



**YERINGTON CITY COUNCIL
MONDAY, JANUARY 26TH 2026**

10:00 A.M.

**City of Yerington City Hall
14 E. Goldfield Ave. Yerington, NV 89447**

The Yerington City Council will conduct a public meeting on the 26th day of January, 2026, beginning at 10:00 a.m. at the following location:

City Hall
14 East Goldfield Avenue

Yerington, NV 89447

Join Zoom Meeting

<https://us06web.zoom.us/j/9040866690?pwd=Dc89jDEAUumicWChLj1oV5quXjYkqS.1&omn=84421433874>

Meeting ID: 904 086 6690 / Passcode: 2026COY (case sensitive)

Mobile: 1 (669) 900-6833 / 1 (719) 359-4580

Please call Yerington City Hall at (775) 463-3511 if you have any questions accessing the meeting. Written public comments may be mailed to the City Clerk's office at 14 E. Goldfield Ave. Yerington, Nevada 89447 or emailed to stacys@yerington.net. Be sure to type PUBLIC COMMENT in the subject line. Comments must be received the business day prior to the date of the meeting by 4:00 p.m. for the comments to be included in the meeting.

NOTICE:

1. Agenda items listed below may be taken out of order.
2. Two or more agenda items may be combined.
3. Agenda items may be removed from agenda or delayed at any time.
4. Any restrictions on public comment must be set out herein.
5. Public comment is limited to three (3) minutes per person.
6. Public comment cannot be restricted based on viewpoint. Section 7.05 of the Nevada Open Meeting Law Manual indicates that a public body's restrictions on public comment must be neutral as to the viewpoint expressed, but the public body may prohibit content if the content of the comments is a topic that is not relevant to, or within the authority of, the public body, or if the content of the

comments is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational, or amounting to personal attacks or interfering with the rights of other speakers. *See AG File No. 00-047 (April 27, 2001).*

Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call the City Clerk in advance at (775) 463-3511 so that arrangements for attendance may be made.

AGENDA:

Action may be taken only on those items denoted "For Possible Action."

1. **Call to order, roll call and Pledge of Allegiance.**
2. **Public Comment:** No action may be taken on a matter raised under this item of the agenda until the matter itself has been included specifically on an agenda as an item upon which action will be taken. *Items appearing in the Consent Agenda (item 4) should also be discussed at this time.*
3. **For Possible Action:** Review and approval of the agenda.
 - a. *NOTICE RE: NRS 237: When the City Council approves this agenda, it also approves a motion ratifying staff action taken pursuant to NRS 237.030 et seq. with respect to items on this agenda and determines that each matter on this agenda for which a Business Impact Statement has been prepared does impose a direct and significant economic burden on a business or directly restrict the formation, operation or expansion of a business, and each matter which is on this agenda for which a Business Impact Statement has not been prepared does not impose a direct and significant economic impact on a business or directly restrict the formation, operation or expansion of a business.*
4. **Consent Agenda (Action Will be Taken on All Items):** All matter listed under the consent agenda are considered routine, and may be acted upon by the City Council with one action, and without an extensive hearing. Any member of the Council or any citizen may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting.

4.a For Possible Action: Discussion and approval of bills previously submitted for payment as follows:

Checks #41394 through #41446 totaling \$184,498.86

4.b For Possible Action: Discussion and Possible Approval of minutes from the January 12th 2026 regular meeting.

Regular Agenda – (Action will be taken on all items unless otherwise noted)

5. **Time Certain**

5.a Time Certain at 10:00 a.m.: Presentation of Awards and/or Recognition of Accomplishments, For Presentation Only:

Recognition of Judge Lori Matheus and Court staff for assistance in training Yerington Municipal Court staff and professional development of the Yerington Municipal Court standards and procedures. (Judge Brandi Jensen)

5.b Time Certain 10:15 am: For Presentation Only: Update from the Bureau of Land Management (BLM) District Manager, Kimberly Dow, on current activities

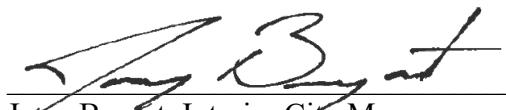
6. **For Possible Action:** Discussion and Possible Action to approve the Annual Report of the Yerington Planning Commission on actions taken in the 2025 calendar year.
7. **For Possible Action:** Discussion and Possible Action to approve the Public Works Emergency Response Plan (ERP) as developed in cooperation with Lyon County Emergency Management.
8. **For Discussion Only:** Review and Discussion of the City of Yerington 2025 Master Plan, Chapter 1 (Requested by Mayor John J. Garry).
9. **For Discussion Only:** Discussion regarding the 250th Anniversary of the Signing of the Declaration of Independence and any desire on behalf of the City of Yerington to honor this occasion.
10. **Agenda Requests:** A Councilmember or appointed department head may request an item be considered on a future agenda either by making an oral request at a Council meeting or submitting the request in writing to the City Manager at least 30 days prior to the meeting for which the item is requested to be placed on the agenda.
11. **Public Comment:** No action may be taken on a matter raised under this item of the agenda until the matter itself has been included specifically on an agenda as an item upon which action will be taken.
12. **Department and Elected Official Reports** - No action will be taken, reports with possible comments and discussion only, as follows:
 - A. City Attorney Report
 - B. Chief of Police Report
 - C. Public Works Director Report
 - D. City Manager Report
 - E. City Clerk Report
 - F. Council Comments
 - G. Mayor Comments
13. **Adjournment.**

Supporting material is available at City Hall, 14 East Goldfield Avenue, Yerington, NV 89447, (775) 463-3511 or go to www.yerington.net. For questions regarding this agenda, please contact the City Clerk.

NOTICE TO PERSONS WITH DISABILITIES: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify city staff at (775)463-3511 in advance so that arrangements may be made.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Mail your completed complaint form or letter to the U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410; or fax to (202) 690-7442 or email at program.intake@usda.gov.

I, Jerry Bryant, do hereby certify that the foregoing agenda was duly posted at Yerington City Hall located at 14 East Goldfield Avenue, Yerington, NV 89447 and also online at the Nevada State Department of Administration web site at notice.nv.gov and the City of Yerington website at www.yerington.net on the 20th day of January 2026, in compliance with NRS 241.020.



Jerry Bryant, Interim City Manager
City of Yerington

01/20/2026

Date

4a

For Discussion and Possible Action: Discussion and Approval of Bills Previously Submitted for Payment as Follows:

Checks 41394 through 41446 totaling \$ 184,498.86

ADP: \$ 89,486.13

P/R: \$ 56,414.74

Trans: \$ 38,597.99

AP:

1-5-26

① 41398

② 41349 - 41426

1-15-26

③ 41427 - 41446

P/R:

1-5-26

③ 41394 - 41396

② 1032601 - 1032623

Trans:

1-5-26

① 1052601

① 41397

CK #

January 26, 2026 Meeting
Jan. 5 - Jan. 18, 2026

Report Criteria:

Report type: Invoice detail

M = Manual Check, V = Void Check

CITY OF YERINGTON

Check Register - BIG Council report
Check Issue Dates: 1/5/2026 - 1/18/2026

Page: 3
Jan 20, 2026 02:01PM

M = Manual Check, V = Void Check

CITY OF YERINGTON

Check Register - BIG Council report
Check Issue Dates: 1/5/2026 - 1/18/2026

Page: 2
Jan 20, 2026 02:01PM

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
Total 41422:									
41423	01/26	01/08/2026	41423	2028	U.S. POSTAL SERVICE	010126 POST	POSTAGE FOR MACHINE	03-54-25-7011	1,000.00
Total 41423:									
41424	01/26	01/08/2026	41424	6317	WESTERN ENVIRONMENTAL TESTIN	25120652	SAMPLES	02-54-25-7050	191.12
Total 41424:									
41425	01/26	01/08/2026	41425	2111	WISNER, NICHOLAS	TRAVEL REIM	TRAINING	01-52-20-7040	140.00
Total 41425:									
41426	01/26	01/08/2026	41426	2099	XPRESS BILL PAY	INV-XPR0308	EFT TRANSACTIONS	03-54-25-7011	942.10
Total 41426:									
41427	01/26	01/15/2026	41427	1020	AFLAC	436455	AFLAC INSURANCE	00-00-00-2015	511.69
Total 41427:									
41428	01/26	01/15/2026	41428	7089	CRAIG, CHARLENE	10655607	WATER	00-00-00-1075	22.54
Total 41428:									
41429	01/26	01/15/2026	41429	1324	DOWL, LLC	7363-30597.01	WTP TECH ASSISTANCE	03-54-25-7027	3,161.50
Total 41429:									

CITY OF YERINGTON

Check Register - BIG Council report

Page: 6
Jan 20, 2026 02:01PM

Check Issue Dates: 1/5/2026 - 1/18/2026

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
41430 01/26	01/15/2026	41430	1335	FIRST ADVANTAGE OHS	2504512512	ADAMS	01-52-20-7086	160.34	160.34
Total 41430:									
41431 01/26	01/15/2026	41431	6270	FREEDOM MAILING SERVICES, INC	52078	UTILITY POSTCARDS	03-54-25-7011	1,337.70	1,337.70
Total 41431:									
41432 01/26	01/15/2026	41432	2058	FRONTIER	010726AIR 010726PWV2	TELEPHONE TELEPHONE	01-55-27-7033 03-54-25-7033	43.97 290.68	43.97 290.68
Total 41432:									
41433 01/26	01/15/2026	41433	1824	GANNETT NEVADA/UTAH LOCAL IQ	0007489975	LEGAL ADVERTISING	01-51-14-7026	552.94	552.94
Total 41433:									
41434 01/26	01/15/2026	41434	2034	JIM MENESINI PETROLEUM, LLC	DECEMBER 2	PD FUEL	01-52-20-7049	279.74	279.74
Total 41434:									
41435 01/26	01/15/2026	41435	6553	LEADS ONLINE	423127	AGENCY ID 23555	01-52-20-7011	2,396.00	2,396.00
Total 41435:									
41436 01/26	01/15/2026	41436	1566	LYON COUNTY CLERK/TREASURER	DECEMBER 2	IT	03-54-25-7011	2,000.00	2,000.00
Total 41436:									
41437 01/26	01/15/2026	41437	7004	NEW YORK LIFE	EWZ_2026012	SUPPLEMENTAL LIFE	00-00-00-2017	124.70	124.70

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
Total 41437:									
									124.70
41438									
01/26	01/15/2026	41438	1902	NV ENERGY	312895-0126	POWER	03-54-25-7033	1,162.85	1,162.85
01/26	01/15/2026	41438	1902	NV ENERGY	312937-1225	POWER	01-56-35-7033	49.21	49.21
01/26	01/15/2026	41438	1902	NV ENERGY	441484-0126	POWER	01-59-35-7033	121.36	121.36
01/26	01/15/2026	41438	1902	NV ENERGY	475438-1225	POWER	03-54-25-7033	7,405.56	7,405.56
Total 41438:									
41439									
01/26	01/15/2026	41439	6977	RCAC	19691	NEVADA WATER CONFERENCE	03-54-25-7040	1,400.00	1,400.00
Total 41439:									
41440									
01/26	01/15/2026	41440	1888	SIERRA CONTROLS, LLC	126656	PO 19640	03-54-25-7011	674.08	674.08
Total 41440:									
41441									
01/26	01/15/2026	41441	1886	THATCHER COMPANY OF NEVADA, INC	202640010005	Chlorine	03-54-25-7061	1,834.50	1,834.50
Total 41441:									
41442									
01/26	01/15/2026	41442	1886	THATCHER COMPANY OF NEVADA, INC	202640010006	WATER TREATMENT PLANT	02-54-25-7061	4,775.60	4,775.60
Total 41442:									
41443									
01/26	01/15/2026	41443	1406	WELLS FARGO BANK-REMIT, CNTR	010726BRYAN	JERRY-CREDIT CARD	01-51-14-7011	496.14	496.14
Total 41443:									
41444									
01/26	01/15/2026	41444	1406	WELLS FARGO BANK-REMIT, CNTR	010726STEVE	STACY-CREDIT CARD	01-51-14-7011	167.79	167.79

