries bus passengers between the southernmost and northernmost points of Douglas County along the U.S. Highway 395 corridor. DART operates two different services. The DART Express service provides a fixed route service which connects the Gardnerville Ranchos community to downtown Minden and Gardnerville. The second service is DART Dial-A-Ride, which provides demand response to seniors and the disabled community with a curb-to-curb service for eligible and certified riders. Further coordination has been established between the Lake Tahoe Transportation District to continue connectivity with Carson City and the Lake Tahoe basin.

In addition, Douglas County provides transit service in the Lake Tahoe area under a private contract. The BlueGO Bus Service operates along U.S. Highway 50 from Zephyr Cove to Stateline and along the Kingsbury Grade. The Regional Transportation Commission of Washoe County funds and operates an intercity bus service between north Douglas County and the Meadowood Mall, the Reno/Tahoe Airport and downtown Reno.

AIRPORT

There is one airport within Douglas County, which is the Minden-Tahoe Airport. The Minden-Tahoe Airport is a general aviation airport serving the Carson Valley. The airport is five miles north of Minden and home of the Sierra Front Interagency Dispatch Center and regional firefighting air tanker base. This airport was initially built as a military training base and is now used in sport aviation, emergency services, and corporate flying. The area is recognized as one of the best locations in the world for soaring and this industry has resulted in approximately 18 businesses, over 400 based aircraft, and an estimated economic impact of $47 million and 130 jobs (according to the Minden-Tahoe Airport's website home page).

POPULATION PROJECTIONS

The Nevada State Demographer's office projects that the County of Douglas will grow at the rate of 7.2% over the next three years. The state of Nevada is expected to outpace the county during this same time frame at a growth rate of 4.9%. Both growth rates far exceed the national growth rate. The table below contains the 2023 population estimates and the population projections over the next five years.

	Projected Population Estimates						
Area	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**% Change 2023 to 2028**
State of Nevada	3,241,678	3,289,469	3,35,747	3,382,062	3,428,335	3,474,250	7.2%
Douglas County	54,343	54,918	55,457	55,983	56,495	56,988	4.9%

Source: Governor Certified Population Estimates (Nevada Dept. of Taxation, as of March 2024).

Consistent with historic trends, Douglas County will continue to grow predominantly because of retiree in-migration.

INCOME PROFILE

In order to further describe the subject's region, statistical information regarding housing and income was obtained from the online Site to do Business (STDB). A demographic survey was performed for Douglas County and is presented in the following table.

Demographics for Douglas County, Nevada

Summary	**2023**	**2028**
Population	50,454	51,019
Households	22,081	22,746
Families	14,879	15,326
Average Household Size	2.27	2.23
Owner Occupied Housing	16,085	16,924
Renter Occupied Housing	5,996	5,822

Households by Income	**Percent**
<$15,000	7.5%
$15,000 - $24,999	4.3%
$25,000 - $34,999	4.6%
$35,000 - $49,999	8.2%
$50,000 - $74,999	19.3%
$75,000 - $99,999	14.3%
$100,000 - $149,999	19.4%
$150,000 - $199,999	11.2%
$200,000+	11.2%
Median Household Income	$83,908
Average Household	$118,744
Per Capita Income	$51,976

Households by Income	**Percent**
<$15,000	7.5%
$15,000 - $24,999	4.3%
$25,000 - $34,999	4.6%
$35,000 - $49,999	8.2%
$50,000 - $74,999	19.3%
$75,000 - $99,999	14.3%
$100,000 - $149,999	19.4%
$150,000 - $199,999	11.2%
$200,000+	11.2%

Households	
2010 Total Households	19,638
2023 Total Households	22,081
% Change from 2010 to 2023	11.1%

Housing Tenure	
Owner Occupied	75.4%
Renter Occupied	24.6%

Site to do Business

According to STDB, Douglas County has a total of 22,081 households as of 2023, which is expected to increase to 22,746 in 2028 (five years), reflecting a slightly slower growth rate than over the prior five years. The 2023 median household income is $83,908 which is expected to rise to $83,554 by 2027, a substantial increase of 18.9%, 3.8% per year.

As shown in the previous table, the $100,000 to $149,999 bracketed income range is the largest (19.4%), followed closely by the $50,000 to $74,999 bracketed income range (19.3%). STDB projects that these two brackets will continue to be the main income ranges in the county into 2028.

AREA ECONOMY

Douglas County's economy relies heavily on Lake Tahoe. Large economic influences are the gaming and casino industry due to the proximity of these businesses to the state border. The Douglas County Master Plan states that changing the demographic trends of Douglas County will depend largely upon the ability of the area to attract business activity and employment in higher paying industrial sectors. Economic development in the Lake Tahoe Basin is not likely to contribute in a significant way to reversing or slowing the changes in the permanent population without initiatives to increase the availability of moderate priced housing in the Basin.

EMPLOYMENT AND UNEMPLOYMENT

Per the Nevada Department of Employment, Training and Rehabilitation, Douglas County has an unemployment rate of 4.6% as of April 2024, which is unchanged on the month and well below the year-ago rate of 5.4% in April 2023. The summary of labor force, employment, unemployment, and unemployment rates are presented in the table below.

Douglas County Labor Force Summary Data

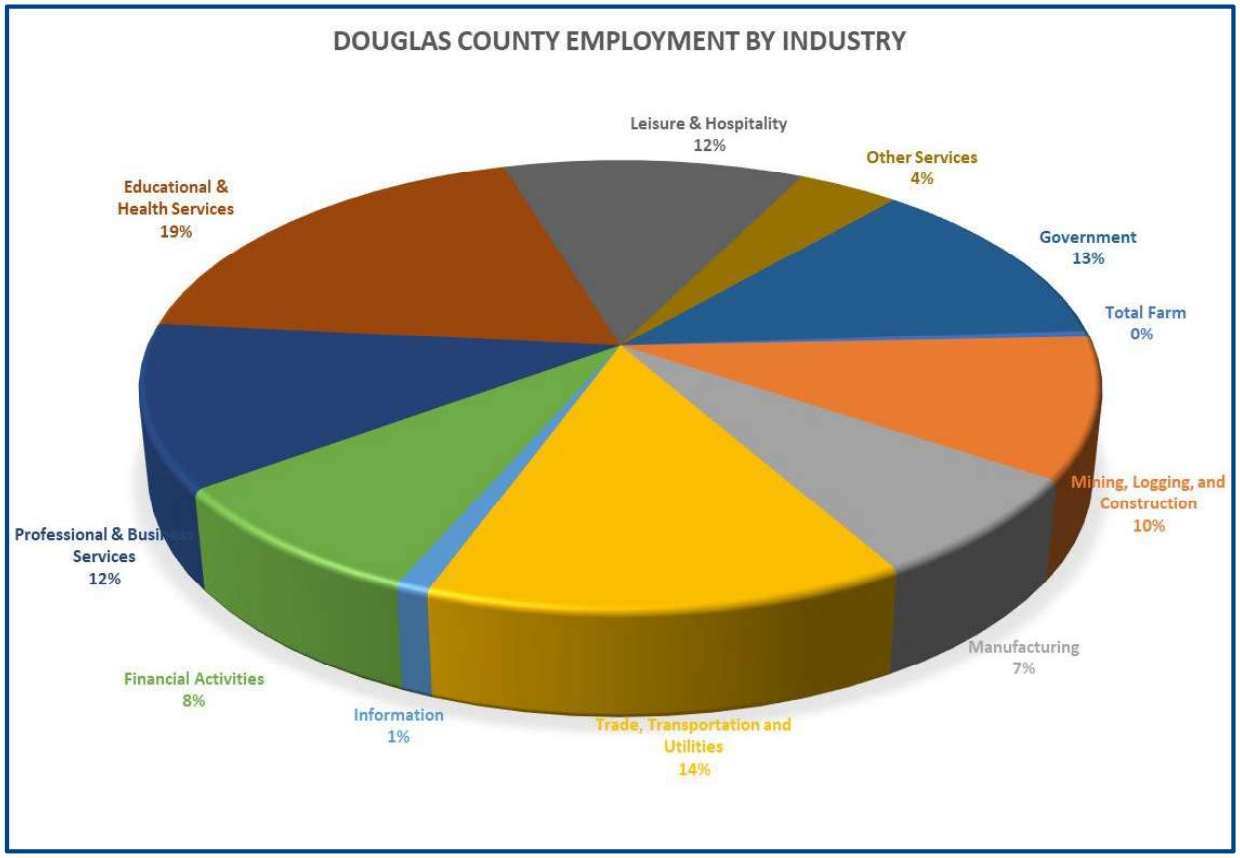
	April - 2024	Jan - 2024	April – 2023
Labor Force	22,515	22,486	23,769
Employment	21,482	21,449	21,493
Unemployment	1,033	1,037	1,278
Unemployment Rate	4.6%	4.6%	5.4%

Nevada Department of Training and Rehabilitation

The Douglas County annual unemployment rates ticked upwards during the COVID pandemic but had been continually decreasing since March 2020. The current unemployment rate of 4.6% is much lower than the pandemic highs of over 22%.

INDUSTRY EMPLOYMENT

Since Douglas County is not included within the three main MSA areas in the state of Nevada, the industry employment data was taken from the Site To Do Business (STDB) This publication reveals that Douglas County's largest employer is Education and Health Services (19%), followed by Trade, Transportation, and Utilities (14%) and Government (13%).



Source: Site To Do Business – Douglas County

Douglas County ranks first among all Nevada counties in the ratio of leisure and hospitality jobs due to casino related employment at Stateline, Minden, and Gardnerville. Although Reno or Las Vegas may have more jobs in this sector they have a more diverse economy. Douglas County has minimal other industry, and the employment base is as not diverse.

MAJOR EMPLOYERS

Shown below are the major employers within the Douglas County region (provided by the Nevada Department of Employment, Training and Rehabilitation). As would be anticipated, the major employers are in the fields of gaming and tourism, with research and manufacturing, government, and services also providing employment opportunities.

Employer Name	Location	Industry	Employees
Harrah's Lake Tahoe	Stateline	Hotels & Motels	1,000-4,999
Montbleu Resort Casino & Spa	Stateline	Hotels & Motels	1,000-4,999
Walmart Supercenter	Carson City	Department Stores	500-999
Edgewood Tahoe	Stateline	Hot Tubs & Spas	500-999
Carson Valley Inn Casino	Minden	Casinos	500-999
Harvey's Lake Tahoe	Stateline	Casinos	500-999
Montbleu Resort Casino	Stateline	Casinos	500-999
Hard Rock Hotel-Casino Lake Th	Stateline	Casinos	500-999
Washeshu Casino	Gardnerville	Casinos	500-999
Arb Inc	Minden	Garbage Collection	500-999
Topaz Lodge & Casino	Gardnerville	Casinos	500-999
Carson Valley RV Resort	Minden	Resorts	250-499
Zephyr Cove Resort & Marina	Zephyr Cove	Resorts	250-499
Heavenly Mountain Resort	Stateline	Resorts	250-499
Carson Valley Medical Ctr	Gardnerville	Hospitals	250-499
Katie's Country Kitchen	Minden	Restaurants	250-499
Ridge Tahoe	Stateline	Resorts	250-499

Source: Nevada Department of Employment, Data Search and Export Tool

The largest employer in the County is Harrah's Casino on the state-line with 1,000 to 1,499 employees. The industry of gaming and tourism accounts for almost half of spots on the list. Another top employer in the county is the actual County itself (School District and County offices). Additional services and goods providing industries noted as large employers in the county but not included in the table above include (Wal-Mart, Starbucks, and Home Depot).

CONCLUSION

Douglas County is located in the center of Nevada, along the California border. The proximity to California, as well as the location along the shore of Lake Tahoe, positively affects the county's overall economy. The county's location benefits greatly with various major employers being gaming or casinos, although the expansion of Indian Gaming in California has begun to impact this industry. Due to the lack of a diverse employment base the region is heavily dependent on tourism, although the area also serves as a bedroom community for Carson City and, to an extent, Reno. While population levels in the area have been increasing, the increases have been minimal, and predominately due to retirees moving to the area. Although several small companies have relocated to the region within the last few years, further efforts to identify and develop employment sectors are necessary to create a more diversified economy that is less dependent on gaming and tourism. It was also noted that the agriculture economy in Douglas County is fairly stable.

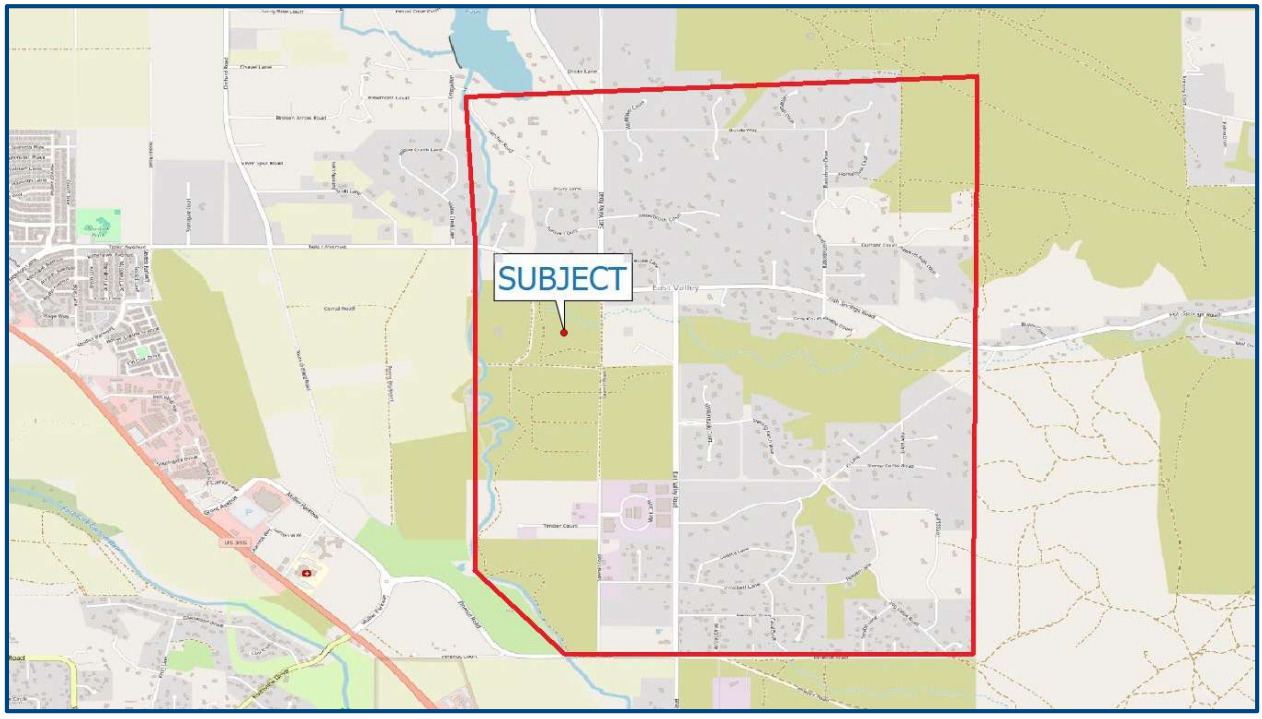
NEIGHBORHOOD DESCRIPTION

The subject property is located in Gardnerville, an unincorporated town in Douglas County, Nevada, adjacent to the county seat of Minden. Gardnerville is located in Douglas County about 25 minutes south of the state capital of Carson City, 30 minutes from Lake Tahoe, one hour from Reno and two hours from Sacramento. Gardnerville is the most urbanized community in the Carson Valley and is generally characterized as the heart of the valley.

IDENTIFICATION OF NEIGHBORHOOD

The subject property is located on Sawmill Road, approximately 2.5 miles east of Highway 395, within the unincorporated area of Gardnerville, Douglas County. The neighborhood boundaries are generally the Allerman Canal to the west, Pinenut Road to the south, and Borda Way to the north. The eastern boundary is approximately 1.75 miles east of Allerman Canal, where uses transition away from rural residential to open dry grazing land. The town of Gardnerville is located approximately 2.5 miles northwest of the subject property. The subject property's location in relation to this neighborhood is presented in the map below.

LOCAL AREA MAP



Access to the neighborhood is provided by Fish Springs Road, in an east/west direction, and East Valley Road, in a north/south direction. Fish Springs Road connects with the Town of Gardnerville and Highway 395 approximately 2.5 miles to the west.

DEMOGRAPHICS

The following information reflects the demographics for the subject's area.

	2010	2020	2023	% Change 2020 - 2023
Population	881	904	947	5.0%
Households	369	406	430	5.9%
Average Household Income			$172,460	
Average Home Value			$839,832	

ESRI

The estimate provided by ESRI for the 2023 population within the subject neighborhood's boundary is 949, which is a 5.0% increase, indicating a 1.7% annual growth rate, much higher than the nominal 0.3% growth rate that occurred from 2010 to 2020. These rates are much below the previously discussed rates for the county and state.

There are currently 430 housing units in the area, with an average size of just 2.2 people per unit. The area has become more appealing as growth has radiated out from Gardnerville along Fish Springs Road. Looking forward, ESRI estimates that the population within the neighborhood will grow at a rate similar to that experienced between 2010 and 2020.

For context, the average household income and home value for Douglas County as a whole, are $118,744 and $690,519, respectively. The neighborhood is 45% and 22% higher than the county average in regard to these statistics, indicating the desirability of the immediate area.

LAND USES

The primary land use in the immediate area is almost exclusively residential. Rural and large-lot residential uses are located in the central and middle portions of the neighborhood, ranging in size from 2.5 to 20 acres. These uses transition to standard residential subdivisions moving to the west into Gardnerville proper. The nearest primary commercial corridor is located along Highway 395. Most uses along this highway are smaller, freestanding properties, such as restaurants, gas stations, banks, offices, retailers, and government facilities. Several motels and smaller casinos are also located along this thoroughfare. The most intensive retail uses are located toward the southern edge of Gardnerville, and include a Rite Aid, Smith's, Grocery Outlet, and Walgreens at the intersection of Highway 395 and Waterloo Lane. Walmart is located further south of this intersection. Other commercial uses are concentrated near the Highway 395/Highway 88 intersection further to the west in Minden.

MARKET OVERVIEW

The subject property is zoned for rural residential use. Upon inspection of the subject's area as well as discussions with local brokers, it was noted that rural residential homes are actively being built in the area, even in areas that are entirely within a floodplain. The demand for individual lots, either larger, A-19 parcels between Highway 88 and Foothill Road, or 2-to-5-acre parcels to the east of Highway 88, has endured slowing market conditions. Discussions with brokers familiar with the market stated rural residential home prices have remained stable over the course of the last few years. The key characteristics buyers are looking for when purchasing a rural residential piece of property is location, views, access and water rights. The subject has above average views, above average access, and is relatively proximate to Gardnerville. While it lacks water rights, this is of greatest interest for larger properties that will include a hobby farm or other agricultural uses in conjunction with a house.

The following table presents data gathered from Northern Nevada MLS for land sales between 10 and 80 acres in size, excluding a handful of outliers.

	No. of Sales	Price Per Acre			
		Minimum	Maximum	Average	Median
2024	18*	$1,375	$39,370	$10,644	$6,974
2023	21	$1,000	$50,000	$4,994	$14,834
2022	35	$1,000	$89,500	$22,488	$7,866
2021	56	$1,000	$64,462	$20,725	$17,841

** Annualized*

The downward trend in the volume of sales is very clear and commensurate with comments from brokers and general news sources that speak to a slowing market over the last few years, due in large part to rising interest rates. Trends in median and average sale prices are much less evident. In some regard the above table shows some evidence of lower prices since 2021/22, with flatter prices over the last 24 months. However, some re-sale data shows somewhat increasing prices at the present in the immediate area. Specifically, sales of rural residential homesites have increased in the East Valley area of the County, with listings and recent sales pointing to increasing prices. Speculative development land, however, is likely to lag behind this product type, based on conversations with brokers.

There have been 16 closed sales of houses over the past 12 months within the neighborhood boundaries. These sales had a median price of $1.35M and an average price of $1.23M. These prices are extremely elevated relative to the County overall, which had a median price of $622,000 and average price of $629,949 over the last six months (the period for the County was reduced due to the large number of sales).

LOCAL AREA SUMMARY

Although near the town of Gardnerville, the subject neighborhood is primarily residential in nature. The neighborhood has average to good access to major regional transportation routes of Highway 395. The area is dependent on the tourism industry due to the proximity to Lake Tahoe and the numerous casinos in the immediate area. The neighborhood's general location near Highway 395 will be the key to further development, and future development is anticipated to take place along this corridor or in immediately adjacent areas. The views of the Sierra Mountains make homesites in the subject's immediate neighborhood desirable. The Pine Nut Creek corridor is less improved, however, based on flooding issues. Overall, this is a typical rural neighborhood in Gardnerville with limited commercial resources and scenic rural character.

PROPERTY DESCRIPTION

GENERAL

The affected parcel (1220-02-001-003) consists of 40.12 acres of land zoned for rural residential uses (one residence per five acres). The property has a square shape and is vacant and in a natural state. The Pine Nut Creek bisects the property from east to west. The creek meanders across the property and much of the site is in a flood plain, accordingly. Specifically, the property is in Zone A, however discussions with representatives from Douglas County revealed that a revision to put the property into the AE Zone has been submitted to FEMA but is still pending. The timing of the re-map is unknown. Sawmill Road runs the length of the property's eastern line providing access to the site.

LARGER PARCEL DETERMINATION

In governmental land acquisitions, the larger parcel is considered that portion of a property which has unity of ownership, contiguity, and unity of use. A search of public records indicates there is a parcel (1220-02-001-012) immediately adjacent to the north under similar ownership. This property has a similar zoning and land use designation as the subject.

However, the adjacent parcel is not within a High Risk Special Flood Hazard Area. That property is therefore available for development at the present. The affected parcel, on the other hand, must await adoption of the pending FEMA re-map into the AE Zone to determine appropriate base elevations for development. The property will then be subject to additional development costs to raise any potential building pads up out of the floodplain.

The amount of required sitework is unknown without survey work, but homesites immediately to the east incurred costs from well over $50,000 to $150,000 each. The expenses included the cost of dirt, shipping the dirt, other site work, and associated soft costs, but exclude any entrepreneurial incentive. The specific costs for the subject are unknown until the base flood elevation is established and appropriate surveying is completed. Likewise, the financial feasibility of any potential homesites is also uncertain. In addition, large portions of the subject will have to be left as open space due to Pine Nut Creek. Based on the uncertain and more speculative timeline to development, as well as the large amount of unbuildable area, the affected parcel does not share a unity of use with the adjacent parcel to the north (APN -012). Therefore, the larger parcel is concluded to consist of just the affected parcel, APN 1220-02-001-003.

SITE ATTRIBUTES

Assessor's Parcel Number	1220-02-001-003
Owner	Den-Mar Associates, Limited Liability Company dated 2/12/1996, as per the provided preliminary

	title report from Ticor Title of Nevada, dated May 3, 2024. A copy of the title report is located in the appendix to this report.
Representative	Ms. Marleane Scott, M. Scott Properties, Inc.
Mailing Address	1624 Highway 395 N Suite 2 Minden, NV 89423
Telephone	775-450-5600
Owner Title Interest	Fee
Ownership History	The property is owned by Den-Mar Associates, Limited Liability Company dated 2/12/1996, as per the provided preliminary title report from Ticor Tile Company, dated May 3, 2024. Based on public records there have been no other transfers of the property over the previous five years. The property is not currently listed for sale.
Date of Inspection	June 14, 2024
Size	40.12 acres, as per the Douglas County Assessor parcel map
Zoning	RA-5 (Rural Agriculture - 5 Acre Minimum), Douglas County. This district is intended to promote the development of single-family detached units at a density and character compatible with agricultural uses with a minimum lot size of five net acres, and a maximum density of 0.20 units per gross acre. The director may approve a minimum parcel size of 1% less than five net acres in connection with a land division of not more than four parcels contiguous with existing, similarly sized parcels. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this land use district.
Master Plan Land Use	The subject has a Rural Residential land use within the Douglas County Master Plan. This

designation supports the subject's zoning. This plan designates parcels intended for low-density residential development of 5 to 10 acres per dwelling and provides for residential development outside of towns that do not require urban services.

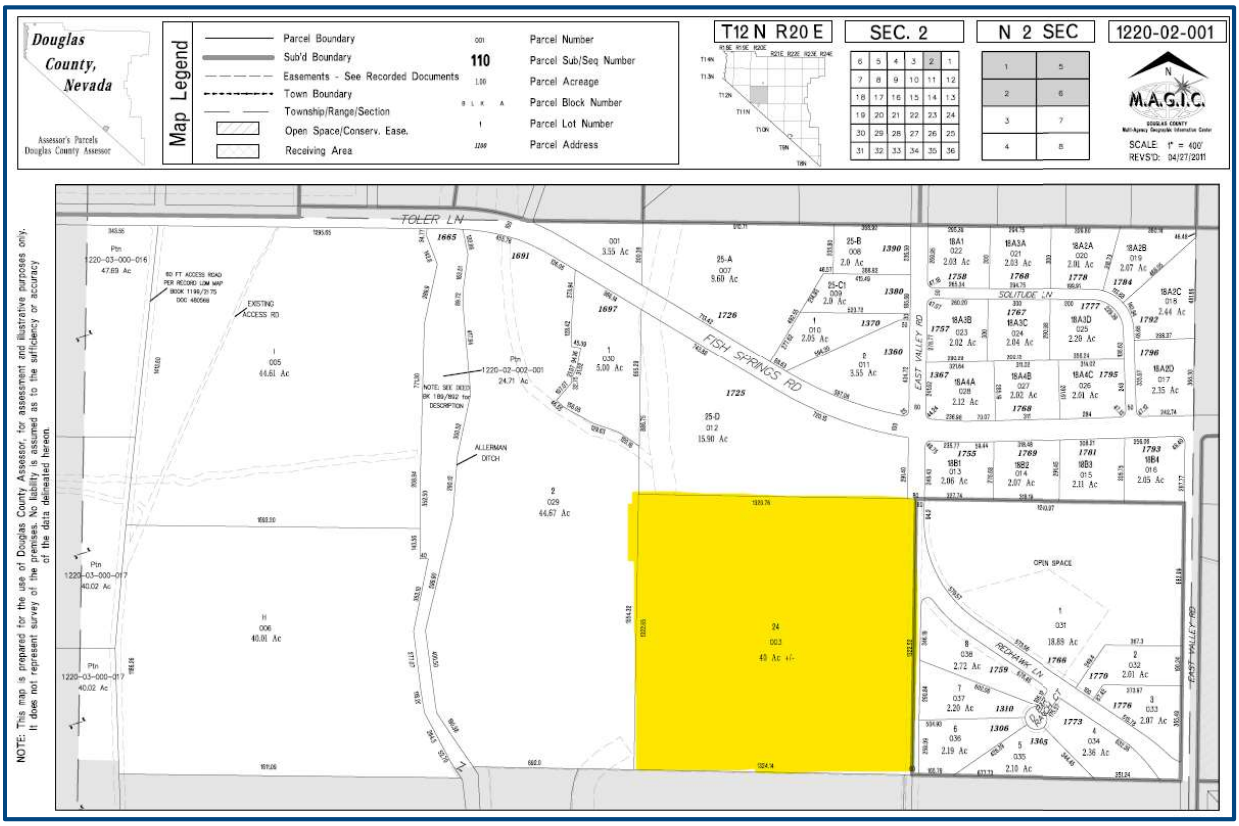
Frontage / Access

The subject fronts and has 1,320± linear feet of frontage along Sawmill Road, which is dirt paved. Fish Springs Road, which is asphalt paved and County maintained, just 300 feet to the north via Sawmill Road. The subject is in close proximity to Gardnerville and Highway 395 (2.25± miles to the west).

Shape

Square, please refer to the following plat map

ASSESSOR'S PARCEL MAP

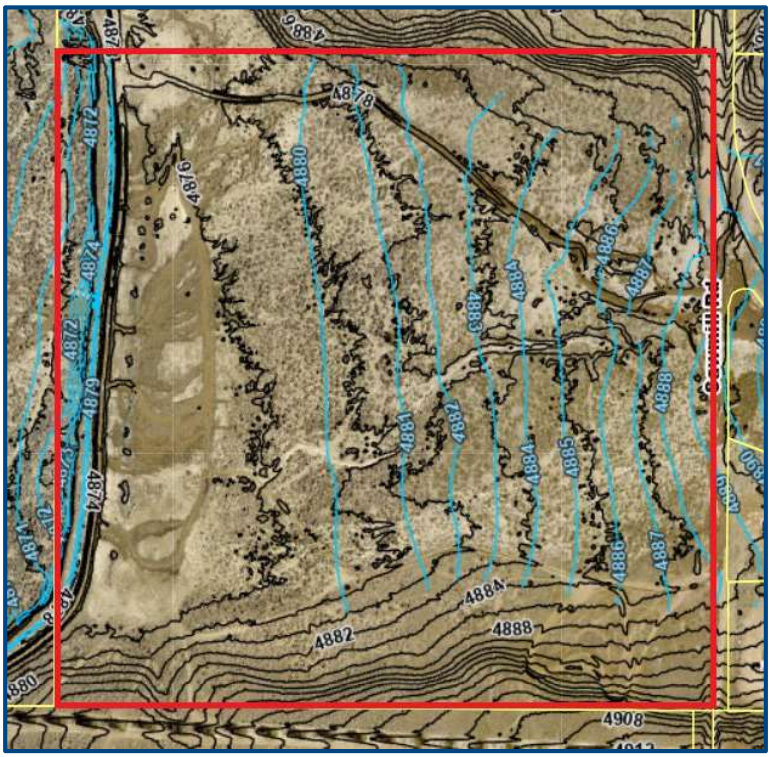


Topography

The northern and southern edges of the property have the highest elevation, and the site then slopes steeply at first but the gently toward Pine Nut Creek, which bisects the site, running from east to west. Per Google Earth, the elevation is 4,890 feet above sea level near the northeast corner and 4,910 near the southeast corner. The center of the parcel has elevations ranging from 4,885 to 4,875 feet above sea level along the creek, sloping downward from east to west.

The following topographical map, copied from the Douglas County Public Viewer GIS Mapping website, demonstrates the elevated northern and southern property lines relative to the lower middle portions of the property along Pine Nut Creek. The Allerman Canal, referenced in the upcoming Easements and Exceptions to Title section, is also evident along the western property line.

TOPOGRAPHICAL MAP



Utilities

There are no utilities to the site, although electricity runs along Fish Springs Road, just to the north. Per the Nevada Division of Water Resources, the property has no water rights.

Easements & Exceptions to Title

A preliminary title report from Ticor Title Company, dated May 3, 2024, was provided for review. The report includes 17 exceptions to title. Most of the exceptions involve standard exceptions that title companies insert into all their policies. Examples in this regard include disclaimers relative to matters that are not of public record, property tax matters, liens, and unpaid utilities. Exceptions of these types are common to all properties and need not be addressed individually.

Exceptions 7 pertains to the ownership of mineral rights. However, brokers state that buyers give no consideration to mineral rights, especially for rural residential properties, and the presence of mineral rights is therefore of nominal importance.

Exceptions 12 through 15 reference a variety of easements for the Sawmill Road right of way and any existing roads, canals, powerlines, or ditches. Similar easements are common in the surrounding area and generally reflected in the comparables. We assume the locations of these easements do not negatively impact the ability of the site to be developed to its highest and best use. Exception 14, is an easement for the Upper Allerman Canal that runs north to south along the western property line. The easement does not impact the highest and best use of the property based on its location along the periphery of the property.

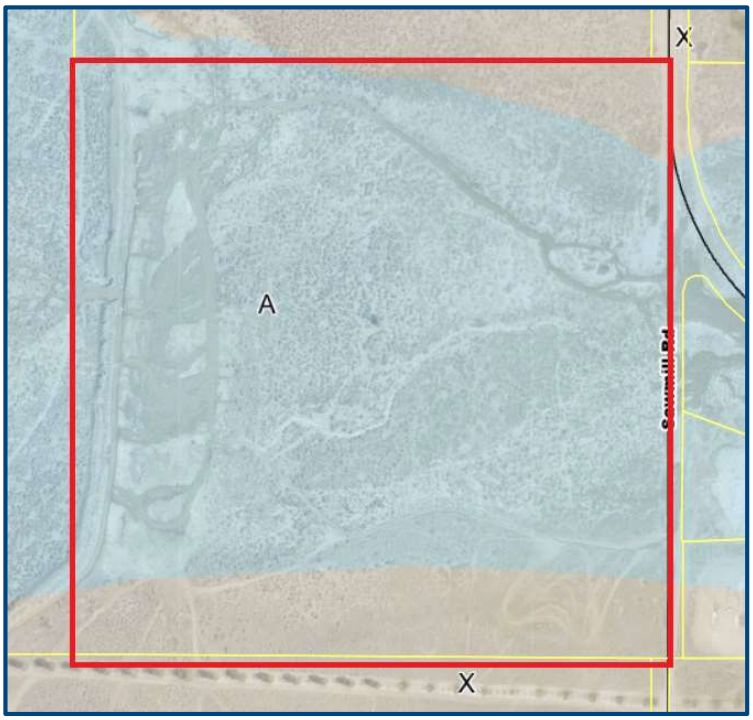
Flood Information

The majority of the subject property is located in Zone A. This is referenced by Panel Number 32005C 0265G, dated January 20, 2010. Zone

A is a High Risk Special Flood Hazard Area (SFHA). Special Flood Hazard Areas represent the area subject to inundation by 1% annual chance flood. Structures located within the SFHA have a 26% chance of flooding during the life of a standard 30-year mortgage. Federal floodplain management regulations and mandatory flood insurance purchase requirements apply in these zones. Areas subject to inundation by the 1% annual chance flood event. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown.

The map below is taken from the FEMA Flood Data for Douglas County GIS mapping. The subject property is outlined in red. As can be seen, the areas outside the flood zone are along the northern and southern property lines.

FLOOD ZONE EXHIBIT



A representative of the Douglas County Planning Department noted a revision to put the entire subject property back into a flood plain (Zone AE) has been submitted. We were informed it has been with FEMA for over a year with them to have this property put back entirely in the floodplain. It was estimated it could be another year before this will be complete.

The AE flood designation is still a high risk area. The description for this flood designation is described as the base floodplain where base flood elevations are provided. Building construction can only take place one foot above the base elevation. AE Zones are now used on new format FIRMs instead of A1-A30 Zones. Flood insurance is required in this zone.

A portion of the 40-acre parcel immediately to the east was recently subdivided and developed with several single-family residences. A representative from a construction company associated with several of the properties noted costs of well over $50,000 to $250,000 per site in additional site work to bring the building pads out of the flood zone. The properties were approximately 3.5 feet below the flood plain on average.

Encroachments

None disclosed

Wetlands

Environmental or wetland studies were not provided for review. While the subject is bisected by the Pine Nut Creek, no wetlands were noted at the time of inspection; however, the appraiser is not an expert in this field.

Improvements

The impacted parcel is unimproved.

Seismic Information

This property is not located within a seismically active region.

Toxic Hazards

A Phase1 Environmental Site Assessment Report was not available. We assume the property to be free and clear of contamination. Please refer to general assumptions and Limiting Condition #16.

Cultural, Recreational, and Historical Significance

None known to exist.

Property Tax Data

A property tax is a levy on the value of property that the owner is required to pay to the municipality in which it is situated. Multiple jurisdictions may tax the same property. Assessment of real property is established by an assessor that is an appointed or elected official charged with determining the value of each property. The assessment is used to determine the necessary rate of taxation required to support the municipal budget. The taxable value of vacant land predicated on market value, while the taxable value of improvements is based on the replacement cost new, with no allowance for soft costs or entrepreneurial incentive, less accrued depreciation at 1.5% per year.

In Nevada, the real property tax is calculated by multiplying the assessed value by the tax rate. The assessed value is based upon 35% of the taxable value. As such, the Base Tax presented below is 35% of the assessed value times the tax rate. The tax year runs from July 1 through June 30, and the current tax year is 2023-2024, and payments are made in four equal installments. Properties are re-appraised every five years and during the period a formula method is applied annually to determine if any increases or decreases are required in taxes. Additions to the property or significant improvements also trigger a reassessment.

The 2023-24 taxable and assessed values are presented in the following table.

District: 500	
Taxable Value	$485,000
Assessed Value	$169,750
Tax Rate	2.8699%
Prebatement Amount	$4,871.66
Abatement	$3,197.07
Total Taxes	**$1,674.59**

The 2023-24 taxes total $1,674.59. Taxes are current. Based on the comparables presented in the following table, the subject taxes appear slightly low based on other competing properties.

Tax Comparables			
APN	Size (AC)	Taxes	Taxes/Acre
1220-01-001-069	32.14	$2,616.69	$81.42
1220-01-002-005	40.16	$2,763.22	$68.81
1220-11-001-075	79.24	$5,512.35	$69.57
1220-02-001-031	18.89	$1,644.68	$87.07
1220-02-002-003	40.15	$2,310.06	$57.54
Minimum			$57.54
Maximum			$87.07
Subject	40.12	$1,674.59	$41.74

OVERALL COMMENTS

The 40.12-acre subject property located just east of the Town of Gardnerville, east of US Highway 395 N, which is the primary thoroughfare and commercial corridor within the region. The larger parcel consists of just the impacted parcel. Surrounding uses include agriculture and rural residential. The site is zoned RA-5, Rural Residential. The master plan also calls for rural residential. It is noted the property is located in a FEMA Flood Hazard Zone A. The vacant parcel is square in shape and includes a canal easement along the western property line. The shape, size, and frontage of the site are typical of other improved rural residential properties in the region, however Sawmill Road requires paving prior to development. The location in the flood zone also impacts development potential and timeline. Dry utilities are available along Fish Springs Road, but well and septic are required for development. Commercial and community amenities are located west of the subject within the Town of Gardnerville.

PROJECT DESCRIPTION AND PROPOSED ACQUISITION

The agency seeks to develop a flood retention basin along the Pine Nut Creek. The purpose of the project is to limit Pine Nut Creek to the capacity of the Upper Allerman and Lower Allerman Canals and eliminate the breakout runoff west of the Lower Allerman Canal. The proposed acquisition reflects the entire subject parcel. Therefore, there is no remainder parcel.

HIGHEST AND BEST USE ANALYSIS

Highest and best use may be defined as the reasonably probable use of property that results in the highest value.

There are four criteria used in the highest and best use analysis process. These are:

1. **Legally Permissible Use**

   What uses are permitted legally under existing zoning, building codes, historic district controls, environmental regulations, deed (private) restrictions, and long-term lease provisions on the site in question?

2. **Physically Possible Use**

   What uses of the site are physically possible, given its size, shape, area, terrain, soils composition, accessibility, assembly potential, and risk potential from natural disasters?

3. **Financially Feasible Use**

   Which possible and permissible uses will produce a positive net return to the owner of the property?

4. **Maximally Productive Use**

   Among the feasible uses, which use will produce the highest residual land value consistent with the rate of return warranted by the market for that use?

HIGHEST AND BEST USE, AS VACANT

As there are no building improvements only the highest and best use as vacant will be developed.

LEGALLY PERMISSIBLE USES

Possible uses are constrained by legal restrictions on a property both private and public. As previously discussed, the subject property is zoned RA-5 (Rural Agriculture, 5 acres) by Douglas County Planning Department. This zone is intended to promote the development of single-family detached units at a density and character compatible with agricultural uses with a minimum lot size of five net acres and a maximum density of 0.20 units per gross acre.

The legal uses of the subject site as though vacant are all those uses allowed in the Rural Agriculture, 5 acres zone that are permitted under the Rural Residential general plan designation. However, the subject is located in FEMA flood zone A currently and there is a revision to have it put back into flood zone AE, both of which restrict the construction of site and building improvements on the site. A floodplain development permit must be obtained before any construction can occur on a parcel withing a special flood hazard area. Beyond the height requirement, additional design and construction requirements are imposed on properties within these special flood zones.

Discussions with Douglas County Planning Department stated that floodplain permits only require certificate of elevations for approval and are commonly issued. Some surrounding properties within a flood zone are improved with rural residential uses, although there are large areas that remain as open space. The market recognizes there is risk associated with development along the Pine Nut Creek, and the costs for site work and necessary fill are unknown but can be substantial. The amount of required sitework is unknown without survey work, but homes recently constructed immediately to the east incurred costs from well over $50,000 to $150,000 each. The expenses included the cost of dirt, shipping the dirt, other site work, and associated soft costs, but exclude any entrepreneurial incentive. The specific costs for the subject are unknown until the base flood elevation is established and appropriate surveying is completed. Overall, while the location within a special flood area results in additional requirements in the permitting and construction process, it does not preclude the site from development.

The legally permissible uses are considered to include all of those uses allowed under the RA-5, Rural Agriculture zoning that can also meet construction requirements imposed under FEMA regulations.

PHYSICALLY POSSIBLE USES

The size, topography, and location of the subject are important factors in determining the use of the property. The size of the site can significantly affect the type of development that is possible, as the “economies of scale” notion often comes into play. The subject consists of 40.12 acres and is irregular in shape. The topography is gently sloped in most areas, although there are steeper areas along the northern and southern property lines. Pine Nut Creek runs through the center of the property from east to west. The property fronts along Sawmill Road with very close proximity to Fish Springs Road. Typical developments in the immediate area consist of open space or residential uses. Those areas within the Pine Nut Creek channel will need to be left as open space. Other areas may be available for a homesite or homesites, however additional sitework will be required. The physical characteristics do not place any additional limits on the legally permissible uses of the property.

FINANCIALLY FEASIBLE / MAXIMALLY PRODUCTIVE USES

A proposed property improvement must be able to deliver an income return that, in turn, generates a market value sufficient to pay for the developmental costs, the undertaking of the risks involved, and a profit appropriate for the development.

The legally permissible and physically possible uses of the site include rural residential uses. However, the subject property is located in a floodplain and will incur additional associated costs during construction. At the time of inspection there were numerous residences currently under construction in the immediate neighborhood also within the flood zone. Two of the sale comparables, presented later in this report, are currently being developed, or were recently developed in the past, with single-family residences. Construction activity at the present was also confirmed by discussions with market participants. Therefore, general development to a rural

residential use at the present is financially feasible. However, the flood zone status for the subject is uncertain at the present. Potential building pad site locations, as well as site work costs to build these pad sites out of the flood zone are unknown and remain speculative. Site costs associated with much of the site will likely make development financially infeasible. The timing for development is therefore out in the mid-future, say 3 to 5 years. It is probable the limited buildable portions of the site will result in a much lower effective density than legally permitted under the RA-5 zoning district.

HIGHEST AND BEST USE CONCLUSION, AS IF VACANT

Considering all the preceding factors, it is concluded that the highest and best use of this site, as if vacant, is future development to rural residential uses, consistent with the subject's zoning and general plan designation, once the base flood elevations are established and cost and location of potential building pads become known and are financially feasible. Constraints caused by the flood zone limit development to those areas with the highest elevations, along the southern and northern property lines. The timing is anticipated to be in the mid-future.

VALUATION

VALUATION APPROACHES

The three accepted approaches to value are the Sales Comparison Approach, the Income Approach (capitalization analysis) and the Cost Approach (reproduction or replacement cost analysis). We have utilized the Sales Comparison Approach as the best indication of fair market value of the land. Typically, the Income Approach and Cost Approach are not considered to be applicable to this appraisal problem because these are not typical approaches employed to estimate the value of vacant land. Therefore, the Sales Comparison Approach will be solely relied upon in the determination of land value. The exclusion of the Cost and Income Approaches does not detract from the credibility of this report.

SALES COMPARISON APPROACH

The Sales Comparison Approach involves direct comparison of the appraised property with other properties that have sold or have been offered for sale in the open, competitive market. This approach is based upon the principle that a prudent investor would pay no more for real property than the cost of acquiring an equally desirable substitute property of similar utility. While buyers of income-producing properties typically focus on a property's economic characteristics, sales of similar properties analyzed from a physical viewpoint (i.e., based on price per acre or per square foot) can indicate value patterns and trends in the market.

The Sales Comparison Approach requires several steps. They include:

- Researching the market for information on sales transactions, listings, and offers to purchase or sell involving properties that are similar to the subject property.
- Verifying the information by confirming that the data are factually accurate and that the transactions reflect arm's-length, market considerations.
- Selecting the relevant units of comparison and develop a comparative analysis for each.
- Comparing sale properties with the subject property using the elements of comparison and adjust the price of each relative to the subject property.
- Reconciling the various value indications produced from the analysis of comparables into a single value indication or a range of values.

In the Sales Comparison Approach to value, the subject property should be compared to other similar properties that have recently sold in the market area or competing market areas. The initial search parameters for comparable properties included the following characteristics:

- Size: 20 to 80 acres
- Property type: Rural residential with a 5-Acre minimum

- Located in the Carson Valley
- Sold within the previous 24 months
- Located in a Special Flood Hazard Area

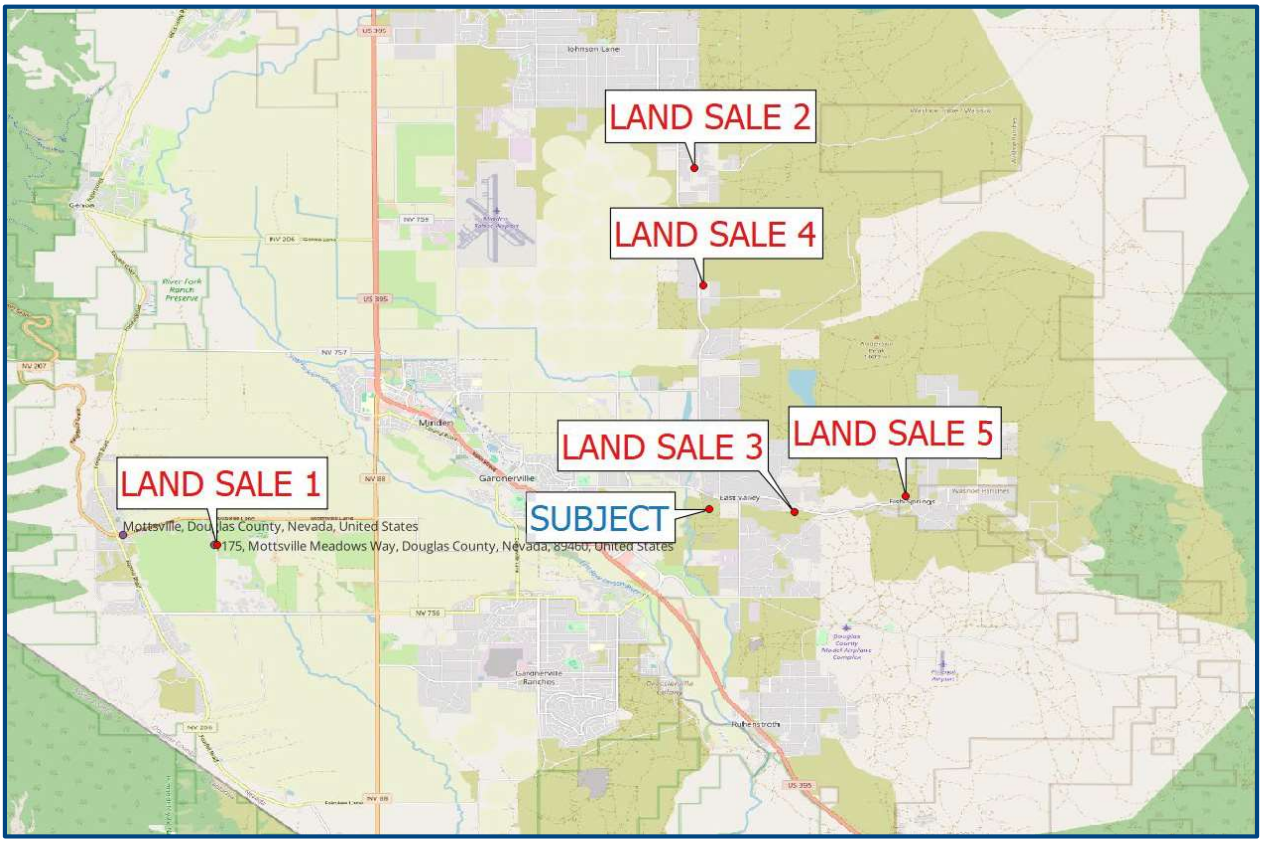
Based on the lack of large sales of similar zoning, we expanded the search parameters to include properties with other, large-lot densities; older sales, and sales that lie outside the flood hazard zone. The comparables presented below are considered the best available for analysis. A map of the comparable land sales and summary table are on the following pages, followed by a discussion of the comparable sales and comparison to the subject property.

The comparables are all located outside the area of the project or were not affected by project influence at the time of sale.

COMPARABLE LAND SALES SUMMARY TABLE AND MAP

Sale #	Location APN (s)	Seller Buyer	Sale Date Doc #	Zoning Master Plan	Flood Zone	Size (Acres) Sale Price Price / Acre
LS-1	1175 Mottsville Road Gardnerville, Nevada APN: 1219-110-010-013	Larry & Dawn Mefford Justin Maxell	March 2024 1005593	A-19 Agriculture	AO (1 Foot)	21.62 $950,000 $43,941
LS-2	Sunrise Pass Road Minden, Nevada APN: 1320-020-02-057	Joseph & Kathryn Foley Brian Nilles	February 2023 994101	SFR 2-Acre Minimum Single Family Estate	X Unshaded	10.00 $500,000 $50,000
LS-3	1923 Janelle Court Gardnerville, Nevada APN: 1220-010-01-069	Den-Mar Associates, LLC Lucas Homes and Development, LLC	July 2022 987152	RA-5	A	32.41 $325,000 $10,028
LS-4	2037 East Valley Road Minden, Nevada APN: 1320-140-02-012	Robert Hernandez Warren Co of Nevada Inc	June 2022 985844	RA-5	X Unshaded	10.12 $500,000 $49,407
LS-5	Fish Springs Road & Hunters Point Drive Gardnerville, Nevada APNs: formerly 1321-32-002-034 and 1221-05-001-001	David & Kathleen Hussman Mid Town Ventures, LLC	January 2018 909796	RA-5	AO (1 Foot)	69.77 $425,000 $6,091
SUBJECT	Southwest quadrant of Sawmill Road and Fish Springs Road Gardnerville, Nevada 89410 APN: 1220-02-001-003	Appraisal	---	RA-5	A	40.12 --- ---

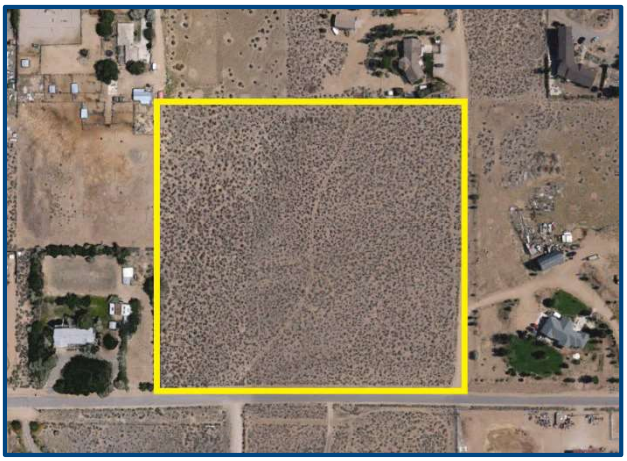
COMPARABLE LAND SALE MAP



Comparable Land Sale 1

This is the sale of a 21.62-acre residential home site along Mottsville Meadows Road, south of Waterloo Lane in Gardnerville. The property is rectangular in shape and level and provides very good views of the Eastern Sierras and Jobs Peak. Historically the property was grazed and it has 1865 water priority. The property is in flood zone AO but the sellers had a building envelope approved and installed the beginning of a dirt road with two culverts to reach the building site. A domestic well with a depth of 500 feet had also been installed as well at a cost of $60,000, however the depth is greater than what is required and the broker believed the well only contributed $20,000 to $30,000 to the total purchase price. Electricity is not onsite but available in the road frontage. A septic system is required. The property sold in March 2024 for a price of $950,000, or $43,941 per acre, after approximately 10 days on market. The original list price was $1,199,000, or $55,458 per acre.

This comparable has a much lower permitted density than the subject and was purchased for a large-lot, rural residential homesite. The comparable is included in the data set due to the extremely recent sale date. Despite the lower density, the comparable is a high indicator of value based on the superior location, well, some completed site work, and location outside flood hazard zone.



Comparable Land Sale 2

This comparable is a 10.00-acre site located on the north side of Sunset Pass Road, just west of East Valley Road, in Minden. The property is level to gently sloping from east to west, which enhances the views of the Sierra Nevadas to the west. The property is zoned for single family residential development, with a 2-acre minimum lot size. Surrounding developed properties are single family residences on 2.5 acre lots or larger. Despite the ability to subdivide, the buyer reportedly intended to use the entire 10-acres as a homesite. Electricity is to the property, but well and septic will be required for development. The property is not located in a flood zone. The property sold in February 2022 for $500,000, or $50,000 per acre, after being listed on the market for four months. The original list price was $550,000.

This comparable is smaller than the subject and permits higher density development, which puts upward pressure on the price per acre. In addition, the property has a slightly better location and is outside the flood zone. For these reasons, a value below $50,000 per acre is warranted for the subject.

Comparable Land Sale 3

This is the sale of a 32.41-acre parcel located at the eastern end of Janelle Court, south of Fish Springs Road. The property has an irregular, elongated shape. Furthermore, the property is bisected from east to west by Pine Nut Creek, and the property slopes downward to the creek. Elevation changes by about 40 feet from the highest to lowest points on the property. Due to the presence of the creek, the majority of the site is located in a flood zone. Based on the topography and flood zone, the property has minimal areas that are buildable in the current state. It was estimated there may be one buildable site without completing additional sitework.

The property was listed for $399,900 and sold for $325,000, or $10,028 per acre, in just under one year. The buyer purchased the property to use for flow and/or flood control improvements to facilitate development of a residential subdivision further to the west.

This property is located just 0.75 miles immediately east of the subject, and like the subject is immediately south of Fish Springs Road and bisected by Pine Nut Creek. The comparable therefore very accurately reflects the subject's location and flood issues. The shape of the site is slightly inferior to the subject's rectangular shape, but the flood zone limits the development potential of the property, regardless of shape. Market conditions in the immediate area have reportedly improved slightly since this property sold. Therefore, while this comparable is inferior to the subject, it is given significant weight in the valuation process. A value near, but above, $10,028 per acre is appropriate for the subject.

Comparable Land Sale 4

This is the sale of a 10.12-acre parcel located on the east side of East Valley Road, north of Two Bell Lane, in Minden. The property is square in shape and provides good views of the Sierra Nevada Mountains. The property is zoned RA-5, Rural Agriculture, 5-Acre Minimum, and lies outside a flood zone. There are no utilities to the site, but electricity is available in the street.

The property was listed for $519,000 in April 2021 and sold after approximately 15 months for $500,000, or $49,407 per acre. The buyer intended to subdivide the property into two, 5-acre parcels and develop both parcels with a house. However, during the development process it was learned that the property was encumbered by an easement which reduced the useable area below the 10-acre minimum necessary for a parcel split. Regardless, at the time of sale it was believed by all parties that the property could be subdivided, and the price reflects a subdividable parcel.

This comparable has the same zoning as the subject. The property is smaller in size, however, and has a slightly better location outside the flood zone. For these reasons, a value below $49,407 per acre is warranted for the subject.

Comparable Land Sale 5

This is the sale of two parcels of residential land totaling 69.77 acres located along the north side of Fish Springs Road in Gardnerville, Nevada. The site was basically rectangular in shape. This comparable sold January 30, 2018 for $425,000 ($6,091 per acre) or $32,692 per unit. The property had been on the market for approximately 1½ years before entering into contract. The original asking price was $599,000. It was reported electricity was available nearby but well and septic were needed. The property was zoned RA-5 (Rural Residential – 5-acre minimum parcel size) with a master plan designation of Rural Residential. The zoning allowed the property to be split into 5-acre parcels, which has since been done. There were no entitlements at the time of sale.

This comparable is vacant residential land located in Gardnerville with the same zoning as the subject. In addition, the property is also located along Fish Springs Road, although slightly further east. Additionally, this comparable sold in 2018 and requires an adjustment upward for superior market conditions. For these reasons, this comparable is considered inferior, indicating a value above $6,091 per acre for the subject property.

The comparables are arrayed in the following table.

Sale No.	Sale Price per Acre	Sale Date	Size (Acres)
LS-2	$50,000	Feb '23	10.00
LS-4	$49,407	Jun '22	10.12
LS-1	$43,941	Mar '24	21.62
Subject Range is Between $10,028 per acre and 43,941 per acre			
LS-3	$10,028	Jul '22	32.41
LS-5	$6,091	Jan '18	69.77

The comaprables provide a wide range in values from $6,091 to $50,000 per acre. The data shows two tiers in value. The upper tier, consisting of Comparables LS-1, 2 and 4, indicate a very narrow range from $44,000 to $50,000 per acre. These comparables all have superior locations and do not sit within a flood zone, which results in greater utility and less site improvement costs than the subject. Furthermore, Comparable LS-2 permits higher density development. These comparables are all significantly superior to the subject based on these factors.

The lower tier, consisting of Comparables LS-3 and 5, provide a much lower range in value from $6,000 to $10,000 per acre. What is noteworthy about these two sales is they are both located along Fish Springs Road, like the subject. Specifically, LS-3 is just a couple parcels east of the subject and is also bisected by Pine Nut Creek. Based on location and similar flood issues for LS-3, these comparables are given much greater weight in the reconciliation process. However, LS-5 occurred over six years ago during significantly inferior market conditions; and LS-3 has somewhat steeper topography with less useable area and would require greater site work prior to development. Therefore, the comparables are both low indicators of value.

ADDITIONAL DATA

A 31.7-acre site just two parcels east of the subject that is also bisected by the Pine Nut Creek sold in June 2019 for $801,000, or $25,268 per acre. However, this property is improved with a 3,169-square foot house built in 2000. The house is located along the road frontage with approximately 29 acres at the rear of the site encumbered by a conservation easement. While the property sold during inferior market conditions and the easement precludes additional subdivision, the sale provides strong support for a value below $25,000 per acre because of the building improvements.

Overall, based on all the above analysis, we conclude with a value of **$22,000 per acre** for the subject. The value is somewhat toward the lower end of the comparable range but considered appropriate based on the usable area lost to the Pine Nut Creek and additional site work costs required to bring any buildable pads out of the flood area.

The indicated market value by the Sales Comparison approach is shown below.

40.12 Acres x $22,500 / Acre =	$	802,400
Rounded	$	880,000

Therefore, the market value of the fee simple interest of the subject property, as of June 14, 2024, subject to the extraordinary and general assumptions and the conditions included in this report, is:

Eight Hundred Eighty Thousand Dollars
$880,000

APPENDIX

APPRAISER'S CERTIFICATION

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased and professional analyses, opinions and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. I made a personal inspection of the property that is the subject of this report.
11. I have not revealed the findings and results of this appraisal to anyone other than the proper officials of the client and I will not do so unless and until authorized by the client, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.
12. Such appraisal has been made in conformity with the appropriate Nevada laws, Title VI of the 1964 Civil Rights Act, and regulations, policies, and procedures applicable to appraisal of right of way.
13. To the best of my knowledge, no portion of the value of the property appraised consists of items which are non-compensable under the established laws of Nevada.

14. No one provided assistance in the preparation of this report.
15. My opinion of the total fair market value of the appraised property identified in this report was derived without collusion, coercion or direction as to value.
16. We have not provided any services on this property within the last three years.

Jared M. Calabrese, MAI, CCIM, AI-GRS
Certified General Real Estate Appraiser
California Certificate No. AG042740

PRELIMINARY TITLE REPORT

PRELIMINARY REPORT FORM

Issued By:

TICOR TITLE OF NEVADA, INC.

Prelim Number:

TTR2401158-RT

In response to the application for a policy of title insurance referenced herein, **Chicago Title Insurance Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(ies) of title insurance to be issued hereunder will be policy(ies) of Chicago Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Countersigned By:

Tammy May, Title Officer
Authorized Officer or Agent

CHICAGO TITLE INSURANCE COMPANY CORPORATE SEAL

Attest:

Marjorie Nemzura, Secretary

SCHEDULE A

Proposed Buyer:
Proposed Lender:
Proposed Loan Amount: **$0.00**
Property Address: **Gardnerville, NV 89410**
Order No.: **TTR2401158**
Effective date: **May 3, 2024 at 7:30AM**
Short Term Rate: **No**

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: Tammy May Ticor Title of Nevada, Inc. 5441 Kietzke Lane, Suite 100 Reno , NV 89511 Phone: 775-343-7868 Fax: 775-887-5065 Main Phone: 775-324-7400 Email: tammy.may@ticortitle.com	Escrow Officer: Rishele Thompson Ticor Title of Nevada, Inc. 1483 US Hwy 395 N, Suite B Gardnerville, NV 89410 Phone: 775-343-7795 Fax: 775-783-1449 Main Phone: 775-783-1400 Email: rishele.thompson@ticortitle.com

1. The estate or interest in the Land hereinafter described or referred to covered by this Report is:

   A Fee

2. Title to said estate or interest at the date hereof is vested in:

   DEN-MAR ASSOCIATES, Limited Liability Company dated 2/12/1996

3. The Land referred to in this Report is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"

Legal Description

Order No.: TTR2401158

For APN/Parcel ID(s): 1220-02-001-003

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel 24 as set forth on that certain parcel map for GSF Development Company, being portions of Sections 36, Township 13 North, Range 20 East, and Sections 1 & 2, Township 12 North, Range 20 East, M. D. B. & M, filed for record in the Office of the Douglas County Recorder on July 5, 1979, in Book 779, as Page 199, as File No. 34176, Official Records.

SCHEDULE B – Section A

The following exceptions will appear in policies when providing standard coverage as outlined below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.

4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.

5. (a) Unpatented mining claims: (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.

6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.

7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

SCHEDULE B – Section B

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

8. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Nevada Revised Statutes.

9. Any liens, charges or assessments levied by the Douglas County Utilities by reason that the Land is located within said district.

10. Any liens, charges or assessments levied by the Douglas Disposal by reason that the Land is located within said district.

11. Water rights, claims or title to water, whether or not disclosed by the Public Records.

12. Rights of way for any existing roads and alleys, trails, canals, ditches, flumes, conduits, pipes, poles or transmission lines on, under, over, through or across the Land.

13. Rights of way for Sawmill Road, and any easements pertaining thereto, including but not limited to any prescriptive or implied rights and/or easements.

14. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Land Division Map No. 3

    Recording Date: May 15, 1978
    Recording No.: Book 578, Page 1058, as Document No. 20657, Official Records

15. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Division of Land Map No. 34176

    Recording Date: July 5, 1979
    Recording No.: Book 779, Page 199, as Document No. 34176, Official Records

16. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

17. Rights and claims of parties in possession by reason of unrecorded leases, if any, that would be disclosed by an inquiry of the parties or by an inspection of said Land.

END OF EXCEPTIONS

THE FOLLOWING REQUIREMENTS MUST BE MET PRIOR TO CLOSE OF ESCROW:

REQUIREMENTS

1. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

   Limited Liability Company: Den-Mar Associates

   a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.

   b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.

   c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.

   d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

   e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

   The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

END OF REQUIREMENTS

INFORMATIONAL NOTES

1 Due to the Nevada Supreme Court's interpretation of N.R.S. §116.3116 (2)(c) in SFR Investments Pool 1, LLC v. U.S. Bank, N.A. 334 P. 3d 408 (2014), the Company is unwilling to issue the ALTA 9-06 Endorsement, but instead will issue the ALTA 9.10-06 Endorsement. This does not apply to common interest communities that are not subject to N.R.S. §116.3116 (i.e. apartment complexes, commercial condominiums that are exempt or other commercial properties).

2 Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

3 Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts are:

Assessor's Parcel No.:	1220-02-001-003
Fiscal Year:	2023-2024
Total Taxes:	$1,674.59

4 Note: The following information is provided strictly as an accommodation. According to the Assessor, the address of the Land is as follows:

Type of Dwelling:	Vacant Land
Address:	1220-02-001-003

5 Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

END OF INFORMATIONAL NOTES

Note: Notice of Available Title Insurance and Escrow Discounts

Your transaction may qualify for one of the discounts shown below. In order to receive these discounts, you will need to contact your escrow officer or a company representative to determine if you qualify and to request the discount. Your escrow officer or company representative will provide a full description of the terms, conditions and requirements associated with each discount.

Available Title Insurance Discounts (These discounts will apply to all transactions where the company is issuing a policy of title insurance, including such transactions where the company is not providing escrow closing services.

CREDIT FOR PRELIMINARY TITLE REPORTS AND/OR COMMITMENT CANCELLATION CHARGES ON SUBSEQUENT POLICIES
Where an order was cancelled and no major change in the title has occurred since the issuance of the original report or commitment, and the order is reopened within twenty-four (24) – thirty-six (36) months, all or a portion of the charge previously paid upon the cancellation of the report or commitment may be credited on a subsequent policy charge.

SHORT TERM RATE
The Short Term Rate is a reduction of the applicable insurance rate which is allowable only when the current order is placed within (sixty) 60 months from the date of issuance of a prior policy of title insurance to the vested owner or an assignee of the interest insured. The short term rate is 80% of the Basic Rate. Unless otherwise stated, the reduction only applies to policies priced at Eighty Percent (80%) or greater of the basic rate. This reduction does not apply to Short Sale transactions or to any surcharge calculated on the basic rate.

PRIOR POLICY DISCOUNT (APPLICABLE TO ZONE 2, DIRECT OPERATIONS ONLY)
The Prior Policy Discount will apply when a seller or borrower provides a copy of their owner's policy upon opening escrow. The prior policy rate is Seventy Percent (70%) of the applicable owner's title premium. This discount may not be used in combination with any other discount and can only be used in transactions involving property located in Zone 2 (Zone 2 includes all Nevada counties except Clark, Lincoln and Nye) that are handled by a direct operation of the FNF Family of Companies.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS
On properties used as a church or for charitable purposes within the scope of the normal activities of such entities the charge for a policy shall be Fifty Percent (50%) to Seventy Percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. This discount shall not apply to charges for loan policies issued concurrently with an owner's policy.

EMPLOYEE RATE
No charge shall be made to employees of the Company, its subsidiary or affiliated companies (including employees on approved retirement) for policies issued in connection with financing, refinancing, sale or purchase of the employee's bonafide home property. Waiver of such charges is authorized only in connection with those costs which the employee would be obligated to pay, by established custom, as a party to the transaction.

INVESTOR RATE
This rate is available for individuals, groups of individuals or entities customarily engaged in real estate investments. The parties must provide reasonable proof that they currently hold title to or have transferred title to three (3) or more investment properties in the State of Nevada within the past twelve (12) months to qualify for this rate. On a sale transaction, the investor rate is Seventy Percent (70%) of the basic rate. This reduction does not apply to any surcharge calculated on the basic rate. On a refinance transaction or where the investor is obtaining a loan subsequent to a purchase, the rate shall be Eighty-Five Percent (85%) of the applicable rate with a minimum charge of Three Hundred Eighty-Five and No/100 Dollars ($385.00). The loan discount shall only apply to transactions priced under Section 5.1 B (1b) of the title insurance rate manual. This rate is available upon request only.

Available Escrow Discounts These discounts will apply only to the escrow fee portion of your settlement charges, and the discounts will apply only if the company is issuing a policy of title insurance in conjunction with providing escrow services.

SENIOR CITIZEN RATE
If a valid identification is provided, principals to a given transaction who qualify as Senior Citizens (55 year of age and over) shall be Seventy-Five Percent (75%) of their portion of the escrow fee wherein a valid identification is provided. This discount shall only apply on residential resale transactions wherein the principal resides in the subject property. This discount may not be used in combination with any other escrow rate discount. This rate is available upon request only.

MILITARY DISCOUNT
Any person on active military duty or a Veteran of the U.S. Armed Forces shall be charged Seventy-Five Percent (75%) of their portion of the escrow fee. A copy of a current military identification card or a copy of the DD-214 (Certificate of Release or Discharge from Active Duty) must be provided. This discount may not be used in combination with any other discount. This rate is for sale transaction and it is available upon request only.

FIRST RESPONDER RATE
Any person in a given transaction who is a First Responder shall be charged Seventy-Five Percent (75%) of their portion of the escrow fee, wherein the principle provides a signed statement that indicates he or she is currently employed as one of the following emergency professionals:

- Firefighter
- Law enforcement officer who is sworn to uphold and make arrests for violations of federal, state, county or municipal laws.
- EMT
- Paramedic
- Search & Rescue team member

The discount shall be applicable on residential resale transactions wherein the principal resides in, or plans to reside in, the subject property. This discount may not be used with any other discount and is available upon request only.

EMPLOYEE RATES
An employee will not be charged an escrow fee for the purchase, sale or refinance of the employee's primary residence. The employee must be a principal to the transaction and the request for waiver of fees must be submitted to Management prior to approval.

INVESTOR RATE
This rate is available for individuals, groups of individuals or entities customarily engaged in real estate transactions. The parties must provide reasonable proof that they currently hold title to or have transferred title to three (3) or more investment properties within the State of Nevada within the past twelve (12) months to qualify for this rate. The charge is 70% of their portion of the escrow fee. This discount may not be used in combination with any other discount. This rate is for sale transactions and it is available upon request, only.

WIRE SAFE™ | Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective December 1, 2023

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.* loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.

- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Connecticut Residents: For additional information about your Connecticut consumer privacy rights, or to make a consumer privacy request, or to appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Colorado Residents: For additional information about your Colorado consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Utah Residents: For additional information about your Utah consumer privacy rights, or to make a consumer privacy request, please call (888) 714-2710.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's Privacy Inquiry Website or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (7-01-21)
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, or regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by You;
   b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
   c. resulting in no loss or damage to You;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
   e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
4. Lack of a right:
   a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
   b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.

   Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 30.
7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
9. Any lien on Your Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a or 27.
10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 5,000.00

ATTACHMENT ONE
(CONTINUED)

ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division; and
   f. environmental protection.

   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 5,000.00

ATTACHMENT ONE
(CONTINUED)

ALTA OWNER'S POLICY (07-01-2021)

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed as 1 through 7 below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

ATTACHMENT ONE
(CONTINUED)

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

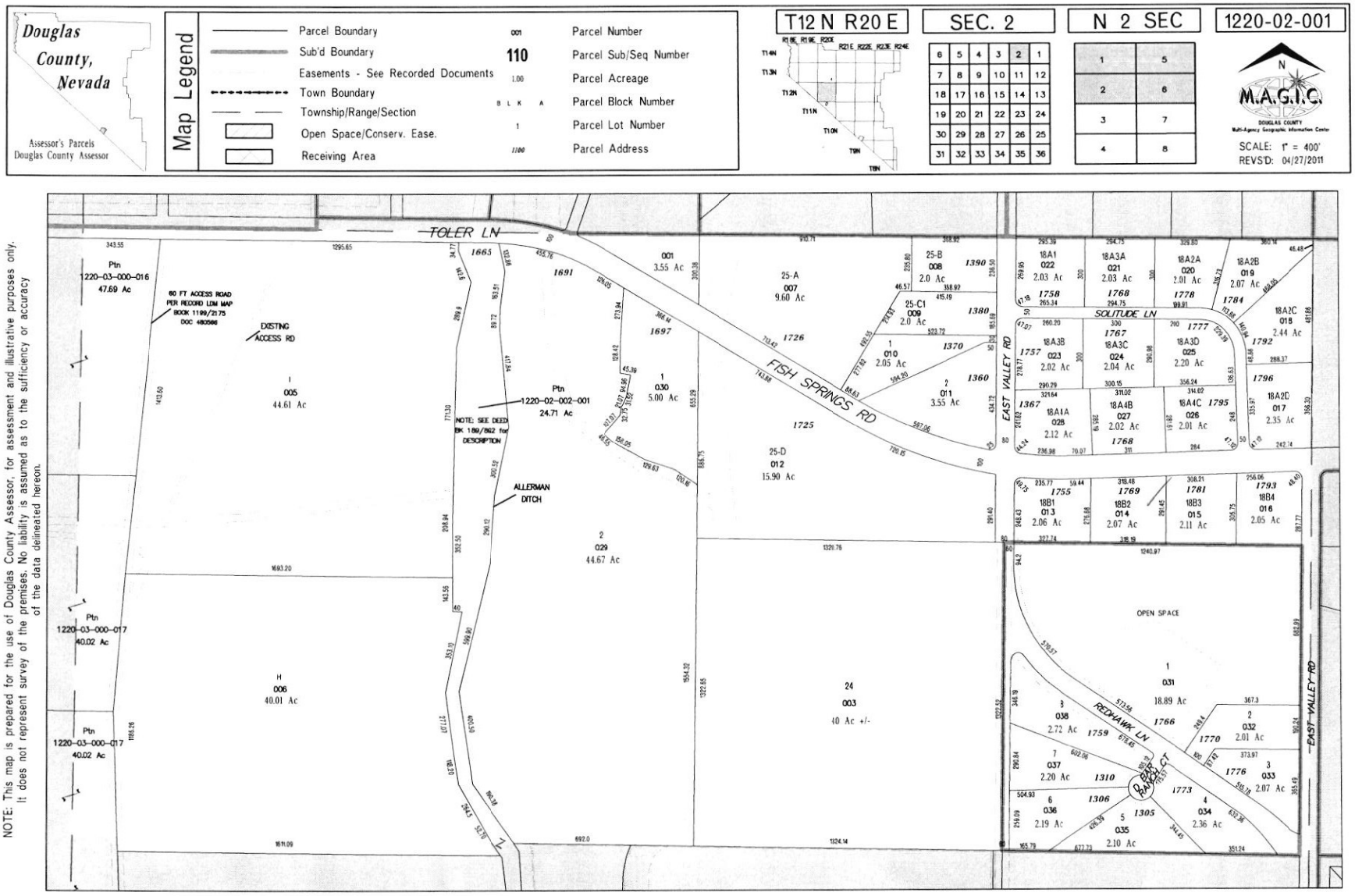
1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as 1 through 7 below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.]
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.



NOTE: This map is prepared for the use of Douglas County Assessor, for assessment and illustrative purposes only. It does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

APPRAISER'S QUALIFICATIONS

WESTERN VALUATION SOLUTIONS

PROFESSIONAL QUALIFICATIONS

Jared Calabrese, MAI, CCIM, AI-GRS
Principal

Jared Calabrese, MAI, CCIM, AI-GRS has been involved in real estate appraising and consulting since 1998 and is a Certified General Real Estate Appraiser in the States of California and Nevada. Jared carries the Appraisal Institutes' MAI and AI-GRS designations and is a Certified Commercial Investment Member (CCIM). His professional experience in real estate appraisal encompasses an extensive range of commercial property types that include industrial, office, medical, retail, land, multi-family, and self-storage facilities. In addition, Jared has experience with a variety of special use properties including marinas, schools, religious facilities, kennels, and veterinary hospitals, as well as large tracts of open space and recreational land. Jared has also served as a rent referee, provided valuations in support of insurance litigation, completed appraisal review services for right of way projects, and performed numerous HUD Fair Market Rent Surveys.

Jared's career has an emphasis on right of way assignments, estate planning, and Federal land acquisitions. During the past two years Jared completed over a dozen appraisals compliant with the Uniform Federal Land Acquisition Appraisal Standards, consisting of full acquisitions, partial acquisitions, and land exchanges. Appraised properties ranged in size from five to 10,000+ acres.

Representative Valuations Include

Land – Wide variety of land, including commercial, retail pad sites, residential land, industrial land, transitional land, recreational land, and agricultural/rural residential land; as well as ground leases.

Industrial – Existing and proposed industrial properties including distribution warehouses, light/heavy manufacturing, storage, and flex properties.

Office – Existing and proposed professional and medical office developments.

Retail – Proposed and existing shopping centers, free standing and mixed-use buildings, auto service facilities, and restaurants.

Multi-Family Residential – Existing and proposed apartment complexes, condominiums, and mixed-use development.

Self-Storage – Existing self-storage facilities.

Private Schools – Existing preschools, elementary schools, and day care facilities, as well as charter school rent surveys.

Agricultural – Orchards, vineyards, field/row crop, grazing pastureland and rural residential.

Special Use – Health clubs, religious facilities, abandoned alleyways, courthouses, HUD rent surveys, soccer fields, and bowling alleys.

Eminent Domain – Improved and unimproved properties involving full and partial acquisitions for public agencies and property owners.

PRELIMINARY REPORT FORM

Issued By:

TICOR TITLE OF NEVADA, INC.

Prelim Number:

TTR2401158-RT

In response to the application for a policy of title insurance referenced herein, **Chicago Title Insurance Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(ies) of title insurance to be issued hereunder will be policy(ies) of Chicago Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Countersigned By:

Tammy May, Title Officer
Authorized Officer or Agent

CHICAGO TITLE INSURANCE COMPANY CORPORATE SEAL

Attest:

Marjorie Nemzura, Secretary

SCHEDULE A

Proposed Buyer:
Proposed Lender:
Proposed Loan Amount: **$0.00**
Property Address: **Gardnerville, NV 89410**
Order No.: **TTR2401158**
Effective date: **May 3, 2024 at 7:30AM**
Short Term Rate: **No**

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: Tammy May Ticor Title of Nevada, Inc. 5441 Kietzke Lane, Suite 100 Reno , NV 89511 Phone: 775-343-7868 Fax: 775-887-5065 Main Phone: 775-324-7400 Email: tammy.may@ticortitle.com	Escrow Officer: Rishele Thompson Ticor Title of Nevada, Inc. 1483 US Hwy 395 N, Suite B Gardnerville, NV 89410 Phone: 775-343-7795 Fax: 775-783-1449 Main Phone: 775-783-1400 Email: rishele.thompson@ticortitle.com

1. The estate or interest in the Land hereinafter described or referred to covered by this Report is:

   A Fee

2. Title to said estate or interest at the date hereof is vested in:

   DEN-MAR ASSOCIATES, Limited Liability Company dated 2/12/1996

3. The Land referred to in this Report is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"

Legal Description

Order No.: TTR2401158

For APN/Parcel ID(s): 1220-02-001-003

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel 24 as set forth on that certain parcel map for GSF Development Company, being portions of Sections 36, Township 13 North, Range 20 East, and Sections 1 & 2, Township 12 North, Range 20 East, M. D. B. & M, filed for record in the Office of the Douglas County Recorder on July 5, 1979, in Book 779, as Page 199, as File No. 34176, Official Records.

SCHEDULE B – Section A

The following exceptions will appear in policies when providing standard coverage as outlined below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.

4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.

5. (a) Unpatented mining claims: (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.

6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.

7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

SCHEDULE B – Section B

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

8. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Nevada Revised Statutes.

9. Any liens, charges or assessments levied by the Douglas County Utilities by reason that the Land is located within said district.

10. Any liens, charges or assessments levied by the Douglas Disposal by reason that the Land is located within said district.

11. Water rights, claims or title to water, whether or not disclosed by the Public Records.

12. Rights of way for any existing roads and alleys, trails, canals, ditches, flumes, conduits, pipes, poles or transmission lines on, under, over, through or across the Land.

13. Rights of way for Sawmill Road, and any easements pertaining thereto, including but not limited to any prescriptive or implied rights and/or easements.

14. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Land Division Map No. 3

    Recording Date: May 15, 1978
    Recording No.: Book 578, Page 1058, as Document No. 20657, Official Records

15. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Division of Land Map No. 34176

    Recording Date: July 5, 1979
    Recording No.: Book 779, Page 199, as Document No. 34176, Official Records

16. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

17. Rights and claims of parties in possession by reason of unrecorded leases, if any, that would be disclosed by an inquiry of the parties or by an inspection of said Land.

END OF EXCEPTIONS

THE FOLLOWING REQUIREMENTS MUST BE MET PRIOR TO CLOSE OF ESCROW:

REQUIREMENTS

1. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

   Limited Liability Company: Den-Mar Associates

   a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.

   b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.

   c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.

   d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

   e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

   The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

END OF REQUIREMENTS

INFORMATIONAL NOTES

1 Due to the Nevada Supreme Court's interpretation of N.R.S. §116.3116 (2)(c) in SFR Investments Pool 1, LLC v. U.S. Bank, N.A. 334 P. 3d 408 (2014), the Company is unwilling to issue the ALTA 9-06 Endorsement, but instead will issue the ALTA 9.10-06 Endorsement. This does not apply to common interest communities that are not subject to N.R.S. §116.3116 (i.e. apartment complexes, commercial condominiums that are exempt or other commercial properties).

2 Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

3 Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts are:

Assessor's Parcel No.:	1220-02-001-003
Fiscal Year:	2023-2024
Total Taxes:	$1,674.59

4 Note: The following information is provided strictly as an accommodation. According to the Assessor, the address of the Land is as follows:

Type of Dwelling:	Vacant Land
Address:	1220-02-001-003

5 Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

END OF INFORMATIONAL NOTES

Note: Notice of Available Title Insurance and Escrow Discounts

Your transaction may qualify for one of the discounts shown below. In order to receive these discounts, you will need to contact your escrow officer or a company representative to determine if you qualify and to request the discount. Your escrow officer or company representative will provide a full description of the terms, conditions and requirements associated with each discount.

Available Title Insurance Discounts (These discounts will apply to all transactions where the company is issuing a policy of title insurance, including such transactions where the company is not providing escrow closing services.

CREDIT FOR PRELIMINARY TITLE REPORTS AND/OR COMMITMENT CANCELLATION CHARGES ON SUBSEQUENT POLICIES
Where an order was cancelled and no major change in the title has occurred since the issuance of the original report or commitment, and the order is reopened within twenty-four (24) – thirty-six (36) months, all or a portion of the charge previously paid upon the cancellation of the report or commitment may be credited on a subsequent policy charge.

SHORT TERM RATE
The Short Term Rate is a reduction of the applicable insurance rate which is allowable only when the current order is placed within (sixty) 60 months from the date of issuance of a prior policy of title insurance to the vested owner or an assignee of the interest insured. The short term rate is 80% of the Basic Rate. Unless otherwise stated, the reduction only applies to policies priced at Eighty Percent (80%) or greater of the basic rate. This reduction does not apply to Short Sale transactions or to any surcharge calculated on the basic rate.

PRIOR POLICY DISCOUNT (APPLICABLE TO ZONE 2, DIRECT OPERATIONS ONLY)
The Prior Policy Discount will apply when a seller or borrower provides a copy of their owner's policy upon opening escrow. The prior policy rate is Seventy Percent (70%) of the applicable owner's title premium. This discount may not be used in combination with any other discount and can only be used in transactions involving property located in Zone 2 (Zone 2 includes all Nevada counties except Clark, Lincoln and Nye) that are handled by a direct operation of the FNF Family of Companies.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS
On properties used as a church or for charitable purposes within the scope of the normal activities of such entities the charge for a policy shall be Fifty Percent (50%) to Seventy Percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. This discount shall not apply to charges for loan policies issued concurrently with an owner's policy.

EMPLOYEE RATE
No charge shall be made to employees of the Company, its subsidiary or affiliated companies (including employees on approved retirement) for policies issued in connection with financing, refinancing, sale or purchase of the employee's bonafide home property. Waiver of such charges is authorized only in connection with those costs which the employee would be obligated to pay, by established custom, as a party to the transaction.

INVESTOR RATE
This rate is available for individuals, groups of individuals or entities customarily engaged in real estate investments. The parties must provide reasonable proof that they currently hold title to or have transferred title to three (3) or more investment properties in the State of Nevada within the past twelve (12) months to qualify for this rate. On a sale transaction, the investor rate is Seventy Percent (70%) of the basic rate. This reduction does not apply to any surcharge calculated on the basic rate. On a refinance transaction or where the investor is obtaining a loan subsequent to a purchase, the rate shall be Eighty-Five Percent (85%) of the applicable rate with a minimum charge of Three Hundred Eighty-Five and No/100 Dollars ($385.00). The loan discount shall only apply to transactions priced under Section 5.1 B (1b) of the title insurance rate manual. This rate is available upon request only.

Available Escrow Discounts These discounts will apply only to the escrow fee portion of your settlement charges, and the discounts will apply only if the company is issuing a policy of title insurance in conjunction with providing escrow services.

SENIOR CITIZEN RATE
If a valid identification is provided, principals to a given transaction who qualify as Senior Citizens (55 year of age and over) shall be Seventy-Five Percent (75%) of their portion of the escrow fee wherein a valid identification is provided. This discount shall only apply on residential resale transactions wherein the principal resides in the subject property. This discount may not be used in combination with any other escrow rate discount. This rate is available upon request only.

MILITARY DISCOUNT
Any person on active military duty or a Veteran of the U.S. Armed Forces shall be charged Seventy-Five Percent (75%) of their portion of the escrow fee. A copy of a current military identification card or a copy of the DD-214 (Certificate of Release or Discharge from Active Duty) must be provided. This discount may not be used in combination with any other discount. This rate is for sale transaction and it is available upon request only.

FIRST RESPONDER RATE
Any person in a given transaction who is a First Responder shall be charged Seventy-Five Percent (75%) of their portion of the escrow fee, wherein the principle provides a signed statement that indicates he or she is currently employed as one of the following emergency professionals:

- Firefighter
- Law enforcement officer who is sworn to uphold and make arrests for violations of federal, state, county or municipal laws.
- EMT
- Paramedic
- Search & Rescue team member

The discount shall be applicable on residential resale transactions wherein the principal resides in, or plans to reside in, the subject property. This discount may not be used with any other discount and is available upon request only.

EMPLOYEE RATES
An employee will not be charged an escrow fee for the purchase, sale or refinance of the employee's primary residence. The employee must be a principal to the transaction and the request for waiver of fees must be submitted to Management prior to approval.

INVESTOR RATE
This rate is available for individuals, groups of individuals or entities customarily engaged in real estate transactions. The parties must provide reasonable proof that they currently hold title to or have transferred title to three (3) or more investment properties within the State of Nevada within the past twelve (12) months to qualify for this rate. The charge is 70% of their portion of the escrow fee. This discount may not be used in combination with any other discount. This rate is for sale transactions and it is available upon request, only.

WIRE SAFE™ | Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective December 1, 2023

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.* loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.

- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Connecticut Residents: For additional information about your Connecticut consumer privacy rights, or to make a consumer privacy request, or to appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Colorado Residents: For additional information about your Colorado consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Utah Residents: For additional information about your Utah consumer privacy rights, or to make a consumer privacy request, please call (888) 714-2710.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's Privacy Inquiry Website or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (7-01-21)
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, or regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by You;
   b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
   c. resulting in no loss or damage to You;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
   e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
4. Lack of a right:
   a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
   b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.

   Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 30.
7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
9. Any lien on Your Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a or 27.
10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 5,000.00

ATTACHMENT ONE
(CONTINUED)

ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division; and
   f. environmental protection.

   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 5,000.00

ATTACHMENT ONE
(CONTINUED)

ALTA OWNER'S POLICY (07-01-2021)

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed as 1 through 7 below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

ATTACHMENT ONE
(CONTINUED)

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

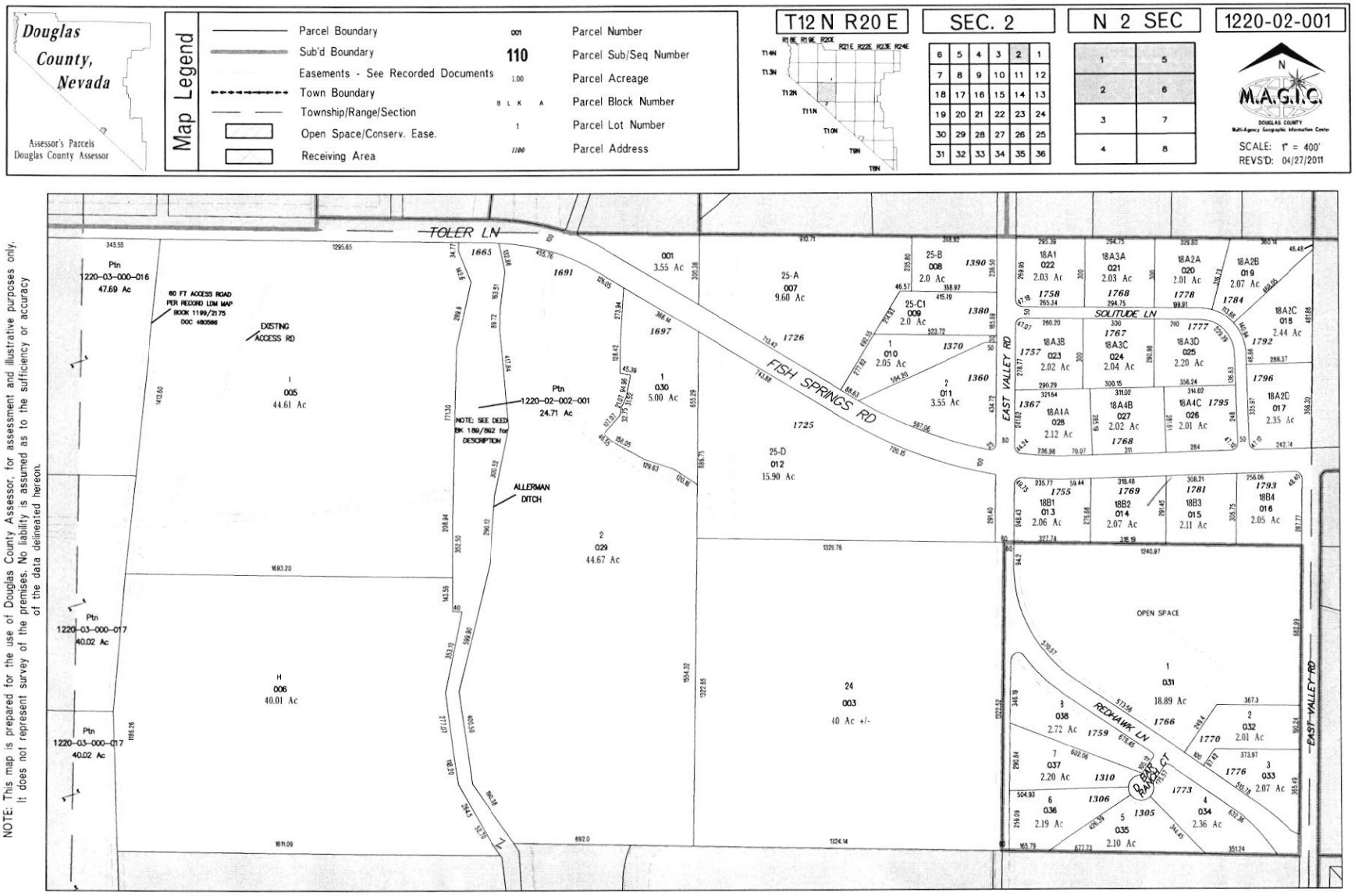
1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as 1 through 7 below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.]
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.



NOTE: This map is prepared for the use of Douglas County Assessor, for assessment and illustrative purposes only. It does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

EXHIBIT "A"

Legal Description

Order No.: TTR2401158

For APN/Parcel ID(s): 1220-02-001-003

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel 24 as set forth on that certain parcel map for GSF Development Company, being portions of Sections 36, Township 13 North, Range 20 East, and Sections 1 & 2, Township 12 North, Range 20 East, M. D. B. & M, filed for record in the Office of the Douglas County Recorder on July 5, 1979, in Book 779, as Page 199, as File No. 34176, Official Records.

LAND DIVISION MAP

G.S.F. DEVELOPMENT CO.

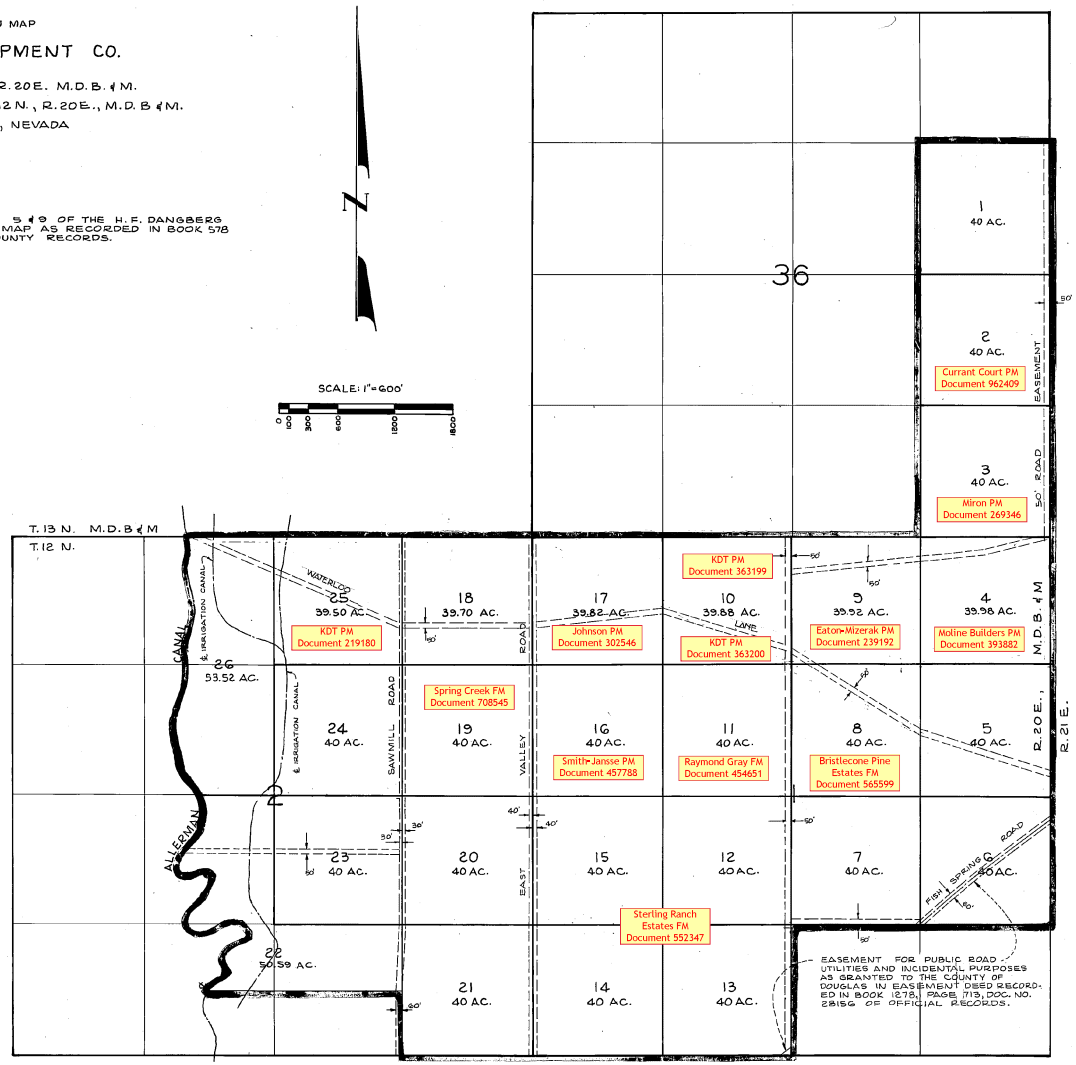
PORTION OF SECTION 36, T.13N., R.20E. M.D.B.&M.
PORTIONS OF SECTION 1 AND 2 T.12N., R.20E., M.D.B.&M.
DOUGLAS COUNTY, NEVADA

NOTE

THIS MAP IS A REDIVISION OF PARCELS 5 & 9 OF THE H.F. DANGBERG LIVESTOCK CO. NO 3 LAND DIVISION MAP AS RECORDED IN BOOK 578 OF MAPS AT PAGE 1058, DOUGLAS COUNTY RECORDS.

PARCEL DESCRIPTIONS

PARCEL NO.	DESCRIPTION
1	SE¼ NE¼ SEC.36 T.13N R.20E M.D.B.&M.
2	NE¼ SE¼ " " "
3	SE¼ SE¼ " " "
4	NE¼ NE¼ SEC.1 T.12N R.20E M.D.B.&M.
5	SE¼ NE¼ " " "
6	NE¼ SE¼ " " "
7	NW¼ SE¼ " " "
8	SW¼ NE¼ " " "
9	NW¼ NE¼ " " "
10	NE¼ NW¼ " " "
11	SE¼ NW¼ " " "
12	NE¼ SW¼ " " "
13	SE¼ SW¼ " " "
14	SW¼ SW¼ " " "
15	NW¼ SW¼ " " "
16	SW¼ NW¼ " " "
17	NW¼ NW¼ " " "
18	NE¼ NE¼ SEC.2 T.12N R.20E M.D.B.&M.
19	SE¼ NE¼ " " "
20	NE¼ SE¼ " " "
21	SE¼ SE¼ " " "
22	N½ OF SW¼ SE¼ AND PORTIONS OF SE¼ SW¼ AND NE¼ SW¼ " " "
23	NW¼ SE¼ " " "
24	SW¼ NE¼ " " "
25	NW¼ NE¼ " " "
26	PORTIONS OF E½ NW¼ " " "



SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED FROM EXISTING INFORMATION IN THE FIELD NOTES AND PLAT MAPS OF THE GOVERNMENT SURVEY ON FILE IN THE B.L.M. OFFICE IN RENO, NEVADA AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OF MONUMENTS OR CORRECTNESS OF OTHER INFORMATION SHOWN ON OR COPIED FROM ANY SUCH PRIOR DOCUMENTS.

Roy H. Francis
ROY H. FRANCIS R.L.S. 4240

ROY H. FRANCIS — No. 4240 — LAND SURVEYOR — STATE OF NEVADA

COUNTY CLERK CERTIFICATE

THIS LAND DIVISION MAP WAS APPROVED BY THE DOUGLAS COUNTY COMMISSIONERS ON THE 17th DAY OF May, 1979.

Yvonne Reimard
COUNTY CLERK

RECORDER'S CERTIFICATE

FILED THIS 5TH DAY OF July 1979, AT 10:30 A.M., IN BOOK 779 OF MAPS AT PAGE 199 AT THE REQUEST OF G.S.F. Development Co. DOCUMENT NO. 34176

Verna Christina DEPUTY
COUNTY RECORDER

OWNER'S CERTIFICATE

PARCEL 1 THRU 26 WILL BE SUBJECT TO RECIPROCAL RIGHTS TO USE AND OPERATE, MAINTAIN, REPLACE AND REPAIR ALL IRRIGATION AND OTHER DITCHES AND CANALS TRAVERSING PARCELS 1 THRU 26 IN ACCORDANCES WITH HISTORICAL CUSTOMS AND USAGE AND GRANT ROAD EASEMENTS AS SHOWN.

G.S.F. DEVELOPMENT CO.,
A PARTNERSHIP
BY Rockie E. Gamber
ROCKIE E. GAMBER, PARTNER

NOTARY'S CERTIFICATE

COUNTY OF Fresno)
STATE OF California) ss.

ON May 3, 1979, PERSONALLY APPEARED BEFORE ME the undersigned A NOTARY PUBLIC ROCKIE E. GAMBER PARTNER OF G.S.F. DEVELOPMENT CO. WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.

Helen R. Pryor
NOTARY PUBLIC

OFFICIAL SEAL — HELEN R. PRYOR — NOTARY PUBLIC — CALIFORNIA — PRINCIPAL OFFICE IN FRESNO COUNTY — My Comm. Expires Aug. 3, 1979

NOTE

PORTIONS OF PARCELS 5, 6, 7, 8, 11, 12, 15, 16, 18, 19, 22, 23, 24, 25, & 26 ARE SUBJECT TO FLOODING AS SHOWN ON THE 100 YR. FLOOD MAP COMPILED BY THE U.S. FEDERAL FLOOD INSURANCE ADMINISTRATION.

PREPARED BY
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GSP Dev. 36-13-20

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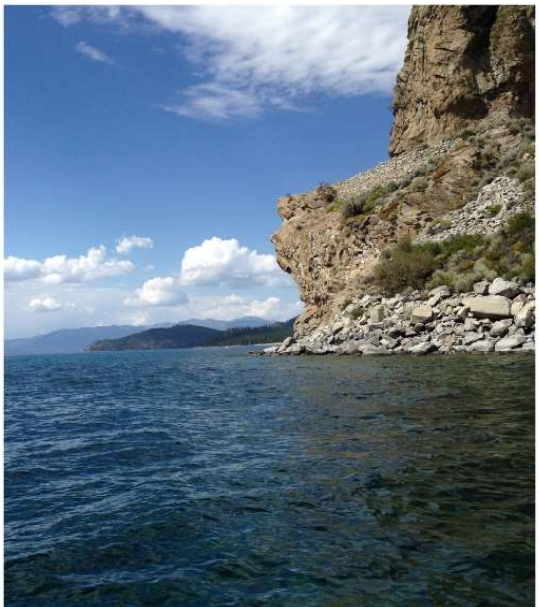
1811

Douglas County, Nevada

STORMWATER MASTER PLAN

2024

NEVADA EST. 1861
DOUGLAS COUNTY
GREAT PEOPLE GREAT PLACES



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Acronyms and Abbreviations

ADMP	Area Drainage Master Plan
BMP	Best Management Practice
BMP RAM	Best Management Practice Rapid Assessment Methodology
CIP	Capital Improvement Program
CRS	Community Rating System
CVCD	Carson Valley Conservation District
CWA	Clean Water Act
CWSD	Carson River Watershed Subconservancy District
EPA	Environmental Protection Agency
ERU	Equivalent Residential Unit
FEMA	Federal Emergency Management Agency
FSP	Fine Sediment Particles
GID	General Improvement District
ILA	Interlocal Agreement
LID	Low Impact Development
MS4	Municipal Separate Storm Sewer System
NDEP	Nevada Division of Environmental Protection
NDSL	Nevada Division of State Lands
NDOT	Nevada Department of Transportation
NFIP	National Flood Insurance Program
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resource Conservation Service
Road RAM	Road Rapid Assessment Methodology
SLRP	Sediment Load Reduction Plan
SMP	Stormwater Master Plan
SNPLMA	Southern Nevada Public Lands Management Act
TCID	Tahoe Carson Irrigation District
TMDL	Total Maximum Daily Load
TRPA	Tahoe Regional Planning Agency
WIFIA	Water Infrastructure Finance and Innovation Act
WQIP	Water Quality Improvement Project

Executive Summary

Introduction

Douglas County provides services to the community that ensure public health, safety and welfare of its constituents, and environmental protection. A Stormwater Management Program was created in 2014 to respond more fully to flood hazards, manage day-to-day and emergency operations of public drainage infrastructure, define responsibilities in response to natural hazards, and respond to increasing federal water quality mandates. However, program activities have largely been reactive due to recurring flooding events, a limited budget, equipment and staffing capabilities. Over these past 10 years, the County initiated flood risk and drainage improvement evaluation studies in numerous areas that experienced repetitive flooding, resulting in flood mitigation projects or drainage improvement alternatives in impacted areas. These projects and alternatives have been compiled and prioritized herein to function as a county-wide implementation plan, or Stormwater Master Plan (SMP). This is a proactive approach to implement an effective and sustainable program to manage and control stormwater in Douglas County.

This County-wide Stormwater Master Plan was developed to assist the County in meeting goals and policies to maintain safe and effective infrastructure to protect life and property, meet regulatory water quality mandates, and identify projects and programs necessary to improve, operate, and maintain facilities within Douglas County. By identifying stormwater program deficiencies and flood or drainage hazards within the County, action can be directed towards completing much needed infrastructure improvements. An effective and sustainable Stormwater Management Program must be able to manage hazardous situations during flooding events, as well as manage day-to-day stormwater operations in the County. This SMP provides a prioritized list of stormwater quality improvement and flood mitigation projects, identifies additional areas to be studied for flood risk, and offers approaches to secure a sustainable source of funding for operations and capital projects.

This Executive Summary briefly summarizes the results of the SMP prepared by AtkinsRéalis for Douglas County, Nevada. The recommendations outlined herein have been developed in cooperation with the Douglas County Stormwater Program, Public Works, Community Development, and County Finance departments. The focus of the SMP was to compile and rank the identified projects and programs necessary to improve, operate, and maintain the County's stormwater drainage and stormwater quality infrastructure. This SMP includes:

- A review of existing local, state, and federal programs and responsibilities, and available funding of projects and programs,
- A review of existing watershed studies and proposed flood control or water quality improvement alternatives; identification of potential new projects resulting from new hazards,
- Recommendations to prioritize projects for implementation to protect residents from the impacts of severe flooding, and
- An evaluation of potential funding sources to meet recommendations.

For a more detailed discussion of the information presented in this Executive Summary, please refer to the individual chapters of this SMP.

Douglas County Jurisdictional or Private Boundaries

Located in northwestern Nevada, Douglas County is comprised primarily of small towns, General Improvement Districts (GIDs), and farms and ranches. Lake Tahoe is situated on the west side of the County; the Towns of Minden, Gardnerville and Genoa are central to the Carson Valley; and communities including Topaz Ranch Estates and other rural residential areas around Topaz Lake are located in the southwestern portion of the County. GIDs are unique entities within the County where community services are privately managed and maintained, providing services such as road and stormwater maintenance, domestic water, and/or sewer services to the residents they serve.

Douglas County was settled based on agricultural activities that are still strong today. As a result, the entire Carson Valley is linked by a historic irrigation infrastructure network where water is removed from the Carson and Walker Rivers, and diverted into distribution systems. There are four main systems within the County:

the West Fork of the Carson River, the East Fork of the Carson River, and the Allerman Ditch Company. Topaz Lake is used for irrigation storage of flow from the winter months to prolong the water available for irrigation and recreation within Lyon County in the summer months.

Stormwater runoff quality and quantity from the land surface to receiving water bodies such as Lake Tahoe and the Carson River is regulated by Federal and State programs. While Douglas County is the permittee for these flood and water quality programs, the intersecting nature of stormwater infrastructure between all these parties (GIDs, Towns, irrigation districts) requires coordination and cooperation to effectively protect the residents, ensure irrigation operations function as intended, assist in responding to flooding hazards and emergencies, and maintain compliance with the mandated programs.

Regulatory Program Overview

The County's existing stormwater program capabilities, policies, and plans were reviewed to understand the extent of current responsibilities and activities. The 1972 Clean Water Act (CWA) consists of water quality and flood hazard protections and requires a certain level of effort by the permittees to plan and respond to these regulatory provisions, including sufficient planning and maintenance staff, equipment, and facilities. Each of these programs requires staff spend time to perform numerous inspections, monitoring, maintenance and generating reports to satisfy the requirements. These activities must be performed, documented, and reported throughout the year to prevent violations of the Clean Water Act, Federal Emergency Management Agency, and other state agencies for which non-compliance is punishable by fines or other legal actions.

Flood hazards are also an ever-present concern in the County for which significant financial and staffing resources are expended each year to provide safe access routes during the flooding event, clean up after the floods, or to mitigate their impacts through structural control measures. These risks may be reduced, and in some cases fully mitigated by implementing the recommendations outlined in this SMP.

Capital Improvement Project (CIP) Identification

Years of repeated flooding events and damage to existing infrastructure within specific communities has raised the County's awareness that mitigation efforts must be implemented. The County has partnered with Carson Watershed Subconservancy District (CWSD) to secure funds for studies to identify the flood hazards and recommend solutions to mitigate hazards in the impacted communities. Project alternatives recommended for implementation produced in the numerous studies have been compiled, and a method of prioritization was established to identify a path forward for the County to begin implementation of these projects to protect private property and public infrastructure from these recurring hazards. Allowing the continued delay of project implementation is a risk to the safety and welfare of the County and its residents. Continued deferral of project implementation will become more expensive in the future due to inflation. Without tangible actions, residents will continue to be impacted by flooding events, and the County may be subject to additional litigation by residents who continue to receive damage to personal property.

Recommendations

The recommendations of this SMP include the following:

- Implement a Stormwater Capital Improvement Program to prepare for future stormwater needs,
- Foster cooperation and coordination with public and private entities to share resources,
- Evaluate development and construction standards and ordinances to ensure future projects are safe and the County continues to meet federal funding guidelines,
- Review administrative aspects of regulatory programs for value-added benefits, such as current administration of the Community Rating System (CRS) program, and implement new activities to further protect the community from flood risk, and
- Select and implement a preferred funding mechanism to ensure the stormwater program is an effective part of County operations.

Stormwater Capital Improvement Program (CIP)

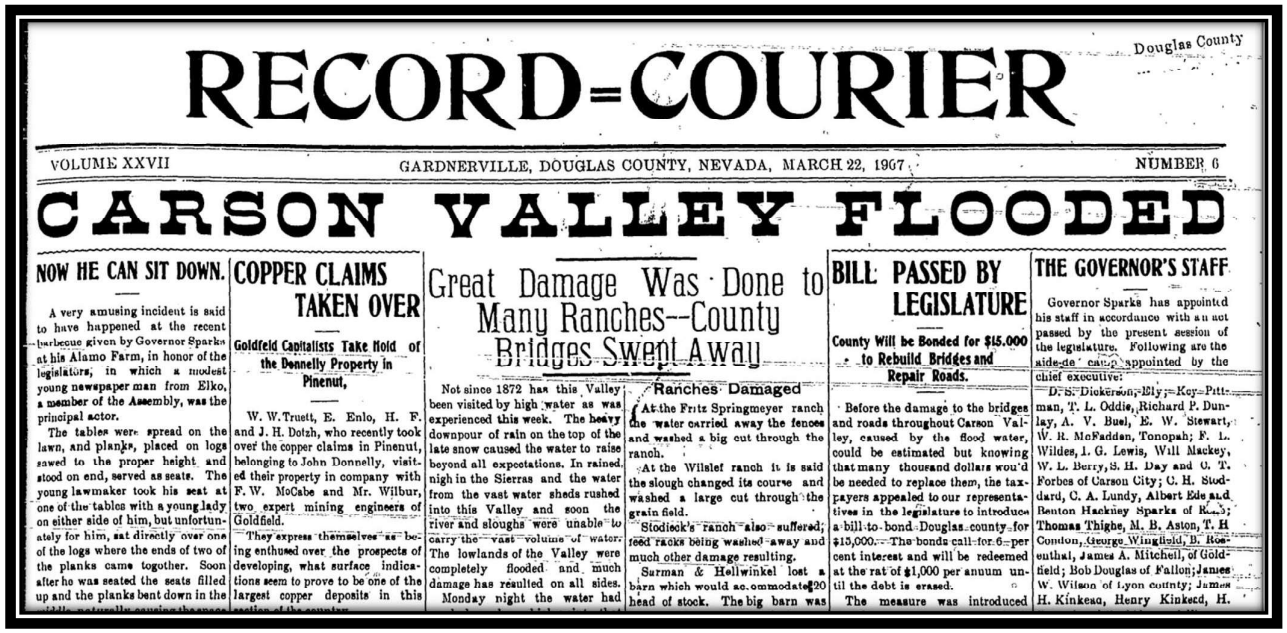
The Stormwater CIP comprises the list of proposed mitigation solutions that were highest scoring and most beneficial to the County and include both flood control and water quality improvement projects. Proposed flood control projects are the outcome of flood risk or drainage master plans conducted on watersheds that have experienced repetitive flooding. Water quality projects were included from the Sediment Load Reduction Plan (SLRP) prepared for Lake Tahoe. To determine which projects should be included in the plan, the County and AtkinsRéalis staff developed a set of rating criteria to score and rank the potential projects that were developed as a result of the numerous flood risk study or drainage master plans. Scoring criteria are included in Table 1. For detailed scoring analysis and project ranking, see Chapter 5 of this SMP.

All of the identified potential projects presented in the individual flood risk studies and SLRP throughout the County were included in the Stormwater CIP and are summarized in Table 2.

Table 1 – Scoring Criteria

Criteria	Basis of Scoring
Frequency of Issue	The more frequently the event occurs, the higher the score/priority
Level of Impact	The more severe the impacts, the higher the priority
Number of Parcels affected	The more parcels impacted, the higher the priority.
Maintenance Intensity; Post-storm maintenance effort	Areas that are prone to higher maintenance and clean-up after storms, the higher the priority
Floodplain	Projects in higher return frequency floodplain are higher priority.
Easements	Parcels, easements or right-of-way that are owned by the County are a higher priority
Implementation	Projects that will provide the most benefits to the community by meeting goals such as longevity, feasibility, and stakeholder partnerships are a higher priority.
Cost	Lower cost projects were given higher priority.
Regulatory Requirements	Projects that must be implemented to meet regulatory requirements are a high priority.
Public Agency Coordination/Permitting	Project implementation requiring coordination and approvals from multiple agencies are reduced priority in that these cannot be implemented immediately or have multiple factors out of the County's control

Figure 1 - 1907 Flood.



Douglas County

RECORD=COURIER

VOLUME XXVII — GARDNERVILLE, DOUGLAS COUNTY, NEVADA, MARCH 22, 1907 — NUMBER 6

CARSON VALLEY FLOODED

NOW HE CAN SIT DOWN.

A very amusing incident is said to have happened at the recent barbecue given by Governor Sparks at his Alamo Farm, in honor of the legislators, in which a modest young newspaper man from Elko, a member of the Assembly, was the principal actor.

The tables were spread on the lawn, and planks, placed on logs sawed to the proper height and stood on end, served as seats. The young lawmaker took his seat at one of the tables with a young lady on either side of him, but unfortunately for him, sat directly over one of the logs where the ends of two of the planks came together. Soon after he was seated the seats filled up and the planks bent down in the

COPPER CLAIMS TAKEN OVER

Goldfield Capitalists Take Hold of the Donnelly Property in Pinenut,

W. W. Truett, E. Enlo, H. F. and J. H. Dotzh, who recently took over the copper claims in Pinenut, belonging to John Donnelly, visited their property in company with F. W. McCabe and Mr. Wilbur, two expert mining engineers of Goldfield.

They express themselves as being enthused over the prospects of developing, what surface indications seem to prove to be one of the largest copper deposits in this section of the country.

Great Damage Was Done to Many Ranches--County Bridges Swept Away

Not since 1872 has this Valley been visited by high water as was experienced this week. The heavy downpour of rain on the top of the late snow caused the water to raise beyond all expectations. In rained nigh in the Sierras and the water from the vast water sheds rushed into this Valley and soon the river and sloughs were unable to carry the vast volume of water. The lowlands of the Valley were completely flooded and much damage has resulted on all sides.

Monday night the water had

Ranches Damaged

At the Fritz Springmeyer ranch the water carried away the fences and washed a big cut through the ranch.

At the Wilslef ranch it is said the slough changed its course and washed a large cut through the grain field.

Stodieck's ranch also suffered; feed racks being washed away and much other damage resulting.

Sarman & Hellwinkel lost a barn which would accommodate 20 head of stock. The big barn was

BILL PASSED BY LEGISLATURE

County Will be Bonded for $15,000 to Rebuild Bridges and Repair Roads.

Before the damage to the bridges and roads throughout Carson Valley, caused by the flood water, could be estimated but knowing that many thousand dollars would be needed to replace them, the taxpayers appealed to our representatives in the legislature to introduce a bill to bond Douglas county for $15,000. The bonds call for 6 per cent interest and will be redeemed at the rat of $1,000 per annum until the debt is erased.

The measure was introduced

THE GOVERNOR'S STAFF

Governor Sparks has appointed his staff in accordance with an act passed by the present session of the legislature. Following are the aide-de-camps appointed by the chief executive:

D. S. Dickerson, Ely; Key Pittman, T. L. Oddie, Richard P. Dunlay, A. V. Buel, E. W. Stewart, W. R. McFaddan, Tonopah; F. L. Wildes, J. G. Lewis, Will Mackey, W. L. Berry, S. H. Day and C. T. Forbes of Carson City; C. H. Stoddard, C. A. Lundy, Albert Eds and Benton Hackney Sparks of R...; Thomas Thighe, M. B. Aston, T. H. Condon, George Wingfield, B. Rosenthal, James A. Mitchell, of Goldfield; Bob Douglas of Fallon; James W. Wilson of Lyon county; James H. Kinkead, Henry Kinkead, H.

Table 2 – Stormwater CIP Projects, Rank, and Costs

Rank	Project Name	Estimated Cost
1	101 - Rain/Flow gauges	$ 6,000
2	7002 - Waterloo Lane Box Culvert at Cottonwood Slough	$ 500,000
3	4001 - Fish Springs - Mel/Myers Basins	$ 7,667,000
4	4006 - Fish Springs - Redhawk Basin	$ 7,665,000
5	3004 - Johnson Lane - Pine Nut North (25 yr) (Completed)	$ 1,075,275
6	6001 - Topaz Lake Drainage Improvements	$ 236,515
7	2002 - Buckeye Road 36" pipe/Box culvert (Upper Allerman)	$ 500,000
8	5001 - Smelter Creek - Phase 1 Sediment Basin upstream	$ 5,045,000
9	3001 - Johnson Lane - Hot Springs Buckbrush (100 yr)	$ 10,442,000
10	4002 - Fish Springs - Pine Nut Creek Dam	$ 24,307,000
11	5003 - Smelter Creek - Unnamed Tributary, Alternative 1 (25-yr Storm Drain)	$ 12,616,000
12	4003 - Fish Springs - Bently Basins	$ 12,007,000
13	5004 - Smelter Creek - Unnamed Tributary, Alternative 2 (25-yr Basin)	$ 2,777,000
14	5002 - Smelter Creek - Phases 1-8 (25-yr)	$ 675,000
15	7001 - East Valley Dip Section (Pine Nut Road)	$ 1,800,000
16	2003 - Crossing at Buckeye Road and Martin Slough	$ 1,800,000
17	4004 - Fish Springs - Janelle Basin	$ 11,709,000
18	3006 - Johnson Lane Wash Dam	$ 6,000,000
19	4005 - Fish Springs - Denmar Basin	$ 14,022,000
20	3005 - Pamela Place	$ 500,000
21	3002 - Johnson Lane - Pine Nut South (25 yr).	$ 1,467,000
22	2004 - Buckeye Detention Basin DCSID Site	$ 3,000,000
23	4007 - Fish Springs - Syphus Basin East (upstream) of Allerman Canal	$ 13,109,000
24	3003 - Johnson Lane - Unnamed Wash A (25 yr)	$ 311,667
25	1001 - Alpine View Estates - Bavarian Drive and Zurich Court	$ 810,000
26	1003 - Alpine View Estates - Cul-de-sac on Bernese Court	$ 250,000
27	1002 - Alpine View Estates - between Bavarian Drive and Jacks Valley Rd	$ 810,000
	TOTAL	$141,107,000

Note: See Table X for individual project benefits.

Implementation of all potential projects identified in the SMP would require a $141 million Stormwater CIP. To proceed with any level of implementation is contingent on a funding source other than the General Fund for the success of the Stormwater Program. Funding scenarios for further evaluation by the County are outlined in Appendix A of this SMP.

Foster cooperation and coordination with private entities or stakeholders

In the Carson Valley, irrigation ditches intersect the public stormwater conveyance infrastructure and inadvertently convey flood flows. Irrigation water users and the County must agree on shared or cooperative maintenance practices to prevent conflicts as a result of sediment accumulation, overflows or blockages. A user's ability to secure, maintain, and improve its own independent drainage infrastructure – despite commingled storm or irrigation water – must be free of conflict to ensure all drainage systems work effectively under both irrigation and stormwater occurrences. The interdependence of historic, private, and public infrastructure necessitates active coordination and cooperation to ensure all parties' benefits are secured. As part of this Stormwater Master Plan, the County met with members of the agricultural community on two occasions to solicit feedback and input on how to address hot spots and resolve conflicts.

At Lake Tahoe, many water quality improvement projects (WQIPs) that reduce sediment input loads to Lake Tahoe have been implemented on General Improvement District (GID) properties. However, it is the County that is the named permit holder under the Federal and State mandated programs, rather than individual GIDs. The construction and maintenance of these improvements requires significant coordination between the County and the GIDs; therefore, regulatory activities must be coordinated for the program's success toward efforts to improve the clarity of Lake Tahoe.

Review administrative procedures to achieve value-added results.
The National Flood Insurance Program (NFIP) recommends more protective floodplain management and construction ordinances than the County administers in its development code. The Community Rating System (CRS) program offers incentives to communities through flood insurance discounts to implement flood mitigation activities. The program has undergone national changes and therefore either existing program actions must increase, or alternative actions could be performed to achieve the highest outcome of flood risk reduction both on-the-ground and as monetary savings to residents. Currently Douglas County is rated as a Class 6 Community, affording a 20% reduction in residents' flood insurance premiums.

Select a funding mechanism to implement the stormwater program to be an effective part of County operations.
Reliable funding mechanisms that are used successfully in thousands of municipalities nationwide are considered and presented. We recommend the County review these funding mechanisms to determine which solution or solutions are achievable based on the County administration activities or existing finance system. A stable funding source to supplement grants or loans will result in a tangible benefit to residents who have experienced repetitive flooding and have expressed concern about inaction by the County.

Further, to all citizens of Douglas County that rely upon safe passage provided by stormwater services to be able to commute to work or school, rely on recreation and tourism for their business, want to feel their property is safe from damage, have peace of mind because emergency services can reach them, and a myriad of other benefits a functional stormwater program can provide, funding this Stormwater Master Plan is critical to the livelihood of everyone in or passing through Douglas County.

Figure 2 - 1937 Flood

DOUGLAS CO

The Record-Courier

FIFTY-SEVENTH YEAR — GARDNERVILLE, DOUGLAS COUNTY, NEVADA, FRIDAY MORNING, DECEMBER 17, 1937 — NUMBER FIFTY

Big Flood Damages Farms and Highways

Observations

•With everybody in the community talking flood and high water, a few of the highlights and humorous situations are chronicled here.