CITY OF YERINGTON

Check Register - BIG Council report
Check Issue Dates: 1/15/2026 - 1/18/2026Page: 8
Jan 20, 2026 02:01PM

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
									167.79

Total 41444:

41445 01/26 01/15/2026	41445	6317	WESTERN ENVIRONMENTAL TESTIN	25120651	SAMPLES	03-54-25-7050		960.72	960.72
									960.72

Total 41446:

41446 01/26 01/15/2026	41446	2088	WESTERN NEVADA SUPPLY	12083309	SUPPLIES	02-54-25-7011		414.94	414.94
									414.94

Grand Totals:

								89,486.13	

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
00-00-00-1075	22.54	.00	22.54
00-00-00-2015	511.69	.00	511.69
00-00-00-2017	124.70	.00	124.70
00-00-00-2027	761.00	.00	761.00
00-00-00-2200	.00	1,419.93-	1,419.93-
01-00-00-2200	666.66	32,874.37-	32,207.71-
01-17-00-3177	600.00	.00	600.00
01-17-00-4004	8,238.00	.00	8,238.00
01-51-14-7011	4,666.95	666.66-	3,990.29
01-51-14-7026	552.94	.00	552.94
01-51-14-7030	2,211.90	.00	2,211.90
01-51-14-7033	956.01	.00	956.01
01-52-20-7011	3,396.00	.00	3,396.00
01-52-20-7018	300.00	.00	300.00
01-52-20-7032	150.00	.00	150.00
01-52-20-7033	731.97	.00	731.97
01-52-20-7040	280.00	.00	280.00
01-52-20-7044	4.26	.00	4.26

GL Account	Debit	Credit	Proof
01-52-20-7049	999.68	.00	999.68
01-52-20-7086	160.34	.00	160.34
01-53-15-7011	1,000.00	.00	1,000.00
01-54-26-7011	1,005.46	.00	1,005.46
01-54-26-7033	3,162.13	.00	3,162.13
01-55-27-7011	1,090.95	.00	1,090.95
01-55-27-7033	458.49	.00	458.49
01-56-35-7011	309.23	.00	309.23
01-56-35-7033	770.43	.00	770.43
01-59-35-7011	1,059.00	.00	1,059.00
01-59-35-7033	780.63	.00	780.63
02-00-00-2200	51,568.89	83,472.80-	31,983.91-
02-54-25-7011	7,515.38	666.67-	6,848.71
02-54-25-7027	173.25	.00	173.25
02-54-25-7030	2,211.90	.00	2,211.90
02-54-25-7033	7,736.33	.00	7,736.33
02-54-25-7040	700.00	.00	700.00
02-54-25-7043	44.02	.00	44.02
02-54-25-7049	2,664.93	.00	2,664.93
02-54-25-7050	191.12	.00	191.12
02-54-25-7061	4,775.60	.00	4,775.60
02-55-25-9057	57,460.27	50,902.22-	6,558.05
03-00-00-2200	666.67	24,621.25-	23,954.58-
03-54-25-7011	7,371.82	666.67-	6,705.15
03-54-25-7027	3,161.50	.00	3,161.50
03-54-25-7030	2,211.90	.00	2,211.90
03-54-25-7033	8,380.81	.00	8,380.81
03-54-25-7040	700.00	.00	700.00
03-54-25-7050	960.72	.00	960.72
03-54-25-7061	1,834.50	.00	1,834.50
Grand Totals:	195,290.57	195,290.57-	.00

CITY OF YERINGTON

Check Register - BIG Council report
Check Issue Dates: 1/5/2026 - 1/18/2026

Page: 10
Jan 20, 2026 02:01PM

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Report type: Invoice detail
Check Type = {<>} "Adjustment"

Report Criteria:

Includes the following check types:

Manual, Payroll, Supplemental, Termination, Void

Includes unprinted checks

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Description	GL Account	Amount	D
01/04/2026	PC	01/08/2026	41394	Draper, Gavin	680		00-00-00-102	775.23-	
01/04/2026	PC	01/08/2026	41395	Zimmerman, Mark	693		00-00-00-102	1,568.17-	
01/04/2026	PC	01/08/2026	41396	Joyer, Abigail	697		00-00-00-102	154.88-	
01/04/2026	PC	01/08/2026	1082601	Adams, Jarrod	582		00-00-00-102	3,027.46-	D
01/04/2026	PC	01/08/2026	1082602	Becker, Dennis	20		00-00-00-102	2,214.82-	D
01/04/2026	PC	01/08/2026	1082603	Brown, Jeremiah	652		00-00-00-102	1,818.04-	D
01/04/2026	PC	01/08/2026	1082604	Bryant, Jeremy	647		00-00-00-102	3,002.15-	D
01/04/2026	PC	01/08/2026	1082605	Clanton, Shawn J.	695		00-00-00-102	3,431.29-	D
01/04/2026	PC	01/08/2026	1082606	Coombs, Brandon	31		00-00-00-102	3,977.21-	D
01/04/2026	PC	01/08/2026	1082607	Durst Jr, Ronald	676		00-00-00-102	2,191.89-	D
01/04/2026	PC	01/08/2026	1082608	Gutierrez, Tommy	659		00-00-00-102	2,886.70-	D
01/04/2026	PC	01/08/2026	1082609	Haas, Stephanie	678		00-00-00-102	2,682.79-	D
01/04/2026	PC	01/08/2026	1082610	Haro-Reynaga Jr., Gustavo	689		00-00-00-102	1,263.91-	D
01/04/2026	PC	01/08/2026	1082611	Jennerjohn, Richard	650		00-00-00-102	2,881.57-	D
01/04/2026	PC	01/08/2026	1082612	Larsen, Stacey	644		00-00-00-102	1,597.52-	D
01/04/2026	PC	01/08/2026	1082613	Larson, Michele	667		00-00-00-102	1,805.59-	D
01/04/2026	PC	01/08/2026	1082614	Mays, Brittany	684		00-00-00-102	1,277.75-	D
01/04/2026	PC	01/08/2026	1082615	McNeill, Sean	683		00-00-00-102	3,059.79-	D
01/04/2026	PC	01/08/2026	1082616	Ruiz, Francisco	658		00-00-00-102	1,270.54-	D
01/04/2026	PC	01/08/2026	1082617	Shapiro, Paul	687		00-00-00-102	3,131.29-	D
01/04/2026	PC	01/08/2026	1082618	Smith, Brian	681		00-00-00-102	3,467.75-	D
01/04/2026	PC	01/08/2026	1082619	Stevenson, Stacy	682		00-00-00-102	2,131.15-	D
01/04/2026	PC	01/08/2026	1082620	Sturtevant, Helen M.	163		00-00-00-102	1,686.48-	D
01/04/2026	PC	01/08/2026	1082621	Tamayo, Ricardo	694		00-00-00-102	763.18-	D
01/04/2026	PC	01/08/2026	1082622	Watson, Sarah	696		00-00-00-102	1,180.30-	D
01/04/2026	PC	01/08/2026	1082623	Wisner, Nicholas	177		00-00-00-102	3,167.29-	D
Grand Totals:								56,414.74-	

Signature Lines

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Includes the following check types:

Manual, Payroll, Supplemental, Termination, Void

Includes unprinted checks

Report Criteria:

Includes the following check types:

Supplemental, Termination, Transmittal

Includes unprinted checks

2

2

Report Criteria:

Includes the following check types:
Supplemental, Termination, Transmittal
Includes unprinted checks

4b

5a

With Our Greatest
APPRECIATION

We Hereby Present

Judge Matheus

For Your Unwavering Support
And Unrelenting Guidance
That Shaped Our Path To Success



5b

City of Yerington Updates

January 2026

Kim Dow
District Manager
Carson City District Office



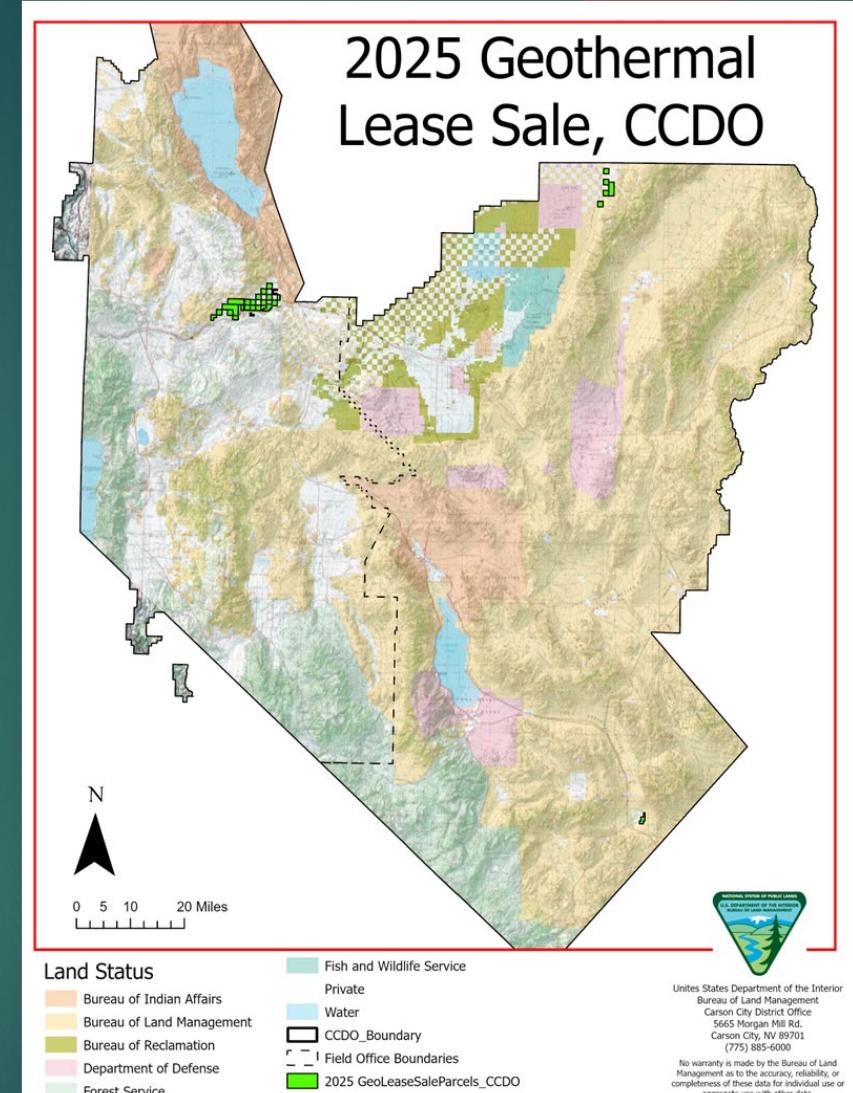
U.S. DEPARTMENT OF THE INTERIOR
**BUREAU OF LAND
MANAGEMENT**

New NEPA Regulations

- Department of Interior issued changes to NEPA procedures on June 30, 2025
 - DOI NEPA handbook has replaced individual agency NEPA policy
 - BLM wide, page limits (75 for EAs and 150 for EISs) and time limits (1 year EAs, 2 years EISs)
 - For BLM Nevada specifically, the time limits are still 6 months and 1 year respectively.
 - Public involvement will generally be limited to mandatory requirements or when it is determined to be warranted
 - Cooperating Agency input and participation are still a routine part of the process
 - EISs and EAs with RMP amendments to have public review
- Big Beautiful Bill allows project proponents to pay for expedited NEPA – 6 months for an EA, 1 year for an EIS.
- Now 433 available Categorical Exclusions available to BLM, many adopted from other agencies