The Gardnerville fire department was called to the Sierra auto court Saturday night when a shed was discovered on fire. The new engine, under charge of Chief Glock, stopped in eighteen inches of water. Firemen started rolling out hose and one of the fire laddies delegated to take care of the suction pipe, yelled to Glock: "What are you going to hook this

Baptiste Borda Passes Away

Baptiste Borda, well known resident and business man of Gardnerville, died at his brother's farm near Dayton shortly before noon Monday and his unexpected death was a shock to the people of this community.

Mr. Borda, because of a heart ailment, was advised by his physician to take a complete rest. Intending to follow out this advice, he recently leased his hotel and saloon here.

Section of Douglas Dam Washed Out; Several Homes Flooded, Highways Inundated and Loss is Conservatively Estimated at $150,000

Rain started falling in this region last Thursday night, continuing until Saturday afternoon, bring both forks of the Carson river to flood stage and leaving in its wake an estimated damage of $150,000 to highways and farms.

Throughout Thursday night rain fell in heavy downpour and during Friday settled into a steady drizzle only to increase in intensity Friday night.

loo was flooded with 14 inches of water. Debris chocked the channel at the river bridge and diverted a torrent of water through the Mack field to Cottonwood slough.

At the Dangberg Home ranch a crew of men attempted to save the bridge in the field just west of the main bridge but high water took it out.

On the West fork many farm bridges were swept away by high

motor owned by Mrs. Ida Ruhenstroth.

With the new opening in the dam, water stopped running over the main spillway. Thousands of tons of silt that had accumulated back of the dam was carried down into the Valley by the rushing waters. However, only a channel was cut through the silt and much of the accumulation of years remains above the dam.

Elmer Bruns Is Dead in Alpine

Elmer Bruns, one of the best known and most highly respected young men of Alpine county, passed away at 8:30 o'clock Monday evening following a brief illness. A few days before he suffered an attack of pneumonia and Monday, when the illness seemed to be clearing up, other complications developed and the end came quickly.

Born in Alpine county 31 years ago, Mr. Bruns grew to manhood

Douglas Farm Bureau Meets

(Pictures on Page Three)

The Ninth Annual meeting of the Douglas county farm bureau was held last Friday at the court house in Minden with a number of local farmers and representatives of the University of Nevada extension service in attendance. At the meeting directors were elected, reports of the county agents were made and important resolutions on policy of the bureau

1. Introduction

Douglas County, Towns and/or GID's provide water, sewer, road, and stormwater services to residents as a matter of safety, health and welfare. Stormwater – runoff from precipitation events – is generally a secondary concern, usually drawing interest only after major flood events. However an effective stormwater and floodplain management program is more than just flood protection; it requires watershed master planning, drainage system maintenance, water quality management, enforcement of federal regulations and reporting of these activities to the State of Nevada, requires a dedicated funding source and financial management. These activities ensure public safety, environmental protection, and compliance with state and federally mandated regulatory requirements. The Douglas County Stormwater Management Program is currently responsible for the operation and maintenance of stormwater runoff collection, treatment, conveyance, and storage infrastructure, and program reporting requirements for Douglas County.

The Carson Valley has been inundated by significant floods since it was established in the 1860's (see Timeline in Figure 5, and newspaper excerpts throughout). The 1996 Master Plan details that "Flash flooding has occurred in Genoa, Johnson Lane, Topaz Ranch Estates, Fish Springs, Ruhenstroth, and other basins located on the east side of the Carson Valley", and that "floodplain management and flood protection measures are increasingly important and should be considered." Nearly 30 years later, flash flooding continues to occur, and floodplain management remains a significant issue for residents and property owners in Douglas County (2020 Master Plan). In recent years the County has responded to a growing number of emergency flooding incidents resulting in damaged infrastructure and property. Historically, stormwater management was reactionary to emergencies but provided no clear plan to mitigate future disasters. Now however, stormwater management is no longer limited to floodplain management and flood control; stormwater discharges or runoff are now regulated by the state and federal governments, requiring reporting activities and audits to be conducted.

This comprehensive, Stormwater Master Plan (SMP) provides a County-wide prioritized list of Capital Improvement Projects (CIPs), with the overall goal of reducing risk of damage to infrastructure during flood events, while improving safety and meeting regulatory water quality mandates. Implementation and construction of CIPs are proactive measures that would provide solutions to the repetitive flooding and improve surface water quality. Included herein is a description of the major watersheds, an overview of the existing drainage reports and proposed improvement projects for these watersheds, and a prioritized list of projects to implement, as well as identification of areas of new flood risk. Finally, a discussion on funding strategies for the projects identified

DOUGLAS COUNTY 1996 MASTER PLAN

Johnson Lane has several alluvial fan washes, including Johnson Lane Wash, Buckbrush Wash, and the Airport Wash that have produced large cloud burst flows. Large population growth in this area will dictate that flood plain management and possibly flood protection measures be taken. ***Protection and management in this area has become increasingly important in light of the frequent flood occurrences.***

The East Valley, Fish Springs, Pinenut and Ruhenstroth regions have also experienced several large cloudbursts in recent years causing short duration, high-flow events to occur. These areas have a multitude of alluvial fans with encroachment by development near the high flood-prone areas. ***Flood plain management and flood protection measures should also be considered in these regions of the Carson Valley***.

Topaz Ranch Estates has several alluvial fan dry-stream basins, including Minnehaha Canyon, that have experienced both wet and dry-mantle storms in recent years. These storms have been particularly damaging to property, roads, and road structures due to encroachment and development near the stream basins. ***This area is in need of floodplain management and also flood protection.***

is provided, including recommendations for a permanent, sustainable revenue source to support floodplain and stormwater management activities.

2. Background

As of 2024, Douglas County has a residential population of about 52,000 across 738 square miles (Figure 6). Lake Tahoe, Towns, General Improvement Districts, and ranches in the agriculturally-rich lands around the Carson and Walker Rivers, and Topaz Lake to the south make up the diverse character of this rural and scenic community. As the County's population increased and development extended into more outlying areas, stormwater management and flooding issues within the County have become more prevalent and costlier to maintain and clean-up after these hazard events. The communities at the base of the Pinenut Mountains have a history of flash floods resulting from both summertime cloudburst events and winter rain-on-snow events. In the Carson Valley, sustained high Carson River flows due to heavy precipitation events or snowmelt runoff have caused widespread flooding, threatening aging flood control and irrigation infrastructure. Across other outlying areas in the County residents are impacted by water quality concerns at Lake Tahoe, local drainage with minor flooding, and post-fire flood threat where increases in flows are expected as a result of burn-scarred drainage areas. This Stormwater Master Plan provides Douglas County with a proactive approach to meet life, health, and safety responsibilities to its residents, meet regulatory mandates with effective financial support, and manage daily resources, operations and maintenance needs.

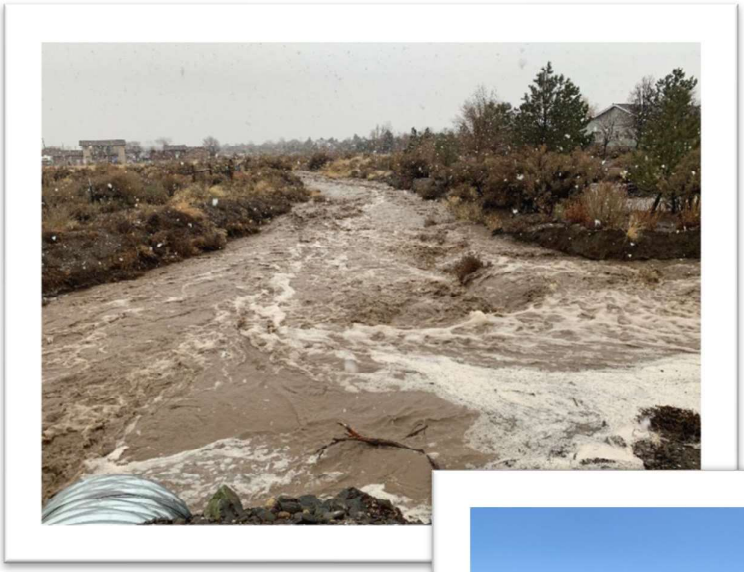


Figure 3 - Floodwaters through neighborhood

Figure 4 - Johnson Lane detention basin designed to capture floodwater

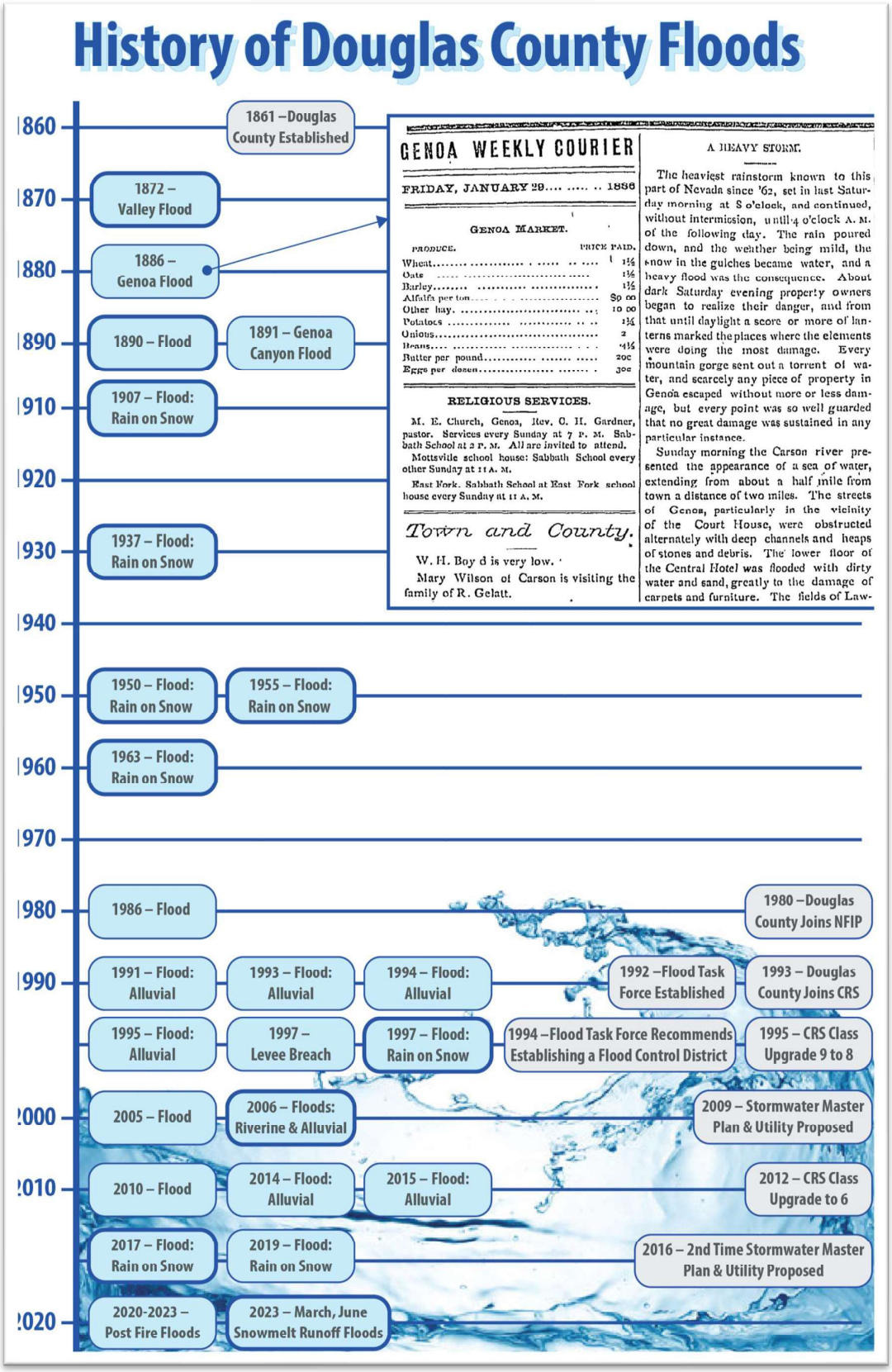
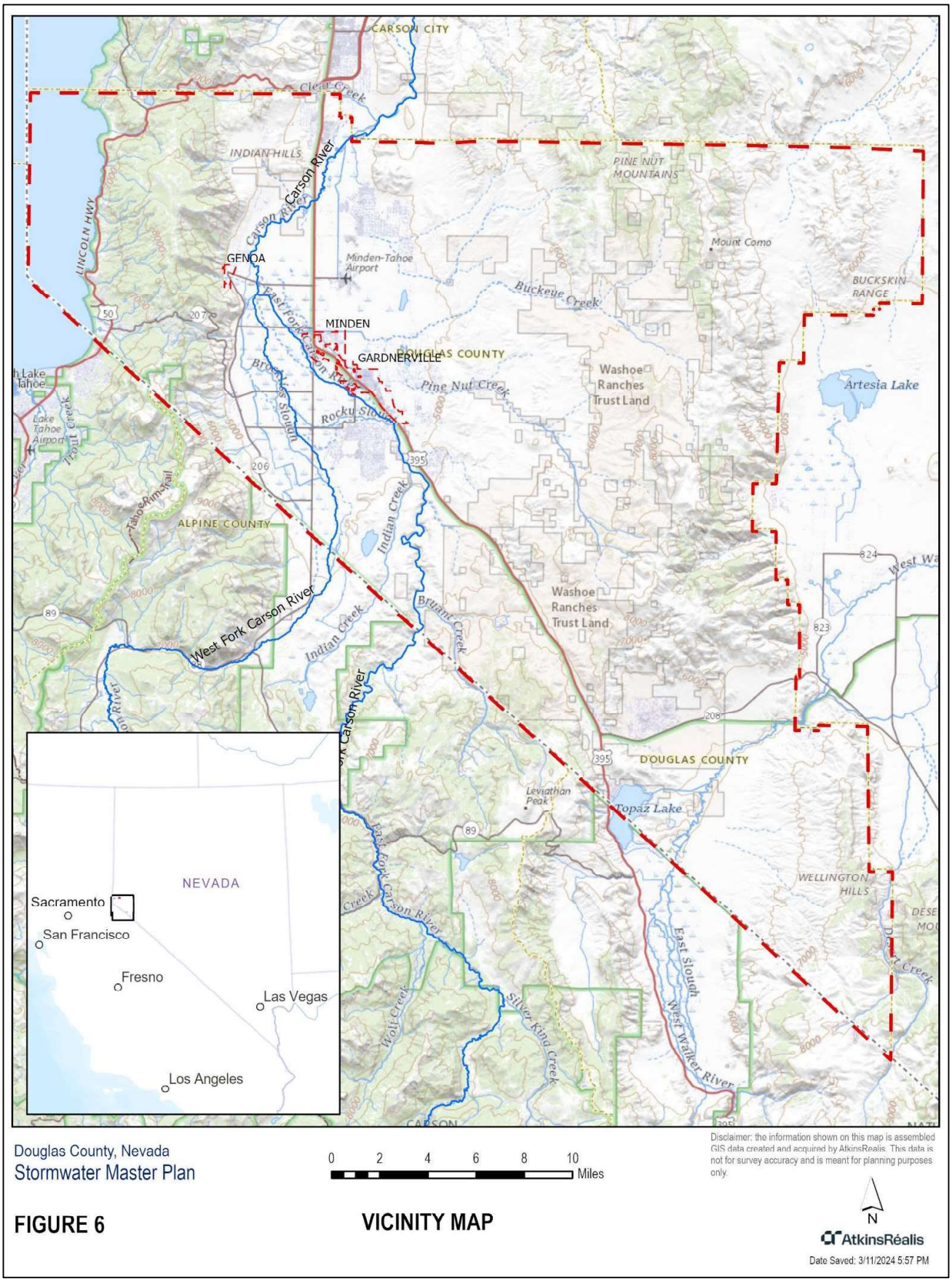


Figure 5 – Timeline of Flooding in Douglas County



Douglas County, Nevada
Stormwater Master Plan

0 2 4 6 8 10 Miles

Disclaimer: the information shown on this map is assembled GIS data created and acquired by AtkinsRealis. This data is not for survey accuracy and is meant for planning purposes only.

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FIGURE 6

VICINITY MAP

2.1 Douglas County Stormwater Program

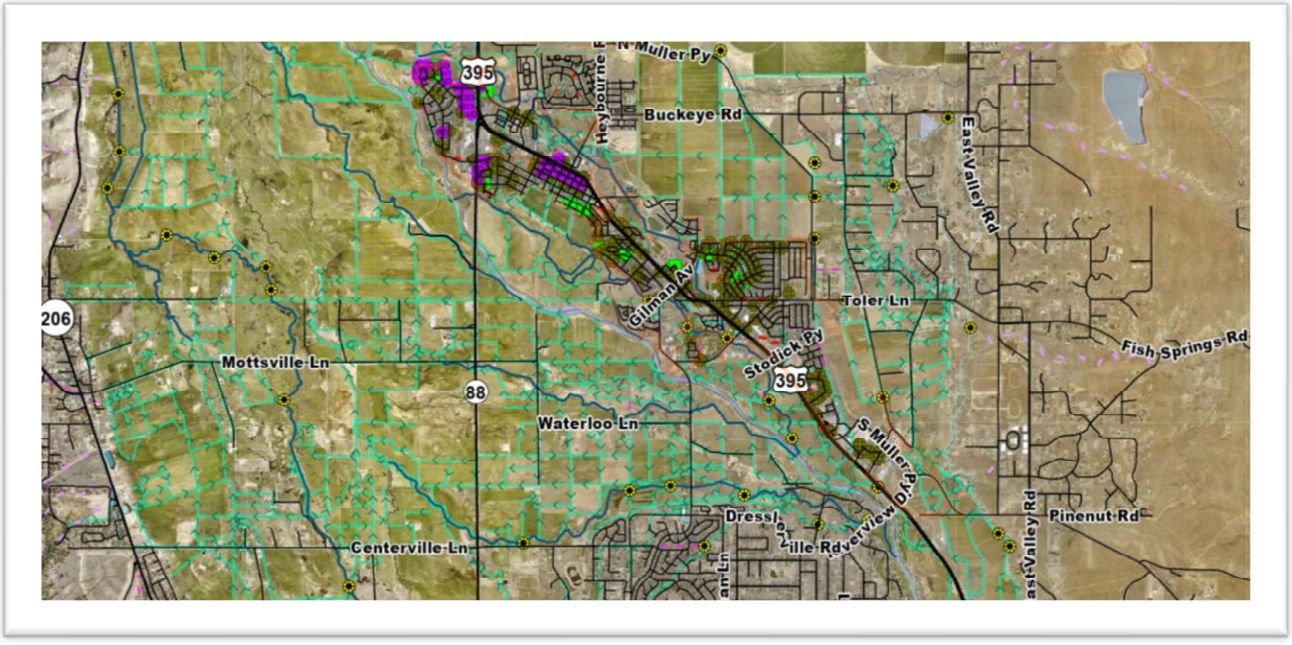
The responsibility of performing stormwater management activities varies throughout the County, based on whether it is public or privately-owned infrastructure. Douglas County is comprised of Towns (Genoa, Minden, and Gardnerville), the Washoe Tribe, 16 General Improvement Districts (GIDs), and vast farm and ranch lands. The Douglas County Stormwater Operations and Maintenance Manual (Appendix B) describes activities of the Stormwater Program. These include the regular maintenance of the existing stormwater systems, mitigation of flood risks through planning and CIP implementation, infrastructure repairs after damaging flood events, and ensuring compliance with all applicable laws and regulations. Compliance is demonstrated through reports submitted to the State of Nevada or FEMA (annual and 5-year). Stormwater infrastructure must be adequately sized and maintained to ensure full conveyance and storage capacity for the ever-present threat of a flood. While seemingly distinct, GIDs and irrigation ditches are geographically and politically connected to the County. The interconnected nature of the management of stormwater infrastructure between these entities, and the need for cooperation and coordination with the County to prevent conflicts, is conveyed in this Stormwater Master Plan.

- GIDs have autonomy over public services such as water, sewer, roads and drainage infrastructure which are funded through resident user fees and additional property (ad-valorem) taxes paid to these entities to provide these services (Figure 8).

- In the Carson Valley, over 150 years of agricultural practices resulted in irrigation canals across the County, many of which are maintained and operated by an irrigation district through a ditch company, individual end water user, or water rights holder (Figure 9). While these ditches are used during the growing season to convey water from the Carson and Walker Rivers to fields for irrigation and crop-growing needs, during the wet winter months or after flash floods these ditches become inadvertent conveyances of stormwater runoff and sediment.

This section details the federal, state and local activities by which the stormwater program must abide.

Figure 7 - Irrigation ditch network (teal lines) throughout the valley and towns



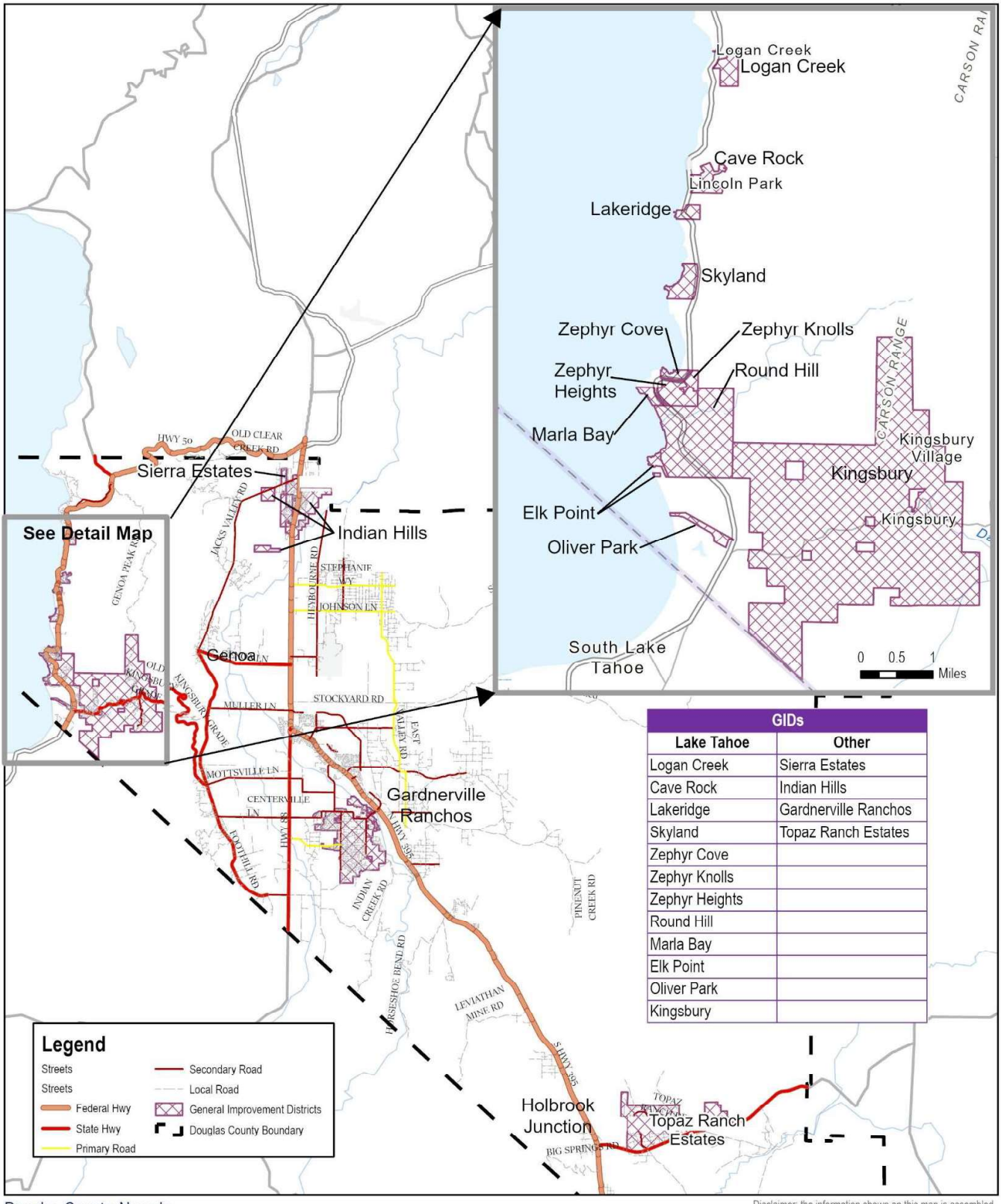


FIGURE 8 **GENERAL IMPROVEMENT DISTRICTS (GIDs)**

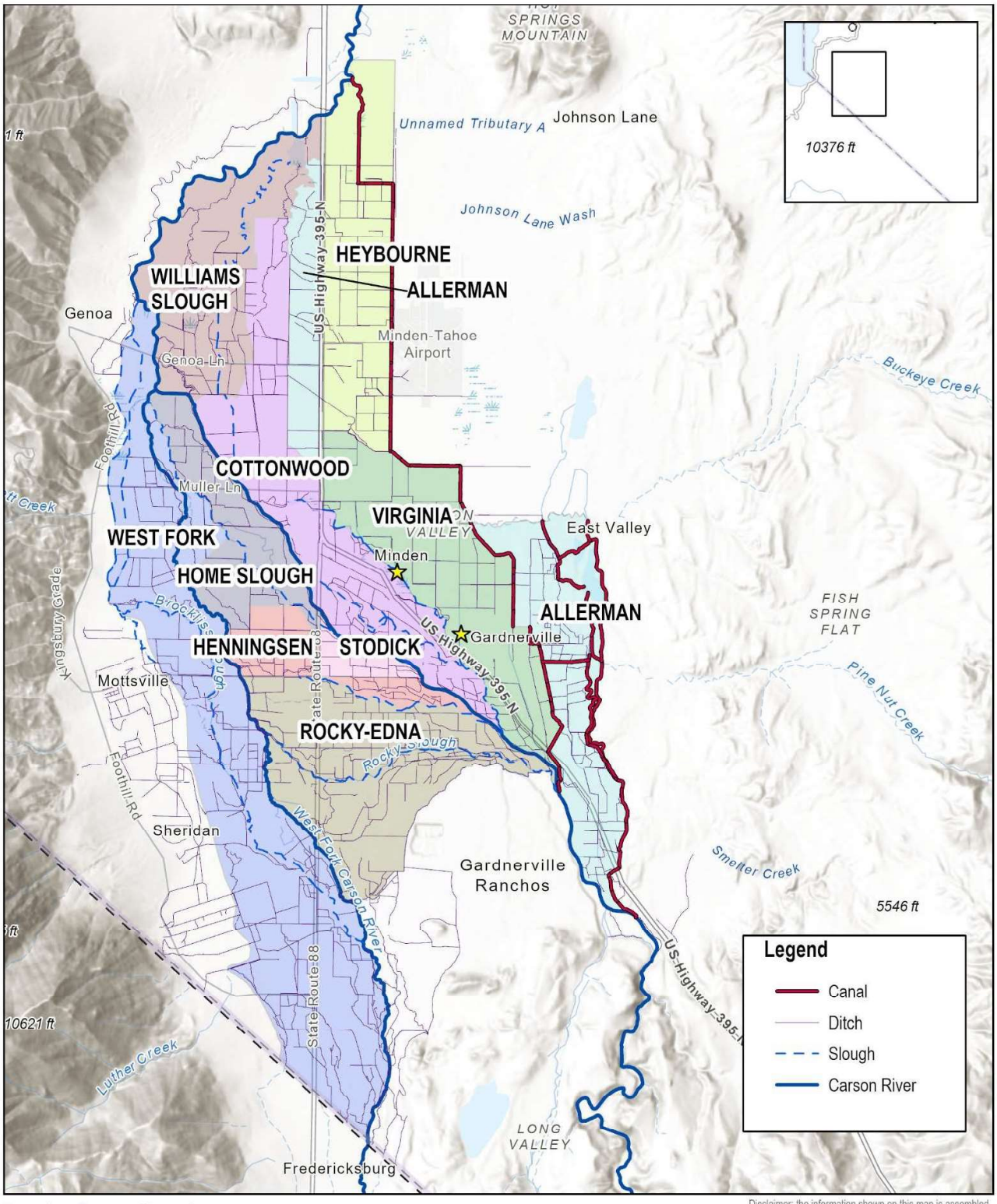


FIGURE 9 **IRRIGATION NETWORKS AND OWNERSHIP**

2.1.1 Federal Stormwater Program Mandated Activities

Stormwater collects sediment and other pollutants as it flows across urban surfaces, causing adverse impacts to streams, rivers, and lakes, and thus is regulated by a variety of laws designed to mitigate these impacts. The 1972 Federal Clean Water Act (CWA) regulates the discharge of pollutants in stormwater runoff to navigable waters of the United States. The CWA establishes several programs administered by the Environmental Protection Agency (EPA) to oversee such discharges, programs which are delegated to states to implement. These Federal regulatory programs, activities and reporting requirements, are summarized in Table 3.

Table 3 – Federal Stormwater Program Activities

Environmental Protection Agency (EPA) and Nevada Division of Environmental Protection (NDEP)			
Program	**Description**	**Activities**	**Reporting**
National Pollutant Discharge Elimination System (NPDES)Permit #NVS040000	Implement a stormwater program under a 'Small MS4 Water Quality Permit' to reduce the discharge of pollutants and protect water quality.	Annual and post-storm Inspections, water quality monitoring, maintain culverts, ditches; street sweeping	Documentation and reporting submitted to NDEP annually on December 1
Lake Tahoe Fine Sediment Particle Total Maximum Daily Load (FSP TMDL)	Restore clarity of Lake Tahoe by controlling the amount of fine sediment particles (FSP) that are in stormwater runoff	Implementation of Sediment Load Reduction Plan (SLRP) through water quality improvement practices including projects (WQIPs), best management practices (BMPs), or road operations (sanding and sweeping)	Annual and post-storm inspections, monitoring and maintenance of the practices using BMP RAM, Road RAM, a compilation of which is submitted to NDEP in an annual report due March 15.
Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP)			
Program	**Description**	**Activities**	**Reporting**
National Flood Insurance Program (NFIP)	Provide federal flood insurance to eligible properties and enforce flood risk reduction development practices.	Enforce floodplain management ordinance, adopt and maintain flood insurance rate maps (FIRMs), maintain minimum floodplain management requirements	Periodic program audits called Community Assistance Visits (CAVs) demonstrating community compliance and enforcement of 44CFR 60.3 regulations
Community Rating System (CRS)	Perform floodplain management activities that provide a 20% discount to residents on flood insurance premiums	Outreach and education, floodplain mapping, floodplain management, drainage system maintenance, flood warning and response	Annual documentation submittal due October 1, additional 5-year submittal and audit due accordingly

National Pollutant Discharge Elimination System (NPDES)

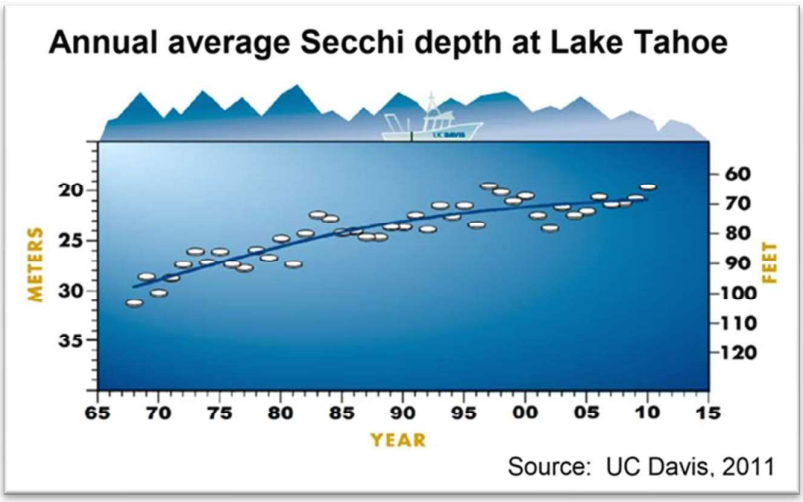
The NPDES municipal stormwater permit program of the CWA authorizes stormwater discharges from Indian Hills, Jacks Valley, Clear Creek, and a portion of the Johnson Lane area. Under this program, the County is mandated by the EPA through the Nevada Division of Environmental Protection (NDEP) to implement a stormwater program under a 'Small MS4 Water Quality Permit'[1] to reduce the discharge of pollutants and protect water quality. Inspections and activities such as cleaning culverts and ditches, street sweeping, and water quality monitoring all are required under Douglas County's MS4 permit. Documentation and reporting of activities is prepared by County personnel and submitted in an annual report to NDEP. The area within Douglas County that is overseen by this permit is shown in Figure 10. A copy of the Permit Fact Sheet is included in Appendix C.

Failure to comply with any of these programs can lead to severe consequences. Violating the CWA is a serious offense, and the EPA is authorized to take action through civil or criminal proceedings. Criminal penalties are rare, but in extreme cases a judge may impose the violator to pay restitution or be incarcerated. If a permittee is found to be in violation (through a citizen suit, inspection, or audit) the EPA is authorized to take the following actions:

- **Settlements:** Administrative actions in the form of consent agreements, administrative orders, or judicial actions,
- **Civil penalties:** Monetary assessments paid by a person or permittee. Penalties are designed to recover economic losses due to noncompliance and compensate for the seriousness of the action,
- **Injunctive relief:** Requires a regulated entity to perform (or stop) some designated action, and
- **Supplemental Environmental Projects:** A violator may agree to perform an environmental improvement project to correct the violations, using the violator's assessed penalties to fund the project. This can be part of an enforcement settlement.

Lake Tahoe Fine Sediment Particle Total Maximum Daily Load (FSP TMDL)

Lake Tahoe's famed deep water clarity is attributed to its uncommonly clean water which allows sunlight to reach much greater depths than most other water bodies. But by the year 2000, about one-third of Lake Tahoe's unique clarity was lost. Required by EPA through NDEP, the County has prepared a Sediment Load Reduction Plan (SLRP – Appendix D) detailing actions to reduce the amount of FSP in stormwater that reaches Lake Tahoe to regain clarity. Sediment load reductions from stormwater runoff are tracked with 5-year milestones to ensure progress and accountability.



[1] Municipal separate storm sewer system (MS4)

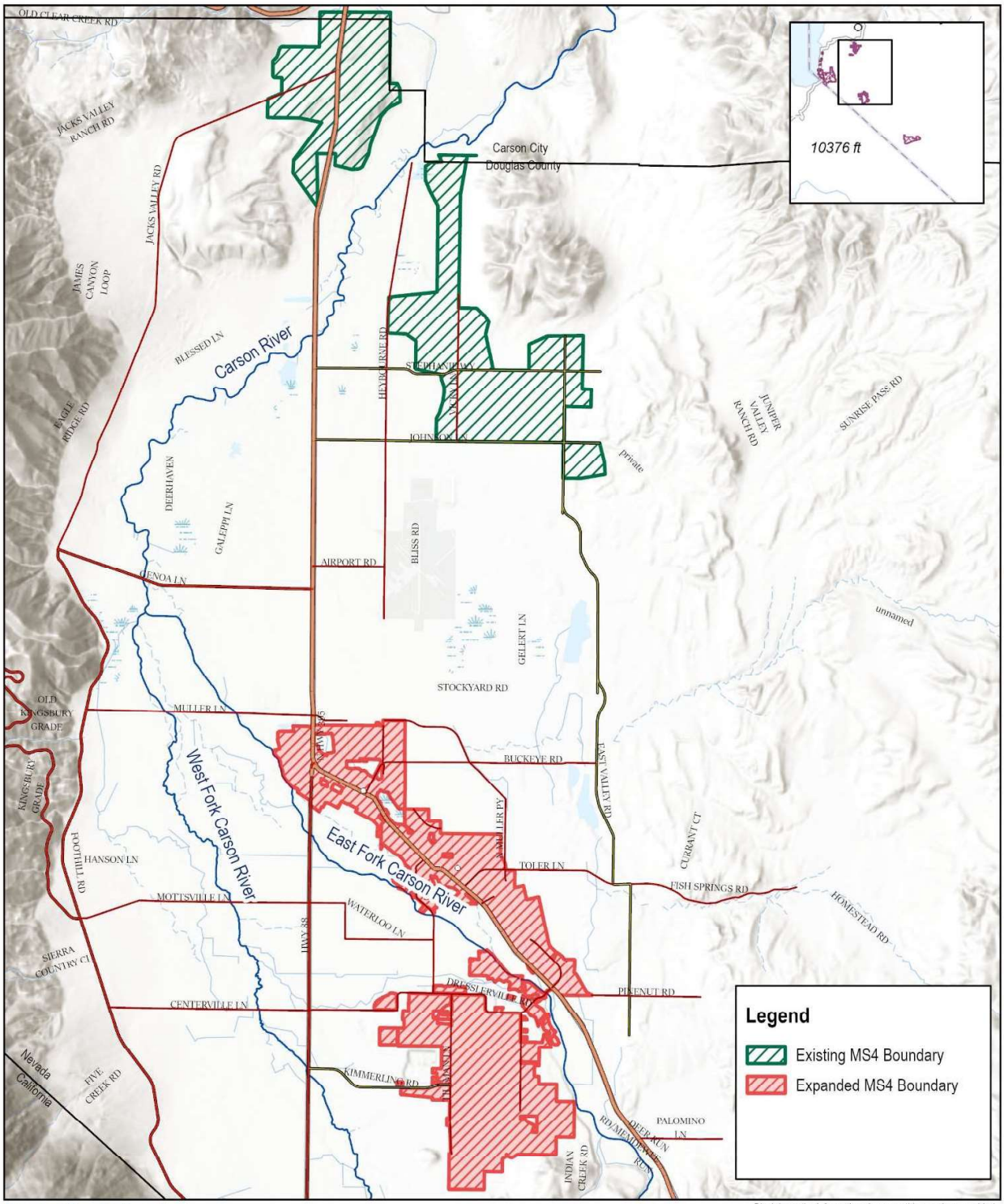


FIGURE 10 **EXISTING AND EXPANDED MS4 PERMIT AREA**

The ***National Flood Insurance Program (NFIP)*** was established through the National Flood Insurance Act of 1968. The program has two purposes: to regulate development in high flood-risk areas, and to share the burden of flood losses by offering affordable flood insurance rates. Communities throughout the nation are eligible for participation in the program by adopting and enforcing certain provisions to manage development in floodplains and reduce flood losses, and in return residents may purchase federally subsidized flood insurance. Douglas County has participated in the NFIP since March 1980. The County exceeds the minimum requirements of the NFIP's provisions by participating in the Community Rating System described below.

The ***NFIP Community Rating System (CRS)*** is a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum NFIP requirements. Douglas County staff spend significant time and resources performing activities to improve flood protection, raise awareness, and ensure development regulations are enforced. Through these actions, Douglas County residents benefit from a discounted flood insurance premium rate of 20% as a CRS Class 6 Community (Table 4). The County joined the CRS program in 1993 as a Class 9 community and upgraded from a Class 9 to Class 8 in 1995 as a result of increased flood awareness and outreach through a community Flood Task Force formed in January 1992. Since that time, the County has improved to a Class 6 through many additional activities. The array of CRS credit points, Classes and Premium Discounts and reductions through participation in the program is shown in Table 5.

Table 4 – Douglas County Current NFIP Rating

Community No.	32008
Entry Date	10/1/1993
Current Effective Date	6/15/2016
Current Class	6
% Discount for SFHA	20%
% Discount for non-SFHA	10%

Table 5 - CRS Credit Points - CRS Class Designations and Benefits

CRS Points	CRS Class	CRS Premium Discount
4,500+	1	45%
4,000-4,499	2	40%
3,500-4,999	3	35%
3,000-3,499	4	30%
2,500-2,999	5	25%
2,000-2,499	**6**	**20% (Douglas County)**
1,500-1,999	7	15%
1,000-1,499	8	10%
500,999	9	5%
0-499	10	0

If a community is placed on probation in the NFIP, the suspension warning letter includes congressional notifications, a news release to local media, and an update on FEMA's website. If a community is suspended or expelled from the NFIP the following will occur:

- No property owner or renter may purchase a flood insurance policy through the NFIP,
- Existing policies will not be renewed,
- The community is not eligible for federal grants or loans,
- No federal disaster assistance may be provided to repair flood insurable buildings,
- No federal mortgage insurance or loan guarantees may be provided in flood hazard areas, and
- Banks and credit unions must notify applicants seeking loans in flood hazard areas that they are not eligible for flood insurance or flood disaster assistance.

If a community does not provide the adequate points during the audit of the CRS program, it will revert to a "Class 10" community, and residents would lose the discount. It can take years for a community to recover to the previous class standing. However, if the County increases regulations and efforts of its CRS program, a higher Class can be achieved with successively higher premium discounts. Any additional actions to move to a higher class must be sustainable year-after-year, or a reversion to a Class 10 will occur.

Figure 11 - Distribution of CRS Class Designations in the United States.

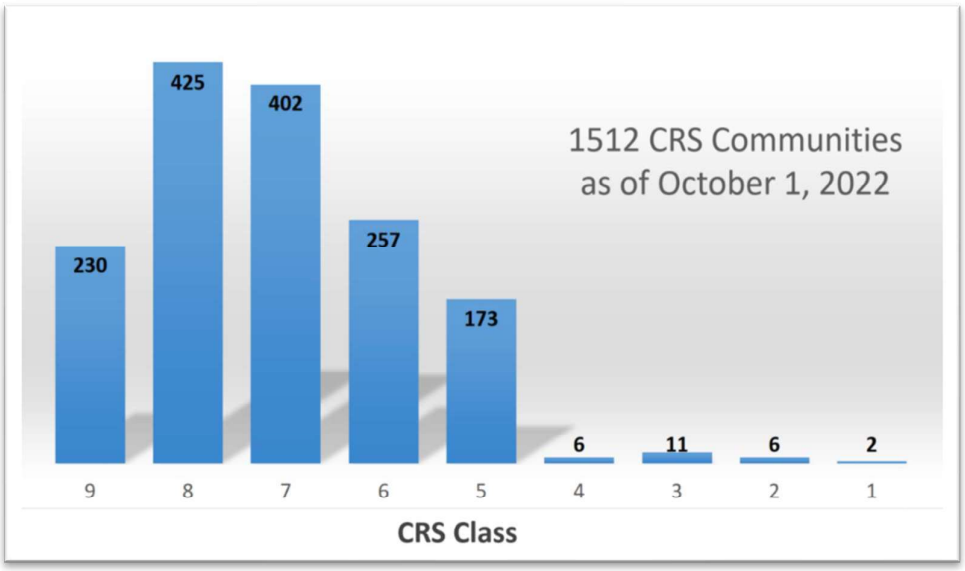


Figure 12 – 1950 Flood

You'll Find NO Flood Damaged STOCKS When You Buy In CARSON VALLEY

The Record-Courier

THE WEATHER

Date	Max.	Min.	Prec.
16	56	28	.16
17	61	37	.42
18	64	42	2.55
19	64	43	.19
20	63	48	.29
21	64	50	.00
22		33	

SEVENTIETH YEAR—NO. 45 GARDNERVILLE, DOUGLAS COUNTY, NEVADA, FRIDAY MORNING, NOVEMBER 24, 1950 TEN CENTS PER COPY

FLOOD RUIN WORST IN HISTORY

Damage which will mount into hundreds of thousands of dollars followed in the wake of unprecedented rains which during the last week resulted in the worst flood in the history of Carson Valley.

Two men were injured and two others had a narrow escape from serious injury or death as a result of the flood conditions.

Most seriously hurt was William Frevert.

Frevert was injured when a truck he was driving plunged through a bridge near Centerville.

Frevert was taken to the veterans hospital in Reno where he underwent surgery Wednesday. His knee cap had been torn loose, he sustained several

The truck was tightly wedged at the bottom of the river

Rescuers, headed by Julian Larrouy, succeeded in freeing Frevert with difficulty. It was said that had not the floor of the bridge collapsed beneath the truck in one piece, preventing the vehicle from plunging to the bottom, that Frevert probably would have been drowned.

The truck was badly damaged.

Carl Kidman sustained a severe cut on his nose and a badly sprained arm when a truck in which he was riding with Harry Atchison went through a bridge on Walley lane late Tuesday.

Atchison escaped with minor bruises.

Kidman had arrived at Douglas-Tahoe airport only a few

had expressed a desire to inspect his ranch holdings and see if his cattle were safe and Atcison volunteered to drive him through the flood waters.

The bridge collapsed as the car reached its center, dropping the pair into the flood.

The truck was badly damaged.

E. G. Hand, M.D., also had a narrow escape while attempting to cross flooded Genoa lane to reach a patient.

His car was crowded off the paved roadway onto the badly washed shoulder and mired down. A passing car rescued the physician, who was forced to step from his flooded car into the swift water.

Clarence Bussey arrived on the scene and salvaged the physicians

caped damage.

Many bridges were washed away or damaged to an extent which makes them unsafe for traffic.

Residences were flooded.

Fences were washed away in many places.

Headgates on irrigation ditches were wrecked.

Stretches of roadway were washed into fields.

Fields which had been plowed and recently planted were badly damaged.

Gardnerville and Minden were practically isolated from all but air traffic for many hours.

Ranches on the westside of the valley were surrounded by water as the Carson river spread into a vast lake which covered nearly

believed to have been kept to a minimum.

During seven consecutive days starting November 14 and ending Monday, November 20 a total of 3.64 inches of rain was recorded at the U.S. forest service weather station in Minden according to Dick Coles, who acts as observer.

Higher in the mountains the precipitation was even heavier, approaching cloudburst proportions. At Woodfords, the California highway weather station, operated by Robert Fickle, reported a total of 7.41 inches of rain in the six days ending November 21.

Heaviest rain struck on November 18 (Saturday) in Minden when during the 24-hour period

24-hour downpour was measured in the same period with 3.90 inches.

Highway between Gardnerville and Centerville was closed. A stretch of roadway near the Moseley residence was carried away by the flood waters.

Max Jones residence in the same area was flooded and heavy damage resulted The Otto Hussman residence was surrounded by water.

The carrying away of the roadway at that point undoubtedly saved other residences in the immediate vicinity from heavy flood damage

In the vicinity of the Manke mill the roadway was cut through.

Bridge at the Trinity Lutheran church was undermined to an

degree.

George Egan, Nevada department of highway engineer, said the structure would be unsafe for heavy traffic although it would carry passenger cars.

On Nevada highway 17, to Centerville from Minden, three bridges were swept away. One a short distance above Centerville, another near the Mack ranch and the other at Waterloo.

Muller or Walley Lane, Genoa Lane, Waterloo Lane, and Centerville Lane connecting with the foothill and western section of the Valley were badly damaged

Genoa lane finally began carrying traffic late Tuesday although a long stretch of it was underwater and highway officials said

2.2 Douglas County Plans, Regulations and Policies

In general, emergency access routes must be kept clear to maintain the health and safety of residents. Failure to enforce development codes and standards, and reasonably foreseeable or known but unmitigated conditions, pose a threat, and has resulted in properties vulnerable to flooding being constructed and additional burden on County maintenance crews to react to flood-fighting calls. Stormwater management is also related to, or coordinated with, local plans, regulations, and policies. Therefore, the stormwater program must also be an integral part of County operations in order to support the actions in these plans and policies. These exemplify the importance of having an effective, funded and managed stormwater program. A summary of these plans and policies as they relate to corresponding goals of the stormwater program is detailed as follows:

2.2.1 2020 Douglas County Master Plan - Goals and Policies (Goal 6 - Public Safety)

Public Safety Goal 1:

- Provide the community with increased safety from natural hazards through compatible design and development practices that protect ecosystem values and minimize damage to life, property, and fiscal resources.
- Consider dedicating flood-prone areas, including wetlands, sloughs, arroyos, alluvial fans, detention facilities, and other flood risk areas for public usage as parkways, sports facilities, neighborhood parks, recreational areas, and wildlife habitat. Obtain adequate rights-of-way for the conveyance of storm water to the Carson River.

Public Safety Goal 3: Encourage maintenance of historic stormwater discharge rates and volumes into surface water systems via the promotion of state-of-the-art stormwater management techniques.

- Assist the agricultural community in maintenance of irrigation systems used for drainage and/or flood control.
- Require sufficient easement widths for improvements and maintenance along all conveyance ditches that will be used for stormwater flood flows.
- Review encroachments and structure setbacks and require easement placements on future maps to eliminate conflicts and to ensure that maintenance of the conveyance ditch and/or storm drain system can be achieved.
- Continue to work with the Carson Water Subconservancy District, the Bureau of Land Management (BLM), and the United States Forest Service (USFS) to address the upstream source area of flooding.
- Give top priority to areas where flooding of structures occurs for both structural and non-structural improvements.

2.2.2 Douglas County Municipal Code Title 20.50

Title 20.50 (Floodplain Management) and 20.100.060 (Public Drainage) apply to development in the floodplain. Title 20.50 was first created by ordinance 158 on June 5, 1956, as a Douglas County Subdivision ordinance where minimal drainage requirements were required in code. On March 13, 1980, ordinance 331 was approved by the commission, creating flood hazard areas within Douglas County. The county joined the Nation Flood Insurance Program (NFIP) by adopting this code, which allowed the county to regulate the uses of land considering the economic importance of the land to its owner and the county, and the hazards to life or property incidental to its use. This was the first-time regulations were put in place establishing areas requiring floodplain zoning regulations. This was created to reduce the loss of life or property and economic loss caused by flooding.

The purpose of the current code today is to promote the public health, safety, and general welfare, and to minimize adverse impacts to public and private losses due to flooding in specific areas through the implementation of provisions designed to minimize rescue and relief efforts associated with flooding, prolonged business interruptions, notifying property owners that land is located in a special flood hazard area, and to coordinate with local partners to implement the Carson River Regional Floodplain Management Plan in conjunction with Carson River Subconservancy District. The current code defines the adverse impacts and the requirements needed for the development of land within the Special Flood Hazard Areas (SFHA). The current code sets special requirements for development within the FEMA SFHA and are usually more restrictive than the federal requirements. These more restrictive regulations support the participation in the CRS program allowing for a discount to the county residents located within the special flood hazard areas because they are complying with more restrictive requirements. Some of the restrictions are as follows:

- Land division is not allowed for any parcels for residential purposes that are less than 19 acres in size.
- Sets requirements on the types of applications that are needed to be submitted and reviewed prior to issuing the development permits,
- Provides standards for construction within the special flood hazard area.
- Provides for violations and sets penalties for the non-permitted activity within the special flood hazard areas.

Most recently, Title 20.50 was updated to comply with the federal changes to the CRS program. These are the development standards for floodplain management and public drainage standards that are reported through an audit process and it is required these new regulations to be included in the county codes.

2.2.3 2024 Douglas County Strategic Plan

The 2024 Strategic Plan includes “Managed Stormwater” as one of its six main goals and objectives, with direction to adopt and implement the Stormwater Master Plan.

Strategic Objective of Balanced Growth and Infrastructure: The County recognizes the importance of proactively managing development while simultaneously addressing critical infrastructure and service needs. This approach is particularly pressing now as the region grapples with increasing traffic congestion, necessitating key projects to improve transportation systems. Furthermore, the updates are essential to ensure that the county's infrastructure and its workforce can adequately support a growing community while also preserving valuable open spaces and agricultural lands, which are also vital to stormwater systems. These updates are indispensable in creating a thriving and sustainable community in Douglas County, making it imperative to act promptly and effectively.

2.2.4 Carson River Watershed Floodplain Management Plan

Developed by the Carson River Coalition and adopted by the Douglas County Board of Commissioners in 2008, and updated every 5 years, this established a long-term vision and strategies for floodplain management to reduce flood damage impacts. Strategies can be applied regionally and locally; local strategies support the CRS program and improve the County’s floodplain protection and management activities.

2.2.5 Douglas County Engineering Department - Engineering Design Criteria and Improvement Standards

The 2017 edition of the criteria regulates design and construction of public infrastructure under Section 6.1.1., Storm Drainage Planning for all development, and Section 6.1.3.7 Low Impact Design (LID) practices.

2.2.6 2020 Hazard Mitigation Plan

Contains objectives and actions related to stormwater and flooding (Table 2). These are possible action items for which coordination with the State and local emergency managers could be of benefit.

Action	Description
1F	Develop County building codes and ordinances that protect people and structures from drought, earthquake, flood, severe weather & wildfire.
2A	Develop emergency evacuation programs for neighborhoods in flood prone & wildland fire areas by increasing the public awareness about evacuation programs.
5B	Adopt or update policies that discourage growth in flood-prone areas.
5D	State Route 88 culvert expansion at Mottsville Lane, and Rocky Slough.
5K	Implement recommendations for Johnson Lane Area Drainage Master Plan
5L	Construct 100-year flood crossing on one east/west collector road connecting Foothill Road and State Route 88 or US Highway 395
5M	Complete Area Drainage Master Plan for Jacks Valley/Indian Hills Area
5N	Develop Flood Warning System Plan
6B	Develop Storm Water Management Plan for snow melt.

2.3 Future Stormwater Program Requirements

Community services that are most impacted by growth are transportation, water and wastewater service, solid waste, and floodplain management (2020 Master Plan). Whether due to increasing regulatory demands or population growth, effective planning requires anticipating future stormwater management activities due to increased population and the associated road networks, buildings and traffic. New infrastructure, such as the four recently constructed detention basins in the Johnson Lane area, require inspections, maintenance such as removing accumulated sediment, debris, and vegetation, performing occasional repairs, and annual reporting procedures. This is required documentation for both the CRS and MS4 programs, and these actions are added to the list of actions that the stormwater staff must already accomplish.

Development within the communities and expansion of homes into the larger properties that are zoned A-19 (agricultural nineteen-acre minimum parcel size) also means that regulatory requirements, permitting and inspections increase. Documentation and reporting are now performed as needed in these areas where people elect to construct within the flood plain. As populations grow, the NPDES, TMDL, and NFIP mandated programs have incremental regulatory goals for which actions must be completed, documented, and reported to avoid violation of federal and state regulations. The following is a brief description of the regulatory increases to these programs.

2.3.1 NPDES MS4 Permit

Currently, Jacks Valley, Clear Creek, CAMPO, and parts of Johnson Lane are within the area of influence for stormwater discharges to the Carson River through the Small MS4 Water Quality Permit. Expansion of the permit footprint to include Minden, Gardnerville, and Gardnerville Ranchos is expected to occur at any time, adding additional structures and miles of conveyance that must be maintained by staff, including additional reporting requirements. As shown in Figure 10, once the boundary expands from the northern portion of the County to include the entire County, the burden of inspections, monitoring, maintenance and reporting responsibilities will increase. There is currently no plan or ability to meet these increased responsibilities under the existing funding and staffing scenario.

2.3.2 Lake Tahoe Total Maximum Daily Load

The County must meet five-year incremental milestones of sediment load reductions from runoff at Lake Tahoe. This requires implementation of more WQIPs, more road miles swept, and more individual homeowners (private parcels) to reduce the runoff directly from their properties. Each successive action includes the inspection, monitoring, and maintenance protocols detailed in the Road RAM or BMP RAM, results from which are reported at prescribed frequencies in the online LTInfo Lake Clarity Tracker. These activities are necessary to stay in compliance with the Interlocal Agreement between the County and NDEP. As detailed in the SLRP, these actions have been identified for each milestone, and will be implemented when the CIP is adopted and funded. While many projects have been implemented by individual GIDs, the inspections, maintenance and reporting activities are still the responsibility of the County through the Interlocal Agreement (ILA). The 2016 SLRP (Appendix D) details the costs associated with continued implementation of the program and anticipated ongoing costs. The agreement between the County and NDEP precludes the individual GIDs from having an ILA which would require them to perform the water quality modelling, perform inspections and maintenance, and the annual reporting activities.

2.3.3 NFIP Community Rating System

Flood insurance policy holders in the County currently benefit from a 20% discount on their annual premiums due to the County's designation as a Class 6 CRS community. The County spends a significant amount of time conducting activities for this program. Maintaining that rating became more difficult when the CRS Coordinator's Manual was updated in 2022 and the requirements increased. Since points are evaluated on a 5-year cycle, the most recent CRS program audit reduced the number of points the County received. The reduction was not enough to downgrade the rating, however the new manual created additional burden to the previous documentation and reporting process for this program. More activities will be needed for future audits to make up the points lost in the manual update.

Although a Class 6 rating is a significant achievement and is within the top 1% of communities (Figure 11), a rating increase to a Class 5 would result in an additional 5% for a total 25% discount on premiums. An analysis of the current activities and level of documentation may help the County determine the most efficient distribution of activities to maintain the current number of credits for a Class 6, or assess whether the cost expenditures and staff time associated with improving to a Class 5 is realistic or economically feasible. Figure 11 depicts all the CRS communities in the United States.

2.4 Summary of Program Responsibilities

As it stands, the stormwater program can effectively manage the existing demands, but the County is still vulnerable to flood damages, and does not have the capacity to meet regulatory expansions at the current level of distribution out of the County's General Fund. As development continues to occur, no amount of maintenance will be sufficient for a system that is under-capacity.

In coordination with Carson Water Subconservancy District and FEMA, for over 10 years the County has invested in evaluations of existing flooding and drainage hazards that pose a threat to health safety and

welfare of the county and public, and proposed long-term solutions to protect people and infrastructure from certain anticipated storm and hazardous conditions or scenarios. Only one of these proposed projects has been implemented to date, for which construction was the result of litigation by residents due to the perceived County's inability to secure or commit funding to solve the repeating problem. This was a $1,075,000 project funded by county and insurance policies due to the litigation filed by the residents of the Johnson Lane area. The spring and summer floods of 2023 again brought increased public pressure to implement more solutions and to propose solutions in previously unstudied areas. The following sections will describe how the Stormwater Program will prepare for future needs by conducting watershed studies, prioritizing and implementing CIPs, collaborating with key stakeholders with common goals, and securing a reliable funding source to carry out these projects and tasks.

3. Watershed Studies

The Douglas County Stormwater Program provides for the health and safety of residents by ensuring stormwater can be collected and conveyed safely away from people and structures, or treated to prevent water quality degradation of lakes and streams. This requires operation and maintenance of stormwater, flood control, and water quality infrastructure. Stormwater management – managing the water that runs off the land surface from precipitation events – includes dealing with large-scale riverine floods, alluvial fan flooding, post-fire debris flows and flash floods, and protecting water quality as the runoff travels across urbanized or paved surfaces.

The type of stormwater issue or flood risk is based on location within a watershed. A watershed is an area of land that drains all rainfall to streams or to a common watershed outlet; i.e., a drop of water that falls within the watershed boundary has the capacity to reach the outlet. The Carson River watershed is 184 miles, from high in the Sierra Mountains to the Carson Sink (**Figure 13**). Within this overarching watershed are numerous hydrologically distinct smaller watersheds (Figure 14). Individual watersheds vary as a function of slope, land cover, soils, vegetation, and geology; these characteristics determine the type of flooding that will occur: alluvial fan, riverine, debris, or mud flows. Overbank or riverine flooding along the Carson River can be a result of rain-on-snow events in the upper watershed; sustained high flows due to warm spring runoff; or inputs from flash floods on tributaries. These floods have had a devastating impact in the Carson Valley, where nearly 10 large scale flood disasters have impacted the community since it was settled in the 1860's (See Timeline, **Figure 5**). Floods in 1950, 1955, 1962, 1997 and 2005 caused widespread damage to the farms, ranches, roads, bridges and other infrastructure, including the "golf course levee" (3.2.1, Gardnerville) and the historic Dangberg irrigation reservoirs. The year 2023 again brought significant flooding due to a fast-paced melt of snow following an above-average precipitation winter. The golf course levee again was under threat of imminent failure, and the irrigation storage reservoirs were inundated and damaged, both requiring emergency actions to prevent significant damage.

As the community footprint expanded beyond the low-lying lands along the Carson River to the adjacent hillslopes, more development became subject to flooding, and more runoff from urbanized areas entered the lakes and rivers. While widespread reports of the significant damage due to riverine flooding was documented, alluvial fan flooding in Douglas County was not documented until the 1990s. This wasn't because it wasn't happening, but because the area hadn't been built upon yet. Flood damage is typically only reported if it impacts life or property. Since the 1980's, there has been significant development on the alluvial fans all along the base of the Pine Nut Mountains, resulting in more residents susceptible to the damaging impacts of these flood events. Alluvial fan flooding occurs when thunderstorms in the hills produce rain and the storm flow is carried to a canyon outlet where the discharge spreads out creating a 'fan' formation. Alluvial fan floodplains are not easily predictable, carry high velocity flows, and often carry sediment and result in a high risk of flood damage. Development in floodplains is regulated in these areas, however if an area is not mapped within a floodplain it will not be restricted.

This section presents a compilation of the flood risk studies that have been conducted in many of these watersheds. These studies were performed to identify the type of risk, the area prone to that risk, and proposed mitigation projects. While the watershed studies conducted to date and evaluated in this plan are predominantly concerned with reducing flood risk, stormwater management in the Lake Tahoe basin and watershed areas have a related but separately distinct focus on water quality. In addition to tangible, on the ground solutions, there are also administrative actions to prevent or inform flood risk to prevent further damage or losses such as outreach and education activities.

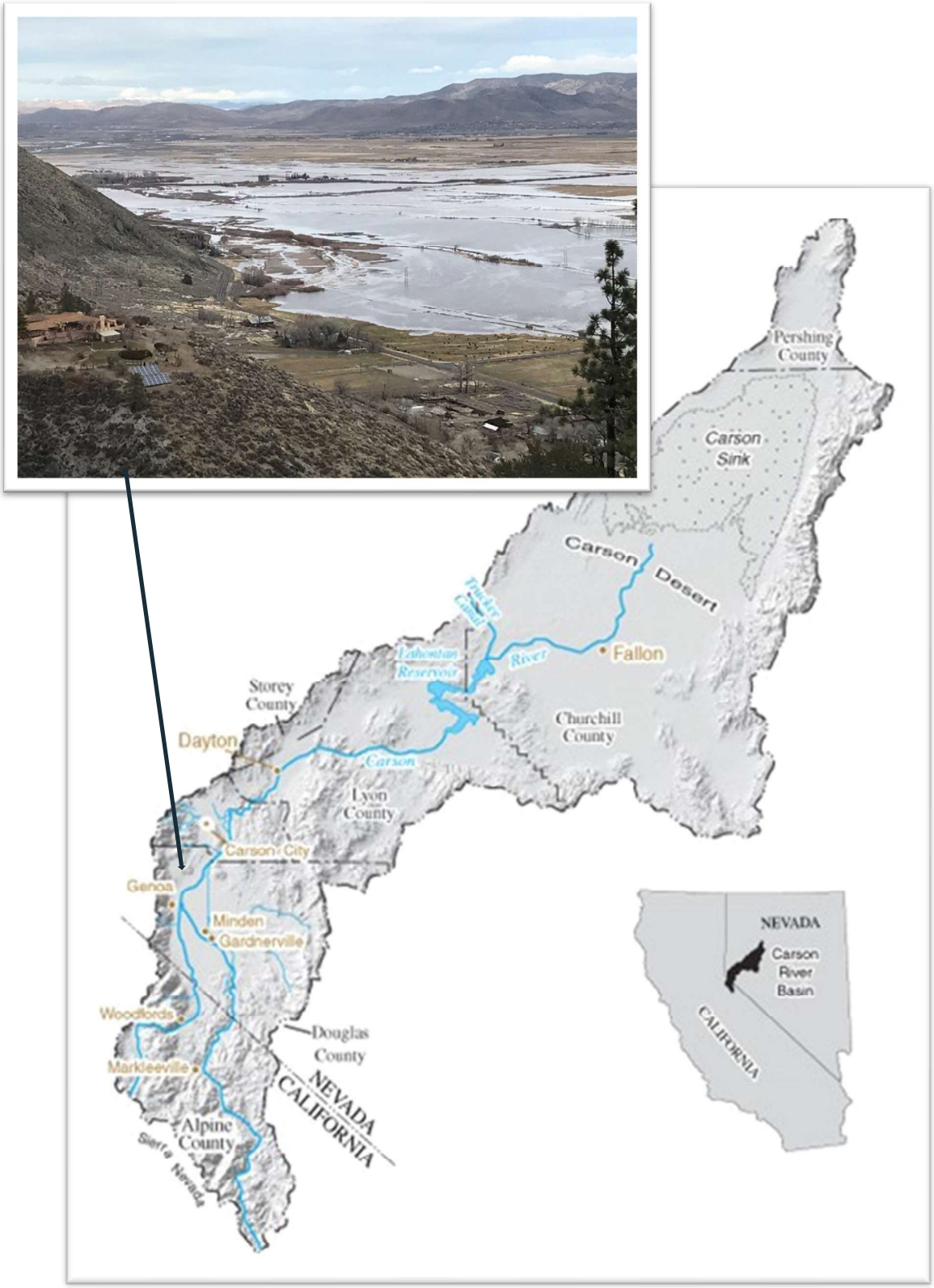
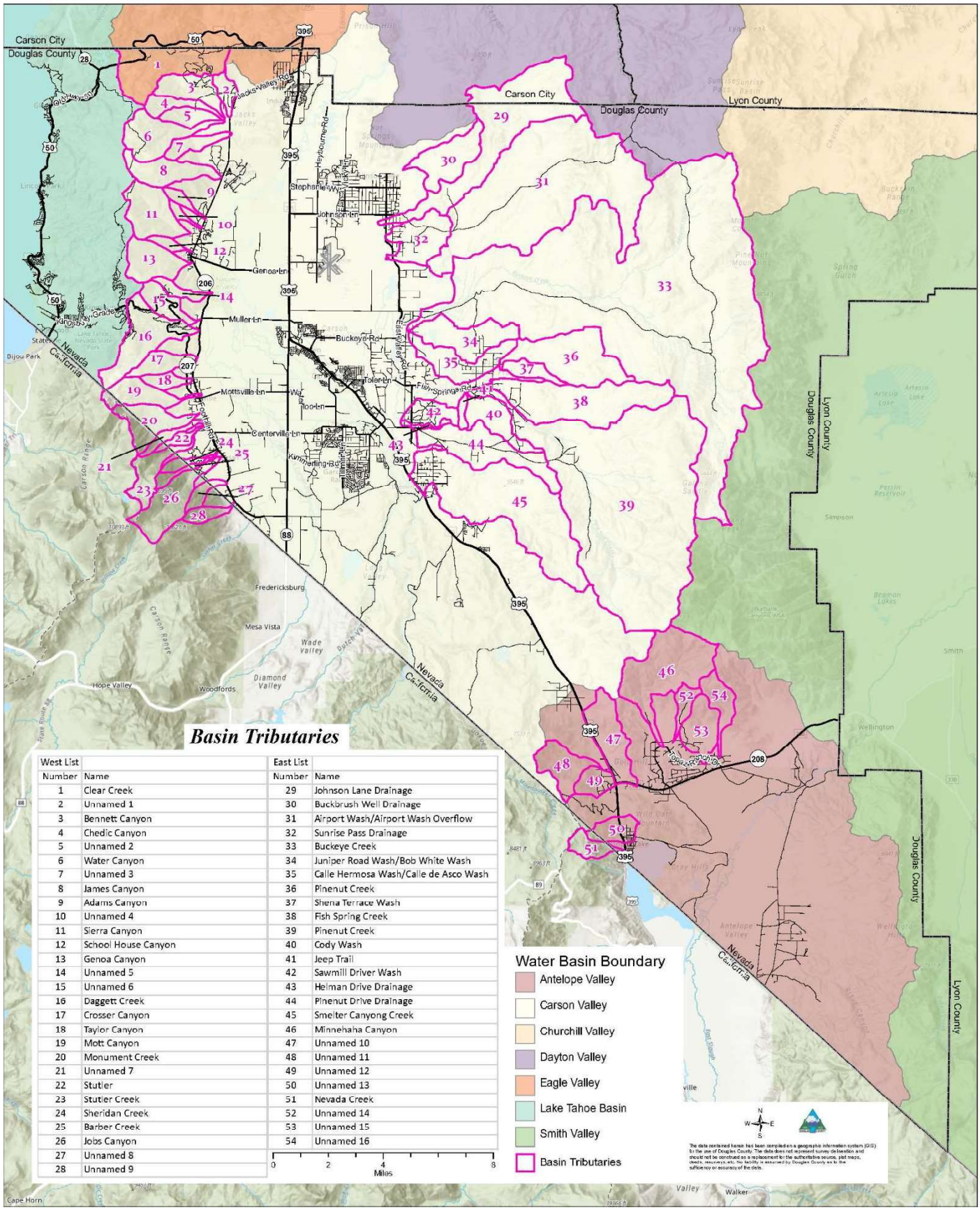


Figure 13 - Carson River Watershed stretches 184 miles from Alpine County, to the Carson Sink.

Figure 14 – County Watersheds



West List Number	Name	East List Number	Name
1	Clear Creek	29	Johnson Lane Drainage
2	Unnamed 1	30	Buckbrush Well Drainage
3	Bennett Canyon	31	Airport Wash/Airport Wash Overflow
4	Chedic Canyon	32	Sunrise Pass Drainage
5	Unnamed 2	33	Buckeye Creek
6	Water Canyon	34	Juniper Road Wash/Bob White Wash
7	Unnamed 3	35	Calle Hermosa Wash/Calle de Asco Wash
8	James Canyon	36	Pinenut Creek
9	Adams Canyon	37	Shena Terrace Wash
10	Unnamed 4	38	Fish Spring Creek
11	Sierra Canyon	39	Pinenut Creek
12	School House Canyon	40	Cody Wash
13	Genoa Canyon	41	Jeep Trail
14	Unnamed 5	42	Sawmill Driver Wash
15	Unnamed 6	43	Helman Drive Drainage
16	Daggett Creek	44	Pinenut Drive Drainage
17	Crosser Canyon	45	Smelter Canyong Creek
18	Taylor Canyon	46	Minnehaha Canyon
19	Mott Canyon	47	Unnamed 10
20	Monument Creek	48	Unnamed 11
21	Unnamed 7	49	Unnamed 12
22	Stutler	50	Unnamed 13
23	Stutler Creek	51	Nevada Creek
24	Sheridan Creek	52	Unnamed 14
25	Barber Creek	53	Unnamed 15
26	Jobs Canyon	54	Unnamed 16
27	Unnamed 8		
28	Unnamed 9		

3.1 Existing Watershed Studies and Repetitive Maintenance Areas

Property damage as a result of floods in Douglas County has been reported since the 1880's, both from riverine flooding (Carson River), and as a result of alluvial fan or debris flows from steep canyons (Pine Nut Mountains, Genoa, Topaz). In an effort to identify projects to mitigate or prevent flooding in these repetitively flooded areas, Douglas County has partnered with Carson Water Subconservancy District (CWSD) to acquire FEMA grant funds to perform flood risk studies in many watersheds. These studies identify the type of flood risk, the area prone to flooding, and proposed mitigation projects. The outcome of the study is generally an area drainage master plan (ADMP), comprised of one or more flood mitigation or control alternatives, and include conceptual or 15% design plans and cost estimates. Projects and alternatives are named as potential capital improvement projects (CIP), evaluated and ranked for future implementation by the jurisdiction or agency. Funding for a selected solution can be secured to advance the conceptual plans and cost estimate to 100% design plans with associated expected funding for construction.

3.1.1 Carson Valley and Topaz Lake

The watersheds that have been specifically identified and evaluated for flood risk and drainage master plans include Alpine View Estates, Johnson Lane, Buckeye Creek, Pine Nut Creek, Ruhenstroth, and Topaz Lake. As a result of each watershed study, a mitigation strategy or Capitol Improvement Project(s) (CIP) have been identified, a list of which can be found in Table 6. A brief description of the areas and projects follows.

JOHNSON LANE AREA DRAINAGE MASTER PLAN (JE FULLER, 2018)

The JLADMP presented five alternatives with 15% design and cost estimates for flood mitigation in the Johnson Lane Area affected by alluvial fan flooding. The Pine Nut North alternative was advanced to 100% design and implemented in 2023. There are four remaining alternatives or CIPs for flood protection in the lands to the east of the community that would benefit many additional residents and infrastructure.

BUCKEYE CREEK REGIONAL DETENTION POND FEASIBILITY STUDY (RO ANDERSON, 2014), AND BUCKEYE CREEK FLOOD MITIGATION STUDY (JE FULLER, 2023)

The first Buckeye Creek Study was conducted to determine the potential for a flood control reservoir for Buckeye Creek and Airport Wash flows located on the Douglas County Sewer Improvement District (DCSID) site. The Buckeye Creek Flood Mitigation Study (JE Fuller, 2023), evaluated how to reduce the effective Buckeye Creek 100-year discharge as much as feasible, presenting a conceptual design of a large flood control basin. Potential locations for flood mitigation basins, and the proposed Muller Parkway alignment, along with an alternative location for the proposed flood control basin (Grandview) were presented but are not included in this Stormwater Master Plan per direction from the Board of County Commissioners on March 21, 2024. A Phase 2 study is currently being pursued to identify the feasibility of routing a portion of Buckeye Creek to the north to an abandoned reservoir to evaluate if that is a more cost-effective solution to the flood control basin on Grandview Estates HOA property.

PINE NUT CREEK BASIN FEASIBILITY STUDY, (KIMLEY HORN, 2023)

Initiated by Douglas County, this study sought to determine the feasibility and cost of proposed drainage infrastructure along Pine Nut Creek upstream of the primary irrigation diversion ditch "Allerman Canal"

to reduce the risk of flooding downstream. The goal of the study was to determine the required storm water infrastructure upstream of the primary irrigation ditch (Allerman Canal) to limit Pine Nut Creek to the capacity of the Upper Allerman and Lower Allerman Canals and eliminate the breakout runoff west of the Lower Allerman Canal. The study provided a feasibility level planning study for the proposed storm water infrastructure for Pine Nut Creek upstream of Allerman Canal. Stormwater basins were proposed for seven (7) alternative sites and one dam site.

SMELTER CREEK - RUHENSTROTH AREA DRAINAGE MASTER PLAN, (JE FULLER, 2021)

This study identified and evaluated flooding and sedimentation hazards within the project area, developed concepts for all-weather access crossings of Smelter Creek for existing conditions, and identified flood hazard mitigation alternatives to minimize the impact of flooding to the community. The Smelter Creek alternatives include siting of a large detention basin on Smelter Creek, and downstream channel and culvert improvements. There are also two flood mitigation alternatives presented for an unnamed tributary through the southern portion of the Ruhenstroth area.

ALPINE VIEW ESTATES DRAINAGE MASTER PLAN, (JE FULLER, 2019)

This study of the unincorporated community of Alpine View Estates and its watershed drainage area was conducted to evaluate and identify existing flooding hazards and developed a series of potential drainage improvements with the goal of reducing the hazards identified. Three alternatives were presented for improvements to the drainage system in this area.

SOUTH DOUGLAS COUNTY/TOPAZ LAKE (RO ANDERSON, 2015)

The community at Topaz Lake is located about 30 miles south of Minden/Gardnerville. Maintenance work by county crews is a significantly greater task than in the Carson Valley because heavy equipment must be transported from the maintenance yard at the airport. A drainage study has been conducted for this community to improve drainage due to local flooding as a result of aging or undersized infrastructure. Implementation of these improvements would benefit the residents and place less demand on County maintenance resources.

Table 6 – Project Alternatives

Project ID	Project Name
101	Rain/Flow gauges
Alpine View Estates	
1001	Bavarian Drive and Zurich Court
1002	Between Bavarian Drive and Jacks Valley Road
1003	Cul-de-sac on Bernese Court
Buckeye Creek	
2002	Buckeye Road 36" pipe/box culvert (Upper Allerman)
2003	Crossing at Buckeye Road and Martin Slough
2004	Buckeye Creek Detention Basin on DCSID Site
Johnson Lane	
3001	Hot Springs Buckbrush (100-yr)
3002	Pine Nut South (25-yr)
3003	Unnamed Wash A (25-yr)
3004	Pine Nut North (25-yr) (Completed)
3005	Pamela Place
3006	Johnson Lane Wash Dam

Project ID	Project Name
Fish Springs	
4001	Mel/Myers Basins
4002	Pine Nut Creek Dam
4003	Bently Basins
4004	Janelle Basin
4005	Denmar Basin
4006	Redhawk Basin
4007	Syphus Basin East (upstream) of Allerman Canal
Smelter Creek/Ruhenstroth	
5001	Phase 1 Sediment Basin upstream
5002	Phases 1-8 (25-yr)
5003	Unnamed Tributary, Alternative 1 (25-yr Storm Drain)
5004	Unnamed Tributary, Alternative 2 (25-yr Basin)
Other County Areas	
6001	Topaz Lake
7001	East Valley Dip Section (Pine Nut Road)
7002	Waterloo Culvert Crossing at the Cottonwood Slough
7003	Buckeye Rd at Martin Slough

3.1.2 Lake Tahoe

Generally, development at Lake Tahoe evolved around a defined creek. Stormwater runoff from roads and disturbed areas then entered the adjacent creek and flowed into the Lake, carrying sediment and pollutants associated with urban activities with resultant negative impacts to water quality. The advent of the Lake Tahoe TMDL caused significant efforts to prevent, detain or treat runoff prior to entering the Lake. Implementation of Water Quality Improvement Projects (WQIPs) at Lake Tahoe requires on-going inspections, maintenance and reporting actions to verify and document the incremental TMDL sediment load reductions. Engineering evaluations have been performed within many of the GIDs and other small communities to identify feasible locations at which to construct a project. These have led to construction of numerous WQIPs within Douglas County at Lake Tahoe, in large part due to widely available state and federal grant funding dedicated to Lake Tahoe to implement the TMDL. This grant funding has been secured with matching Douglas County funds for project design and implementation. Figure 19 shows the areas at Lake Tahoe for which a WQIP project has been implemented (Table 7). Table 7 lists projects for which a) a WQIP has been implemented and is receiving TMDL Credits, b) a WQIP has been identified for implementation, and c) WQIPs that were implemented prior to 2004 that could be retrofitted for future TMDL credit.

Table 7 – Completed and Planned Lake Tahoe TMDL Projects

a) Completed Projects	b) Proposed Projects	c) Pre-2004 Projects
Burke Creek Highway 50 Crossing	Lower Kingsbury WQIP	Hidden Woods
Cave Rock WQIP	Marla Bay/Zephyr Heights WQIP	Elks Point
Kingsbury Grade GID Road Operations		Lower Kahle
Kahle Basin WQIP		
Lake Village WQIP Phase 1		
Lake Village WQIP Phase 1a & 1b		
Lakeridge WQIP		
Logan Creek WQIP		
Oliver Park WQIP		
Warrior Way WQIP		

Figure 15 - Carson River and Irrigation Ditch Intersection

Figure 16 - Kahle Water Quality Basin – Lake Tahoe

Figure 17 - 1955 Flood.

The Record-Courier

SEVENTY-FIFTH YEAR—No. 52 GARDNERVILLE, DOUGLAS COUNTY, NEVADA, THURSDAY MORNING, DECEMBER 29, 1955 TEN CENTS PER COPY

President Includes Douglas in Disaster Relief Area

Flood Ruin Worst in Valley History

Foot of Water Measured During Sixty-Hour Deluge Sets New Record for Valley

Sixty hours of rainfall, the heaviest sustained downpour in the history of western Nevada, fell on Carson Valley last Wednesday, Thursday and Friday. The rain, even heavier in the Sierra Nevada mountains where it melted the snowpack up to the 9,000-foot level, resulted in the worst flood on record here and the second in five years. Amount of water that came roaring down the East and West Forks of the

County, State and Private Equipment Pooled To Rush Local Highway and Bridge Repairs

Majority of roads, both state and county, in Carson Valley have been temporarily repaired.

Starting as fast as the flood waters dropped, all county equipment, local state highway equipment and private equipment, rented from Contractor Melvin Schwake, went to work on the most important spots.

day) on both county and state roads.

County Road Foreman George Dangberg reported the following road conditions as of yesterday:

Centerville Lane open to west side of valley.

Dressler Lane open.

Highway 27 open south from Minden.

was completely destroyed.

The Old Lutheran Church bridge on State Highway 56 between Gardnerville and Centerville was the largest structure destroyed by the flood and that gap cannot be expected to be replaced for some time, either.

Muller Lane and Genoa Lane, of course, were usable immediately

Carson Valley Flood Damage Still Mounting, Will Exceed One-Half Million Dollars

Estimate of damage resulting from the December 23 flood, worst in the recorded history of Carson Valley, still was mounting yesterday as more areas became accessible.

Best estimate the first of the week was that total damage in Carson Valley proper would exceed one-half million dollars.

Most visible evidence of the destruction were the bridges and highways destroyed by the water, but damage to valuable

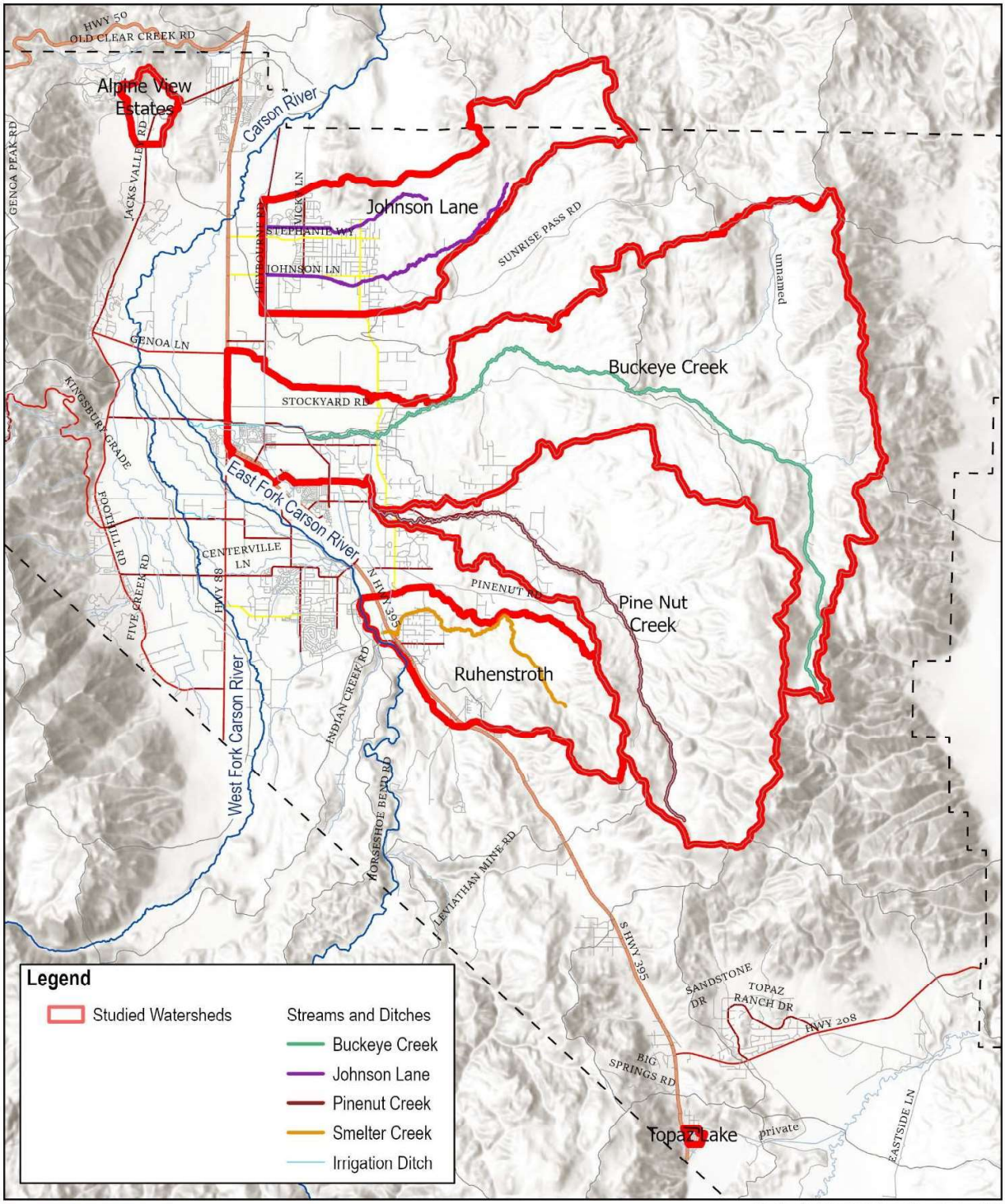
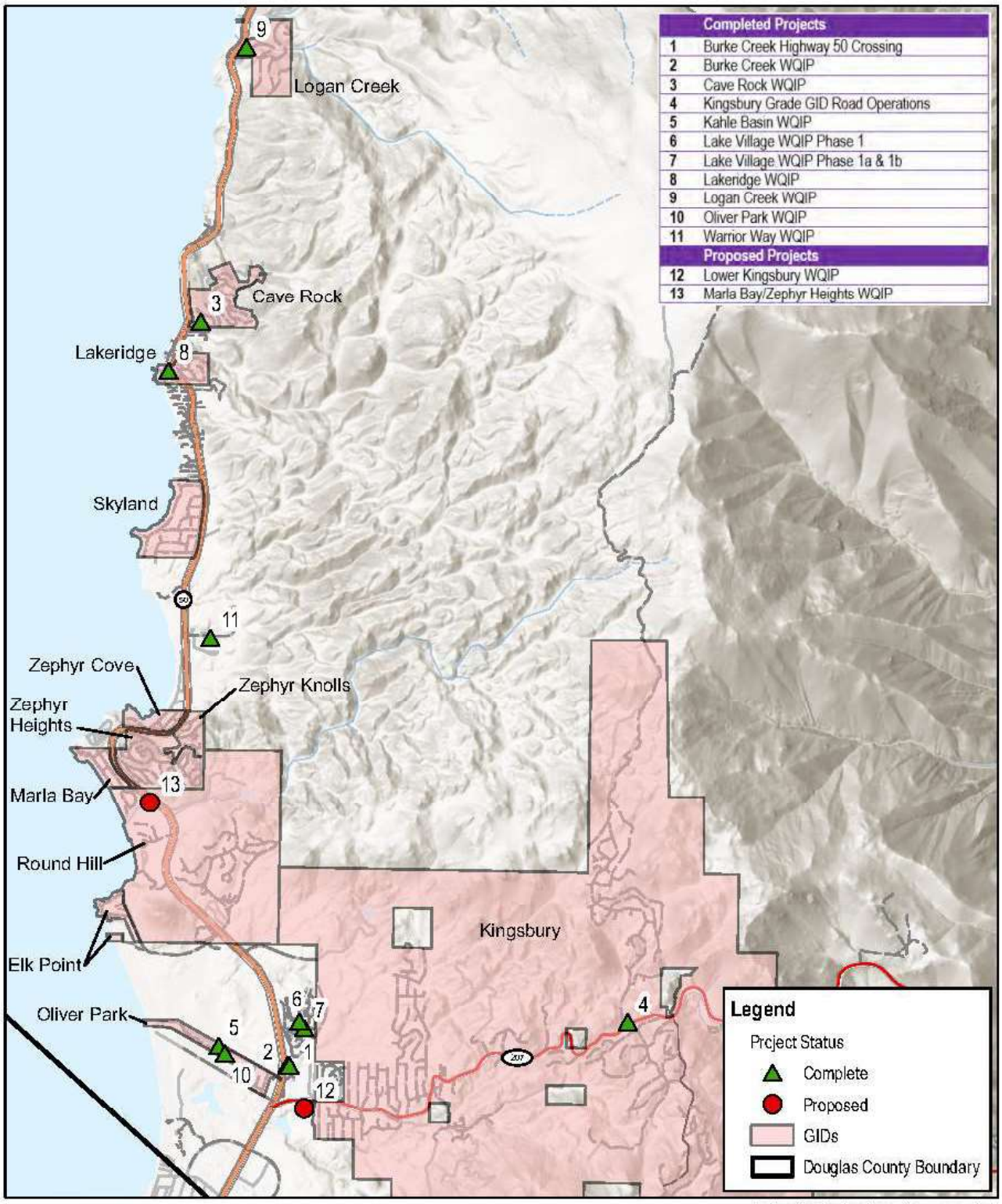


FIGURE 18 **EXISTING WATERSHED STUDIES**



Douglas County, Nevada
Stormwater Master Plan

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FIGURE 19 LAKE TAHOE TMDL - COMPLETED & PROPOSED PROJECTS

3.2 Areas of Future Growth or Increased Risk

While flood risk studies have been conducted on watersheds that have repeatedly experienced damaging flood events, there are other areas in the County for which improved infrastructure would prevent or minimize flooding or provide water quality benefits. These include areas that require more frequent maintenance due to culvert or channel clogging, areas prone to new risk of flooding due to development or hazard (post-fire).

The following is a brief description of studies that could be conducted to prevent or remediate the concerns:

- Floodplain delineation. As part of its commitment to the NFIP, the County must implement and enforce floodplain management and development regulations in mapped floodplains. In areas of the County where flooding has become a growing concern but for which there are no flood hazards mapped, including these areas as part of FEMA mapped floodplains would lead to reduced risk of flooding due to reduced hazard. The past 10 years of flooding has raised awareness that development in flood prone areas should be discouraged, and the County can proactively get ahead of unwise development with flood risk studies.

- Drainage infrastructure improvements. Many County roads have undersized and/or aging drainage infrastructure for which county staff must regularly respond due to post-storm runoff and sediment loads. Culverts and channels clogging leads to overtopped roadways, road damage and closures, and in some cases has prevented access to residents for critical support services.

- Area drainage master plan. Mitigation alternatives could be designed and constructed to reduce ongoing risk in developed areas in a designated floodplain that experience flooding.

- Private/public infrastructure conflicts. Intersections of private and public infrastructure where the designed capacity cannot convey or store the extra commingled water and becomes constriction or choke points. This also leads to overtopping, flooding, and in many cases prevents the water from being conveyed downstream to its intended end user who thereby suffers economic damage

- Post-fire watersheds. Burned areas are left with little to no vegetation and hydrophobic soils making them susceptible to debris flows and flash floods.

- TMDL Watersheds. At Lake Tahoe, GIDs or County property have been identified for which water quality improvement projects could be implemented to meet TMDL requirements.

- Additional projects or studies that support County-wide floodplain management activities.

County staff have identified potential projects and study areas that meet these future or current risk or hazard scenarios, a compilation of which can be found in Table 8 and Figure 22. Areas of potential high risk due to future development or land transfer are shown in Figure 23. These potential projects have been prioritized with the same general criteria used herein to rank projects for implementation. The County should seek funds for a flood risk or drainage improvement study, and then move the resultant design alternatives to the Capital Improvement Project list for ultimate prioritization and implementation.

Figure 20 - East Valley Road closure during flooding

Table 8 – Emerging flood risk or drainage improvement project areas

	Location	Project Type and Benefits
1	CRS consultant study	Evaluate existing CRS documentation and reporting protocols to improve CRS class or streamline responsibilities
2	Buckeye Wash Feasibility Phase 2	Feasibility/flood hazard mitigation study to potentially route water north instead of large detention basin upstream;
3	Complete NEPA for Pine nut creek dam	Environmental documentation required to secure permits for construction of detention basin on BLM land
4	Sawmill Pine Nut Road Wash Study - Upstream storage	Flood risk study to determine alternatives such as detention basins upstream to mitigate flood damage to private property, home and roads
5	Big Ditch	Flood risk and drainage design study to evaluate improved drainage infrastructure to prevent roadway overtopping on Centerville; high maintenance and sedimentation issues
6	Muller/Virginia Ranch Rd Culvert	Flood risk and drainage design study to evaluate existing infrastructure that is undersized to convey flow; impacts roads, hospital and other care facilities near this location
7	Stutler canyon	Watershed flood risk and mitigation study to mitigate high sedimentation and flood risk at Foothill and Centerville; road closures affect travel to Lake Tahoe; uncertain of watershed area causing flood risk
8	Leviathan	Floodplain delineation and flood risk hazard analysis to prevent flooding for future development
9	Marla Bay/Zephyr Heights	Install a water quality improvement project such as detention basin to capture sediment to prevent from entering Lake Tahoe
10	Holbrook Junction - Penrod	Implement drainage design alternative for which engineering design has been completed; maintenance issue and private property damage to mobile home park
11	Shena Terrace Wash	Flood risk and drainage design study to identify mitigation alternatives to address roadway overtopping and closures
12	TREGID	Flood risk study to mitigate alluvial fan flooding from Minnehaha canyon flooding homes, property and washing out drainage system infrastructure.
13	Airport Wash	Flood risk study to determine alternatives such as detention basin upstream to mitigate flood damage to roads, private property, agricultural fields, airport, and future development
14	Complete NEPA on Ruhenstroth	Environmental documentation required to secure permits for construction of detention basin on BLM land
15	Holbrook Junction - Highlands	Flood risk and drainage design study to improve drainage conditions in this area that is susceptible to post-fire mudslides; impacts private property and roads damaged/closed
16	Lower Kingsbury planning and design	Install a water quality improvement project such as detention basin to capture sediment to prevent from entering Lake Tahoe

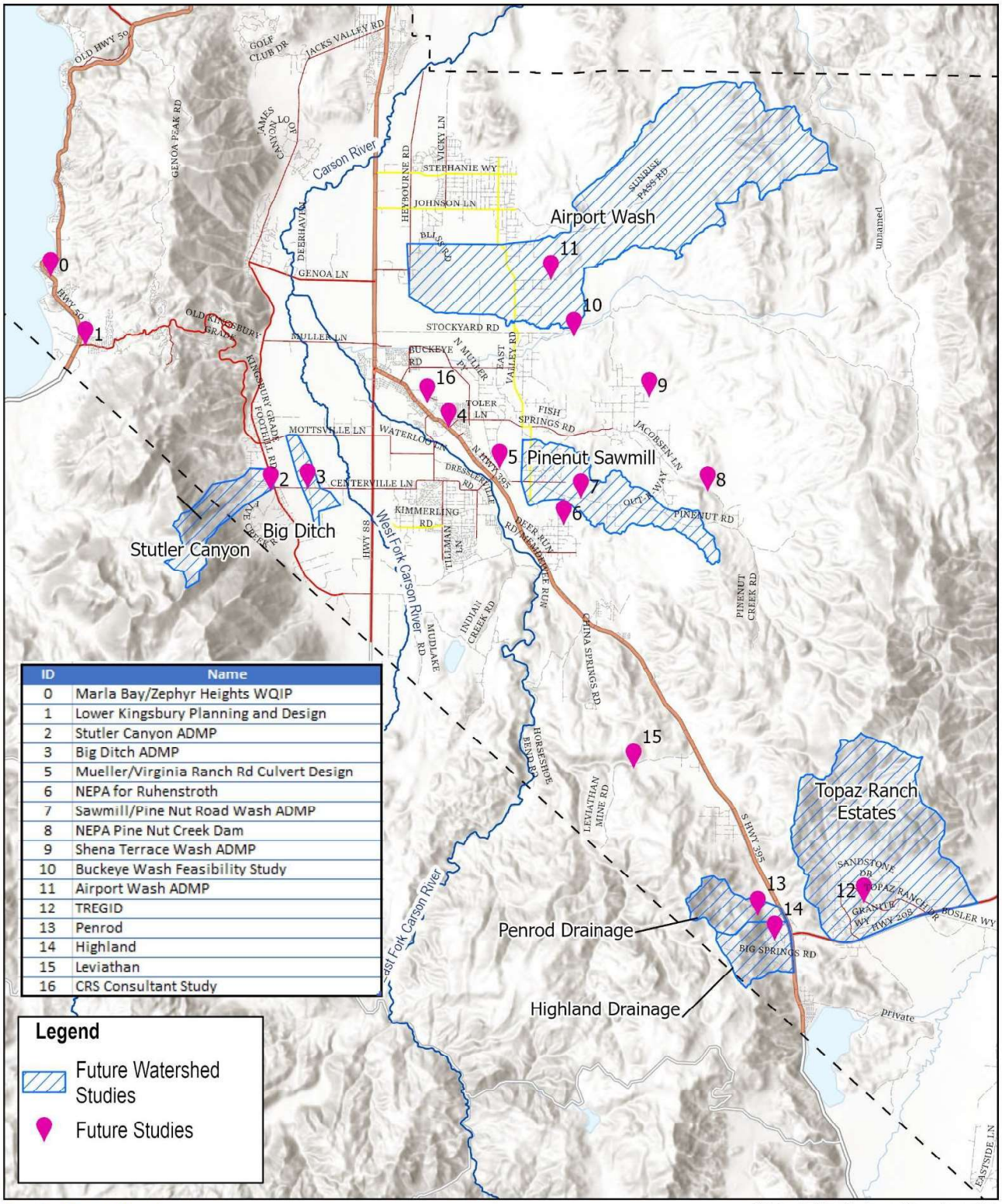
3.2.1 East Fork Carson River Levee Issue

Significant riverine flooding in 1997 and again in 2023 raised awareness of the potential failure of a levee structure of unknown origin or ownership. Conflicting opinions of ownership (residents, the Carson Valley Golf Course) resulted in numerous entities contributing to repairing the breached levee in 1997, and again in 2023 to prevent another compromise of this structure that would have flooding of many homes, businesses and roads. The levee is located along the East Fork Carson River adjacent to the Carson Valley Golf Course in the Gardnerville Ranchos. Initial research concluded that the levee was constructed by a rancher in the late 1800's to avoid their fields from being flooded by the river.

Currently there exists a neighborhood that has a subdivision map that dates back to 1965. After the January 1, 1997 flood event, the levee failed, resulting in the severe flooding of several homes in that subdivision. Douglas County, in conjunction with the Carson Water Subconservancy District (CWSD), Nevada Division of State Lands (NDSL), Gardnerville Ranchos GID, and Nevada Division of Environmental Protection worked together to secure funds to perform emergency repairs on the levee prior to the spring melt off that year. In addition, some homeowners were able to structurally raise their homes out of the floodplain. Research shows that repairs were made once again in 2005-06 to repair the compromised levee once again due to damage caused by the high sustained flows on the Carson River. The levee was once again repaired in January 2024 due to sustained high flows during the 2022-23 winter runoff.

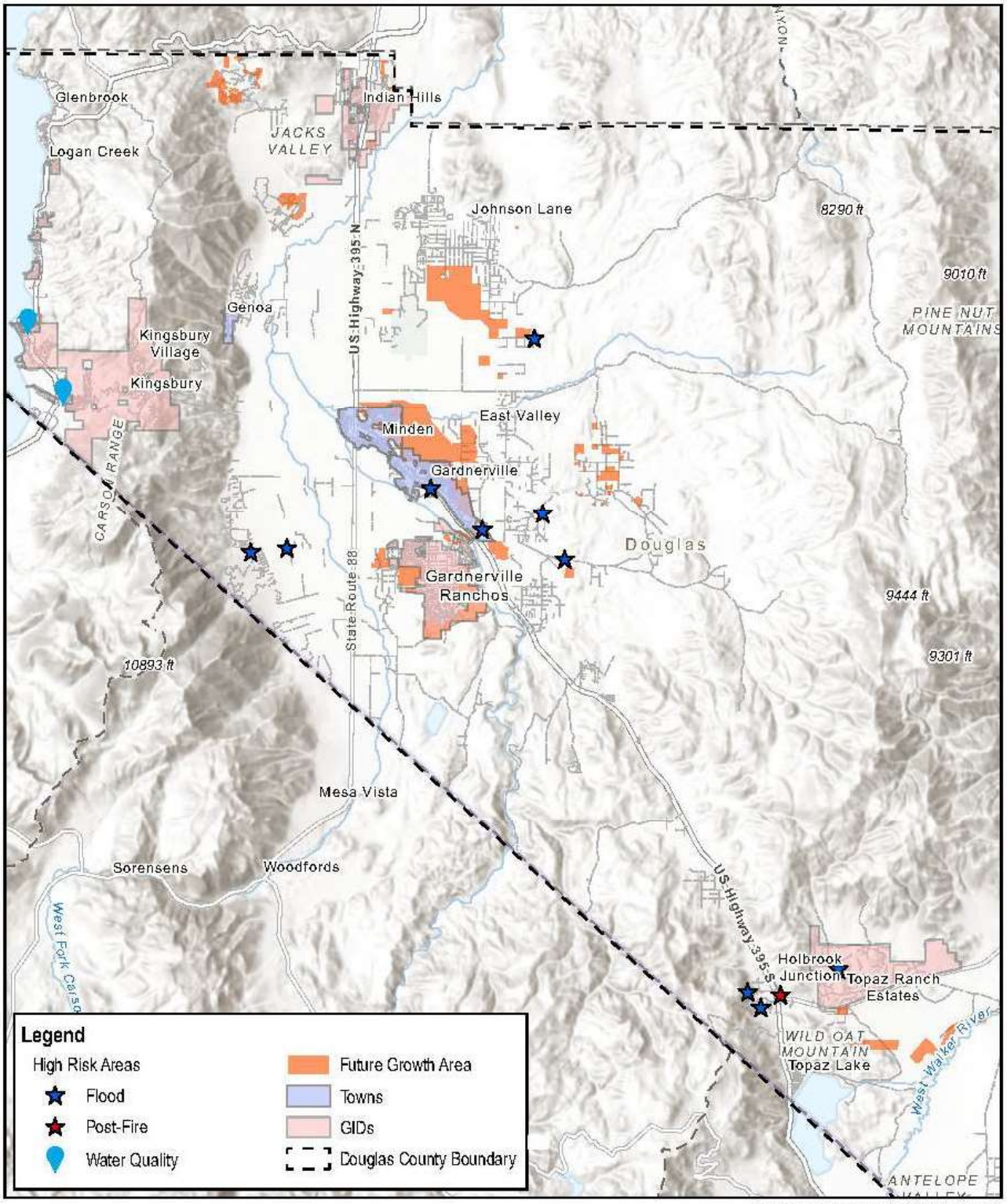
The issue at hand with this particular levee is that no entity claims ownership of the structure. Immediate action is hindered each time maintenance and repair is required due to the uncertainty of ownership or responsibility, despite that it acts as a flood control structure, protecting homes, business, and infrastructure from flood damage. Because it is above the high-water mark, the Nevada Division of State Lands does not have jurisdiction over it, as they would if it were below the high-water mark. The levee is located on the Carson Valley Golf Course property; however they were not the ones to construct it, as it was constructed prior to the existence of the golf course. When repair work was necessary in 1997 and again in 2023 to prevent imminent failure, funds were acquired from multiple sources to perform the repairs, a process that took months, and required approvals by the Board of County Commissioners before work could proceed. This is at a detriment to those that are susceptible to flooding in the event of failure. Inaction or delay could lead to additional flooding, major property damage, life and safety issues, and access in or out of the properties during a flood event. A funding mechanism must be in place to enable immediate repair regardless of ownership or responsibility. This is a life and property safety issue without a procedure developed for an entity to facilitate and fund maintenance and repair of this levee in the future.

Figure 21 - Levee along Carson River below golf course



ID	Name
0	Marla Bay/Zephyr Heights WQIP
1	Lower Kingsbury Planning and Design
2	Stutler Canyon ADMP
3	Big Ditch ADMP
5	Mueller/Virginia Ranch Rd Culvert Design
6	NEPA for Ruhenstroth
7	Sawmill/Pine Nut Road Wash ADMP
8	NEPA Pine Nut Creek Dam
9	Shena Terrace Wash ADMP
10	Buckeye Wash Feasibility Study
11	Airport Wash ADMP
12	TREGID
13	Penrod
14	Highland
15	Leviathan
16	CRS Consultant Study

FIGURE 22 PROPOSED FLOOD RISK/HAZARD IDENTIFICATION STUDIES



Douglas County, Nevada
Stormwater Master Plan

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FIGURE 23 **FUTURE GROWTH & HIGH RISK AREAS**

4. Capital Improvement Projects and Prioritization

4.1 Project Compilation

An effective stormwater management program ensures public safety, environmental protection, and compliance with state and federally mandated regulatory requirements. Sections 2 and 3 herein compiled regulatory program requirements and activities, mitigation project alternatives, and areas recommended for future study based on increased flood risk or hazard. Construction of flood control and/or water quality improvement projects are important parts in a stormwater management program. However, in order for the County to proceed with any level of Capital Improvement Project implementation and make effective stormwater management decisions, it was necessary to rank and prioritize proposed projects for implementation. To solve all problems everywhere all at once is clearly cost prohibitive. Therefore, a method was developed to prioritize implementation of capital improvement projects, while maintaining existing program duties.

The compilation of existing flood risk, water quality, and drainage improvement or mitigation projects (capital improvement projects), and project benefits can be found in Table 9. Projects are organized within their respective watershed for easy reference and classification.

Table 9 – List of Project Alternatives

ID	Project Alternative	Project Type and Benefits
101	Rain/Flow gauges	Install monitoring equipment on the Carson and Walker Rivers and within the drainages areas of the Pinenut Mountains necessary to have advance flood warning; test hazard scenarios and mitigation tools (HAZUS); receive CRS Points, HMP action
Alpine View Estates		
1001	Bavarian Drive and Zurich Court	Install and upsize culverts to reduce roadway overtopping and flooding to adjacent properties
1002	Between Bavarian Drive and Jacks Valley Road	Install and upsize culverts/channels to reduce roadway overtopping and flooding to adjacent properties
1003	Cul-de-sac on Bernese Court	Improve culverts, drainage ditches, driveway culverts to reduce roadway overtopping and flooding to adjacent properties
Buckeye Creek		
2002	Buckeye Road 36" pipe/box culvert (Upper Allerman)	Upsize culverts to reduce flood hazards in populated areas; ensures safe/effective conveyance away from infrastructure
2003	Crossing at Buckeye Road and Martin Slough	Install and upsize culverts/channels to reduce roadway overtopping and flooding to adjacent properties; irrigation ditch conflicts
2004	Buckeye Creek Detention Basin DCSID Site	Install detention basin to reduce downstream flooding
Johnson Lane		
3001	Hot Springs Buckbrush (100-yr)	Install detention/sediment basins and conveyance channels to reduce risk of downstream flooding; reduces risk to existing and future development
3002	Pine Nut South (25-yr)	Install detention basin to reduce risk of downstream flooding; reduces flood risk to existing development downstream
3003	Unnamed Wash A (25-yr)	Install detention basin to reduce flood risk in area of future growth
3004	Pine Nut North (25-yr) (Completed)	Install detention basins to reduce risk of downstream flooding
3005	Pamela Place	Install detention basin to prevent localized flooding to homes and property
3006	Johnson Lane Wash Dam	Install dam to mitigate downstream flooding
Pine Nut Creek		

ID	Project Alternative	Project Type and Benefits
4001	Mel/Myers Basins	Install detention basin to reduce risk of downstream flooding; reduces flow into irrigation channels
4002	Pine Nut Creek Dam	Acquire property to install detention basin to eliminate overtopping of irrigation infrastructure; reduce downstream flood hazard; reduce maintenance burden post-storm
4003	Bently Basins	Acquire property to install detention basins and culverts to mitigate flood risk to adjacent properties
4004	Janelle Basin	Install detention basin to reduce downstream flood risk; Developer of property will construct basin and grant an easement accordingly
4005	Denmar Basin	Acquire property to install detention basin to reduce downstream flood risk
4006	Redhawk Basin	Install detention basin to reduce risk of downstream flooding
4007	Syphus Basin East (upstream) of Allerman Canal	Acquire property to install detention basins to prevent irrigation channel overflows
Smelter Creek		
5001	Phase 1 Sediment Basin upstream	Install sediment basin to reduce risk of downstream flooding; reduce maintenance burden post-storm; improves drainage conveyance network through community
5002	Phases 1-8 (25-yr)	Install and Upsizing Sediment Basin/Culverts/Channels to reduce flood risk in the community; strengthens/improves drainage infrastructure network through community
5003	Unnamed Tributary, Alternative 1 (25-yr Storm Drain)	Install new and upsize existing basins, culverts, and channels to reduce risk of downstream flooding; regional solution to flooding
5004	Unnamed Tributary, Alternative 2 (25-yr Basin)	Acquire property; Install and Upsizing Detention/Retention Basin/Channels/Small-scale basins/conveyance to reduce flood risk in the community; strengthens/improves drainage infrastructure network through community; regional mitigation solution
Other County Areas		
6001	Topaz Lake	Install and upsize existing culverts and channels to reduce risk of local drainage problems/flooding; reduces maintenance burden
7001	East Valley Dip Section (Pine Nut Road)	Upsize culverts to prevent frequent road overtopping; prevent roadway safety hazard
7002	Waterloo Culvert Crossing at the Cottonwood Slough	Design and construct upsized culverts for the Cottonwood Slough undercrossing of Waterloo Lane
7003	Raise Buckeye, install box culverts at Martin Slough crossing	Upsize culverts to prevent 100-year frequent flooding of the martin Slough from road overtopping the road and allow for this connection to 395 during emergencies; Reduces irrigation ditch conflicts

4.2 Prioritization Methodology

A review of the studies and proposed projects compiled in Section 3 resulted in identification of common goals and objectives. The next step was to perform a comparative assessment to attempt to prioritize these projects in a way that ensured fairness and accountability to residents and properties throughout the County. Based on the common goals and objectives, criteria were established that address property and safety, growth, flooding, water quality, maintenance demand, implementation potential and cost. In order to prepare a ranked list of projects for implementation, it was necessary to develop quantitative and qualitative criteria and metrics to apply to the potential projects. Similar criteria and methodology have been used in Stormwater Master Plans nationwide by AtkinsRéalis and others (City of Hillsboro, Oregon; City of Miami, Florida; County of Henrico, Virginia; etc.). County staff participated in three iterations of criteria review for applicability to the County goals, in line with the Douglas County Master Plan and Strategic Plan. An overview of the final criteria and basis of scoring from 1-5 is shown in Table 10. By comparing the total scores for each project, staff can rank and prioritize projects based on a consistent set of criteria that directly reflects changing community needs. The score for each individual criterion

is assigned a weight based on relative importance, and the overall score of a project is the weighted sum of all the criteria. Criteria selection and weighting can be re-evaluated as part of a Stormwater Master Plan update.

Table 10 - Prioritization Criteria

Criterion	Description	1	2	3	4	5
Flooding Category (30 points)						
Frequency of Issue	The more frequently the event occurs, the higher the priority	Only in extreme events	Once in last 10 years	1-2 times per year	More than 1-2x year	Ongoing
Level of Impact	The more severe the impacts, the higher the priority	Roads/infrastructure impacted but not damaged	Private property/houses	Property and infrastructure damaged	Property, infrastructure, roads closed	Buildings, property and infrastructure; safety concern
Number of Parcels affected	The more parcels impacted, the higher the priority.	1-5 properties	6-15	16-40	41-100	More than 100
Maintenance Category (15 points)						
Maintenance Intensity; Post-storm maintenance/cleanup level of effort	Areas that are prone to higher maintenance and clean-up after storms are more desirable, as solving them will free up maintenance staff to work on other areas/responsibilities	Very minor/none	Regular maintenance prevents the problem	One-day cleanup by County staff	Staff spends multiple days cleaning up; multiple agencies	Emergency contracts with vendors/outside assistance
Constructability/Feasibility Category (35 points)						
Floodplain	Projects in higher return frequency floodplain are higher priority.	X Unshaded	500-yr (X Shaded)	Potential	FEMA A or AE	Alluvial Fan
Easements	Parcels or easements that are owned by the County are a higher priority, as no money will be required to purchase the property, and there is no landowner coordination required.	Property or easement acquisition required		County has the easement or ROW		County owns the land or ROW
Implementation	Longevity, feasibility, partnering, community goals. Higher score for 1)Permanent, proactive solution, 2) design and permitting within a year, 3) project can be constructed opportunely with another project, 4) the project serves other community goals	Low Potential	Meets 1 principle	Meets 1 or 2 principles	Meets most principles	Meets all principles
Cost	The higher the cost, the lower the rank	> $5m	$2.5 - $5 m	$1 - 2.5 m	$500k - $1 m	< $500k
Regulatory Category (20 points)						
Regulatory Requirements	Areas/projects that must be implemented to meet regulatory requirements are a high priority. Examples include that the Lake Tahoe TMDL has a federal regulatory requirement for a project/maintenance to be conducted; projects that meet CRS requirements, projects under litigation.	No regulatory requirement		FEMA NFIP CRS, NPDES MS4		TMDL or Litigation
Public Agency Coordination/Permitting	Project implementation requiring coordination and approvals from multiple agencies are less desirable.	Multiple coordinating agencies - no prior working history	One agency - no prior working history	State and Federal - established relationship	State or Federal - established relationship	No coordination needed

4.3 Results and Conclusions

Applying the prioritization criteria to the list of all proposed projects in Section 3 resulted in a general ranking of all alternatives as shown in Table 11. In addition, prioritization within each primary area of concern was tabulated (Table 12), providing the County with options to address individual issues systematically over time without prioritizing one community over others. This is intended to be a "living" document and list of projects that will be updated on a 5-year interval to coincide with Master Plan and Strategic Plan updates. Once projects are implemented, they are removed from the list, and as studies are conducted and new project alternatives are identified, they will be added to the list and ranked. A map of these projects is included in Figure 25.

This prioritized list of stormwater capital improvement projects recommended for design and implementation provides the County Commission established priorities for the County Manager and stormwater staff with a path forward to initiate stormwater, floodplain, and watershed protection activities in a fair and comparable way. Prioritization of projects will also facilitate funding requests during the budget cycle with a CIP projects list to confirm the priorities year to year. Once a stable funding structure has been identified to fund the stormwater program and begin project implementation, the individual projects in this list will be analyzed for their funding ability or potential.

All projects in the prioritization list have been identified as a result of public comment and conceptual analysis. Prior to any construction, all projects will go through a rigorous evaluation, environmental analysis and costing. This process will include but is not limited to geotechnical analysis, soils analysis, environmental analysis, neighborhood impact and cost-benefit analysis. As a result, a robust public process including neighborhood noticing, workshops and public hearings will take place prior to funding and ultimate construction of any stormwater related improvement. Douglas County may also eliminate projects or take projects out of order based on need and funding opportunities which may favor certain projects over others.

Table 11 – Prioritized list of capital improvement projects

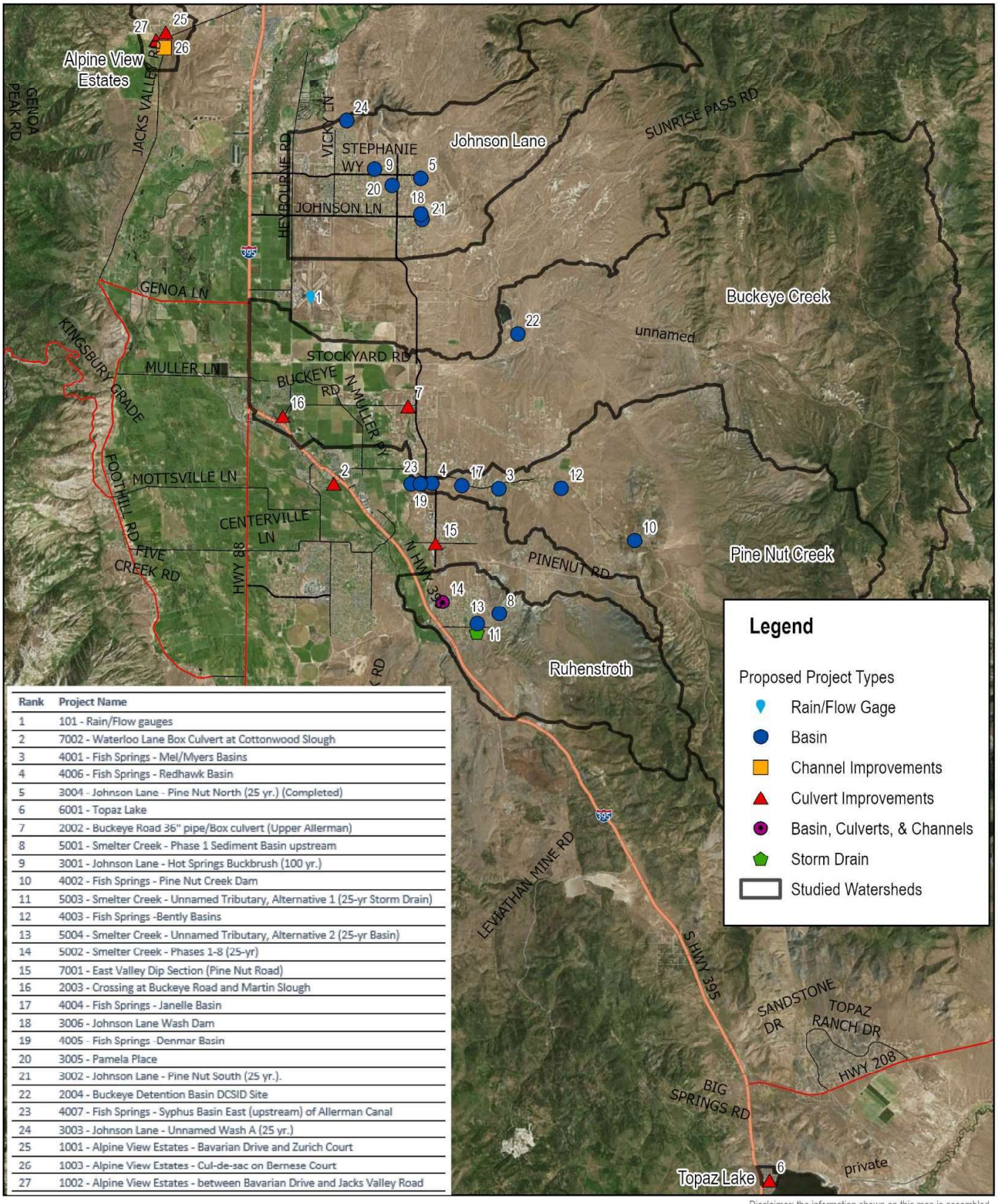
Rank	Project Name
1	101 - Rain/Flow gauges
2	7002 - Waterloo Lane Box Culvert at Cottonwood Slough
3	4001 - Fish Springs - Mel/Myers Basins
4	4006 - Fish Springs - Redhawk Basin
5	3004 - Johnson Lane - Pine Nut North (25 yr) (Completed)
6	6001 - Topaz Lake
7	2002 - Buckeye Road 36" pipe/Box culvert (Upper Allerman)
8	5001 - Smelter Creek - Phase 1 Sediment Basin upstream
9	3001 - Johnson Lane - Hot Springs Buckbrush (100 yr)
10	4002 - Fish Springs - Pine Nut Creek Dam
11	5003 - Smelter Creek - Unnamed Tributary, Alternative 1 (25-yr Storm Drain)
12	4003 - Fish Springs -Bently Basins
13	5004 - Smelter Creek - Unnamed Tributary, Alternative 2 (25-yr Basin)
14	5002 - Smelter Creek - Phases 1-8 (25-yr)
15	7001 - East Valley Dip Section (Pine Nut Road)
16	2003 - Crossing at Buckeye Road and Martin Slough
17	4004 - Fish Springs - Janelle Basin
18	3006 - Johnson Lane Wash Dam
19	4005 - Fish Springs -Denmar Basin
20	3005 - Pamela Place
21	3002 - Johnson Lane - Pine Nut South (25 yr).
22	2004 - Buckeye Detention Basin DCSID Site
23	4007 - Fish Springs - Syphus Basin East (upstream) of Allerman Canal
24	3003 - Johnson Lane - Unnamed Wash A (25 yr)

Rank	Project Name
25	1001 - Alpine View Estates - Bavarian Drive and Zurich Court
26	1003 - Alpine View Estates - Cul-de-sac on Bernese Court
27	1002 - Alpine View Estates - between Bavarian Drive and Jacks Valley Road

Table 12 – List of prioritized projects by area

Area	Project Alternative
	Tier 1
Johnson Lane	3004 - Johnson Lane - Pine Nut North (25 yr) (Completed)
Ruhenstroth	5001 - Smelter Creek - Phase 1 Sediment Basin upstream
Buckeye Creek	2002 - Buckeye Road 36" pipe/Box culvert (Upper Allerman)
Fish Spring	4001 - Fish Springs - Mel/Myers Basins
County	101 - Rain/Flow gauges
	Tier 2
Johnson Lane	3001 - Johnson Lane - Hot Springs Buckbrush (100 yr)
Ruhenstroth	5003 - Smelter Creek - Unnamed Tributary, Alternative 1 (25-yr Storm Drain)
Buckeye Creek	7001 - East valley Dip Section (Pine Nut Road)
Fish Spring	4006 - Fish Springs - Redhawk Basin
County	7002 - Waterloo Lane Box Culvert at Cottonwood Slough
	Tier 3
Johnson Lane	3005 - Pamela Place
Ruhenstroth	5004 - Smelter Creek - Unnamed Tributary, Alternative 2 (25-yr Basin)
Buckeye Creek	2003 - Buckeye at Martin
Fish Spring	4002 - Fish Springs - Pine Nut Creek Dam
County	6001 - Topaz Lake
	Tier 4
Johnson Lane	3002 - Johnson Lane - Pine Nut South (25 yr).
Ruhenstroth	5002 - Smelter Creek - Phases 1-8 (25-yr)
Fish Spring	4003 - Fish Springs -Bently Basins
County	

Figure 24 - Flooding overtops Buckeye Road



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Douglas County, Nevada
Stormwater Master Plan

0 1 2 3 4 5 Miles

Disclaimer: the information shown on this map is assembled GIS data created and acquired by AtkinsRealis. This data is not for survey accuracy and is meant for planning purposes only.

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AtkinsRéalis

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FIGURE 25

PROPOSED CARSON VALLEY STORMWATER CAPITAL IMPROVEMENT PROJECTS

5. Stakeholder Considerations

When a program effectively identifies and collaborates with its stakeholders, there are benefits to both parties. Stakeholders of the Stormwater Program in Douglas County share common goals such as public health and safety, maintaining infrastructure, preserving water quality, and keeping costs low and efficient. Stakeholder partnerships allow the County to gather information needed to plan and implement projects effectively, generating buy-in from the community and coordination with County staff to perform maintenance on commingled infrastructure. Communication and collaboration enable community leaders to make more informed decisions.