GEOTHERMAL LEASE SALE

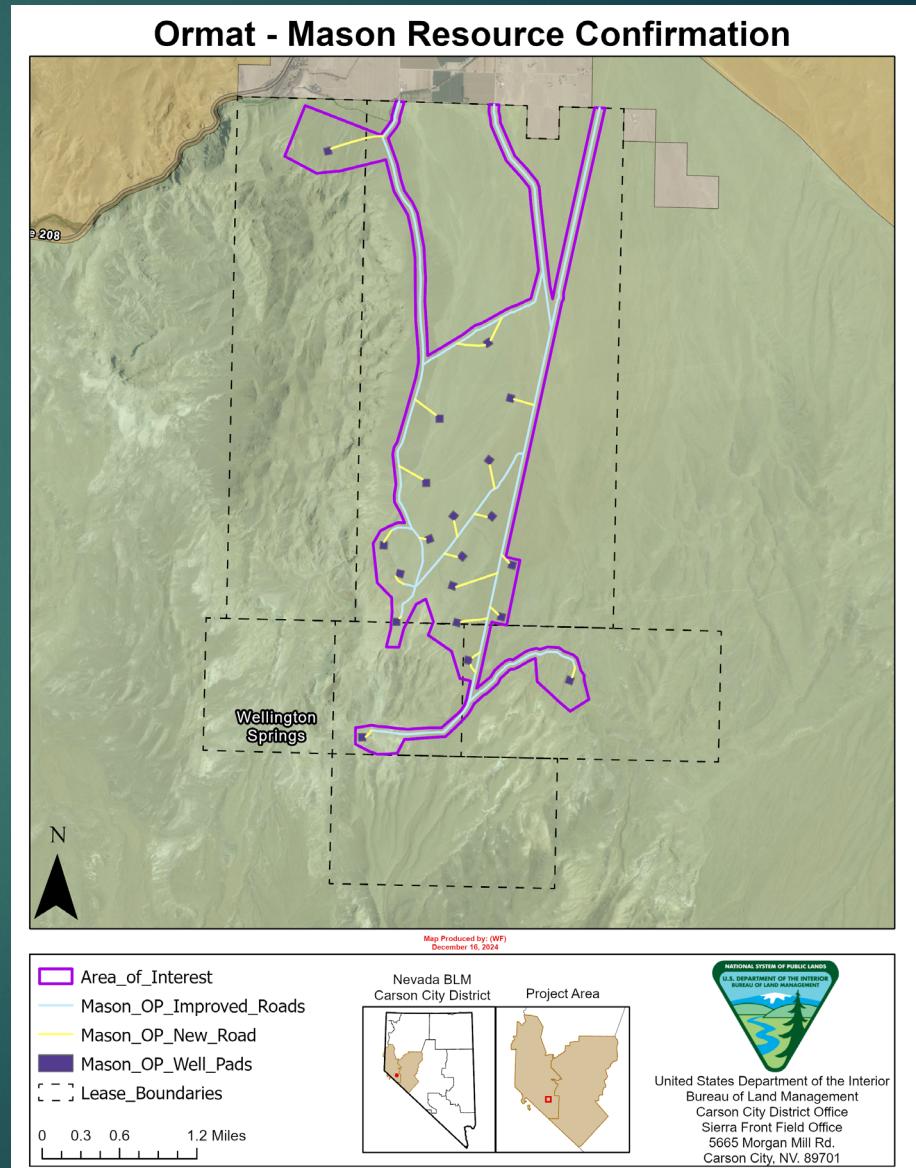
- Lease Sale was held October 21, 2025
 - EA posted to ePlanning.
- Nine parcels were nominated in Carson City District and all were sold:
 - 2 in Churchill County – sold for \$6 and \$8 per acre.
 - 6 in Washoe County – sold for \$21, \$7, \$2, \$5, \$6, and \$39/acre
 - 1 in Mineral County – sold for \$35/acre
- Statewide Lease sale results
 - 86 parcels sold totaling 280,000 acres for approximately \$9.5 million



GEOTHERMAL PROJECTS

Mason Valley Geothermal - Ormat

- EA for geothermal resource confirmation.
- ON USFS land but BLM is permitting authority.
- USFS and USFWS are cooperating agencies
- Consultation letters sent to Walker River and Yerington Paiute tribes.
- Baseline needs have been finalized and sent to Ormat.
- Ormat applied for emergency permitting under SO 3418 on 5/9/2025.
- No decision has been issued from BLM on emergency application.



SOLAR

Current Solar Applications in Carson City District		
PROJECT NAME	PROJECT STATUS	ACRES
Libra Solar	Right-of-Way issued 11/8/24 Secretarial Concurrence received 12/15/25 Notice to Proceed issued 1/20/26	5,778
Mason Valley Solar	Baseline Surveys being completed	2,877
Sleepy Orange Solar	Baseline Surveys being completed	4,367
Parker Butte Solar	Baseline Surveys being completed	2,132
Winston Solar	Application Received	690
Scorpio Solar	Application Received	4,350
Highway Solar	Application Received	1,350
Libra Solar II	Application Received	3,000
Artemesia Solar	Application Received	4,368
Honey Mesquite Solar	Application Received	TBD
Nettleleaf Solar	Application Received	TBD

SOLAR continued

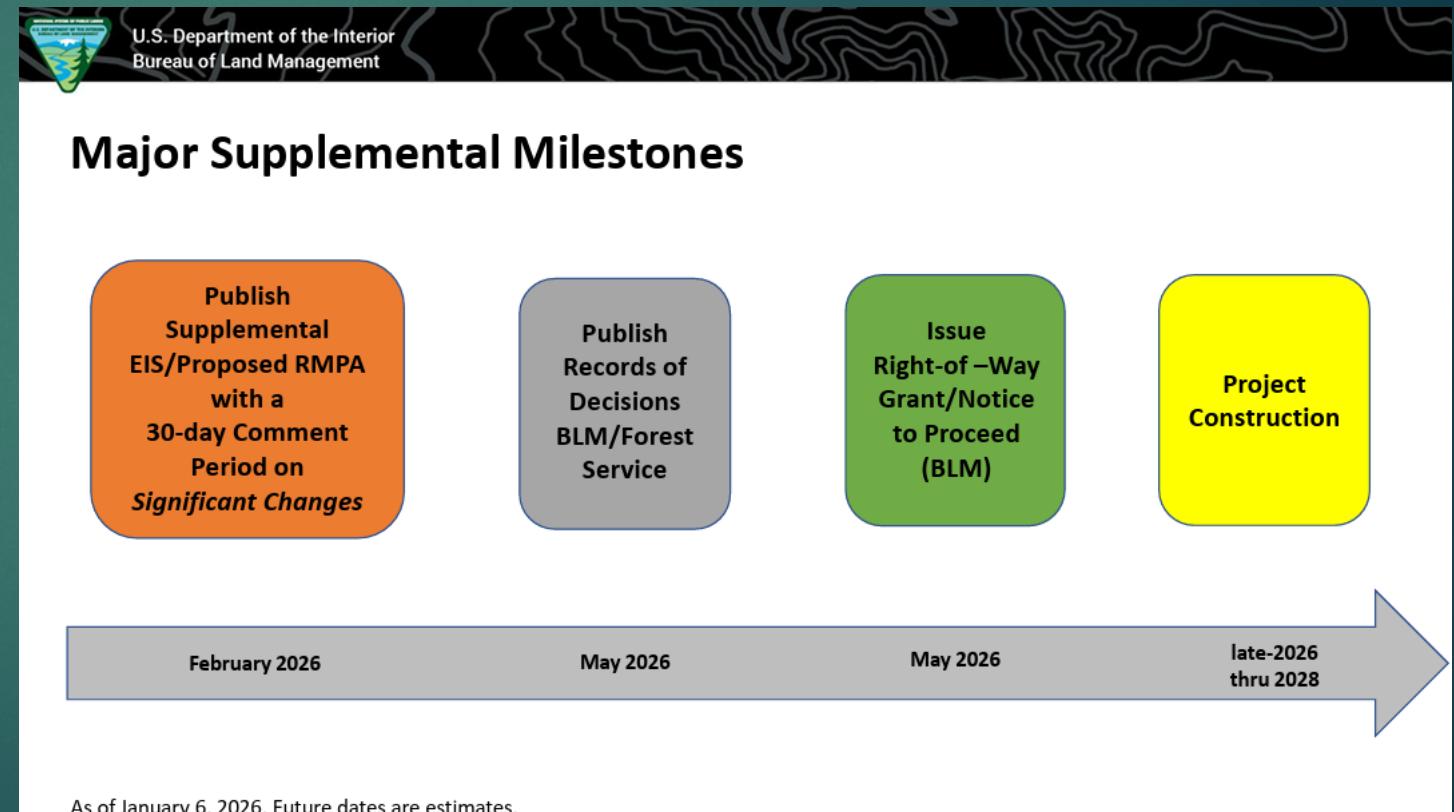
- In addition to NEPA, solar projects require a variety of other permits and authorizations outside of BLM jurisdiction, such as (but not limited to):
 - Local county zoning, land use compatibility, and road use
 - State permits for public utilities, environmental protection, water use, air quality, and stormwater management
 - NV Energy Power Purchase Agreement to tie into transmission lines and substations
- DOI Secretarial Memo for Departmental review related to solar and wind projects (July 2025)
 - The Secretarial Memo directs that all decisions, actions, consultations, and other undertakings related to wind and solar energy facilities shall require review by the Secretary.
 - BLM NV sent review packages for 10 proposed solar projects in NV to the Secretary for review.
- One Big Beautiful Bill Act provides revenue sharing provisions for solar projects:
 - 25% to the State
 - 25% to the County
 - 50% to the US Treasury

TRANSMISSION & BATTERY STORAGE



Greenlink North Transmission

- 500 kV line with 4 GW of power that extends from Walker Substation in Yerington, NV to Robinson Substation in Ely, NV generally following Highway 50.
- Currently in the process of developing a Supplemental EIS/Proposed RMP Amendment that would respond to:
 - Issues from the protest period
 - Governor's Office request to modify or remove restrictions on construction in greater sage-grouse habitat
 - Management direction changes in the 2025 Great Sage-Grouse Plan Amendment



Greenlink West Transmission

- ❑ Segment 1 is in construction.
- ❑ Segments 2 and 3 surveys are in progress.
- ❑ Segments 4, 5, 6 are north of Walker Substation and consist of 345 kV loops. Surveys are expected to start in January 2026.