An effective stormwater management program with CIP implementation requires program funding, funding partnerships, and coordination with landowners or other stakeholders to adequately cover the maintenance activities. The adjacency, encroachment, and commingled nature of private and public stormwater infrastructure in Douglas County requires an approach that considers the impacts or benefits to all partners. Nearly 15 years of collaboration of the 113 projects implemented in Douglas County at Lake Tahoe demonstrates how partnerships with the GIDs and County can be successful. Infrastructure that is maintained by County staff is shown in Figure 30.

Key stakeholders to the Stormwater Program are discussed herein to emphasize the importance of continued collaboration and to establish an on-going alliance with the ranchers in the flood-prone areas all working towards a common goal and better stormwater management.

As described throughout this document, stormwater issues affect everyone in the County in some way or another. Stormwater management includes flooding and water quality concerns as a result of storm runoff, and this must be financially managed to ensure protection of life health and safety, safety of property and protection of the environment. Residents in Douglas County are impacted by at least one of the following:

- Direct flooding: properties are inundated by floodwaters and receive property/structural damage, or
- Indirect flooding: Properties or residents may not be directly impacted by rising floodwaters, but roads or schools may be closed. Emergency services may be delayed or unable to respond in a timely manner due to flooded roads or evacuation response, access to and from homes and services within the community during these events, and
- Stormwater quality: This action has been mandatory at Lake Tahoe since for at least 20 years. The Lake Tahoe TMDL is the water quality program that requires every jurisdiction around the lake to perform certain activities to improve lake clarity. As improvements are constructed, maintenance obligations increase.

The County and other entities and property owners have long had informal partnerships to address certain stormwater concerns. At Lake Tahoe, water quality improvements have been made within GID boundaries, assisting the County to meet regulatory requirements. Without these partnerships, GIDs would be required to hold their own ILA and model their pollutant load reductions to Lake Tahoe. Irrigated agricultural land provides the County with an economic base, provided water and lands resources are functional, including drainage/irrigation ditches. The County recognizes the importance of these stakeholders and relationships and the valuable asset they are when managing stormwater quality and quantity. In the future, it will be essential to continue to coordinate effectively with these stakeholders.

The impacts of flooding from the Pinenut Mountains continue to impact communities downstream (Ruhenstorth, Buckeye, East Valley, Johnson Lane) due to the intersection of the ditch network along the entire valley from north to south, as shown in Figure 28.

5.1 General Improvement Districts (GIDs) and Towns

The purpose of a GID or Town is to seek autonomy from a municipality in services such as water, sewer, garbage collection, snow removal, and stormwater. A GID or Town has the ability to collect money from its residents to perform the services. In Douglas County, some services – such as the use of street sweepers or vacuum trucks – exceed the on-hand resources of the GID or Town. In such cases, the GID or Town may contract with the County to perform the service. Douglas County provides regular maintenance of stormwater infrastructure within the Town of Genoa and occasionally within the Towns of Gardnerville and Minden. At Lake Tahoe, TMDL activities are performed within many of the GIDs. However, the County has the legal responsibility for EPA compliance. The agreement directly with the County instead of an ILA with each of the GIDs simplifies the administration of the TMDL. Douglas County provides regular maintenance of stormwater infrastructure at Lakeridge GID, Logan Creek GID, and Cave Rock GID. The agreement stipulates the following activities that must be regularly performed to remove sediment from road surfaces and sediment-trapping BMPs, such as:

- Sediment Load Reduction Plan (SLRP): A SLRP was initially prepared in 2016 documenting the actions that the County must perform to demonstrate that the target load reductions are being achieved. The plan is updated every 5 years to track load reduction progress.
- Pollutant Load Reduction Model (PLRM): PLRM is a water quality model developed specifically for the Lake Tahoe TMDL to simulate sediment load reductions as a result of ongoing mitigation activities. A baseline PLRM model was developed that is used to model the load reduction associated with project implementation. This baseline model is updated every 5 years to account for load reduction activities as they are implemented.
- BMP Rapid Assessment Method (RAM): Water quality BMPs (detention basins, etc.) must be inspected yearly and maintained to ensure a minimum of 75% capacity is available for infiltration or treatment of stormwater runoff. There are specific protocols to inspect, document and report these measurements as detailed in the BMP RAM user manual.
- Road RAM: Road operations include sanding prior to winter storms for safe travel and sweeping the sand after the storm has passed. The County must coordinate with the GID to inspect the road surface prior to and after sand clean up. Inspections must follow the procedures outlined in the Road RAM user manual and are reported on the online platform at least four times per year.

Partnerships and collaboration with the County and GIDs have different benefits:

- Continued regulatory implementation of the Lake Tahoe TMDL, and
- Continued assistance from the County to help GIDs and Towns maintain their stormwater or drainage system infrastructure when the GID or Town is not able to perform or does not have the equipment to perform certain activities.

5.2 Irrigation Network and Facilities

Somewhat unique to the Carson Valley is an irrigation ditch network developed over 150 years ago to provide access to the river water in the newly settled lands in the County. These ditches divert water from the Carson River through an integrated network of canals, sloughs, and ditches that spider-web across the Carson Valley. These ditches were designed to convey a certain amount of flow based on Alpine[2] decreed water rights from the Carson River. However, as the towns of Minden and Gardnerville grew around the ditches and farmlands, stormwater runoff was captured and conveyed into this drainage network. When the ditches and culverts are already at conveyance capacity either during the irrigation season or after storms, additional stormwater runoff can overwhelm them, causing localized flooding and road closures due to the systems backing up. Sediment and debris entrained in the runoff fills in the drainage capacity of the ditches and impairs the control structures and causes culverts and pipes to clog and flood roads and

[2] Alpine Decree: https://www.cwsd.org/11347/

other drainage facilities. The impact of this encroachment onto and around drainage easements can cause conflict between the County, water rights holders, and residents when necessary maintenance cannot be performed.

As part of this Stormwater Master Plan process, County staff coordinated meetings with the members of the ranching community in December 2023 and February 2024, to identify maintenance or access issues that lead to conflicts with residents or the County. These meetings resulted in the identification of key areas where coordinated maintenance between the irrigators and the County would be beneficial to minimize irrigation/stormwater conveyance conflicts (Figure 28). County stormwater program staff coordinated maintenance at numerous locations after these meetings; one result was the installation of a trash rack on the Cottonwood Slough under Waterloo Lane (Figure 26). Partnerships between the County and these community members would foster collaboration and cooperation to effectively make drainage improvements, and conduct maintenance on existing channels. Key issues identified for which competing uses between the irrigators, adjacent landowners, and the development community are as follows:

Blocked drainage easements:

- Parcel maps do not include all easements, therefore when large blocks of land are divided into smaller parcels, purchasers are not aware of the easement or of the requirement that the water right holder has the right to perform maintenance on the ditches on their property. Such information isn't known or conveyed by realtors.
- Access to these easements sometimes requires law enforcement personnel to mediate conflicts between the landowner and the maintenance crew.
- Easements around ditches for access and maintenance vary from 30-50' to 100' wide, but encroachment due to urbanization impedes maintenance access.
- Abandoned or no longer utilized irrigation ditches that intercept flood flows (i.e., Upper Allerman Canal)

Lack of coordination with developers:

- Stormwater infrastructure designed for housing or commercial development can inadvertently intercept the irrigation flows, preventing them from getting to their rightful user.
- Inadvertent direct alteration of the irrigation ditch can alter slope or capacity, restricting flow downstream.
- Culverts under roads designed to pass irrigation flows can be insufficient to also carry stormwater flows. New or upsized culverts and drainage infrastructure under local and state roads must be constructed to effectively pass larger flows and prevent road overtopping, flooding and road closures. Accumulation of trash in the ditches as they pass through town is an unwanted additional maintenance burden and eyesore.

Similarly, Washoe County, including the City of Reno, has for decades relied on irrigation ditch systems such as the Highland, Last Chance, Steamboat, and Lake ditches to capture stormwater runoff from developed properties, in some cases having made direct connections of storm drains to outlet to these ditches. But the historic ditches — some built more than 150 years ago — were designed to carry water from the Truckee River to agricultural lands, not to serve as storm drains for a major metropolitan areas or neighborhood developments. This has led to these canals and ditches being overwhelmed by stormwater on several occasions in the past 20 years, with major issues having occurred as recently as 2005 and 2017, and this has caused significant flooding and major clean-up for some neighborhoods.

Figure 26 - Trash rack installed under Waterloo Lane as a result of meetings with agricultural community members.

A 2017 Reno Gazette Journal[3] article cited the then Public Works director to have said that construction of separate storm drain projects, so as to separate stormwater from irrigation ditches and no longer use these for stormwater conveyance, could well exceed $100 million.

Facing that kind of price tag to construct separate storm drain systems, and perhaps better recognizing the value of utilization of existing irrigation ditches throughout the area, the City of Reno has entered into agreements with at least three of the 11 active ditch companies to ensure that more frequent maintenance and inspection occur. The same article cited that the City paid approximately $350,000 a year in total to certain ditch companies to ensure a relationship for the continued use of the ditches, and sought improved maintenance by the ditch companies. While this does not solve the storm exceedance and capacity issues regarding use of existing ditches, it does defer the issue to a future time when storm drain master planning provides some alternatives, and seems to recognize the necessary partnership with ditch companies to continue conveying stormwater.

5.3 Nevada Department of Transportation (NDOT)

Growth and development in the County have led to several road building or widening projects within the County and in Carson City. NDOT partners with the County to effectively plan for the impacts of these projects on the existing drainage system where infrastructure intersects. Drainage infrastructure upgrades must be planned and implemented considering both downstream and upstream impacts. Upgrading the pipe size in one location means that downstream infrastructure will be overwhelmed if not similarly upgraded along with the upstream improvements. When the County conveyances intersect the NDOT right of way, this infrastructure must be sized to convey the additional stormwater safely and adequately without causing flooding to the road or right of way. Such instances occur at Muller Lane and Highway 395, Highway 88 at the Carson River, Centerville Lane and Waterloo Lane at the West Fork of the Carson River, and the Lower Old Virginia Canal under Highway 395. The County and NDOT must maintain an open line of communication when improvement projects are planned and implemented, similar to the improvement NDOT is making at the Ezell Ditch crossing at the Highway 395 and Toler Lane intersection. The County designed the improvement, and NDOT was able to work in the design into their reconstruction project.

In addition to planning and design, in the event when an immediate maintenance action is needed to prevent road flooding, there must be an understanding in place to allow the County to perform the maintenance in a reasonable time frame. A Memorandum of Understanding (MOU) would allow for this immediate culvert cleaning or other need, without worrying about 'red tape' or financial accountability, in the event the County is able to perform the work before the state was able to do so.

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[33] Reno Gazette Journal, Article by Anjeanette Damon, "Reno's irrigation ditches fail during floods, damaging homes." January 13, 2017. Available online at https://www.rgj.com/story/news/2017/01/13/renos-irrigation-ditches-fail-during-floods-damaging-homes/96374378/

Figure 27 - 1963 Flood

5-Day Weather Forecast
No precipitation at beginning of period. Possibility of precipitation at end of period. Temperatures above normal.
Normal high: 60. Normal low: 21.

The Record-Courier

Minden, Nev.

82nd Year — No. 6 | Gardnerville, Douglas County, Nevada, Thursday Morning, February 7, 1963 | Ten Cents Per Copy

FLOOD BRINGS MILLION DOLLAR LOSS

County Threatens Federal Agency with Injunction

BLM Sale Stoppage Is Sought

Douglas County took a firm stand Tuesday night against the auction here of what it calls improperly subdivided tracts by the Bureau of Land Management, and warned the BLM that if no satisfactory answer is reached by noon on Monday, Feb. 11, the County will consider legal action, most probably in the form of an injunction to halt the auction.

The auction is scheduled for Feb. 14. Sixty tracts are to be sold near the Douglas-Ormsby County line.

One hundred and ninety lots in Ormsby County are to be auctioned off at the same time. Douglas County has requested Ormsby County to take a stand against the sale

The BLM was informed of the Douglas County action Wednesday in a letter from District Attorney John Chrislaw.

Chrislaw said the BLM has made no provision for school sites, has not taken the natural terrain into consideration in the mapping of rights-of-way, and would create 17 openings [illegible] S. 395 in a space of less than one

A FAMILIAR SIGN throughout Carson Valley during the flood was the one pictured above, notifying residents that flood conditions had caused closing of yet another road to traffic.

Ranches, Ditches, Roads Hit Hard

Last week's flood in Carson Valley wrought damage that is estimated at more than one million dollars, according to a flood damage report prepared by the Douglas County Civil Defense Chairman Ted Bergevin, assisted by several other men, made a personal survey Sunday of a great number of ranches, making contact both via the telephone and on foot.

J. Canyon Trustees Study Bids

The trustees in the bankruptcy proceedings on the James Canyon Ranch Creamery, Inc., last week applied for authority to sell the James Canyon Ranch to the Aluminum Plumbing Fixture Corporation for $487,500.

The sale would include all of the ranch except the property now leased to the Beatrice Food Company under a lease signed Oct. 26, 1961.

A special meeting of the creditors to consider the application has been scheduled for this Tuesday, Feb. 12, at 10:30 a.m., in Room 301, U. S. Post Office Building, Reno.

The sale would be made on a down payment of $400,000 in cash, with the balance of $87,500 to be paid in five years, at an interest rate of four and three-quarters percent interest.

The creditors are also being asked to consider two petitions by Zellerbach Paper Company, one to reclaim $799, and a second seeking an order directing the trustee to pay the company $5,484.84 out of the assets of the

CRADLEBAUGH BRIDGE was blocked to traffic for more than 48 hours by the flood waters of the Carson River. State Highway Department crews maintained watch to see that motorists did not cross the bridge.

Disaster Area Declared

Valley Nearly Isolated

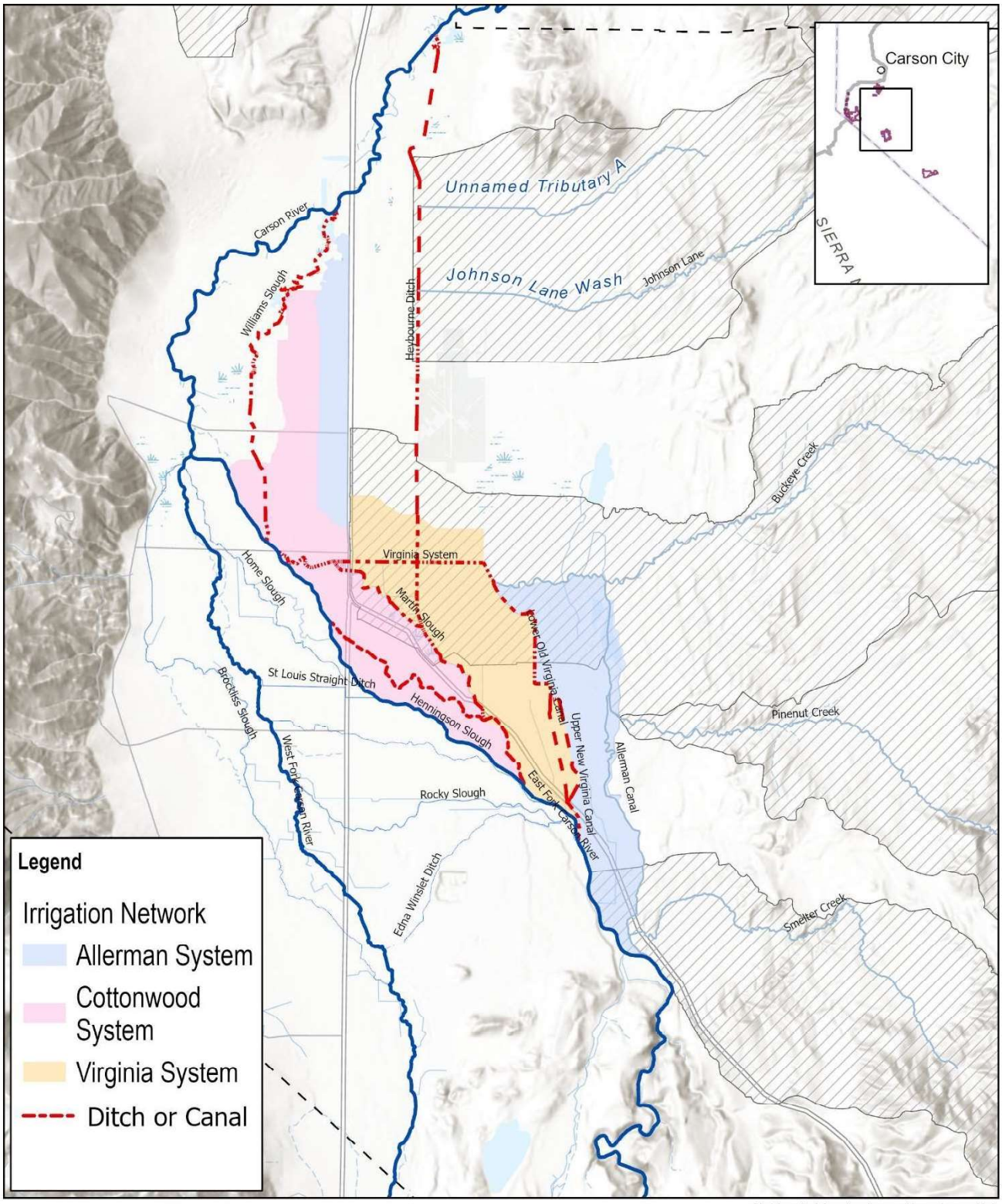
An intense three-day downpour of rain, sweeping down from the mountains over frozen earth, last week brought western Nevada its third devastating flood in a little more than 12 years, and caused more than one million dollars in damage in Carson Valley alone.

(For damage estimates, see story, "Ranches, Ditches", on this page.)

The rushing flood waters had a devastating effect on many ranches, washing away land, ditches and fences, depositing debris and mud, and invading barns and houses.

Highways and roads were immersed in many places by the swirling, muddy waters, and Carson Valley residents were cut off from each other and from access to Carson City, Alpine, Lake Tahoe, and California.

The road to Yerington was open throughout the storm, however; and individuals did make their way into the Valley from Carson on Friday night along the Jacks Valley Road, although they had to be pulled out of the mud by a caterpillar to complete their



Douglas County, Nevada
Stormwater Master Plan

Disclaimer: the information shown on this map is assembled GIS data created and acquired by AtkinsRealis. This data is not for survey accuracy and is meant for planning purposes only.

FIGURE 28 **DRAINAGE AREAS & IMPACTED IRRIGATION NETWORKS**

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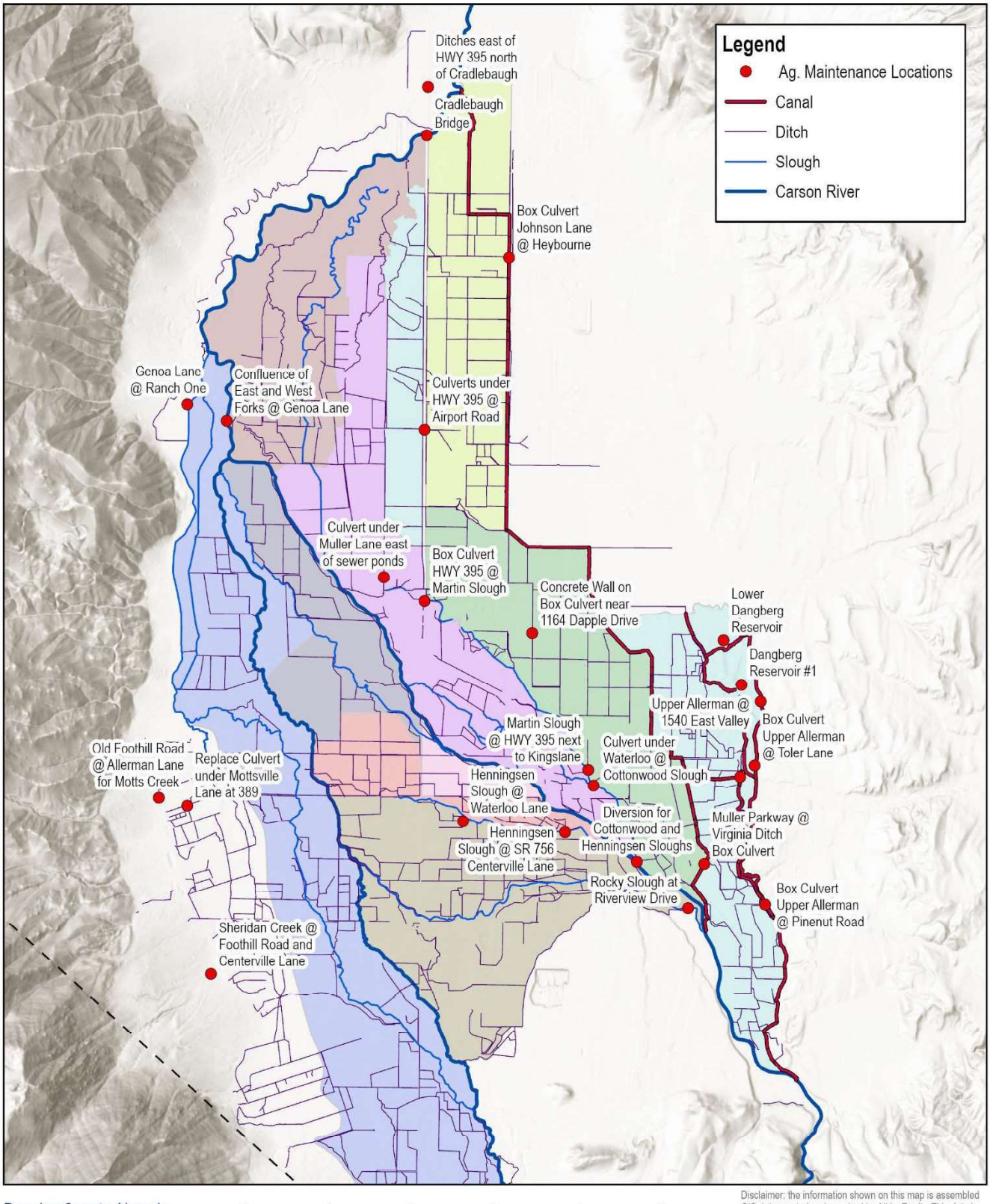

FIGURE 29 IRRIGATION/STORMWATER OVERLAP LOCATIONS

6. Recommendations

Overall, the County is able to meet its regulatory requirements with existing staff and resources. However, as new improvement projects are constructed and regulatory demands increase, there is an attendant increase in inspections, monitoring, maintenance, and reporting. Additional measures must be taken to improve resilience of County residents. The recommendations in the SMP are as follows:

- Adopt and fund the Stormwater program and proposed Capital Improvement Plan,
- Conduct a CRS Class Advancement Study to evaluate 1) if a larger flood insurance discount could be obtained for residents of Douglas County, or 2) more effective utilization of existing credits to maintain current class
- Revise the Ordinance (Title 20.50) to strengthen stormwater regulations as needed to gain additional CRS credits, and
- Additional stakeholder coordination and communication in times of higher stormwater runoff events.

6.1 Stormwater Capital Improvement Program

The implementation of a CIP program that is properly staffed and funded is the most important tool for the future of the stormwater and floodplain management program within Douglas County. The project list developed in Section 4 is a summary of the identified issues and projects that were evaluated as the most pressing for the County to implement. This list is intended to be updated as needed or as projects are completed or as priorities change. An implementation schedule is recommended as soon as a funding source can be identified, projects budgeted and grants can be matched and obtained.

6.2 CRS Class Advancement Study

Douglas County has been a Class 6 CRS community for approximately 15 years. Maintaining this class requires a significant amount of staff time and Country resources but brings significant benefits to the County and its residents. Because of changes to the documentation and reporting procedures, it is advisable that the County investigate the level of effort involved to move from a Class 6 to a Class 5 community. A Class 5 rating would increase the discount that flood insurance policy holders receive on their annual premiums from 20% to 25%. The community as a whole benefit from a CRS advancement due to the actions that would be taken to further reduce flood risk. A cursory effort reviewing the amount of points the County is currently receiving for flood management activities was completed and identified two activity areas that may receive additional points, though not without significant effort. However, an analysis of the complete program could assess if this same level of effort, though under different actions or CRS activities, would garner the credits to attain and maintain CRS Class 5.

CRS Activity 450 specifically provides credit for communities adopting regulations and undertaking planning efforts related to stormwater management, erosion and sediment control, and stormwater runoff water quality. CRS Activity 430 provides credit for communities adopting floodplain regulatory standards that exceed the minimums required under the NFIP. The County currently receives 32 points out of 755 possible for CRS Activity 450, and 430 points out of 2,042 possible for CRS Activity 430. A formal study is recommended to provide exact estimates for increasing points awarded, but the following activities may be evaluated:

- Review current regulations and assess the feasibility of adopting regulatory updates, revising language pertaining to the following areas:
    - Stormwater runoff peak flow, volume, and water quality improvement measures
    - Low-Impact Development (LID)
    - Private stormwater facility management

Floodplain management higher standards creditable under CRS, that the County already has in place but is not receiving credit for items or areas such as:

- Substantial Improvement (SI)
- Manufactured home elevation
- Enclosures below structures
- Evacuation plans for new residential subdivisions
- Non-conversion agreements (Can't convert uninhabitable space (i.e. an unfinished basement or garage) into habitable space (finished, carpeted, refrigerator, tv etc)
- Storage of hazardous materials
- Assess the existing area drainage master plans (ADMPs) that identify specific actions and recommendations to improve the County's credit. CRS Activity 450 provides credit for Watershed Master Plans (WMP), but has very stringent criteria for the planning, technical analysis, regulatory, and funding aspects of the WMP that must be met to receive credit.

Additional details on the CRS program point calculations is available from the Stormwater Department. A full study is recommended assess the potential for additional points with more detail.

6.3 County Development Code Revisions (Title 20.50)

An important aspect of floodplain and stormwater management relies on construction or development standards designed to minimize or prevent flood threat. Title 20.50, Floodplain Management, should be evaluated to ensure sound standards that are in line with modern day building codes and safety practices are enforced. As stated previously, there are quantifiable benefits to adopting regulations for the CRS program as well. Revisions and updates to the local ordinance is a lengthy process, so only general recommendations are listed at this time. These measures could also be implemented less formally as a policy but will not carry the same effect.

- Encourage adoption of an LID Ordinance
- Incorporate LID principles into all development proposals to decrease stormwater runoff, improve water quality, and promote groundwater recharge
- Adopt an ordinance for the consistent use of a hydraulic model for the Carson River system
- Set measures to restrict building in floodplains
- Increase setback requirements; Increase required freeboard
- Increase compensatory storage requirements
- Encourage or incentivize open space preservation
- Adopt a stricter "No Adverse Impact" policy that limits increases in base flood elevation to less than 1 ft

6.4 Additional Stakeholder Coordination

Douglas County was established as a farming and ranching community over 150 years ago. While in many communities in the western United States the use of the irrigation ditches has become a way of the past, their importance in the Carson Valley is still just as strong today. However, there are now competing

interests for water, unintended uses of the ditches to convey stormwater, and access and maintenance issues due to encroachment by new development and growth in the County. Regional growth has also brought state highways, resulting in criss-crossing of roads, and public or private drainage infrastructure. Effective communication and coordination must be maintained before, during and after flood events to ensure safe passage through the community and flooding is not exacerbated. The following are steps that can be taken to improve or solidify these relationships.

- NDOT MOUs – County agrees to perform maintenance and bills NDOT for work done
- Irrigation Ditch Companies - Formalize an agreement where the County works with the ditch company and water rights landowners to maintain infrastructure
- Levee Stakeholders – CVCD, Gardnerville Ranchos, Golf Course, NDOT. Establish a working relationship for involved stakeholders to take ownership and responsibility for the levee. Decide on a formal agreement for long-term maintenance.

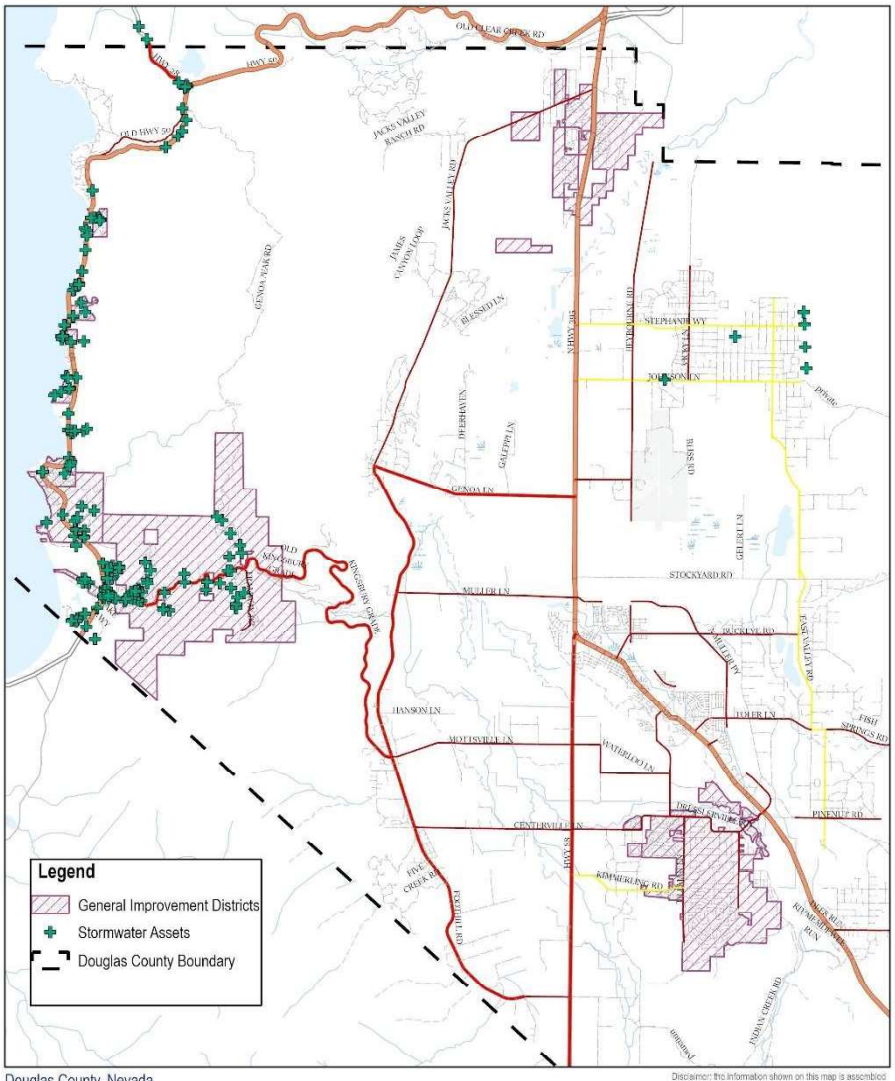

FIGURE 30 DOUGLAS COUNTY MAINTAINED STORMWATER ASSETS

APPENDICES

APPENDIX A – Funding Strategies

Current Budget

The Stormwater Program receives approximately $1.1 million annually from the General Fund. This budget provides salary and benefits for the Program Manager, Maintenance Supervisor, three Maintenance Operators, and one Engineering Technician. The program is responsible for the inspection and maintenance of the stormwater and drainage system for all County-owned infrastructure which includes conveyance channels, culverts, pipes, and regional and county owned detention/retention basins. In addition to routine maintenance, the stormwater crew must respond to post-storm cleanup events by clearing the roads and conveyance channels of sediment and debris as the situation arises in the event. Staff also provide maintenance to local jurisdictions when requested, such as Logan Creek GID, Lakeridge GID, and the Town of Genoa, who do not have specialized equipment such as vactor trucks. In such cases, the County may be reimbursed by the requesting entity for stormwater infrastructure maintenance. As discussed in previous sections, the Stormwater Program administers the Community Rating System (CRS), Municipal Separate Storm Sewer System (MS4), and Tahoe Lake Total Maximum Daily Load (TMDL) programs by keeping records of the Best Management Practice (BMP) inspections, maintenance, and reporting. The program is also responsible for administrating several outside contracts with nearby Conservation Districts for Lake Tahoe Stormwater Monitoring (Tahoe Resource Conservation District), Carson River bank stabilization projects (Carson Valley Conservation District), and general engineering services (Nevada Tahoe Conservation District). The allocated dollar amounts for each task are summarized in Figure 31.

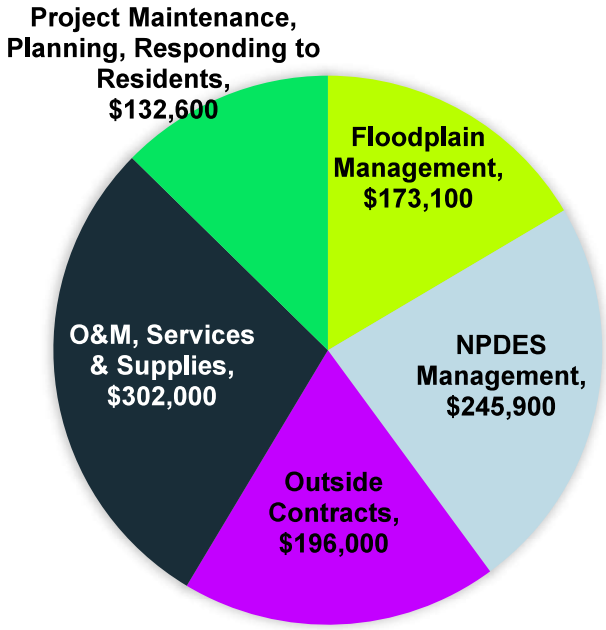

Figure 31. Stormwater Program FY 23 Annual Budget

Budget Shortfalls or Deficiencies

As described, the budget allocated to the Stormwater Program covers routine maintenance and repairs performed by staff, and inspections, maintenance and reporting responsibilities of the regulatory programs as detailed in the Douglas County Stormwater Operations and Maintenance Plan (Appendix B). There are no additional funds for emergency maintenance (potential failure of levee or dams) or clean-up after damaging flood events (unplanned costs). In recent years, this has been an unexpected burden to the County. Before the Stormwater Program was created in 2014, County General Funds were used on an as-

needed basis for emergencies. The magnitude of this can be seen by the comparison of the annual budget allocation of the Stormwater Program (black bars) to the amount spent on emergency repairs and clean-up after flood events (purple bars) (Figure 32). This shows that sporadic events in 2014, 2015 and 2017 cost the County the equivalent over $2M each year. Planning ahead with preventive maintenance and capital projects to manage stormwater would reduce the costs of post-event repairs and reduce the overall impact of flood events in Douglas County.

The year 2023 thrust flood emergencies back in the limelight, with flash floods occurring on nearly all Pinenut tributaries, including Smelter Creek, Pinenut Creek in Fish Springs, Buckeye Creek near Buckeye Road, Johnson Lane, and also Brockliss Slough at West Fork Vista. A costly repair incurred by the County occurred during the winter of 2023 when Smelter Creek breached its banks and flooded several homes in the Ruhenstroth community. The County responded by sending personnel to conduct cleanups of sediment from the roads and drainage ditches and repair asphalt and concrete roads that were destroyed by fast-moving water (Figure 33). Similar events and cleanup were required in the Pinenut tributaries and Buckeye Creek. Emergency contracts were initiated with local contractors to help with response efforts and cleanup, as County staff could only attend to one or two sites at a time.

Figure 34 shows damages incurred during the heavy spring runoff Carson River flow where large branches and sediment blocked an irrigation diversion channel and lead to backwater flooding, with the potential to impact roads and private property. Attempts were made to remove the debris by explosives, cranes, and excavators. Paying for emergency flood events out of the County general fund or reserve funds is reactive instead of proactive, and reduces available funding for other community services.

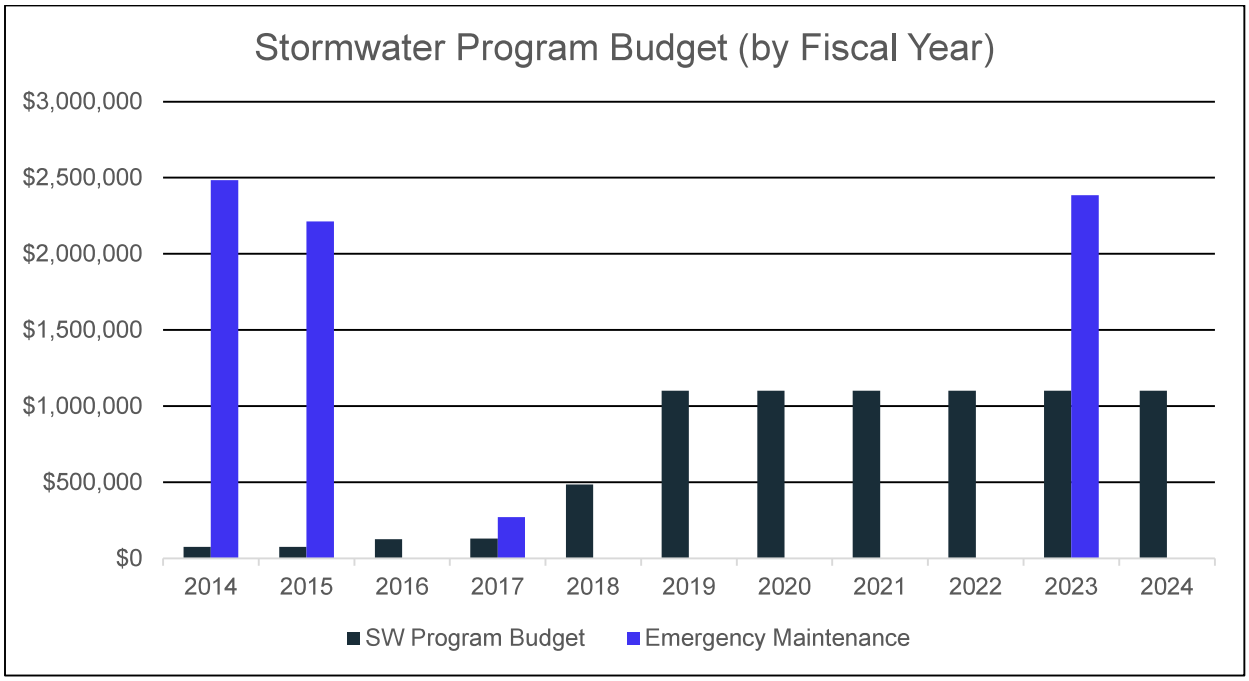

Figure 32 Stormwater or emergency response expenditures

Figure 33 - Road washout during the Smelter Creek flooding event in early 2023.

County staff has been creative in finding ways to budget and fund unexpected or unanticipated 'emergencies' that come up as a result of extreme weather events. A recent example is the East Fork Levee Repair on the Carson River, where a potential breach of the golf course levee would have flooded several homes along the Carson River. Sustained high river flows exacerbated this already weakened levee from deferred maintenance and repairs. The Stormwater Program coordinated with Carson Valley Conservation District to secure $260,000 in funds and coordinate the repairs, completed in early 2024. Contributions were split amongst the County ($65,000), Nevada Division of Water Resources ($65,000), Carson Water Subconservancy District ($93,000), and the Carson Truckee Water Conservancy District ($37,000). As described in Section 3.2.1, unknown ownership or willingness to take responsibility of this levee led to the years of deferred maintenance (i.e. none) leading to the levee's weakened state, and also also led to no one to pay for the repair despite the threat of imminent flooding. Careful planning for Stormwater management would allow for preventive maintenance of key infrastructure and avoid last-minute scrambling to hobble together funding for urgent repairs.

Figure 34 - Debris buildup in the Carson River blocking an irrigation diversion.

Emergency repairs can be costly due to overtime needs or contractor availability. In addition to a lack of funds to pay for emergency situations, the growing backlog of CIP projects intended to mitigate flood risk and improve water quality does not currently have a reliable funding source. Taking just the top 10 projects from the prioritized list included in Section 6 of this SMP, the cost is estimated at over $80 million; the County would need to allocate an additional $2.6 million annually if the projects are to be completed within the next 30 years. There is currently no dedicated funding source for Stormwater CIPs. Funded implementation of a Stormwater Master Plan might not raise $2.6 million annually, but it could at least provide significant and

impactful funding for critical or high-impact. Without funding, Stormwater needs will only continue to grow, the list of projects getting longer and longer, without any project needs being addressed until an emergency arises.

Mitigation projects are intended to protect residents and businesses, ideally before they are damaged by floods. Residents have regularly professed their frustration at County officials for not doing more to protect residents from repeated flood events. This culminated in the residents of Johnson Lane suing the County to force implementation of the four detention basins upstream from that neighborhood within the BLM lands. However, willingness by the County to prepare a Stormwater Master Plan shows that it is serious about implementing solutions to the areas of concern and safety of existing infrastructure. The prioritized list provides the County with a list of established priorities, and the stormwater staff with a path forward to initiate mitigation activities and watershed protection measures in a fair and transparent way. The CIP projects were prioritized based on frequency of damage and disruption to the public, construction feasibility, costs, and others. Once a stable funding structure has been identified, these projects can be implemented.

Strategies to Address the Funding Gap

The County must identify a stable funding mechanism to support stormwater program activities. There must be enough funding for:

1) Day-to-day program operations (regulatory or other required inspections, monitoring and maintenance, other routine maintenance or preventive actions),
2) CIP implementation,
3) Increasing regulatory inspections, monitoring and maintenance, and
4) Account for inflation (operations costs, staffing, and equipment replacement)

As shown in Figure 31, the funding allocation starting in 2019 at $1.1 million has never been increased in the past 5 years. According to the consumer price index, $1.00 in 2019 has the same buying power as $1.23 in 2024, about a 4% increase each year[4]. If the program budget had kept pace with inflation, over $600,000 could have been allocated towards on-going maintenance or a CIP project. Essentially, the stormwater program has 20% less in 2024 than what is needed to complete the same tasks that were allocated for in 2019.

A variety of strategies used to close a funding gap have been implemented locally, statewide, and nationwide. These strategies are used in communities based on:

- Equity (who pays what amount and how is that determined),
- Legal actions to take (are there ordinance measures that need to be implemented or public votes needed),
- Comprehensiveness (how much capital is available and in what timeframe).

Applicability or likelihood of a strategy succeeding in a specific community are based on:

- Ease of implementation (administrative burden),
- Availability of funding programs,

[4] CPI Inflation Calculator (bls.gov)

- Ability to generate the required revenue, and
- Likelihood of public support.

A description of these strategies is included herein. However, the County does not need to meet the entire burden alone; there are grant and loan programs from which funds can be secured and 'matched' to County funds, allowing the County a reduced financial burden. The sources of these funds are either Federal, State, or Regional programs that administer funds for qualified projects. More details on grants and loans are included in the following sections.

Federal/State/Regional Grant Programs

There are numerous grant and loan programs available through both State and Federal governments. The Stormwater Program has been successful in the past at securing funds for drainage master plan studies and smaller construction projects from regional entities such as the Carson Water Subconservancy District (CWSD), Tahoe Regional Planning Agency (TRPA), Natural Resources Conservation Service (NRCS) Watershed Programs, and the State of Nevada Public Lands Management Act (SNPLMA). Grants are an attractive funding source since the money can be used to fund construction of high dollar projects, without repayment. Grant programs are available from FEMA for flooding-related projects but are typically competitive at a national level. However, almost all grant programs come with a match requirement of 10-25% of the requested value. For a $10 million project, this would equate to the County needing to provide from $1 million to $2.5 million dollars in matching funds which may or may not be available. Grant programs typically have a period of performance of around 36 months, which for complex projects with multiple stakeholders and permits may not be enough time. In most cases grants are a one-time award and do not cover on-going O&M costs. Applications to FEMA's Hazard Mitigation Grant Program (HMGP) have been submitted for various flood control projects in the County. Funding construction projects for FEMA grant programs (HMGP, FMA, etc) require the project to pass a Benefit-to-Cost Ratio (BCR) of 1.0 or greater, which can be difficult for large projects with a small area of impact, like many of the proposed projects in the County.

Regardless of any drawbacks, applicability of grants should be evaluated for all projects. The County has applied for grants for some of the projects in the prioritized list; when successful, a project has a higher chance of implementation. AtkinsRéalis has performed an initial review of prioritized projects and identified most applicable grants for projects. This should be the first step in implementation of any project, to see what monies may be available. For more specific details and examples of grant programs, see Table 13.

Match Requirements Case Study – Three Forks, Montana

Match requirements are not inconsequential when it comes to grant funding. In 2022 Three Forks, Montana was selected for a Flood Mitigation Assistance (FMA) grant totaling $4.15M to construct flood improvements. The community was required to match 25% or $1.4M. A bond was issued to cover the match, to be repaid with revenue from a Special Improvement District (SID). The costs establishing the SID was over $30k alone, plus interest to be repaid over the 20-year period on the bond (over $800k). Neither of these costs count towards the match requirement.

Federal/State/Regional Loan Programs

Loan programs are also available for zero or low interest rates. The EPA's Water Infrastructure Finance and Innovation Act (WIFIA) and the State Revolving Fund (SRF) are popular loan programs among municipalities to manage stormwater programs and build CIP projects. Loan programs such as the SRF also require a match requirement, and also require repayment, so a reliable funding stream must be

identified. Many municipalities use bond revenues or public-private partnerships to repay the loan. On-going costs such as maintenance are not typically covered, as these programs are for one-time projects. For qualifying projects however, these can be a good strategy to fund large construction projects and studies since the money is available when the grant or loan is awarded. Loan programs are typically attractive for projects that may otherwise be difficult to obtain financing. For more specific details and examples of loan programs, also see Table 13.

Table 13. Summary of available grant and loan programs

Program Name	Hazard Mitigation Grant Program (HMGP)	HMGP Post-Fire	Flood Mitigation Assistance (FMA)	Building Resilient Infrastructure & Communities (BRIC)	Safeguarding Tomorrow Revolving Loan Fund (STORM)	NRCS Emergency Watershed Protection	Water Infrastructure and Finance Innovation Act (WIFIA)
Program Type	Post-Disaster	Post-Disaster	Pre-Disaster	Pre-Disaster	Pre-Disaster	Post-Disaster	Pre-Disaster
Description	Provides funding for communities to rebuild to reduce or mitigate future natural disaster losses.	Provides funding for communities to rebuild with a focus on reducing losses from wildfires.	Provides funding for communities to reduce or eliminate risk of repetitive losses on NFIP-insured structures.	Provides funding for effective and innovative projects that will encourage the whole community to adopt mitigation policies.	Provides low interest loans to allow jurisdictions to reduce vulnerability to natural disasters.	Provides funds for recovery from natural disasters that address watershed impairments.	Provides low interest loans to allow jurisdictions to improve water-related infrastructure.
Eligible Activities	New Hazard Mitigation Plans (HMPs) and updates, planning-related activities, project scoping activities, codes and standards, management costs, physical mitigation projects	Same as HMGP with a focus on wildfire risk	New HMPs and updates, project scoping activities, financial technical assistance, partnerships, management costs, physical mitigation projects (except safe rooms, wildfire mitigation, secondary power sources, and earthquake early warning systems)	Same as HMGP, includes direct non-financial technical assistance	Same as HMGP	Debris-removal (wind and waterborne), stabilizing streambanks, protection from erosion jeopardizing public infrastructure, repairing damaged upland sites post-fire or drought, repairing levees and structures, purchase of buyouts and floodplain easements.	Broadly applied to drinking water, wastewater, and stormwater improvements projects.
Funding Availability	Within 12 months of a Presidential Disaster Declaration	Until March 31 of the next fiscal year in which the Fire Mitigation Assistance Grant (FMAG) event occurred	Annual NOFO. Typically posted in the fall, applications are due to the State a few months prior to the federally posted deadline.	Annual NOFO. Typically posted in the fall, applications are due to the State a few months prior to the federally posted deadline.	Distributed at State's discretion	NRCS State Conservationist can declare a local watershed emergency to initiate EWP program assistance. Local sponsor has 60 days to submit written formal request for assistance.	Annual NOFO.
Nationally Competitive	No	No	Yes	Yes	No	No	No
Cost Share (Fed/Non-Fed)	75/25	75/25	75/25 *Up to 90/10 for disadvantaged communities, and up to 100/0 for severe rep. loss properties	75/25 *Up to 90/10 for disadvantaged communities	90/10	75/25	
Period of Performance	36 months	36 months	36 months	36 months	36 months	220 Days	35 years
Website	fema.gov/grants	fema.gov/grants	fema.gov/grants	fema.gov/grants	fema.gov/grants	nrcs.usda.gov	epa.gov/wifia

Funding Strategies

Grants and loans are an attractive solution to secure money up front for project implementation due to their low match amount and the option to repay the loan over long time periods. However, funds must be available to match the grant or pay back the loan. To close this funding gap, it is recommended that the County evaluate strategies to secure a steady source of funds. The following strategies have been implemented locally, statewide, and nationwide, and should be evaluated to find the best fit based on specific County factors such as planned growth or development, how amenable the community is to paying fees, etc. A description of these strategies follows:

- Developer Impact Fees or Credits
- Special Assessment Districts
- Utility Fees, and
- Tax Increment Financing

Developer Impact Fees or Credits

Developer Impact Fees (DIFs) or Credits can be used to either require or incentivize companies interested in developing land within the County to pay into stormwater management. When paired with a prioritized list of projects, this can ensure that structures in the proposed development are adequately protected from flooding and protecting water quality. Per Nevada Revised Statute (NRS) 278B.16, a local government may by ordinance impose an impact fee in a service area to pay the cost of constructing a capital improvement or facility expansion necessitated by and attributable to new development. This is typically a one-time fee assessed on the developer. Developers can be incentivized to pay this fee by offering expedited permitting or a waiver of permit review fees when the impact fee is paid. This fee does not fund on-going maintenance costs and is unlikely to generate enough funds to implement larger construction projects. The revenue stream is also unreliable since it is only collected when there are development projects going on. Based on the County's sustainable growth initiative voted on in 2002 and implemented in 2007, the scale of development that has occurred over the past 16 years or will in the future occur is not great enough to bring in enough funds annually to make this a viable option or strategy. However, it could be evaluated on a case-by-case basis.

- Sacramento Area Flood Control Agency uses an impact fee to offset development impacts on the floodplain and is used to fund flood mitigation and flood control projects in the City and County.
- Washoe County utilizes a Regional Road Impact Fee to fund transportation and roadway projects. Fees are collected when building permits are issued.
- Clark County assesses impact fees to mitigate traffic impacts and fund the Desert Conservation Program.

Special Assessment Districts

Special Assessment Districts (also called Special Improvement Districts, SADs or SIDs) can be created to raise revenue for a particular project and isolate the fees to the designated district that will be the primary beneficiary of that project. These are typically implemented as an additional property tax assessment. In Nevada, Special Assessment Districts are allowed per NRS 271. According to state law, at least 50% of all property owners in the proposed district must not oppose the tax. The assessment may only be levied against parcels which have been identified as having received a direct benefit from the public project, where the cost of these projects is apportioned, or divided, among properties that benefit from them. Determining the assessable tracts and the assessment to be levied is left to the governing body. The special assessment payments could be used to pay off bonds that are sold by the municipality to cover the cost of the projects. These districts are best implemented in areas that are economically stable and in favor of a proposed project. The size or scale of the assessment district is also a factor, as a smaller tax base would mean fewer people to shoulder the large burden to cover the cost of a project.

- The City of San Mateo, California used a special assessment district to fund the North Shoreview Flood Improvement Project.
- Lewis County, Washington approved a special assessment to their Flood Control District 1 to fund ditch cleaning and provide on-call flood related services.
- The City of Reno uses a Special Assessment District for street rehabilitation projects including sidewalks, curbs and gutters, and pavement.

Utility Fee

A Utility Fee would require all County residents to contribute regularly in the form of a monthly fee similar to water and wastewater service providers. A stormwater utility would provide for engineering, construction and maintenance of drainage, flood control, and water quality infrastructure. A dedicated stormwater fee would ensure the community has a sufficient and stable revenue source to effectively implement and manage its stormwater and flood control program activities.

As of 2022, there are over 2,057 stormwater utilities in 41 states.
-Western Kentucky University Stormwater Utility Survey, 2022

As shown in Figure 35, thousands of communities nationwide have implemented utility fees as a reliable way to fund stormwater programs due to their ability to generate large dollar amounts quickly and consistently. This potentially eliminates reliance on the General Fund, which takes funds away from other community services. Utilities also work regardless of population size. Locally, utility fees have been utilized for years in nearby Carson City, City of Sparks, and Washoe County. The City of Reno is in the process of implementing a stormwater fee as well. More specifics on the funds obtained within these jurisdictions is presented in Section A2.3.

The first step in proposing a utility fee is to determine an equitable cost or rate to each resident. A popular method of calculating fees due to its perceived fairness is the Equivalent Residential Unit (ERU) system. An Equivalent Residential Unit is usually the average impervious (paved) area on a single-family residential parcel. Fees for non-residential properties are proportional to the ratio of the parcel's impervious area to the ERU. Since fees are charged based on the amount of impervious area on a property, the larger, more impervious properties that generate larger volumes of stormwater runoff are asked to pay more of the share. Credits can be offered for properties that go above and beyond the existing stormwater treatment requirements or otherwise contribute to the maintenance of the County's drainage system.

In Douglas County, creation of a stormwater utility was proposed in 2009, and again in 2016, however both times it did not move forward due to criticism that it was viewed as a new tax or residents were unwilling to contribute if they felt it did not directly benefit them. This reaction may be more of a perception issue, as most people do not think about the ways that they impact and are impacted by stormwater. While a person may not face flood issues directly to their property or maintain a private parcel BMP, they still indirectly rely on the stormwater infrastructure to keep roads safe, businesses and schools open, and enhance recreation at the lake.

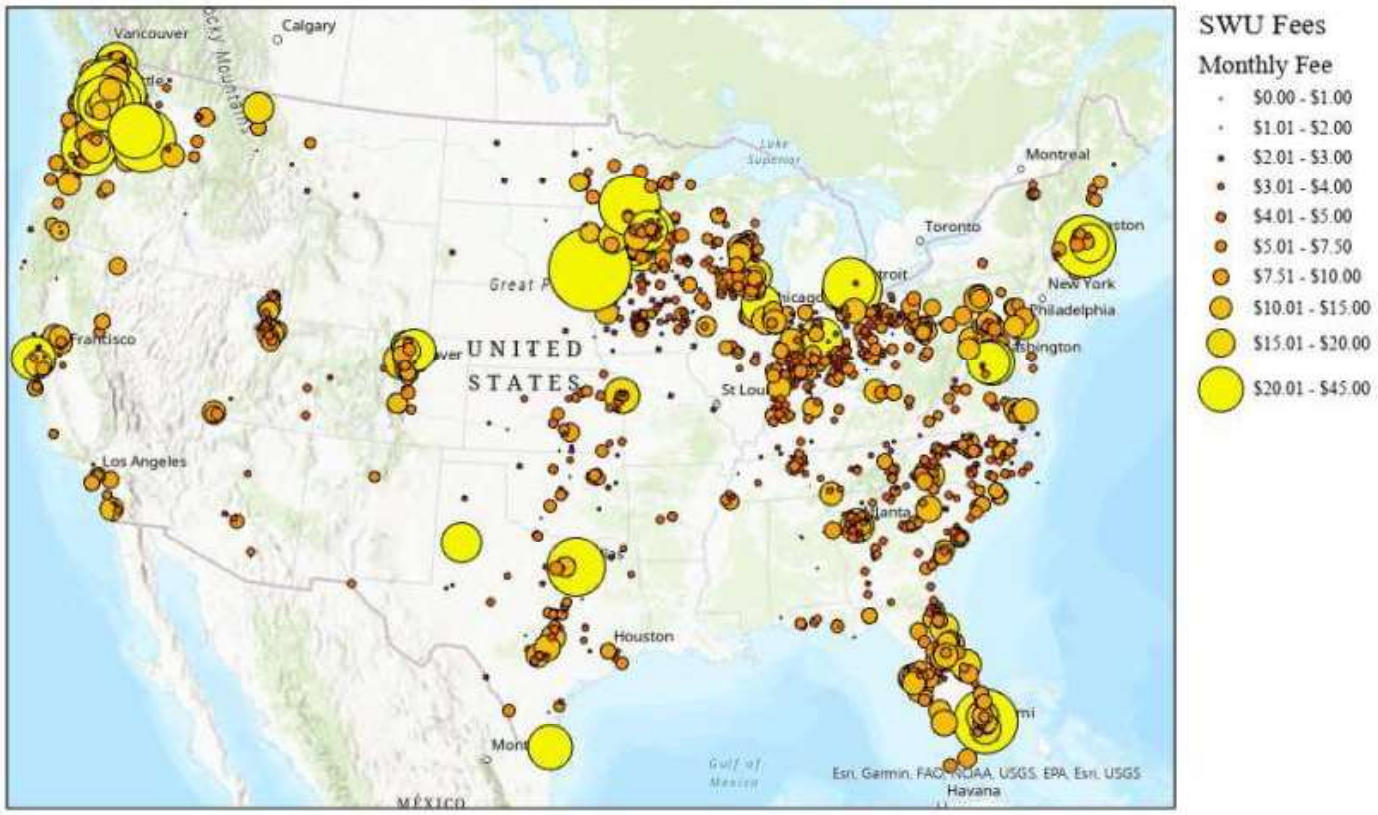

Figure 35. Stormwater Utility Fees distributed nationally (Western Kentucky University, 2022)

Tax Increment Financing

The final proposed strategy is Tax Increment Financing (TIF), which uses the existing property tax rate but captures the incremental growth in future property tax revenue and allocates all or a portion of it to pay for stormwater improvements. The paying residents do not see an increase in their tax bill and the stormwater program can focus on investments to improve infrastructure. Nevada State Law under NRS 278C authorizes the creation of a TIF district, with public entities such as schools, libraries, police, and fire, also dependent on incremental revenue from the growth in tax base. Allocating a portion to stormwater would require coordination with these other services to ensure equitable funding distributed among all services, or instead drawn from the general fund. TIFs only generate revenue if property values increase, which is assumed to happen if there are infrastructure improvements but may generate no additional revenue if property values are stagnant or decrease. A TIF strategy will not move the County away from a property-tax based revenue source for stormwater. TIF districts are used extensively in Clark County, NV, as well as nationwide in cities such as Chicago, San Francisco, Denver, etc.

6.4.2 Summary of Funding Strategies

The general descriptions and a summary of the advantages and disadvantages to each funding strategy are summarized in the following table.

Table 14 - Summary of potential funding strategies.

Potential Funding Strategy	*Description*	*Pros*	*Cons*
Federal/State/Regional Grants	Public agencies releasing solicitations for qualified projects	• Able to provide large amounts of capital. • Successful for the County in the past • Funds don't have to be repaid	• Competitive • Limited period of performance • Match requirements • Doesn't fund on-going maintenance.
Federal/State/Regional Loans	Low or zero-interest loans given to fund qualifying projects	• Able to provide large amounts of capital. • Non-competitive • Extended repayment schedule	• Need a revenue source to repay borrowed funds. • Limited period of performance • Match requirements • Doesn't fund on-going maintenance
Developer Impact Fees/Credits	Charges imposed on developers (fees) or incentives given (credits) to build projects	• Funds are collected up front. • Encourages collaboration between builders and the Stormwater Program • Easy to implement	• Fluctuating revenue, so variable ability to fund larger projects. • Spot funding - funds must be spent in the development area, leaving a gap in funding for areas not currently being developed
Special Assessment Districts	Fees charged on property owners within a designated district	• Visible benefit – payers of District fees see the projects in their area(s)Efficient revenue source when set up. • Can be used for operations & maintenance costs long-term	• Requires public support. • Shifts the burden to a subset of users within the system, often based on visible Stormwater accumulation. Allows up/downstream system users to benefit from projects without paying for them. • Size matters – larger Districts can afford larger projects, smaller ones can't. • Limits projects to locations within certain districts, with no funding mechanism for activities outside the districts
Stormwater Utility Fee	Charges property owners a stormwater system fee based on impervious area	• Spreads the cost over all system users, not a subset. • Reliable – revenue is predictable and can be used to fund supplemental funding sources of grant match and loan repayments. • Works in any real estate market • Funds on-going maintenance	• Requires broad public support. • Initiative was proposed in the County previously and failed
Tax Increment Financing	Captures a portion of future property tax revenue and sets the increment aside for specific investments	• Not a tax increase or new fee • Funds on-going maintenance	• Speculative – only generates revenue if property values increase. • Can be complex to administer. • Diverts future property tax increases to the Stormwater program when they could be used for other things. • Doesn't move the County away from property-tax-funded Stormwater activities

Table 15 lays out a proposed path forward for the Stormwater CIP. The approach is to utilize a broad range of strategies so one group isn't overburdened. The stormwater staff may be directed by the Board of County Commissioners to weight things differently or change priorities over time, so this should be interpreted as a dynamic, living list.

Table 15 - Strategic Approach to Funding the Stormwater CIP

Rank	*Project*	*Cost*	*Recommended Approach*
1	Rain/Flow Gages	$6,500	Grant
2	Waterloo Lane Box Culvert	$500,000	Grant, Loan, or Utility Fee
3	Fish Springs – Mel/Myers Basins	$7,700,000	Grant
4	Fish Springs – Redhawk Basin	$7,700,000	Utility Fee
5	Topaz Lake	$160,000	Grant
6	Buckeye Road (Upper Allerman)	$500,000	Grant
7	Smelter Creek Sediment Basin	$4,600,000	Grant
8	Johnson Lane Hot Springs Buckbrush	$8,100,000	HMGP grant– application in
9	Fish Springs – Pine Nut Creek Dam	$24,300,000	Utility Fee
10	Smelter Creek Alt 1	$11,400,000	HMGP grant– application in
11	Fish Springs – Bently Basins	$12,000,000	SAD/SID, Grant, or Loan
12	Smelter Creek Alt 2	$2,500,000	SAD/SID
13	Smelter Creek Phases 1-8	$16,800,000	SAD/SID
14	East Valley Dip Section	$169,000	Grant or Loan
15	Buckeye Rd at Martin Slough	$1,800,000	HMGP grant– application in
16	Fish Springs – Janelle Basin	$11,700,000	SAD/SID
17	Fish Springs – Denmar Basin	$14,000,000	SAD/SID
18	Pamela Place	$500,000	HGMP grant – application in
19	Johnson Lane – Pine Nut South	$1,100,000	SAD/SID
20	Fish Springs – Syphus Basin	$13,000,000	SAD/SID
21	Buckeye Creek	$43,200,0000	Loan – STORM or WIFIA
22	Johnson Lane Unnamed Wash A	$240,000	Grant
23	Alpine View Estates Bavarain Dr	$810,000	DIF/TIF
24	Alpine View Estates – Bernese Ct	$250,000	DIF/TIF
25	Alpine View Estates – Jacks Valley Rd	$810,000	DIF/TIF

Approaches to Stormwater Funding in Northern Nevada

Municipalities in northern Nevada such as the City of Reno, Carson City, City of Sparks, and Washoe County have a stormwater utility fee to fund their stormwater program (see Table 16). A nationwide study conducted in 2021 reviewing 2,057 stormwater utilities found that a system that uses an accurate ERU and tiered rate structure is the fairest and most frequently used[5]. An ERU higher than the average places the burden on residential customers to carry more of the cost, while lowering the ERU increases the burden on large landowners. A well-documented rate study can help keep the fee structure equitable across all represented bodies.

[5] Western Kentucky University Stormwater Utility Survey 2022 (wku.edu)

Variations in the utility fee structures used in northern Nevada to fund CIPs are as follows:

- Since 2017, the City of Sparks imposed a flat quarterly rate for dwellings and residential units to pay for sewer and storm drain services. Residential properties are assessed a fee per unit regardless of the size of the property. A unit may be defined as a single-family home, multi-family apartment building, mobile home, or rooming house. This approach is simplified and does not account for each parcel's contribution to the drainage system. For example, a large parcel that is largely undeveloped will pay the same rate as a completely built-out parcel. However, this utility is successfully providing funds for the North Truckee Drain Realignment Project.
- In 2015, Washoe County implemented a stormwater utility to fund the Stormwater Management Fund. This fund provides monies for stormwater drainage or flood control related purposes. The utility uses an ERU approach, but the assessed fee is the same for all residential and non-residential properties. The ERU is determined by the amount of impervious area on a property compared to the average single family residential parcel and charges a fee based on the amount of ERUs on a parcel. Therefore, the amount of impervious area on a property is the basis for the assessed fee regardless of the property's use. The North Spanish Springs Flood Detention Facility was constructed using these funds.
- In 2003, Carson City created a Stormwater Utility dedicated to fixing the city's flooding issues. Carson City has separate rates for single-family residential properties and grouped impervious area properties. Lower fees are charged for residential properties with less structural square footage than properties with more structural square footage. Non-residential properties are grouped into tiers based on the amount of impervious area on the property, and the more impervious (paved) area the higher the monthly rate. A revised fee structure was adopted in 2023 to increase revenue to fund growing project costs and regulatory responsibilities (CRS and MS4). Projects are largely funded by $4.88M in bonds.
- On December 13, 2023, the City of Reno approved and then six days later delayed a stormwater utility fee that is expected to generate about $15 million per year. The new stormwater fund would be used to complete $470 million in capital improvement projects over the next 32 years. Right now, stormwater projects are paid through sewer fees. For residential property, the stormwater utility fee proposed was comparable to others in the region, as shown in Table 3. The fee would become effective in January 2025 but was met with opposition, particularly from large landowners such as the airport, University of Nevada Reno, and the Washoe County School District that claim the fees are fiscally burdensome[6]. The City Council decided to postpone the decision citing the need to evaluate further details on implementation.

[6] Reno City Council delays stormwater fee increase decision after facing opposition (thisisreno.com)

Table 16 - Summary of Stormwater Utility Rates for Communities in Nevada

Jurisdiction	*Customer Size*	*Monthly User Rate*
Carson City	**Single Family Residential by Structure Square Footage**	
First Implemented: 2003	Single Story less than 1,600 SF Multi-Story less than 2.400 SF	$6.90
Population: 59,630	Single Story less than 1,600 SF Multi-Story less than 2.400 SF	$10.23
	Single Story less than 1,600 SF Multi-Story less than 2.400 SF	$11.90
	Grouped Impervious Area Properties Rates	
	Small – Less than 0.25 acre	$30.00
	Medium – 0.25 to 0.99 acre	$60.00
	Large – 1 to 4.99 acres	$90.00
	Very Large – 5 acres and larger	$120.00
Washoe County	**Land Use**	**Monthly User Rate**
First Implemented: 2015	Single-Family Residential Parcel	$9.31
Population: 506,016	Multi-Family Residential Parcel	$9.31/ERU
	Non-Residential Parcel	$9.31/ERU
City of Sparks	**Type of Unit**	**$/Quarter**
First Implemented: 2017	Single-Family Residential	$109.70/Unit
Population: 111,158	Multiple-family Residential & Mobile Home	$109.70/Unit
	Rooming house	$109.70/Quarter plus $60.51/Unit
City of Reno (proposed)	**ERU Definition**	**Monthly per ERU Rate**
Population: 278,577	1 ERU = 3,500 sf impervious surface	$9.80

Recommended Path Forward

There is no magic bullet to provide a reliable funding stream widely accepted by everyone to solve all of the immediate, or even long-term, stormwater program activities. However, using multiple approaches and tailoring them to a specific sub-region and stormwater goal may help overcome some of the funding challenges. There are many challenges in trying to implement public financing techniques, especially when the community is accustomed to the services for no or very little cost, nor are they aware that they are benefitting from such services, unlike those of water or sewer for which a tangible benefit is apparent. It is anticipated that proposing a new type of fee structure in a community that is tax averse and unsupportive of development is going to require careful and strategic planning. Thus, several outreach steps are recommended before implementing any of these strategies, such as identifying and recruiting public financing champions and supportive stakeholders, conducting public outreach to gather questions and concerns, and holding public workshops to educate and dispel the concerns of any hard-line sceptics. Internally, it is recommended that the County financial planners and managers determine which implementation strategy they have the capacity to administrate, agree on a plan comprehensive enough to meet the financial needs of the CIP, engage legal departments to implement any required measures, and champion the Master Plan long-term.

The Stormwater Master Plan demonstrates the need for increased planning efforts and implementation of projects, which provides a compelling case for arguing that these improvements will lead to a more resilient, safer, and cleaner community. The Stormwater Program is an investment for the community because it provides for the protection of life, property, infrastructure, and the environment.

Short Term Funding Measures

The County anticipates that the momentum brought on by the repeated and recent flood events, and willingness of the County Commission to fund this Stormwater Master Plan, will translate to on-the-ground implementation of actions. To accomplish short-term goals (3-5 years) of program activities and begin implementation of projects in this CIP list, the recommended first steps are two-fold: to 1) identify, apply and secure eligible grants, and 2) present a more detailed analysis of the funding options to the Board of County Commissioners and seek direction on the desired funding mechanism.

Grant Funding Potential

The first step for all stormwater projects should include evaluation of grant funding potential for a project, and preparation of a grant application if the project qualifies. The lead time on grants can be long, and there are often delays of 2-3 years to receive funding even when funding is approved. Included in Table 4 is the results of a review of the projects currently on the CIP priority list and the grant program identified with the most potential to fund that project. Note that grant programs are usually cyclical, and funding is available during a specific time period. However, maintaining a list of projects (like the CIP) is a useful tool to prepare for open application periods, especially for grants that require shovel-ready projects. Table 17 shows the projects with the highest likelihood of eligibility. A more thorough review of each project will be made as it is moved up the project list toward potential implementation.

Table 17 - Recommended Grant Programs for Stormwater Projects in the CIP

Rank	*Project*	*Cost*	*Recommended Approach*
8	Johnson Lane Hot Springs Buckbrush	$8,100,000	HMGP – application in
10	Smelter Creek Alt 1	$11,400,000	Complete NEPA study to move project forward
15	Buckeye Rd at Martin Slough	$1,800,000	HMGP – application in
18	Pamela Place	$500,000	HMGP – application in
1	Rain/Flow Gages	$6,500	CWSD (as a component of other hazard mitigation planning activities); USGS Water Use Grant Program; Mesonet; Local volunteers for NWS Community Collaborative Rain, Hail, and Snow Network
2	Waterloo Lane Box Culvert	$500,000	HMA grant; DOT RAISE IJAA grant
3	Fish Springs – Mel/Myers Basins	$7,700,000	HMA grant; USBR Water Conservation Field Service Program if federal water pulls
5	Topaz Lake	$160,000	HMA grant
6	Buckeye Road (Upper Allerman)	$500,000	HMA grant; DOT RAISE IJAA grant
7	Smelter Creek Sediment Basin	$4,600,000	HMA grant; DOT RAISE IJAA grant
13	Smelter Creek Phases 1-8	$16,800,000	HMA grant; DOT RAISE IJAA grant
14	East Valley Dip Section	$169,000	HMA grant or STORM loan
22	Johnson Lane Unnamed Wash A	$240,000	HMGP grant
11	Fish Springs – Bently Basins	$12,000,000	Need to establish ownership/site control, then apply for HMA grant

Funding Options

Staff is seeking direction from the Board of County Commissioners to bring a more detailed funding presentation forward to a future Board of County Commissioners meeting. The desired outcome of that presentation is Board direction to pursue a funding mechanism for the Stormwater Master Plan.

Long Term Funding Measures

It is hopeful that within 3-5 years a funding mechanism will have gained traction and that funds will be collected and managed in support of the stormwater program goals. In the event a stormwater utility or other fee does not move forward however, the County must look at other strategies to close the funding gap. The County should evaluate the steps necessary to enact developer impact fees and tax increment financing. These types of fees are permitted under Nevada Revised Statutes and have been successfully applied in other municipalities. These may be easier to implement since they do not require public support or direct input. However, the extent of future development, and limited population from which to benefit from a property tax increase likely preclude these from being high money generators. In addition, it will take longer to generate funds, and it may be several years before a project is fully funded. Initially however, the funds raised could be used to pay for minor maintenance requirements of other projects that are constructed. These measures are not public facing so have a better chance of implementation without the need for public support.

A loan program is a feasible approach to generate funds for project implementation and maintenance. Securing a loan as a stop-gap measure to get some money in the bank to fund projects is viable. The longer repayment schedules offer communities time to look for solutions or for a political climate to shift. Procuring a federal loan for the typical size of the CIP (millions of dollars) may require at least 3-5 years of background work, and might be better positioned if federal interest rates are lower in the future.

Finally Special Assessment Districts should be implemented if a specific project is addressed and the community is supportive. Only 50% of the assessed district would need to approve the measure, which is a significantly smaller base than attempting to initiate a county-wide measure. The faster growing areas of the County may be good targets and more likely to support an assessment district.

APPENDIX B – Douglas County Stormwater Operations and Maintenance Manual

Douglas County
Stormwater Facilities
Operation and Maintenance Plan

Douglas County Public Works
August 2018

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- Attachment A: Drainage System Inspection Form
- Attachment B: BMP RAM Field Observation Datasheets
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1 INTRODUCTION AND BACKGROUND

This manual was developed to be used by Douglas County Public Works staff to outline the guidelines for inspection, operation and maintenance of public stormwater facilities within Douglas County. All stormwater management systems require maintenance. Appropriate operation and maintenance activities ensure that stormwater infrastructure will continue to function properly and yield expected water quality and environmental benefits, protect public safety, fulfill permit requirements, and protect the community's financial investment.

1.1 Douglas County Stormwater Programs and Permit Requirements

Lake Tahoe Total Maximum Daily Load (TMDL)

The Lake Tahoe TMDL is a science based plan to restore Lake Tahoe's famous clarity. The program was initiated to better understand the causes of clarity loss, determine how much pollution needs to be reduced, and develop a realistic implementation approach to restore historic clarity. Each jurisdiction around the Lake is responsible for reducing the amount of fine sediment particles (FSP) that reach Lake Tahoe. This can be accomplished in three ways: road operations, parcel best management practices (BMPs), and large scale water quality improvement projects.

Maintenance is a critical element to staying in compliance with Douglas County's Interlocal Agreement with the Nevada Division of Environmental Protection. Douglas County has five year milestones to meet, and must conduct annual monitoring and maintenance to stay in compliance with the Interlocal Agreement.

State of Nevada Small MS4 Water Quality Permit

Polluted stormwater is often discharged into local rivers and streams without treatment. Common pollutants include oil and grease from roadways, pesticides from lawns, sediment from construction sites, and carelessly discarded trash, such as pet waste, cigarette butts, paper wrappers and plastic bottles. Once these pollutants make it into the Carson River and irrigation canals, they can contaminate drinking water supplies, negatively impact agricultural operations, degrade recreational uses, and interfere with habitat for fish, other aquatic organisms, and wildlife.

Douglas County is mandated by the EPA and the State of Nevada to implement a stormwater program under the Small MS4 permit to reduce the discharge of pollutants, protect water quality, and satisfy the water quality requirements of the Clean Water Act. Maintenance activities such as cleaning culverts and ditches, street sweeping and water quality monitoring all are required under Douglas County's MS4 permit with the Nevada Division of Environmental Protection. The current permit area includes North Douglas County (Indian Hills, Jacks Valley, Clear Creek) and Johnson Lane.

Federal Emergency Management Agency's (FEMA) Community Rating System (CRS)

The National Flood Insurance Program's (NFIP) Community Rating System is a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum NFIP requirements. As a result, flood insurance premium rates are discounted to reflect the reduced flood risk resulting from the community actions. Douglas County participates in the program, and as a result, flood insurance premiums are discounted by 20%.

A major component of this program is the inspection and maintenance of the drainage system, with particular attention paid to areas of development where parcels are less than five acres in size and have infrastructure such as storm drains and ditches, detention/retention basins, natural watercourses, irrigation canals. These areas are inspected and maintained if needed to prevent debris blockages that would result in flooded buildings or damaged infrastructure.

1.2 Responsibilities for Drainage Maintenance

Drainage maintenance is the responsibility of several jurisdictions within Douglas County. The unincorporated Towns of Minden, Gardnerville and Genoa all have their own drainage maintenance responsibilities and programs. General Improvement Districts (GIDs) are legal jurisdictions, created under the authority of Nevada Revised Statutes (NRS). There are several GIDs in Douglas County, most of which have drainage maintenance responsibilities. There are five major GIDs that comprise the majority of the population and land area within the GIDs. They are Indian Hills GID and the Gardnerville Ranchos GID in the Carson Valley watershed, Kingsbury GID and Roundhill GID in the Lake Tahoe Basin and Topaz Ranch Estates GID in the Antelope Valley watershed.

Drainage maintenance in the area of the County outside of the Towns and GID is performed by Douglas County. Responsibilities for the County's Stormwater facilities falls under the Public Works Department, including directing the overall maintenance activities of stormwater operations staff. Stormwater Operations staff is responsible for tracking inspections for County storm drainage facilities, and for prioritizing and scheduling maintenance, and repair work to be performed by the County's drainage maintenance crews. Community Development/Public Works currently has a Stormwater Program Manager, who is responsible for the County's drainage system maintenance operations.

As additional stormwater infrastructure is being designed and reviewed within development applications, the Stormwater Program Manager should be included in the review of any facilities that may be maintained by Douglas County in the future.

Individual site inspections will be conducted in response to citizen complaints and/or drainage service requests. These calls are generally received by the Stormwater Program Manager or Public Works. When an inspection identifies the need to maintain, repair, or clean a publicly owned drainage facility, the Stormwater Program Manager will coordinate the maintenance according to the priority assigned (see Section 2.3). Procedures will be developed for instances when an inspection identifies the need to maintain, repair, or clean privately owned, on-site drainage facilities.

1.3 Use of the Stormwater Maintenance Management Plan

This plan is designed to outline the inspection, operation and maintenance requirements for all public and private storm drainage facilities in Douglas County. Where possible, the information contained in the manual should be used in conjunction with the record drawings for each facility. Record drawings for most public storm drainage facilities and many private facilities are on file in the Community Development Department, located at 1594 Esmeralda Avenue, Minden, NV 89423.

2 INSPECTION AND MAINTENANCE REQUIREMENT FOR PUBLIC DRAINAGE FACILITIES

2.1 Inspection Frequency

A good preventative maintenance program begins with inspection. All drainage channels, creeks, streams and storm drainage facilities maintained by Douglas County are to be inspected at least once a year and after large storm events (1" of rain within a 24 hour period).

Critical drainage facilities are defined as areas that if not maintained would result in flooded buildings or damaged infrastructure. These facilities should be inspected annually and after large storm events (1" of rain within a 24 hour period), using the inspection checklist included in **Attachment A.**

2.2 Inspection Criteria

The inspection of public storm drainage facilities will consist of a detailed evaluation of the existing condition of each component of the system. Inspections include the drainage system (natural and manmade watercourses, conduits, and storage basins); and the conveyance system (channels, culverts and bridges, etc.) that need to be maintained in order to prevent and reduce damage from storms. The highest priorities are the parts of the conveyance system that lie within the developed areas of the community. However, drainage ways in undeveloped areas are included if a culvert or bridge crossing is significant. A complete list of all sites for which annual and post-storm inspections are made, along with a GIS map of the county showing the sites is included in **Attachment C.**

Criteria for facilities to be inspected:

- ✓ Natural watercourses or channels
- ✓ Constructed storm drains and ditches
- ✓ Douglas County maintained culverts
- ✓ Detention/retention basins built to store high flows
- ✓ Components where buildings would be damaged if system is not kept clear
- ✓ Watercourses identified on the Flood Insurance Rate Map
- ✓ Important watercourses not in the floodplain (B, C, D, or X zones)
- ✓ Sites of flood insurance claims
- ✓ In developed areas (<5 acres), facilities where debris blockages would result in flooded buildings
- ✓ Irrigation canals where they intercept drainage ways either on purpose or not
- ✓ Douglas County has legal authority to inspect and maintain.

Inspection items may vary based on the type of facility being inspected, however the following items are typical of most facilities:

- ✓ Note the condition of the side slopes and bottom with emphasis on the amount of erosion or sediment present;
- ✓ Note the condition of earthen berms and levies;
- ✓ Note the condition of inlet and outlet structures, grade control structures, and rip rap;
- ✓ Note the condition of landscaping, vegetation, and erosion protection measures;
- ✓ Note the condition of fences (if present), and signs of unnatural erosion or vandalism;
- ✓ Note the presence of sediment or debris that could obstruction the free flow of water through the conveyance system; and
- ✓ Note the presence of trash, shopping carts, lawn clippings, and other rubbish that could obstruct the free flow of water through the conveyance system.

Inspections will be scheduled and reported on by either the Stormwater Program Manager or Public Works operations staff. The information collected from these inspections will be tracked and used to generate work orders. The inspector will take photographs and complete a written report for each inspection on a standard Douglas County System Inspection Form, see Attachment A. The report will be completed to include conditions whether they are satisfactory, or in need of maintenance or repair. Written recommendations for remediation shall be included in the report for all components requiring corrective action.

For all reports of conditions requiring maintenance or repair by another entity, a Notice to Correct will be completed and forwarded to the appropriate maintenance agency (Nevada Department of Transportation, Town of Gardnerville, Town of Minden, private property owner). Notice to Correct correspondence will include specific detailed recommendations for remediation, as well as a reasonable timeframe (not to exceed 30 days) for required

maintenance or repairs to be completed. Copies of all inspection report forms, and Notice to Correct correspondence will be kept on file at Douglas County Public Works.

Upon completion of the required maintenance or repairs to a drainage system component, the Stormwater Program Manager is to be notified so that a follow-up inspection can be performed. Immediately upon being notified the inspector shall perform a visual inspection to evaluate corrective actions. The inspector will take photographs and complete a written report on a standard Douglas County Drainage System Inspection form. Copies of all inspection forms, notice to correct forms and follow-up inspection forms shall be kept on file at the Community Development Department and Public Works.

All County maintained storm drainage facilities will be inspected annually and after major storm events that could adversely impact the drainage system (1" of rain within a 24 hour period). Additionally, facilities will be inspected immediately in response to written or verbal complaints.

Operational problems or possible design flaws discovered during the inspection of County storm drainage facilities will be directed to the Stormwater Program Manager or the Douglas County Engineer for analysis and recommendation.

Sand oil separators that have been required to be installed by private landowners must be inspected and maintained annually. Inspection and maintenance records will be requested by the Stormwater Program Manager where sand oil separators have been required.

2.3 Prioritization of Maintenance and Repair

All storm drainage maintenance and repair work will be prioritized. Work orders for maintenance and repair work generated by inspections will be carried out by drainage maintenance personnel, or private contractors hired by the County, as early as practical. When there is a backlog of work to be accomplished, drainage maintenance crews will perform the highest priority assignments first, and then make their way down the list according to the priorities and completion dates assigned to the remaining work.

Emergency work will be given the highest priority where life and safety issues are involved. This work will be initiated as soon as the manpower and equipment are available to perform the needed tasks. **(Priority High – Emergency)**

The next highest priority will be given to removing obstructions to flow and correcting the underlying cause of these obstructions; and to addressing immediate threats to property damage. This work includes any facilities where needed maintenance inhibits a resident's access to their property. This work will be initiated as soon as resources are available. **(Priority High)**

The next highest priority is any infrastructure where maintenance is a permit requirement of achieving compliance. The majority of these facilities are water quality improvement projects in the Lake Tahoe Basin, which need to be maintained to remain in compliance with the County's Interlocal Agreement with the Nevada Division of Environmental Protection. This work will be initiated on an annual schedule based on field observations. This work should be completed within three months of work order date. **(Priority Medium)**

Routine preventative maintenance activities will be given a lower priority, but will be carried out as early as practical by drainage maintenance personnel. Routine work may include, but is not limited to, removal of sediment and debris; spraying, trimming or removing vegetation; and minor repairs to earthen slopes, berms and levees, or surrounding fences. This work will be initiated on an annual schedule, but can be flexible on when performed depending on work load. This work should be completed within six months of work order date. **(Priority Low)**

Typical procedures for the maintenance and repair of County storm drainage facilities are as follows:

Removal of Sediment and Debris

- Removal of sediment and debris will consist of excavation and transport of excavated material to an approved off-site landfill, stockpile, or disposal site.
- Monuments or staff plates may be installed within basins and channels to assist operators in locating the bottom limits of excavation. Potentially submerged structures may be marked with a staff gauge to prevent damage by heavy equipment.
- Excavation and removal of sediment material from the basin or channel bottom will be to the original lines and grades indicated on the as-built drawings for these facilities, or to the depth indicated by the monuments or staff gauges.
- Operators must use caution to avoid undercutting the existing rip rap or concrete slope protection when excavating near or around the toe of protected slopes.
- Utilities may need to be marked prior to excavation.

Repair of Erosion

- Remove loose material, repair and stabilize eroded surfaces, using mechanical compaction.
- Remove slide material and rebuild failed slopes with suitable fill material, keying compacted material into the slope.
- Replace any soil removed by burrowing rodents, using mechanical compaction. Consider removing burrowing animals from sensitive areas.
- Re-establish vegetation.

Repair of Rock Rip Rap Slope Protection

- Remove rock from undermined and/or eroded areas; pull back geotextile filter fabric (where present); fill scoured areas; re-compact material supporting the rock rip-rap; replace geotextile fabric and rip-rap.

Cleaning and Maintenance of Pipes, Drainage Inlets and Manholes

- Remove and dispose of sand, silt, trash and debris to approved disposal locations.
- Clean and flush storm drain inlets and pipe lines by use of water hose and heavy duty vacuum or by jet flushing. All material removed from the storm drainage system shall be hauled to an approved disposal area.
- Check for any signs of leakage at pipe joints, or damage to pipes or structures.
- All public storm drains are to be cleaned and maintained in accordance with the best management practices (BMPs) adopted as part of Douglas County's Stormwater Management Plan (SWMP) and in the Lake Tahoe Basin TRPA's BMP Handbook.

Cleaning and Maintenance of Streams, Open Channels and Ditches

- Sand, silt, gravel, trash and debris, and any other restrictions to the flow of water will be removed, including excess vegetation. Sand, silt, gravel, trash may be removed with the use of hand tools, or may be removed with the use of heavy equipment designed for the application.
- Vegetation, including wood and trees may be cut and removed by hand, cut with the use of power tools designed for the application and then removed, or burned with approval of the East Fork fire Department or the Tahoe Douglas Fire Department as appropriate.
- Large rocks and boulders may be removed with the use of hand tools, or with the use of heavy equipment designed for the application.
- All material removed will be hauled away from the site to an approved landfill or stock pile area, including all grass clippings and cuttings from trees and shrubs.
- All streams, channel, and ditches in the urbanized portion of the County are to be cleaned and maintained in accordance with the best management practices (BMPs) and with FEMA guidelines.

Repair or Replacement of Damaged Elements of Stormwater Facilities

- Rusted, bent, cracked, or chipped pipe will be repaired to design or be replaced.
- Damaged or missing manhole covers or grates will be repaired to design or be replaced.
- Cracks in the walls, top slab or bottom of catch basins, manholes or other concrete structures will be repaired to design or the structures replaced.
- Any storm drainage facilities that are deteriorated due to age and/or use will be repaired to design or be replaced.

- Any inspection may reveal that important elements of the storm drainage system are damaged or missing, and/or that design flaws or operational problems may be the root cause of the damage that needs to be repaired. In either event, the Stormwater Program Manager or Douglas County Engineer may be requested to perform a detailed evaluation of the site prior to implementing a solution. The replacement or type of repairs of these elements will depend upon the results of the evaluation and the recommended course of action.

2.4 Inspection Check List

The regular inspection of the public storm drainage facilities will consist of observation and notations of the condition of each of the components of the system. A Check list was developed to aid in the inspection process, located in Attachment A. A sample is shown on the following page.

Douglas County, NV - Drainage System Inspection Form			
Location & Type		Observations	
Date		Trash	
Inspector		Debris	
Annual		Obstruction	
Post-Storm		Structural	
Type of Component		Maintenance	
ID & Location			
Fill out this section if maintenance is needed			
Notice to Correct sent?		Remediation Notes	
Date		Date	
Notice Sent to:		Inspector	
Remediation Necessary:		Observation/Verification	

2.5 Field Observation Datasheets

In order for Douglas County to stay in compliance with the Interlocal Agreement with the Nevada Division of Environmental Protection, registered water quality improvement projects must be shown to be maintained and functioning. Using the BMP RAM Field Observation Datasheets in **Attachment B**, a series of items need to be inspected to determine if these

drainage elements are functioning or in need of maintenance. Theses field observation datasheets are to be used annually for facilities registered or being considered for credit in the Lake Tahoe TMDL, and on facilities covered in Douglas County's Special Use Permit through the US Forest Service. A complete inventory of **Lake Tahoe facilities can be found in Attachment C.**

Attachment A

Drainage System Inspection Form

Douglas County, NV - Drainage System Inspection Form			
Location & Type		Observations	
Date		Trash	
Inspector		Debris	
Annual		Obstruction	
Post-Storm		Structural	
Type of Component		Maintenance	
ID & Location			
Fill out this section if maintenance is needed			
Notice to Correct sent?		Remediation Notes	
Date		Date	
Notice Sent to:		Inspector	
Remediation Necessary:		Observation/Verification	

Attachment B

BMP RAM Field Observation Datasheets

WET BASIN

BMP RAM Field Observation Datasheet					
BMP ID					
Observation Date					
Observer Name					
Vegetation Cover					
	Vegetation Type				
	Wetland / Riparian Species	Tree Species	Grass Species	No Vegetation (Bare Soil)	Total = 100%
% cover					
Material Accumulation					
Staff Plate Description				Depth (ft) Lowest value visible	
Conveyance					
Location	Functioning as intended?	If **NOT** functioning as intended, indicate type of action required			
		Requires debris removal?		Possible advanced maintenance?	
	(Y/N)	(Y/N)		(Y/N)	
All inlets					
All outlets					

Notes:

INFILTRATION BASIN

BMP RAM Field Observation Datasheet	
BMP ID	
Observation Date	
Observer Name	

Vegetation Cover

	Vegetation Type				
	Wetland / Riparian Species	Tree Species	Grass Species	No Vegetation (Bare Soil)	Total = 100%
% cover					

Infiltration Observations

Number of Surface Types & # of measurements necessary*		Measurement Type	

Location

LOC	1		2		3		4		5		6		7	
MSMTS	t*	r*	T	r	t	r	t	r	t	r	t	r	t	r

*Where t is Time in minutes and r is Reading in inches

Conveyance

Location	Functioning as intended?	If **NOT** functioning as intended, indicate type of action required	
		Requires debris removal?	Possible advanced maintenance?
	(Y/N)	(Y/N)	(Y/N)
All inlets			
All outlets			

*Infiltration surface types and number of measurements required:

Number of distinct surface types	**1**	**2**	**3**	**4**
Number of Measurements Required	3	6	9	12

Notes:

TREATMENT VAULT

BMP RAM Field Observation Datasheet			
BMP ID			
Observation Date			
Observer Name			
Treatment Vault Capacity			
# of measurements			
Location Description			Depth (ft)
Conveyance			
Location	Functioning as intended?	If **NOT** functioning as intended, indicate type of action required	
		Requires debris removal?	Possible advanced maintenance?
	(Y/N)	(Y/N)	(Y/N)
All inlets			
All outlets			

Notes:

DRY BASIN

BMP RAM Field Observation Datasheet	
BMP ID	
Observation Date	
Observer Name	

Vegetation Cover

	Vegetation Type				
	Wetland / Riparian Species	Tree Species	Grass Species	No Vegetation (Bare Soil)	Total = 100%
% cover					

Infiltration Observations

Number of Surface Types & # of measurements necessary*		Measurement Type	

Location

LOC	1		2		3		4		5		6		7	
MSMTS	t*	r*	t	r	t	r	t	r	t	r	t	r	t	r

*Where t is Time in minutes and r is Reading in inches

Material Accumulation

Staff Plate Description	Depth (ft) Lowest value visible

Conveyance

Location	Functioning as intended?	If **NOT** functioning as intended, indicate type of action required	
		Requires debris removal?	Possible advanced maintenance?
	(Y/N)	(Y/N)	(Y/N)
All inlets			
All outlets			

*Infiltration surface types and number of measurements required:

Number of distinct surface types	**1**	**2**	**3**	**4**
Number of Measurements Required	3	6	9	12

Notes:

CARTRIDGE FILTER

BMP RAM Field Observation Datasheet			
BMP ID			
Observation Date			
Observer Name			
Confined Space			
Does the floor of the treatment BMP have standing water? (Y/N)			
If yes, repeat observation in 24 – 48hrs: Does the floor of the treatment BMP have standing water? (Y/N)			
Conveyance			
Location	Functioning as intended?	If **NOT** functioning as intended, indicate type of action required	
		Requires debris removal?	Possible advanced maintenance?
	(Y/N)	(Y/N)	(Y/N)
All inlets			
All outlets			

Notes:

BED FILTER

BMP RAM Field Observation Datasheet	
BMP ID	
Observation Date	
Observer Name	

Infiltration Observations			
Number of Surface Types & # of measurements necessary*		Measurement Type	

Location														
LOC	1		2		3		4		5		6		7	
MSMTS	t*	r*	t	r	t	r	t	r	t	r	t	r	t	r

*Where t is Time in minutes and r is Reading in inches

Conveyance			
Location	Functioning as intended?	If **NOT** functioning as intended, indicate type of action required	
		Requires debris removal?	Possible advanced maintenance?
	(Y/N)	(Y/N)	(Y/N)
All inlets			
All outlets			

*Infiltration surface types and number of measurements required:

Number of distinct surface types	**1**	**2**	**3**	**4**
Number of Measurements Required	3	6	9	12

Notes:

SETTLING BASIN

BMP RAM Field Observation Datasheet			
BMP ID			
Observation Date			
Observer Name			
Material Accumulation (Depth)			
Staff Plate Description			Depth (ft) Lowest value visible
Conveyance			
Location	Functioning as intended?	If **NOT** functioning as intended, indicate type of action required	
		Requires debris removal?	Possible advanced maintenance?
	(Y/N)	(Y/N)	(Y/N)
All inlets			
All outlets			

Notes:

BIOFILTER

BMP RAM Field Observation Datasheet					
BMP ID					
Observation Date					
Observer Name					
Vegetation Cover					
	Vegetation Type				
	Wetland / Riparian Species	Tree Species	Grass Species	No Vegetation (Bare Soil)	Total = 100%
% cover					
Runoff*					
Time (seconds)					
Conveyance					
Location	Functioning as intended?	If **NOT** functioning as intended, indicate type of action required			
		Requires debris removal?		Possible advanced maintenance?	
	(Y/N)	(Y/N)		(Y/N)	
All inlets					
All outlets					

*determine the number of measurements required based on the BMP area footprint in this table below

BMP area (ft^2)	<100	100-500	500-1000	>1,000
Number of Measurements Required	3	4	5	6

Notes:

INFILTRATION FEATURE

BMP RAM Field Observation Datasheet					
BMP ID					
Observation Date					
Observer Name					
Vegetation Cover					
	Vegetation Type				
	Wetland / Riparian Species	Tree Species	Grass Species	No Vegetation (Bare Soil)	Total = 100%
% cover					
Runoff					
Time (seconds)					
Conveyance					

Location	Functioning as intended?	If **NOT** functioning as intended, indicate type of action required	
		Requires debris removal?	Possible advanced maintenance?
	(Y/N)	(Y/N)	(Y/N)
All inlets			
All outlets			

*determine the number of measurements required based on the BMP area footprint in this table below

BMP area (ft^2)	**<100**	**100-500**	**500-1000**	**>1,000**
Number of Measurements Required	3	4	5	6

Notes:

POROUS PAVEMENT

BMP RAM Field Observation Datasheet										
BMP ID										
Observation Date										
Observer Name										
Infiltration Observations										
Number of Surface Types & # of measurements necessary						Measurement Type				
Location										
LOC										
	t*	r*	t	r	t	r	t	r	t	r
1										
2										
3										
4										
5										
*Where t is Time in minutes and r is Reading in inches										

Conveyance			
Location	Functioning as intended?	If **NOT** functioning as intended, indicate type of action required	
		Requires debris removal?	Possible advanced maintenance?
	(Y/N)	(Y/N)	(Y/N)
All inlets			
All outlets			

Notes:

SEDIMENT TRAP

BMP RAM Field Observation Datasheet					
Observation Date					
Observer Name					
Sediment Trap Capacity		**Conveyance**			
BMP ID	Depth (ft)	Inlet/Outlet	Functioning as intended?	If **NOT** functioning as intended, indicate type of action required	
				Requires debris removal?	Possible advanced maintenance?
			(Y/N)	(Y/N)	(Y/N)

Notes:

DROP INLET

BMP RAM Field Observation Datasheet			
Observation Date			
Observer Name			
Conveyance			
BMP ID	Functioning as intended?	If **NOT** functioning as intended, indicate type of action required	
		Requires debris removal?	Possible advanced maintenance?
	(Y/N)	(Y/N)	(Y/N)

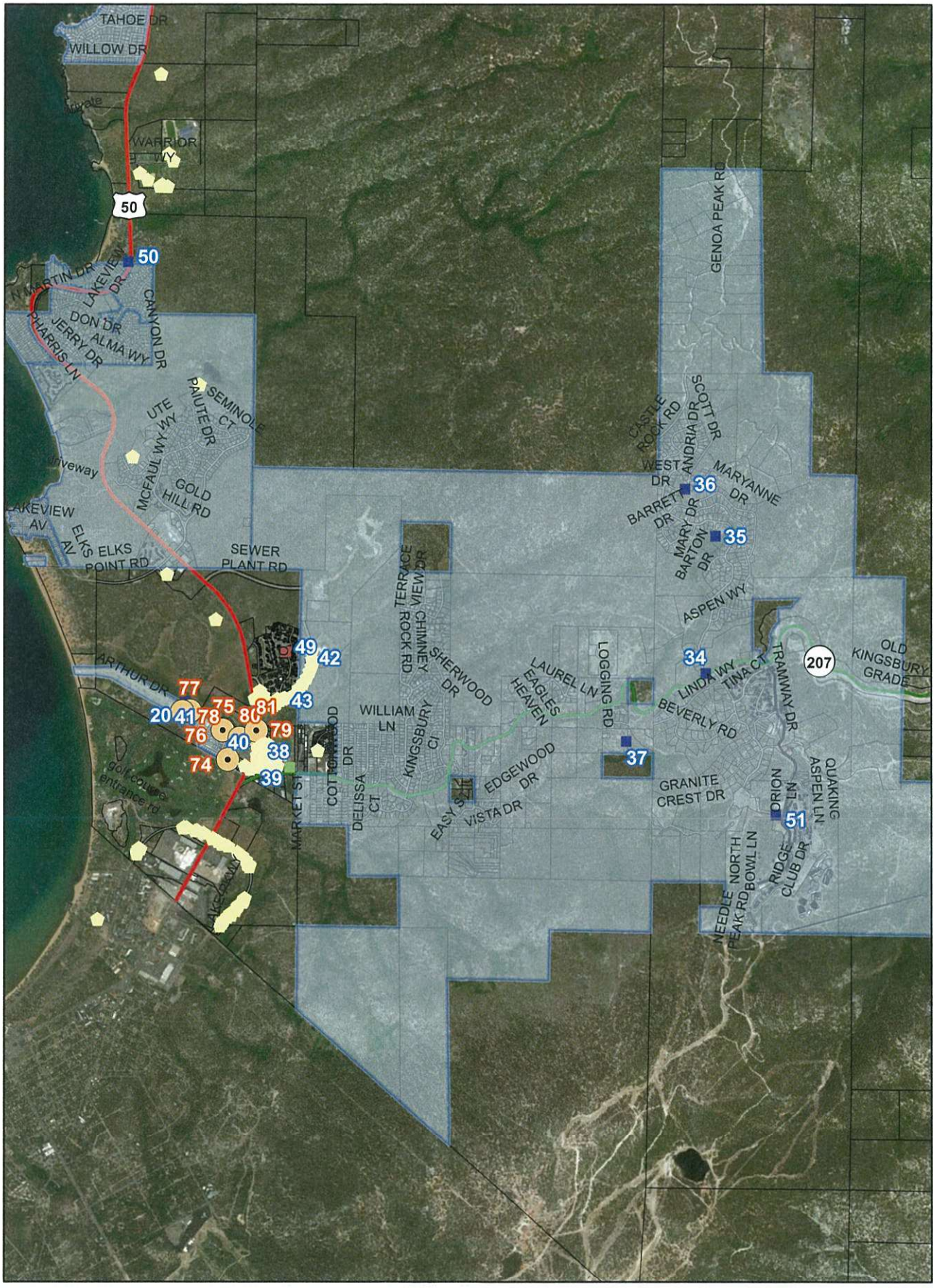
Notes:

Attachment C

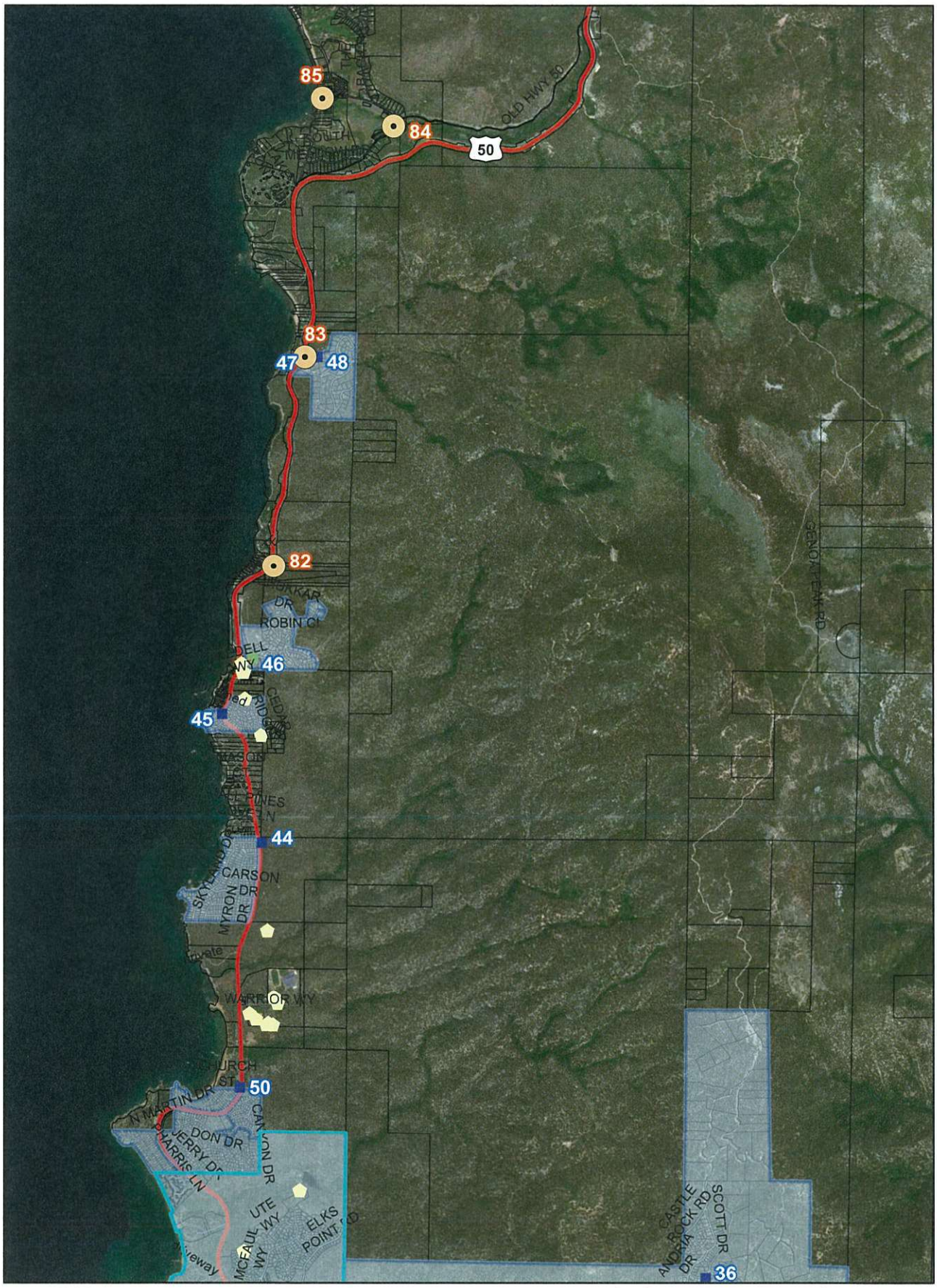
Stormwater Infrastructure Inventory Maps

Legend
DropInlet_All
CRS_Inspections_Update
Drainage_Features
<all other values>
Type
BACK CURB/SIDEWALK
BRIDGE
CULVERT
CURB/GRATE
DIP SECTION
GUARDRAIL
IN CURB
IN STREET GRATE
IN STREET/MANHOLE
IN WALK
NDOT CULVERT
UNKNOWN
VAULT
Culvert_Features
Detention Basins
<all other values>
Owner
Douglas County
GRGID; IHGID
Lake Village HOA; The Springs POA; Wildhorse HOA; Winhaven Gardens; Winhaven HOA
MGSD
NDOT?
Private
Town of Gardnerville
Town of Minden
USFS
DOUGLAS_GIS.GISDATA.Town_Boundary
<all other values>

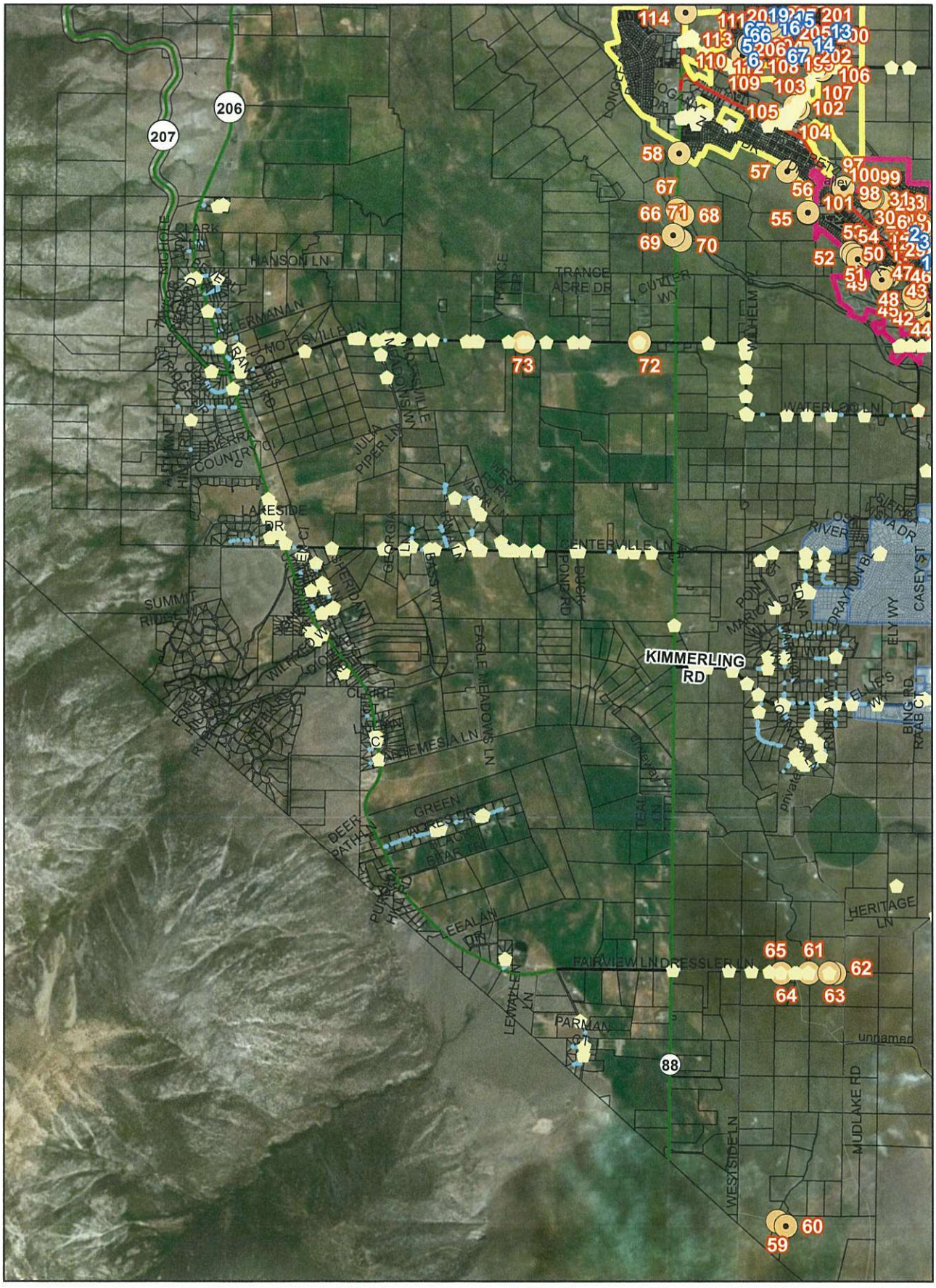
KGID/Stateline/Roundhill



Cave Rock/Glenbrook

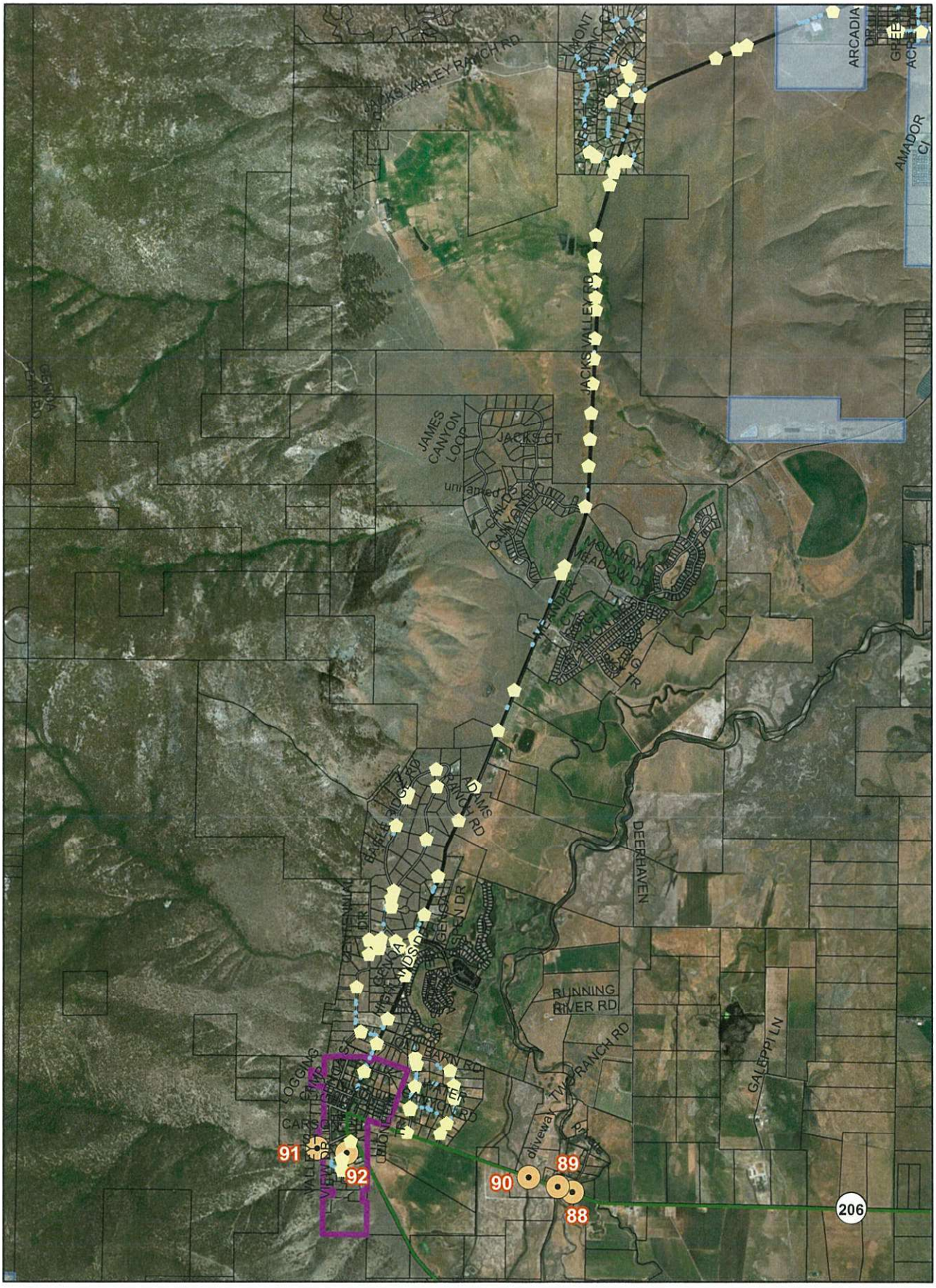


Foothill

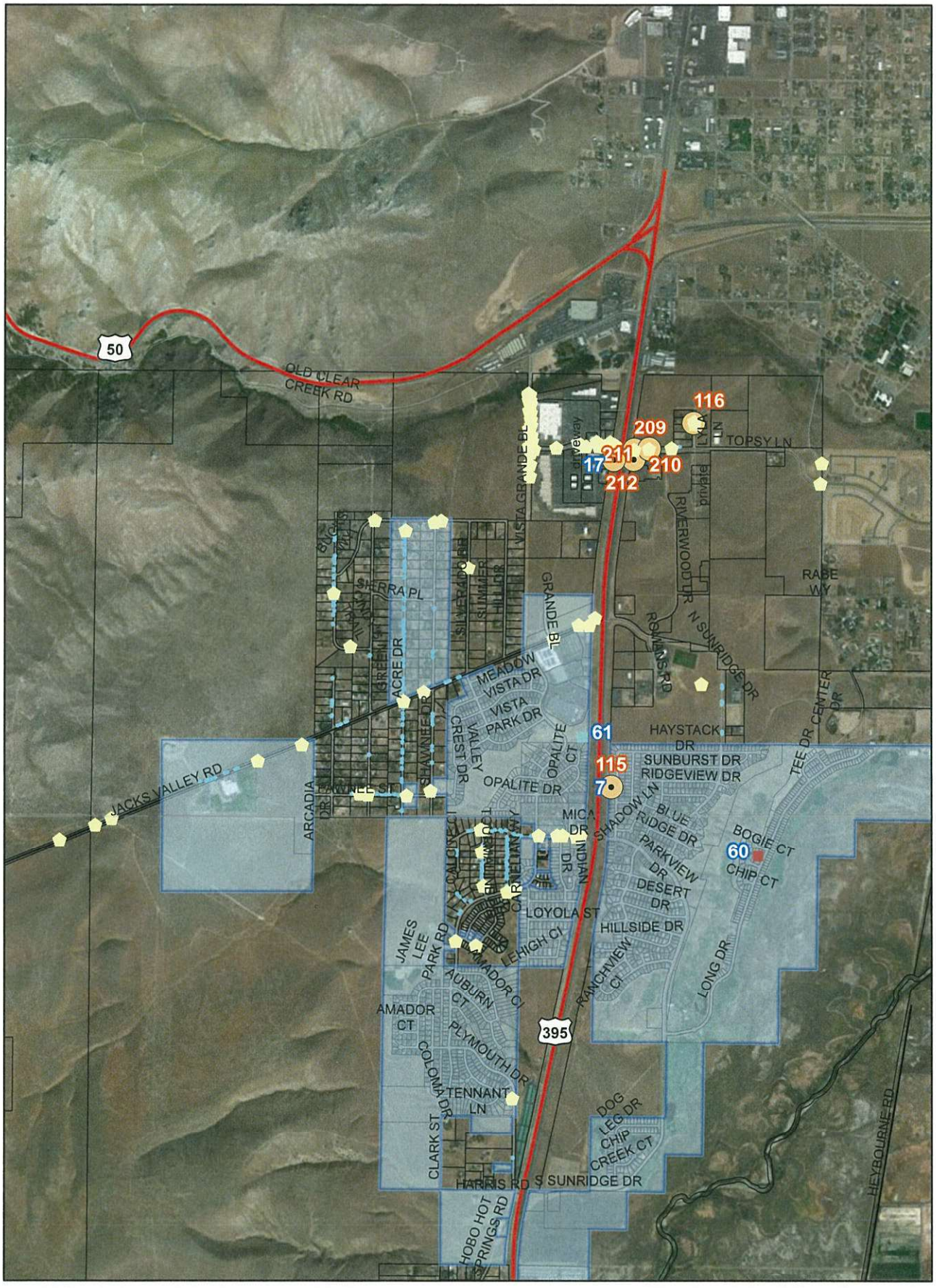


206
207
CLARK
HANSON LN
TRANCE ACRE DR
CUTLER WY
WILHELM
MOTTSVILLE LN
WATERLOO LN
SIERRA COUNTRY CI
JULIA PIPER LN
LAKESIDE DR
CENTERVILLE LN
SUMMIT RIDGE WY
EAGLE MEADOWS LN
KIMMERLING RD
CASEY ST
ELY WY
BING RD
CLAIRE
ARTEMESIA LN
GREEN
DEER PATH LN
LEEALAN LN
FAIRVIEW LN
DRESSLER LN
HERITAGE LN
PARMAN CT
88
unnamed
MUDLAKE RD
WESTSIDE LN