Construction of Transmission Lines

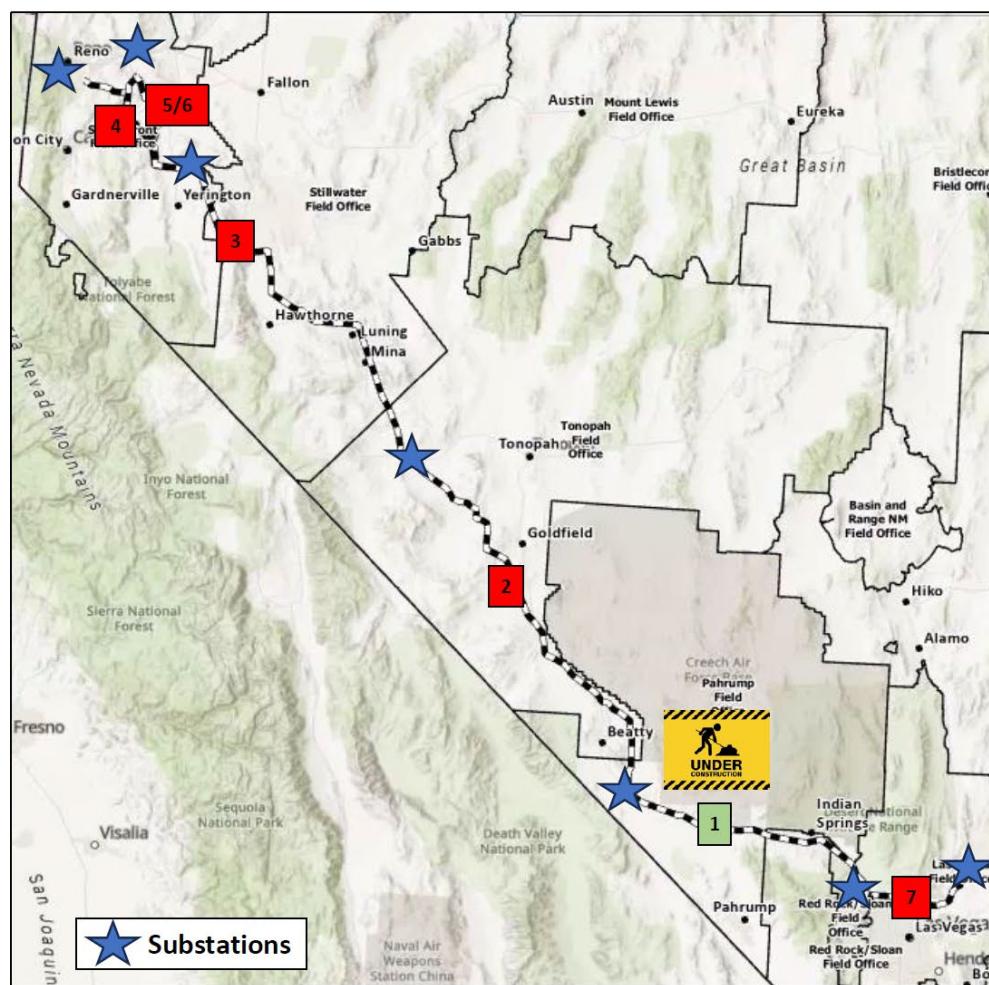
Segment 1: on-going construction is expected to continue into 2026.

Segment 2: on-going pre-construction activities includes, but is not limited to: noxious weed inventories, cultural resources data recovery, and micrositing. Construction is expected to start in 2026.

Segment 3: on-going pre-construction activities includes, but is not limited to: noxious weed inventories, cultural resources data recovery, and micrositing. Construction is expected to start in 2026.

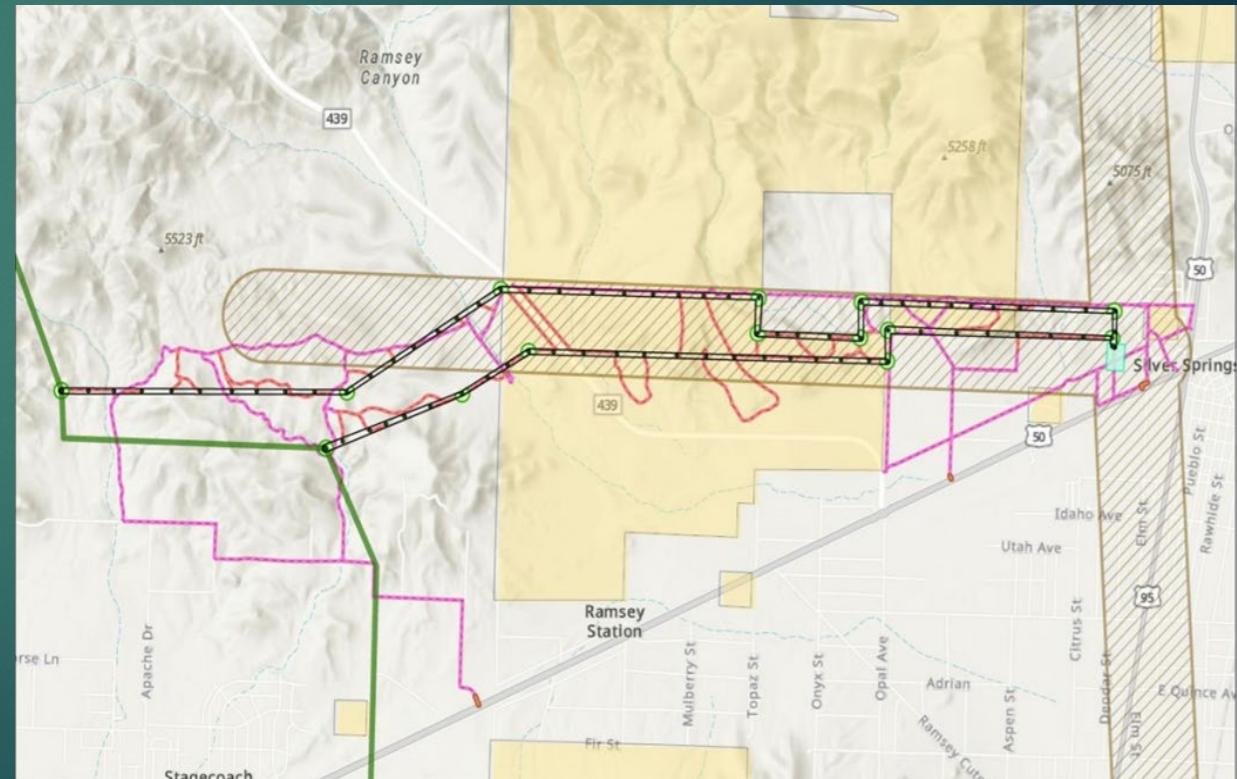
Segments 4-6: pre-construction activities are expected to start in 2026.

Segment 7: pre-construction activities are expected to start in 2026.



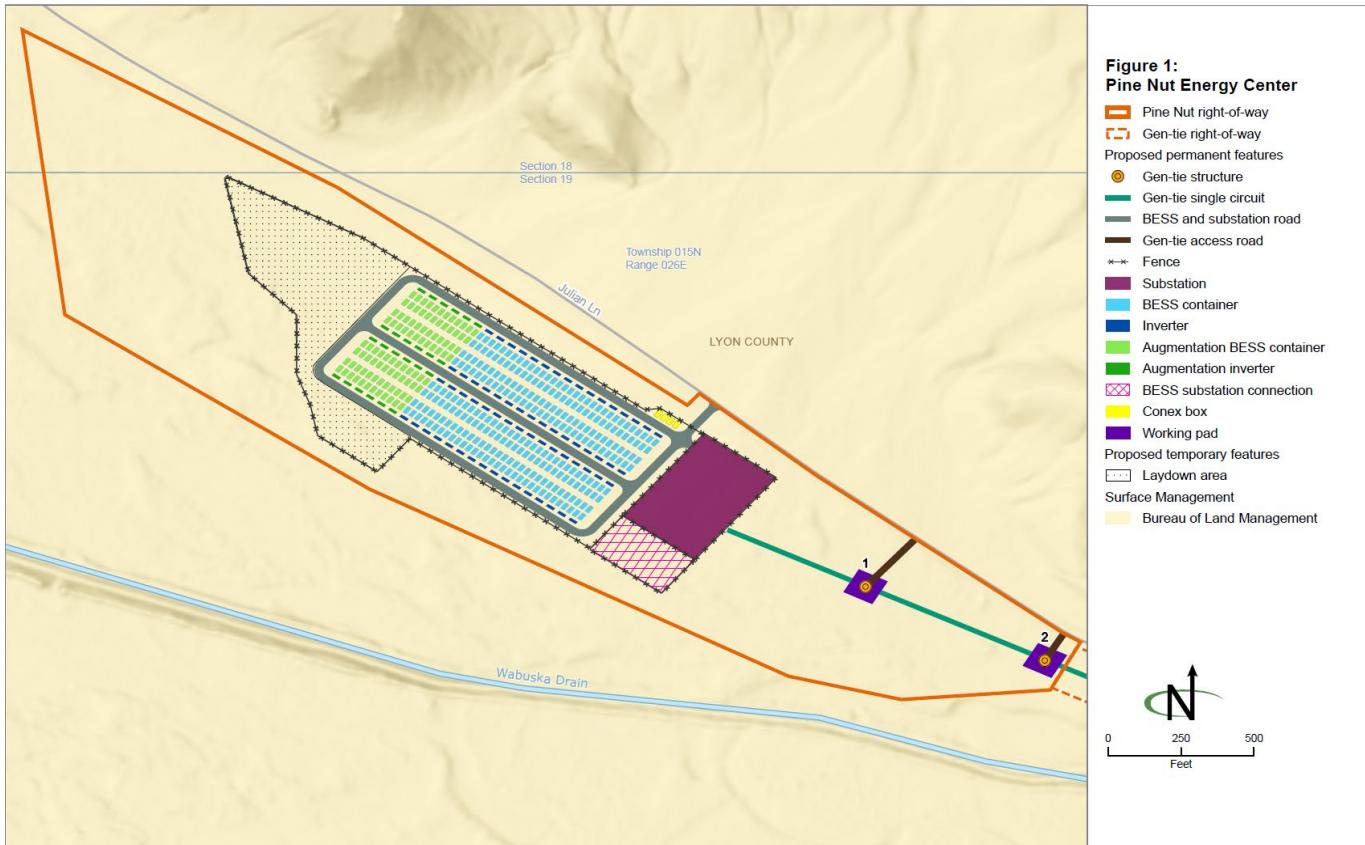
345 kV Transmission Line (Silver Springs)

- This project is one of the Greenlink West loops in phases 4, 5, and 6
- Critical component of NV Energy's regional transmission planning
- Total of 15.7 miles of transmission line:
 - Northern segment - approximately 9.2 miles
 - Southern segment - approximately 6.5 miles
 - 11.7 miles are within the BLM locally designated West –Wide Energy Corridor
- Will serve multiple end users on a non-proprietary basis, including a Microsoft data center
- Cultural Report has been submitted and is under review.
- Next step: establish Cooperating Agencies and approve baseline data to start NEPA
- Scheduled to be placed in service in 2029.



Pine Nut Battery Energy Storage System (BESS)

- The Pine Nut Solar Project was not viable and is not moving forward.
- We now have an application for a BESS, encompassing 103 acres.
- The Project would be located approximately 12 miles north of the town of Yerington and approximately 4 miles east of US Route ALT 95A.
- 200-megawatt battery storage, an on-site substation, access roads, and a generation tie-in (gen-tie) transmission line that would connect to the power grid at the planned Walker River Substation.
- Baseline surveys are being completed.
- NEPA could potentially begin this winter, pending BLM review and acceptance of the baselines and more complete project descriptions.