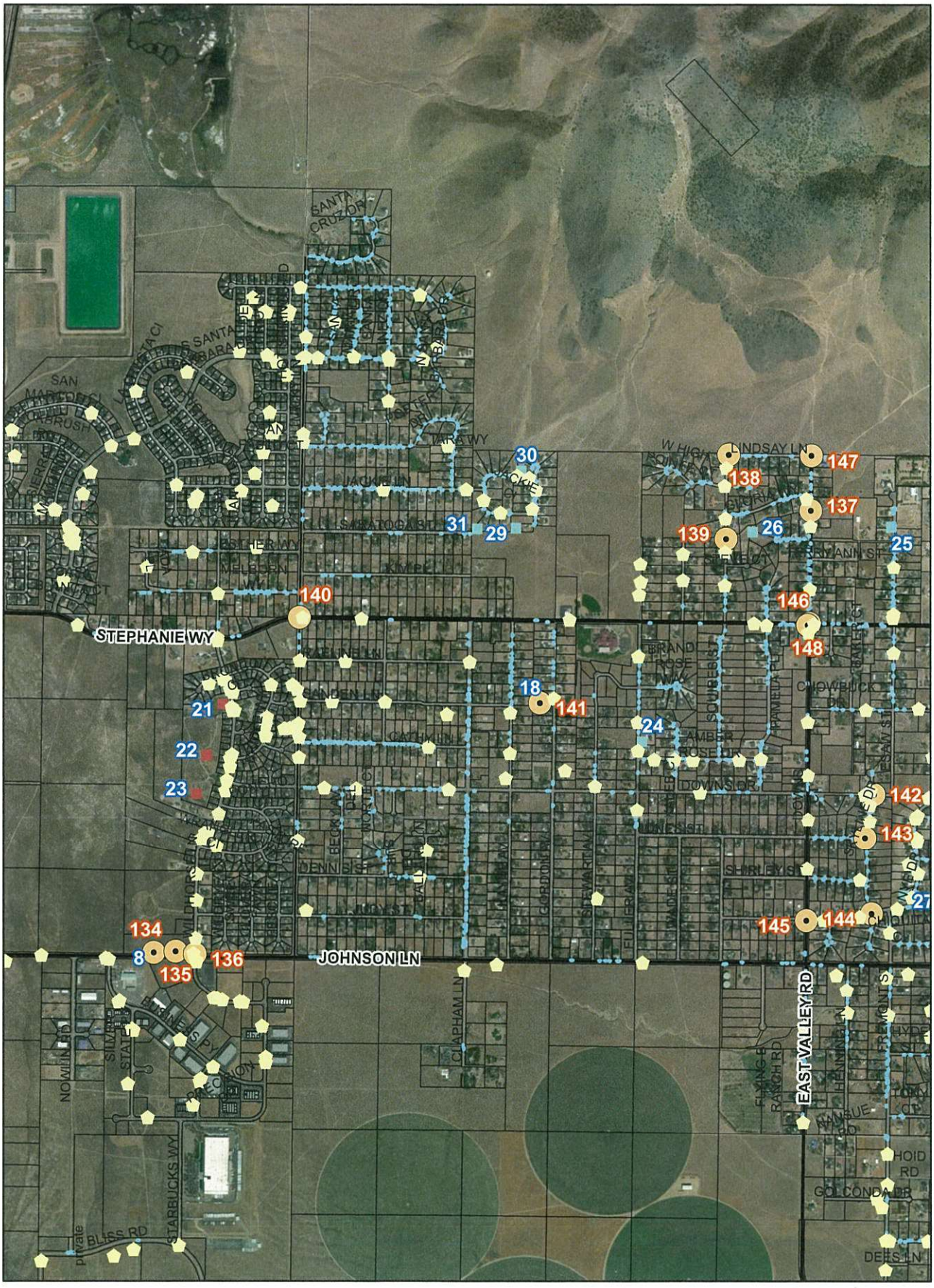
Jacks Valley/Genoa



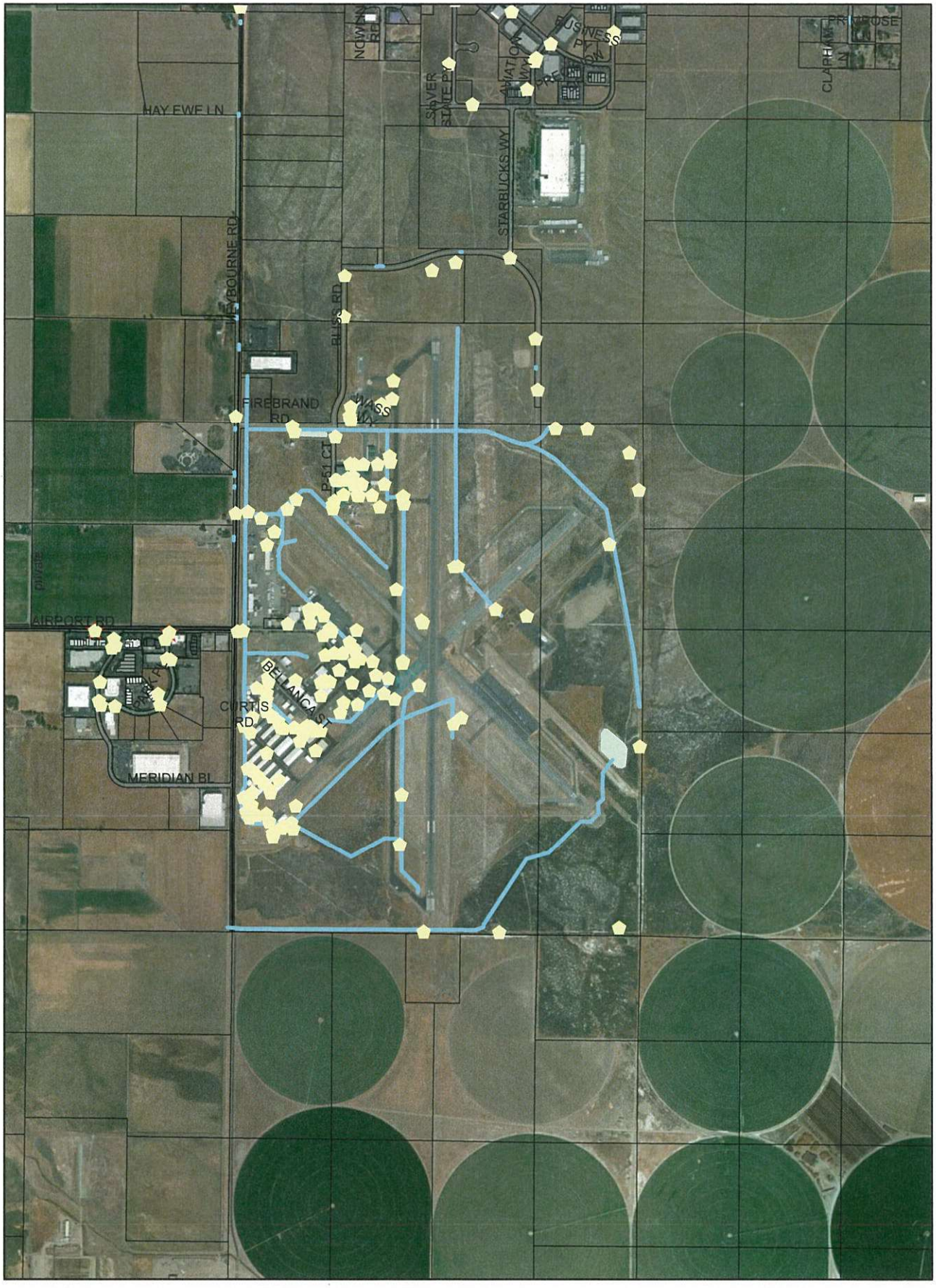
Indian Hills GID



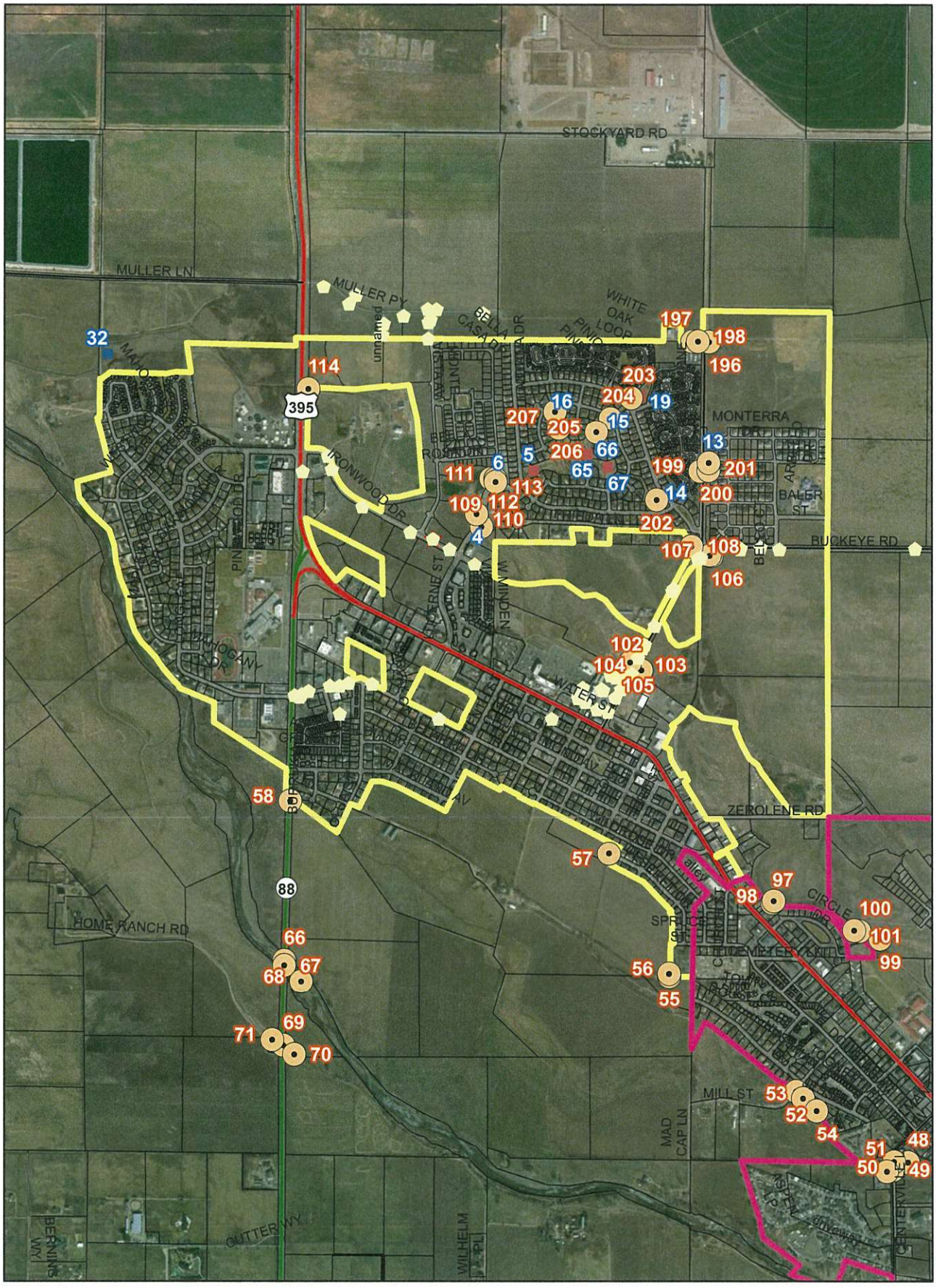
Johnson Lane



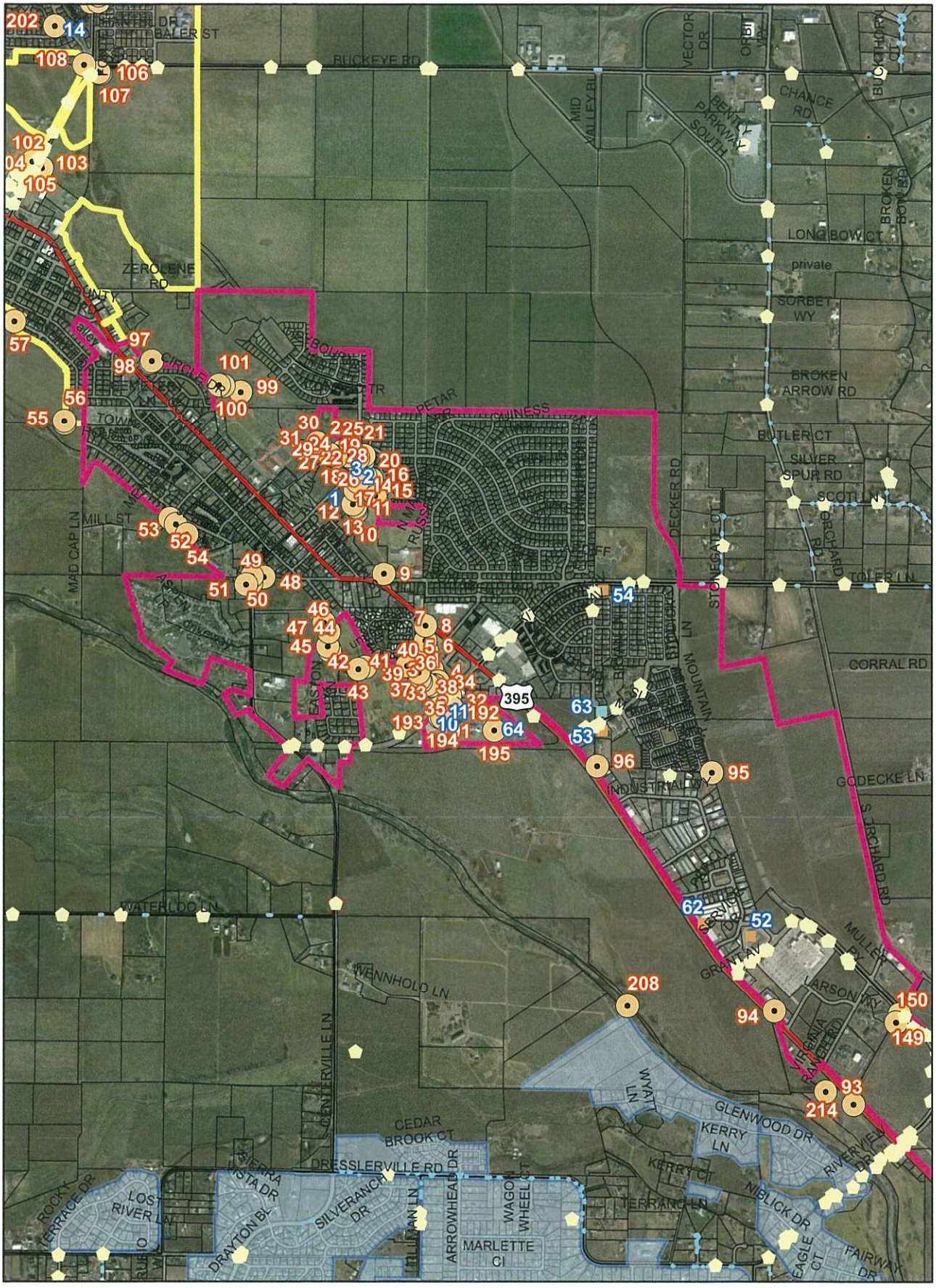
Minden-Tahoe Airport



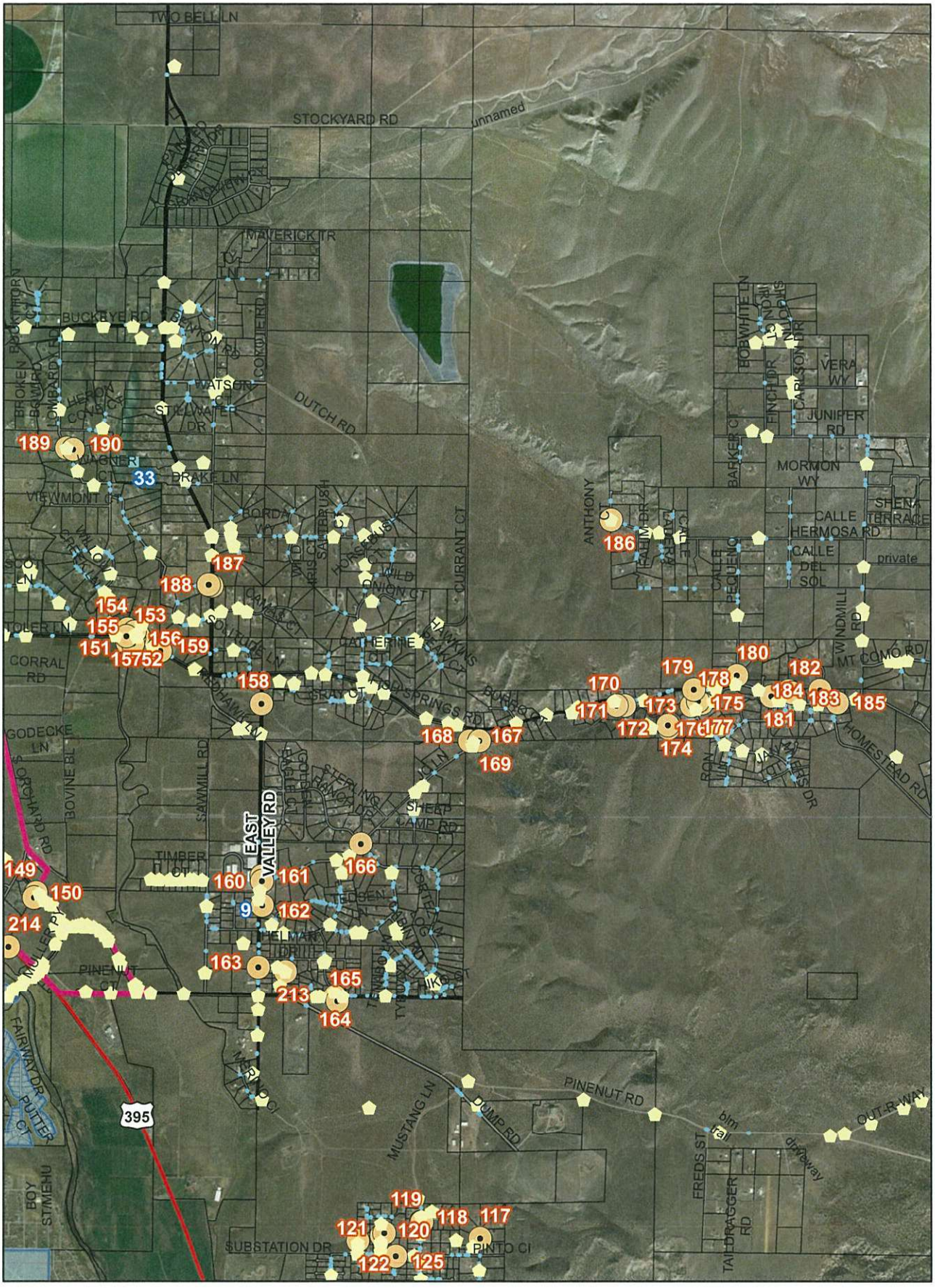
Town of Minden



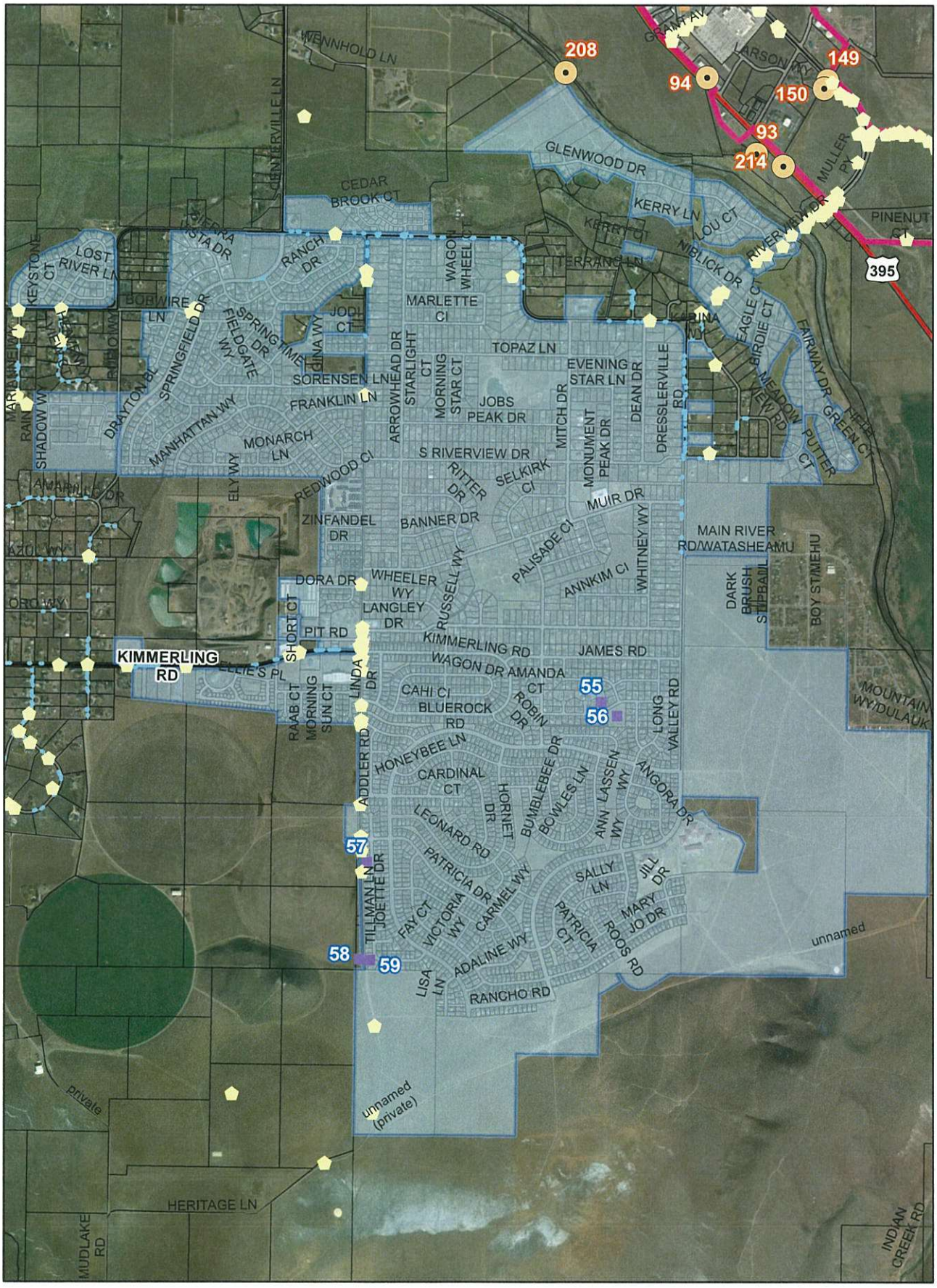
Town of Gardnerville



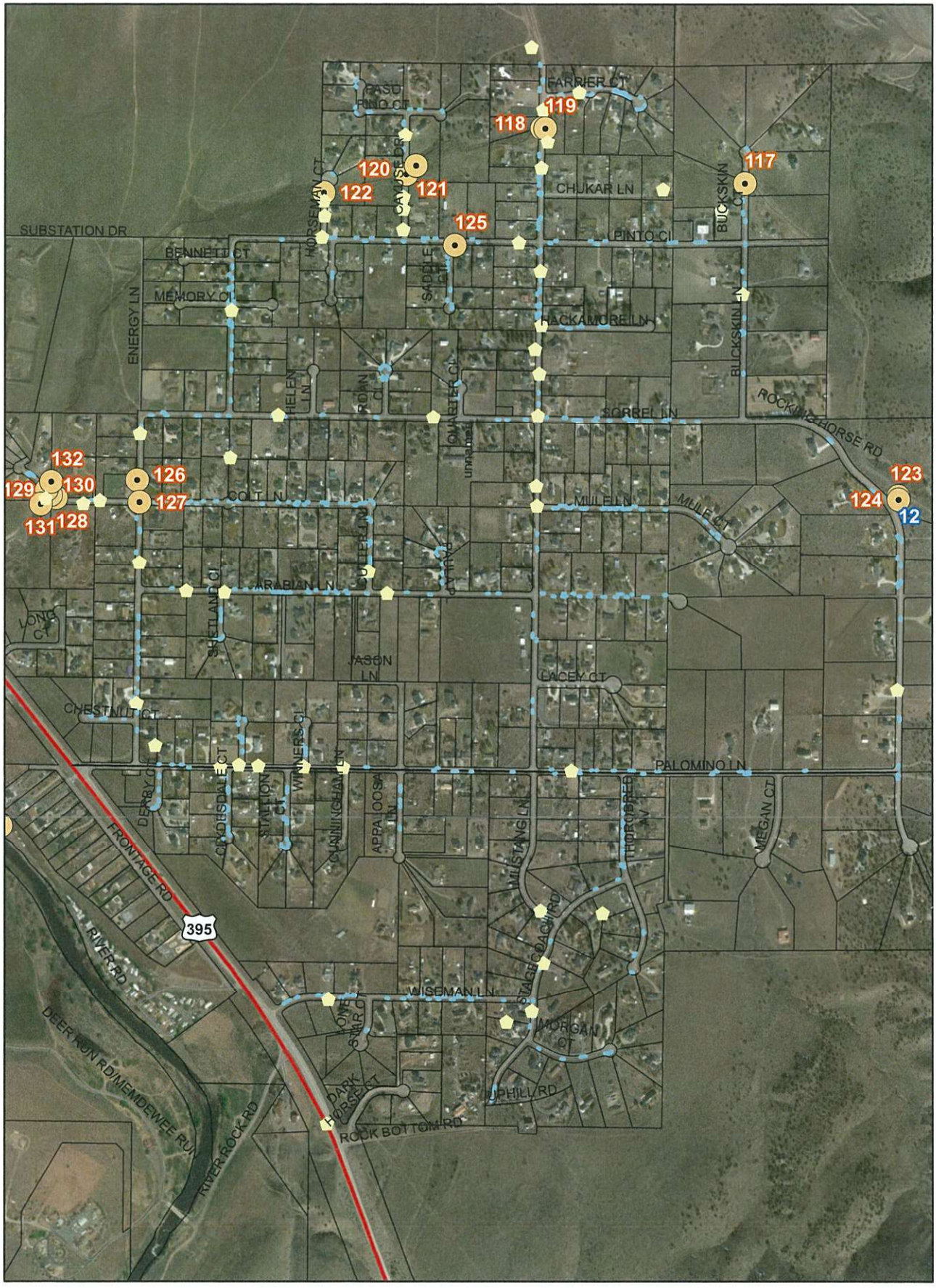
East Valley/Fish Springs/Pine Nut



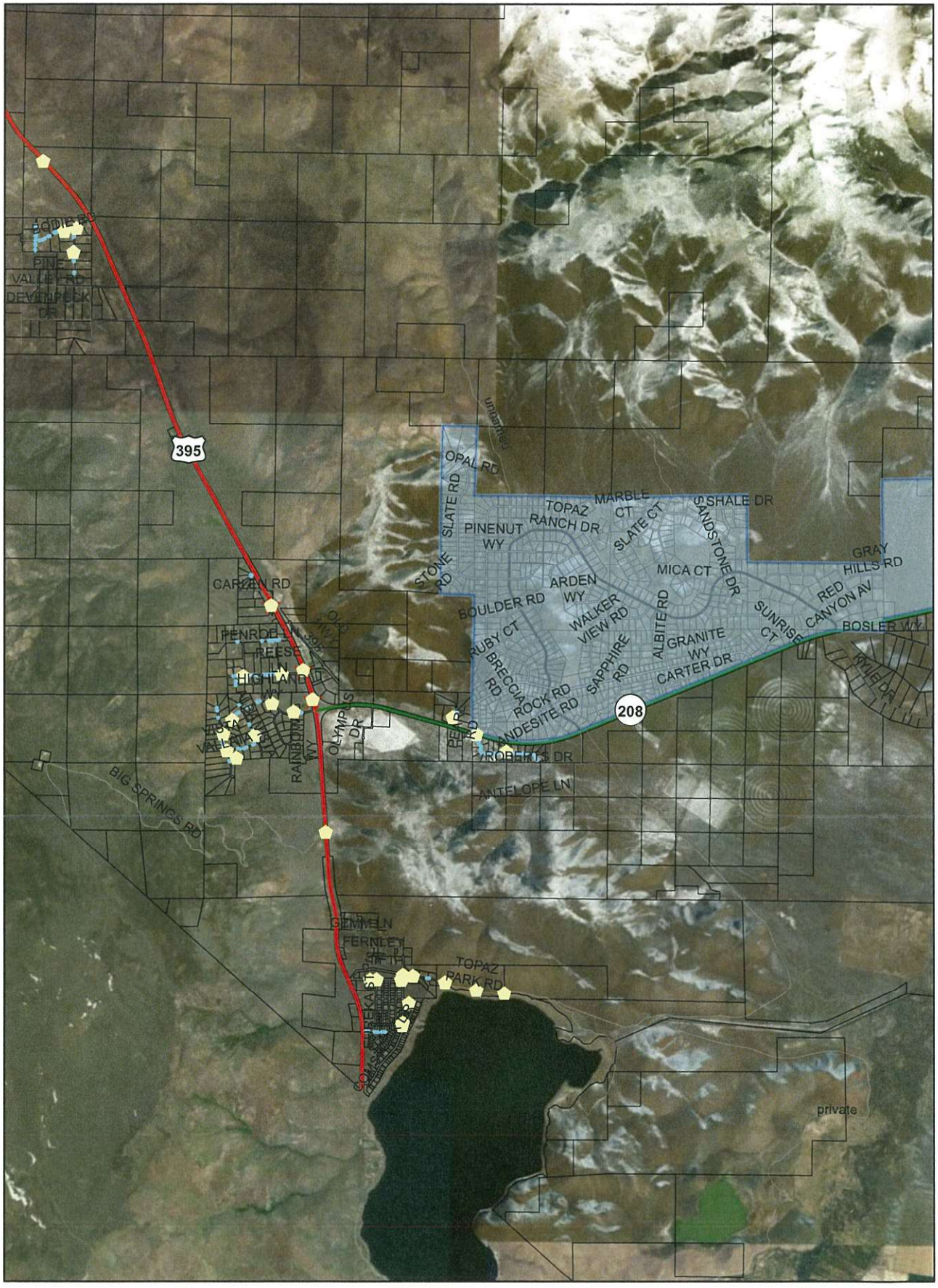
Gardnerville Ranchos GID



Ruhenstroth



Topaz Ranch Estates GID/Topaz Lake



APPENDIX C – NPDES MS4 Permit Fact Sheet

FACT SHEET (pursuant to NAC 445A.236)

Permit Name: General Permit for Stormwater Discharges from Small Municipal Separate Storm Sewer Systems ("Small MS4s")

Permit Number: NVS040000

Location: This permit will immediately affect all or portions of the following areas:

- Carson City
- Douglas County
- Lyon County
- City of Elko
- Nellis Air Force Base, Las Vegas
- Nevada Department of Transportation (within any regulated MS4)
- Coyote Springs.

Background Relating to the General Permit

Polluted storm water runoff is often transported to MS4s and ultimately discharged into local rivers and streams without treatment. EPA's Stormwater Phase II Rule established an MS4 stormwater management program that is intended to improve the Nation's waterways by reducing the quantity of pollutants that stormwater picks up and carries into storm sewer systems during storm events. Common pollutants include oil and grease from roadways, pesticides from lawns, sediment from construction sites, and carelessly discarded trash, such as per waste, cigarette butts, paper wrappers, and plastic bottles. When deposited into nearby waterways via MS4 discharges, these pollutants can impair the waterways, thereby discouraging recreational use of the resource, contaminating drinking water supplies, and interfering with the habitat for fish, other aquatic organisms, and wildlife. In 1990, EPA promulgated rules establishing Phase I of the National Pollutant Discharge Elimination System ("NPDES") stormwater program. The Phase I program for MS4s requires operators of "medium" and "large" MS4s, that is, those that generally serve populations of 100,000 or greater, to implement a stormwater management program as a means to control polluted discharges from these MS4s. In 1992, EPA promulgated a rule establishing the Stormwater Phase II Rule that extended coverage of the NPDES stormwater program to certain "small" MS4s, but the Phase II Rule takes a slightly different approach on how the stormwater management program is developed and implemented.

A small MS4 is any MS4 not already covered by the Phase I program as a medium or large MS4. A small MS4 can be designated by the permitting authority as a *regulated* small MS4 in one of three ways:

1. **Automatic Nationwide Designation**

   The Phase II Final Rule requires nationwide coverage of all operators of small MS4s that are located within the boundaries of a Bureau of the Census-defined "urbanized area" ("UA") based on the latest decennial Census. Once a small MS4 is designated into the program based on the UA boundaries, it cannot be waived from the program if in a subsequent UA calculation the small MS4 is no longer within the UA boundaries. An automatically designated small MS4 remains regulated unless, or until, it meets the criteria for a waiver.

2. **Potential Designation by the NPDES Permitting Authority – Required Evaluation**

   An operator of a small MS4 located outside of a UA may be designated as a regulated small MS4 if the NPDES permitting authority determines that its discharges cause, or have the potential to cause, an adverse impact on water quality. The Phase II Final Rule requires the NPDES permitting authority to develop a set of designation criteria and apply them, *at a minimum*, to all small MS4s located outside of a UA serving a jurisdiction with a population of at least 10,000 and a population density of at least 1,000-people/square mile.

3. **Potential Designation by the NPDES Permitting Authority – Physically Interconnected**

   Under the final rule, the NPDES permitting authority is required to designate any small MS4 located outside of a UA that contributes substantially to the pollutant loadings of a *physically interconnected* MS4 regulated by the NPDES storm water program. The final rule does not set a deadline for designation of small MS4s meeting this criterion.

Operators of regulated small MS4s are required to design their programs to:

- Reduce the discharge of pollutants to the maximum extent practicable ("MEP");
- Protect water quality; and
- Satisfy the appropriate water quality requirements of the Clean Water Act ("CWA").

Implementation of the MEP standard will typically require the development and implementation of Best Management Practices ("BMPs") and the achievement of measurable goals to satisfy each of the six minimum control measures ("MCMs"). The Phase II Rule defines a small MS4 storm water management program as a program comprising six elements that, when implemented in concert, are expected to result in significant reductions of pollutants discharged into receiving water bodies.

The six MS4 program MCMs are outlined below:

1. Public Education and Outreach - Distributing educational materials and performing outreach to inform citizens about the impacts polluted stormwater runoff discharges can have on water quality.

2. Public Participation/Involvement - Providing opportunities for citizens to participate in program development and implementation, including effectively publicizing public hearings and/or encouraging citizen representatives on a stormwater management panel.

3. Illicit Discharge Detection and Elimination - Developing and implementing a plan to detect and eliminate illicit discharges to the storm sewer system (includes developing a system map and informing the community about hazards associated with illegal discharges and improper disposal of waste).

4. Construction Site Runoff Control - Developing, implementing, and enforcing an erosion and sediment control program for construction activities that disturb one (1) or more acres of land (controls could include silt fences and temporary storm water detention ponds).

5. Post-Construction Runoff Control - Developing, implementing, and enforcing a program to address discharges of post-construction stormwater runoff from new development and redevelopment areas. Applicable controls could include preventative actions such as protecting sensitive areas (e.g., wetlands) or the use of structural BMPs such as grassed swales or porous pavement.

6. Pollution Prevention/Good Housekeeping - Developing and implementing a program with the goal of preventing or reducing pollutant runoff from municipal operations. The program must include municipal staff training on pollution prevention measures and techniques (e.g., regular street sweeping, reduction in the use of pesticides or street salt, or frequent catch-basin cleaning).

The Phase II program for MS4s is designed to accommodate a general permit approach using a Notice of Intent ("NOI") as the permit application. The operator of a regulated small MS4 must include in its permit application, or NOI, its chosen BMPs and measurable goals for each minimum control measure. To help permittees identify the most appropriate BMPs for their programs, EPA will issue a menu of BMPs to serve as guidance. NPDES permitting authorities can modify the EPA menu or develop their own lists.

The rule identifies a number of implementation options for regulated small MS4 operators. These include sharing responsibility for program development with a nearby regulated small MS4, taking advantage of existing local or State programs, or participating in the implementation of an existing Phase I MS4's storm water program as a co-permittee. These options are intended to promote a regional approach to stormwater management coordinated on a watershed basis.

Permittees need to evaluate the effectiveness of their chosen BMPs to determine whether the BMPs are reducing the discharge of pollutants from their systems to the MEP and to determine if the BMP mix is satisfying the water quality requirements of the CWA. Permittees also are required to assess their progress in achieving their program's measurable goals. While monitoring is not required under the rule, the NPDES permitting authority has the discretion to require monitoring if deemed necessary. If there is an indication of a need for improved controls, permittees can revise their mix of BMPs to create a more effective program.

Projected Impact:

Six entities were initially subject to the Small MS4 General Permit in 2002 and included all or portions of the following areas:

1. ***Carson City –*** Automatic designation by EPA through Bureau of the Census UA designation.
2. ***Lyon County*** - Automatic designation by EPA through Bureau of the Census UA

designation.

3. ***Douglas County*** - Automatic designation by EPA through Bureau of the Census UA designation.
4. ***Nellis AFB*** - Automatic designation by EPA through Bureau of the Census UA designation.
5. ***Indian Hills General Improvement District*** - Automatic designation by EPA through Bureau of the Census UA designation.
6. ***City of Elko*** - An operator of a small MS4 located outside of a UA maybe designated as a regulated small MS4 if the NPDES permitting authority determines that its discharges cause, or have the potential to cause, an adverse impact on water quality. The Phase II Final Rule requires the NPDES permitting authority to develop a set of designation criteria and apply them to all small MS4s located outside of a UA serving a jurisdiction with a population of at least 10,000 and a population density of at least 1,000-people/square mile. NDEP has determined that the City of Elko will require coverage under this general permit because its discharges have the potential to cause an adverse impact on the Humboldt River water quality.

A seventh entity, **Coyote Springs Development**, filed an NOI in 2007 requesting inclusion under this permit. Coyote Springs is a private development consisting of 6,881 acres approximately 50 miles northeast of Las Vegas. Coyote Springs requested coverage under this permit even though they do not yet meet the criteria for a UA.

Hospitals, prisons, universities, and other facilities that exist in Nevada's regulated MS4 areas that are operators of small MS4s may be required to obtain coverage under this Small MS4 General permit.

What's New with This General Permit

This general permit has added language to this permit that addresses the following issues:

Discharges to Water Quality-Impaired Waters. When discharges to water quality-impaired waters that are contained in the current 303(d) Impaired Water Body listing issued by the Nevada Division of Environmental Protection, Bureau of Water Quality Planning, the permittee must investigate whether discharges from the permittee's MS4 will contribute significantly to any 303(d) listing, and when the permittee discharges into a water body with an established Total Maximum Daily Load ("TMDL"), the permittee shall comply with all applicable TMDL requirements. This information can be found on NDEP's website.

Additional Information Required in the SWMP. Additional information will be required to be included in the SWMP. This information will include more details about each of the MCMs, including mapping outfalls, public participation and education, illicit discharge detection and elimination, Low-Impact Development measures, and good housekeeping practices.

Salt Stockpiles. For storage piles of salt or piles containing salt used for deicing or other commercial or industrial purposes, the permittee must enclose or cover these

piles to prevent exposure to precipitation. The permittee must implement appropriate measures (e.g., good housekeeping, diversions, containment) to minimize exposure resulting from adding to or removing materials from the pile. Piles do not need to be enclosed or covered only if stormwater from the pile is not discharged directly or indirectly to waters of the U.S. or discharges from the piles are authorized and controlled under another NPDES permit.

Public Participation in the revised Stormwater Management Program. The public will have an opportunity to review and comment on the draft initial (for new Permittees) and revised Stormwater Management Programs ("SWMP"). Comments from interested parties will be included in the final SWMP submitted and the Permittee will be required to include any comments and explain how it will act on any comments received from interested parties.

Annual Report Template. To make annual reports more consistent amongst MS4s, an Annual Report template has been developed that will require all MS4s to report the same information.

Receiving Water Characteristics:

Varies depending on location.

Permit Requirements:

This permit is in response to requirements of the CWA and implementing federal regulations, and is based on an approved SWMP that includes MCMs such as public education and participation, construction site stormwater runoff control, illicit discharge detection and elimination and good housekeeping practices. This is a continuation of a program begun in 2002 under the previous general permit, NVS040000. Like the previous permit, this permit authorizes certain Stormwater Discharges from Small MS4s to WOS.

Rationale for Permit Requirements:

The conditions set in permit language are the minimum requirements to maintain and implement an effective stormwater program within the confines of U. S. EPA published rules (40CFR Part 122) for use in stormwater permits.

NDEP Guidance Materials

Various guidance materials concerning stormwater and BMPs can be found on NDEP's website.

Prepared by: Steve McGoff, P.E.
Staff III Engineer
April 26, 2010

APPENDIX D – Lake Tahoe TMDL Sediment Load Reduction Plan

Stormwater Load Reduction Plan

Douglas County, Nevada

Prepared by:

Nevada Tahoe Conservation District

400 Dorla Court
Zephyr Cove, NV 89448

Contact:
Karin Staggs
(775) 586-1610 x23
kstaggs@ntcd.org

Submitted: August 16, 2014

Revised November 30, 2014

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List of Acronyms

BMP	Best Management Practices
BMP RAM	Best Management Practices Rapid Assessment Methodology
CAP	Credit Accounting Program
CICU	Commercial, Institutional, Communications, Utilities
CHP	Constant Head Permeameter
ECP	Erosion Control Project
EIP	Environmental Improvement Program
EMC	Event Mean Concentration
FSP	Fine Sediment Particles
GIS	Geographic Information System
ILA	Interlocal Agreement
IMP	Implementer's Monitoring Plan
LCCP	Lake Clarity Crediting Program
MFR	Multi-family residential
NDEP	Nevada Division of Environmental Protection
O&M	Operations and Maintenance
PLRM	Pollutant Load Reduction Model
PLRP	Pollutant Load Reduction Plan
RAM	Rapid Assessment Methodology
Road RAM	Road Rapid Assessment Methodology
SFR	Single-family residential
SLRP	Stormwater Load Reduction Plan
SNPLMA	Southern Nevada Public Lands Management Act
TIST	Tahoe Integrated Stormwater Tool
TMDL	Total Maximum Daily Load
TN	Total Nitrogen
TP	Total Phosphorus
TRPA	Tahoe Regional Planning Agency
TSS	Total Suspended Solids
UPC	Urban Planning Catchment
WQIP	Water Quality Improvement Project

1.0 BACKGROUND

In August 2013 the Nevada Division of Environmental Protection (NDEP) and Douglas County (County) entered into an Interlocal Agreement to Implement the Lake Tahoe Total Maximum Daily Load (ILA) which outlines goals, commitments and actions both parties agree to pursue in good faith. According to the ILA, the County agrees to prepare and submit a Stormwater Load Reduction Plan (SLRP) by August 16, 2014, specifying the actions it anticipates implementing to meet the 2016 load reduction milestone and to identify preliminary approaches to meet the 2021 and 2026 load reduction milestones. On September 29, 2014, NDEP provided comments on the submitted SLRP, and those comments have been addressed in this final version of the document. Beginning on March 15, 2015, an Annual Stormwater Report is expected to be submitted to NDEP; the report is expected to summarize activities conducted by Douglas County toward meeting the TMDL. In late 2013, NDEP recognized the limited functionality and instabilities associated with the suite of tools provided to implement the Lake Clarity Crediting Program (Crediting Program), and on November 25, 2013, NDEP issued a letter that partially delayed the implementation of the ILA. Copies of both the ILA and the November 25, 2013 letter from NDEP, are provided in Appendix A, in addition to a one month extension granted by NDEP to submit this document.

Section 1 provides background information describing the previous work that directly informed the development of this SLRP, which includes the County's baseline load estimate, load reduction milestones specified in the ILA, and existing condition load estimate. Section 2 presents the County's SLRP to meet the 2016 load reduction milestone, which describes the 1) overall load reduction approach; 2) urban planning catchments proposed for registration; 3) estimated cost; 4) process for implementing Lake Clarity Crediting Program (Crediting Program) guidelines; 5) finance planning; and 6) barriers and constraints to implementation. Section 3 describes the County's preliminary approach to meet future load reduction milestones.

1.1 BASELINE CONDITION LOAD ESTIMATE

The baseline period for estimating pollutant loads discharged to Lake Tahoe for fine sediment particles (FSP), total phosphorus (TP) and total nitrogen (TN) is defined in the ILA as September 30, 2004. This is considered the baseline condition and the point of reference for estimating pollutant loading. The *Nevada Tahoe TMDL Implementing Agencies Stormwater Load Reduction Plans, Baseline and Existing Conditions Final Technical Documents* (Final Technical Documents, NTCD, NHC and 2N, 2013) was submitted to NDEP in December 2013. The County's baseline load estimate established in that report and included in the ILA is shown in Table 1.

Table 1. Douglas County baseline pollutant load estimate.

Urban Area (acres)	Surface Runoff (acre-ft/year)	Pollutant Loading			
		FSP	TP	TN	Units
3,383	465	82,800	460	1,870	lbs/year
		4.13E+18			# particles/year

A summary of the first three load reduction milestones applicable to the current SLRP process, and included in the ILA, are presented in Table 2.

Table 2. Lake Tahoe TMDL load reduction targets for Douglas County.

Milestone	Pollutant Load Reductions				Credit Targets
	FSP	TP	TN	Units	
2016	8,300	32	150	lbs/year	41
2021	17,400	64	262	lbs/year	87
2026	28,200	97	355	lbs/year	141

1.2 EXISTING CONDITION LOAD ESTIMATE

Using the PLRM models developed for the baseline analysis, water quality improvements implemented after the baseline (2004) conditions were incorporated into new models to assess FSP load reduction. A comparison of the baseline (82,800 lbs/year) and existing (70,200 lbs/year) conditions results in a load reduction of approximately 12,600 lbs/year. This estimate represents all modeled catchments within the County at Lake Tahoe; only a subset of these catchments will be registered to meet the 2016 load reduction milestone. Methods and approach for the existing condition load estimate are also provided in the *Final Technical Documents* (NTCD, NHC and 2N, 2013).

2.0 PLANNED ACTIONS TO ACHIEVE THE 2016 MILESTONE

2.1 SUMMARY OF APPROACH

Using information and results generated from PLRM (nhc et al. 2009) and the Crediting Program Handbook (NDEP and LRWQCB, 2011), the following approach was selected to meet the 2016 load reduction milestone:

1. **Register Catchments with Significant Parcel BMP Implementation:** Chapter 60.4 (Best Management Practices Requirements) of the Tahoe Regional Planning Agency (TRPA) Code of Ordinances stipulates that all developed property in the Tahoe Basin must be designed or retrofitted with BMPs. In compliance with TRPA regulations, many Douglas County property owners have participated in the parcel BMP program. There are three types of developed private property: single-family residential (SFR), multi-family residential (MFR) and commercial/institutional/communications/utilities (CICU). Compared to SFR parcels, MFR and CICU typically have a higher estimated rate of pollutant generation, and therefore realize a larger load reduction from BMP implementation. Catchments with notable load reductions as a result of parcel BMP implementation will be registered. The level of BMP implementation in these catchments will be based on TRPA records of BMP certification. NTCD staff has preliminarily verified existence of these BMPs using the TRPA database and field visits.

2. **Register Selected WQIPs (2004-2016)**: Since the baseline period, the County has completed the water quality improvement projects (WQIPs) listed in Table 3 (excerpt from Final Technical Documents, Table 13). The County expects to register WQIPs implemented in catchments having notable load reductions according to the PLRM modeling. In addition to the improvements installed with the WQIPs, the parcel BMPs and improved road operations may be accounted for within these catchments toward a future milestone.

Table 3. Water quality improvement projects in Douglas County.

Project Name	SLRP Catchment/UPC	Year Completed
Lakeridge	LR01	2006
Lower Kahle	KUC	2006
Logan Creek	LC01	2007
Lake Village Phase 1	LV01	2007
Lake Village Phase 2	LV02	2012
Round Hill	RH04	2007
Lincoln Park	LP01	2006
Hidden Woods	HW01	2007
Warrior Way	WW01	2012
Cave Rock Retrofit	CR02	2014

3. **Register Pilot Program for Improved Road Operations:** Jurisdictions have been encouraged by regulators and research to improve road operations through decreased application of abrasives, increased frequency of sweeping, more efficient sweepers, and use of road abrasive sources with less FSP. Load reduction estimates using PLRM V1 and recent studies have indicated that road operations may be more cost-effective to achieve pollutant load reductions than implementation of other types of treatments (2N Nature and nhc, 2011). Douglas County is participating in the *Road Operations Effectiveness Study* (Study, NTCD and 2N, ongoing), results from which are intended to determine the cost-effectiveness of different road operations strategies performed in the Tahoe Basin. Results from the study will be used to assess the feasibility of expanding the County's use of advanced road operations as a more prominent load reduction strategy for future load reduction milestones. North Benjamin Drive (3 miles in length), where road operations are performed by Kingsbury General Improvement District (KGID) will be registered to support achievement of the 2016 milestone.

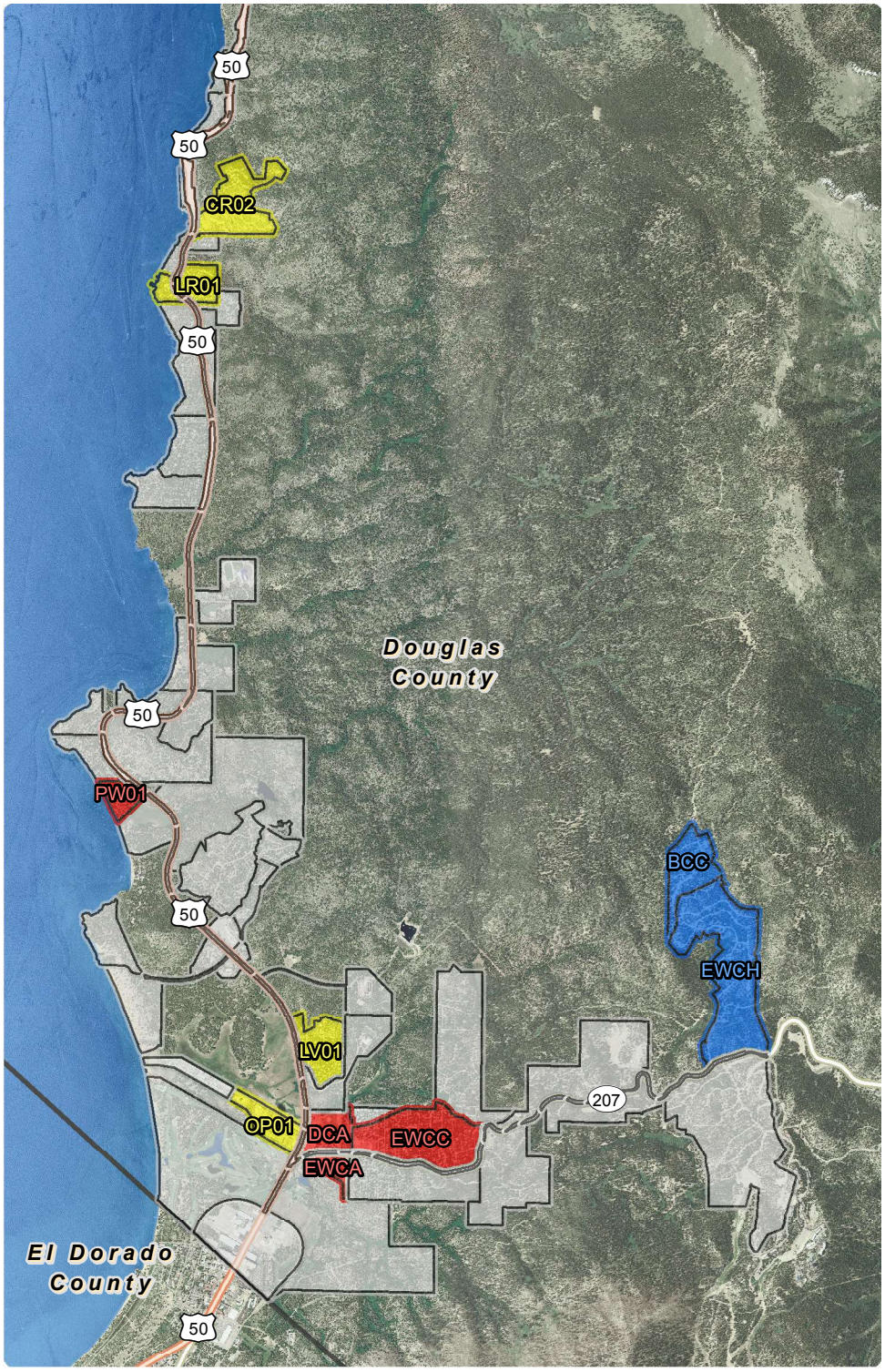
2.2 Catchment Registration

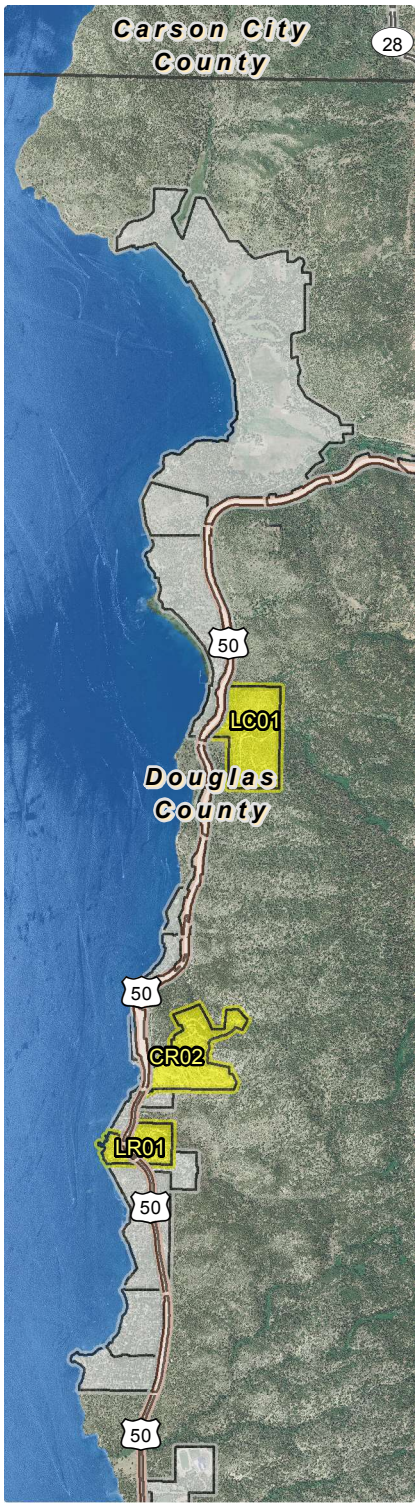
Table 4 and Figure 1 identify the Urban Planning Catchments (UPCs) or individual catchments and their associated pollutant controls that the County plans to register pursuant to the Crediting Program guidelines to obtain the necessary Lake Clarity Credits to show progress per the ILA through the 2015 (8%) and the 2016 milestone (10%).

The County will register individual catchments and UPCs to meet 100% of the first milestone load reduction according to the revised PLRM modeling by August, 2016. The PLRM models developed for the baseline and existing conditions scenarios were run using the version of PLRM (nhc et al. 2009) available in 2012; the Lake Tahoe Stormwater Tools update is scheduled for completion in April, 2015. The PLRM models will be revised after the release of the updated PLRM which will likely result in final load reduction estimates, targets and reductions that differ from the estimates included in Table 4. This Draft Catchment Registration Schedule will be updated to reflect the changes resulting from the revised PLRM modeling upon release of the revised Stormwater Tools and included in the Annual Stormwater Report due March 15, 2016.

Table 4. Draft Catchment Registration Schedule.

UPC	Description	Pollutant Controls	Year Implemented	Modeled FSP Load Reduction (lbs)	Projected Lake Clarity Credits	Planned Registration Timeline
CR02	Cave Rock GID WQIP Retrofit	Bed/filter dry basin	2015	500	3	Jun-15
PW01	Pinewild Condominiums	Parcel BMPs	2004-2013	400	2	Aug-15
LC01	Logan Creek GID	Treatment vaults, infiltration basins	2007	330	2	Aug-15
LR01	Lakeridge GID WQIP	Dry basins, treatment vaults	2006	460	2	Dec-15
KUC	Kahle Drive WQIP	Wet basin, treatment vaults	2006	1,900	10	Dec-15
EWCC	Comm/resid from Ponderosa west to Terrace View	Parcel BMPs	2004-2013	790	4	Dec-15
BCC, EWCH	N. Benjamin Drive to Upper Andria Drive	Advanced Road Operations	2014	850	4	Dec-15
TOTAL ESTIMATED FSP LOAD REDUCTION (8% through 2015)				**5,230**	**26**	
EWCA	Comm. core on south corner of Hwy 207	Parcel BMPs	2004-2013	2,110	11	Aug-16
DCA	Kahle Community Center and commercial corridor	Parcel BMPs	2004-2013	820	4	Aug-16
LV01	Lake Village Phase 1	Infiltration Basin	2007	1,200	6	Aug-16
TOTAL ESTIMATED FSP LOAD REDUCTION (10% - 2016 milestone)				**9,380**	**47**	





Data Sources: NAIP Color Orthophoto, 2006. ESRI Streetmap USA, 2012.

Private Parcel BMPs

Road Operations

Water Quality Improvement Projects

Stormwater Load Reduction Plan: Douglas County

2016 Milestone Catchments

Scale - 1:60,000 1 inch = 5,000 feet

0 0.5 1 2 Miles

NV West State Plane	NAD 83	horiz. units: feet
Prepared by NHC		August 2014

Figure 1: Catchments planned for registration to meet 2016 Milestone.

2.3 ESTIMATED COST

Estimates of the total and annual expenditures necessary to carry out the SLRP and administer, operate and maintain the infrastructure intended for registration to meet the first milestone are detailed herein. These costs include 1) project implementation, 2) ongoing operations and maintenance, and 3) the procedural costs of participating in the Crediting Program to demonstrate TMDL implementation progress. The Stormwater Tools Update will not be completed until spring 2015, therefore these estimates are made using the best available information and may not accurately include the costs to implement the new tools (including remodeling baseline and existing conditions).

2.3.1 Project Implementation

Water quality improvement project implementation costs include planning, environmental documentation, permitting, design, acquisition and construction, and are based on final design and funding reports. These costs have already been expended by the County, and are included herein to detail the amount of funding spent to implement the Lake Tahoe TMDL. Over $7.5 million will have been spent on the WQIPs that will be registered to meet the 2016 load reduction milestone.

Table 5. Total implementation costs to achieve 2016 TMDL milestone.

IMPLEMENTATION COST	
Load Reduction Action	**Total Cost**
WQIPs	$7,500,000
Roads	$150,000
Parcel BMPs	$1,500,000
TOTAL IMPLEMENTATION COST	$9,150,000

The cost of improved road operations for water quality is based on the price of the sweeper used on roads within the catchments targeted for the Road Operations Effectiveness Study. The cost of the Schwartze A7000 sweeper acquired by KGID for sweeping of their roads is approximately $150,000.

An estimated cost of parcel BMP implementation was derived from TRPA data summarizing the cost of BMP design and installation. The TRPA cost data was used to calculate the average cost of BMP installation per impervious acre independent of the land use type (single-family, multi-family residential, and commercial areas). This unit area cost ($/impervious acre) was then multiplied by the impervious area of individual parcels with BMP certificates to estimate the total cost of BMP implementation within the catchments planned for registration. Based on these assumptions, it is estimated that $1.5 million has been spent to implement parcel BMPs planned for registration.

In total, approximately $9 million has been spent within Douglas County at Lake Tahoe on water quality projects and TMDL implementation necessary to meet the 2016 milestone, as shown in Table 5.

Table 6. Implementation costs of water quality improvement projects to meet 2016 TMDL milestone.

Project	Total Cost
Lake Village Phase I	$1.5 million
Kahle Drive WQIP	$1.3 million
Lakeridge GID WQIP	$3.6 million
Cave Rock GID Retrofit	$250,000
Logan Creek GID WQIP	$1.0 million

2.3.2 Operations and Maintenance

As summarized in Table 7, the estimated initial cost of operations and maintenance of water quality improvement project infrastructure required to meet the first milestone is approximately $31,500. The costs of water quality operations and maintenance actions in registered catchments were derived by estimating the number of equipment hours and maintenance personnel needed to maintain typical stormwater treatment and supporting drainage infrastructure; as well as to operate and maintain street sweepers. These estimates are based on extensive data collected by Washoe County's Mainstar maintenance database. The average hourly cost for equipment operation and maintenance personnel time were calculated from data extracted from this database. Cost recovery for equipment was included in the estimate of cost for each maintenance activity.

Table 7. Summary of initial costs to achieve 2016 milestone and annual costs (2017-2021) to sustain credit award to 2021 milestone.

INITIAL COSTS	Load Reduction Action	Operations and Maintenance	Crediting Program Participation	Total Cost
	WQIPs[1]	$31,500	$16,400	$47,900
	Roads[2]	$0	$4,400	$4,400
	Parcel BMPs[3]	$0	$8,800	$8,800
INITIAL REGISTRATION COSTS		**$31,500**	**$29,600**	**$61,100**
ANNUAL COSTS	**Load Reduction Action**	**Operations and Maintenance**	**Crediting Program Participation**	**Total Cost**
	WQIPs	$31,500	$8,000	$39,500
	Roads	$10,800	$2,800	$13,600
	Parcel BMPs[3]	$0	$4,400	$4,400
ANNUAL COSTS TO MAINTAIN CREDITS[4]		**$42,300**	**$15,200**	**$57,500**

Notes:

1. County maintenance costs for WQIPs associated with catchment registration assumes full-scale maintenance will be performed on treatment BMPs to meet the standard benchmark condition as defined by the Crediting Program.
2. Road operations for water quality are ongoing and no initial operations or maintenance costs are assumed in this estimate. It will be necessary to perform Road RAM as part of Crediting Program participation, summarized initially and annually for road operations.
3. Costs associated with registration of parcel BMPs only accounts for time to verify certifications with TRPA for registration and does not include costs to maintain parcel BMPs.
4. An additional potential annual cost to satisfy the ILA is the participation in the IMP monitoring; this is expected to cost each Lake Tahoe jurisdiction approximately $35,000. This amount is not included in this table.

It is expected that Douglas County's costs will be similar to those derived for Washoe County at Lake Tahoe since the same types of activities will be performed. Some of the improvement projects were installed over 5 years ago, therefore it is anticipated that full-scale maintenance will be required to bring the infrastructure to a benchmark performance condition. For this reason, the initial and annual maintenance costs are the same in Table 7. It may not be likely that all infrastructure will require full-scale maintenance annually; however accounting for that possibility will ensure sufficient funding is secured. Appendix B provides detail of the maintenance costs within each project that may need to be performed annually to meet Crediting Program requirements.

There are no initial costs for maintenance and operations of road operations for water quality because road operations are ongoing, and the equipment has already been purchased. The estimated annual cost of maintenance and operations of road practices considers cost recovery of equipment, cost of abrasives applied and personnel for the segment of roads within KGID that is intended to be registered and for which ongoing road condition data has been collected through the Road Operations Effectiveness Study.

An analysis of operations and maintenance data collected from local jurisdictions, including a cost recovery factor for sweeper purchase, yields approximately $150 per lane mile. North Benjamin Drive is 2 lanes, where approximately 3 lane miles will be registered, and under the existing conditions modeling scenario the sweeper must be run 12 times per year. Therefore the annual maintenance and operations of that segment of road is ((2*3)*$150*12) = $10,800 (Table 7 and Appendix B). If the County adds Epokes to its Road Operations in the Tahoe Basin, the associated costs will be incorporated.

At the current time, there is no cost to the County for parcel BMPs; any maintenance costs are to be incurred by the parcel owner, therefore the initial cost of operations and maintenance is listed in Table 7 as $0. There is also currently no requirement for the County to incur annual costs of BMP maintenance on private property within catchments planned for registration, therefore the annual cost is also listed as $0.

2.4 PARTICIPATION IN THE LAKE CLARITY CREDITING PROGRAM

The ILA specifies that the County will participate in the Crediting Program, using the standardized tools and protocols to quantify, track and report load reduction progress. In conjunction with PLRM, the revised BMP RAM and Road RAM tools will be used as they are the only currently approved methods to assess, score and document the condition of stormwater treatment controls and road conditions. The County will receive Lake Clarity Credits for the ongoing implementation and registration of pollutant controls, including operations and maintenance practices, which effectively result in reductions of pollutant loads to Lake Tahoe. The County anticipates that some time will be required to learn and apply the revised Stormwater Tools to the catchments planned for registration to meet the 2016 load reduction milestone. Based on this consideration, the County expects to complete catchment registration through 2015 along the timeline shown in the Catchment Registration Schedule (Table 4).The impact of the revised Stormwater Tools on the Lake Clarity Crediting Program implementation will not be known until after the completion of this SLRP; therefore, Douglas County reserves the right to alter the implementation schedule in accordance with the provisions of the ILA.