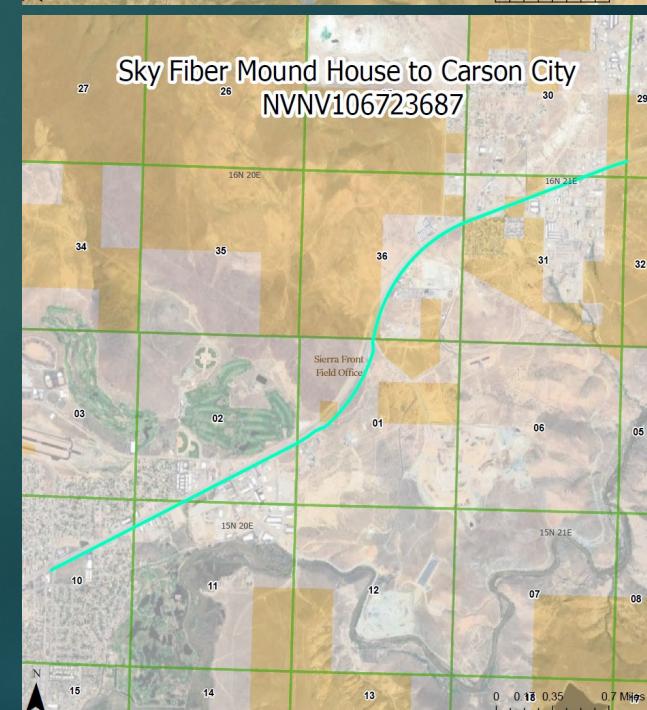
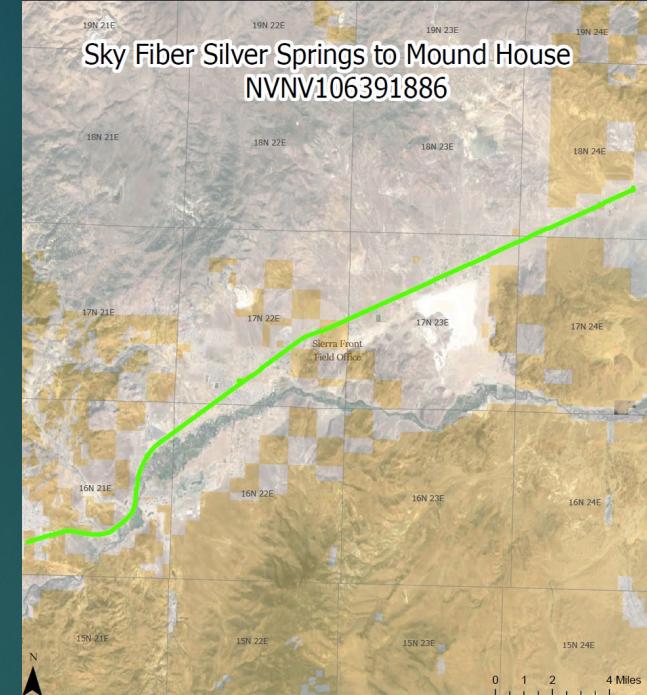
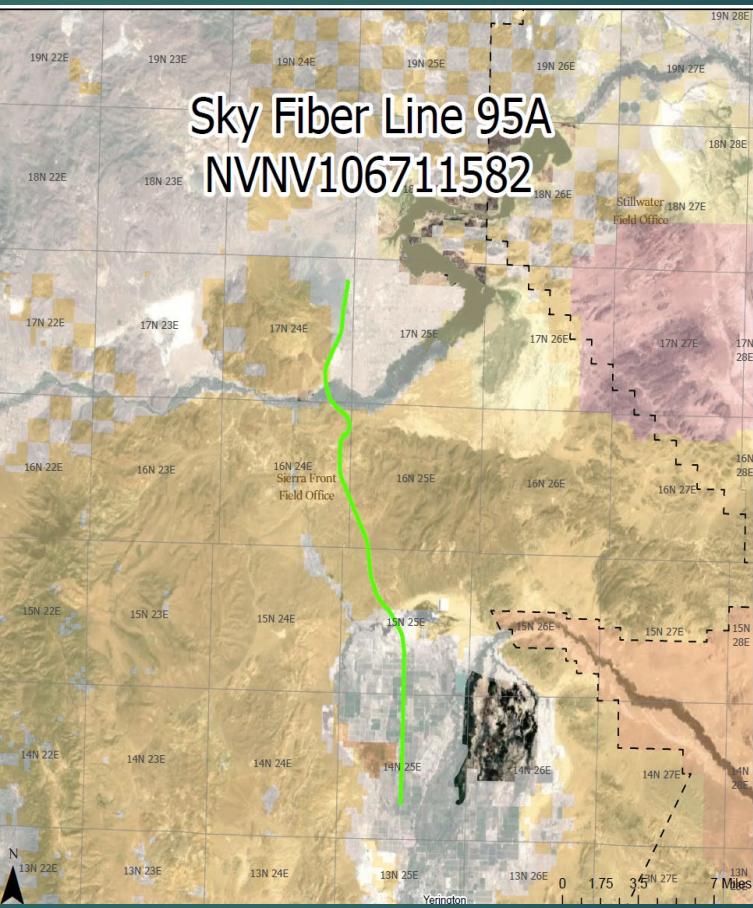
OTHER LANDS & REALTY

- Anaconda
 - Application submitted by Atlantic Richfield Company (ARC) to purchase 2,062 acres of public lands in and around the Anaconda Copper Mine Site.
 - The Final EA/Proposed RMP Amendment was published on May 5, 2025.
 - The Notice of Realty Action published date is pending for the Federal Register.
 - A Decision on this land sale is expected by the end of the calendar year.
- Fernley Land Conveyance
 - Phase 1 is complete, and the land has been patented to the City of Fernley
 - Currently working on Phase 2 to complete the land conveyance
 - Cadastral field investigation on Parcels 9 & 10 complete; next step is a boundary survey

OTHER LANDS & REALTY

Sky Fiber Internet Line

- Fiber Installation Project located in Lyon and Carson County, Nevada.
 - Three applications include the underground installation of micro duct and fiber cable. The projects will be located within NDOT's 95A and US 50 ROW's. Approximately 14.2 miles of the 41.4 miles of fiber line will be on BLM.
 - US-95A from Yerington to Silver Springs
 - US-50 from Silver Springs to Mound House
 - US-50 from Mound House to Carson City



Natural Resources

- Lahontan Wild Horse Gather Plan
 - ❑ A gather plan for the Lahontan Herd Management Area was approved in July 2025 to reduce wild horse numbers to within the established appropriate management level.
 - ❑ There are currently no gathers scheduled within the Carson City District; a FY26 gather schedule is still pending from BLM HQ office.
- Pine Nut Mtns Restoration Projects
 - ❑ In partnership with the Walker Basin Conservancy, the District approved spring/meadow restoration projects at 4 sites in the Pine Nut Mtns. Invasive plant species were treated with herbicide over the summer and fencing around sensitive wetland features began this fall and will continue in the spring when conditions allow. Following fence installation, native plants will be planted or seeded, contributing to improved habitat functionality for bi-state sage-grouse.

FUELS & RESTORATION

- Pile burning will occur along the Sunrise Pass fuel break. Ignitions are dependent of appropriate conditions but ~100 acres will be treated this winter.
- An aerial herbicide treatment will be conducted in the Mill Canyon Area to reduce cheatgrass in and around the historical Adrian fire scar. Follow-up seeding will be completed the following year.



Questions

Thank You

6



January 20, 2026

To: Mayor, John Garry
and City Council, Nick Beaton, Matt Galvin, Omar Lopez, Shane Martin

From: Steven Douglas, Planning Commission President

Subject: Annual Report of the Yerington Planning Commission

Mayor and City Council,

The Commission's Annual Report is a summary and status report of planning activities over the past year and is a communication tool to share recent achievements and plans for future community goals.

1. Membership

Steve Douglas, President	Elmer Bull
Eric Bodenstein	Lacey Parrott
Travis Crowder	Vacant Seat 1
Stacey Larsen, Secretary	Vacant Seat 2

2. Meetings

The Yerington Planning Commission held four (4) meetings during the 2025 Calendar year.

02-26-2025 Reversion of Acreage APN 001-671-15 & 001-671-16
 Special Use Permit Application APN 001-681-07
 Special Use Permit Application APN 001-541-09

08-27-2025 Master Plan Amendment APN 001-325-03 & 001-325-04
 Zone Change Application APN 001-325-03 & 001-325-04

09-24-2025 Master Plan Review and Recommendation

12-17-2025 Vacation or Abandonment of Street or Easement APN 001-171-25 &
 APN 001-171-26

3. Master Plan

The 2025 Master Plan was reviewed by the Planning Commission in September of 2025 and recommended for adoption by the Yerington City Council. Yerington City Council approved the adoption of the 2025 Master Plan in October 2025. This updated the 2005 Master Plan.

4. Zoning Updates

The Planning Commission recommended one zoning change application - changing APN 001-325-03 & 001-325-04 from R-1 Single Family Residential to C-2 Commercial. This recommendation was approved by Yerington City Council in September 2025.

5. Upcoming

Nevada Assembly Bill 241: Requires that cities and counties in Nevada adopt an ordinance authorizing multifamily housing development or mixed-use development that includes residential to be allowed by-right on property zoned for commercial use. It also allows agencies to adopt standards and requirements to qualify for the by-right multifamily or mixed-use development. If the agency does not take action, the new law in AB241 will automatically take effect on March 1, 2026.

Respectfully submitted,

Steven Douglas

Date

Presented to, and accepted by Yerington City Council on January 26, 2026

John J. Garry, Mayor

Date

7

City of Yerington
Public Works
Emergency Response Plan



24 December 2025

Paul Shapiro, CSP

Public Works Director

Table of Contents

- Utility and Emergency Contact
- Introduction
- Coordination Activities
- System & Emergency Contacts
- Water System Equipment & Chemicals
- Public Works Chain of Command
- ERP Flow Chart
- Contact List
- Public Communication and Media Notification
- Emergency Response Incident Command Location
- Alternative Water Source
- Appendix A Example Press Release
- Appendix B Sample Collection
- Appendix C NIMS/ICS
- Appendix D Boil Water Notice English/Spanish
- Appendix E Safety Data Sheets

Introduction

Section # 1

This Emergency Response Plan (ERP) has been developed based on the utility's vulnerability assessment (VA) and may also include other specific response incidents that require immediate actions to remediate. A careful review of past ERPs has concluded that the use of a nine-step process is sufficient to cover the needs of the City of Yerington (CoY) Public Works. The nine steps include; system specific information, notification information, chain of command, communications, alternate water sources, (i.e. drinking water, (DW) and waste water (WW), local emergency planning, coordination, safety and sampling.

The ERP is a resource to be used during any size event and is meant to be a continuously updated plan based on lessons learned, updated staffing, best practices and updated technology or information. Contacts should be verified on an annual basis at a minimum and updated as appropriate. Bulk chemicals are included as they are of utmost concern during an incident, Safety Data Sheets should also be reviewed annually and updated as changes are made due to suppliers or new bulk chemical products. All incidents should follow the current National Incident Management System (NIMS)/Incident Command System (ICS) guidelines to improve response and communication with responding agencies.

Coordination and communication with all First Responders prior to an emergency may be one of the most important aspects of completing the ERP. As a part of this ERP the City of Yerington, Public Works has identified those parties that may be requested to assist during an emergency.

By contacting and working with the officials and locals the utility has made each party aware of and understanding of their roles and responsibilities in an emergency response. Practicing the ERP with staff, elected officials, First Responders, state and federal officials is very important and the best way to have everyone understand their roles and responsibilities in the event of an emergency. Training can include brief sessions, classroom tabletop exercises, or mock exercises (drills).

Coordination Activities

Actions	Response (yes/no)	Time	Notes
Contact 911 for Emergency Response			
Contact Public works Director			
Contact City Manager			
Contact Police Chief			
Contact NDEP			
Contact Elected Officials			
Are all parties aware of their Roles & Responsibilities during the event			
Is staff properly trained and equipped to deal with chemical spills			
Contact Nevada Energy			

Contact Lyon County Emergency Manager			
Contact Nevada State Police (Highway Issues)			
Contact affected Citizens (Boil Water Notices)			
Contact Media			
Contact outside agencies/locals for support			
Restoration of Service			
Sampling needs			
After Action Reports and Discussion			

System and Emergency Contact Information

Water System Information

Water Station ID: NV0000255

Water Station Name: City of Yerington

County: Lyon

Population: 3,144 City of Yerington

Total Customers Served: 2,365 (homes, businesses include city and county)

ERP Responsible Party

Paul Shapiro

Public Works Director

775-463-3511

Primary Emergency Contact

Paul Shapiro

775-463-3511 Office

775-364-8895 Cell

775-463-2284 Fax

pauls@yerington.net

Secondary Emergency Contact

Dennis Becker

775-530-4824 Cell

775-463-2284 Fax

dennisb@cityoyerington.net

Water System Inventory

California Well / Water Treatment Plant

750 Gallons 12.5% Bleach

750 Gallons Ferric Chloride

Submersible Pump

Broadway Well

250 Gallons Diesel Fuel

Turbine Pump

Mountain View Well

No Chemicals

Submersible Pump

Mason Well

100 Gallons 12.5 % Bleach

Submersible Pump

Crystal Clear Booster

50 Gallons 12.5 % Bleach

Luzier Booster

50 Gallons 12.5% Bleach

215 Trowbridge (Shop)

200 Gallons 12.5% Bleach

1000 Gallons Diesel Fuel

250 Gallons Gasoline

Wastewater Treatment Plant

50 Gallons 12.5% Bleach

Water Tanks

Yerington Water Tank # 1 2 MG

Yerington Water Tank #2 1 MG

Mason Water Tank 1 MG

Crystal-Clear Water Tank .29 MG

Sunset Hills Water Tank .5 MG

(MG = Million Gallons)

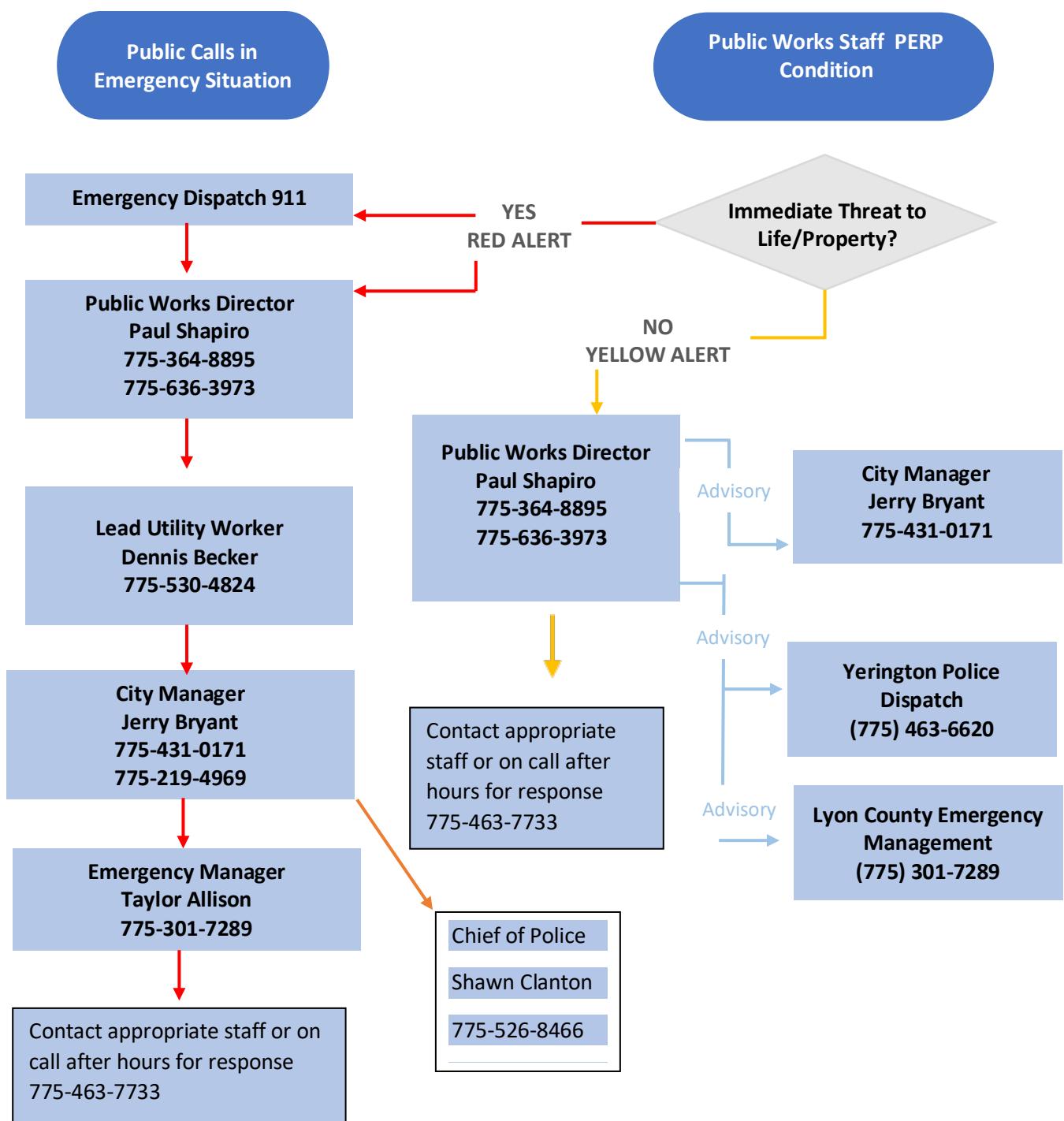
City of Yerington Public Works Emergency Response Plan

Incident Chain of Command City of Yerington

The internal Chain of Command for the Public Works Department follows the NIMS/ ICS. Initial Incident responsibility is on the employee that responds or discovers the incident. Incidents are always scalable depending on the situation. It is of utmost importance that each staff member and manager understand their roles and responsibilities in an incident.

Name	Title	Office	Work Cell	Personal Cell	Home	Responsibilities
Paul Shapiro	Public Works Director	775-463-3511	775-364-8895	775-636-3973	N/A	Organize and Oversee staff
Dennis Becker	Lead Utility Worker	775-463-3511	775-530-4824			Onsite Task Coordination
Jerry Bryant	City Manager	775-463-3511	775-431-0171	775-219-4969	N/A	Finance and Outside Agency Coordination
Shawn Clanton	Chief of Police	775-463-2333	775-526-8466	775-301-7376	N/A	Law Enforcement
Taylor Allison	Emergency Manager	775-344-8435	775-301-7289	775-720-0756	N/A	Emergency Management

City of Yerington Public Works ERP Notification Chart



City of Yerington Public Works Emergency Response Plan

Contact List Public Works

Public Works Director	Paul Shapiro	775-364-8895	775-6363973	
Public Works Admin	Michele Larson	775-364-8348		
Utility Lead	Dennis Becker	775-530-4824	775-901-2602	
Utility Worker	Ronald Durst	775-302-1139		Animal Shelter, Airport, Waste Water
Utility Worker	Tommy Gutierrez	775-364-8346	775-781-3517	Roads, Parks, Equipment
Utility Worker	Gustavo Haro	775-364-8344	714-414-8492	
Utility Worker	Mark Zimmerman	707-486-3494		
Utility Worker	Frank Ruiz	775-364-8326	775-309-5795	IT, Water Meters
Public Works	After Hours on Call	775-463-7733		

Contact List City of Yerington Departments

Mayor	John Garry	714-369-3499	
City Manager	Jerry Bryant	775-431-0171	775-219-4969
City Clerk	Stacey Stevenson	775-720-1326	
Book Keeper			
Front Desk		775-463-3511	
Police Chief	Shawn Clanton	775-526-8466	

City of Yerington Public Works Emergency Response Plan

Contact List Lyon County

Emergency Management	Taylor Allison	775-301-7289	
Emergency Management Analyst	Celeste MacFarlane	775-450-0478	
Fire Chief	Scott Draper	775-750-4398	
Asst. Fire Chief	Lacey Parrot	775-722-1984	
Mason Valley Fire	Front Desk	775-463-2261	
Lyon County Dispatch		775-463-6620	
SLMC	Toni Inserra	775-463-2301 Main	775-224-2374 Cell
Lyon County Utilities	Sean Sinclair	775-720-7146	

Contact List Service

Thunder Electrical	Richard Pittman	775-546-3363	
Nevada Energy	Emergency Line	775-834-4444	
Southwest Gas	Emergency Line	800-772-4555	
Telemetry	Sierra Controls	775-236-3350	
Carson Pump	Dan Trampe	775-888-9926	Pumps/Alt. Power Source
Dig Safe		811	
Pape Machinery		775-463-3535	
DOWL Engineering	Greg Lyman	775-851-4788	775-830-4595
Desert Engineering	Greg Chico	775-463-3478	775-745-5922
Wet Lab	Mckenna Oh	775-355-0202	775-842-2497
Thatcher Chemical	Brian Karsok	775-358-0888 Office	775-842-0102 Cell

Contact List State Agencies

NDEP BSDW	Dustin Deitch	775-687-9517	
NDEP BWPC	Mark Kaminski	775-687-9424	775-315-4201
NDEP BWPC	Emergency	775-687-9433	775-687-9366
NDOT Supervisor	Steve Wood	775-427-1338	
NDOT Lead	Roger Rodarte	775-508-8359	

Public Communication and Media Notification

Public Communications are to be directed by the City Manager or their designee using social media and other forms of media as available. Careful planning of the messaging must be used to inform the public of issues within the city utility systems. If any media should question any City employee about an incident, the employee should refer them to the City Manager for any comment.

Issues such as Boil Water notices shall be issued by the Public Works Director for any incident involving potential contamination of the City Water System. These notices shall be delivered to each resident in the area affected using door hangers printed in English and Spanish and or phone calls when possible.

Appendix A has an example of a press release that can be utilized in an emergency.

Any interview with the media must be approved by the Mayor or City Manager or in their absence the Public Works Director.

When dealing with the media:

Refer them to Mayor, City Manager or Public Works Director

Be truthful and upfront

If you are unsure of the answer to a question do not be afraid to state that as your answer

Avoid technical jargon

When appropriate, additional sources of information may be provided

Answer questions politely and not defensively

Time permitting, a list of the elements which will be covered should be provided to the media

Remember you get one chance with the media if they misunderstand what you said and it gets published there is no going back. So, think it out before you speak.

Emergency Response Procedures

Emergency Operations Center

City Hall Conference Room

14 East Goldfield Ave

Access Control

Access to City Hall should be restricted during an emergency event and an Officer with the Yerington Police Department should be stationed at the front door if possible. If an Officer is not available a City staff member can assume this role.

Equipment

A list of Equipment that can be used in the event of an emergency, including personnel protective equipment (PPE) to be used during sampling for laboratory analysis can be found in Appendix D. Refer to the Safety Data Sheets for more detailed PPE requirements, these are included in Appendix E.

Sample Collection and Analysis

Information about sampling beyond the normal samples already taken by staff at Water and Waste Water locations can be obtained by contacting Mckenna Oh at Wet Labs. They will provide the correct bottles with preservatives for our sampling needs.

Alternative Water Source

The City of Yerington has no alternative water sources

The City of Yerington does not have a bulk water supplier, we purchase bottled water through the local Raley's grocery store.

We do have an agreement with Lyon County for potable water haulers (prioritized for restoring critical community lifelines such the hospital, jail, schools).

The City of Yerington has four wells that supply the City there is opportunity to take one or two out of service and cover the water demand depending on the time of year and which well(s) are offline.

Appendix A Sample Press Release

City of Yerington

Press Release for Public Safety

Description of the incident

Population at Risk (location, streets, addresses)

Instructions to Affected Parties

Potential Health Effects

Contact Name: _____ **Phone Number** _____

Delivery of information during a Major Event include; Broadcast Media, i.e. Radio and Television, Website, Text and Door to Door Hand Delivery of Notices.

Texting for City updates and Emergency Messages can be joined by texting “Yerington” to 91896, and clicking yes when prompted to opt in. By joining the City of Yerington Text system, you will always be amongst the first to know what is happening in Yerington.

Appendix B Sample Collections

When sampling is required for either Drinking Water (DW) or Wastewater (WW) It is imperative to understand the process and the hold times for samples. Information for this program can be provided by the City's vendor Wet Labs in Sparks Nevada. They can be reached at 775- 355-0202, our contact is Mckenna Oh.

Appendix C National Incident Management System (NIMS) Incident Command System (ICS)

Federal Emergency Management Agency (FEMA) provides training on Incident Command. These are programs used throughout the country to provide clear communications between agencies from different jurisdictions. Training information can be found at:

<https://training.fema.gov/nims/>

All employees who are involved in responding to an emergency should take this training as a part of their job duties. These courses are offered online.

Appendix D Sample Boil Water Notice

Warning

Boil Your Water Before Using

Water is contaminated with Fecal Coliform or E. Coli

Fecal Coliform or E. Coli has been found in the water supply on _____

. This could make you sick and are of particular concern to people with weakened immune systems.

What should you do?

DO NOT DRINK THE WATER WITHOUT BOILING IT FIRST. Bring the water to a boil, let it boil for 3 minutes (US, EPA, Jan. 19 2021), and let it cool before using, or use bottled water. Boiled or bottled water should be used for drinking, ice, brushing teeth, washing dishes, and preparing food until further notice.

Fecal Coliform and E. Coli are bacteria whose presence indicates that water may be contaminated with organisms that can cause illness in humans. These organisms can cause diarrhea, cramps, nausea, headaches or others symptoms. They may pose a serious health risk for infants, young children, elderly people, and those people with compromised immune systems.

The symptoms above are not caused only by organisms in drinking water. If you experience any of these symptoms and they persist, you should seek medical advice. People at increased risk should seek advice about drinking water from their Health Care provider.

See Back of Page

What happened, and what is being done?

The water distribution system is tested routinely for contaminants. Routine testing has uncovered this situation, or it was caused by a water line break in the system. In either case it is being investigated by the Public Works Department Staff and repairs are under way. Once the repairs are completed two sets of three of samples will be taken within a 24-hour period. These samples are taken from different locations within the area at risk. Once the samples are cleared by the Laboratory a Notice will be sent out to all affected users in the affected area.

Public Works does work very closely with the State Nevada Division of Environmental Protection to ensure that our water supply remains safe. They have been notified of the situation and are aware of our ongoing efforts.

If need be bottled water will be provided to affected users by the City of Yerington.

For more information or to request bottled water please contact us at
775-463-3511

Sincerely,

City of Yerington

Public Works Director

775-463-3511

Appendix D Spanish Version

Apéndice D Ejemplo de aviso para hervir el agua

Advertenci

Hervir el agua antes de usarla.

_____ El agua está contaminada con coliformes fecales o E. coli.

Se han encontrado coliformes fecales o E. coli en el suministro de agua el _____.

Esto podría causarle enfermedades y es motivo de especial preocupación para las personas con sistemas inmunitarios debilitados.

¿Qué debe hacer?

NO BEBER EL AGUA SIN HERVIRLA PRIMERO. Hirvir el agua,

déjela hervir durante 3 minutos (EE. UU., EPA, 19 de enero de 2021), y déjela enfriar antes de usarla, o utilice agua embotellada. Se debe utilizar agua hervida o embotellada para beber, hacer hielo, cepillarse los dientes, lavar los platos, y preparar alimentos hasta nuevo aviso.

Los coliformes fecales y la E. coli son bacterias cuya presencia indica que el agua puede estar contaminada con organismos que pueden causar enfermedades en los seres humanos. Estos organismos pueden causar diarrea, calambres, náuseas, dolores de cabeza y otros síntomas. Pueden poner en grave riesgo la salud de los bebés, los niños pequeños, las personas mayores y las personas con sistemas inmunitarios comprometidos.

Los síntomas anteriores no solo son causados por organismos presentes en el agua potable. Si presenta alguno de estos síntomas y persisten, debe consultar a un médico.

Las personas con mayor riesgo deben consultar a su proveedor de atención médica sobre el consumo de agua.

¿Qué ha ocurrido y qué se está haciendo al respecto?

El sistema de distribución de agua se somete a pruebas periódicas para detectar contaminantes. Las pruebas rutinarias han revelado esta situación, o bien ha sido causada por una rotura en la tubería de agua del sistema. En cualquier caso, el Departamento de Obras Públicas lo está investigando y se están llevando a cabo las reparaciones. Una vez completadas las reparaciones, se tomarán dos series de muestras en un periodo de 24 horas. Estas muestras se toman en diferentes lugares dentro de la zona de riesgo. Una vez que el laboratorio haya aprobado las muestras, se enviará un aviso a todos los usuarios afectados de la zona afectada.

El Departamento de Obras Públicas colabora estrechamente con la División de Protección Ambiental del Estado de Nevada para garantizar que nuestro suministro de agua siga siendo seguro. Ya se les ha notificado la situación y están al tanto de nuestros esfuerzos continuos.

Si fuera necesario, la ciudad de Yerington proporcionará agua embotellada a los usuarios afectados.

Para obtener más información o solicitar agua embotellada, póngase en contacto con nosotros marcando el numero de telefono 775-463-3511.

Atentamente,

Ciudad de Yerington

Director de Obras Públicas

775-463-3511

All Clear Notification Spanish Version

AVISO DE HERVIR EL AGUA REVOCADO

Sistema Público de Abastecimiento de Agua de la Ciudad de Yerington.

N.º de identificación del sistema público de abastecimiento de agua: NV0000255

Por la presente se revoca el “Aviso de Hervir el Agua” preventivo emitido al sistema público de abastecimiento de agua de la ciudad de Yerington el_____.

Los resultados de las pruebas bacteriológicas indican que no hay presencia de E. coli ni otras bacterias coliformes en el sistema. Los resultados de las pruebas son las siguientes:

Fecha de la muestra Numero De Muestras Resultados

_____ 2 Ausente

_____ 2 Ausente

Firmado_____

Fecha _____

Appendix E Safety Data Sheets

Ferric Chloride 38-42% 10-22-2024

Sierra Sani-Chlor 12.5 % (Bleach) 5-10-2024

Revision Log

City of Yerington Public Works Emergency Response Plan

Revision #	Date	Change notes	Approval
1	12-24-2025	Complete Rewrite	Paul Shapiro

8

1.0 INTRODUCTION

1.1 About the Master Plan

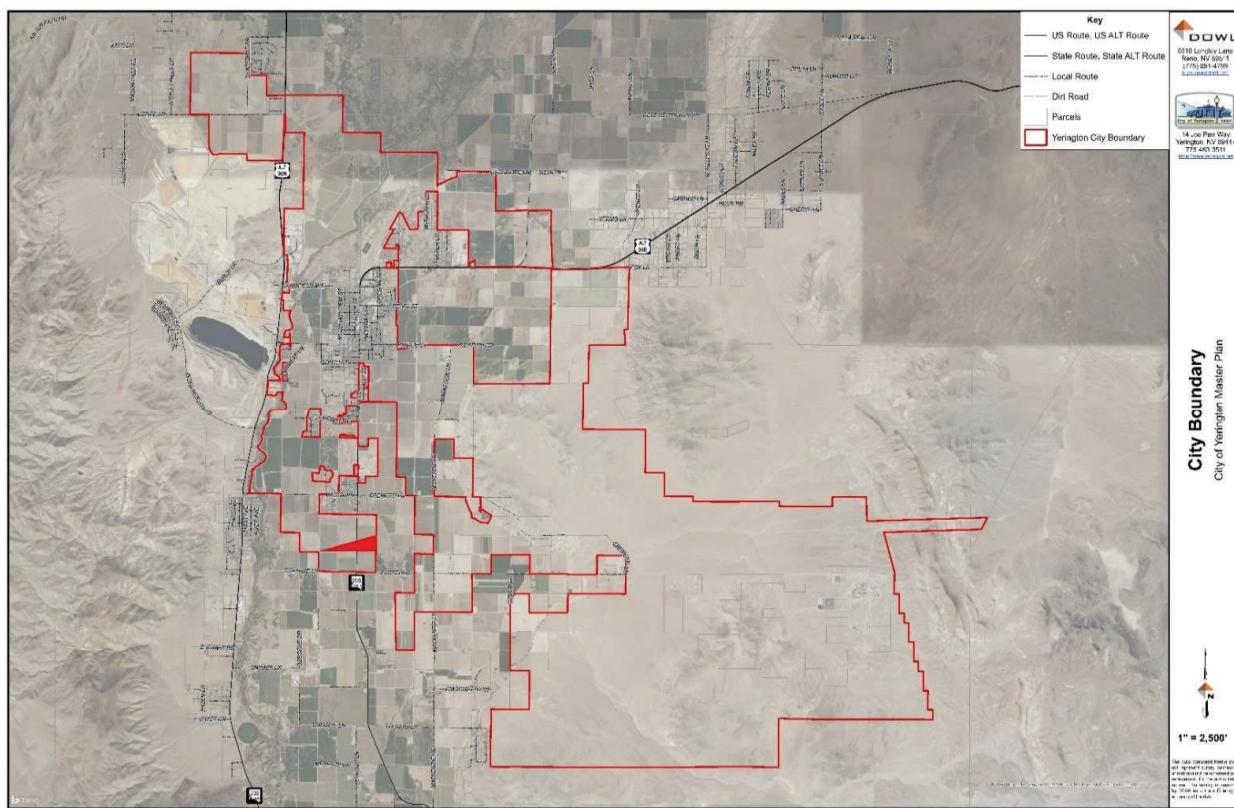
The City of Yerington (City) Master Plan serves as an important tool for identifying and planning for growth relative to the core values of the community over the next 10 to 20 years. The Master Plan is required by Nevada Revised Statute (NRS) 278.150 through 170, which stipulates different plan requirements based on the size of the county that a city resides within. Given the city is within a county with a population less than 100,000, this Master Plan is updated voluntarily to account for changes since the prior 2005 Master Plan and set the community's vision for the future (Figure 1).

1.1.1 Public Engagement

Public outreach included three stakeholder engagement meetings and one open house (Figure 2). Additionally, community surveys, passed out at the open house and linked via QR code, solicited input on the master plan and its policies. The City posted notice of the events with local media outlets and social media, along with efforts by elected officials to inform their constituents. Those in attendance and responsive were passionate about their community. Key topics of discussion included:

- Improving economic growth by supporting small businesses and encouraging agritourism events
- Attracting and retaining residents
- Revitalizing downtown
- Providing a diversity of housing types
- Encouraging job growth through vocational and trade programs
- Strengthening regional partnerships including with the Tahoe-Reno Industrial Center and Western Nevada College





Source: DOWL, 2024

Figure 1: City of Yerington Map





Source: DOWL, 2024

Figure 2: Second open house conducted on October 2, 2024 for the Master Plan update

The City distributed the Draft Master Plan for review on the project website and at the third stakeholder engagement meeting in September 2024. Input from stakeholders resulted in updates to the Master Plan. Public input at open houses provided valuable insight into the community's core values and changing trends since the 2005 Master Plan. The City posted notice of the available draft for public review in partnership with local media outlets and social media, along with efforts by elected officials to inform their constituents.

The City received feedback on the draft Master Plan which was considered, and an updated version of the Master Plan was distributed for public review and prior to adoption meetings with the City's Planning Commission (PC) and City Council.

1.1.2 Vision Statement

The City identified economic growth, resilience, and preparedness as fundamental principles throughout the master planning process due to the influence on population growth. Stakeholders and the public contributed input and created a vision statement to represent the community's visions and values.

As a City, we are committed to enhancing community vibrancy, resilience, and growth through strategic civic investments, community partnerships, education, and economic innovation. In 2045, Yerington will offer a safe and family-oriented community with a strong sense of local pride. The city will be a place where people want to live, work, and recreate. Tourists will visit Yerington for festivals throughout the year celebrating Yerington's agricultural and mining heritage. Young people will stay in Yerington to raise a family or return after college to start businesses and careers. Yerington will offer a high-quality of life for retirees who will enjoy its recreational opportunities, community events, and low cost of living.

The vision statement recognizes the significance of economic growth while emphasizing the interrelationships among all aspects of the Master Plan elements.

1.1.3 Relationship to NRS

This Master Plan is prepared in compliance with NRS 278.150 through 278.170, which states that a Planning Commission and Board of Commissioners shall prepare and adopt a comprehensive, long-term general plan for the physical development of the city. The NRS also acknowledges that elements of a Master Plan are based on population size at a county level and distinguishes between those jurisdictions in counties less than 100,000, those jurisdictions within counties over 100,000, and those jurisdictions within counties over 700,000. The City is located within Lyon County, a county with a population of 65,116 as of 2024 according to the Nevada State Demographer. As such, NRS 278.160 recommends the Master Plan update all nine elements (conservation, historic preservation, housing, land use, public facilities and services, recreation and open space, safety, transportation, and urban agriculture) and requires an above ground utility plan be prepared consistent with the provisions of NRS 278.165. Any ordinance pertaining to urbanized growth, land use, and development of the city should conform to the goals, objectives, and strategies in this Master Plan.

The previous plan for the City of Yerington was organized consistently with NRS 278.160. This plan updates existing elements to align with community values, modernizes the plan to meet current NRS requirements, and outlines direction and policies to accommodate urbanized and urbanizing growth through 2045.

Content amended in 2024 and 2025 for this Master Plan includes expanding Chapter 1 to include an introductory section and relocating the Population Element to this chapter. In addition, the City updated the Economic Development, Housing, Land Use, Capital Facilities, and Transportation Elements within the Master Plan. All other Master Plan elements not listed above were reformatted but not amended.

1.1.4 Implementation and Use

The Master Plan is considered a guidance document that describes current conditions, trends, and growth. In support of each element, a set of goals, objectives, and actions/strategies is recommended. These strategies, when metered out over the next 20 years, serve as a framework for regulations that are contained in the City's Code of Ordinances. Both the Master Plan and the City's Ordinances are tools to promote efficient, orderly, and sustainable growth.





Source: DOWL, published February 2025.

Figure 3: Elements of a Growth Management Plan

1.2 Profile

1.2.1 Geographic Location

Yerington is located at the intersection of United States (U.S.) Highway (Hwy) 95A and Nevada State Route 208, 33 miles south of Silver Springs and 23 miles west of Schurz. The city has a total area of approximately 21,735 acres most of which is characterized as flat and arid topography in the Mason Valley, a north-south trending valley in western Nevada. The valley is bounded on the east by the Wassuk Range and on the west by the Singatse Range. The East and West Walker rivers enter the valley from the south and join to form the main stem of the Walker River, which flows north along the west side of Yerington. The city's high altitude (4,577 feet above sea level), level terrain, and location adjacent the Walker River contribute to fertile lands that play an essential role in agricultural production.

Copper ores are found throughout Nevada, with abundant deposits historically mined in the City. Copper was once mined by the now defunct Anaconda Copper Mine between 1952 and 1978. Evidence of prior mining operations are present throughout the area, with the most notable geographic feature being a large quarry pit west of the city that has gradually filled with groundwater since the mining operations abandonment.



1.2.2 Climate

1.2.2.1 Rainfall

On a statewide basis, Nevada is the most arid state in the nation, with a mean annual precipitation of about six inches. Precipitation is strongly influenced by topography. Annual precipitation ranges from 3 inches in the more arid valleys to more than 40 inches in some of the higher mountains. The greater precipitation in the mountains results in excess localized moisture that provides most of the state's surface runoff and recharge. An average of about 54 million acre-feet of precipitation falls on Nevada each year in the form of rain or snow.

The City is in the precipitation shadow (rain shadow) of the Sierra Mountain Range. The 10-year average annual precipitation for the area is 8.67 inches. Table 1 lists the average rainfall by year for the nearest major monitoring station (Reno NV) in 2023 according to the National Oceanic and Atmospheric Administration (NOAA) data. Rainfall has two peaks typically within any given year, with one in the summer (characterized by thundershowers) and one in the winter (caused by Pacific storm tracks). The mean annual precipitation for years 1938-2000 is 7.39 inches. Table 1 notes annual rainfall can vary greatly depending on the year, ranging from nearly double the annual average to less than three inches in 2022.

Table 1: Average Rainfall by Year (2014-2024)

Year	Average Precipitation (inches)
2014	5.01
2015	8.54
2016	9.04
2017	13.76
2018	9.26
2019	11.15
2020	2.73
2021	8.41
2022	8.35
2023	10.48
2024	6.69

Source: NOAA National Centers for Environmental Information, *Climate at a Glance: City Time Series*, published July 2024, retrieved on July 23, 2024 from <https://www.ncei.noaa.gov/access/monitoring/climate-at-a-glance/city/time-series>

1.2.2.2 Temperature

Like much of Nevada, Yerington is characterized by a cool desert climate, averaging 250 sunny days per year. The city's limited rainfall and snowfall is, in part, due to its location adjacent to the Wassuk and Singatse ranges. December has the coldest nighttime temperatures with an average of 17.5 degrees Fahrenheit. On average, there are 163 days annually when the nighttime low temperature falls below freezing. The average growing season is 180 to 190 days.



1.2.3 Regional Setting

Yerington is the sixth largest city in Lyon County, Nevada and is characterized by small-town charm with a walkable downtown district and scenic mountain views to the east and west. The city has undergone two annexations since 2005, resulting in large swaths of agricultural lands being brought into city limits. These annexations totaled 21,930.78 acres. As such, the city's size is relatively large when compared to other neighboring cities, offering ample land for future development.

1.2.4 Population

The closing of the Anaconda Copper Mine at Weed Heights in 1978 dramatically shrank the population. However, the population has trended upwards slightly by approximately 1.59 percent annually over the last 10 years (2014-2024), from 3,095 to 3,586 residents according to the Nevada State Demographer.

Yerington residents also tend to work in Yerington, or are employed nearby. The majority of the working population does not have a long commute like the residents of Stagecoach, Dayton and Silver Springs areas of Lyon County.

As new industrial jobs emerge, the population will continue to grow. There is sufficient land to support a great deal of population growth in Yerington with a particular interest among developers to buy and develop residentially zoned lands. The City is also in discussions to provide water to the Libra/SB Energy Solar project. Additionally, Lyon County is actively engaged in discussion with Copia Power for a solar energy project located just north of Yerington, within Lyon County. Mining activities may also once again influence the population in and around the city.

Population forecasts are generally used to assist public officials and others with data to make a variety of decisions concerning public works infrastructure, economic development, and planning for housing. These decisions are often dependent on projecting population changes over long periods of time. Supporting investment strategies for major capital improvement projects such as transportation networks, water delivery, wastewater treatment systems, and landfill operations for trash, require population forecasts. Other uses for population forecasts include determining long-term needs for expanding schools, medical facilities, and the need for housing that residents can afford and an adequate amount of land for commercial use.

It is also important to consider characteristics of the population, such as age distribution. The U.S. Census Bureau population forecast, for the years 2012 and beyond, show an increasing median age in Yerington. The city's median age is higher than Lyon County or the State of Nevada (Table 2).

Yerington's 65-years and older population makes up close to 40 percent of the community's total population, a percentage that has more than doubled since 2012. Many in the 65+ age group are moving to Nevada from adjacent states such as California to take advantage of Yerington's more affordable home values and lower cost of living. This trend is expected to continue unless a new employer, such as a new mining operation, locates in Yerington.



Table 2: Age Distribution, 2012 to 2023

Year	Under 19	20-44 Years	45-64 Years	65 and Older
2012	24.3%	35.1%	20.7%	19.8%
2014	20.7%	27.9%	27.5%	23.8%
2016	19.7%	25.8%	30.3%	24.3%
2018	27.7%	28.6%	22.6%	20.8%
2020	21.4%	24.4%	20.7%	33.3%
2022	19.5%	22.1%	19.1%	39.5%
2023	19.1%	18.5%	24.3%	38.1%

Source: U.S. Census Bureau, American Community Survey. "S0101: Age and Sex" Multiple years: 2012-2022

The City recognizes the need to maintain sustainable growth for the benefit of its residents, employees, businesses, and the natural environment. Prior population forecasts relied heavily on employment data for population forecasting. However, employment-based forecast results are not reliable for counties and/or cities where at least one employment sector has low and erratic headcounts (e.g., mining). Additionally, although the assumption of constant ratio of labor to population is logical, its reliability over the long run could diminish. The method also does not account for the migration of persons not in the workforce. Hence, the results will under estimate the population of counties with a substantial influx of retirees. It also does not account for large increases in a given county's group quarters population (prisons, convalescent centers, rest homes and, in some cases military bases).

1.2.5 Housing Summary

The City identified having adequate land for housing as a key component to support economic growth. Without adequate housing inventory available for workers and temporary housing accommodation for tourists, community growth will be limited. As such, the City completed a socioeconomic study to review the current inventory, affordability, and other characteristics within the city relative to Lyon County and the State of Nevada. Results indicated that the majority of the City's housing is composed of single-family and manufactured dwellings.

Trends also indicate a sharp decline in the number of new multifamily residential units built per year over the study period along with a relatively low vacancy rate (1.3%) when compared to Lyon County and Nevada, both of which have vacancy rates above 5%. Given that the City has identified that housing is needed to support economic development and tourism, such as rentals to support special events, special attention was given to housing policies that promote a variety of housing including multifamily and accessory dwelling units.

1.2.6 Municipal Government and Structure

The City of Yerington was founded on August 6, 1871, and was incorporated on March 17, 1907 as a Council-Mayor-City Manager form of local government. The first City election was held in November 1908. Staff reviews development plans, which are forwarded to the Planning Commission for their recommendation and acted upon by the City Council.

City departments include Administration, Public Works, Municipal Court, and Public Safety. The Services within the Public Works Department include animal control, building, parks, airport, streets, water, and wastewater. City services are primarily located within the City Hall Complex, adjacent to the Lyon County Library, Court House, and Sheriffs' Department.



1.2.7 Educational and Recreational Activities

1.2.7.1 Schools

Current and future residents of Yerington desire a high-quality education that is both accessible, prepares young citizens for the job market and inspires younger citizens within the community. School services are provided by the Lyon County School District. The Lyon County School District (LCSD) Master Facilities Plan provides information and guidance for future planning of educational services within the city. The existing school system serving Yerington includes an elementary school serving (pre-kindergarten through grade 4), an intermediate school (grades 5 through 8), and high school (grades 9 through 12).

Higher education near the city includes the Western Nevada Community College campus in Carson City and the Truckee Meadows Community College and University of Nevada in Reno.

1.2.7.2 Recreation

Yerington's close proximity to the Walker River State Recreational Area and the Mason Valley Wildlife Management Area offer residents access to scenic hiking, wildlife observation and exemplary fishing. Additionally, rural lands adjacent to the city draw sizeable crowds for off-road vehicle enthusiasts due to the land's privacy, beauty, and community interest. There is an expansive network of off-road trails in mountainous terrain with scenic valley views near to Yerington.

Tourism activities, such as Night in the Country and live shows at the Jeanne Dini Cultural Center attract musicians and bands from all over the U.S.

The Valley Off Road Racing Association (VORRA) is developing an Off-Highway Vehicle (OHV) offroad park on 1,000 acres of unused land on Y-Hill under a non-profit known as "Farmy, Inc." The OHV offroad park will further support the area's popularity among off-road vehicle enthusiasts.

1.3 History

Yerington is in Lyon County, Nevada and has a rich and colorful history dating back to the late nineteenth century. The city's origins are deeply intertwined with the development of the surrounding Mason Valley, an area known for its fertile lands and agricultural potential.

In its early years, the town underwent several name changes, each reflecting a different aspect of its evolving identity. Initially known as "The Switch" due to its location at a crossroads, it later earned the colorful moniker "Pizen Switch" because of the poor quality of whiskey served at a local saloon. The name "Pizen Switch" became a byword for the entire valley, capturing the rough-and-tumble spirit of the early settlers.

By the mid-1870s, the community sought a more dignified name and settled on "Greenfield." In 1894 the town was renamed Yerington in honor of Henry M. Yerington, a prominent figure in the Virginia and Truckee Railroad, and the town began to take on its modern identity. This renaming marked a significant turning point, aligning the town with the broader economic and infrastructure developments of the region.



From its early days, Yerington developed as a strong agricultural center for cattle ranching. However, over the past 30 years, the focus has shifted toward produce farming. Reflecting this transition, the town motto changed from "The Cattle Kingdom of the Copper Hills" to "The Harvest Capital of the Copper Hills."

Throughout its history, Yerington has faced challenges and opportunities that have shaped its development. The town's resilience and adaptability have been key to its enduring success. From its early days as a rough frontier settlement to its current status as a thriving agricultural community, Yerington has continually evolved while maintaining its unique character and heritage.²

² *Copilot, 2024*



9