The administrative costs of participating in the Crediting Program, including initial application of the Stormwater Tools to the UPCs planned for registration, and annual costs associated with inspections and maintenance according to BMP RAM or Road RAM are summarized in Table 7. Appendix C provides more detail on the estimated hours associated with these costs. All Lake Clarity Crediting Program costs are based on time estimates to perform tasks required by the individual tools found in the user's manuals.

2.4.1 Initial Costs of Catchment Registration

As shown in Table 7, the estimated initial cost to participate in the Crediting Program is $29,600. This includes modeling the catchments in the revised version of PLRM prior to registration (baseline and existing conditions models for a potentially revised load reduction), performing BMP RAM, Road RAM, and ultimately registering each catchment in the catchment registration tool. This requires applications of GIS, Microsoft Excel, and the online use of BMP RAM and Road RAM. After the initial application of each tool, annual measurements of the relevant RAM parameters will be made to demonstrate functionality or acceptable condition in order to receive the expected Lake Clarity Credits.

The costs for initial registration are higher than the annual costs due to revised modeling in PLRM, the initial application of the infrastructure or roads into BMP RAM and Road RAM, and the upload of all output from the three tools into the catchment registration tool (expected to be released for beta testing in

December 2014). This will require establishment of benchmark and expected conditions for the RAM procedures, which will generally involve installation of a staff plate, collection of infiltration measurements and assessment of vegetation cover percentage, or on-going Road RAM measurements. Road RAM protocols require extensive application of GIS to determine road class, type and condition for initial establishment in Road RAM. The catchment registration tool will be used to upload and track data output from the other Tools to demonstrate achieved load reductions using annual RAM scores[1].

2.4.2 Annual Costs of Catchment Registration

The estimated annual cost to participate in the Crediting Program to demonstrate TMDL implementation progress is $15,200. Annual Crediting Program costs include time to perform BMP and Road RAM protocols including annual inspections, potential maintenance, and the requirement to perform and upload the RAM measurements into the online database. Road RAM observations must be performed multiple times throughout the year and the data uploaded into Road RAM and reported to the catchment registration tool. An additional cost of preparing an Annual Stormwater Report due on March 15 of each year hereafter will also be incurred.

2.5 FINANCE PLANNING

2.5.1 Initial Catchment Registration

The estimated cost for initial catchment registration to meet the 2016 milestone is $61,100. Of this amount, $29,600 is associated with Crediting Program participation. Operations and maintenance costs are $31,500, an amount estimated to ensure stormwater treatment infrastructure meets the standard benchmark conditions defined by the Crediting Program prior to catchment registration. To meet the first milestone load reduction through Crediting Program participation, the County has funded a Stormwater Program Manager position through its General Funds. Responsibilities of this internal position will include the PLRM modeling, annual reporting, BMP RAM and Road RAM inspections. In order to perform the maintenance required to bring the infrastructure to benchmark conditions, the County will hire a contractor to perform the work, as it does not have dedicated maintenance equipment at Lake Tahoe.

The County has previously appropriated funds for maintenance of water quality improvement projects toward meeting the TMDL. At the current time, there is approximately $119,000 available for this use ($99,000 immediately available, $20,000 to potentially be transferred from Warrior Way maintenance account). The County also has access to $99,000 of TRPA Water Quality Mitigation Funds, and $159,000 of TRPA Operations and Maintenance Funds. TRPA funds require a 1:1 match for their use; therefore, funding for maintenance required to meet the TMDL will be equally used between the County funds and TRPA funds. To meet the 2016 load reduction goal, the $32,000 maintenance costs will be met by the County internal maintenance budget ($16,000) matched to $16,000 of TRPA Mitigation funds (Table 8). Douglas County currently has the financial capability to meet the 2016, 5-year milestone, which coincides with the August 16, 2016 end date of the ILA.

[1] The updated version of PLRM will require users to enter baseline and expected road condition scores, where baseline conditions scores will be provided by NDEP and expected road condition scores will be selected by Douglas County and monitored through road condition assessments. These will determine the load reduction estimates as a result of improved road operations. Road condition assessments will be performed to verify the assumptions used to achieve the estimated expected condition scores and associated load reductions and Lake Clarity Credits.

2.5.2 Annual Award of Lake Clarity Credits

WQIPs

After registration of the selected catchments, the Crediting Program requires BMP RAM to be performed at least once per year on treatment BMPs. The treatment BMPs associated with WQIPs planned for registration, along with the expected frequency of inspections and maintenance to meet BMP RAM requirements, are detailed in Table 9. BMP RAM inspections will be used to inform the County staff when maintenance is required. The maintenance of the treatment BMPs listed is expected to cost approximately $31,500 per year, while the required yearly costs to maintain the Credits through the Crediting Program are approximately $8,000 per year. The $8,000 administrative task to meet Crediting Program participation (PLRM, BMP RAM, Road RAM and the registration tool) will continue to be performed by the County Stormwater Program Manager, funded through the County's General Fund. To continue to perform annual maintenance, the County will use a match of TRPA O&M Funds ($10,000) and TRPA Mitigation Funds ($6,000) to County Erosion Control funds ($16,000) annually, through the 2021 milestone (Table 8).

Table 8. Distribution of match funds to sustain credits through 2021.

Fund Source	Available	(Withdrawals) 2016	2017	2018	2019	2020	2021	Remaining
DC Match	**$119,000**	$16,000	$16,000	$16,000	$16,000	$16,000	$16,000	**$20,000**
TRPA O&M	**$159,000**	0	$10,000	$10,000	$10,000	$10,000	$10,000	**$109,000**
TRPA Mitigation	**$99,000**	$16,000	$6,000	$6,000	$6,000	$6,000	$6,000	**$40,000**

Table 9. Expected BMP RAM observations and frequencies.

UPC	BMP Name	Treatment BMP Type	Primary Treatment Process	BMP Ram Observation	Frequency Of Observation
LC01	DCDB0011, 12	Dry basin	Infiltration	Infiltration rate, runoff, vegetation cover	Annually in late spring, additional observation if maintenance is required (All)
	DCIB0008	Infiltration basin	Infiltration	Infiltration rate, vegetation cover	
	DCIF0001	Infiltration feature	Infiltration	Runoff, vegetation cover	
	DCTV0006	Treatment vault	Particle capture	Treatment vault capacity	
KUC	DCWB0001	Wet basin	Particle capture, nutrient cycling	Material accumulation, vegetation cover	
	DCTV0052, 46, 53, 45	Treatment vault	Particle capture	Treatment vault capacity	
LR01	DCDB0005, 6	Dry basin	Infiltration	Infiltration rate, material accumulation, vegetation cover	
	DCTV0002, 3	Treatment vault	Particle capture	Treatment vault capacity	
LV01	DCDB0042	Dry basin	Infiltration	Infiltration rate, vegetation cover, material accumulation	
	DCIB0008, 12	Infiltration features	Infiltration	Infiltration rate, runoff, vegetation cover	
	DCTV0029	Treatment vault	Particle capture	Treatment vault capacity	
CR02	DCBF0001	Bed filter	Infiltration	Infiltration rate	

This demonstrates that the County has the internal and match funding available to sustain the infrastructure planned for registration to the next milestone (2021). However, additional funding will be necessary for participation in the Implementers Monitoring Program (IMP, 2013) per the ILA, monitoring costs of which are unknown at this time but will be passed on to the jurisdictions in 2017 when the current SNPLMA funding expires (initial estimate of $250,000 annual overall will cost each jurisdiction approximately $35,000). Increased funding for Lake Tahoe will be requested annually during the County budget process with the goal to increase funding for maintenance of existing infrastructure, construction of new improvements and administration of the Crediting Program. The County intends to secure additional funds using the following mechanisms:

1. TRPA Water Quality Mitigation Funds. The County will continue to use available TRPA Funds up to the amount of match that is acquired.
2. Warrior Way Maintenance. According to the agreements with the grantors, the County was required to make a 20-year guarantee on maintenance of the infrastructure. An amount of $5,000 is transferred from the County's General Fund annually for maintenance. The level of maintenance actually required annually has proven to be significantly less. County staff will apply to the County Commissioners to allow the excess funding set aside for Warrior Way maintenance to also be used for maintenance of other water quality improvement projects at Lake Tahoe. The primary use of the funds will remain for maintenance of the Warrior Way water quality improvement project, in satisfaction of the grantor funding agreement, but the remainder would be allotted to other projects.
3. Douglas County General Funds. It is anticipated that the County will have to go before the County Commission and request an additional $30,000 per year, beginning in 2019, to perform and sustain maintenance levels on infrastructure registered to meet the TMDL according to the Crediting Program. This will account for additional costs will be realized over the next few years as changes are made to the Crediting Program, and other previously unforeseen costs are realized (IMP Monitoring, parcel BMP certification).
4. Private Infrastructure. Any new infrastructure will require an inspection and maintenance log for TRPA BMP certification, and the entity will demonstrate inspections and maintenance. This will be funded by the entity implementing the infrastructure, and tracked by the County for registration of Credits through submittal of a written maintenance agreement, per County Code Section 20. County staff will work with private entities to ensure maintenance actions are performed to ensure BMPs or infrastructure are working effectively.
5. Grant funds are generally not intended to be used for maintenance of infrastructure. It may or may not be possible to request that such funds be allowed to be used for maintenance, as this is a dependent variable in achieving credit.

Road Operations for Water Quality

Estimated annual cost to operate and maintain street sweepers in the registered catchments is roughly $10,800. KGID performs road operations using funds that are collected from KGID residents. KGID road operations and this funding mechanism are expected to continue, not only from a water quality standpoint, but for safety of the residents. County staff will perform the required initial Road RAM protocols, and will likely continue to perform the required annual condition assessment monitoring thereafter.

Parcel BMPs

The costs associated with maintenance of parcel BMPs is the responsibility of the property owner. Although maintenance is required in order to maintain a valid BMP certificate of completion (TRPA code), there is no maintenance tracking or assessment program for single-family residential parcels. For multi-family residential parcels and commercial parcels certified over the last five years, the property owner is required to submit maintenance logs or completed BMP maintenance checklists to TRPA. In the future, it may be necessary to verify that maintenance has been performed on registered private property BMPs, but the costs of verification and responsibilities for performing verification have not been defined or agreed upon. At the current time, methods for evaluating the condition of multi-family and commercial BMPs using field assessments or maintenance logs are under development. TRPA will provide some assistance to County toward initial development and verification of maintenance logs on parcels planned for TMDL credits. However, additional work will likely be required on an annual basis that will possibly require additional funding. Such additional costs cannot be realistically discussed until revisions to the current Lake Clarity Crediting Program Handbook are complete in 2015.

In anticipation of this potential additional cost and labor associated with registration of parcel BMP certifications for TMDL credit, TRPA has applied for and received notice of preliminary award of grant funds to assist the jurisdictions of Washoe and Douglas Counties in meeting TMDL requirements through the parcel BMP program. If awarded, this funding will last for one year, and will be primarily directed toward preparing BMP maintenance logs for multi-family and commercial parcels that have received certification, but for which maintenance logs were not a requirement upon initial certification. These logs will be directed to catchments/UPCs intended for registration.

2.6 BARRIERS/CONSTRAINTS

There are significant time and monetary costs associated with the implementation of actions necessary to meet the load reduction milestones specified in the Lake Tahoe TMDL. As detailed in the Lake Tahoe TMDL Synthesis of Findings (Lahontan and NDEP, 2014), the need for improvement in the integration and alignment of the Stormwater Tools is a priority, as well as the need to reduce the administrative costs. Additional costs will be incurred by jurisdictions due to refinement and quality assurance of re-modeled catchments slated for registration using the revised PLRM. Regulators and jurisdictions must be aware of these costs and time constraints as management strategies and policies are adjusted.

The primary barriers or constraints to the County to meet the 2016 load reduction milestone, as well as all future load reduction milestones, are those of availability of funding, uncertainty with respect to registering and maintaining parcel BMP credit awards and road operations, and the changes that the Stormwater Tools revisions will have on Crediting Program implementation. The costs herein are draft estimates; County staff will maintain records of time spent on performing these duties and the maintenance costs and frequency of such maintenance. This will allow for a more accurate future evaluation of costs toward TMDL implementation and finance planning.

The total estimated cost spent on improvements to meet the first load reduction goal through water quality improvement projects, advanced road operations and parcel BMP implementation is over $9 million. An additional $57,500 annually is required to participate in the Crediting Program through inspections and maintenance of the infrastructure to maintain credit award to meet the first milestone. By the time the 2021 milestone approaches, the load reduction will double (from 8,300 lbs to 17,400 lbs), therefore the

expected levels of project implementation, inspections, maintenance and Crediting Program participation will double. This assumes that the County will not be implementing additional infrastructure – that projects intended for registration for the next milestone will be funded by private entities or are already in-the-ground, as is currently anticipated. If that is not the case, the County must pursue additional funding (grant, in-kind match, etc.) to implement additional projects for registration in order to meet the future load reduction milestones. This scalar increase of implementation, inspections, operations and maintenance will similarly occur for the 2026 milestone, where costs will effectively triple from the 2016 milestone, and implementation of additional water quality improvement projects may be necessary and further attempts will be made to secure additional funds.

The increased uncertainty in use of the Stormwater Tools and the adaptive management process being used to regulate the TMDL has become more apparent to the jurisdictions. Potential changes in the baseline road conditions and changes being proposed for parcel BMP implementation indicate Douglas County will be eligible for significantly fewer credits than anticipated in this SLRP and prior assumptions made as the TMDL was developing. This SLRP was prepared under the Crediting Program (NDEP and LRWQCB, 2011), and abides by numerous assumptions based on this version. Changes proposed to the Crediting Program may change the County's ability to meet the TMDL, to a great extent, as the County was going to rely on registering additional parcel BMPs and improved road operations for credit under the SLRP modeling conducted 2012-2014.

Until a few years of following the Crediting Program and registering catchments are conducted, the true costs of TMDL implementation are unknown. As stated, County staff will maintain records of time spent on performing these duties and the maintenance costs and frequency of such maintenance. BMP RAM annual inspections will determine if full-scale maintenance will be required annually. If minimal maintenance is required annually, available or acquired funding may instead last longer.

3.0 PRELIMINARY APPROACH TO ACHIEVE FUTURE MILESTONES

The County intends to use a blend of load reduction actions (WQIPs, parcel BMPs, road operations) to meet future milestones. However, specific priorities and approaches to achieve the required load reductions cannot be defined at this time given the ongoing and numerous changes to the programs and tools supporting the Lake Tahoe TMDL (Stormwater Tools, Lake Tahoe TMDL Management System, and Crediting Program). The changes will ultimately affect baseline load estimates, as well as Credit or load reduction calculations. Until the Lake Tahoe jurisdictions have access to the revised tools and understand the final administrative changes that will accompany this adaptively managed TMDL Management System, there is too much uncertainty to make any detailed, long-term selection of approaches. However, as new projects are added on as the new milestone approaches (2021), there will be additional costs of inspections, maintenance and Crediting Program participation as discussed.

The County will continue to apply for grant funds, use funds from the TRPA Water Quality Mitigation and Operations and Maintenance accounts, and from interest earned on those accounts. In addition, the County can request General Funds to maintain the infrastructure according to the results of inspections. There is approximately $200,000 in the Douglas County's TRPA Air Quality Mitigation account; if the County determines that a significant load reduction can be achieved through road operations, it will partner with its Lake Tahoe agencies (GIDs) to purchase an advanced sweeper for use on County and GID roads at the Lake.

As summarized in Section 2, the County is in a good position to reach the 2016 load reduction milestone. It is expected that if progress in all planned courses of action continues over the next decade, and assuming sufficient funding is available, the County should also readily achieve the 2021 milestone. To the extent that grant funds and TRPA mitigation funds are available, the County plans to continue implementation of WQIPs to reduce stormwater loads generated and delivered to Lake Tahoe. In addition, parcel BMP implementation will continue to be encouraged, especially on multi-family or commercial properties. Large-scale projects such as the Edgewood Lodge and Golf Course Improvement Project and the Burke Creek Restoration Project will likely form the cornerstone of the County's approach to achieve the 2021 milestone. The Road Operations Pilot Program will also be instrumental in determining if the County can garner more credits from improved road operations within its jurisdiction.

Water quality improvement projects in Douglas County at Lake Tahoe have been primarily funded by U.S. Forest Service Erosion Control Grants authorized under the Lake Tahoe Restoration Act and Nevada Division of State Land Grants from two Nevada Tahoe bond acts. Grant funding to continue this work has decreased significantly since the EPA approval of the Lake Tahoe TMDL. Existing U.S. Forest Service funding under the Lake Tahoe Restoration Act is fully allocated, and there is no estimate of if or when the Act will be reauthorized. Much of the Nevada Tahoe Bond funds have also been allocated, and similarly there is no estimate of when additional bonds will be sold.

The County is in a unique situation in that is has the lowest baseline pollutant load in the Tahoe Basin among the stormwater jurisdictions, but because of that lower load it may be successively harder to reach future load reduction goals. The highest load producing land uses are roads and commercial areas, followed by multi-family residential areas, whereas the predominant land use in the County that of is single-family residential homes. Greater load reductions will be attained by performing actions in catchments with higher loads, such as commercial and multi-family, and the majority of focus will be placed in these areas to meet future load reduction milestones. The County will need to continue to rely on grant funds, private party infrastructure improvements, and TRPA mitigation funds to help achieve the required load reductions.

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2NDNATURE and Northwest Hydraulic Consultants. 2011. Placer County Stormwater TMDL Strategy, Placer County, CA. Final Technical Report. Prepared for U.S. Army Corps of Engineers and County of Placer, California. July 12, 2011.

Tahoe Regional Planning Agency. 2012. Stormwater Management/BMP Retrofit Program Overview.

APPENDIX A

Interlocal Agreement to Implement the Lake Tahoe TMDL
Correspondence from NDEP re ILA extension
Correspondence from NDEP re SLRP extension

Doc Number: 0830008
09/04/2013 09:11 AM
OFFICIAL RECORDS
Requested By:
DC/COMMUNITY DEVELOPMENT

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 15 Fee: $ 0.00
Bk: 0913 Pg: 378

Deputy ar

Assessor's Parcel Number: N/A

Date: SEPTEMBER 3, 2013

Recording Requested By:

Name: JEANE COX, COMMUNITY DEVELOPMENT

Address:

City/State/Zip:

Real Property Transfer Tax: $ N/A

INTERLOCAL AGREEMENT #2013.203

(Title of Document)

COPY

This page added to provide additional information required by NRS 111.312 Sections 1-2 (Additional recording fee applies)
This cover page must be typed or legibly hand printed.

APPROVED AUGUST 15, 2013 ITEM #4
BOCC

FILED
2013.203
3:20
DEPUTY

INTERLOCAL AGREEMENT
TO IMPLEMENT THE LAKE TAHOE TOTAL MAXIMUM DAILY LOAD

BK : 0913
PG : 379
9/4/2013
0830008 Page 2 of 15

WHEREAS, as one of the rare large alpine deepwater lakes in the world with unique transparency, color and clarity, Lake Tahoe is designated a Water of Extraordinary Aesthetic or Ecologic Value; and

WHEREAS, degradation of Lake Tahoe's water quality threatens its ecological functions and its value as an outdoor recreation resource, international tourism attraction, and economic asset; and

WHEREAS, stormwater runoff from urban land uses is attributed to be the largest source of pollutant loads that impairs Lake Tahoe water quality and the management and control of storm water runoff provides the principal opportunity to control these pollutants; and

WHEREAS, to restore Lake Tahoe's water quality and clarity to acceptable levels, the United States Environmental Protection Agency (USEPA) approved the Lake Tahoe Total Maximum Daily Load (TMDL). Pursuant to NRS 445A.580, the Lake Tahoe TMDL is a component of the planning process established for impaired water bodies in Nevada, which the Parties believe may be more effectively achieved through the cooperative implementation of water quality improvement actions as opposed to a regulatory permit; and

WHEREAS, the Parties are public agencies as defined in NRS 277.100(1)(a); and

WHEREAS, NRS 277.110(2) provides that any two or more public agencies may enter into agreements with one another for joint or cooperative action under the provisions of NRS 277.080 to 277.170, inclusive; and

WHEREAS, the Parties have agreed to work together in good faith using a collaborative agreement approach to design implementation plans and invest in water quality improvement actions to implement the TMDL on a feasible schedule.

NOW, THEREFORE, the Parties hereby execute and abide by the terms and conditions contained within this Interlocal Agreement (Agreement).

COPY

I. PARTIES AND ROLES

1. The *Parties* to this Agreement are Douglas County (County) and the Nevada Division of Environmental Protection (NDEP). Herein, these entities in sum shall be collectively referred to as the *Parties*. Any singular entity may be referred to as *Party*. The term *Urban Jurisdictions* refers collectively to the three implementing entities with which NDEP has established individual agreements: Washoe County, Douglas County and the Nevada Department of Transportation (NDOT).

2. The County will serve as the lead entity for all undertakings related to the planning, execution and coordination of implementation, tracking and reporting of urban load reduction actions within its jurisdiction. The County will communicate, coordinate and cooperate with public and private entities, including other Urban Jurisdictions, in cases where joint management actions are desirable or beneficial. It may be necessary to establish formal agreements with applicable participatory public and private entities to achieve the intended purposes of this Agreement. At the County's request, NDEP will actively participate in the coordination and establishment of such agreements.

3. In lieu of issuing a regulatory permit to achieve the goals established for the Lake Tahoe TMDL, NDEP will oversee implementation of the TMDL within the State of Nevada via this Agreement while it remains in effect. NDEP will develop and adaptively manage in a transparent and inclusive manner, programs, policies and protocols to track, report, evaluate and ensure incremental progress towards achieving the goals established by the TMDL.

II. BACKGROUND

1. The Federal Clean Water Act requires states to adopt standards to protect beneficial uses designated for waterbodies and to monitor and assess these waters for impairment. Assessment of Lake Tahoe monitoring data prompted its listing on Nevada's List of Impaired Waterbodies for non-attainment of the clarity standard and impairment of the Water of Extraordinary Aesthetic or Ecologic Value beneficial use designation.

2. Non-attainment of water quality standards requires the development of restoration plans called Total Maximum Daily Loads under the federal Clean Water Act. The Nevada Division of Environmental Protection (NDEP) collaborated with the California Lahontan Regional Water Board (Lahontan) for more than a decade to develop the Lake Tahoe TMDL to address Lake Tahoe's degraded clarity. The USEPA approved NDEP's TMDL on August 16, 2011.

3. The overarching goal of the TMDL is to return Lake Tahoe to its historic annual average deepwater clarity of 97.4 feet (Numeric Target). An interim "Clarity Challenge" target of 80 feet annual average clarity was also established. Achieving this interim target will indicate reversal of the historic declining clarity trend.

4. The TMDL identifies fine sediment particles (FSP), total phosphorus (TP) and total nitrogen (TN) as the pollutants of concern for deepwater clarity. Each controls the distance that light is able to penetrate into the water column. However, the light scattering effect of FSP less than sixteen micrometers in diameter (<16 µm) was determined to exhibit a greater influence on clarity.

5. The TMDL analysis indicates that achieving the TMDL goal is possible with substantial pollutant load reductions from the urban stormwater source category. This stems from the findings that stormwater runoff from urban land uses is the largest loading source of FSP and phosphorus to the Lake and also the greatest opportunity to reduce loadings of these pollutants. Broader application of conventional urban stormwater treatment will be beneficial; however the TMDL concludes that implementation of innovative and advanced controls are necessary in order to meet the Clarity Challenge. Examples include: alternatives to roadway abrasives applications, advanced roadway sweeping practices and equipment, and enhanced stormwater treatment using biological or chemical processes.

6. The TMDL establishes five-year pollutant load reduction milestones that are anticipated to achieve the Clarity Challenge within 20 years and the Numeric Target within 65 years. The milestone schedule for the urban stormwater source category indicated in Table 1 is referenced against the date of TMDL approval, August 16, 2011 and furthermore assumes that global climate change, catastrophic events and/or funding constraints will not adversely affect progress. The Clarity Challenge is represented by the 15 year load reduction milestone, followed by a 5 year monitoring and assessment period.

Table 1. Pollutant Load Reduction Milestone Schedule for the Urban Stormwater Source (see #4 above for pollutant acronym definition).

Pollutant	Five-Year Milestone Load Reduction (Percentage from Jurisdictional Baseline Values)												
	5 yr	10 yr	15 yr	20 yr	25 yr	30 yr	35 yr	40 yr	45 yr	50 yr	55 yr	60 yr	65 yr
FSP	10%	21%	34%	38%	41%	45%	48%	52%	55%	59%	62%	66%	71%
TP	7%	14%	21%	23%	26%	28%	31%	33%	36%	38%	41%	44%	46%
TN	8%	14%	19%	22%	25%	28%	31%	34%	37%	40%	43%	46%	50%

7. The Lake Clarity Crediting Program (LCCP) was developed jointly by NDEP and Lahontan to define standardized protocols for the comprehensive and consistent quantification, tracking and reporting of load reduction actions taken by local governments and state transportation agencies. The program incentivizes the entities to implement priority controls to improve water quality and improves accountability for the expenditures of public funds on such actions.

III. PURPOSE

The purpose of entering into this Agreement is to acknowledge and establish a commitment by each signatory Party to apply their collective efforts to restore and protect Lake Tahoe's clarity. In identifying the actions and responsibilities of each Party, this Agreement provides the framework for the successful implementation of the Lake Tahoe TMDL, and the attainment of the goals set forth therein, on a schedule which is feasible. Inherent in the use of an agreement approach is the acknowledgement that implementation success is, in part, dependent upon the establishment of a process which cultivates a collaborative and cooperative venture between the implementing and regulating entities.

This Agreement outlines goals, commitments and actions which the Parties agree to pursue in good faith. The Parties understand and agree that, based on all relevant facts and circumstances, if the cooperative agreement approach on which this Agreement is based is unsuccessful in achieving the intended outcomes, NDEP may at any time re-evaluate whether a more regulatory approach to achieving TMDL implementation is warranted.

IV. COMMITMENTS & ACTIONS

1. Stormwater Load Reduction Plan

A. The County will prepare a Stormwater Load Reduction Plan (SLRP) that specifies the actions it anticipates to implement in order to meet the 2016 five-year FSP milestone and, if jointly determined feasible by the Parties, the ten and fifteen year milestones to meet the Clarity Challenge (Table 1). The SLRP will consist of a technical report providing the following information/analyses:

i. <u>Baseline Pollutant Load Analysis</u>
The County will provide an estimate of the pollutant loading from urban land uses that existed within its boundaries as of September 30, 2004 (or May 1, 2004 if the County can demonstrate that no substantial runoff occurred between these dates). The baseline analysis will be developed in accordance with specifications outlined in the Lake Tahoe TMDL and Lake Clarity Crediting Program (Section IV.2) Handbook.

ii. <u>Existing Pollutant Load Analysis</u>
The County will provide a list and map of catchment areas in which it has implemented pollutant controls between the Jurisdictional Baseline Pollutant Load Analysis and December 31, 2012 and which it intends to register pursuant to the Lake Clarity Crediting Program (Section IV.2). A description and timeline of the pollutant controls implemented along with the estimated pollutant load reduction potential will be provided for each catchment area.

iii. Future Load Reduction Analysis
The County will provide a prioritized list and map of catchment areas in which it plans to implement pollutant controls between January 1, 2013 and September 30, 2016 in order to meet the annual credit targets contained in Table 2 (Section IV.2.B). A description and proposed timeline of the pollutant controls to be implemented along with the estimated pollutant load reduction potential associated with the implementation of the controls will be provided for each catchment area.

If jointly determined feasible by the Parties, the County will provide a preliminary implementation approach for meeting the Clarity Challenge. The approach will specify management strategies that are anticipated to achieve the ten and fifteen year milestones contained in Table 1. A description and proposed timeframe along with the estimated pollutant load reduction potential associated with implementation of the management strategies will be provided.

iv. Budget
The County will provide an estimate of the total and annualized expenditures necessary to carry out the SLRP and administer, operate and maintain the jurisdiction's stormwater management program.

v. Finance Plan
The County will identify, to the extent reasonably possible, any anticipated or feasible funding sources and/or mechanisms to implement the County's SLRP.

vi. Barriers/Constraints
The County will identify any actual and/or potential constraints to implementing pollutant controls identified in the SLRP as well as potential mechanisms to overcome the identified issues.

B. The County shall submit its SLRP to NDEP for approval by August 16, 2014. NDEP will approve or deny approval within 30 days of receipt of the SLRP. If denied, NDEP will provide a list of items to be resolved in order for the SLRP to be approved. The County will have 45 days to address comments and re-submit the SLRP for approval.

C. For any reason after initial SLRP approval and prior to submittal of the first Annual Stormwater Report (Section IV.4), the County may submit a written request to NDEP to amend its SLRP. The request must include a justification of the need and purpose for the modification and a discussion of whether the amendment will affect associated pollutant loading estimates, implementation schedule, budget or finance plan.

D. The County will implement, to the extent feasible and financial resources are available, the controls and activities identified in its SLRP according to the indicated schedule. The County will oversee and administer all activities including planning and design, construction, operations and maintenance and

coordination of financing for all pollutant controls to be implemented within its jurisdiction. The County shall administer inspections, operations and maintenance activities to ensure that its implemented pollutant controls function as designed to enhance and protect downstream water quality.

E. The Parties acknowledge that implementation progress is contingent upon available funding. The County, as an implementing entity, is expected to pursue both self-funded and external funding sources to implement its SLRP. NDEP will support the County towards this end, and will furthermore work with the County to seek and implement feasible solutions if funding is identified as a constraint to achieving load reduction goals.

2. Lake Clarity Crediting Program

A. The County will participate in the Lake Clarity Crediting Program (LCCP or Program). The LCCP standardizes the tools and protocols to consistently quantify, track and report load reduction progress, and facilitates demonstration of accountability for public expenditures on load reduction actions. NDEP will administer the LCCP in accordance with the Program Handbook. Credits will be awarded to the County for the ongoing implementation and registration of controls, including operations and maintenance practices, which effectively result in reductions of pollutant loads to Lake Tahoe.

B. County implementation progress will be measured, tracked and assessed in accordance with the protocols contained in the Program Handbook. Annual credit targets offer a means by which to assess and demonstrate incremental progress toward achieving the 2016 five-year milestone. Table 2 displays the cumulative annual credit targets established for the County. Annual credit targets were developed according to Equation 1. The *Annual Load Reduction Percentage* factor varies by year and is calculated cumulatively as 2% per year. Table 2 combines 2012 and 2013 since this Agreement will have been executed in 2013.

Table 2. Annual credit targets established for Douglas County with cumulative load reduction percentage values shown in parenthesis.

Jurisdiction	Baseline Load (E+16 Fine Sediment Particles)	Cumulative Credit Targets (refer to Eq 1)			
		2012 (2%) 2013 (4%)	2014 (6%)	2015 (8%)	2016 (10%)
Douglas County	413	17	25	33	41

$$\text{Cumulative Annual Credit Target} = \frac{\text{(Annual Load Reduction Percentage)} \times \text{(Urban Jurisdiction Baseline FSP Load)}}{\text{1.0E+16 Fine Sediment Particles} < 16\ \mu m} \quad \text{(Eq 1)}$$

C. In accordance with the Program Handbook, the County is eligible to receive the full credit potential for their registered controls when actual conditions, as determined by condition assessment inspections (Section IV.3.A) are equal or better than the expected, or modeled, conditions. Only partial credit will be awarded when the actual conditions are consistently lower than the expected conditions.

D. NDEP will manage the LCCP jointly with Lahontan through a transparent and inclusive program improvement process as described in the Program Handbook. The County may submit recommendations for programmatic adjustments/improvements, which will be considered and carried out as needed and/or if resources allow.

3. Monitoring & Inspection

A. Condition Assessment Monitoring

i. The Parties acknowledge that condition assessments are imperative as the LCCP involves comparing actual field conditions, as determined by field inspection, against the expected, or modeled, conditions to determine the appropriate credit award.

ii. The County will implement an inspection program to assess condition of roadways and functionality of stormwater treatment best management practices (SWT BMPs).

iii. The County may retain a qualified third party to conduct the condition assessment observations on its behalf.

iv. NDEP will administer a validation inspection program in accordance with the Program Handbook.

v. The Best Management Practices Maintenance Rapid Assessment Methodology (BMP RAM) and the Road Rapid Assessment Methodology (Road RAM) are the approved methods to assess, score and document the actual condition of SWT BMPs and roadways, respectively. An alternative assessment methodology may be used with approval from NDEP. In order to receive approval, the County must submit a written request including a detailed proposal and description of the alternative methodology. NDEP may approve the proposal if criteria contained in the LCCP Handbook and other considerations are satisfied.

vi. The County is encouraged to develop and employ methods to assess the condition or performance of other key or essential hydrologic or pollutant source controls for which assessment methods have not been established [for example: slope stabilization techniques or other structural BMPs not addressed by the BMP RAM].

B. Stormwater Monitoring

i. The Parties acknowledge that stormwater monitoring at the catchment and BMP scales is important for the following reasons:

a. Verification that the County's pollutant load reduction actions are effective and are resulting in measurable pollutant load reductions at the catchment scale;
b. Confirmation and validation that appropriate credit values are awarded for the implementation of pollutant controls;

c. Evaluation of cost-effectiveness of pollutant controls;

d. Optimization of BMP installation and maintenance practices to maximize water quality benefit;

e. Calibration, validation or improvement of water quality models.

ii. Subject to budgetary authority, available funding and staffing resources, the County will implement a stormwater monitoring program to meet the stated needs above. Nevada and California Urban Jurisdictions have collaboratively initiated development and implementation of an Implementers Monitoring Program (IMP). The United States Forest Service (USFS) has earmarked $750,000 of Southern Nevada Public Lands Management Act (SNPLMA) funds to implement the approved monitoring plan. Lahontan and NDEP maintain approval authority over the monitoring plan. Match totaling $850,000 will be provided by the Nevada and California Urban Jurisdictions. IMP monitoring activities will commence in Water Year (WY) 2014 (October 1, 2013 – September 30, 2014) and will encompass three years of water quality monitoring activities associated with Water Years 2014-2016. Implementation of the approved IMP shall fulfill, without any or additional financial contributions, the County's Stormwater Monitoring commitments for the term of this Agreement.

iii. The IMP will be administered by the Tahoe Resource Conservation District (TRCD). On behalf of the County, TRCD will develop and submit an annual electronic report to NDEP for approval that presents, summarizes and interprets the results of the data collected during the previous water year (October 1 – September 30). The first report is due on March 15, 2015. NDEP will approve or deny approval within 30 days of receipt of the monitoring report. If denied, NDEP will provide a list of items to be resolved in order for the monitoring report to be approved. On behalf of the County, TRCD will have 45 days to address comments and re-submit the monitoring report.

iv. The Parties acknowledge that implementation of the IMP is contingent upon available funding and budget allocations as determined by the governing boards of the respective Urban Jurisdictions. Should funding or budget allocations be insufficient or become unavailable to dedicate

toward implementation of the approved IMP, the monitoring plan will be re-evaluated and, if necessary, be revised such that the scope of the monitoring effort shall be reduced to the level of the available funding. The scope of the stormwater monitoring effort will furthermore be re-evaluated and revised as necessary for the next or any subsequent terms of this Agreement taking into consideration the budgetary authority, available funding and staffing resources of the County.

4. Annual Stormwater Report

   A. By March 15, 2015 and then each year after, the County will submit to NDEP for approval an annual report summarizing the load reduction activities undertaken during the previous water year (October 1-September 30). The initial report will summarize and analyze activities undertaken in WY 2014 (10/1/13 – 9/30/14).

   B. The report will include the following components:

      i. List of catchments registered with credit awards;

      ii. Assessment of progress toward credit targets and the five year milestone;

      iii. If progress is insufficient to meet credit targets or five year milestone:

         a. Provide explanation of causes or conditions for the shortfall;

         b. Assess whether target/milestone attainment is possible and describe the proposed actions to do so;

      iv. Actions planned for the next water year;

      v. Necessary adjustments to the County's SLRP.

   C. NDEP will approve or deny approval within 30 days of receipt of the County's Annual Stormwater Report. If denied, NDEP will provide a list of items to be resolved in order for the report to be approved. The County will have 45 days to address comments and re-submit the report for approval.

V. Term & Update

The term of this Agreement shall terminate on August 16, 2016, which is five years from the date of TMDL approval. As the implementation timeframe to achieve the TMDL numeric target is 65 years, this Agreement may be reviewed and, if necessary, revised and approved by the Parties before or upon the termination date above. If the Parties fail to approve and execute a renewal of this Agreement, with or without any amendments prior to the termination date, then the Parties agree to use best efforts to comply with the terms and conditions of this Agreement until a subsequent agreement is approved and executed by the Parties. If the Parties fail to approve and execute a

subsequent agreement within 6 months of the termination date, NDEP may pursue the issuance of a storm water permit.

VI. Modification

At any point during this term, the Agreement may be modified with the consent in writing of all signatory Parties. Modifications to the Agreement will not result in a change to or extension of the initial term (Section V) of this Agreement.

VII. Evaluation & Contingency

1. NDEP will evaluate the performance of the County and make a determination of whether the commitments set forth in this Agreement are in good faith being met, or whether there exist other causes preventing their performance. Factors that will be considered in the evaluation of performance and/or the need to act on a contingency include but are not limited to: attainment of annual and five-year credit targets; the degree to which a target is not met; the County's good faith attempt to perform any commitments; economic, budget allocations, feasibility or availability of funding sources or other impediments; and past performance.

2. If NDEP determines the County has failed to perform its commitments under this Agreement and such failed performance has not been caused by the regulatory action of NDEP itself or by the actions or inactions of another party, NDEP will consider and evaluate the need to implement a more regulatory approach, including but not limited to issuance of a permit, but in no event will such failed performance result in liability, loss or penalty other than NDEP's regulation through issuance of a stormwater permit.

3. If a lack of available funding or insufficient budget allocations are identified as a primary factor limiting the County's performance or causing the failure of performance and the attainment of credit targets or any other commitment under this Agreement, NDEP may consider extending the implementation timeframe through modification to the load reduction milestone schedule.

4. In consultation with the County, NDEP will annually evaluate the effectiveness of this Agreement. If the Agreement is determined to be ineffective at achieving its intended purpose, NDEP will investigate the reasons for its ineffectiveness and will develop recommendations for subsequent revisions to this Agreement.

VIII. Termination

If any Party fails without adequate cause, excuse or justification to abide by any material term of this Agreement, the non-violating Party may give the violating Party a 30 day written notice to cure such failure. If such failure has not been cured during

such opportunity to cure period, such failure shall then constitute a breach of this Agreement. If the County is the breaching party, NDEP may then give notice of termination of this Agreement and pursue TMDL regulation and implementation through issuance of a stormwater permit and any other related regulatory powers available.

IX. Funding Out

Notwithstanding any other provision herein, as required by NRS 244.320 and NRS 354.626, the Parties acknowledge that the participation of the County in this Agreement is contingent upon the appropriation of public funds to support the commitments and activities described herein and that the Agreement will terminate if the appropriation of funds does not occur. In this event, immediate written notice of termination will be given and this Agreement shall terminate without penalty, expense or sanction to the County asserting the failure to appropriate public funds necessary to perform under this Agreement. If the Agreement terminates because of the County's failure to appropriate funds or its failure to obtain available funding resources necessary to perform the obligations under this Agreement, NDEP may then pursue the issuance of a stormwater permit.

X. Dispute Resolution

1. The Parties agree to work together in good faith to address and resolve any issues or dispute.

2. The LCCP Handbook contains the communication protocols to resolve disputes that may arise between NDEP and the County during the processes to: (1) develop Catchment Credit Schedules (CCSs), and (2) award credits based on Annual Reports. A form is included by which questions and issues are identified and the manner by which they were addressed and resolved documented.

3. If an issue arises that is not related to the processes described in the LCCP Handbook, it will be handled by progressive elevation within the respective Parties' management.

4. The NDEP Administrator is the final decision making authority for any dispute that is elevated to that level.

XI. Severability

If any provision of this Agreement or any provision of any document incorporated by reference shall be held invalid, such invalidity shall not affect the other provisions of this Agreement which can be given effect without the invalid provision, if such remainder conforms to the requirements of applicable law and the fundamental

purpose of the Agreement, and to that end the provisions of this Agreement are declared to be severable.

XII. Reservation of Rights

1. Nothing in this Agreement is intended to restrict the authority of any Party to act as provided by law, statute or regulation.

2. This Agreement is not intended to, and does not create any right, benefit or trust responsibility by any party against the Parties to this Agreement, their respective agencies, officers, or any person.

3. This Agreement is an internal agreement between the Parties and does not confer any right or benefit on any third person or party, private or public.

XIII. Limitations

Nothing in this Agreement shall be construed to require actions by the Parties which are inconsistent with local, State, or Federal laws and regulations or any court order.

XIV. Execution In Counterparts

The Parties may execute this Agreement in counterparts, each of which is deemed an original and all of which constitute only one agreement.

XV. All Writings Contained Herein

This Agreement contains all the terms and conditions agreed upon by the Parties. No other understandings, oral or otherwise, regarding the subject matter of the Agreement shall be deemed to exist or to bind the Parties hereto.

XVI. Signatories

Each undersigned representative to this Agreement certifies that he or she is fully authorized by the Party whom he or she represents to enter into the terms and conditions of this Agreement and to execute and legally bind such Party to this document.

DOUGLAS COUNTY REPRESENTATIVE

X Greg Lynn, Chair Douglas County Commission
Name (Printed)

X _____
Signature

X August 15, 2013
Date

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION REPRESENTATIVE

X Colleen Cripps, PhD, Administrator
Name (Printed)

X _____
Signature

X 8/16/13
Date

DOUGLAS COUNTY CLERK TREASURER STATE OF NEVADA

BK 0913
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9/4/2013

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Douglas County State of Nevada

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I certify that the document to which this certificate is attached is a full and correct copy of the original record on file in the Clerk-Treasurer's Office on this

3rd day of Sept, 2013

By Deputy

STATE OF NEVADA
Department of Conservation & Natural Resources
DIVISION OF ENVIRONMENTAL PROTECTION
Brian Sandoval, Governor
Leo M. Drozdoff, P.E., Director
Colleen Cripps, Ph.D., Administrator

October 30, 2014

Mr. Erik Nilssen, P.E.
Douglas County Engineer
P.O. Box 218
Minden, NV 89423

SUBJECT: Stormwater Load Reduction Plan Extension Request

Dear Mr. Nilssen,

This letter is to confirm receipt of your request for a one month extension to submit Douglas County's Stormwater Load Reduction Plan (SLRP). Your request is approved and the submittal date is hereby extended to November 30, 2014. We appreciate your diligent efforts to address comments received on the draft document and to maximize the value of the SLRP.

Sincerely,

David Gaskin

Dave Gaskin, P.E.,
Deputy Director

cc: Kathy Sertic, NDEP
Jason Kuchnicki, NDEP

ndep
NEVADA DIVISION OF ENVIRONMENTAL PROTECTION
protecting the future for generations

STATE OF NEVADA
Department of Conservation & Natural Resources
DIVISION OF ENVIRONMENTAL PROTECTION

Brian Sandoval, Governor
Leo M. Drozdoff, P.E., Director
Colleen Cripps, Ph.D., Administrator

November 25, 2013

Mr. Erik Nilssen
Douglas County Engineer
P.O. Box 218
Minden, NV 89423

Ms. Kristine Klein
Senior Licensed Engineer
Washoe County Engineering Division
P.O. Box 11130
Reno, NV 89520

Mr. Matt Nussbaumer
Principal Hydraulic Engineer
Nevada Department of Transportation
1263 South Stewart Street
Carson City, NV 89712

RE: CLARIFICATION OF & PARTIAL DELAY IN IMPLEMENTATION OF INTERLOCAL AGREEMENT COMMITMENTS

Dear Nevada TMDL Implementers:

In August 2013, Douglas County, Washoe County and the Nevada Department of Transportation, hereafter collectively referred to as Urban Jurisdictions, entered into independent Interlocal Agreements (ILAs) with the Nevada Division of Environmental Protection (NDEP) to implement the Lake Tahoe Total Maximum Daily Load (TMDL). Execution of the ILAs was immediate upon signature by the respective Parties. Under Section IV.2, Urban Jurisdictions are committed to participate in the Lake Clarity Crediting Program and document achievement of annual credit targets contained in Table 2 of the respective agreements. Urban Jurisdictions are furthermore committed to implement an inspection program (Section IV.3.A) to assess the condition of roadways and stormwater treatment best management practices (SWT BMPs).

In June 2013, an initial stakeholder meeting was held as part of the Lake Clarity Crediting Program (Crediting Program) Stormwater Tools Improvement Project (Improvement Project) to gain input on priority improvements to be accomplished. Implementers highlighted that the Crediting Program registration process was very difficult and inefficient due to the limited functionality of and instabilities associated with the existing suite of tools. Implementers asked if it made sense to delay Crediting Program implementation until after operational improvements to the stormwater tools have been carried out.

Given these circumstances, NDEP agrees that it does make sense to delay implementation of the Crediting Program until after the suite of stormwater tools have been updated. Rather than registering controls to achieve 2013 credit targets, NDEP authorizes Urban Jurisdictions to delay Crediting Program registration until 2015 at which time you will

be obligated to achieve respective 2015 Credit Targets. Implementation of the inspection program to assess condition of roadways and SWT BMPs is subsequently also delayed until controls are registered through the Crediting Program.

Note that the provision to implement a stormwater monitoring program (Section IV.3.B) remains unaffected by this act. Furthermore, the provision to submit an Annual Stormwater Report (Section IV.4) remains intact; however the contents of the initial and secondary reports are modified as follows. Rather than provide a list of registered catchments, Urban Jurisdictions should provide a list of catchments to be registered in 2015 to achieve the associated credit target. Rather than quantitative assessment of progress toward credit targets and the five year milestone, progress assessment should feature a qualitative summary of activities and accomplishments to date. In 2016, Annual Stormwater Report contents will revert to the components described in the ILAs.

During the interim while implementation of the Crediting Program is delayed, NDEP advises Urban Jurisdictions to take the following actions necessary to register controls and perform condition assessments of SWT BMPs:

1. Prioritize actions and catchments to be registered in 2015;
2. Establish benchmark and threshold values for all key and essential SWT BMPs identified in all catchments to be registered in 2015;
3. Assess condition of these SWT BMPs;
4. Perform any maintenance necessary to get these SWT BMPs in an appropriately functioning condition.

Please note that the above actions represent the minimal actions to facilitate Urban Jurisdiction's registration of controls in 2015. Urban Jurisdictions that have implemented controls beyond what is necessary to attain 2015 credit targets are encouraged to take these actions as well for all existing key and essential SWT BMPs that they anticipate registering after 2015.

Finally, as an information item, a number of potential amendments related to Crediting Program protocol have been identified by stakeholders and TMDL Program Managers through the Tools Improvement and TMDL Management System projects. Over the coming year, NDEP will work jointly with the Lahontan Water Board, toward addressing at least the most relevant and pressing issues. The Crediting Program Handbook will be updated to reflect any adjustments in protocol.

As always, NDEP values your participation, input and cooperation. Together, we are already making great strides toward restoring and preserving Lake Tahoe!

Sincerely,

David Gaskin

David Gaskin, P.E.

CC: Kathy Sertic, NDEP
Jason Kuchnicki, NDEP
Karin Staggs, NTCD

APPENDIX B

Project maintenance costs to meet Crediting Program annual requirements

Water Quality Improvement Project	Estimated Annual Maintenance Cost ($/yr)
LC01	$6,900
KUC	$5,700
LR01	$6,400
LV01	$7,800
CR02	$4,700
Total Estimate:	$31,500

Logan Creek GID (LC01)

Key/Essential Assets	Number	Linear Feet	Notes	Unit Cost	Maintenance per year	Cost Estimate
DI/MH	37			$86.27	1	$3,200
Conveyance Pipe		750		$0.19	1	$100
Dry Basins	2		DCDB0011, DCDB0012	$713	0.5	$700
Infiltration Basin	1		DCIB0008	$713	0.5	$400
Infiltration Feature		48	DCIF0001	$3.10	0.33	$0
Treatment Vault	1		DCTV0006	$446	1	$400
Swale		120		$1.95	0.25	$100
General erosion control	1		lump sum	$1,000	1	$1,000
General road shoulder and storm drain maintenance	1		lump sum	$1,000	1	$1,000
					Total:	**$6,900**

Oliver Park GID (KUC/OP01)

Key Assets	Number	Linear Feet	Notes	Unit Cost	Maintenance per year	Cost Estimate
DI/MHs	15			$ 86.27	1	$1,300
Conveyance Pipe		3524		$ 0.19	1	$700
Wet Basin	1		DCWB0001	$1,500	0.5	$800
Treatment Vault	2		DCTV0052, DCTV0046	$446	1	$900
General erosion control	1		lump sum	$1,000	1	$1,000
General road shoulder and storm drain maintenance	1		lump sum	$1,000	1	$1,000
					Total:	**$5,700**

Lakeridge GID (LR01)

Key/Essential Assets	Number	Linear Feet	Notes	Unit Cost	Maintenance	Cost Estimate
DI/MH	26			$86.27	1	$2,200
Conveyance Pipe		3320		$0.19	1	$600
Dry Basins	2		DCDB0005,	$713	0.5	$700
Treatment Vault	2		DCTV0003,	$446	1	$900
General erosion control	1		lump sum	$1,000	1	$1,000
General road shoulder and storm drain maintenance	1		lump sum	$1,000	1	$1,000
					Total:	**$6,400**

Lake Village HOA (LV01)

Key Assets	Number	Linear Feet	Notes	Unit Cost	Maintenance per year	Cost Estimate
DI/MH	36			$ 86.27	1	$3,100
Conveyance Pipe		3758		$ 0.19	1	$700
Dry Basins	1		DCDB0042	$713	0.5	$400
Infiltration Basin	2		DCIB0012,	$713	0.5	$700
Treatment Vault	1		DCTV0029	$446	1	$400
Rock-Lined Conveyance Ditch		1114		$ 1.95	0.25	$500
General erosion control	1		lump sum	$1,000	1	$1,000
General road shoulder and storm drain maintenance	1		lump sum	$1,000	1	$1,000
					Total:	**$7,800**

Cave Rock Estates GID (CR02)

Key/Essential Assets	Number	Linear Feet	Notes	Unit Cost	Maintenance per year	Cost Estimate
DI/MH	15			$86.27	1	$1,300
Trench Drain	2	64		$0.19	1	$0
Bed Filter	1		DCBF0001	$713.38	0.5	$400
Settling Basin	1		DCSB0013	$446.09	0.5	$200
Rock-Lined Conveyance Ditch		908		$1.95	0.25	$400
Swale		749		$1.95	0.25	$400
General erosion control	1		lump sum	$1,000	1	$1,000
General road shoulder and storm drain maintenance	1		lump sum	$1,000	1	$1,000
					Total:	**$4,700**

APPENDIX C

Estimate of costs to participate in the Crediting Program to meet the 2016 milestone

Douglas County	2016 Milestone		Load Reduction (lbs/year)				PLRM		BMP RAM		Road RAM		Parcel BMPs	Registration Tool		INITIAL COSTS				ANNUAL COSTS			
Strategy	**Catchment**	**Registration Opportunities**	Road Operations	PP BMPs	WQIPs	Actions (See *Notes)	Initial Model	Revisions	Initial Hours	Annual Hours	Initial Hours	Annual Hours	Verify BMP Cert status with TRPA	Initial Hours	Re-register	**Initital Crediting Program Hours**	Operations and Maintenance Costs	Crediting Program Cost ($100/hr)	***2016 Milestone Implementation Cost***	**Annual Crediting Program Hours**	Operations and Maintenance Costs (Appendix C)	Crediting Program Cost ($100/hr)	***Annual Cost to Maintain Credits for 2016 Milestone***
TOTALS			**850**	**4,130**	**4,325**											**296**	**$ 31,500**	**$ 29,600**	***$ 61,100***	**152**	**$ 42,300**	**$ 15,200**	***$ 57,500***
PP BMPS	DCA	31% of 31 acres CICU		820		1, 2	6	0	0	0	0	0	12	6	1	*24*	$ -	$ 2,400	***$ 2,400***	13	$ -	$ 1,300	*$ 1,300*
	EWCA	51% of 12 acres CICU		2,100		1, 2	6	0	0	0	0	0	8	6	1	*20*	$ -	$ 2,000	***$ 2,000***	9	$ -	$ 900	*$ 900*
	PW01	100% of 20 acres MFR		420		1, 2	6	0	0	0	0	0	8	6	1	*20*	$ -	$ 2,000	***$ 2,000***	9	$ -	$ 900	*$ 900*
	EWCC	46% of 11 acres CICU		790		1, 2	6	0	0	0		0	12	6	1	*24*	$ -	$ 2,400	***$ 2,400***	13	$ -	$ 1,300	*$ 1,300*
	SUBTOTAL			**4130**			**24**	**0**	**0**	**0**	**0**	**0**	**40**	**24**	**4**	***88***	**$ -**	**$ 8,800**	***$ 8,800***	**44**	**$ -**	**$ 4,400**	***$ 4,400***
WQIPS	LC01	WQIP- DCDB0011, DCDB0012, DCIB0008, DCBF00XX			325	1, 4, 5	8	0	20	16	0	0	0	8	4	*36*	$ 6,900	$ 3,600	***$ 10,500***	20	$ 6,900	$ 2,000	*$ 8,900*
	KUC	DCWB0001, DCTV0052-0054, 46			1,900	1, 4, 5	8	0	12	8	0	0	0	8	4	*28*	$ 5,700	$ 2,800	***$ 8,500***	12	$ 5,700	$ 1,200	*$ 6,900*
	LR01	DCDB0008, DCDB0009,			450	1, 4, 5	8	0	20	12	0	0	2	8	4	*38*	$ 6,400	$ 3,800	***$ 10,200***	18	$ 6,400	$ 1,800	*$ 8,200*
	LV01	DCIB0012			1150	1, 4, 5	8	0	16	8	0	0	4	8	4	*36*	$ 7,800	$ 3,600	***$ 11,400***	16	$ 7,800	$ 1,600	*$ 9,400*
	CR02	DCBF0001			500	1, 4, 5	8	0	8	8	0	0	2	8	4	*26*	$ 4,700	$ 2,600	***$ 7,300***	14	$ 4,700	$ 1,400	*$ 6,100*
	SUBTOTAL		**0**	**0**	**4325**		**40**	**0**	**76**	**52**	**0**	**0**	**8**	**40**	**20**	***164***	**$ 31,500**	**$ 16,400**	***$ 47,900***	**80**	**$ 31,500**	**$ 8,000**	***$ 39,500***
ROAD OPERATIONS	EWCH, BCC	N. Benjamin, Andria Drive	850			1, 3, 6	12	0			24	24	0	8	4	*44*	$ -	$ 4,400	***$ 4,400***	28	$ 10,800	$ 2,800	*$ 13,600*
	SUBTOTAL		**850**	**0**	**0**		**12**	**0**	**0**	**0**	**24**	**24**	**0**	**8**	**4**	***44***	**$ -**	**$ 4,400**	***$ 4,400***	**28**	**$ 10,800**	**$ 2,800**	***$ 13,600***

***NOTES**

1 Re-model in PLRM
2 Verify parcel BMP certification with TRPA
3 Apply Road RAM
4 Perform BMP RAM on treatment infrastructure, assess maintenance required to re-establish performance; set benchmark and threshold values
5 Perform maintenance if necessary to establish WQIP BMP at 'baseline' functioning condition; establish benchmark and thresholds
6 Establish estimated "goal value" for Road Conditions (Score 1-5)

AtkinsRéalis

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AGENDA ITEM NO. 14.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For possible action. Discussion to eliminate the Chief of Staff position (pay grade 206 - salary range of $102,731-$143,811) and create a Chief Operating Officer position (pay grade 212 - salary range of $170,665-$256,006) in the County Manager's Office. The new position will be funded for the remainder of FY 2024-25 utilizing salary savings created from the elimination of the Chief of Staff position and the retirement and promotion of key personnel. (Jenifer Davidson)

RECOMMENDED MOTION:

Authorize the elimination of the Chief of Staff position and create a Chief Operating Officer position (pay grade 212) in the County Manager's Office as presented.

FINANCIAL IMPACT:
The overall savings for this fiscal year from the creation of the Chief Operating Officer, elimination of the Chief of Staff, and retirement and promotion of key personnel is about $30,000 with a continued savings of $20,000 next fiscal year.

BACKGROUND:

Since 2015, when the Assistant County Manager position was created (combined with the CFO position until 2017), the total number of reports within the County Manager's chain of command increased from 208 individuals to 320, a 54% increase.

In the last five years alone, the County Manager's Office has taken on direct supervision of Indigent Defense, China Spring Youth Camp, Alternative Sentencing, and Emergency Management. Additionally, the office works with Community Development and Public Works to direct and oversee the work of the newly created Storm Water, Vacation Home Rental, and Minden Tahoe Airport divisions.

The recently vacated Chief of Staff position and the retirement and promotion of key personnel provide a unique opportunity to enhance the organization's functioning, efficiency, and effectiveness by utilizing existing funding. Currently, the Chief of Staff is primarily responsible for supervising staff within the County Manager's Office, Board of County Commissioners support, County Manager budget tracking, and general support for other County departments as needed.

Eliminating the Chief of Staff position and creating the Chief Operating Officer position would allow the duties and responsibilities of the Chief of Staff role to be expanded to oversee the organization's internal operations. Under this proposal, in addition to retaining the essential functions of the Chief of Staff, the Chief Operating Officer would provide direct oversight of internal service departments, including Human Resources, Finance, Technology Services, and Emergency Management.

This role will primarily be focused on improving an organization's effectiveness, health, and capacity by aligning people, processes, and systems with the vision to ensure the County meets its goals. Additionally, the position would assist the County Manager and the Board with organizational development, facility planning, fiscal planning, and large-scale project management, preparing our people and infrastructure for the future. It will allow the County to build a foundation for fiscal sustainability, innovation, and adaptability— ensuring departments have the resources and support they need to achieve the key objectives identified in the strategic plan.

ATTACHMENTS:

AGENDA ITEM NO. 15.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: December 19, 2024

TIME REQUIRED:

AGENDA: **ADMINISTRATIVE AGENDA**

TITLE:
For presentation only. Announcements/reports/updates from County Commission members including updates on the various boards and/or commissions that they may be a member of or a liaison to, or any other meetings/functions they have attended, and any request by a Commissioner for discussion of a future agenda item. (Chairman Rice)

RECOMMENDED MOTION:
For presentation only.

FINANCIAL IMPACT:
None

BACKGROUND:
This is an opportunity for Commission members to update the other Commissioners about what is occurring on the various boards to which they have been appointed. These boards/commissions/meetings include but are not limited to the following:

Commissioner Mark Gardner:

- Carson Valley Chamber of Commerce
- Carson Valley Visitors Authority
- Carson Water Subconservancy District
- Douglas County Parks and Recreation Advisory Board
- Nevada Association of Counties (NACO)
- Northern Nevada Development Authority (NNDA) (Alternate)
- Quad County Coalition

Vice Chairwoman Sharla Hales:

- Carson Valley Arts Council
- Carson Water Subconservancy District

- China Spring Youth Camp and the Aurora Pines Girls Facility Advisory Committee
- Nevada Works (Alternate)
- Northern Nevada Development Authority (NNDA)
- South Shore Transportation Management Association
- Tahoe Regional Planning Agency (TRPA) (Alternate)
- Tahoe Transportation District (Alternate)

Commissioner Walt Nowosad:

- Audit Committee
- Debt Management Commission
- Law Library
- Lake Tahoe South Shore Chambers (Alternate)
- Nevada Works
- Regional Transportation Commission (RTC)

Chairman Wesley Rice:

- Carson-Truckee Water Conservation District
- Douglas County Lake Tahoe Sewer Authority
- Joint Powers/Waste Management
- Lake Tahoe Visitors Authority (LTVA)
- Lake Tahoe South Shore Chambers
- Quad County Coalition (Alternate)
- Regional Transportation Commission (RTC)
- Stateline Storm Water Association
- Tahoe Douglas Visitors Authority (TDVA)
- Tahoe Regional Planning Agency (TRPA)
- Tahoe Transportation District

Commissioner Danny Tarkanian:

- Carson Valley Visitors Authority (Alternate)
- Nevada Association of Counties (NACO) (Alternate)
- Nevada Tahoe Conservation District
- Western Nevada Development Authority (WNDD)
- Joint Powers/Waste Management (Alternate)

There will be no discussion or action taken on these reports/updates.

ATTACHMENTS: