LYON COUNTY BOARD OF COUNTY COMMISSIONERS
THURSDAY, MARCH 19, 2026
9:00 AM
LYON COUNTY ADMINISTRATIVE COMPLEX
27 S. MAIN STREET
YERINGTON, NV 89447

Join Zoom Meeting:
https://us02web.zoom.us/j/83368686463?pwd=ZlVGaWFOT3pGUjJPWWV0VmZRQ0N5dz09
Meeting ID: 833 6868 6463 / Passcode: 896135
Mobile: 1-253-215-8782 / 1-346-248-7799

County Commission meetings are open to the public and may be attended in person or via virtual Zoom, if available. Virtual public comment may be given if you are attending the virtual Zoom meeting by raising your hand. This can occur in several ways, including by dialing *9 from your phone to raise your hand and request to speak for public comment. Then to unmute yourself, dial *6.

Written public comments may be mailed to the Lyon County Manager's Office at 27 S. Main Street, Yerington, Nevada 89447, or emailed to countyclerks@lyon-county.org, be sure to type, PUBLIC COMMENT in the subject line. Comments must be received the day prior to the date of the meeting by 4:00 P.M. for the comments to be included in the meeting. Any written public comments received after the aforementioned time will be compiled and added as supplemental materials to the County's website and distributed to the Board of Commissioners within 24 hours after the meeting.

BOARD OF COMMISSIONERS CONVENING AS OTHER BOARDS - *Members of the Board of County Commissioners also serve as the Liquor Board, Central Lyon Vector Control District Board, Mason Valley Mosquito Abatement District Board, Walker River Weed Control District Board, Willowcreek General Improvement District Board, the Silver Springs General Improvement District Board, and during this meeting may convene as any of those boards as indicated on this or a separately posted agenda.*

NOTE: THIS MEETING MAY BREAK BETWEEN 11:30 - 1:30 FOR LUNCH

1. Roll Call

2. Invocation - *given by Thomas Walburn of Sweet Water Christian Fellowship*

3. Pledge of Allegiance

4. Public Participation (no action will be taken on any item until it is properly agendized) - *It is anticipated that public participation will be held at this time, though it may be returned to at any time during the agenda. Citizens wishing to speak during public participation are asked to state their name for the record and will be*

limited to 3 minutes. The Board will conduct public comment after discussion of each agenda action item, but before the Board takes any action.

5. For Possible Action: Review and adoption of agenda

6. Time Certain

6.a Time Certain at 9:00 A.M.: For Presentation Only: A presentation from Melanie Young-Pinkerton, Executive Director of the Yerington Main Street Committee, with information about the organization, current projects and future goals of the organization.

- Main Street Presentation

6.b Time Certain 9:00 AM: For Possible Action: Presentation given by James Springgate from Wood Rodgers, Inc and to adopt the South Silver Springs Area Drainage Master Plan.

- South Silver Springs ADMP Final Plan
- South Silver Springs ADMP - Design Plans
- South Silver Springs ADMP - Presentation

6.c Time Certain at 9:10 A.M: Public Hearing- Business License Revocation: For Possible Action: To revoke business licenses 12119, 12215, 03863-1, 12181, 11843, 11546, 08868-1, 11800, 01473-1, 12155, 11949, 11382, 07220-1 that are non-compliant with County Code and allow the Business License Department to close said accounts. (Clerk/Treasurer, Staci Lindberg)

- Non-Compliant Licenses

6.d Time Certain at 10:00 AM: For Presentation Only: Update from the Bureau of Land Management on current projects in Lyon County from Kim Dow, BLM District Manager. Presentation to include an update on the Arevia Power Project with a representative from Arevia Power.

- Lyon County Updates March 2026

6.e Time Certain at 10:05 A.M.: For Presentation Only: Presentation from Vinson Guthreau, Executive Director of the Nevada Association of Counties on NACO's role for the State and Lyon County. (Requested by Comm. Jacobson)

7. Commissioners/County Manager reports

8. Elected Official's reports

8.a For Report Only: Dayton Township Justice Court Statistics Report.

- January 2026 - Criminal and Civil Statistics

9. Appointed Official's reports

10. Advisory Board reports

11. CONSENT AGENDA (Action Will be Taken on All Items) *- All matters listed under the consent agenda ar considered routine, and may be acted upon by the Board of County Commissioners with one action, and without an extensive hearing. Any member of the Board or any citizen may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting.*

11.a For Possible Action: Review and accept claims and financial reports.

- Claims Report 2-15-26 to 2-28-26
- Cash Report 2-28-26

11.b For Possible Action: Review and accept travel claims.

- Travel Report 2-16-26 to 2-28-26

11.c For Possible Action: Approve the changes on Assessor's tax roll due to correction in assessments and review of tax roll changes
- Unsecured Factual Corrections
- Secured Factual Corrections

11.d For Possible Action: Approve the March 5, 2026 minutes.

11.e For Possible action: Approve to go to bid for the 2026 Mason Valley RTC Project for chip seal, slurry seal, striping and crack sealing on approximately 63.36 miles of roadways in Mason Valley.
- 2026 RTC Project MVL

11.f For Possible Action: Approve Dowl Engineering to do the bid preparations and Project Management for the 2026 Mason Valley RTC Project with a cost of $75,595.40.
- Dowl Proposal

11.g For Possible Action: To approve a request from Riverpark 2015, LLC, for a one year extension of time, until September 10, 2027 to record the final subdivision map for Phase 19B of the Riverpark Tentative Subdivision Map (APN 016-022-44) PLZ-2026-018.
- Staff Report
- BOCC Approval Letter Riverpark 3

11.h For Possible Action: To approve a request from Vidler Water Company Inc., for a one year extension of time, until April 7, 2027 to record the final subdivision map for the River Ranch Tentative Subdivision Map (APNs 016-022-19, 016-022-31 and 016-022-31); PLZ-2026-019.
- Staff Report
- River Ranch TSM BOCC Approval

11.i For Possible Action: To approve a request from Copper Canyon 2016 LLC, for a one (1) year extension of time, until March 29, 2027 to record the final subdivision map for Phase 4 of the Copper Canyon Tentative Subdivision Map (APNs 016-021-43, 016-021-44), PLZ-2026-017.
- Staff Report
- Copper Canyon Estates BOCC TSM Approval
- Public Comment

11.j For Possible Action: Designate the Deputy District Attorney I or II as positions for which there is a critical labor shortage.
- Critical Labor Shortage Designation for Deputy District Attorney - March 19 2026

REGULAR AGENDA - *(Action will be taken on all items unless otherwise noted)*

12. Facilities

12.a For Possible Action: Award bid to replace the asphalt in the parking lot at the Dayton Juvenile Probation Office to the lowest responsible bidder, JWC, in the amount of $55,656.30 and approve an additional $700 to be funded from a budget transfer from the General Fund contingency. (Facilities Director, Doug Homestead)
- Proposal Summary JPO 2026
- 2025-009B JPO Asphalt Bid - JWC
- 2025-009C JPO Stripping Bid JWC
- 2025-009D Parks Office - JWC
- 2026 JPO Asphalt 3 Bids CRUZ
- 2026 JPO 3 Bids for Asphalt SNC

12.b For Possible Action: Accept the donation of a plaque from the local Clampers organization honoring our

veterans to be installed on the new flagpole monument at Hillcrest Cemetery. The Smith Valley CAB voted at their March 4, 2026 meeting to recommend the BOCC accept this donation. (Facilities Director, Doug Homestead)

- CAB letter of Transmittal Clampers Donation 260304
- Plaque Lettering

13. Clerk/Treasurer

13.a For Possible Action: Approve the purchase of additional election equipment for mobile ballot counting in the amount of $31,465.50 and authorize the County Manager to sign Budgetary quote and updated contract with Liberty vote for the addition of the new equipment increasing our annual licensing cost by $1,815. (Clerk/Treasurer, Staci Lindberg)

- 2026 Election Cycle Reimbursements v4
- Quote

14. Comptroller

14.a For Possible Action: Approve a Memorandum of Understanding between the Nevada Administrative Office of the Courts, the 3rd Judicial District Court, and Lyon County for a new case management system for District Court. (Comptroller, Josh Foli)

- Supreme Court of Nevada - Courtview 3 MOU

15. Utilities

15.a For Presentation Only: An update on the recent and ongoing activities related to the effluent disposal capacity of the Aspen Creek Rapid Infiltration Basins. (Utilities Director, Sean Sinclair)

RECESS TO CONVENE AS THE SILVER SPRINGS GENERAL IMPROVEMENT DISTRICT BOARD

16. Public Participation (no action will be taken on any item until it is properly agendized) *- It is anticipated that public participation will be held at this time, though it may be returned to at any time during the agenda. Citizens wishing to speak during public participation are asked to state their name for the record and will be limited to 3 minutes. The Board will conduct public comment after discussion of each agenda action item, but before the Board takes any action.*

17. Utilities

17.a For Possible Action: To consider a petition by NVLCO Lyon County, LLC, to enlarge the boundaries of the Silver Springs General Improvement District sewer service area to include APN 015-091-15, and to authorize the Board Chair to sign an order to incorporate the property. (Utilities Director, Sean Sinclair)

- Notice of Public Hearing
- Order Enlarging District NVLCO Lyon County LLC
- Lyon County GID Petition - 2.3.26 - Executed
- RTA Recorded Deed Doc #703183-1
- Recorded RTA Doc # 703184
- 015-091-15 Aerial

17.b For Possible Action: Approve an agreement with the Nevada Division of Environmental Protection, Board for Financing Water Projects, to receive a grant in an amount not to exceed $592,920 for the Silver Spring GID Wastewater Plant Filter Rehabilitation Project and authorize the Lyon County Comptroller to execute the agreement.

- Silver Springs GP2613 Final Contract

18. Public Participation (no action will be taken on any item until it is properly agendized) *- It is anticipated that public participation will be held at this time, though it may be returned to at any time during the agenda.*

Citizens wishing to speak during public participation are asked to state their name for the record and will be limited to 3 minutes. The Board will conduct public comment after discussion of each agenda action item, but before the Board takes any action.

ADJOURN TO RECONVENE AS THE LYON COUNTY BOARD OF COMMISSIONERS

19. Agenda Requests - *Administrative Policies and Procedures 1.05, A Commission Member or elected/appointed department head may request an item be considered on a future agenda either by making an oral request at a County Commission meeting or submitting the request in writing to the County Manager at least 30 days prior to the meeting for which the item is requested to be placed on the agenda.*

20. Commissioner Comments

21. Public Participation (no action will be taken on any item until it is properly agendized) - *It is anticipated that public participation will be held at this time, though it may be returned to at any time during the agenda. Citizens wishing to speak during public participation are asked to state their name for the record and will be limited to 3 minutes. The Board will conduct public comment after discussion of each agenda action item, but before the Board takes any action.*

22. Adjourn

23. Closed Session pursuant to NRS 241.015(3)(b)(2) - *To receive information from the District Attorney or counsel regarding potential or existing litigation involving a matter over which the Board has supervision, control, jurisdiction or advisory power, and to deliberate toward a decision on the matter, and pursuant to NRS 288.220, to receive a report on the status of ongoing labor negotiations; and direct staff accordingly.*

Pursuant to NRS 241.020, the agenda has been posted at the following locations: Lyon County Administrative Complex (27 S. Main Street, Yerington, NV), the Lyon County Website: https://www.lyon-county.org, and the State Website: https://notice.nv.gov. Supporting documentation for the items on the agenda is available to members of the public at the County Manager's Office (27 S. Main Street, Yerington, NV), by phone (775)463-6531, or by email requests to countyclerks@lyon-county.org.

Lyon County recognizes the needs and civil rights of all persons regardless of age, race, color, religion, sex, handicap, family status, or national origin. In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternate means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible agency or USDA's TARGET Center at (202) 720-2600 (voice and T) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found on-line at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, DC 20250-9410; Fax: (202) 690-7442; or Email:

program.intake@usda.gov

T.D.D. services available through 463-2301 or 463-6620 or 911 (emergency services) notice to persons with disabilities: members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Commissioners'/Manager's office in writing at 27 S. Main Street, Yerington, NV 89447, or by calling (775) 463-6531 at least 24 hours in advance.

Lyon County is an equal opportunity provider.

Agenda and Backup Material is Available at www.lyon-county.org

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: March 19, 2026

Agenda Item Number:
6.a

Subject:
Time Certain at 9:00 A.M.: For Presentation Only: A presentation from Melanie Young-Pinkerton, Executive Director of the Yerington Main Street Committee, with information about the organization, current projects and future goals of the organization.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
- Main Street Presentation

YERINGTON MAIN STREET
COMMITTEE

To lead community-driven revitalization by enhancing Yerington's Main Street and connecting corridors through preservation, economic development, beautification, and engagement.

WHAT WE DO

WHY IT MATTERS

Scott Draper
Nick Beaton
Debbi Douglas
Carrie Gilmore
Jerry Bryant
Brice Boland
Anna Draper
Darci Beaton
Joan Blake
Bonnie Bobrick
Melanie Young-Pinkerton

Your Yerington Main Street Committee

Yerington Main Street Committee Corridors

- Goldfield Ave
- Main Street
- Littell Street
- Bridge Street
- Proposed River Walk

Our revitalization efforts focus on Yerington's Downtown Network, Main Street and its connecting corridors that form the heart of our community

Main Street Initiatives

- Economic Vitality
- Organization
- Preservation of heritage
- Arts and Culture
- Design
- Promotion
- Strategic Partnerships
- Beautification Projects

ARTS AND CULTURE DISTRICT ON LITTELL STREET

INSTALL MURALS AND PUBLIC ART DISPLAYS.

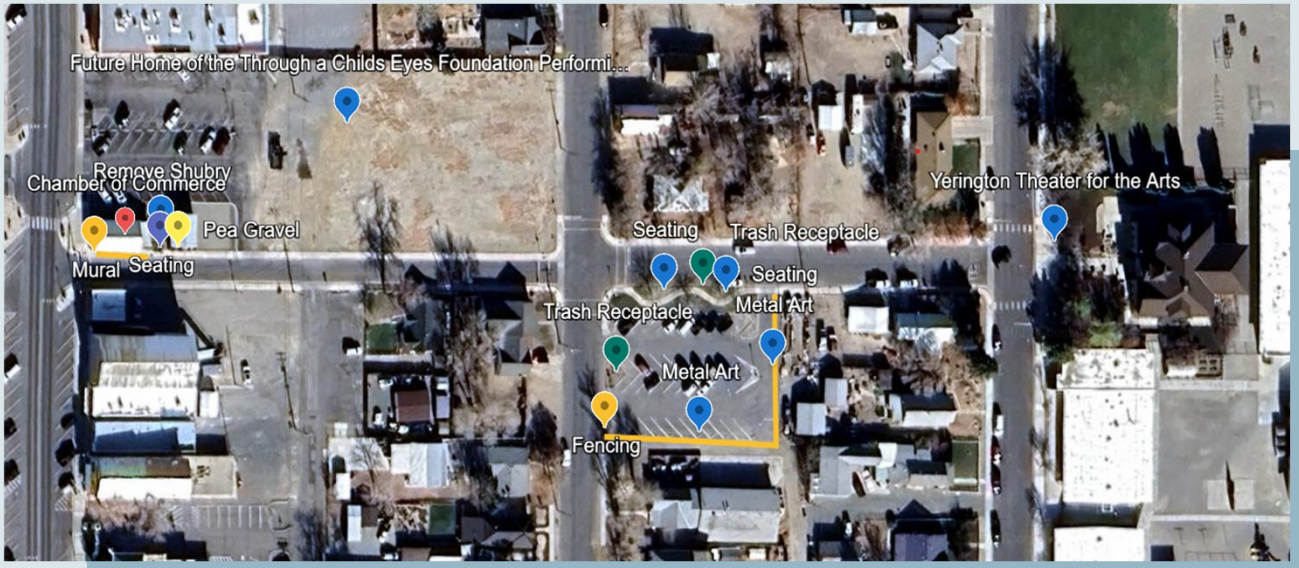
ADD FENCING, DECORATIVE PLANTERS, BENCHES, AND LIGHTING.

SUPPORT SEASONAL ART WALKS AND PERFORMANCES.

PURSUE NEVADA ARTS COUNCIL, NATIONAL ENDOWMENT FOR THE ARTS FUNDING, AND T-MOBILE FUNDING

6

YTA and Future Home of Through A Childs Eyes Foundation


Future Home of the Through a Childs Eyes Foundation Performi...
Remove Shubry
Chamber of Commerce
Pea Gravel
Mural
Seating
Seating
Trash Receptacle
Seating
Metal Art
Trash Receptacle
Metal Art
Fencing
Yerington Theater for the Arts

Cattell Castle

DO NOT
ENTER

HISTORIC MAIN STREET DISTRICT

INSTALL HISTORICAL MARKERS AND INTERPRETIVE SIGNAGE ON SIGNIFICANT BUILDINGS.

PROMOTE FAÇADE IMPROVEMENTS CONSISTENT WITH PRESERVATION STANDARDS.

DEVELOP A *FORGIVABLE LOAN FAÇADE GRANT PROGRAM* FOR PROPERTY OWNERS.

PLANT A LARGE COMMUNITY CHRISTMAS TREE.

CREATE A HERITAGE WALKING TOUR AND EDUCATIONAL MAP.

EXPLORE EV CHARGING STATION INSTALLATION FOR TRAVELERS AND RESIDENTS.

LAUNCH THE ANNUAL “HISTORIC PLAYHOUSE PROJECT” A BUILDING A MODEL PLAYHOUSE OF A HISTORIC YERINGTON BUILDING TO BE CONSTRUCTED EACH YEAR.

8

Commerce District – Goldfield Avenue

- Improve pedestrian safety, sidewalks, and lighting.
- Encourage storefront improvements and wayfinding signage.
- Attract highway travelers with updated “Services Ahead” signage.
- Collaborate with the Chamber of Commerce on business recruitment and retention to fill vacant buildings.
- Install lighting and sidewalks to connect Main Street to the River Walk.

Professional District – Bridge Street

Improve pedestrian safety, sidewalks, and lighting.

Support small office renovations and signage upgrades.

Develop the corridor as a clean, connected extension of Main Street.

Work with the City to promote compliance with property appearance standards and support voluntary cleanup efforts.

Walker River Corridor – The River Walk

- Collaborate with other nonprofits on recreation and conservation projects
- Develop a Historic Main Street Path that connects downtown to the Walker River, linking all districts
- Include interpretive signs and rest areas along the river

11

2025 Accomplishments

- Received a $50,000 grant from Travel Nevada Special Projects to install sidewalks along Goldfield
- Received $20,000 from GOED Main Street Program for Façade Improvements throughout the Main Street Corridor
- Received $4,792 From GOED Main Street Program for historical markers
- Received $1,000 to host a Nevada 250 Volunteer Event scheduled for April 26, 2026
- Received $14,000 in donations from Community Partners
- Installed banner poles
- Installed new light poles, stop signs, and street signs
- Installed a visitor information center on Goldfield
- Installed new benches along main street
- Installed pickleball courts
- Worked on the dog park
- Completed a beautification project at the County Court House
- Completed a beautification project at City Hall
- Updates to the playground equipment at Mountain View Park
- Held and participated in numerous community refurbishment and clean up events

2026 Projects

- Installing a mural on the North side of the Chamber of Commerce building
- Working with a nonprofit to install Walker River signage on Goldfield
- Applied for $49,954 in funding to create the Yerington Arts and Culture District on Littell Street
- Working with a business sponsor to install additional decorative light poles on Main Street along with Christmas décor in the amount of $120,000
- We will be working with local property owners to roll out the $20,000 in funding for façade improvements
- Utilizing the new banner poles to promote events
- Identifying funding to advance a river walk
- Partnered with the City of Yerington and applied for $850,000 to fund a comprehensive planning effort that will evaluate pedestrian safety, roadway conditions, drainage, and connectivity to design priority pedestrian and road infrastructure.
- Advancing plans for a City Center Plaza
- Working with the Arts Council to implement a 250th anniversary mural in Yerington.
- Applying for funding to promote Yerington through Travel Nevada

www.yeringtonmainstreet.com Email: director@yeringtonmainstreet.com

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: March 19, 2026

Agenda Item Number:
6.b

Subject:
Time Certain 9:00 AM: For Possible Action: Presentation given by James Springgate from Wood Rodgers, Inc and to adopt the South Silver Springs Area Drainage Master Plan.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
- South Silver Springs ADMP Final Plan
- South Silver Springs ADMP - Design Plans
- South Silver Springs ADMP - Presentation

South Silver Springs Area Drainage Master Plan

January, 2026

WOOD RODGERS

AREA DRAINAGE MASTER PLAN

FOR

SOUTH SILVER SPRINGS

Prepared for:

Lyon County Community Development
27 S. Main Street
Yerington, NV 89447

March 10, 2026

Prepared by:
Wood Rodgers Inc.
1361 Corporate Boulevard
Reno, Nevada 89502
(775) 823-4068
James Springgate, PE

03/10/2026

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

TABLE OF CONTENTS

1 INTRODUCTION 1
1.1 Purpose 2
1.2 Previous Studies 2
1.3 Stakeholders 3
2 STANDARDS & CRITERIA 4
2.1 Storm Events and Duration 4
2.2 Level of Service Criteria 4
3 BACKGROUND INFORMATION & DATA COLLECTION 4
3.1 Historic Drainage Issues 4
3.2 Data Sources 5
4 EXISTING CONDITIONS 6
4.1 Area Description 6
4.2 Overall Drainage Patterns 6
4.3 Development, Zoning, and Density 7
4.4 Culverts 9
5 MODEL DEVELOPMENT AND METHODOLOGY 10
5.1 Model Components 10
5.1.1 DEM Topography/Watersheds/Grid Size 10
5.1.2 Soils 12
5.1.3 Land Use and Cover 14
5.1.4 Surface Roughness 15
5.1.5 Rainfall 16
5.1.6 Culverts 17
5.1.7 Other Boundary Conditions 18
5.2 Model Validation 21
5.3 Model Scenarios 24
6 EVALUATION OF EXISTING CONDITIONS 25
6.1 Design storm floodplain maps and flow rates 27
6.1.1 100-Year 24 Hour Design Storm 27
6.1.2 25-Year 24 Hour Design Storm 34
6.1.3 10-Year 24 Hour Design Storm 41
6.1.4 5-Year 24 Hour Design Storm 48
6.2 Culvert Performance 54
6.3 Deficiency Impacts 61
6.4 Flood Damages 63
6.4.1 Methods 63
6.4.2 Direct Building Damages 63

6.4.3 Indirect Economic Damage 67
6.4.4 Total Flood Damage 67
6.5 Unmitigated Future Conditions 68
7 FLOOD MITIGATION ALTERNATIVES 70
7.1 Considered Alternatives 70
7.2 Construction Costs 72
7.3 Selected Alternatives 72
7.3.1 Adopting ADMP and Standard Details 72
7.3.2 Interim Culvert Capacity Upgrades 74
7.3.3 Detention Ponds 77
7.3.4 Raising Existing Structures 84
7.4 Climate Change Analysis 87
8 CAPITAL IMPROVEMENT PLAN 88
8.1 Recommended Projects 88
8.2 Prioritization 88
8.3 Grant Funding Opportunities 89
8.4 Environmental and Permitting Considerations 89
9 PUBLIC OUTREACH 89
9.1 Initial Public Meeting 90
9.2 Final Public Meeting 91
10 SUMMARY AND RECOMMENDATIONS 94
11 REFERENCES 96

APPENDICES, FIGURES, AND TABLES

FIGURES

Figure No.	Figure Title	Page
Figure 1	South Silver Springs ADMP Study Area	1
Figure 2	Existing Surveyed Culvert Locations	7
Figure 3	Typical Residential Block in Silver Springs	7
Figure 4	Silver Springs Zoning	8
Figure 5	Topography Raster in HEC-RAS	11
Figure 6	NDOT Classified Soils within Drainage Basin	13
Figure 7	Typical Culvert with Sediment	14
Figure 8	Vegetation Near Onyx Street	14
Figure 9	Vegetation Near Fort Churchill	14
Figure 10	Time vs. Cumulative Rainfall (4.0 GLE)	16
Figure 11	West Basin Drainage Area, Flowpath, and Culvert	20
Figure 12	West Basin NDOT Soils	21
Figure 13	Example Picture from 2020 Flash Flood Event	23
Figure 14	Modeled Hydrograph Locations within Silver Springs ADMP Area	26
Figure 15	Existing 100-year Storm Flood Results Map Series	27
Figure 16	Existing 25-year Storm Flood Results Map Series	34
Figure 17	Existing 10-year Storm Flood Results Map Series	41
Figure 18	Existing 5-year Storm Flood Results Map Series	48
Figure 19	US-95 Overtopping near Ramsey Weeks	56
Figure 20	Overtopping Hydrograph near Ramsey Weeks	57
Figure 21	US-95 Overtopping near Indigo Avenue	58
Figure 22	Overtopping Hydrograph near Indigo Avenue	59
Figure 23	US-95 Overtopping west of Badger Street	60
Figure 24	Overtopping Hydrograph west of Badger Street	61
Figure 25	Potential Cutoff Ditch / Berm Detail	73
Figure 26	Existing Max Depth at US-95	75
Figure 27	Interim Max Depth at US-95	75
Figure 28	Pond A Existing and Proposed Hydrograph	78
Figure 29	Pond N Existing and Proposed Hydrograph	79
Figure 30	Pond A Improvements	80
Figure 31	Pond N Improvements	81

TABLES

Table No.	Table Title	Page
Table 1	Comparison of Surveyed Points to USGS LiDAR	12
Table 2	NDOT Soil Characteristics Summary	13
Table 3	Manning's Roughness Coefficients by Land Use	15
Table 4	Rainfall Depth and Distribution Methods	16
Table 5	Summary of Surveyed Existing Culverts	18
Table 6	Summary of Field-Verified Existing Culverts	18
Table 7	Rainfall Estimation Validation	22
Table 8	Summary of Existing Culvert Peak Flow Results	55
Table 9	Number of Inundated Structures in Existing Conditions	62
Table 10	Indirect Economic Losses	67
Table 11	Existing Storm Damage	68
Table 12	Number of Inundated Structures, Existing Conditions	68
Table 13	Unmitigated Storm Damage	69
Table 14	Cost Estimate Summary	72
Table 15	Summary of Interim Culvert Peak Flow Results	75
Table 16	Culvert Upgrade Cost Estimate	76
Table 17	Interim Culvert BCR Estimate	77
Table 18	Number of Inundated Structures, Detention Pond Alternative	82
Table 19	Detention Pond Cost Estimate	83
Table 20	Ponds A&N BCR Estimate	84
Table 21	Structure Raising Cost Estimate	85
Table 22	Raising Structures BCR Estimate	85
Table 23	List of Parcels Proposed to Raise Structure	86

APPENDIX A: GENERAL FIGURES AND TABLES
APPENDIX B: FLOOD MODELING
APPENDIX C: MITIGATION PROJECTS
APPENDIX D: CLASS 1 ENVIRONMENTAL, BIO, & CULTURAL SURVEY
APPENDIX E: MEETING TRANSCRIPTS

EXECUTIVE SUMMARY

Lyon County Community Development and the Carson Water Subconservancy District retained Wood Rodgers, Inc. to prepare an Area Drainage Master Plan (ADMP) for the southern portion of Silver Springs, Nevada. The purpose of this study is to evaluate existing and future flood conditions, identify drainage infrastructure deficiencies, and recommend mitigation strategies to reduce flood risk, protect public safety, and inform future development decisions.

South Silver Springs is located on an alluvial fan draining from Churchill Butte toward Lahontan Reservoir and is subject to flash flooding from short-duration, high-intensity storm events typical of northern Nevada. Existing development patterns, low ground slopes, limited drainage infrastructure, and undersized culverts crossing US-95, US-50, and the Union Pacific Railroad contribute to roadway overtopping, localized ponding, and flooding of structures during larger storm events.

This ADMP includes development of a two-dimensional HEC-RAS hydrologic and hydraulic model using rain-on-grid methodology. The model incorporates LiDAR topography, NDOT soil data, land cover information, and field-surveyed culverts and road overtopping elevations. The model was validated using historic rainfall from the August 16-17, 2020 flash flood event, comparison to a traditional HEC-HMS model, and available anecdotal flood evidence. Design storm events analyzed include the 5-, 10-, 25-, and 100-year recurrence intervals under existing, interim, proposed system configuration, and for current and future climate-adjusted conditions.

Model results indicate that several existing road culverts do not meet established level-of-service criteria, resulting in roadway overtopping, reduced emergency access, and flooding of residential and commercial structures in portions of the study area. Climate change analysis shows that increased rainfall intensity leads to higher peak flows, reinforcing the need for mitigation planning that accommodates long-term flood risks.

A range of mitigation alternatives were evaluated, including policy-based measures, infrastructure capacity improvements, new detention facilities, and structure-level mitigation. Recommended actions include adoption of the South Silver Springs ADMP, incorporation of standard drainage details such as cutoff ditches and berms, strategic culvert capacity upgrades beneath US-95 and the Union Pacific Railroad, pursuit of grant funding to raise existing at-risk structures where feasible, and reevaluation of detention pond improvements as development increases.

This ADMP is intended as a planning-level document to support informed decision-making and future development of South Silver Springs. Implementation of recommended measures will require additional engineering design, environmental review, permitting, and coordination with applicable agencies and stakeholders.

1 INTRODUCTION

Silver Springs, Nevada, is a rural community in Lyon County, northern Nevada, located northeast of Carson City and southeast of Reno. It sits at the junction of U.S. Routes 50 and 95A and is known for its connection to the historic Emigrant Trail, the Pony Express, and nearby outdoor recreation areas such as Lahontan State Recreation Area and Fort Churchill State Historic Park. The area offers a mix of rural desert landscape with access to natural sites and growing industrial and residential development, including the Tahoe Reno Industrial Center.

Lyon County Community Development (LCCD) and Carson Water Subconservancy District (CWSD) have contracted Wood Rodgers, Inc. (Wood Rodgers) to provide an Area Drainage Master Plan (ADMP) for the southern portion of Silver Springs, Nevada. This ADMP is being undertaken as a part of the Federal Emergency Management Agency Cooperative Technical Partner (FEMA CTP) program.

Silver Springs, Nevada is located in Townships 17N and 18N, Range 25E, Mount Diablo Meridian. The Study Area is shown in **Figure 1** below. (See the Vicinity Map included in **Appendix A**). This

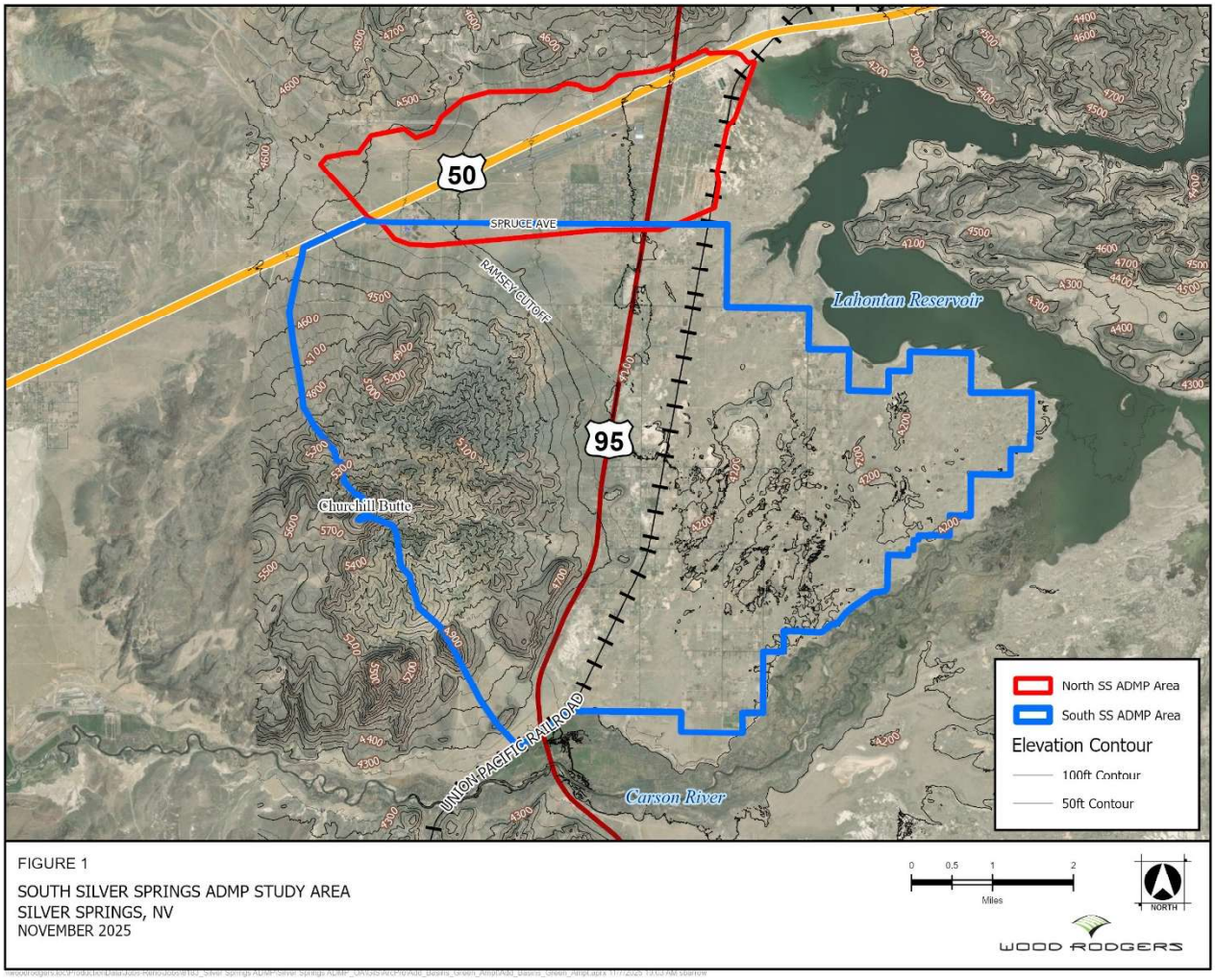


FIGURE 1
SOUTH SILVER SPRINGS ADMP STUDY AREA
SILVER SPRINGS, NV
NOVEMBER 2025

ADMP focuses on the southern portion of Silver Springs, specifically the area south of Spruce Avenue, west and north of the Carson River/Lahontan Reservoir, and east of Churchill Butte.

1.1 PURPOSE

The purposes the South Silver Springs ADMP are as follows:

A. Develop a Hydrologic and Hydraulic (H&H model to inform LCCD and CWSD about the flooding potential of South Silver Springs, which will aid in future land planning and development decisions.

B. Recommend potential mitigation improvements to reduce current and future flooding.

C. Provide benefit/cost analysis of recommended mitigation improvements.

D. Inform the public and stakeholders within the South Silver Springs ADMP area about the flood model results, which will raise awareness of the potential flood risks to the area.

1.2 PREVIOUS STUDIES

There are several hydrologic studies that have been carried out bordering or near to the South Silver Springs area:

1. *North Silver Springs Area Drainage Master Plan*, Kimley Horn, 2024
2. *Stagecoach Area Drainage Master Plan*, JE Fuller Hydrology and Geomorphology, 2024
3. *Ramsey Canyon Watershed Flood Control Study,* Manhard, 2010
4. *Flood Insurance Study, Lyon County, Nevada and Incorporated Areas*, Federal Emergency Management Agency, Rev. 2016

All of these previous hydrologic studies are adjacent or near to the study area. Wood Rodgers is unaware of any hydrologic studies of the South Silver Springs ADMP area specifically.

Two of the studies, the *North Silver Springs Area Drainage Master Plan* and the *Stagecoach Area Drainage Master Plan*, were completed recently and provide a good reference against which to check the validity of the Hydrologic and Hydraulic (H&H) model produced for this ADMP.

The *North Silver Springs Area Drainage Master Plan* provided a definition of the existing flood hazards north of this ADMP study area, including analysis of a small overlapping area that can provide direct comparison.

The *FEMA Flood Insurance Study* provides flood insurance mapping of the Carson River as part of the National Flood Insurance Program (NFIP), and was reviewed to ensure that Carson River flooding would not impact the study area. This is confirmed and, as such, flows for the Carson River will not be included in the model.

1.3 STAKEHOLDERS

The Area Drainage Master Plan will evaluate flooding across a large area (36 square miles) which encompasses many stakeholders that could benefit from the information of this ADMP. Note, only certain stakeholders have authority over, or directly benefit from, the proposed mitigation measures which are denoted with bold text. Below is a list of stakeholders with interests in the ADMP area:

- **Lyon County Community Development (LCCD)**
- **Lyon County Maintenance**
- **Carson Water Subconservancy District (CWSD)**
- **Residents and local businesses of Silver Springs**
- **Nevada Department of Transportation (NDOT)**
- **Nevada Division of Water Resources (NDWR)**
- Nevada State Parks & Nevada State Lands
- Silver Springs Mutual Water Company
- **US Army Corps of Engineers (USACE)**
- Bureau of Reclamation (BOR)
- **Federal Emergency Management Agency (FEMA)**
- **Union Pacific Railroad (UPRR)**
- **Bureau of Land Management (BLM)**

LCCD, NDOT, UPRR, USACE, NDWR, and the BLM may have jurisdiction over future mitigation projects. The proposed projects described in **Section 7** are all within Lyon County, but are also either located on BLM land, within NDOT right-or-way, within UPRR owned property, or on privately owned parcels. The proposed projects are to be built within ephemeral drainages that are potentially Waters of the U.S., requiring USACE permitting. The two detention ponds described in **Section 7.5** are large enough to qualify as earthen dams with the Nevada Division of Water Resources. More discussion regarding the permitting of alternatives is included in **Section 8.5**.

2 STANDARDS & CRITERIA

This ADMP has been prepared in accordance with standards from the following documents:

- *Drainage Guidelines for Lyon County (2018).*
- *Nevada Department of Transportation Drainage Manual (2006).*
- *FEMA Flood Risk Analysis and Mapping Standards, Rev. 14 (2023).*
- *International Residential Code (IRC) (2021)*
- *International Building Code (IBC) (2021)*

2.1 STORM EVENTS AND DURATION

Based on these documents, the following storm recurrence intervals were analyzed:

- 100-year (1% annual chance of occurrence)
- 25-year (4% annual chance of occurrence)
- 10-year (10% annual chance of occurrence)
- 5-year (20% annual chance of occurrence)

All storm events were analyzed using a 24-hour storm duration.

2.2 LEVEL OF SERVICE CRITERIA

Several structure types were assessed in the South Silver Springs ADMP with varying level of service criteria. Listed below are the standards determined to be acceptable for structure performance in the modeled scenarios:

- Culverts – Not overtopping in 25-year storm (NDOT standards for US-95).
- Residential Structures – Less than 6” of flood depth at structure in 100-year storm, based on International Residential Code (IRC) standards for Finished Floor elevation.
- Commercial Structures – Less than 8” of flood depth at structure in 100-year storm, based on International Building Code (IBC) standards for Finished Floor elevation.
- Detention Ponds – Water not cresting emergency spillway in 100-year storm.
- Highways – Not overtopping in 25-year storm.

3 BACKGROUND INFORMATION & DATA COLLECTION

3.1 HISTORIC DRAINAGE ISSUES

Silver Springs has experienced several flash flood events in the recent past that have damaged property and deposited sediment over the area. The most recent storms occurred on these dates:

- August 27, 2025
- April 6, 2022
- August 26, 2020
- August 16-17, 2020

These storms caused documented damage in a couple notable locations. The Ramsey Weeks Cutoff tends to have significant flow overtopping the road leaving sediment deposited on the roadway. Flood water ponds up to the west of US-95 and take excessive time to drain. Also, the areas to the east of US-95 tend to pond at low points and inundate local roads.

3.2 DATA SOURCES

Several geographic information system (GIS) data layers were downloaded from publicly-available sources and will be used to develop the two dimensional (2D) component of the H&H model. Below is a summary of the sources of the information that will be utilized:

- LiDAR Data – United States Geological Survey (USGS). This data will be used to develop the digital elevation model (DEM) surface to inform elevation data for the model.
    - USGS_1M_11_x30y436_NV_WestCentral_EarthMRI_2020_D20
    - USGS_1M_11_x30y437_NV_WestCentral_EarthMRI_2020_D20
    - USGS_1M_11_x31y436_NV_WestCentral_EarthMRI_2020_D20
    - USGS_1M_11_x31y437_NV_WestCentral_EarthMRI_2020_D20
    - https://www.sciencebase.gov/catalog/item/63fa9368d34e4f7eda4636fb
- Soils Data – Nevada Department of Transportation (NDOT) GeoHub. This data will be used to inform the model regarding precipitation losses due to soil infiltration.
    - https://geohub-ndot.hub.arcgis.com/pages/ndot-divisions-hydraulics-maps-and-apps
- Land Cover – U. S. Geological Survey (USGS) National Land Cover Database. This data will be used to inform the model regarding roughness coefficients for overland flow.
    - https://www.usgs.gov/centers/eros/science/national-land-cover-database
- Structure Locations and Outlines – OpenStreetMap. This data will be used to determine the number of structures impacted by current and future flooding.
    - https://www.openstreetmap.org
- Field Survey performed by Wood Rodgers on March 10, 2025. This data will be used to define culvert structures within the HEC-RAS model.
- Rainfall Values – National Oceanic and Atmospheric Administration (NOAA) Atlas 14, Volume 1, Version 5. Rainfall values for storm recurrence intervals will be used to compile hyetographs for the existing and proposed 2D models.
    - https://hdsc.nws.noaa.gov/pfds/
- Historic Rainfall – This data will be used to develop a hyetograph for the historic validation storm event.
    - https://www.ncei.noaa.gov/maps/radar/

4 EXISTING CONDITIONS

4.1 AREA DESCRIPTION

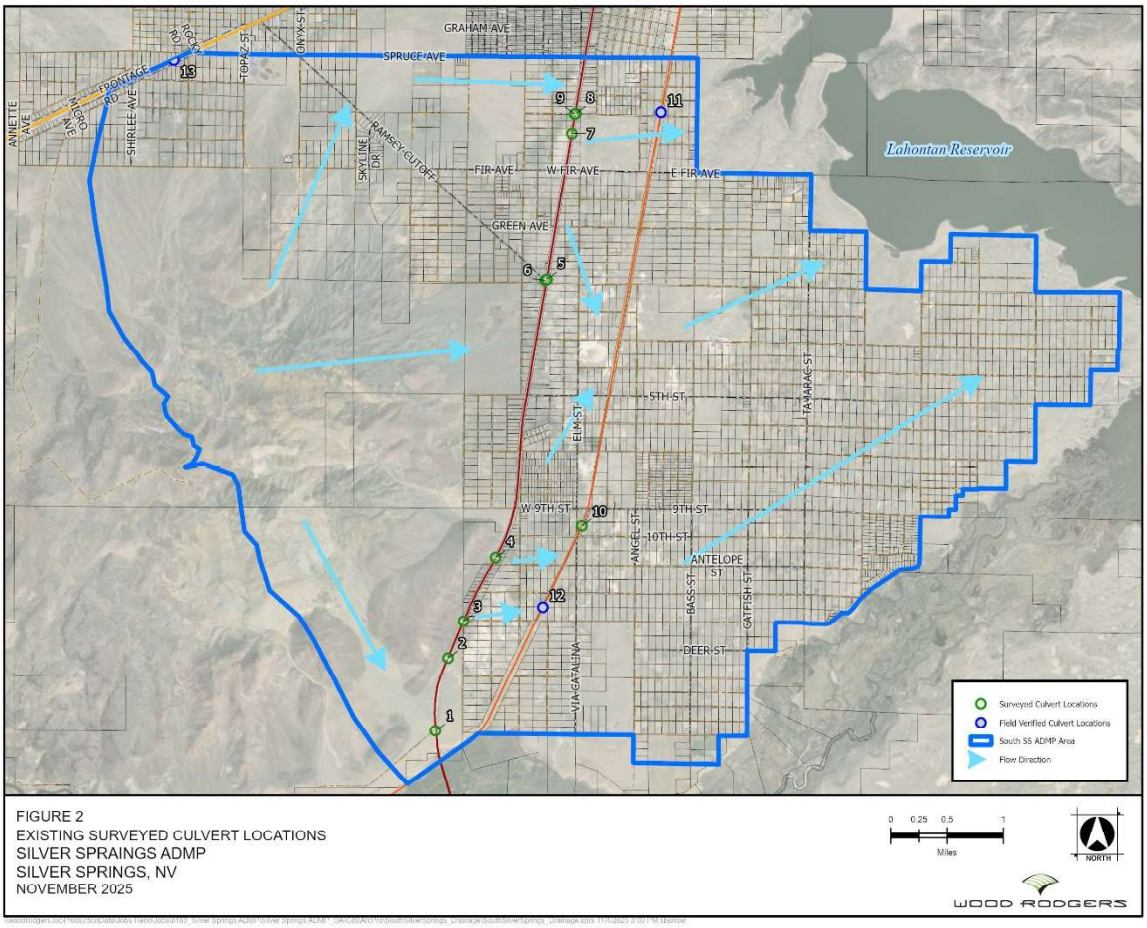
The topography around Silver Springs is characterized by a high-desert landscape featuring a mix of flat river valleys, reservoir-filled lowlands, and surrounding mountain ranges. The area is part of the Great Basin, a region of internal drainage networks where streams flow into basins, sinks, or lakes with no outlet to the ocean.

4.2 OVERALL DRAINAGE PATTERNS

The drainage basin that flows through this ADMP area extends from the top of Churchill Butte, generally flowing northeast to the Lahontan Reservoir. The runoff flow pattern is characterized as concentrated gully flow in the higher elevation upstream reaches of the basin. As the flow proceeds to lower elevations, it spreads to a shallow and wide flow pattern typical of alluvial fans in the region.

The study area is bisected by two raised manmade features located perpendicular to existing flow patterns: US Route 95 and the Union Pacific Railroad (UPRR). As runoff flows eastward off Churchill Butte, water is collected and concentrated along these two features where it must pass through culverts or overtop the features. These culverts are further described in Section 4.4 and Section 5.1.6.

Figure 2 (below) depicts the generalized overland flow pattern in the study area and shows the culverts along US Route 95 and UPRR where flow concentrates from the low-velocity shallow-spread flow conditions, to a higher-velocity deep-concentrated condition:



After runoff concentrates along US Route 95 and the Union Pacific Railroad, it is passed through culverts and returns to a spread-out and braided condition typical of alluvial fans as the flow proceeds northeast toward Lahontan Reservoir.

4.3 DEVELOPMENT, ZONING, AND DENSITY

In the flatter portions of the analyzed area, Silver Springs has been largely subdivided into 5-acre parcels, of which only a small portion currently have structures. **Figure 3** below depicts a typical residential block of Silver Springs, with some lots including some structures and some lots mostly vacant:

Figure 3: Typical Residential Block in Silver Springs

As depicted in **Figure 3**, there are numerous empty lots within the study area. This creates both opportunities and constraints from a flood control perspective. There is an opportunity to address flooding in Silver Springs prior to a fully built-out condition resulting in a greater number of endangered structures. However the large blocks of private residential lots that have already been subdivided make any engineered solution much more challenging due to land rights and easements.

Figure 4 depicts the zoning currently approved for the study area:

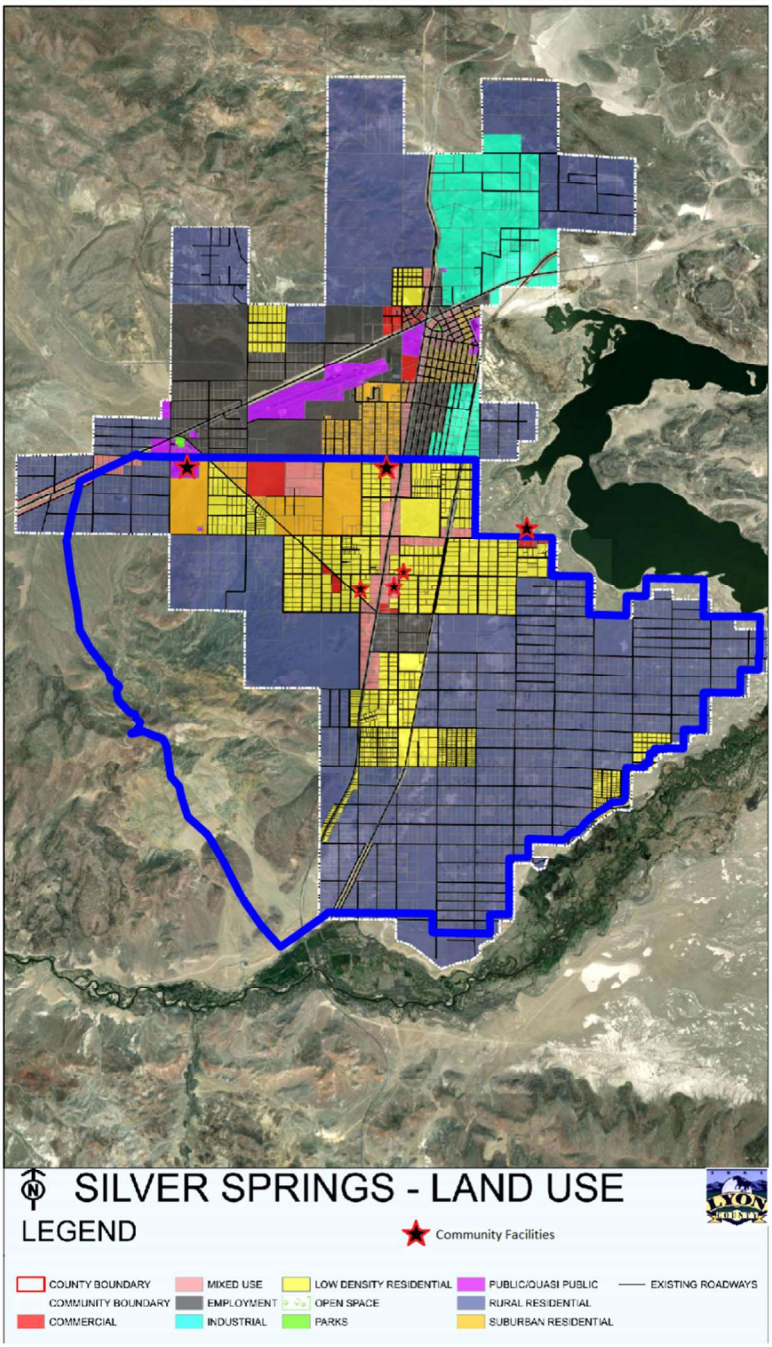


Figure 4: Silver Springs Zoning

There are some commercial/mixed use areas within the study area, primarily concentrated along either US95 or the Ramsey-Weeks Cutoff. These areas are mostly undeveloped. The majority of the businesses in Silver Springs are located north of Spruce Avenue and outside the study area. However, there are some community facilities of note within the study area, which are:

- Central Lyon County Fire Protection Station at Spruce Avenue and Deodar Street.
- Silver Stage High School at Spruce Avenue and Topaz Street.
- The Church of Jesus Christ of Latter Day Saints at Elm Street and Green Street.
- Cornerstone Baptist Church on Elm Street.
- Lighthouse Church on Citrus Street.
- Lahontan State Park.

4.4 CULVERTS

The ADMP area has 13 identified culverts that aid in conveying runoff from Churchill Butte to Lahontan Reservoir. These are further discussed in Section **5.1.6**. For the overall drainage patterns, the culverts serve to concentrate overland flow and pass peak flows under US-95, US-50, or the Union Pacific Railroad. Many of the identified culverts show signs of sedimentation or structural deficiency, limiting capacity. This is especially true in the smaller culverts within the ADMP area.

5 MODEL DEVELOPMENT AND METHODOLOGY

The ADMP model was developed in HEC-RAS version 6.5 software. The watershed rainfall-to-runoff transformation was performed using 2D rain-on-grid methodology. The model was validated with available information. The development of the model and the methodologies used are described below.

5.1 MODEL COMPONENTS

HEC-RAS 6.5 requires a Digital Elevation Model (DEM) which is an elevation raster file of the surface topography, soil infiltration parameters, surface roughness coefficients, rainfall hyetographs, hydraulic structures, and boundary conditions to compute peak runoff within the study area. Sections **5.1.1** through **5.1.7** below detail the model input parameters used to model the ADMP area.

5.1.1 DEM Topography/Watersheds/Grid Size

The entire study area was modeled in RAS 2D using rain-on-grid, thus no watersheds were delineated for this study. USGS LiDAR data was used to create a DEM for the 2D surface of the ADMP area RAS model. Topography within the drainage basin has a wide range of slopes but is generally steep west of US-95 and flatter east of US-95. The elevation at the top of the drainage basin (on Churchill Butte) is +- 6,020 ft and drops to +-4,250 ft at US-95 with slopes as high as 55%. East of US-95 within incorporated Silver Springs slopes fall to +-0.1% and generally flow towards Lahontan Reservoir. To balance model run times with the resolution required for model convergence and accurate evaluation, a 100'x100' grid size was selected. This grid size will provide enough resolution at the large open space areas expected to flood and accurately reflect the extent of flooding for each event. Areas that require more detail (roads, channels, etc) were given tighter grids (as small as 2'x2') to capture site details and yield more accurate model calculations. **Figure 5** below depicts the DEM topography raster that was utilized for HEC-RAS 2D modeling:

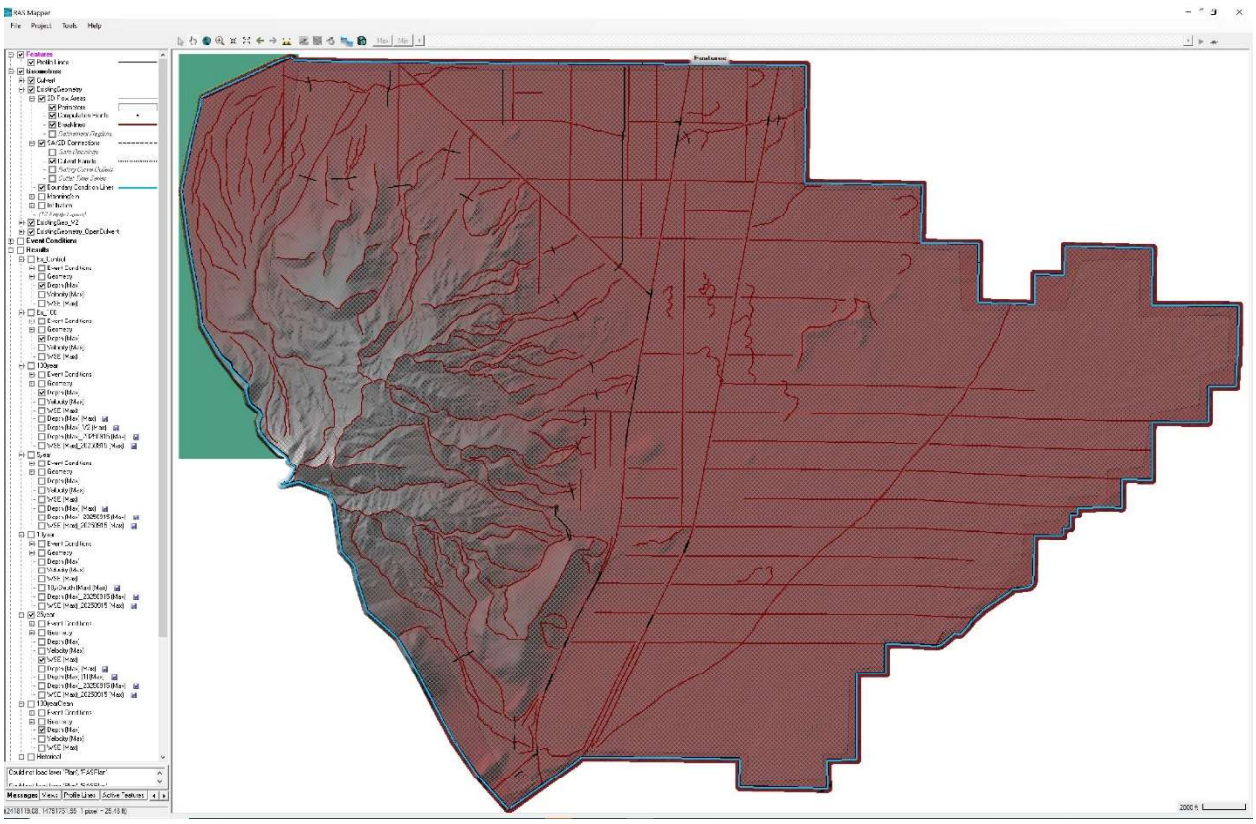


Figure 5: Topography Raster in HEC-RAS

As part of the field survey performed on 3/10/25, ground topography points were obtained at the road centerline above each of the culverts identified. These points were compared to the USGS LiDAR data to validate the accuracy of the USGS surface. **Table 1** below summarizes the comparison:

Table 1: Comparison of Surveyed Points to USGS LiDAR				
Culvert ID	**Point ID**	**Surveyed Elevation (ft)**	**USGS Lidar Elevation (ft)**	**Elevation Difference (ft)**
1	60074	4264.336	4264.211	0.125
2	60077	4254.339	4254.196	0.143
3	60067	4248.851	4248.765	0.086
4	60062	4286.335	4286.236	0.099
5	60007	4203.099	4202.919	0.180
6	60002	4202.625	4202.360	0.265
7	60045	4199.151	4199.010	0.141
8	60026	4199.715	4199.596	0.119
9	60021	4200.337	4200.240	0.097
10	60114	4211.647	4211.506	0.141
			Average=	0.139
			St. Dev.=	0.052

As summarized in **Table 1**, the USGS LiDAR data shows a slight and relatively uniform difference in elevation when compared to the field surveyed topography points. This is likely due to the difference in vertical control point used between the two. The standard deviation of the 10 points is only 0.052', meaning that approximately 95% of the points are expected to be within 0.1' of their true value. This is well within the listed vertical accuracy of QL2 data (10cm, 0.328') and will be sufficient for the purposes of a 2D hydrologic and hydraulic model.

The horizontal datum utilized for all modeling is the North American Datum (NAD) 1983 State Plane Nevada West FIPS 2703 (US Feet). The vertical datum utilized is the North American Vertical Datum (NAVD) of 1988.

5.1.2 Soils

Soils of the drainage basin vary but are generally consistent within elevation ranges. The upper drainage basin contains more exposed rock and the lower drainage basin contains primarily sand/silt alluvial material.

For the purposes of the hydrologic model, the soil types and areas were taken from NDOT's database. The GIS feature class downloaded from NDOT contains geospatially referenced soil polygons with the additional information required to determine loss rates for Green-Ampt (GA) hydrologic analysis. **Figure 6** (below) depicts the NDOT classified soils present within the drainage basin:

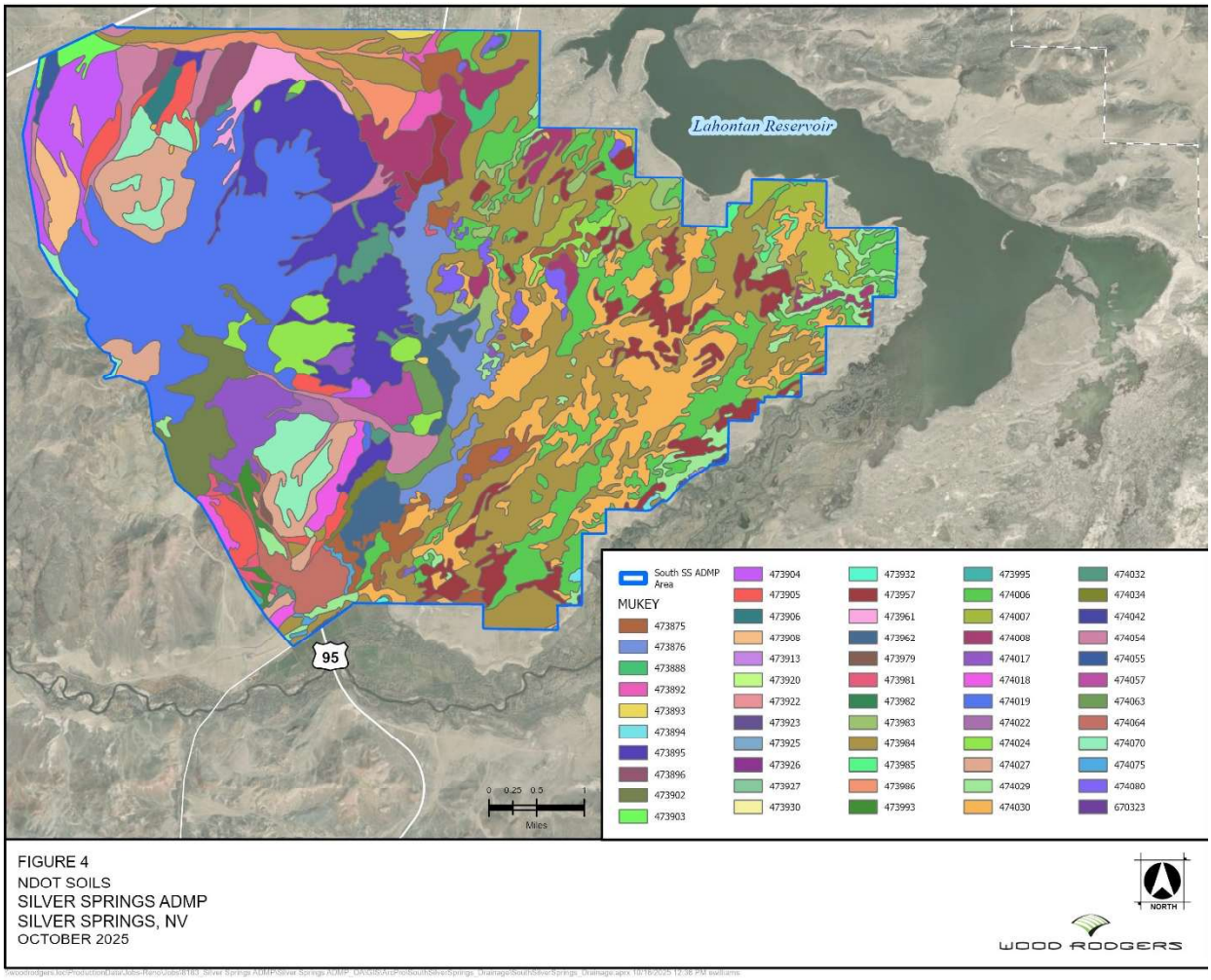


Figure 6 – NDOT Classified Soils within Drainage Basin

A full-size exhibit of **Figure 6** is included in **Appendix A** for clarity. The soil characteristics are summarized in **Table 2** located in **Appendix A**. A small portion of that table is displayed below:

Table 2: NDOT Classified Green & Ampt Soil Parameters

Soil ID	Wilting Point (or Dry)	Field Capacity (or Normal)	Saturated	PSIF (in)	XKSAT (in/hr)	Rock Outcrop (%)
474032	0.073	0.192	0.392	8.690	0.271	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
474075	0.296	0.423	0.478	11.210	0.020	100%

The soils present within the Silver Springs drainage basin tend to be non-cohesive and highly erosive. Eroded material consists of both fine-grained soils and sand. As is typical with an alluvial fan, the non-cohesive soil and lack of native vegetation result in relatively high erosive potential and transportation of eroded particles. The transported sediment has been problematic in the past for Silver Springs, accumulating in storm drain culverts and channels. **Figure 7** (below) depicts a typical culvert within the drainage basin partially filled with eroded sediment:

Figure 7: Typical Culvert With Sediment

5.1.3 Land Use and Cover

Vegetation of the Silver Springs hydrologic basin is typical of high desert alluvial fan herbology. The major species include annual grasses, perennial bunch grasses, annual weed species, and rabbitbrush, in a generally sparse distribution. Vegetation density is better in the higher elevation portions of the basin. **Figures 8** and **9** (below) depict examples of the native vegetation found within the drainage basin. **Figure 8** was taken near Onyx Street, facing east, as an example of the typical vegetation on the alluvial fan areas. **Figure 9** was taken near Fort Churchill, depicting the typical vegetation/rock cover of Churchill Butte:

Figure 8: Vegetation Near Onyx Street

Figure 9: Vegetation Near Fort Churchill

Vegetation density and characteristics were used to determine roughness coefficients for use in the HEC-RAS 2D model.

5.1.4 Surface Roughness

Surface roughness was calculated using a Manning's Roughness Coefficient per the document *Guide for Selecting Manning's Roughness Coefficients for Natural Channels and Flood Plains* (Arcement and Schneider, USGS, 1989). The guide utilizes the following equation to produce a final roughness coefficient:

$$n = (n_b + n_1 + n_2 + n_3 + n_4)m$$

Where:

n = final Manning's Roughness Coefficient (unitless)

n_b = base roughness value (unitless)

n_1 = surface irregularity correction factor (unitless)

n_2 = channel section & shape variation factor (unitless)

n_3 = obstructions factor (unitless)

n_4 = vegetation factor (unitless)

m = correction factor for meandering of the channel (unitless)

Table 3 below summarizes the Manning's Roughness Coefficients utilized for the various land uses across the ADMP study area:

South Silver Springs ADMP
Table 3
Manning's Roughness Coefficients (n)

Cover Type	Base n	Irregularity	Obstructions	Vegetation	Final n
Brush with Rock Outcropping	0.028	0.006	0.010	0.015	0.059
Dry Lakebed with Sparse Brush	0.020	0.000	0.000	0.005	0.025
Graded Bare Soil	0.022	0.000	0.010	0.000	0.032
Grass with Sparse Brush and Rock Outcropping	0.028	0.006	0.010	0.010	0.054
Moderate Sagebrush and Grass	0.022	0.002	0.000	0.015	0.039
Open Field	0.020	0.000	0.000	0.000	0.020
Paved Roadway	0.015	0.000	0.000	0.000	0.015

5.1.5 Rainfall

Several rainfall hyetographs were required for this project, The hypothetical rainfall hyetographs used are typically called "design storms". The various methods of determining rainfall depth and temporal distribution are summarized in **Table 4** below:

South Silver Springs ADMP
Table 4
Rainfall Estimation Methods

Model Scenario	Base Rainfall Depth Source	Time Distribution Method
Existing Conditions	NOAA Atlas 14 Vol 1	4.0 GLE
Proposed Conditions	NOAA Atlas 14 Vol 1	4.0 GLE
Historic Storm Validation	NEXRAD Radar Reflectivity	As Measured
HEC-HMS Validation	NOAA Atlas 14 Vol 1	Balanced Storm
Climate Change Analysis	NOAA Atlas 14 Vol 1 * Ratio	4.0 GLE

A detailed description of the methods employed to determine design storm rainfall hyetographs is given below:

Existing and proposed conditions- Rainfall depths were taken from the NOAA Atlas 14, Volume 1 online database located at hdsc.nws.noaa.gov/pfds. The point location of consideration was taken as 39.3450°N, 119.2280°W as the centroid of the study area. The precipitation depth tables yield a total rainfall depth for a certain return period and storm duration. A 24-hour storm duration was chosen for all return periods (5-year, 10-year, 25-year, 100-year).

The Generalized Logistical Equation (GLE) was used to distribute the total rainfall over time steps for the HEC-RAS model. This method was investigated in the NDOT research report 530-13-803 "Streamlining Hydrologic Prediction Processes Using New and More Accurate Techniques and Methods"(NDOT, 2015). This report is a compilation of several technical memorandums by Kimley-Horn and Associates and Vieux & Associates using historical rain gauge data to produce dimensionless hyetograph curves representative of storm intensities in different geographic regions of Nevada. Based on the report, a GLE with a maximum slope of 4.0 (median maximum intensity) was chosen for the South Silver Springs area. This dimensionless GLE was applied to the total rainfall for each storm event with a 24-hour duration to produce the rainfall hyetographs used. **Figure 10** displays the total rainfall over time for the 100-year storm event.

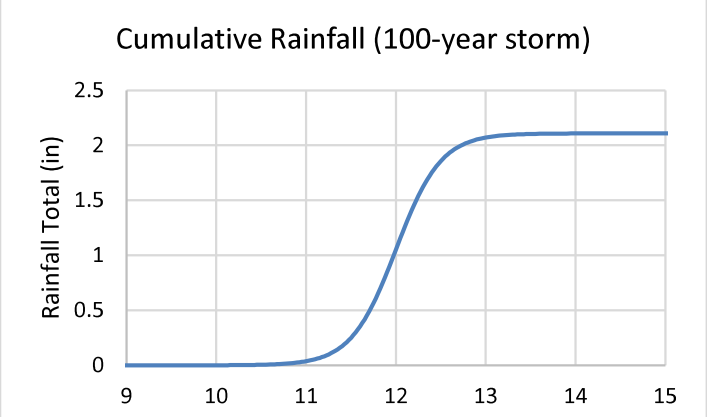


Figure 10: Time vs. Cumulative Rainfall (4.0 GLE)

Historic storm validation- Several storms have caused flash flooding damage in the past 10 years, with the most severe occurring on August 16-17, 2020. The storm caused flooding within the study area as a result of a short-duration, high-intensity summer rainstorm. Historic rainfall radar data is available from NOAA's National Center for Environmental Information at ncei.noaa.gov/maps/radar. Using their National Reflectivity Mosaic, Wood Rodgers downloaded historic radar rasters on 5-minute intervals for the 24-hour period including the storm event. A point was sampled halfway up Churchill Butte and values in dBZ (decibels of Z) were obtained. These values were then converted to inches per hour using the Marshall-Palmer equation:

$$RR = C * 10^{0.0625Z}$$

Where:

RR = rain rate in mm/hr

C = 0.036 mm/hr

Z = reflectivity in dBZ

Using this equation Wood Rodgers compiled a historic hyetograph on 5-minute time intervals for the flash flooding event on August 16-17, 2020. This hyetograph was used to validate the model.

HEC-HMS validation – To further validate the HEC-RAS 2D rain-on-grid model, a traditional HEC-HMS model was developed for a single sub-basin and results were compared between the two runoff calculation methods. The HEC-HMS model also used NOAA Atlas 14 Vol 1 precipitation depth data, but utilized a balanced storm method instead of the GLE equation.

Climate Change Analysis – Current climate change models indicate that the 21st century will experience more intense storm events than were historically recorded. The majority of the research specific to the western States is focused on snowpack, as lower than average snowpack may induce sever drought conditions in the state. For Silver Springs, however, the flooding is caused by a short intensity summer storm as opposed to large, long duration winter storms. Wood Rodgers used the analysis from the article *Rainfall Intensification amplifies exposure of American Southwest to conditions that trigger postfire debris flows* (Michaelis, Oakley, et al.) because the modeling method specifically focused on short duration flash flood events (15-minute intensity). The article indicates that for the southwestern States in non-mountainous areas, precipitation intensity is anticipated to increase between 4% and 12% depending on the increase in temperature. For this analysis, we have assumed a 10% increase in rainfall intensity from the previously modeled 4.0 GLE rainfall event.

5.1.6 Culverts

Silver Springs has few existing drainage infrastructure facilities. A field visit was performed on 12/24/24 to identify existing storm drain infrastructure within the analysis area. The field visit identified 10 culverts under either US-95, the Union Pacific railroad, or local streets. No other

catch basin, pipes, or manholes were identified at the time. Wood Rodgers sent a survey crew to capture topography points and identify sizes and condition of the existing culverts on 3/10/25. **Table 5** below summarizes the results of the field survey:

Table 5: Summary of Surveyed Existing Culverts

Culvert ID	Culvert Size	Invert In Elevation (ft)	Invert Out Elevation (ft)	Length (ft)	Slope (%)	Capacity Remaining
1	18" CMP	4263.28	4260.95	82.8	2.82	50%
2	24" CMP	4228.90	4227.59	110.3	1.19	100%
3	24" CMP	4240.94	4237.24	70.3	5.26	50%
4	48" CMP	4275.43	4269.89	68.0	8.14	100%
5	24" CMP	4198.47	4197.81	58.4	1.13	80%
6	24" CMP	4198.88	4198.21	55.0	1.22	0%
7	4'x3' Box	4193.12	4192.80	49.6	0.65	100%
8	18" CMP	4197.10	4196.76	40.5	0.84	0%
9	18" CMP	4198.41	4198.16	39.7	0.63	0%
10	44"x26" Eliptical CMP	4211.92	4211.71	36.2	0.58	100%

In separate field visits to Silver Springs on 5/9/2025 and 5/22/2025, three more culverts were identified in the ADMP area. Two of these culverts traverse the Union Pacific Railroad, and one culvert traverses US-50 at the northwest corner of the ADMP area. These culverts are labelled as "Field Verified" in **Figure 2** because size and condition has been verified, however, the elevation of inverts/road crown has not been obtained by field survey. For the HEC-RAS model, invert elevation was assumed based on LiDAR surface values and observed conditions. **Table 6** below summarizes the field verified existing culverts:

Table 6: Summary of Field Verified Existing Culverts

Culvert ID	Culvert Size	Invert In Elevation (ft)	Invert Out Elevation (ft)	Length (ft)	Slope (%)	Capacity Remaining
11	36" CMP	4176.84	4175.74	66.7	1.65	100%
12	36" CMP	4209.00	4208.00	136.0	0.74	100%
13	6'x4' RCB Box	4364.05	4363.29	200.0	0.38	100%

5.1.7 Other Boundary Conditions

Other boundary conditions were input into the HEC-RAS 2D model to represent hydraulic conditions at the boundary. Only two boundary conditions were necessary for the ADMP: a "normal depth" condition along the model boundary and an input hydrograph flow. The majority

of the area has a flow characteristic of “normal depth”, lacking any downstream impediments that would induce a higher water surface elevation.

There is, however, a set of culverts traversing US-50 (Culvert 13 in **Figure 2**) from west to east that convey runoff from off-site areas onto the ADMP area. The specific drainage area had not been modeled in any previous studies known at this time. Therefore it became necessary to model the area to obtain a time-varied hydrograph flowing onto the ADMP area from these culverts. The area draining to these culverts, labelled “West Basin” was modeled in HEC-HMS version 4.2.1 to obtain flow hydrographs for each storm event. The area was modeled using Green & Ampt parameters for soil infiltration, and the soil parameters, basin area, and time of concentration was utilized in HEC-HMS to obtain hydrograph outputs, which were used as a boundary input for the HEC-RAS 2D model for each storm event and scenario. **Figure 11** below shows the hydrologic basin boundary for the West Basin, and **Figure 12** shows the NDOT soil keys for the area.

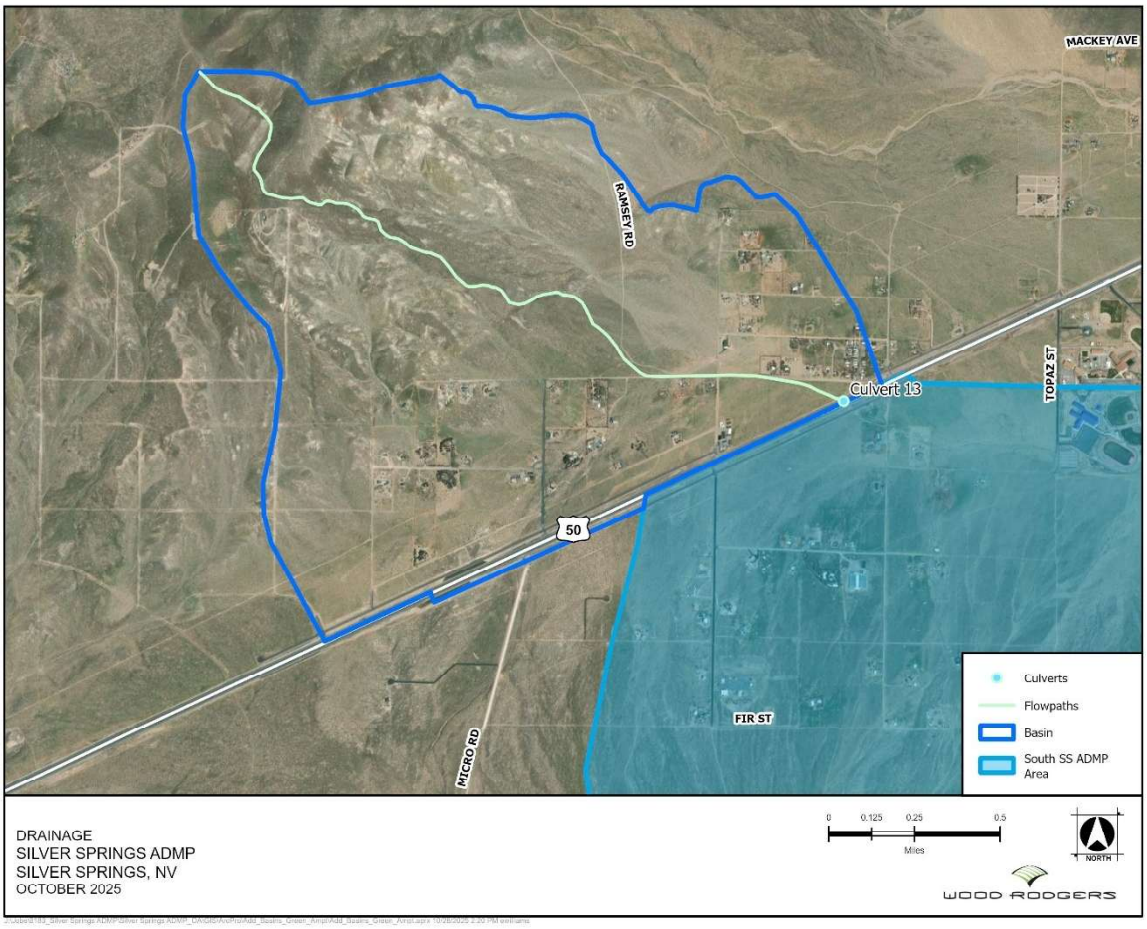


Figure 11: West Basin Drainage Area, Flowpath, and Culvert

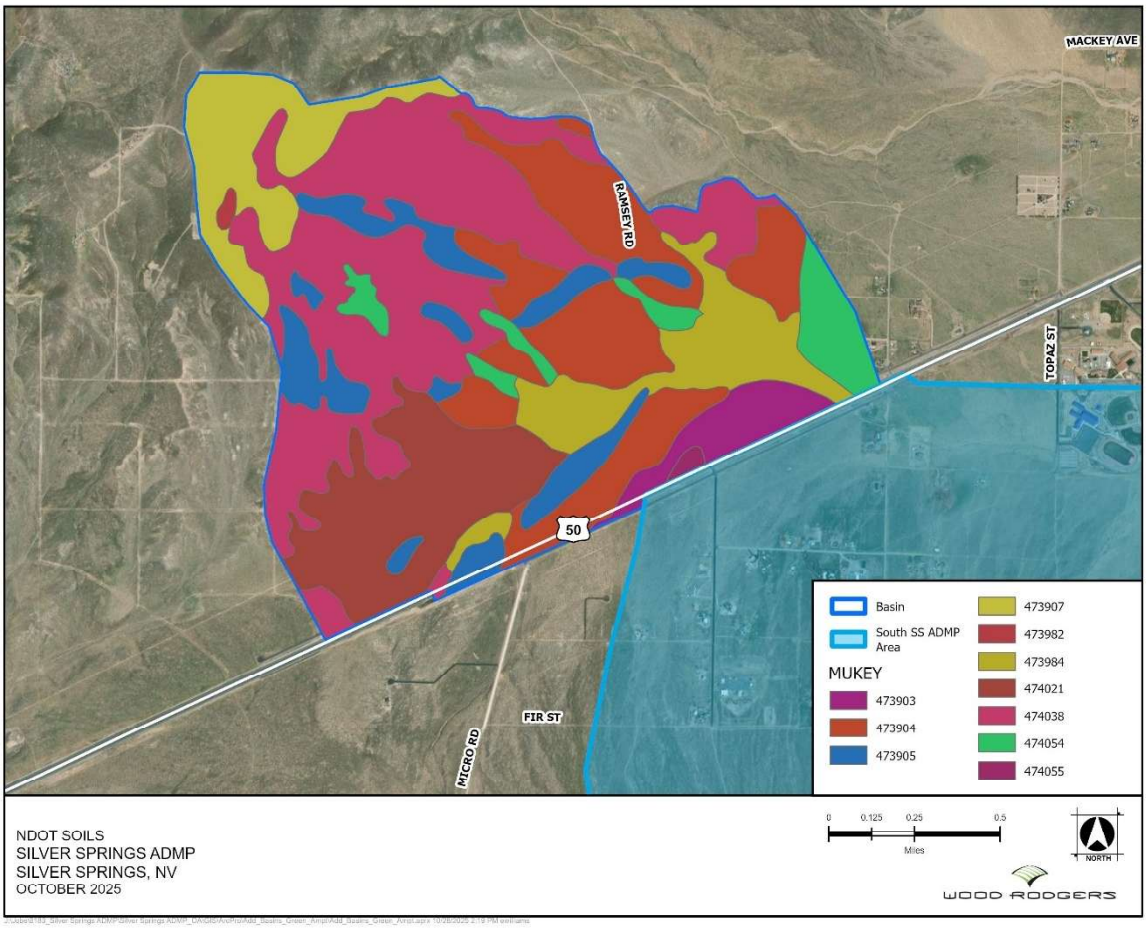


Figure 12: West Basin NDOT Soils

5.2 MODEL VALIDATION

The HEC-RAS 2D model rainfall-runoff transformation was validated via comparison to traditional HEC-HMS analysis methods.

Wood Rodgers utilized a separate program, HEC-HMS version 4.2.1, to validate the 2D Rain-on-grid model approach by modeling one drainage subbasin in HMS and comparing results to the 2D model. The HEC-HMS model utilizes a balanced storm distribution with a 24-hour duration. Comparing peak flow results from the HEC-HMS balanced storm to peak flow results from the HEC-RAS 2D model utilizing a generalized logistical equation (GLE) allows us to validate the maximum slope used to calculate the GLE.

To compare the different rainfall distribution methods, all other variables needed to be kept the same, such as Green & Ampt soil parameters, lag time to peak, and basin size. Only one drainage subbasin was modeled in HEC-HMS as a representative basin (Drainage N), and results from the HEC-HMS model were compared to a cross section at the bottom of Drainage N in the HEC-RAS

2D model. **Table 7** below summarizes the results of the rainfall validation between HEC-HMS and HEC-RAS:

Table 7: Rainfall Estimation Validation

Model Software	Model Scenario	Peak Flow
HEC-RAS 6.5	Existing Conditions, 100-year	1,085 cfs
HEC-HMS 4.2.1	Existing Conditions, 100-year	1,129 cfs

As shown in **Table 7,** the HEC-HMS model results in a ±4% variance in peak flows when compared to the HEC-RAS 2D model. This result is well within acceptable modeling consistency when comparing results with the two different rainfall methods. These results indicate that the chosen GLE with a 4.0 maximum slope closely replicates the balanced storm typically used for modeling in Northern Nevada, and that the 2D model peak flows are calculating as expected between the single-subbasin HEC-HMS analysis and the overall HEC-RAS 2D analysis.

The overall HEC-RAS model validation was achieved both through comparison to a historical storm for a recent flash flood event in Silver Springs on August 17, 2020. This approach utilizes historic rainfall records to re-create a prior storm event, comparing model output with known anecdotal evidence of flood depth or damage. Utilizing this method can be useful in gauging overall model accuracy but comes with several limitations.

Included with the mailed postcards for the initial public meeting in Silver Springs was a QR code linked to cloud storage where residents could upload their photographs from the August 17, 2020 storm event. The intention was to gather anecdotal evidence linked to specific locations in Silver Springs that could be used to confirm model validity. An example of one of the photographs submitted is included below.

Figure 13: Example Picture From 2020 Flash Flood Event

The historical rainfall event on August 17, 2020 was processed from radar reflectivity data from NOAA, and was used to create a rainfall hyetograph to model the storm. HEC-RAS 2D model results were compared to anecdotal photographic evidence and indicate that the model is reasonably comparable to historic conditions.

As mentioned above this approach has some limitations. Historic photographs are difficult to estimate the water depths of from, and are not typically taken at the exact time of peak depth. Flash flooding events in particular would be unlikely to be photographed at peak flows, and unless a more permanent record such as structure damage or debris flows are present any depth estimates will be imprecise. Even still, the model results do show flooding in the same areas as the photographs and at the same approximate depths, validating the model within the constraints of the method.

5.3 MODEL SCENARIOS

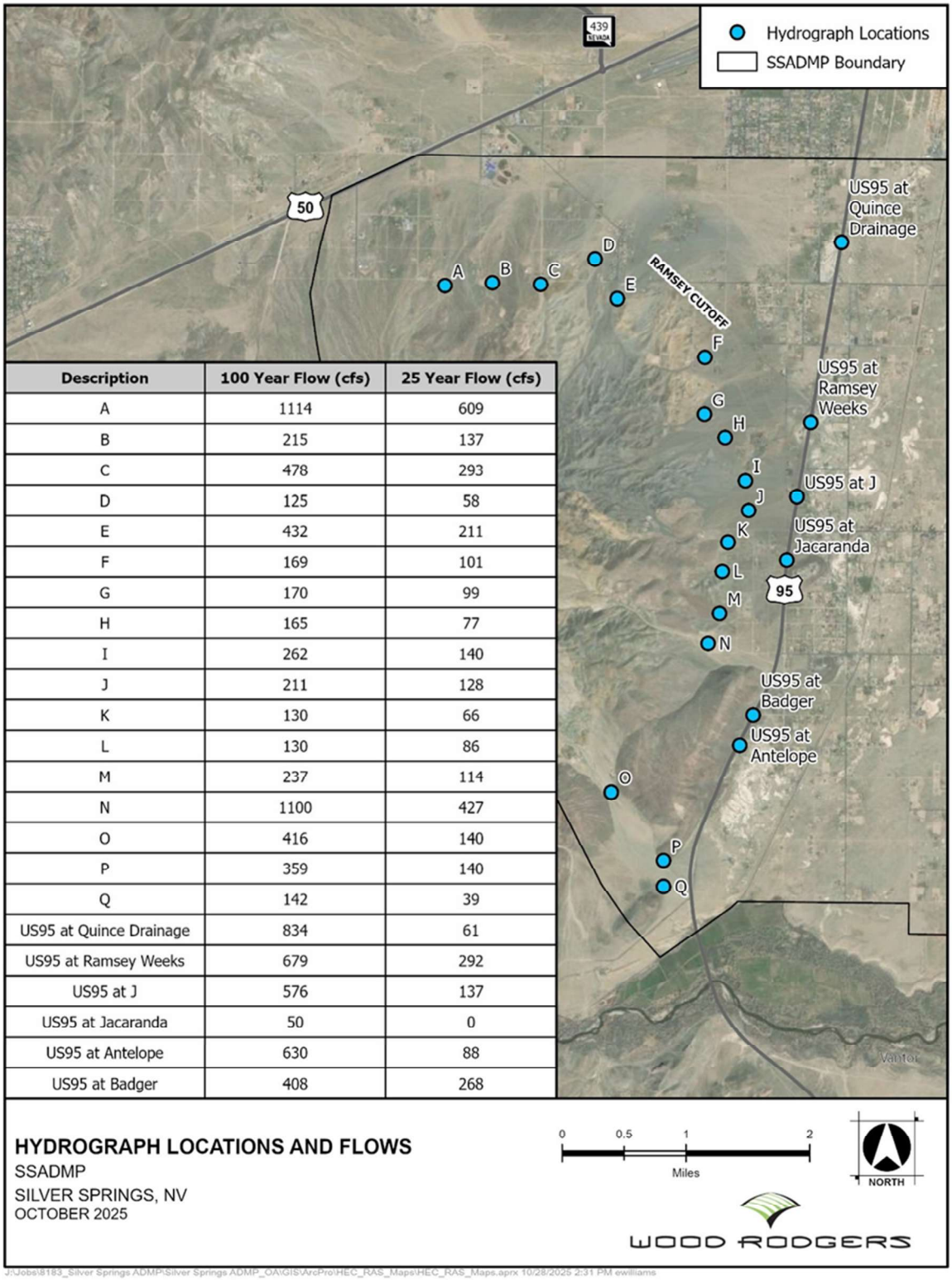
Several scenarios were modeled for the South Silver Springs ADMP project, which are summarized below. Each of the scenarios was modeled with 100-year, 25-year, 10-year, and 5-year storm events, and results are described in Section 6.

1. **Existing Conditions** – This scenario models the flood conditions as they are in October of 2025.
2. **Historic Conditions** – This scenario uses the existing conditions, but with historic rainfall from the August 17, 2020 storm event.
3. **Interim Conditions** – This scenario includes the proposed culvert size increases discussed in **Section 6.2**.
4. **Proposed Conditions** – This scenario includes the increased culvert sizes, two detention ponds, and cutoff ditches discussed in **Section 6.2**.
5. **Climate Change Analysis** – This scenario includes all proposed improvements, with increases in the total rainfall depth for each storm event.

6 EVALUATION OF EXISTING CONDITIONS

Results of the modeling effort have been taken at 23 different locations within the 2D model, with flow hydrographs being produced for each location of note. See **Appendix B** for exhibits detailing each model scenario.

Figure 14 below depicts the hydrograph locations and peak flows of the existing flood conditions in Silver Springs:



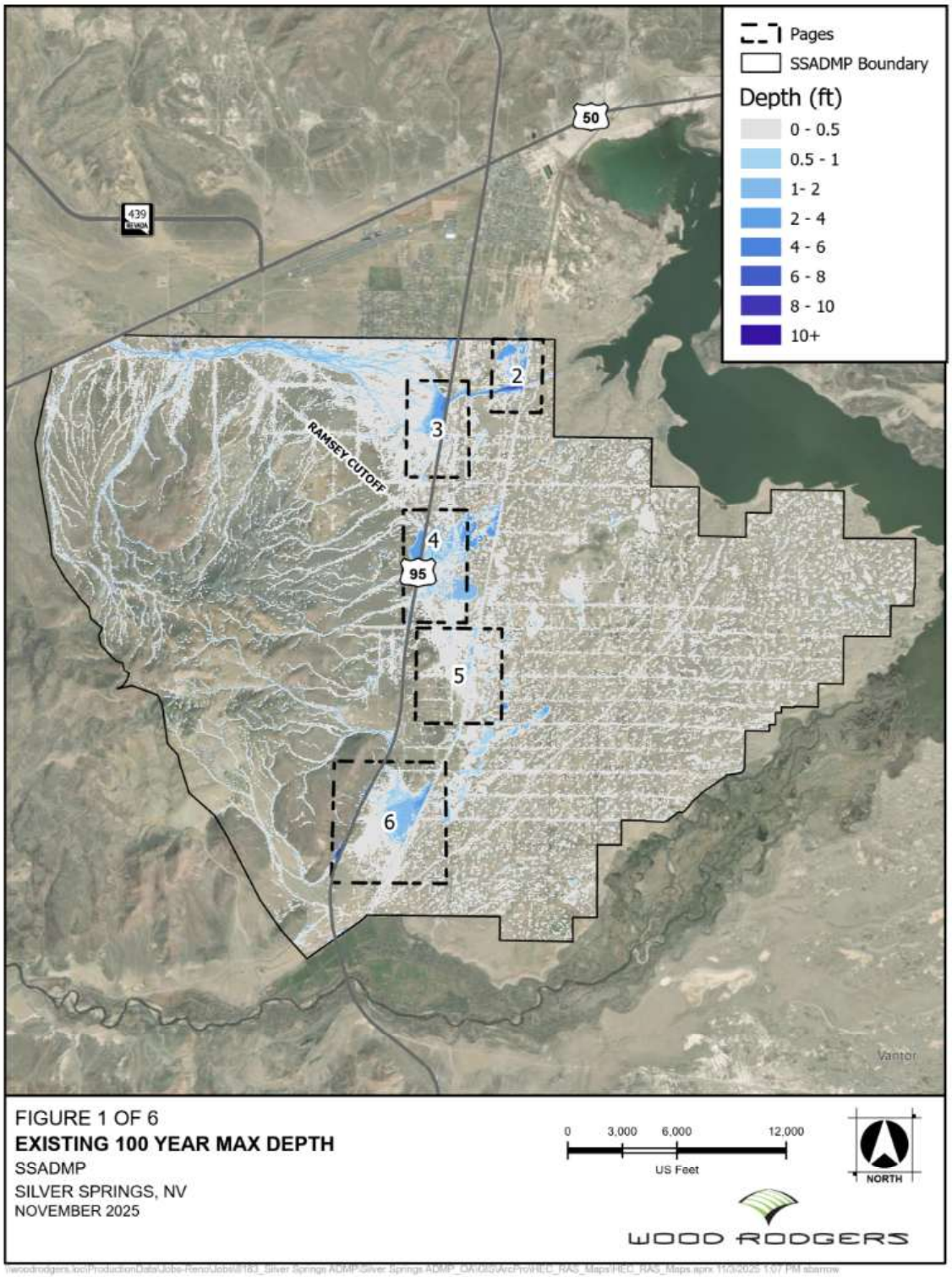
Description	100 Year Flow (cfs)	25 Year Flow (cfs)
A	1114	609
B	215	137
C	478	293
D	125	58
E	432	211
F	169	101
G	170	99
H	165	77
I	262	140
J	211	128
K	130	66
L	130	86
M	237	114
N	1100	427
O	416	140
P	359	140
Q	142	39
US95 at Quince Drainage	834	61
US95 at Ramsey Weeks	679	292
US95 at J	576	137
US95 at Jacaranda	50	0
US95 at Antelope	630	88
US95 at Badger	408	268

Figure 14: Modeled Hydrograph Locations within Silver Springs ADMP Area

6.1 DESIGN STORM FLOODPLAIN MAPS AND FLOW RATES

6.1.1 100-Year 24 Hour Design Storm

Figure 15 below shows a 6 panel map series of critical locations in the 100-year storm.



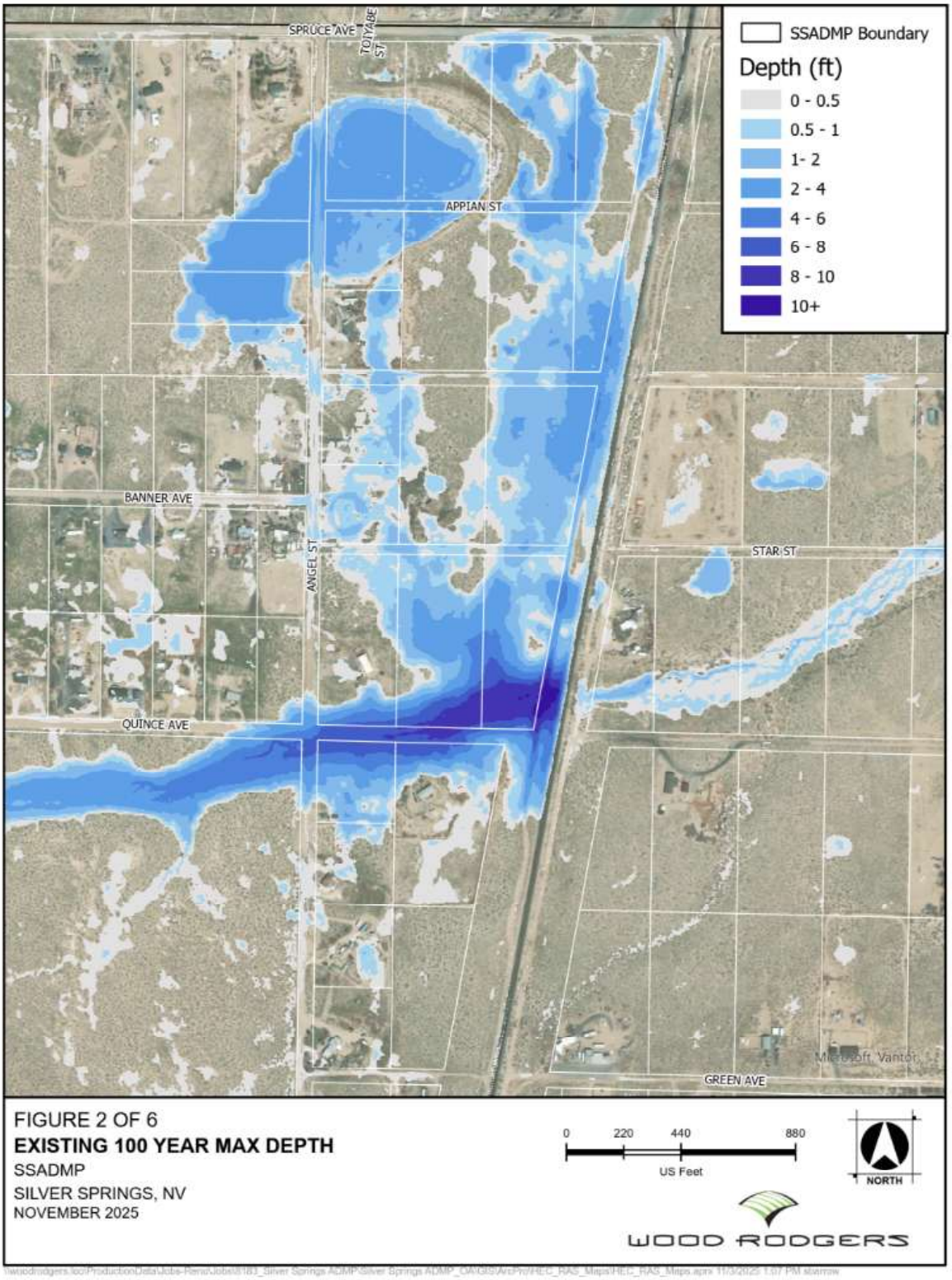


FIGURE 2 OF 6
EXISTING 100 YEAR MAX DEPTH
SSADMP
SILVER SPRINGS, NV
NOVEMBER 2025

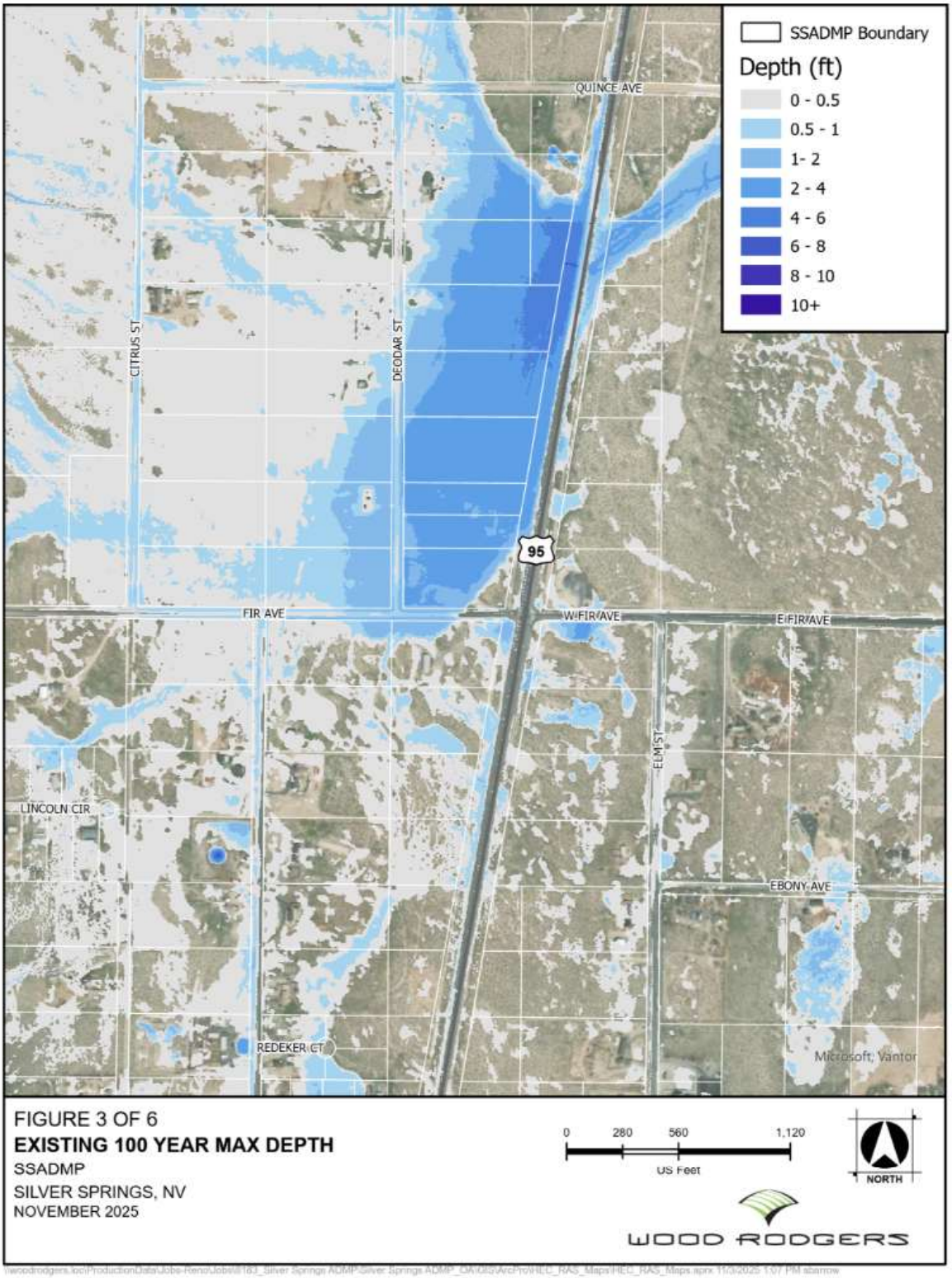


FIGURE 3 OF 6
EXISTING 100 YEAR MAX DEPTH
SSADMP
SILVER SPRINGS, NV
NOVEMBER 2025

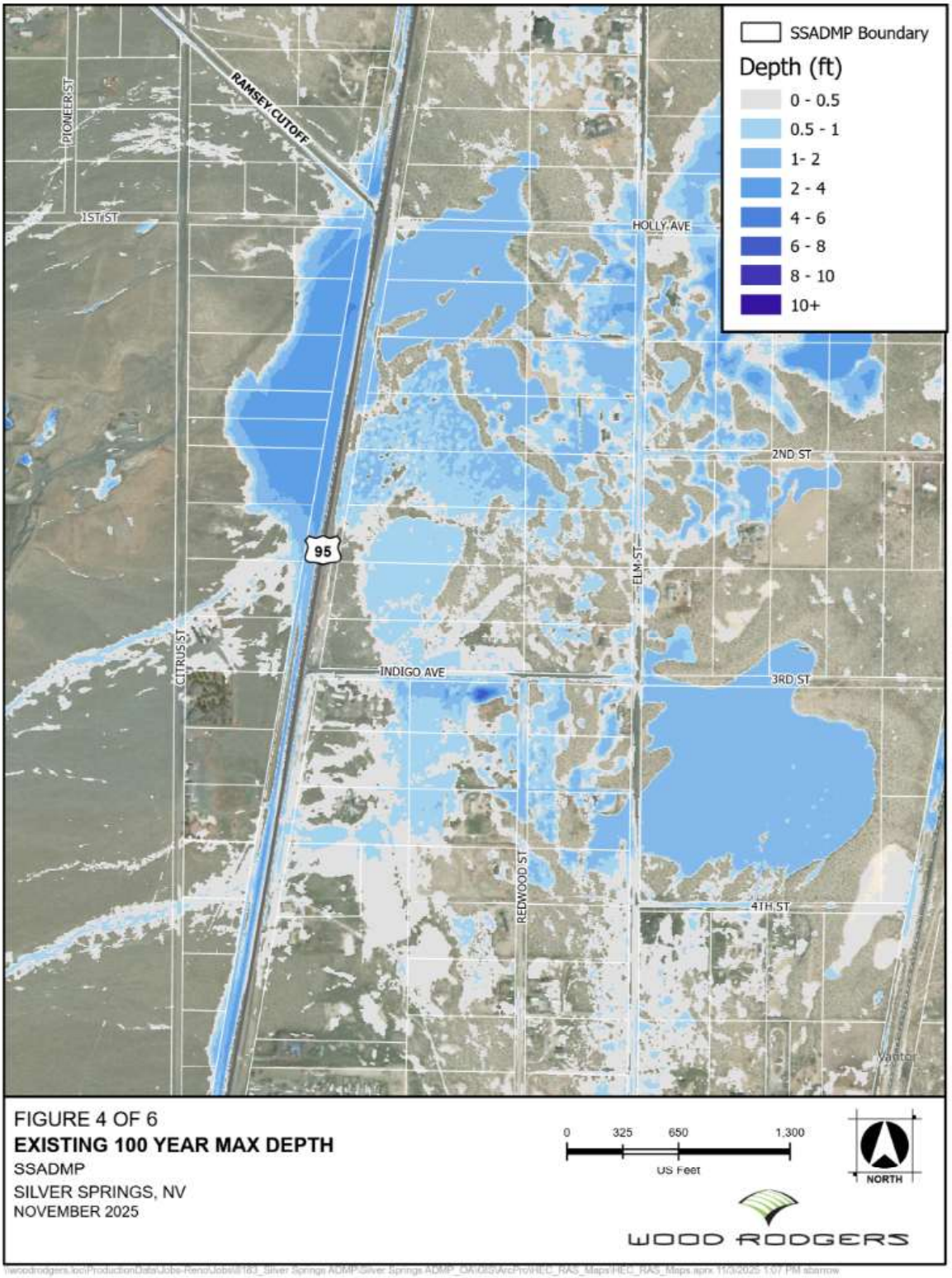


FIGURE 4 OF 6
EXISTING 100 YEAR MAX DEPTH
SSADMP
SILVER SPRINGS, NV
NOVEMBER 2025

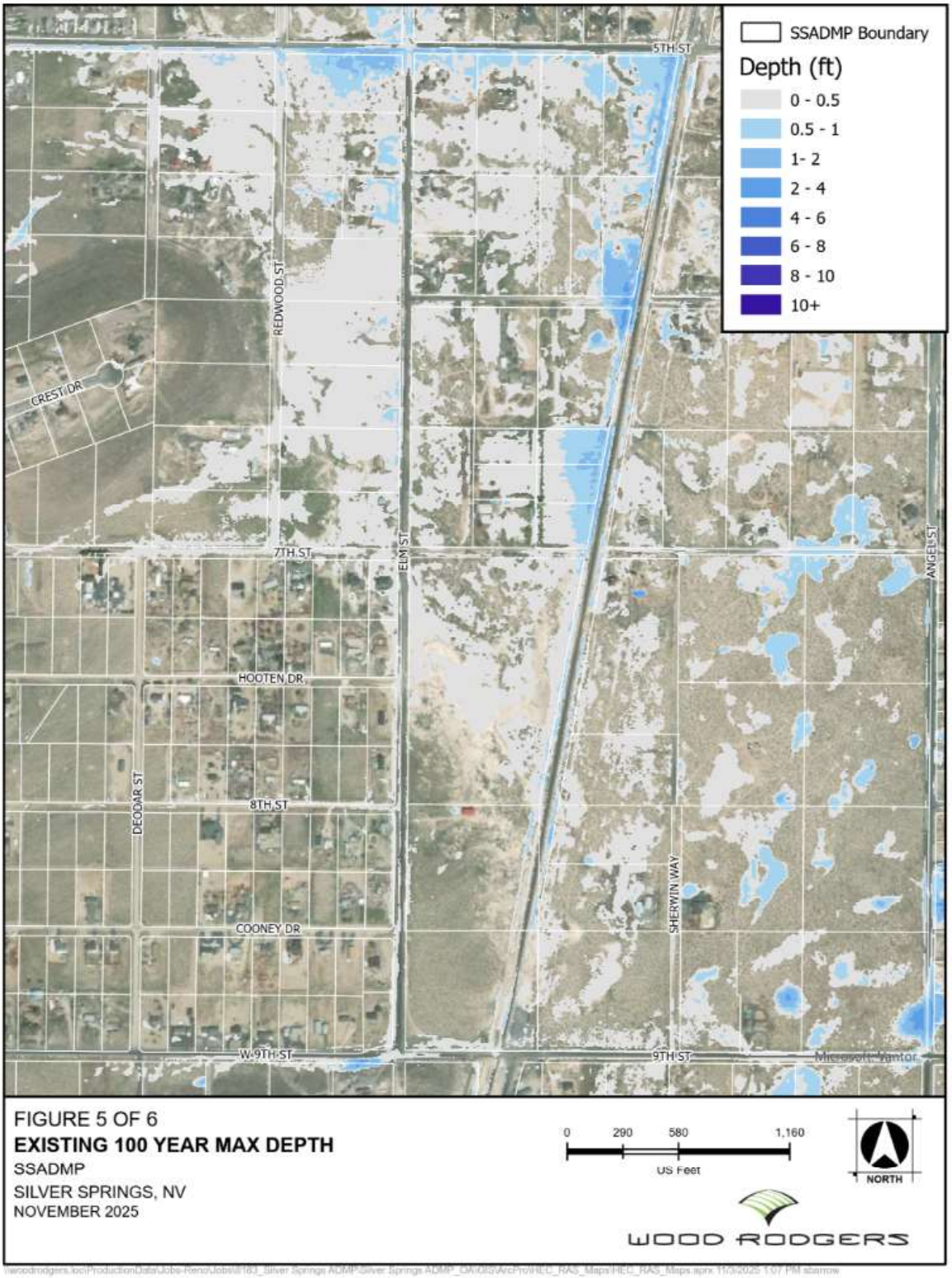


FIGURE 5 OF 6
EXISTING 100 YEAR MAX DEPTH
SSADMP
SILVER SPRINGS, NV
NOVEMBER 2025

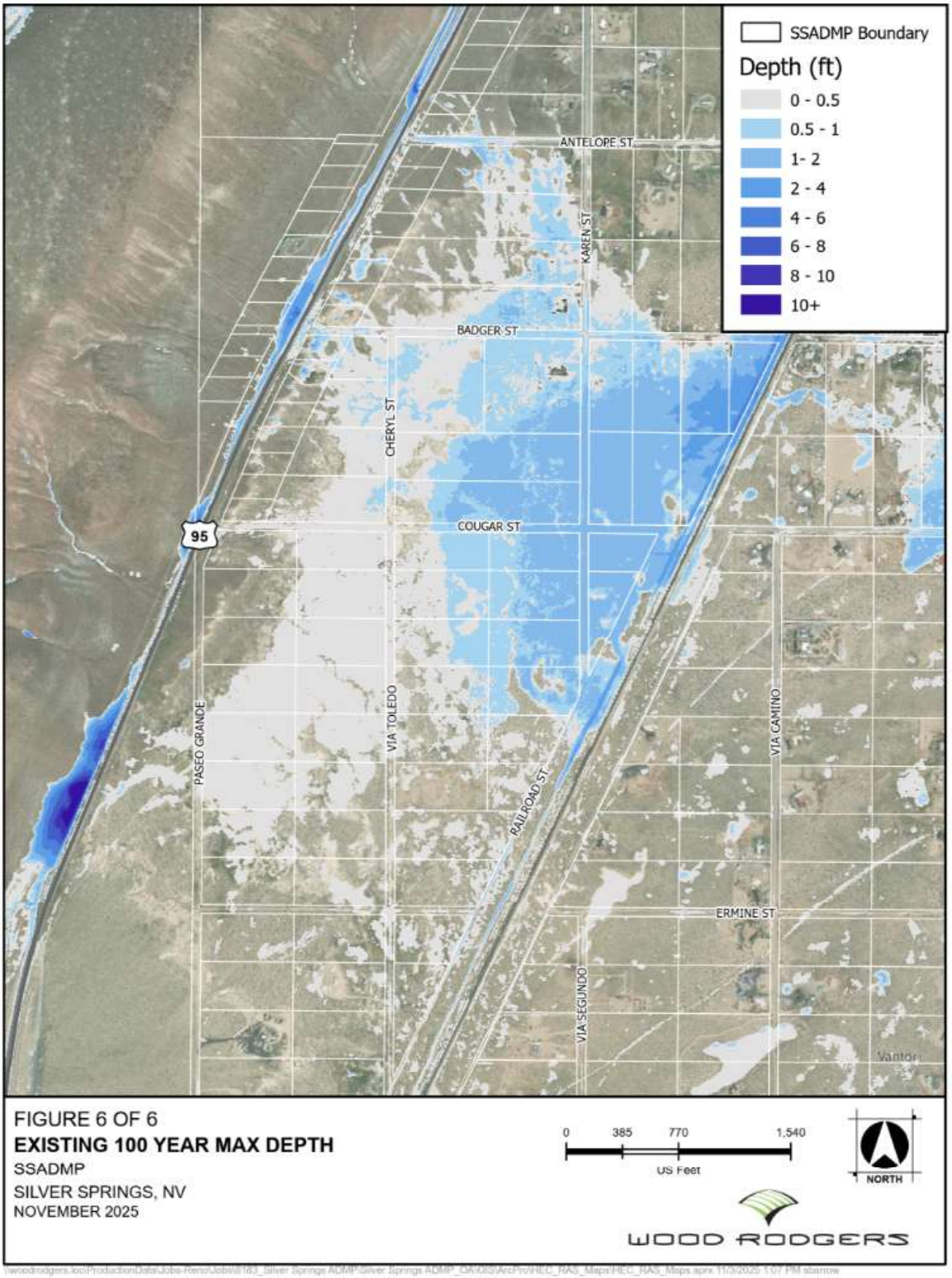
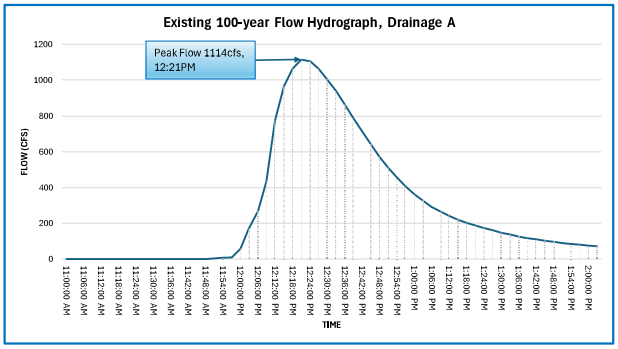


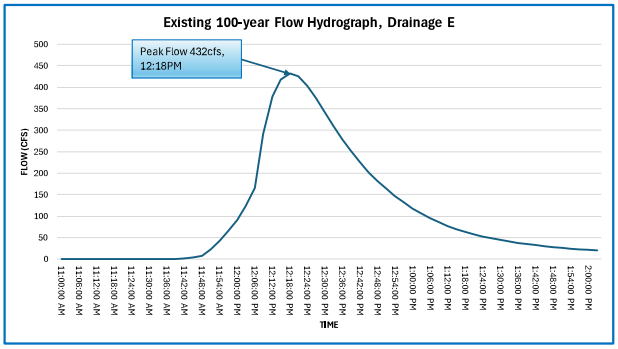
FIGURE 6 OF 6
EXISTING 100 YEAR MAX DEPTH
SSADMP
SILVER SPRINGS, NV
NOVEMBER 2025

Full hydrographs of all locations are included in **Appendix B**, but hydrographs at critical locations are included below:

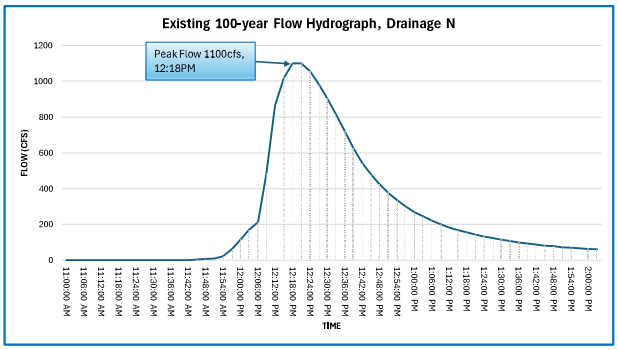
South Silver Springs ADMP



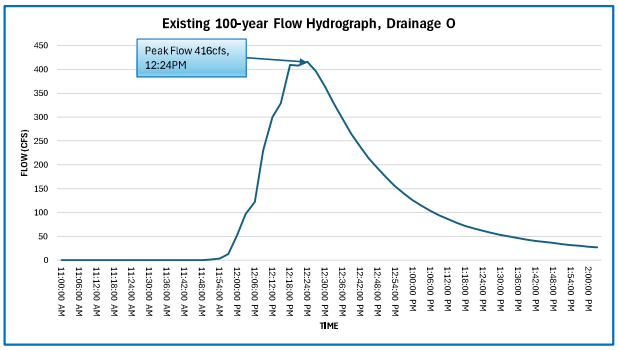
South Silver Springs ADMP



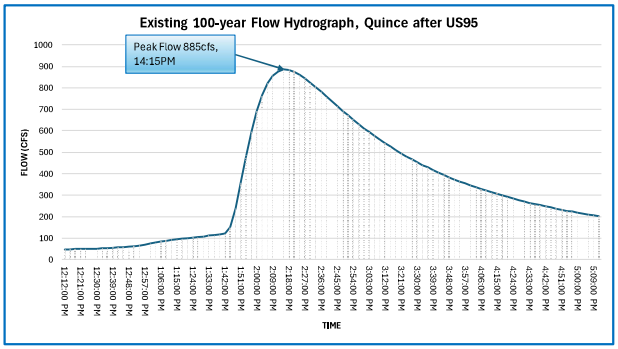
South Silver Springs ADMP



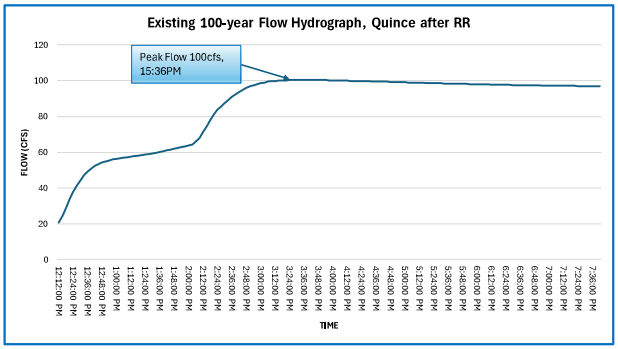
South Silver Springs ADMP



South Silver Springs ADMP

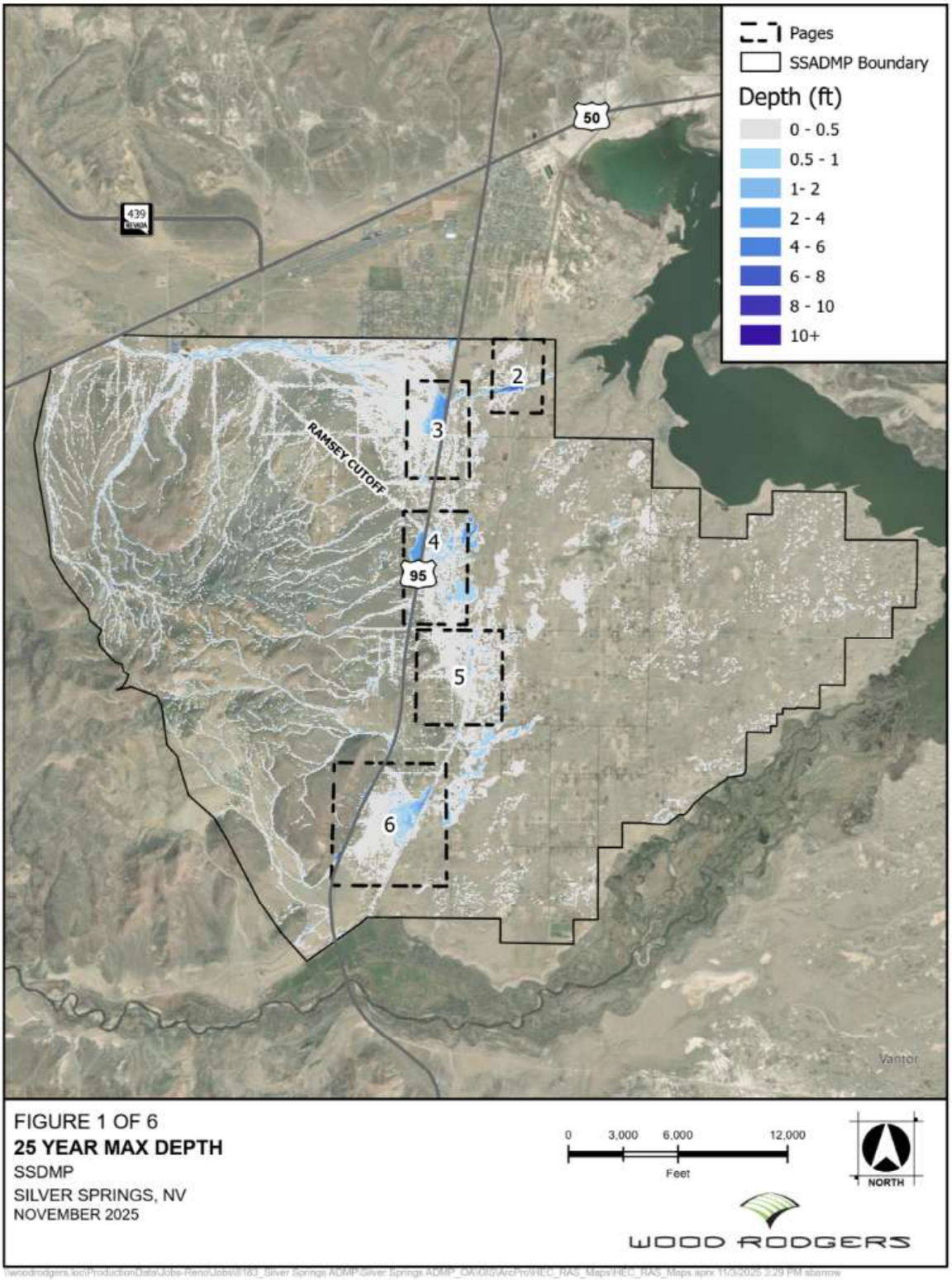


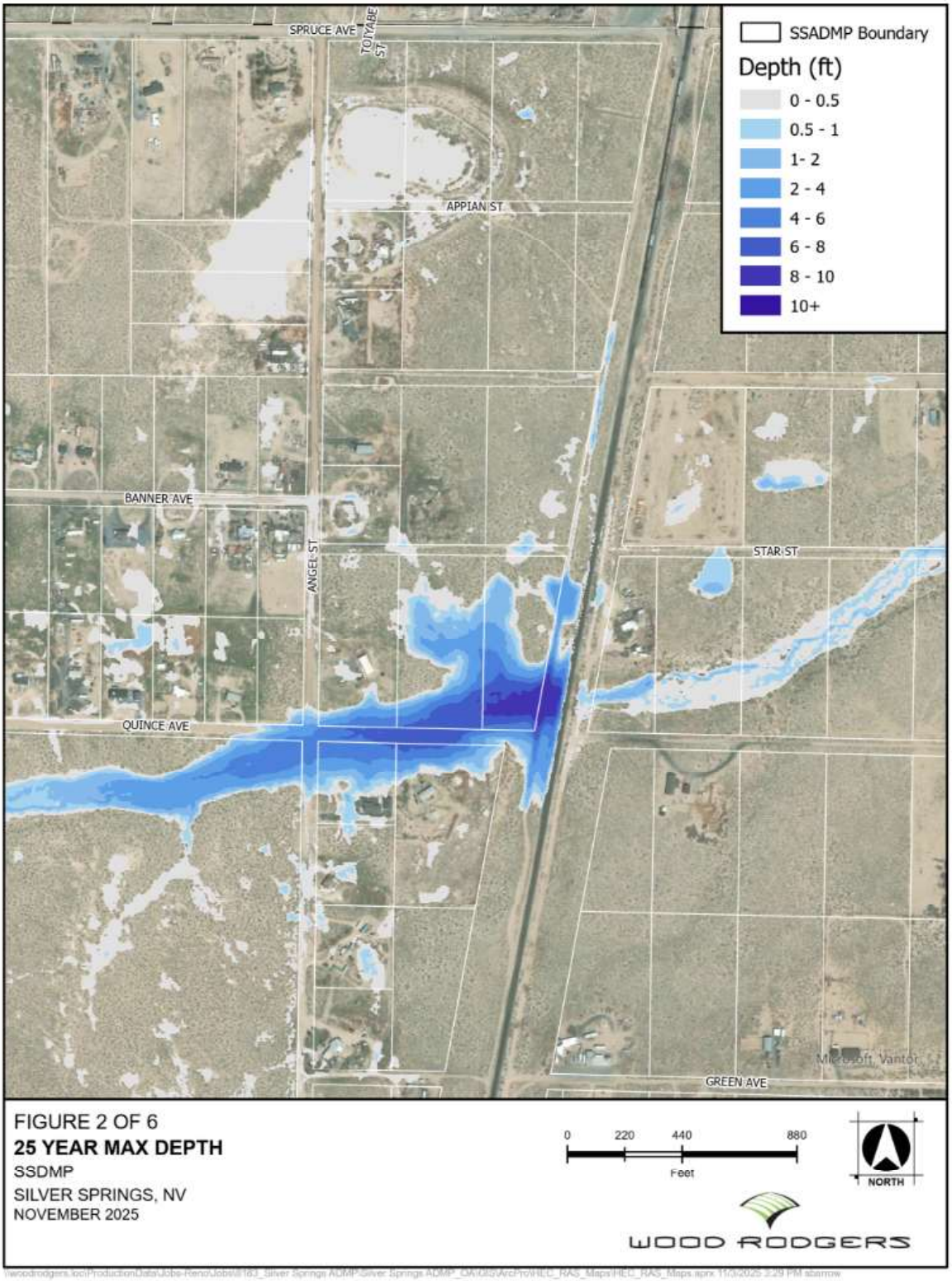
South Silver Springs ADMP

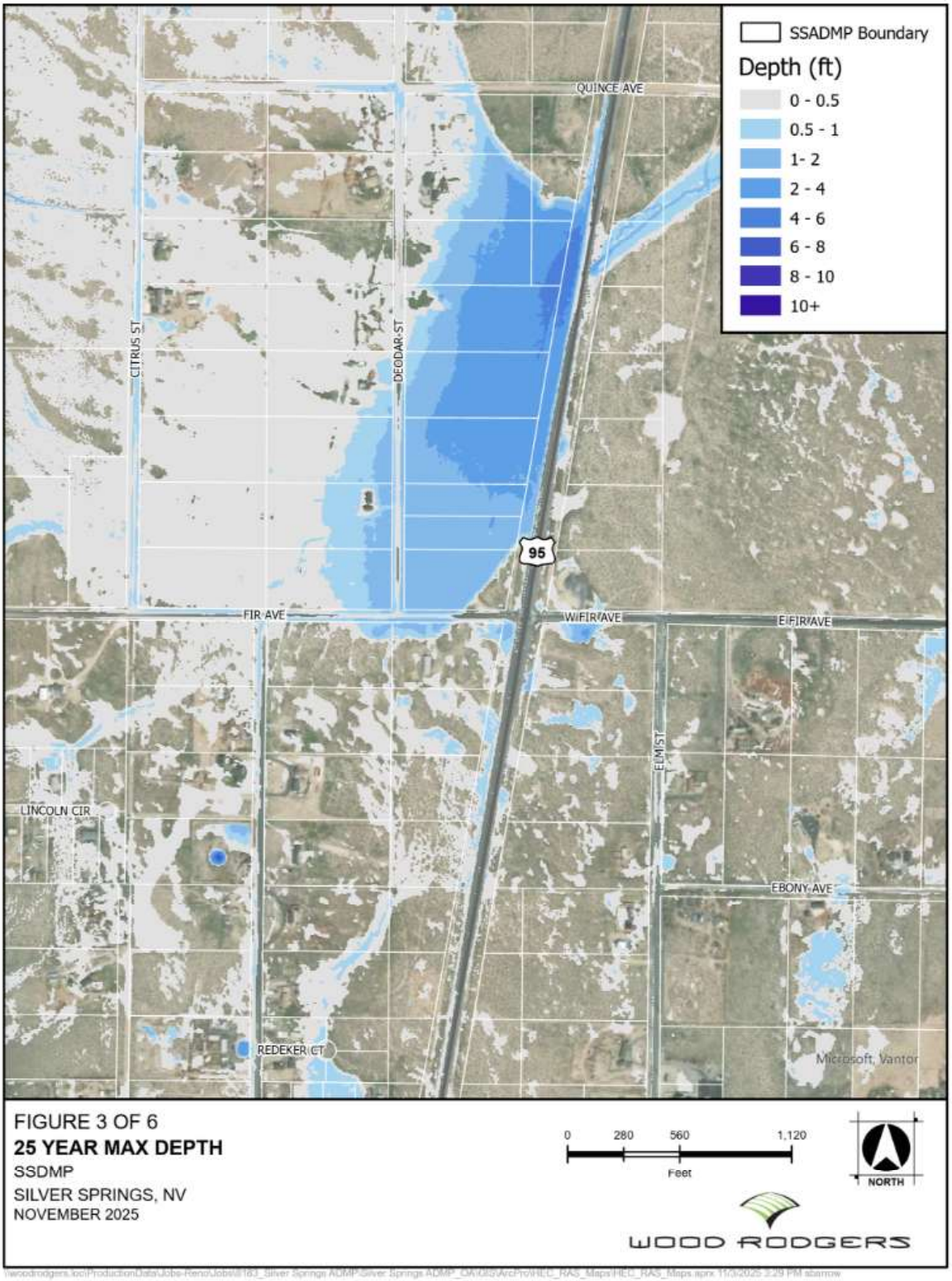


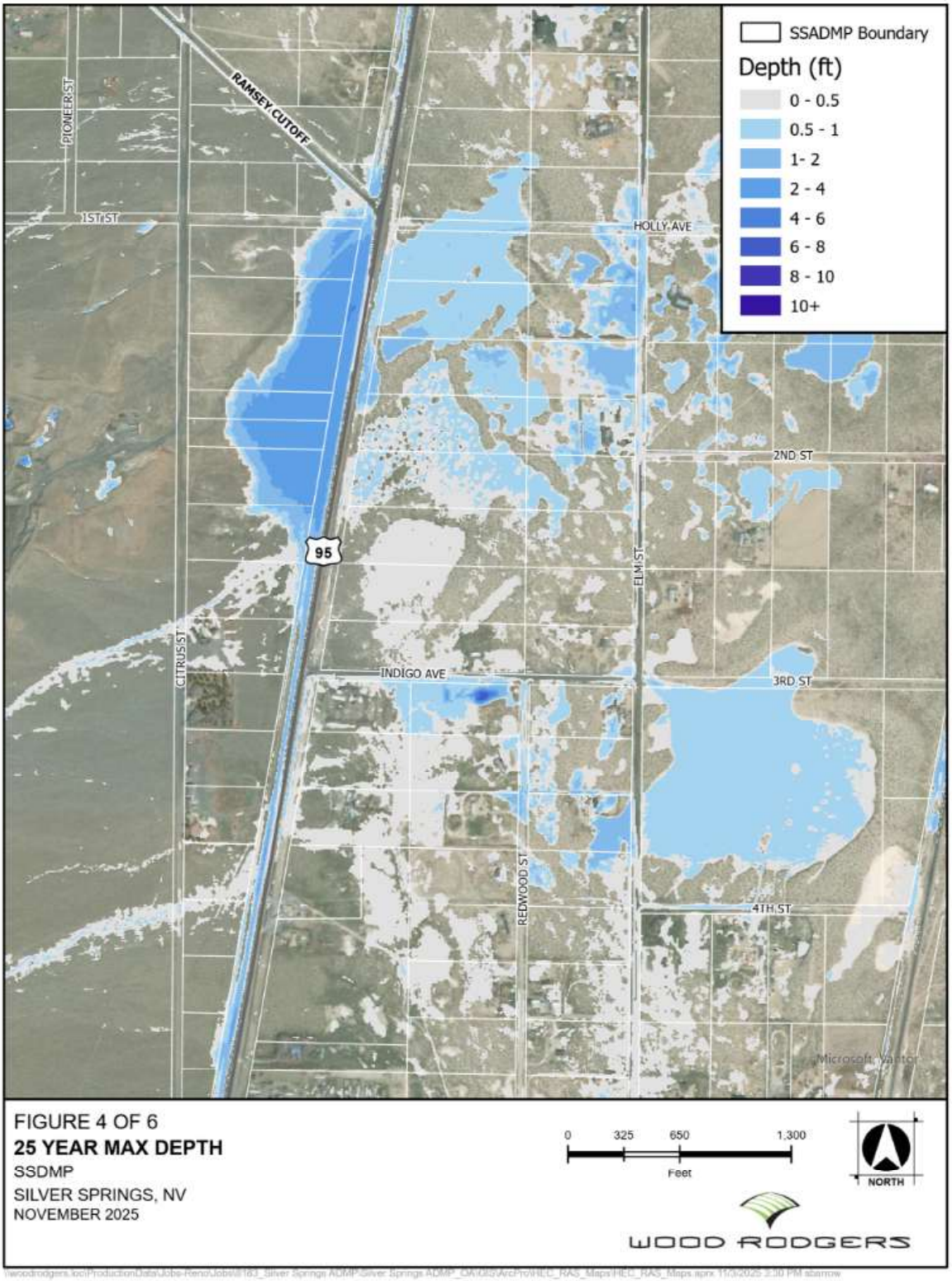
6.1.2 25-Year 24 Hour Design Storm

Figure 16 below shows a 6 panel map series of critical locations in the 25-year storm.




SSADMP Boundary
Depth (ft)
0 - 0.5
0.5 - 1
1- 2
2 - 4
4 - 6
6 - 8
8 - 10
10+
SPRUCE AVE
TOIYABE ST
APPIAN ST
BANNER AVE
ANGEL ST
STAR ST
QUINCE AVE
GREEN AVE
Microsoft, Vantor
FIGURE 2 OF 6
25 YEAR MAX DEPTH
SSDMP
SILVER SPRINGS, NV
NOVEMBER 2025
0
220
440
880
Feet
NORTH
WOOD RODGERS


SSADMP Boundary
Depth (ft)
0 - 0.5
0.5 - 1
1- 2
2 - 4
4 - 6
6 - 8
8 - 10
10+
QUINCE AVE
CITRUS ST
DEODAR ST
95
FIR AVE
W FIR AVE
E FIR AVE
ELM ST
LINCOLN CIR
EBONY AVE
REDEKER CT
Microsoft, Vantor
FIGURE 3 OF 6
25 YEAR MAX DEPTH
SSDMP
SILVER SPRINGS, NV
NOVEMBER 2025
0
280
560
1,120
Feet
NORTH
WOOD RODGERS


SSADMP Boundary
Depth (ft)
0 - 0.5
0.5 - 1
1- 2
2 - 4
4 - 6
6 - 8
8 - 10
10+
RAMSEY CUTOFF
PIONEER ST
1ST ST
HOLLY AVE
2ND ST
95
ELM ST
CITRUS ST
INDIGO AVE
3RD ST
REDWOOD ST
4TH ST
Microsoft, Vantor
FIGURE 4 OF 6
25 YEAR MAX DEPTH
SSDMP
SILVER SPRINGS, NV
NOVEMBER 2025
0 325 650 1,300
Feet
NORTH
WOOD RODGERS

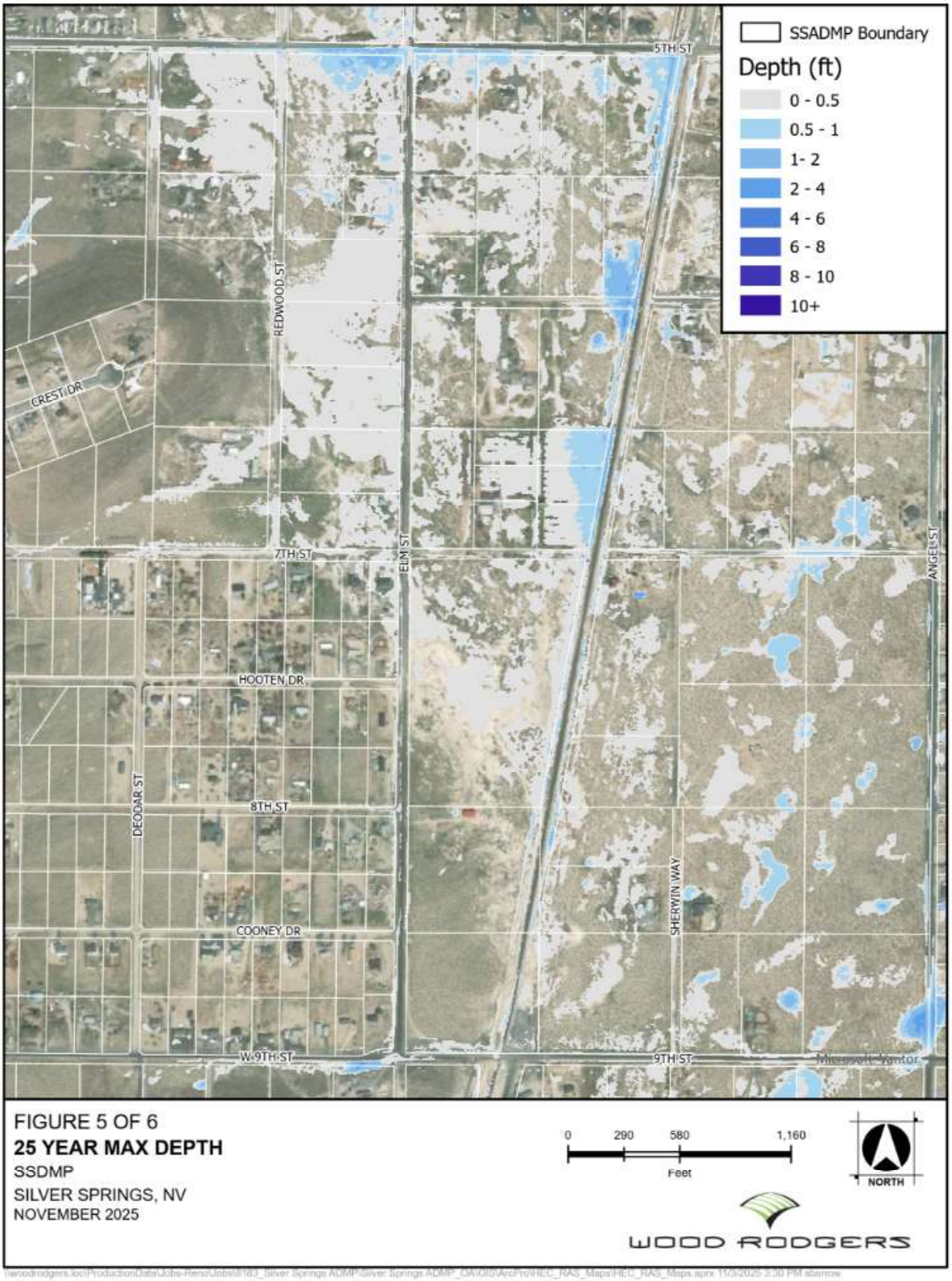
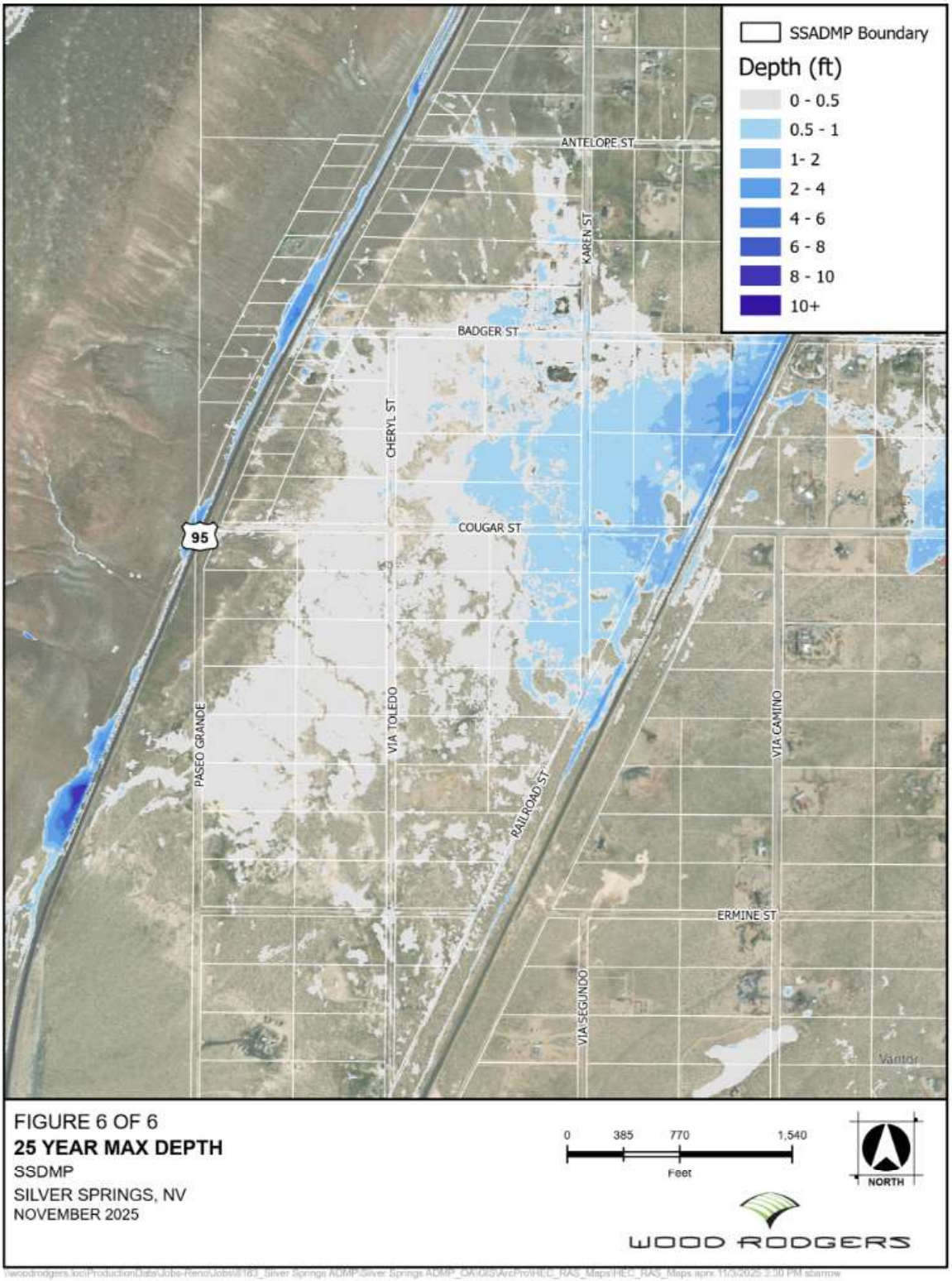
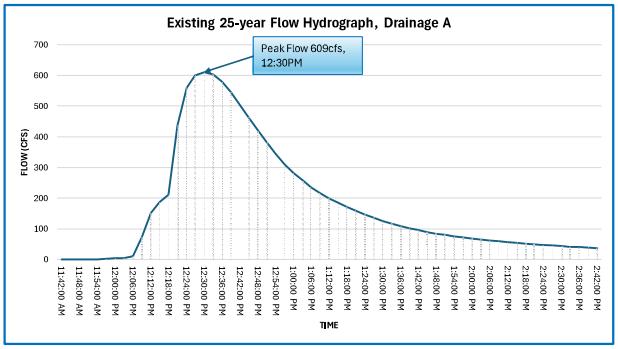


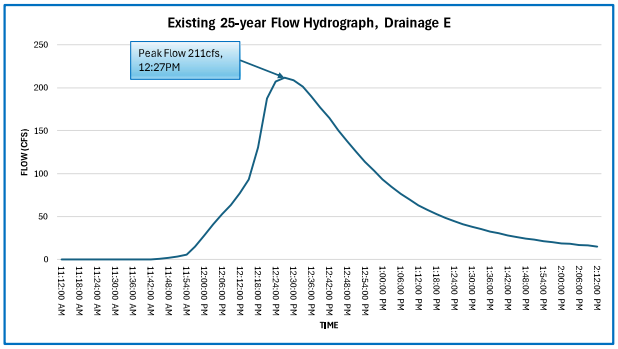
FIGURE 5 OF 6
25 YEAR MAX DEPTH
SSDMP
SILVER SPRINGS, NV
NOVEMBER 2025


SSADMP Boundary
Depth (ft)
0 - 0.5
0.5 - 1
1- 2
2 - 4
4 - 6
6 - 8
8 - 10
10+
ANTELOPE ST
KAREN ST
BADGER ST
CHERYL ST
COUGAR ST
95
PASEO GRANDE
VIA TOLEDO
RAILROAD ST
VIA CAMINO
ERMINE ST
VIA SEGUNDO
Vantor
FIGURE 6 OF 6
25 YEAR MAX DEPTH
SSDMP
SILVER SPRINGS, NV
NOVEMBER 2025
0
385
770
1,540
Feet
NORTH
WOOD RODGERS

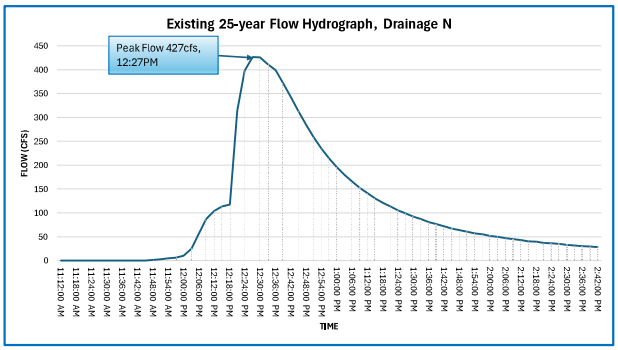
South Silver Springs ADMP



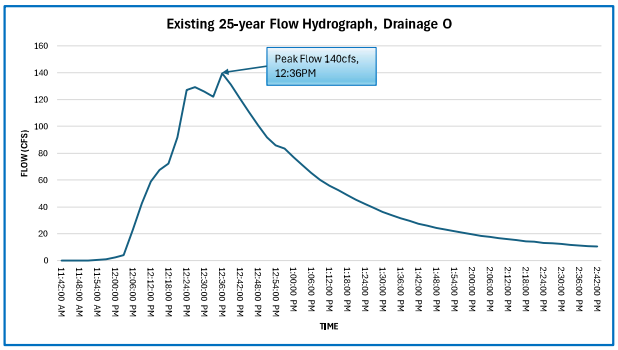
South Silver Springs ADMP



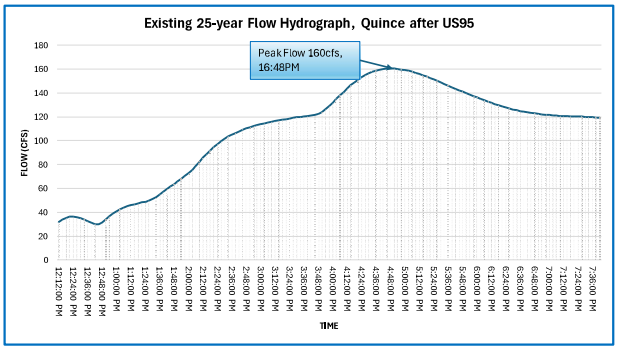
South Silver Springs ADMP



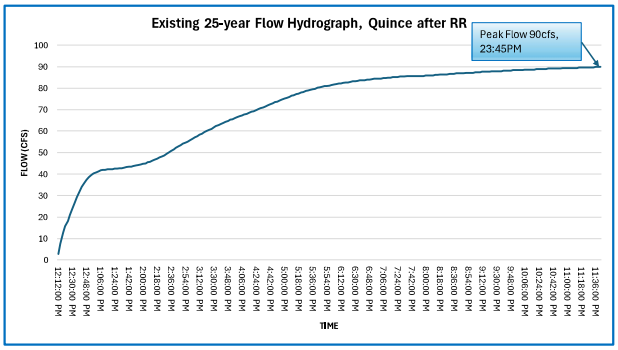
South Silver Springs ADMP



South Silver Springs ADMP

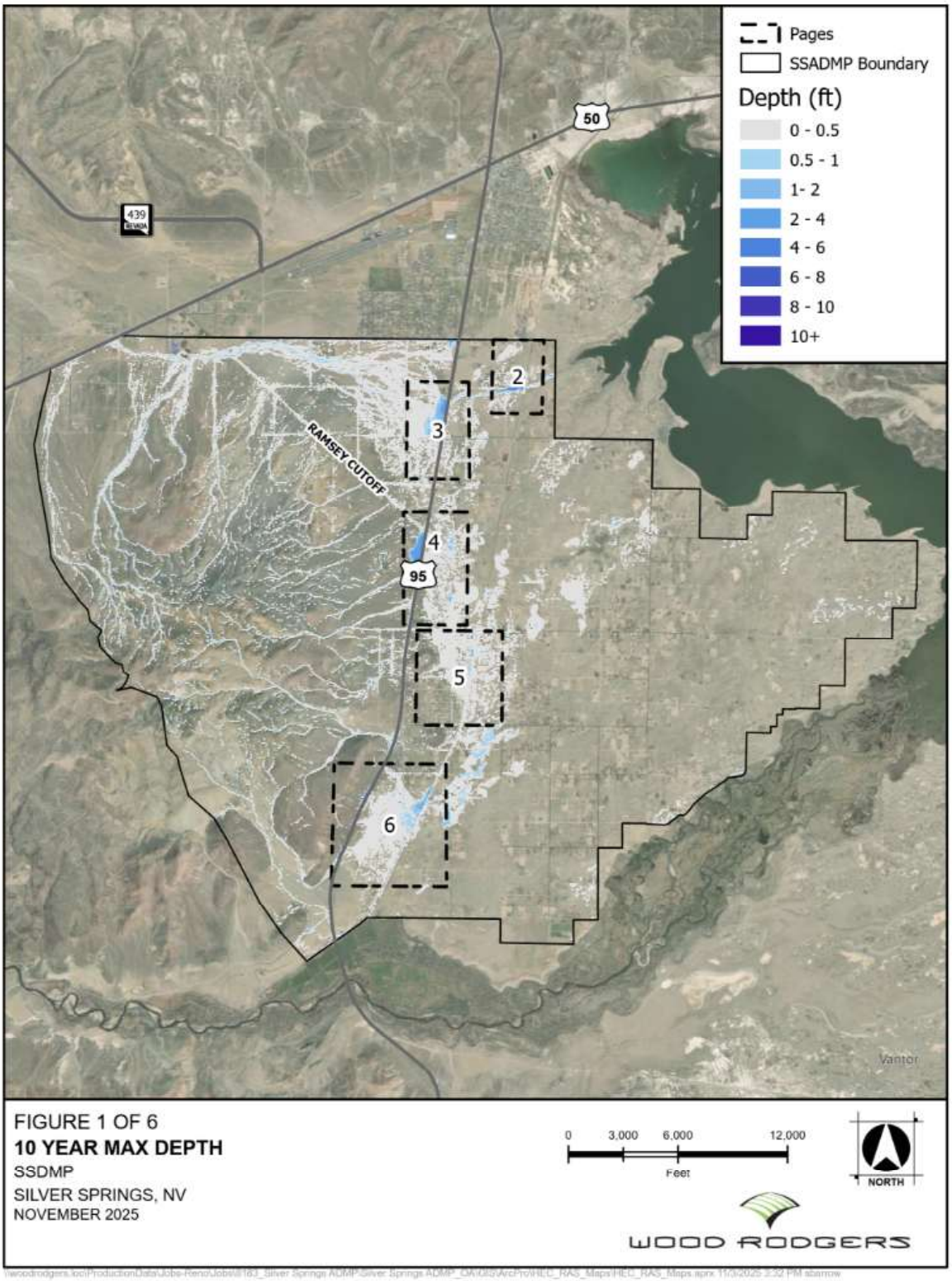


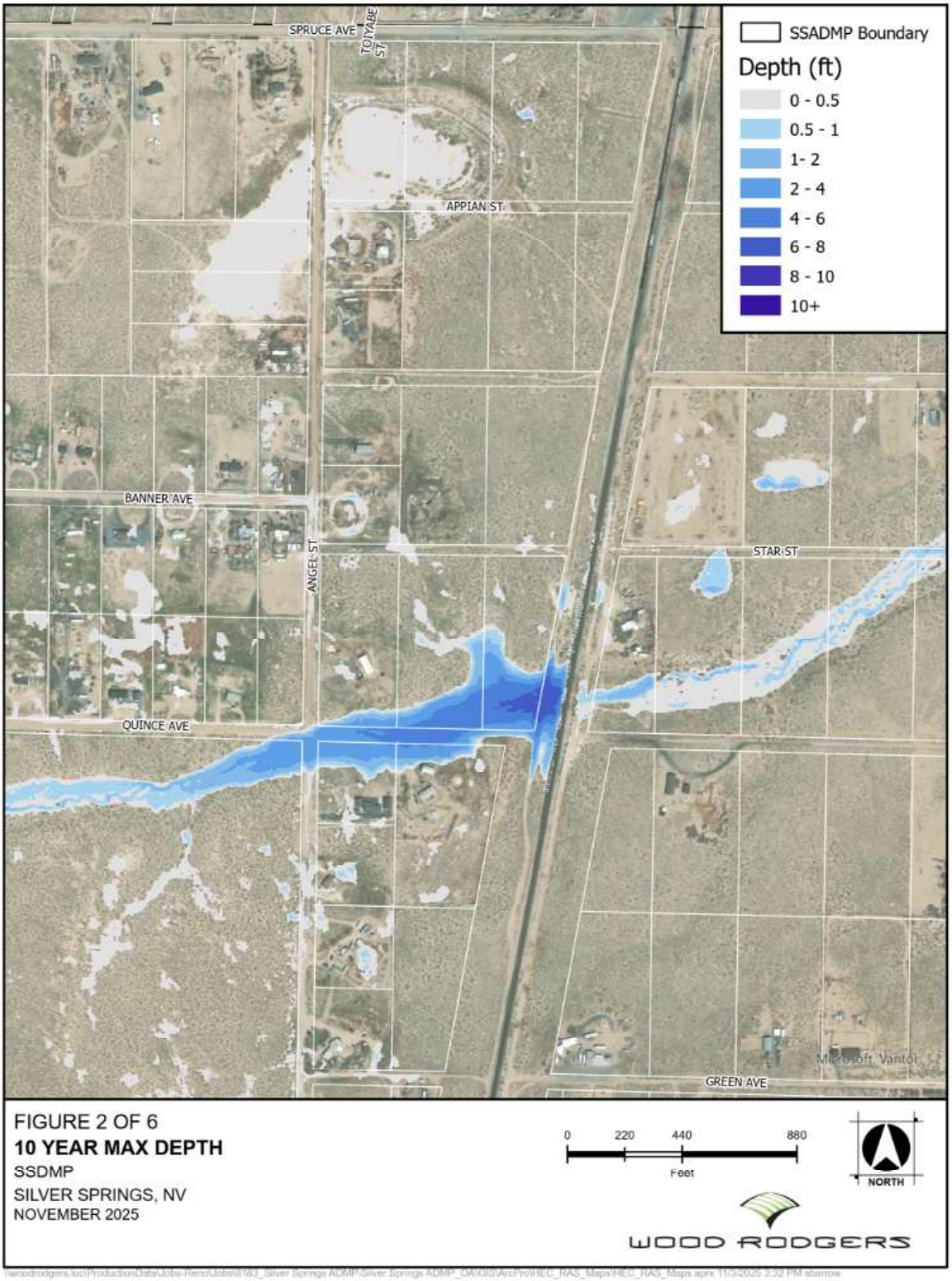
South Silver Springs ADMP



6.1.3 10-Year 24 Hour Design Storm

Figure 17 below shows a 6 panel map series of critical locations in the 10-year storm.




SSADMP Boundary
Depth (ft)
0 - 0.5
0.5 - 1
1- 2
2 - 4
4 - 6
6 - 8
8 - 10
10+
SPRUCE AVE
TOIYABE ST
APPIAN ST
BANNER AVE
ANGEL ST
STAR ST
QUINCE AVE
GREEN AVE
Microsoft, Vantor
FIGURE 2 OF 6
10 YEAR MAX DEPTH
SSDMP
SILVER SPRINGS, NV
NOVEMBER 2025
0
220
440
880
Feet
NORTH
WOOD RODGERS

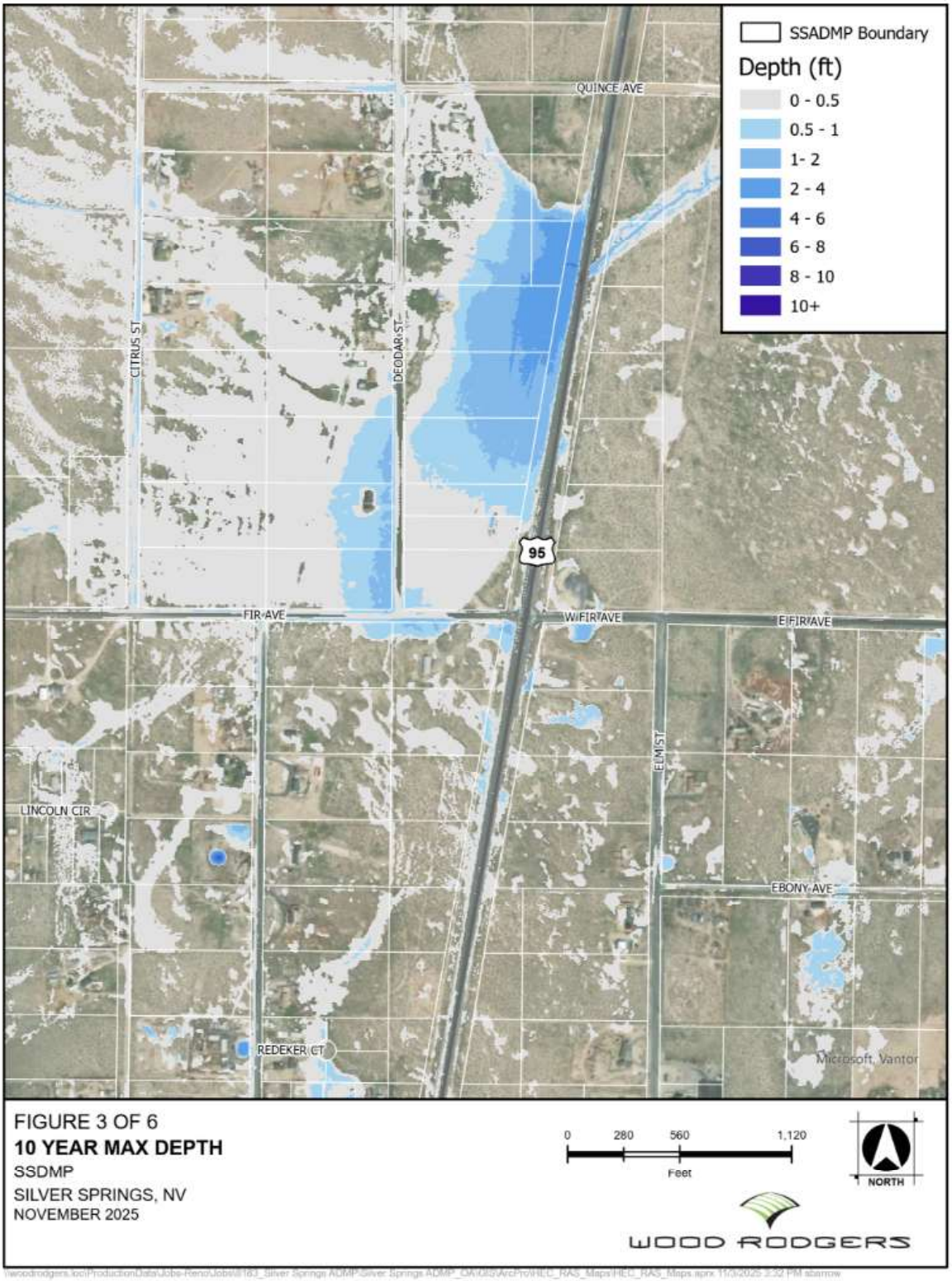


FIGURE 3 OF 6
10 YEAR MAX DEPTH
SSDMP
SILVER SPRINGS, NV
NOVEMBER 2025

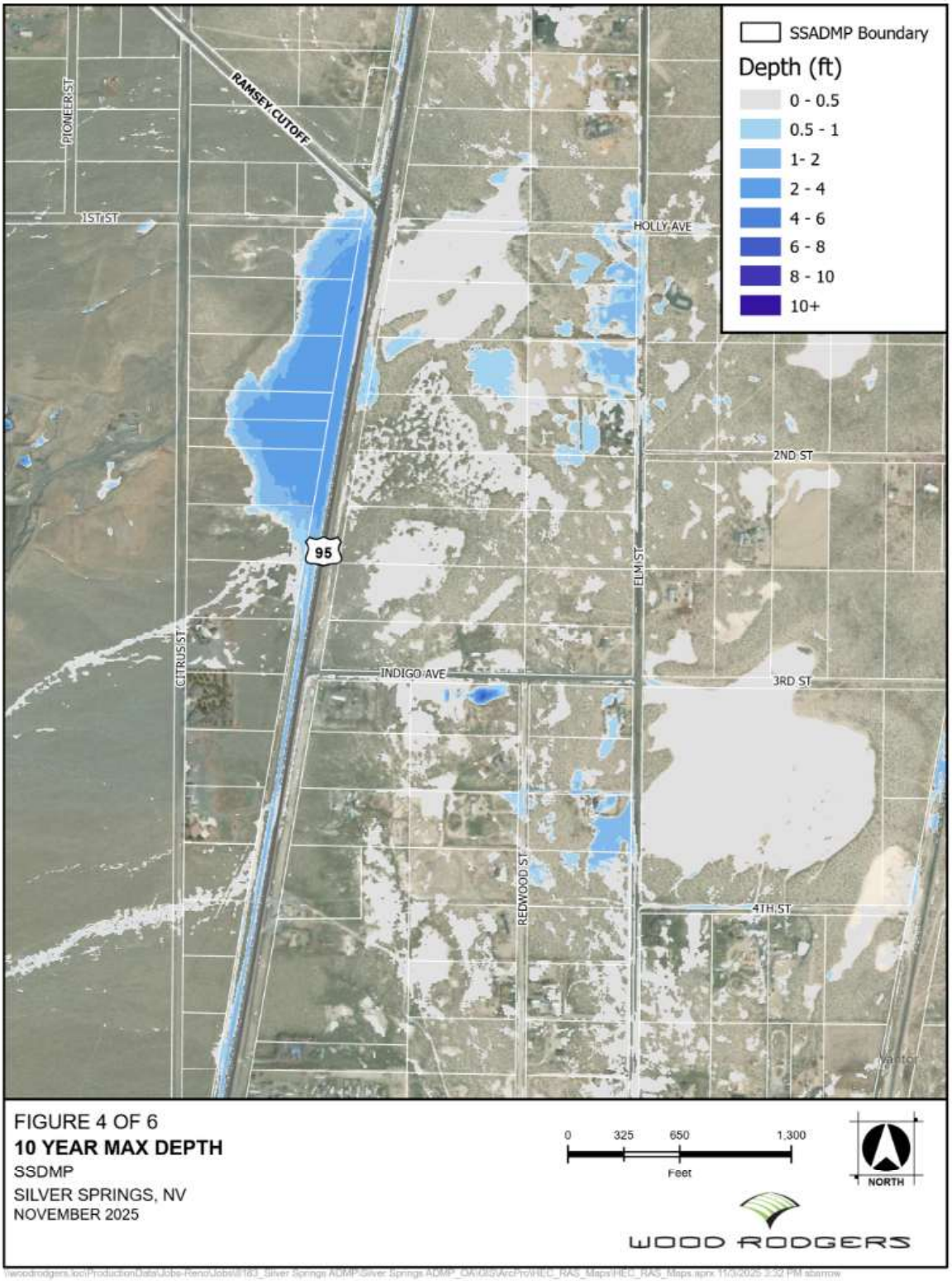


FIGURE 4 OF 6
10 YEAR MAX DEPTH
SSDMP
SILVER SPRINGS, NV
NOVEMBER 2025

WOOD RODGERS

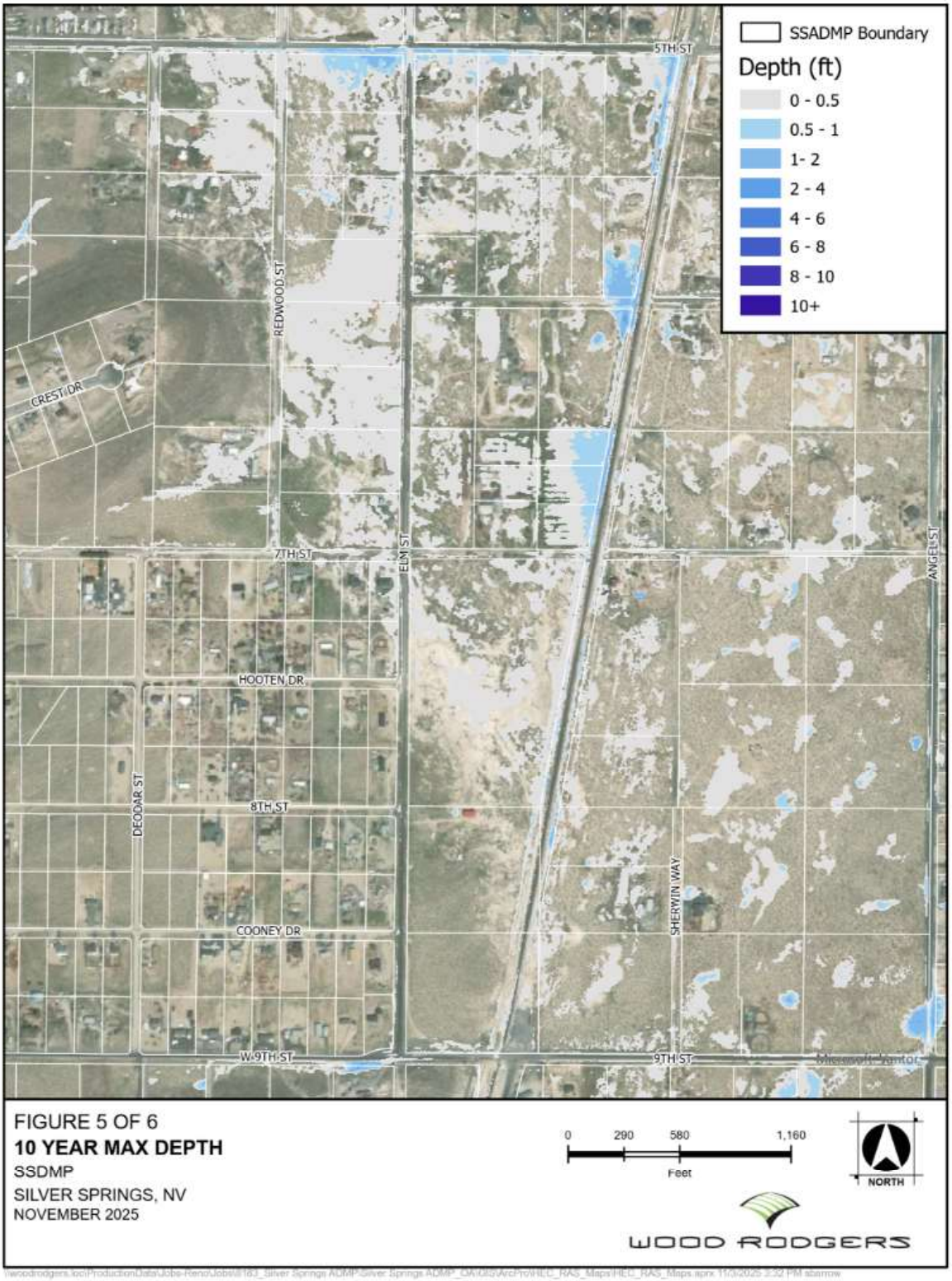
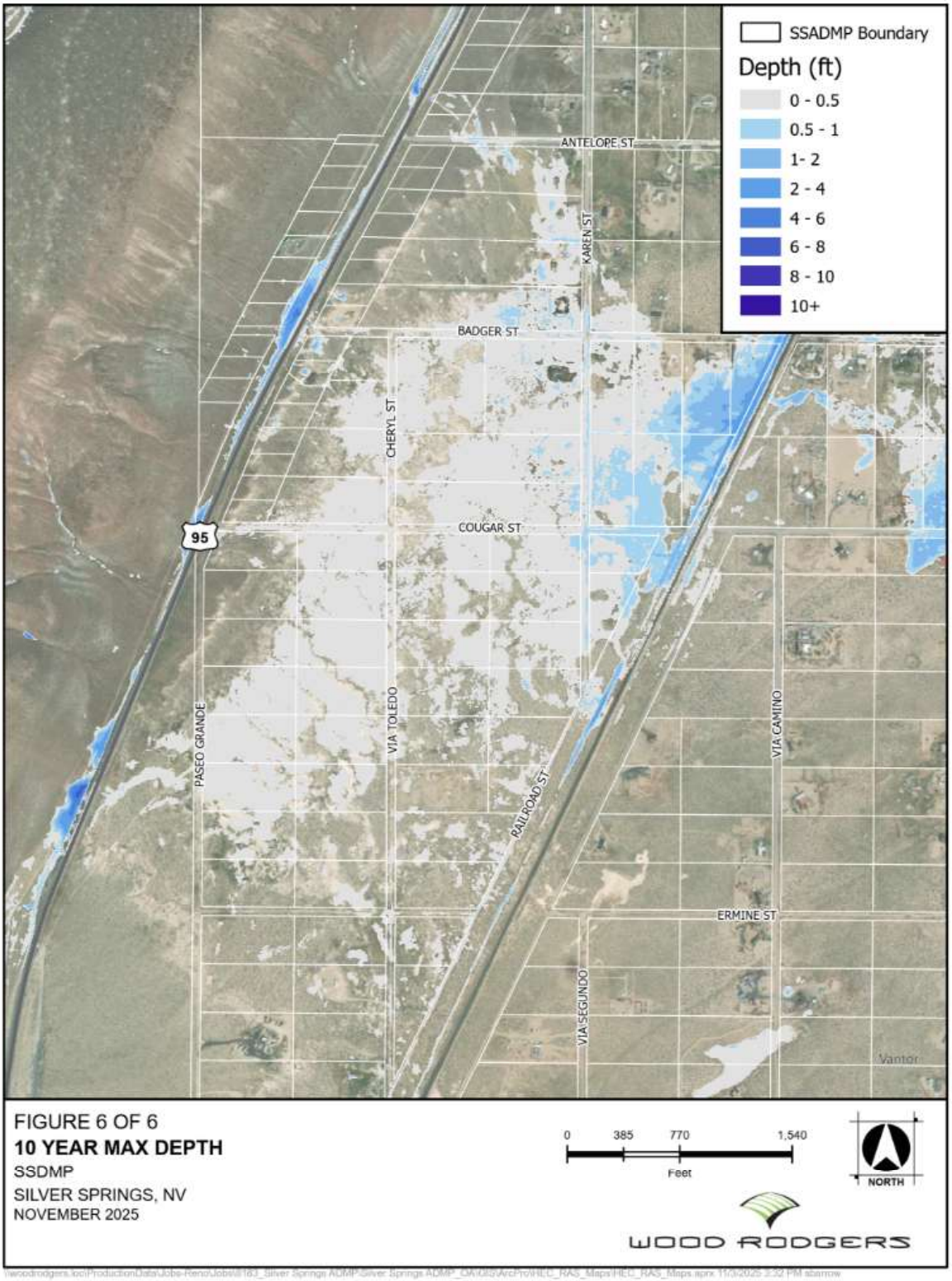
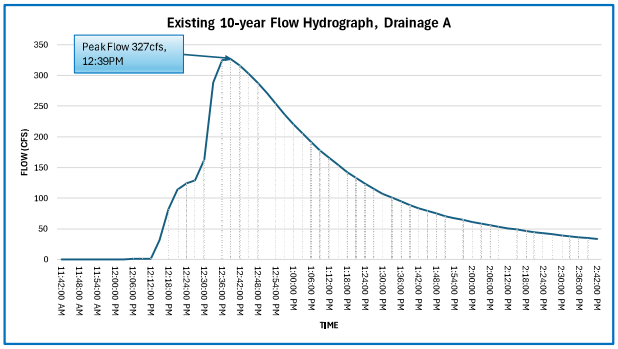


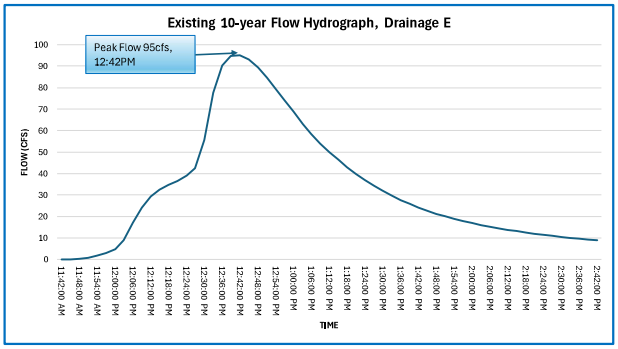
FIGURE 5 OF 6
10 YEAR MAX DEPTH
SSDMP
SILVER SPRINGS, NV
NOVEMBER 2025


SSADMP Boundary
Depth (ft)
0 - 0.5
0.5 - 1
1- 2
2 - 4
4 - 6
6 - 8
8 - 10
10+
ANTELOPE ST
KAREN ST
BADGER ST
CHERYL ST
COUGAR ST
95
PASEO GRANDE
VIA TOLEDO
RAILROAD ST
VIA CAMINO
ERMINE ST
VIA SEGUNDO
Vantor
FIGURE 6 OF 6
10 YEAR MAX DEPTH
SSDMP
SILVER SPRINGS, NV
NOVEMBER 2025
0
385
770
1,540
Feet
NORTH
WOOD RODGERS

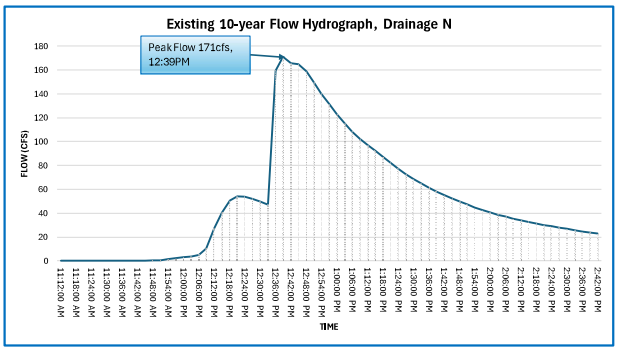
South Silver Springs ADMP



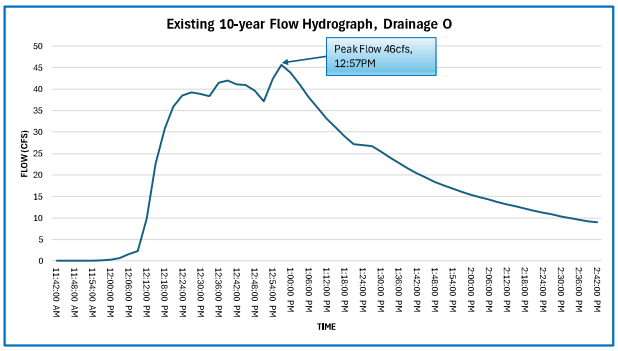
South Silver Springs ADMP



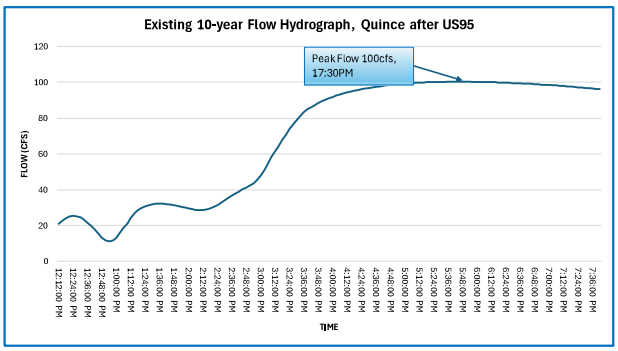
South Silver Springs ADMP



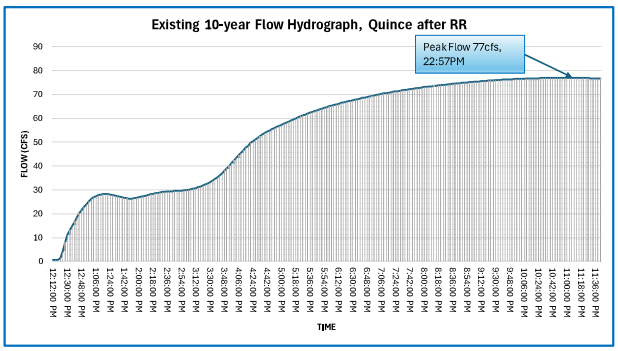
South Silver Springs ADMP



South Silver Springs ADMP

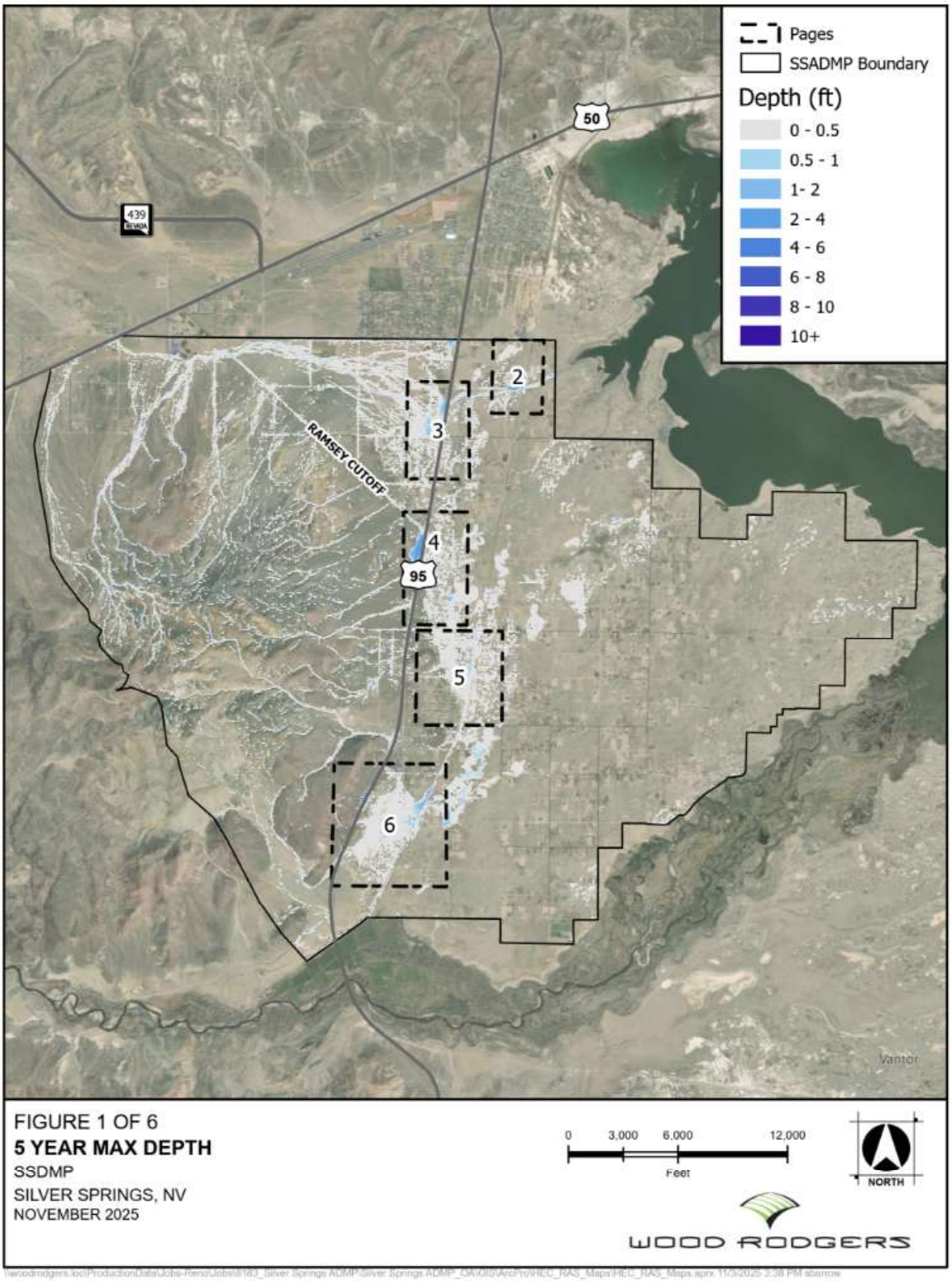


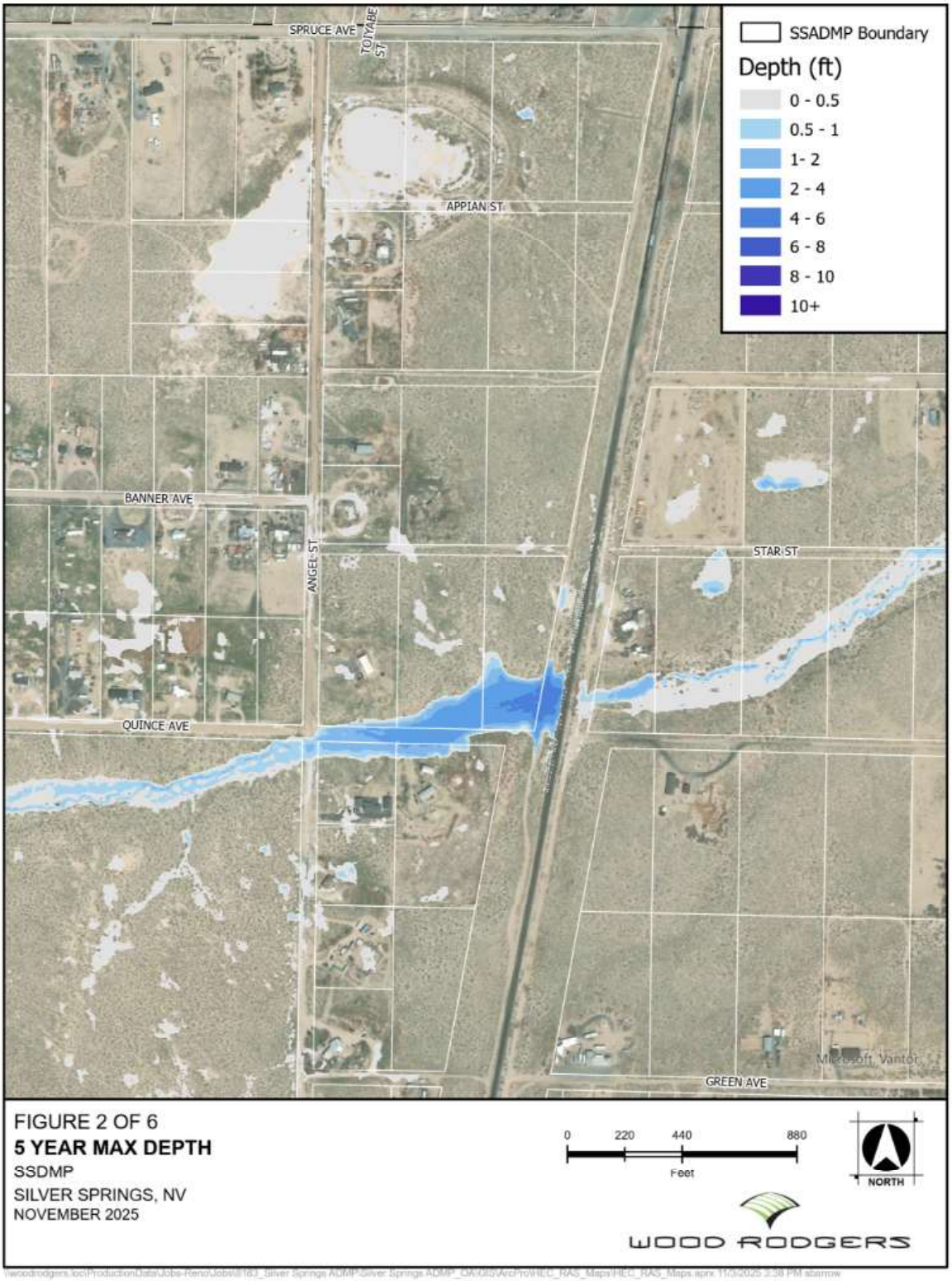
South Silver Springs ADMP

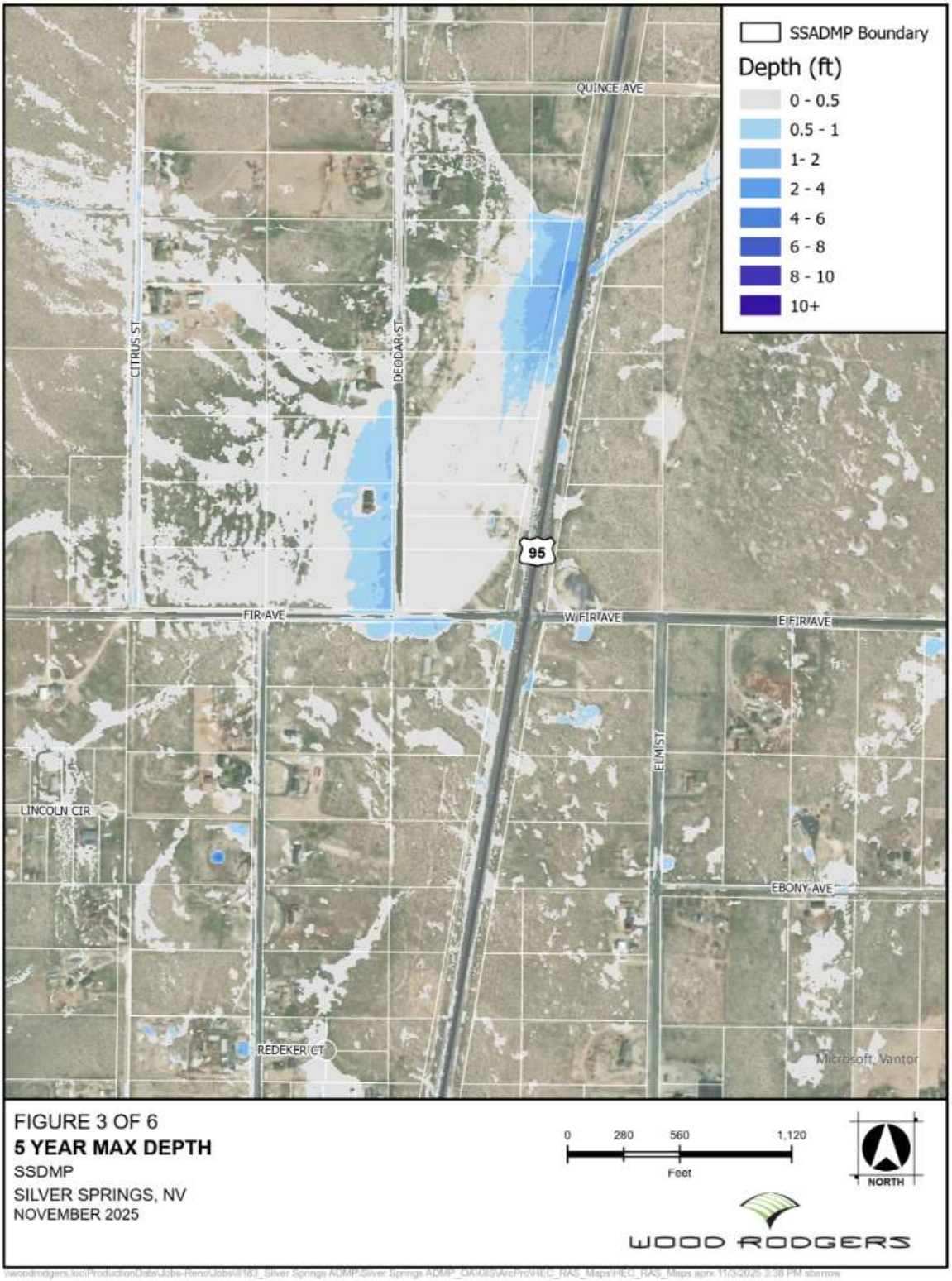


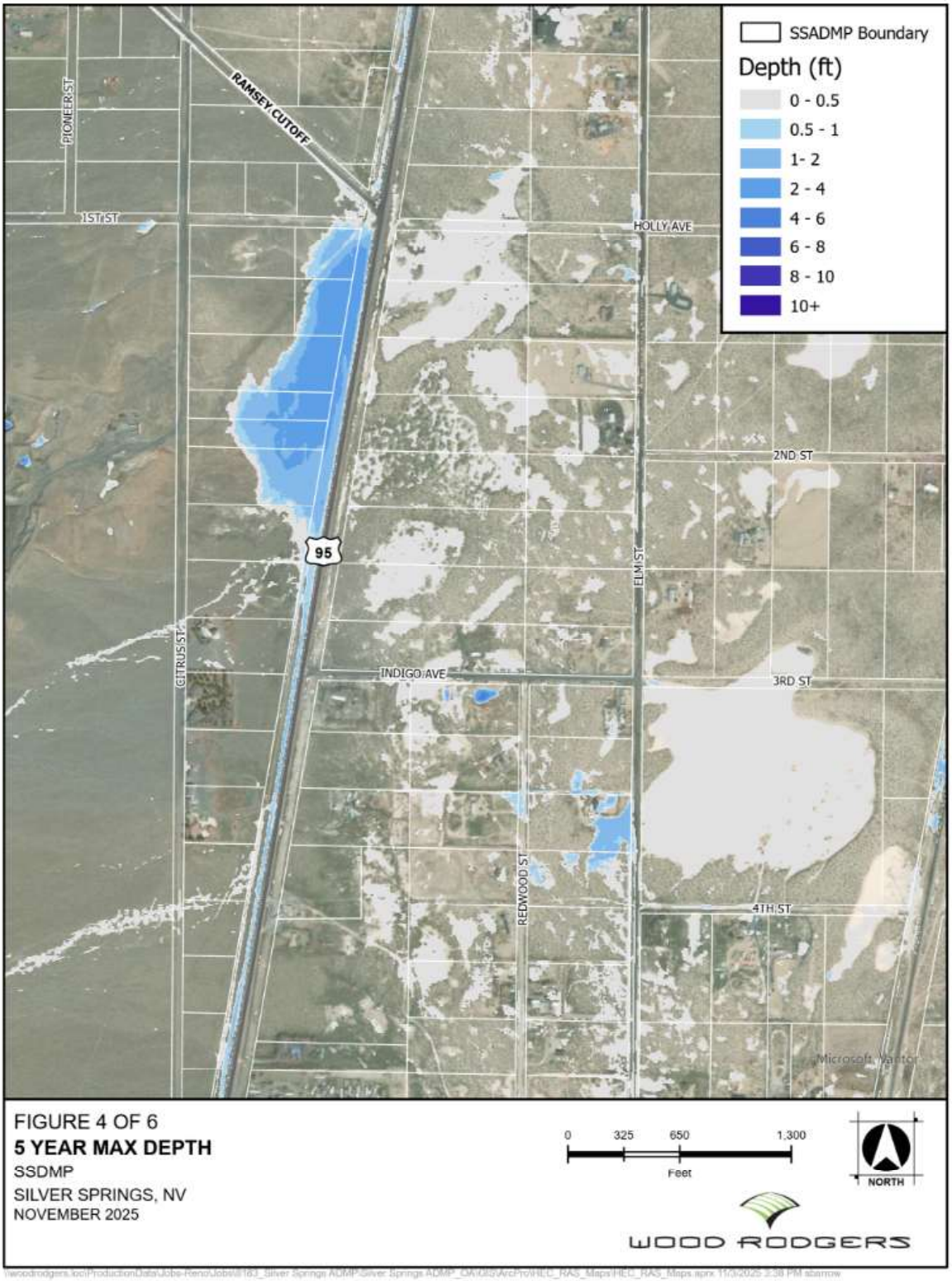
6.1.4 5-Year 24 Hour Design Storm

Figure 18 below shows a 6 panel map series of critical locations in the 5-year storm.




SSADMP Boundary
Depth (ft)
0 - 0.5
0.5 - 1
1- 2
2 - 4
4 - 6
6 - 8
8 - 10
10+
SPRUCE AVE
TOIYABE ST
APPIAN ST
BANNER AVE
ANGEL ST
STAR ST
QUINCE AVE
GREEN AVE
Microsoft, Vantor
FIGURE 2 OF 6
5 YEAR MAX DEPTH
SSDMP
SILVER SPRINGS, NV
NOVEMBER 2025
0
220
440
880
Feet
NORTH
WOOD RODGERS


SSADMP Boundary
Depth (ft)
0 - 0.5
0.5 - 1
1- 2
2 - 4
4 - 6
6 - 8
8 - 10
10+
QUINCE AVE
CITRUS ST
DEODAR ST
95
FIR AVE
W FIR AVE
E FIR AVE
ELM ST
LINCOLN CIR
EBONY AVE
REDEKER CT
Microsoft, Vantor
FIGURE 3 OF 6
5 YEAR MAX DEPTH
SSDMP
SILVER SPRINGS, NV
NOVEMBER 2025
0
280
560
1,120
Feet
NORTH
WOOD RODGERS


SSADMP Boundary
Depth (ft)
0 - 0.5
0.5 - 1
1- 2
2 - 4
4 - 6
6 - 8
8 - 10
10+
RAMSEY CUTOFF
PIONEER ST
1ST ST
HOLLY AVE
2ND ST
95
ELM ST
CITRUS ST
INDIGO AVE
3RD ST
REDWOOD ST
4TH ST
Microsoft Warrior
FIGURE 4 OF 6
5 YEAR MAX DEPTH
SSDMP
SILVER SPRINGS, NV
NOVEMBER 2025
0
325
650
1,300
Feet
NORTH
WOOD RODGERS

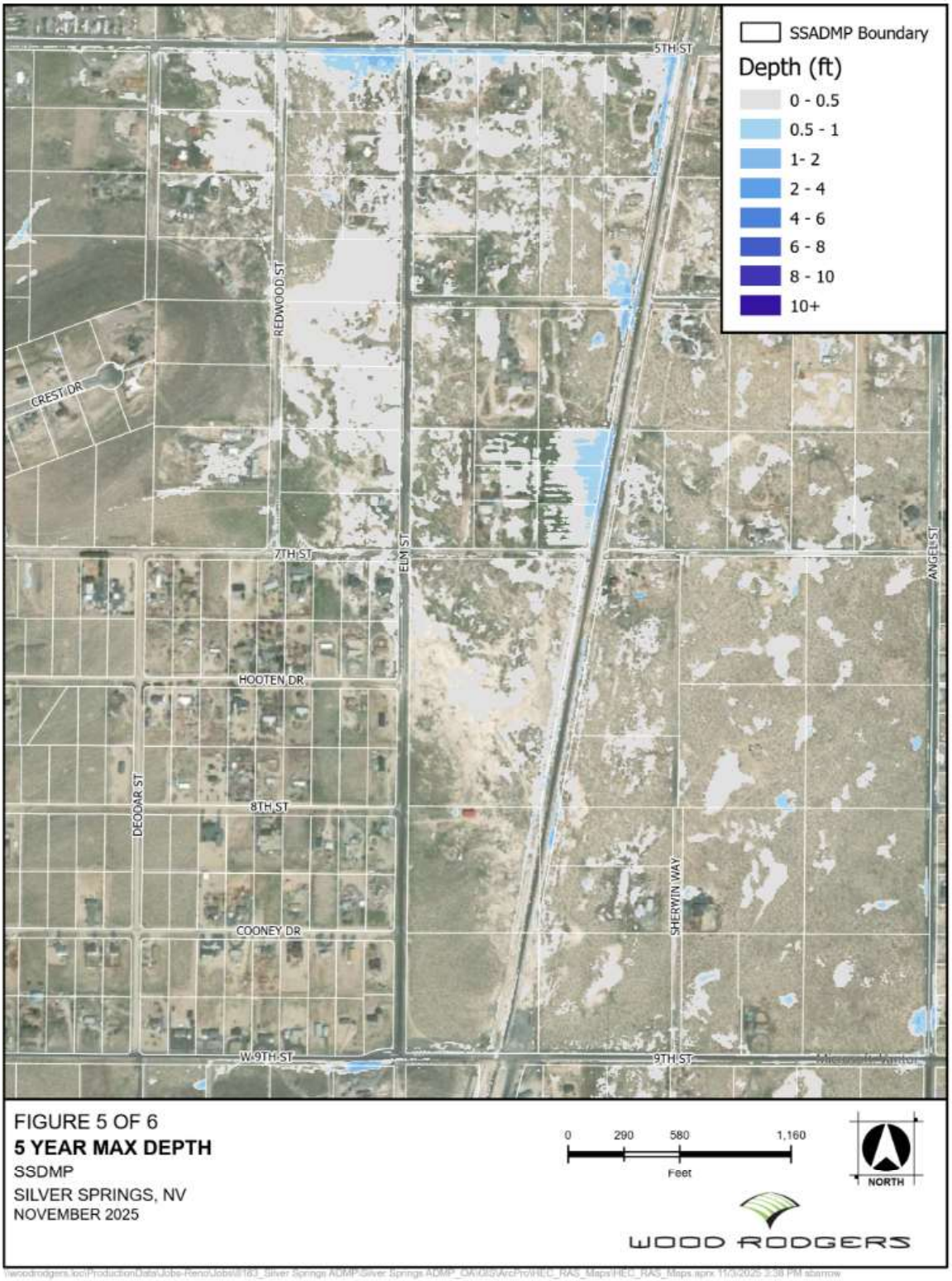
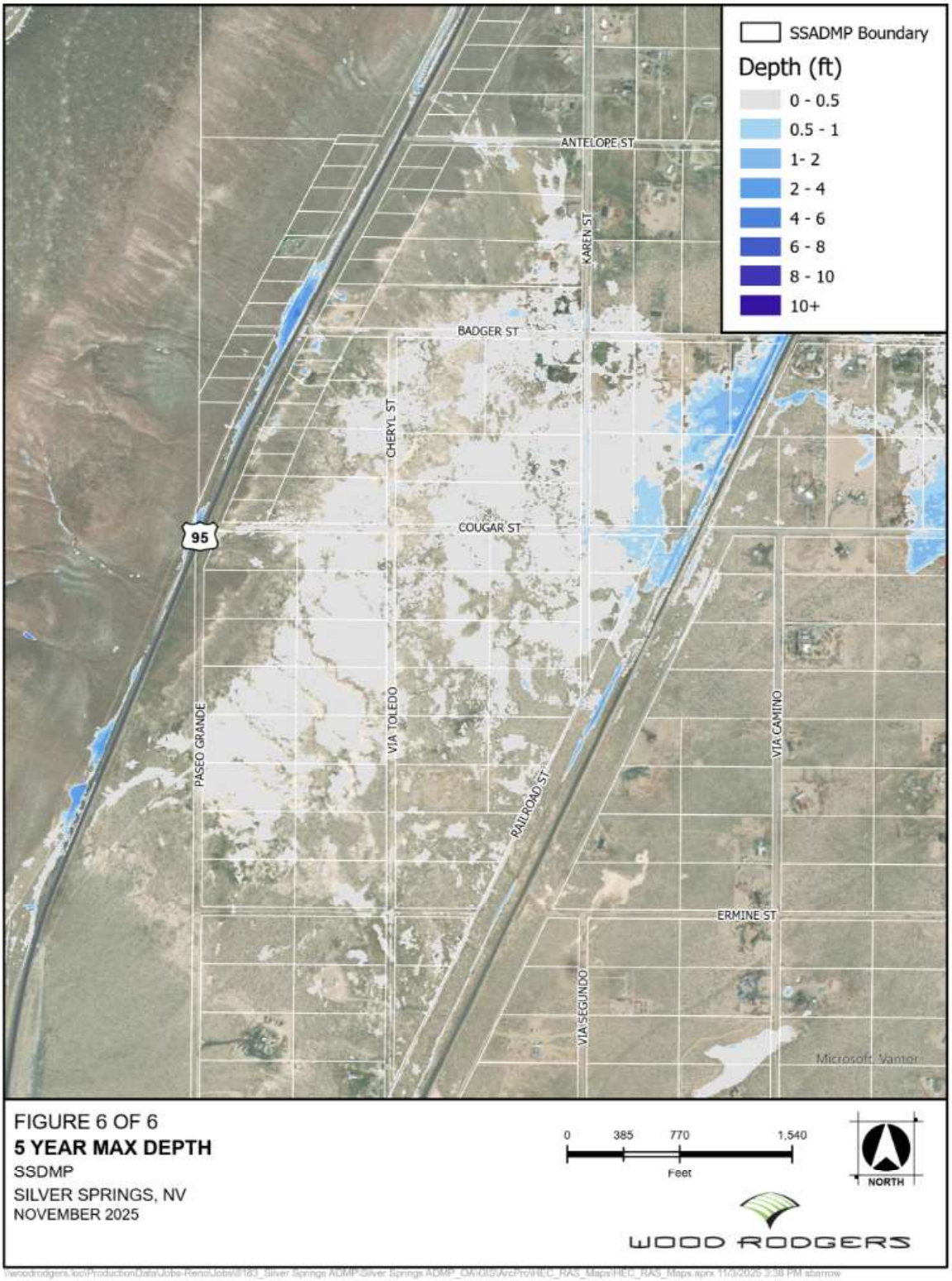
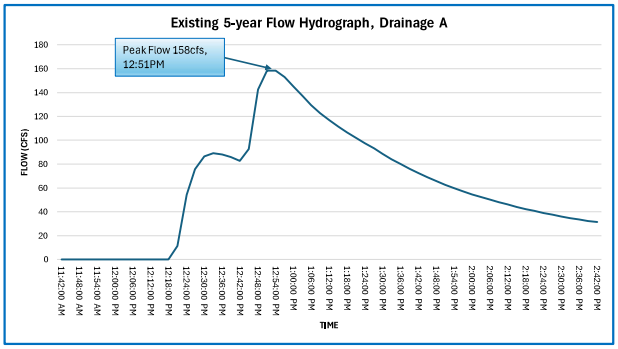


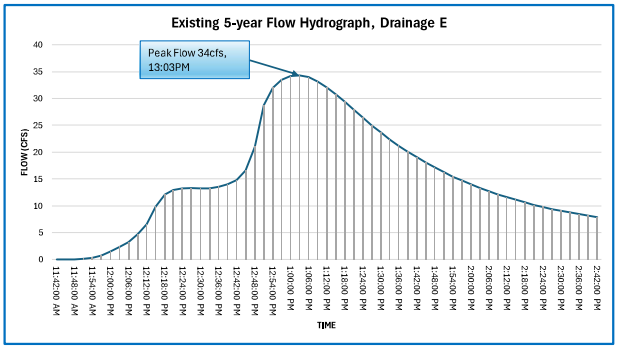
FIGURE 5 OF 6
5 YEAR MAX DEPTH
SSDMP
SILVER SPRINGS, NV
NOVEMBER 2025


SSADMP Boundary
Depth (ft)
0 - 0.5
0.5 - 1
1- 2
2 - 4
4 - 6
6 - 8
8 - 10
10+
ANTELOPE ST
KAREN ST
BADGER ST
CHERYL ST
COUGAR ST
95
PASEO GRANDE
VIA TOLEDO
RAILROAD ST
VIA CAMINO
ERMINE ST
VIA SEGUNDO
Microsoft, Vantor
FIGURE 6 OF 6
5 YEAR MAX DEPTH
SSDMP
SILVER SPRINGS, NV
NOVEMBER 2025
0
385
770
1,540
Feet
NORTH
WOOD RODGERS

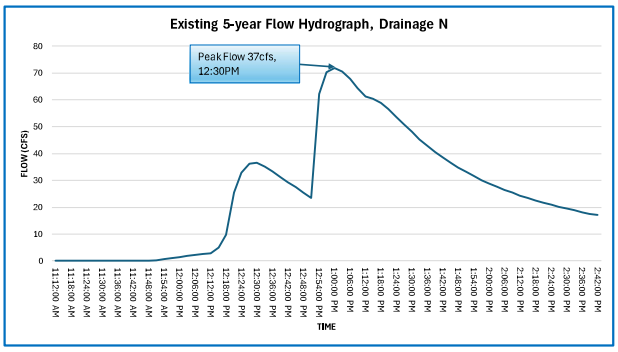
South Silver Springs ADMP



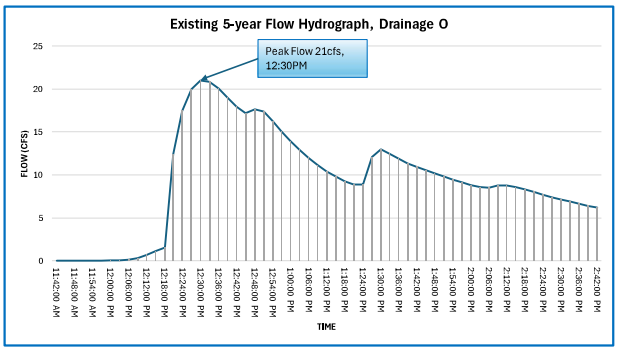
South Silver Springs ADMP



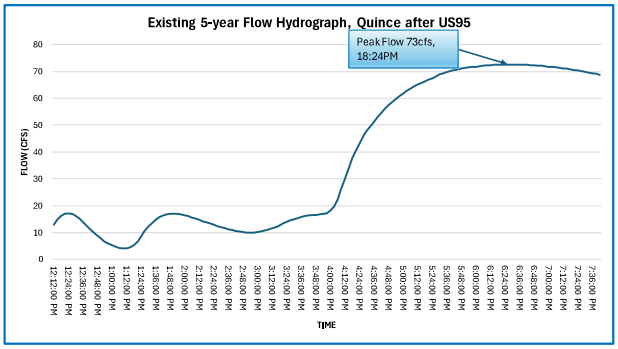
South Silver Springs ADMP



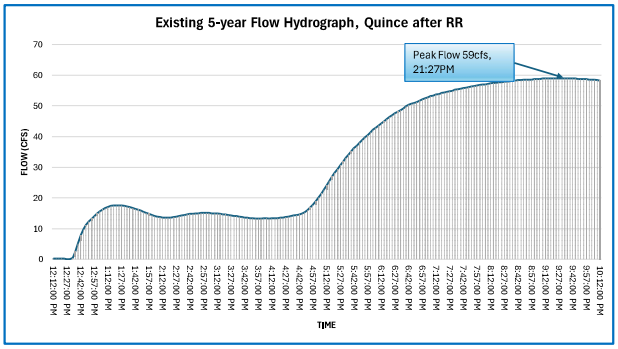
South Silver Springs ADMP



South Silver Springs ADMP



South Silver Springs ADMP



6.2 CULVERT PERFORMANCE

Culverts were modeled in HEC-RAS 2D. In some areas, the culverts have capacity to pass flows safely without overtopping, but most culverts do not meet the level of service criteria. **Table 8** below depicts the 12 culverts within the ADMP area (excluding culvert 13) and the flows being passed by the culvert/overtopping in different storm events:

Table 8: Summary of Existing Culvert Peak Flow Results						
Culvert ID	**Culvert Size**	**Flow Type**	**5-year storm (cfs)**	**10-year storm (cfs)**	**25-year storm (cfs)**	**100-year storm (cfs)**
1	18" CMP	Culvert	1	2	2	4
		Overtopping	2	7	28	127
2	24" CMP	Culvert	26	31	37	43
		Overtopping	0	0	0	0
3	24" CMP	Culvert	13	13	14	14
		Overtopping	0	0	0	0
4	48" CMP	Culvert	67	136	150	165
		Overtopping	0	0	78	666
5	24" CMP	Culvert	4	9	14	18
		Overtopping	0	0	0	0
6	24" CMP	Culvert	Culvert Clogged			
		Overtopping				
7	4'x3' Box	Culvert	73	102	126	135
		Overtopping	0	0	164	1156
8	18" CMP	Culvert	Culvert Clogged			
		Overtopping				
9	18" CMP	Culvert	Culvert Clogged			
		Overtopping				
10	44"x26" Eliptical CMP	Culvert	11	17	26	36
		Overtopping	0	0	0	0
11	36" CMP	Culvert	59	78	94	101
		Overtopping	0	0	0	0
12	36" CMP	Culvert	30	36	42	47
		Overtopping	0	0	0	0

Additional areas of US-95 overtop from peak flows in certain storm events, even if not directly associated with a culvert at that location. **Figures 19 and 20** depict HEC-RAS model results indicating overtopping approximately 600ft south of the Ramsey-Weeks Cutoff intersection with US-95:

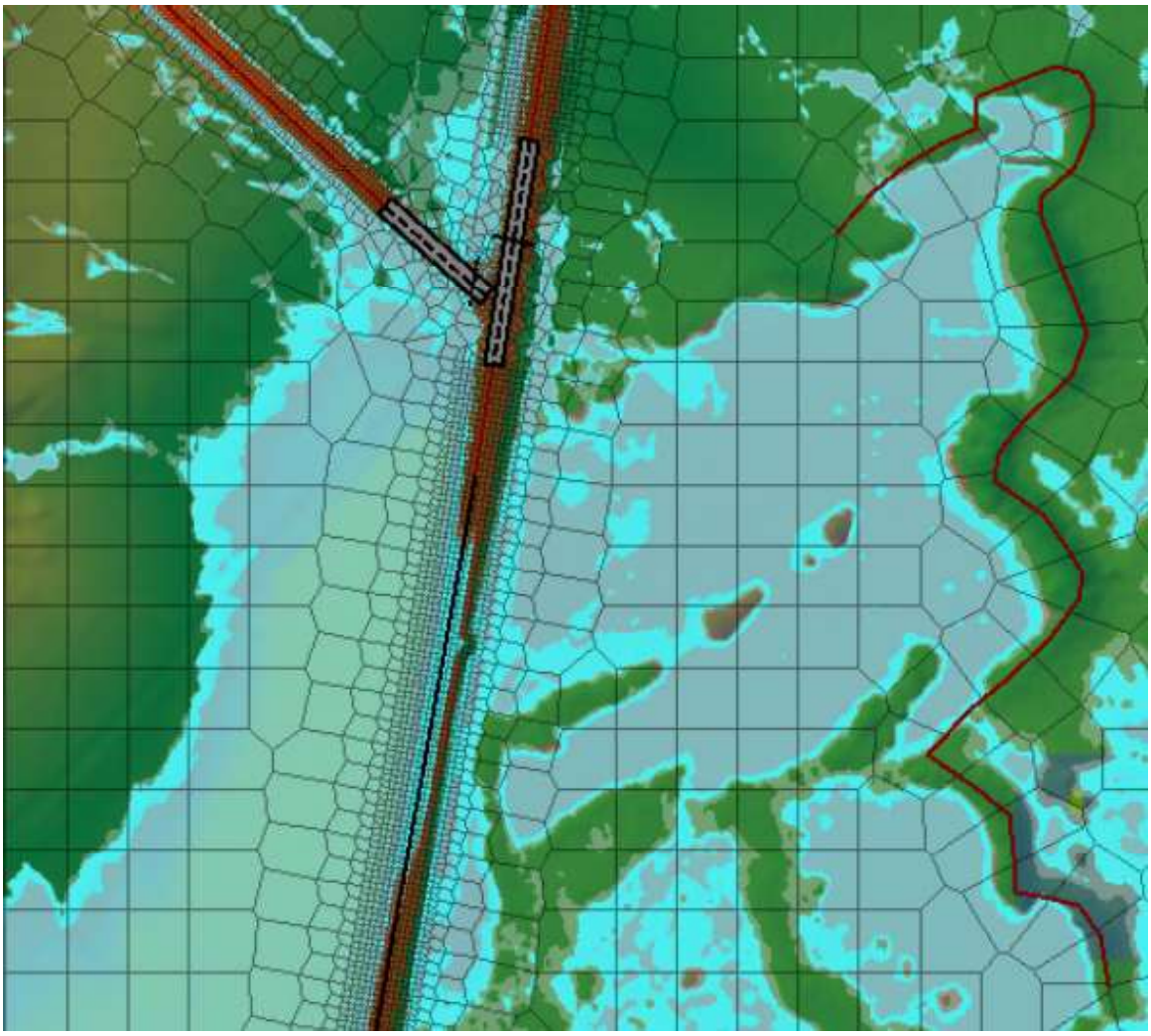


Figure 19: US-95 Overtopping near Ramsey Weeks

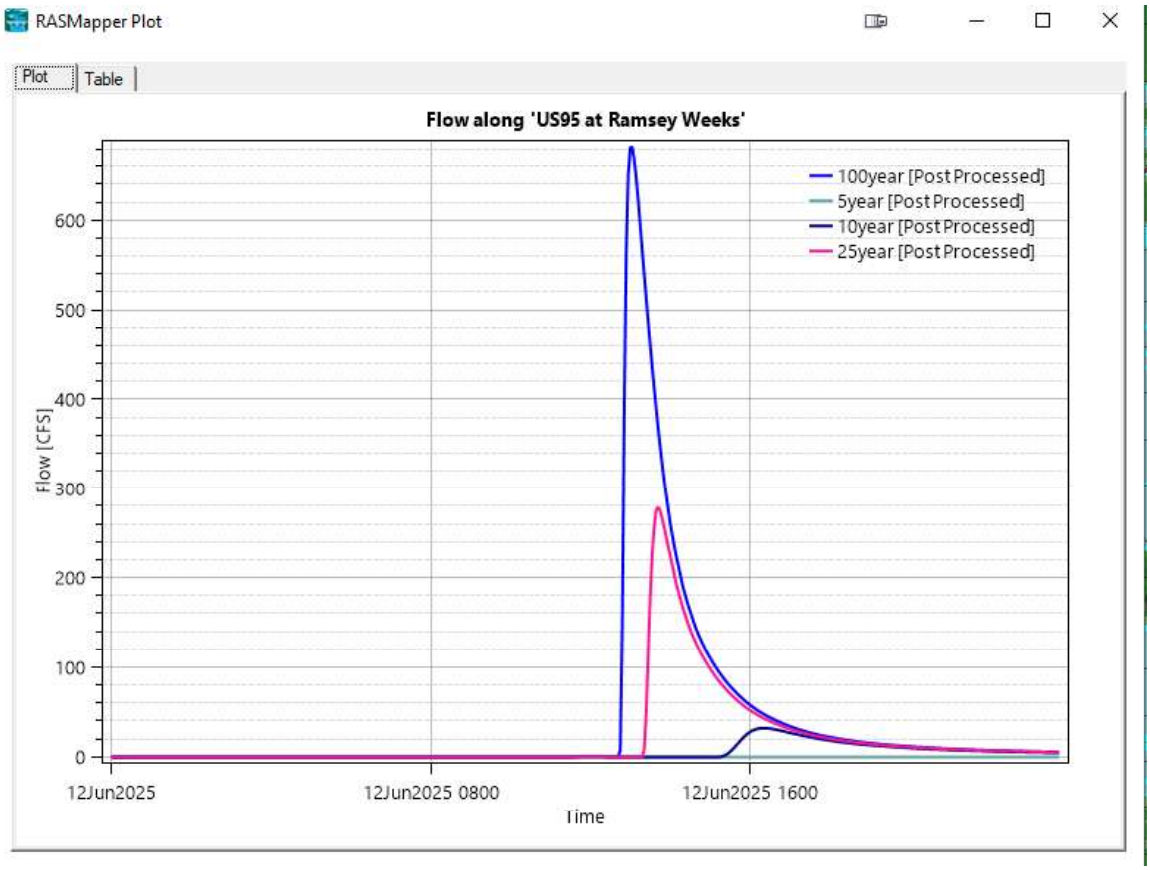


Figure 20: Overtopping Hydrograph near Ramsey Weeks

Figures 21 and 22 depict overtopping approximately 900ft south of Indigo Avenue:

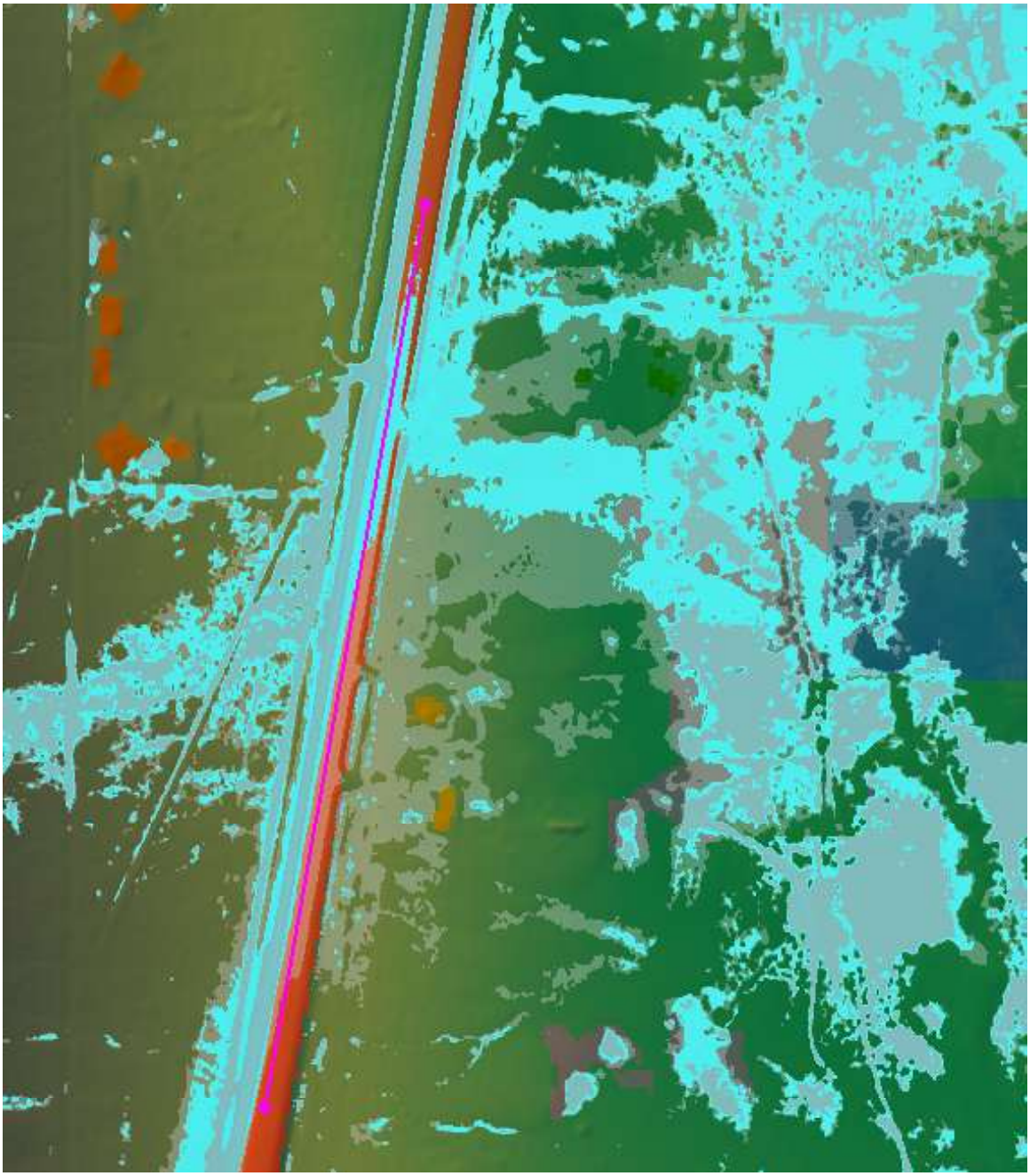


Figure 21: US-95 Overtopping near Indigo Avenue

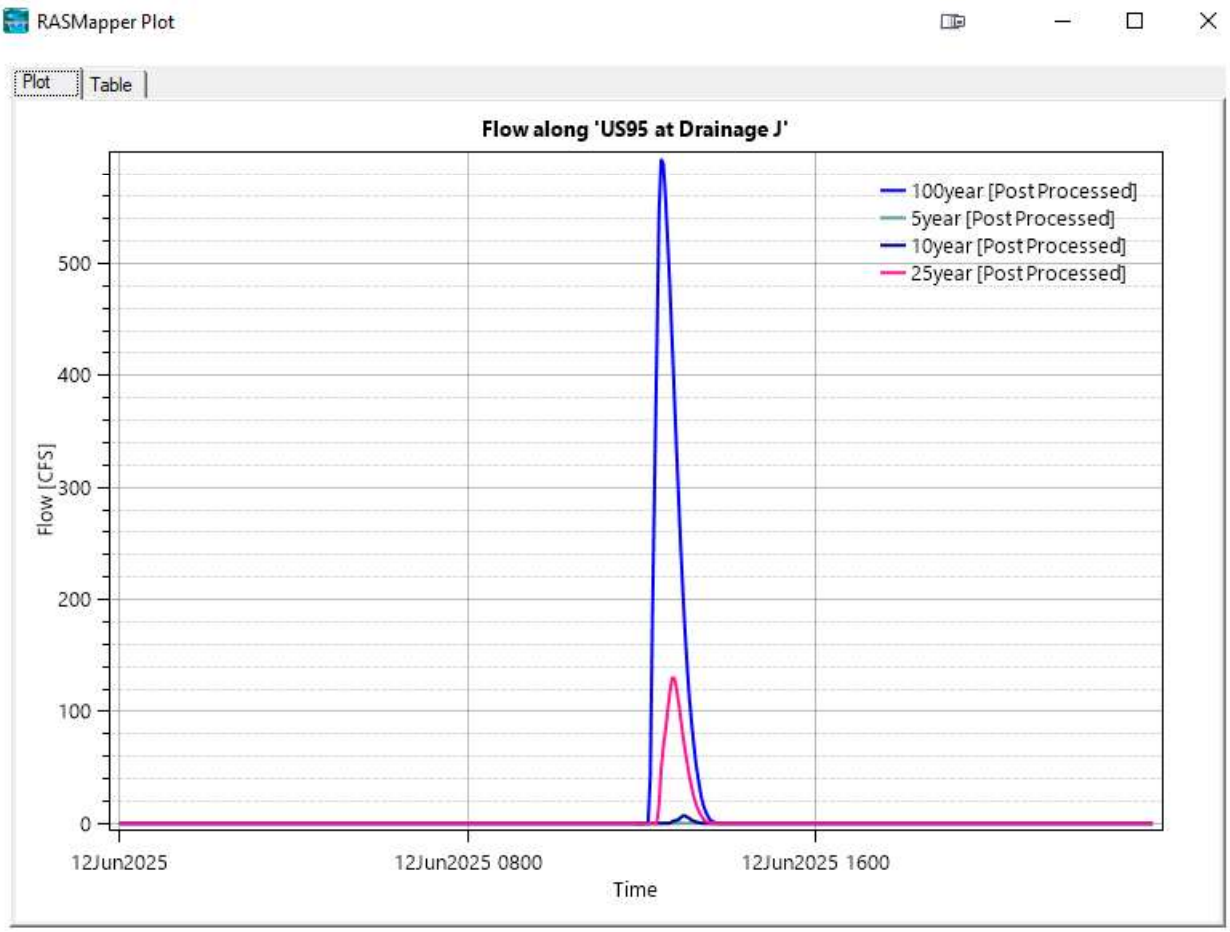


Figure 22: Overtopping Hydrograph near Indigo Avenue

Figures 23 and 24 depict overtopping of US-95 directly west of Badger St.

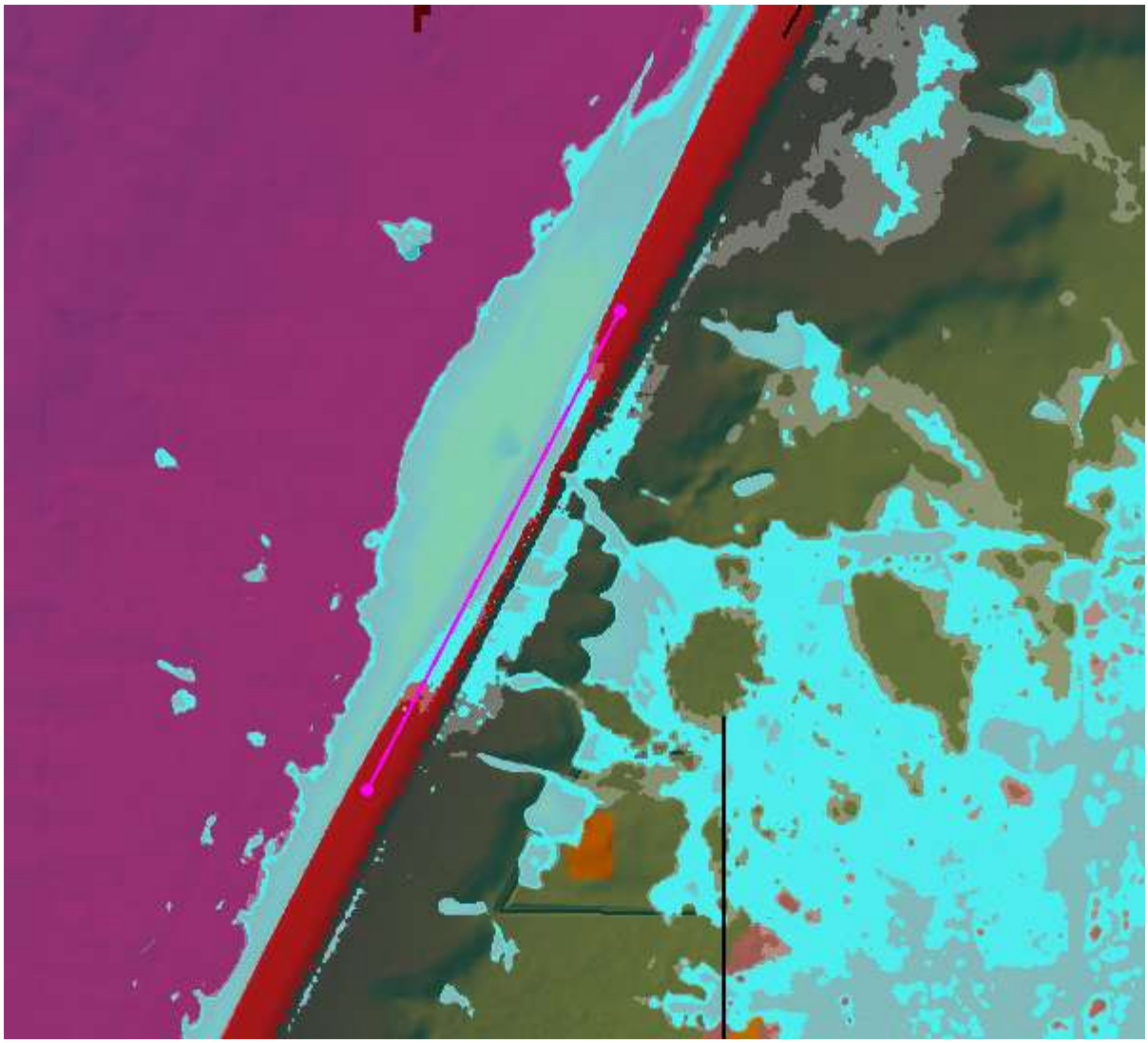


Figure 23: US-95 Overtopping west of Badger St.

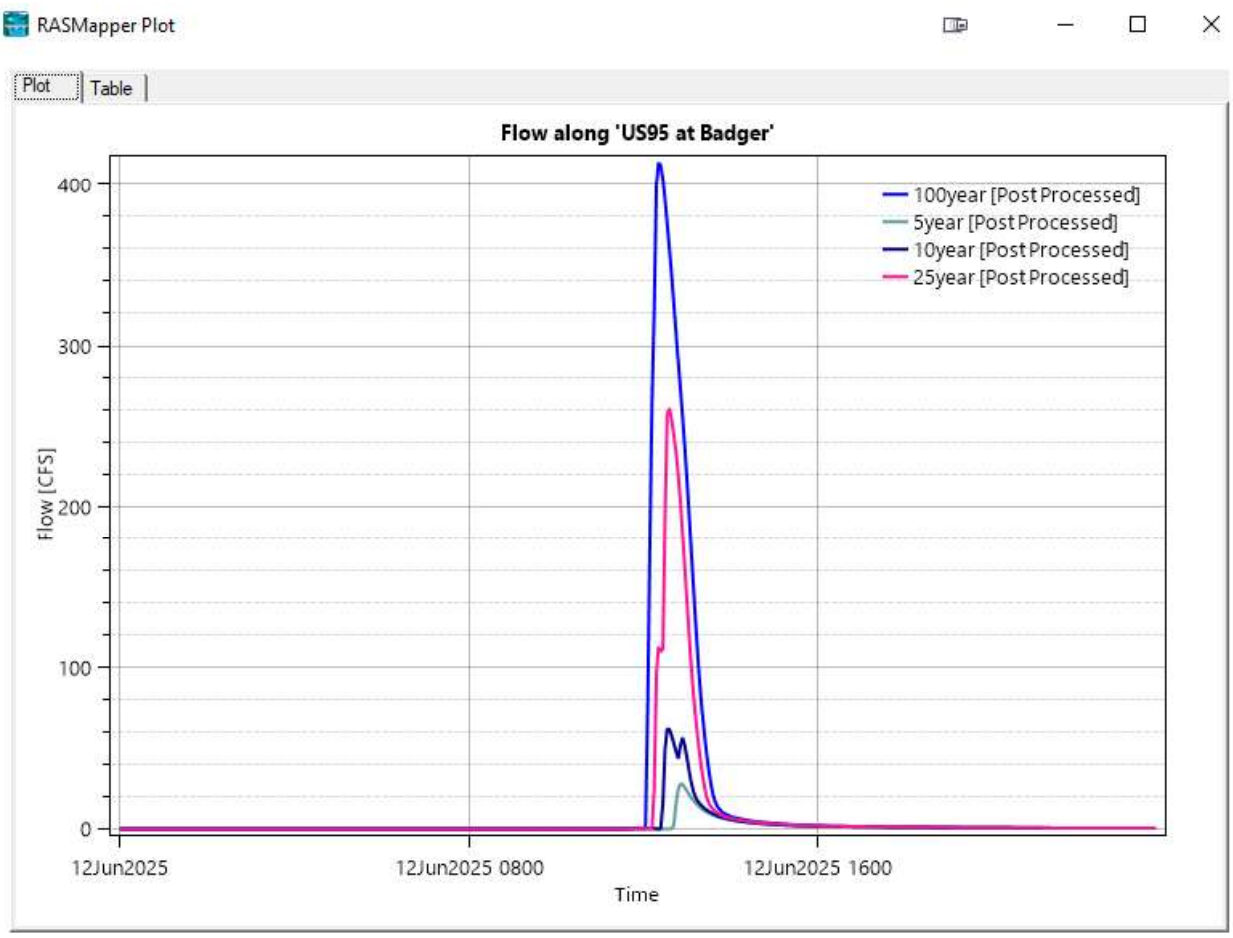


Figure 24: Overtopping Hydrograph west of Badger St.

6.3 Deficiency Impacts

The drainage infrastructure deficiencies have impacts across the ADMP area. Culverts that do not have capacity will likely overtop, which may damage the road section over the culvert. Flash flood events in the area have overtopped highway sections and washed out roads in the recent past, requiring emergency repair. Table 7 above indicates that in the 100-year storm, culverts 1, 4, and 7 do not have capacity to pass peak flows.

Some structures within the ADMP area are flooded in the analyzed storm events. The structures have been separated between residential and commercial structures for the purpose of identifying flood damage. **Table 9** below summarizes the number of inundated structures in each storm event:

Table 9: Number of Inundated Structures, Existing Conditions				
Structure Type	**5-year storm**	**10-year storm**	**25-year storm**	**100-year storm**
Residential	21	28	40	81
Commercial	0	0	0	0

As was summarized in **Section 2.1**, residential structures are assumed to be inundated if the flood depth is more than 6" at the structure location, and 8" for commercial areas.

Other areas within the ADMP experience standing water due to poor drainage, largely upstream from undersized culverts and east of US-95 in areas of localized ponding. Although the ponding is not ideal, the ponding was affecting the area for years before any development took place, and most existing structures have been built on higher adjacent ground when possible.

6.4 FLOOD DAMAGES

Flood damages for each storm event were calculated using the following methods and used to inform the Capital Improvement Plan described in **Section 8**.

6.4.1 Methods

The flood damages were calculated using a combination of FEMA's Multi HAZUS 7.0 software and a User-Defined Facilities (UDF) analysis. The Multi HAZUS software uses census block level data to calculate both direct damages (building damage, building contents damage, etc) and indirect economic damage such as lost wages and rental income. For this analysis, the Multi HAZUS software will be used to calculate soft costs as the census data is the most up to date data available. For the hard costs, a UDF analysis was performed as a much more accurate representation of potential damage. The UDF analysis calculates structure damage, structure contents damage, and extra features damage (detached garages, well houses, decks, vehicles, etc.) for each structure based on the depth of flooding at that structure. Below is a description of each analysis.

6.4.2 Direct Building Damages

The User-Defined Facilities analysis method was used to calculate direct building damages for each storm event and scenario. First, Wood Rodgers used GIS software to overlay the existing structure locations over each flood depth raster and the LiDAR surface of the analysis area. Per Lyon County code, structures must be built to either International Residential Code (IRC) for single family homes and mobile homes, and International Building Code (IBC) for commercial structures. As such, it was assumed that the Finished Flood (FF) elevation is 6" above adjacent grade for all residences, and 8" above adjacent grade for all commercial buildings per IRC/IBC code. The depth of flooding was sampled at each structure. If the water surface elevation of flooding was less than the assumed FF of the structure, there would be no structural damage or damage to building contents. Below is a description of how the building and contents damage were calculated using the flood depth above FF at each structure:

Mobile Homes – mobile homes are particularly susceptible to flooding damage and make up the majority of residences in the study area. Per FEMA guidance, the structures are classified as RES2 for damage estimates and utilize the Federal Insurance and Mitigation Administration (FIMA, formerly FIA) curves. Please see the below figures, taken from the FEMA Hazus Flood Model Technical Manual 7.0:

RES2	1	Basement or No Basement	FIA	Mobile home, structure, A-Zone

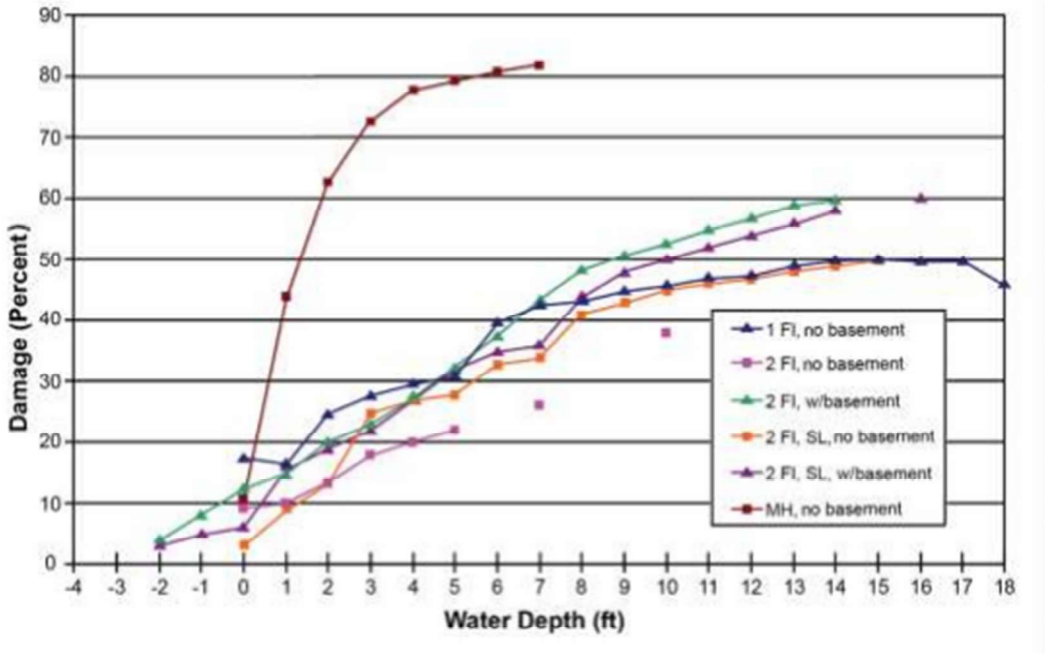


Figure 5-1. FIA Credibility-Weighted Building Damage Functions as of 12/31/1998

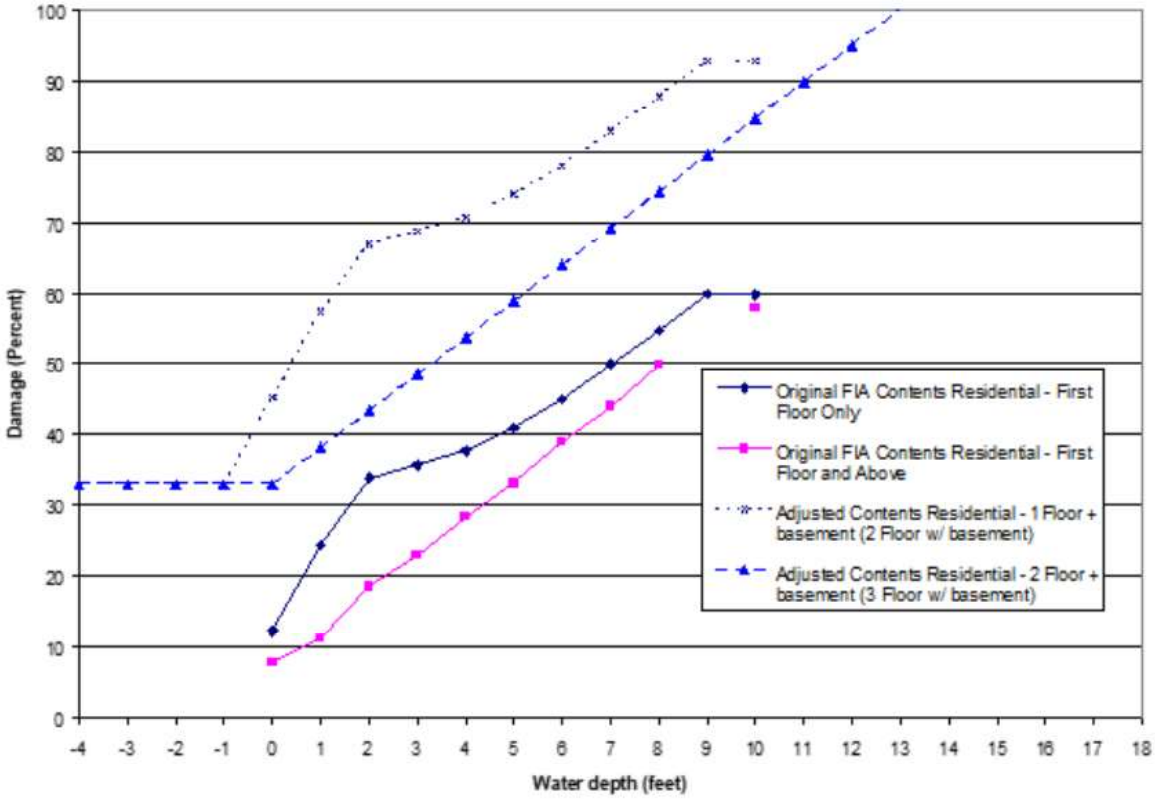
As shown on the depth/damage curve above, mobile homes exhibit much higher damage for equivalent flooding depths than traditional single family housing. This curve was applied to all mobile home flooding in the study area. Damage is calculated as a percent of building damage, which is calculated from pre-disaster replacement cost of the structure.

The replacement costs were taken from the Lyon County Assessor's data, available online for each structure:

Building # 1, Section # 1, FLEETWOOD, Mobile Home Real Property

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
MRES	06	1716	$119,180	1992	1992	0.00%	51.00%	49.00%	$58,398

Damage of building contents were based on FIMA damage curves for single family homes with one story and no basement, shown below from the FEMA Hazus Flood Model Technical Manual 7.0:



For an actual flood event, building contents would need to be inventoried for realized damage costs. For this analysis, an assumption was made that building content replacement costs were 30% of the structure replacement cost.

Extra features of the residential lots (detached garages, well houses, etc.) were calculated using the building contents depth/damage curve above, with the exception that no elevation was added to the LiDAR data, assuming all extra features were at grade in the lot. Replacement cost for extra features was taken from Lyon County Assessor's data:

Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost
SHEDS1	SHEDS TYPE 1 1=DIRT 2,3=CONCRETE 1/25	8	8	64.00	$21.22	1945	$1,358
FNC LF	FENCE "LOW-FAIR" 200' 1/25			1.00	$7,888.00	1993	$7,888
GAR HB2	DETACHED GARAGE HARDBOARD 1/25	24	36	864.00	$37.22	1995	$32,158

Commercial Buildings – Structure damage for commercial buildings was based on depth/damage curves from the Army Corps of Engineers *North Atlantic Coast Comprehensive Study* published in 2015. A depiction of the depth/damage curve is given below for structural damage:

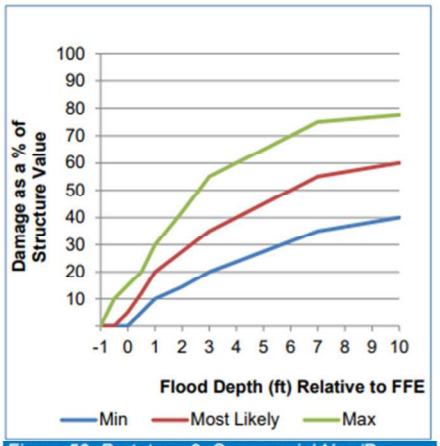


Figure 58. Prototype 3: Commercial Non/Pre-Engineered, Inundation Damage – Structure

Table 35. Prototype 3: Commercial Non/Pre-Engineered, Inundation Damage – Structure

Flood Depth	Min	Most Likely	Max
-1.0	0	0	0
-0.5	0	0	10
0.0	0	5	15
0.5	5	12	20
1.0	10	20	30
2.0	15	28	42
3.0	20	35	55
5.0	28	45	65
7.0	35	55	75
10.0	40	60	78

The "Most Likely" curve was utilized. Army Corps of Engineers guidance suggests that structure damage is linked to duration of water within the structure. As Silver Springs is most vulnerable to flash flooding, it is anticipated that the duration of inundation will be short, but the flood water will likely be carrying a large amount of sediment from upstream erosion. The sediment will trap moisture within the structure, increasing the likelihood of mold or other moisture damage until the structure can be cleaned up.

Commercial building contents damage was calculated using the USACE damage curve for non-perishable contents given below:

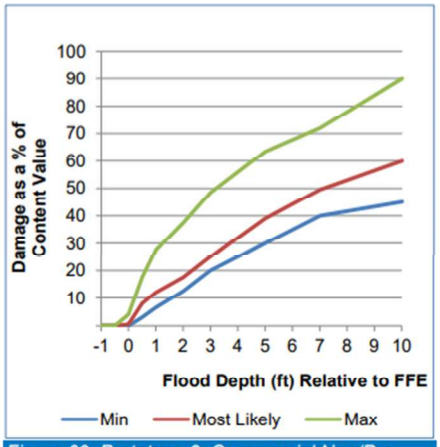


Figure 60. Prototype 3: Commercial Non/Pre-Engineered, Inundation Damage – Nonperishable Content

Table 37. Prototype 3: Commercial Non/Pre-Engineered, Inundation Damage – Nonperishable Content

Flood Depth	Min	Most Likely	Max
-1.0	0	0	0
-0.5	0	0	0
0.0	0	1	4
0.5	3	8	18
1.0	7	12	28
2.0	13	18	38
3.0	20	25	49
5.0	30	39	64
7.0	40	50	72
10.0	45	60	90

It was assumed that all building contents were non-perishable for a conservative estimate of building contents damage. As with the residential parcels, building replacement cost and content replacement cost were obtained from the Lyon County Assessor's data.

Although there are no commercial structures inundated in the existing flood conditions, it was necessary to develop the damage curve to analyze potential future flood damage for the fully developed Silver Springs unmitigated model as discussed in **Section 6.5**.

Roadways – To account for roadway damage associated with major flood events, estimated repair costs were incorporated into the hard cost analysis for any storm event that US-95 overtops. These values were derived using the 2017 NDOT emergency repair project on State Route 342 near Silver City, which was completed by Sierra Nevada Construction for approximately $250,000 following a localized flood and shoulder failure. This project serves as a reasonable benchmark for the scale and cost of roadway repairs resulting from erosion and embankment loss. For any overtopping event less than 100cfs at peak, a roadway damage cost of $250,000 was assumed, reflecting a single instance of overtopping and erosion at one culvert crossing, while overtopping events surpassing 100cfs assumed $500,000 in roadway damage to represent multiple overtopping locations and more extensive washout. These values were incorporated as additional hard costs under the existing conditions and the future mitigation conditions to reflect the expected roadway damage that would occur.

6.4.3 Indirect Economic Damage

Indirect Economic Damages were calculated using FEMA's Multi HAZUS software. Flood depth rasters were imported to the program, and used to determine census block level analysis to determine income lost, rental income lost, and wages lost. The HAZUS software uses depth/damage curves combined with 2020 census data to calculate the soft costs. Each storm event and scenario were input into the HAZUS software. **Table 10** below depicts the indirect economic damages calculated for existing conditions using the HAZUS software:

South Silver Springs ADMP
Table 10
Indirect Economic Losses
October, 2025

WOOD RODGERS

Silver Springs Mitigation FEMA Benefit-Cost Calculator Results				
Storm Event	**Relocation Cost**	**Income Loss**	**Rental Income Loss**	**Wage Loss**
5-Year	$934,000	$150,000	$119,000	$3,020,000
10-Year	$1,365,000	$313,000	$197,000	$5,320,000
25-Year	$2,185,000	$876,000	$353,000	$10,989,000
100-Year	$4,008,000	$1,487,000	$674,000	$17,432,000

6.4.4 Total Flood Damage

Total flood damage for each scenario was calculated by adding the direct building damages and indirect economic damages, and applying a weighting to each storm event to annualize flood damage. Weighting was calculated using the method described in FEMA's Hazus user manual, version 2.1. Section 14.2.14 describes how FEMA calculates Average Annualized Losses (AAL) with

varying return periods. Below is a picture from the user manual depicting the equation used for a sample project with 10-year, 25-year, 50-year, 100-year, and 500-year return periods:

we can estimate the approximate AAL by examining losses in each return period range:

$$AAL = (f_{10} - f_{25}) * \frac{L_{10} + L_{25}}{2} +$$

$$(f_{25} - f_{50}) * \frac{L_{25} + L_{50}}{2} +$$

$$(f_{50} - f_{100}) * \frac{L_{50} + L_{100}}{2} + \qquad (14\text{-}9)$$

$$(f_{100} - f_{500}) * \frac{L_{100} + L_{500}}{2} +$$

$$f_{500} * L_{500}$$

where

$f_{10} = \frac{1}{10}$ (frequency / probability of occurrence of a 10 year flood)

Table 11 below depicts the total damage for each storm event in existing conditions:

South Silver Springs ADMP
Table 11
Existing Storm Damage

Storm Event	Direct Costs	Indirect Costs	Total Cost
100-Year	$22,968,000	$23,601,000	**$46,569,000**
25-Year	$13,935,000	$14,403,000	**$28,338,000**
10-Year	$8,892,000	$7,195,000	**$16,087,000**
5-Year	$7,644,000	$4,223,000	**$11,867,000**

As summarized in **Table 11**, the total damage for existing flooding in Silver Springs is more than $46.5 million for the 100-year storm event, including both direct and indirect damage.

6.5 UNMITIGATED FUTURE CONDITIONS

Should no mitigation actions be undertaken and Silver Springs residents continue to develop vacant parcels per the Lyon County master plan, further flood damage is expected. This scenario was modeled by placing a structure on each currently vacant lot and calculating the flood damage that would occur. **Table 12** below summarizes the expected number of inundated structures in current conditions and unmitigated future conditions for the ADMP area:

Table 12: Number of Inundated Structures				
Model Scenario	**5-year storm**	**10-year storm**	**25-year storm**	**100-year storm**
Existing Conditions	21	28	40	81
Unmitigated Future Flood	56	83	145	292

Table 13 below summarizes the expected flood damage resulting from unmitigated future conditions:

South Silver Springs ADMP
Table 13
Unmitigated Storm Damage

Storm Event	Direct Costs	Indirect Costs	Total Cost
100-Year	$49,539,000	$85,080,000	**$134,619,000**
25-Year	$27,325,000	$52,211,000	**$79,536,000**
10-Year	$17,831,000	$21,328,000	**$39,159,000**
5-Year	$15,237,000	$11,261,000	**$26,498,000**

As summarized in Tables 12 and 13, the expected number of inundated structures and flood damages increase with future development should it continue without changes to policy or implementation of flood projects.

7 FLOOD MITIGATION ALTERNATIVES

The mitigation alternatives proposed with this ADMP aim to reduce flood damage in the area of South Silver Springs or prevent further damage from development. Sections below describe the considered alternatives and criteria, as well as each chosen alternative.

7.1 CONSIDERED ALTERNATIVES

Many mitigation alternatives were considered to reduce the flood damage in South Silver Springs. The most viable of these alternatives are listed below, with a brief discussion regarding the pros and cons of each.

Adopting the South Silver Springs ADMP – This is a chosen mitigation alternative. Adopting this ADMP for South Silver Springs will apply Lyon County Development Code 15.800.12.C.5.a.(5) to the ADMP area, which states "In alluvial fan floodplain areas as designated within the Area Drainage Master Plans, the lowest floor must be a minimum of two feet (2') above the Base Flood Elevation to account for sedimentation." Applying this code to the area for new development will limit the additional flood damage from additional structures.

Design Standard Detail – This is a chosen mitigation alternative. Wood Rodgers recommends inclusion of a cutoff ditch/berm detail to the Lyon County design standards. Cutoff ditches are intended to capture runoff as it flows onto a private parcel and re-routing the runoff around an existing structure. The flow is not detained and impacts to overall drainage patterns are minor. Although this solution is difficult to implement on existing structures, addition of a standard detail for cutoff ditches to the County standards will aid private homeowners to protect their existing or proposed structures that are impacted by off-site flows. The standard needs to include a requirement that the design must not negatively impact other parcels.

Culvert Upgrades – This is a chosen mitigation alternative. Culvert capacity upgrades have a dual benefit, both reducing the overtopping flow that could damage the roadway and reducing the ponding depth before water is conveyed through the culverts. Reducing the change of roadway damage has additional benefit in emergency service connectivity and evacuation route availability. For these reasons Wood Rodgers recommends culvert upgrades for US-95 and the Union Pacific Railroad in the area of Spruce Avenue.

Detention Ponds - This is a chosen mitigation alternative for future consideration. Detention ponds require less volume than retention ponds and are therefore cheaper to construct. They are an excellent alternative for areas that have a short duration, spike type peak flow hydrograph (flash flooding), where a small detention volume can make a large difference in peak flows. They are also a good option for situations where peak flow is the main consideration and not flow volume. South Silver Springs flash flooding tends to move through the area and discharge to Lahontan Reservoir with a minimum of flow retention. As such detention ponds are a prime alternative to reduce flood damage. The benefit/cost ratio is fairly low for proposed detention

ponds in current conditions of development. They do, however, provide additional benefit for the area such as reducing sediment load to existing culverts and increasing groundwater recharge.

Wood Rodgers recommends the two detention ponds presented with this ADMP are re-evaluated as Silver Springs becomes more densely populated. The detention ponds do not currently have a BCR above 1.0, precluding them grom FEMA grant funding. This may change as some of the vacant parcels are constructed, necessitating the larger drainage infrastructure.

Raise Houses – This is a chosen mitigation alternative. FEMA does allow grant applications to raise houses that are vulnerable to flood damage. The process involves a crane lifting up the structure and re-building the structure foundation to be higher than expected flood elevations. This program has been used recently in the nearby city of Reno, Nevada to protect structures. The cost to raise a single house is between $30,000 and $50,000 depending on the house type and how tall the new foundation needs to be. Since the majority of at-risk structures in Silver Springs are mobile homes that are meant to be raised by crane it is expected that the costs would be on the lower end of the spectrum. However, although FEMA will grant funds to raise houses outside of a Special Flood Hazard Area (SFHA), the burden of proof of flood risk is more extensive. Wood Rodgers recommends that Lyon County pursue obtaining grant funding to raise at-risk structures in all areas of the County.

Drainage Channels – Drainage channels can be an effective method of collecting flow and conveying it through an area without damaging structures. However, the layout of South Silver Springs is not conducive to drainage channels. Wood Rodgers considered many different methods of constructing drainage channels through the Project area including purchasing easements through private residential lots and re-grading local streets to act as drainage channels. Other than the streets, there is no public property corridor through Silver Springs that would allow for runoff conveyance without purchasing easements on private parcels. Every alternative that included a drainage channel was not cost effective, nor would it be easy to implement considering the cooperation with all involved private landowners.

Retention Ponds – This alternative would include construction of ponds to hold back water until it evaporates or infiltrates into the soil. To mitigate flood damage a large amount of volume would need to be retained, raising the cost of construction. The increased cost of this alternative results in a lower BCR for the damage prevented when compared to detention ponds.

Roadside Ditches – This alternative would include small drainage channels on either side of the roads within the ADMP area, with culvert crossings at driveways. The channels are a regular occurrence in rural neighborhoods that lack large-scale drainage infrastructure. However, for this project, the large area would require an extensive network of small channels and culverts. With thousands of parcels inside the ADMP area, the culverts alone would cost more than the anticipated benefit, and the maintenance burden for Lyon County would be very high. This area

has historically had issues with sediment deposits clogging drainage infrastructure, and adding many small culverts would require constant maintenance.

Storm Drain Main – This alternative has all the problems of roadside ditches but is more expensive to install.

7.2 CONSTRUCTION COSTS

Construction costs were estimated based on unit costs provided from open NDOT bids from recent similar projects, historic bids from public works projects in Northern Nevada, and conversations with local contractors. Table 14 below summarizes the estimated construction costs of each of the proposed mitigation projects.

South Silver Springs ADMP
Table 14
Cost Estimate Summary

Project Description	Estimated Construction Cost	Annual Maintenance Cost	Project Lifespan	Estimated Total Cost
Adopt ADMP	$0	$0	-	$0
Standard Details	$0	$0	-	$0
Interim Culvert Capacity Upgrades	$1,573,700	$10,000	50 yrs	$1,711,747
Detention Ponds A&N	$4,062,000	$25,000	50 yrs	$4,407,019
Raise At-Risk Houses	$1,400,000	$0	50 yrs	$1,400,000

7.3 SELECTED ALTERNATIVES

Below is a description of all selected alternatives recommended with this ADMP.

7.3.1 Adopting ADMP and Standard Details

Development has occurred in Silver Springs by subdivision of land into residential and commercial parcels. Most of the subdivided parcels are owned, even if there is no structure on the lot. It is expected, then, that the majority of future development in Silver Springs will be by individual lot owners building structures on the land they own.

Wood Rodgers recommends that Lyon County adopt this ADMP, which would apply existing Lyon County Development Code to require new structures be built two feet above the accepted base flood elevation (15.800.12.C.5.a.(5)). Although this policy would not improve any flooding for existing structures in Silver Springs, it does ensure that new structures are not increasing the cost of future floods in areas that have been analyzed.

Wood Rodgers also recommends that a standard detail be added to the Lyon County development code or drainage handbook to give guidance on cutoff ditches/berms should individual property owners wish to protect their property from off-site flows. **Figure 21** below is an example of a cutoff ditch/berm detail that could be considered.

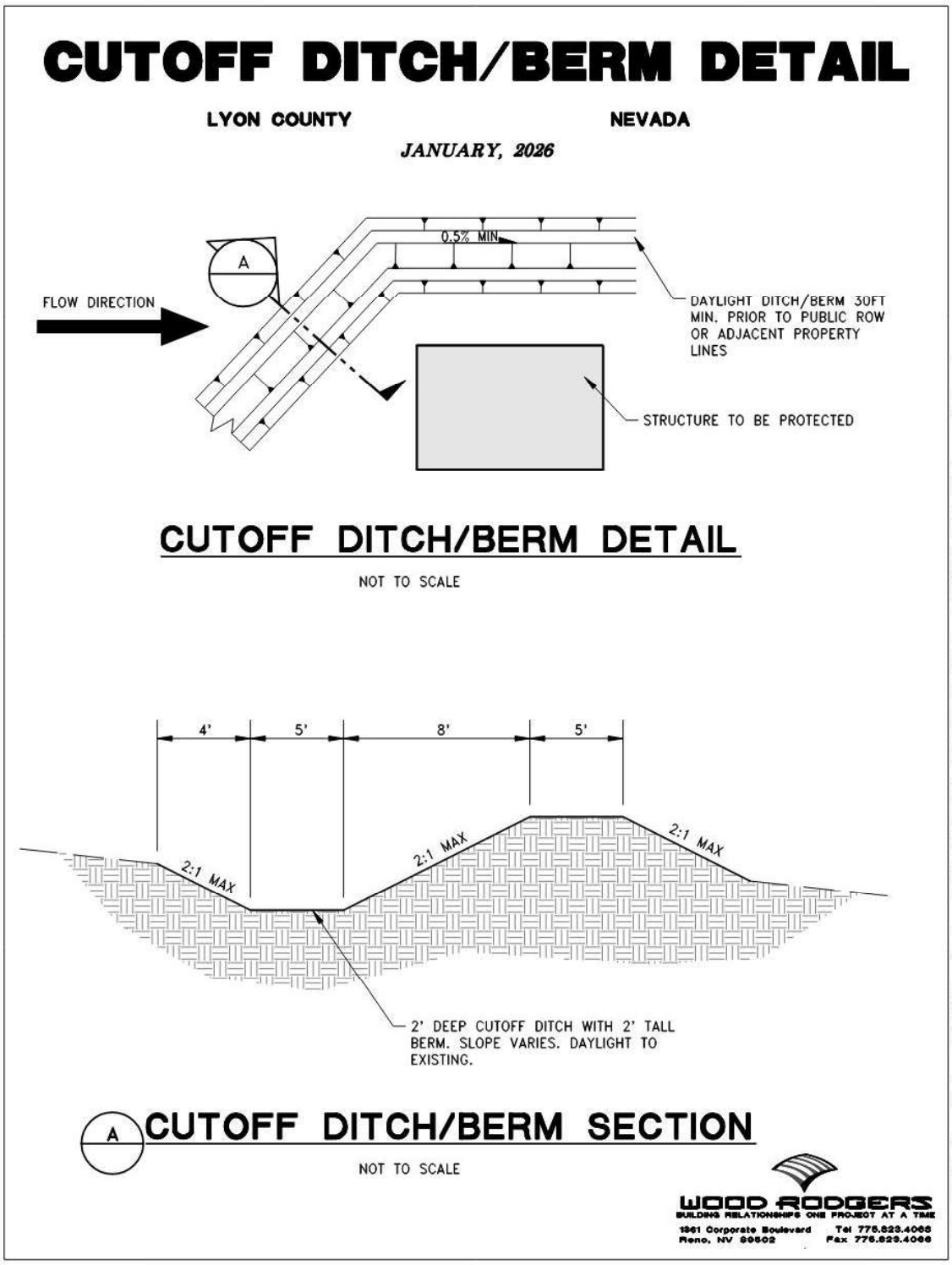


Figure 25: Potential Cutoff Ditch/Berm Detail

7.3.2 Interim Culvert Capacity Upgrades

The culvert capacity upgrades proposed herein do not have a BCR above 1.0, precluding them from grant funding. However, the capacity upgrades provide public benefit above what is easily measured in maintaining connectivity for emergency vehicles and evacuation routes in larger flood events.

Project Description

Two culvert capacity upgrades are proposed to replace culverts that collect and convey water under US-95 and the Union Pacific Railroad. The current culvert under US-95 at the Quince St. drainage is a 4'x3' reinforced concrete box culvert, and is not sized for current conditions. The culvert causes a backwater effect as well as a large amount of water overtopping US-95 (743cfs in the 100-year storm, 113cfs in the 25-year storm). This flow and volume of water have a high likelihood of damaging the highway. It is anticipated that the Ramsey-Weeks cutoff would be inoperable after a flash flood event due to debris flows over the road, and the closure of US-95 at the Quince drainage effectively cuts South Silver Springs off from the nearest emergency services and evacuation routes.

Wood Rodgers proposes to increase the capacity of the culverts by demolishing the existing culvert and replacing it with dual 8'x4' reinforced concrete box culverts. Replacement of the culvert would include a sawcut of the highway, demolition of the existing pavement and existing culvert, excavation of a larger trench, placement of the new culverts, and replacement of the demolished asphalt section.

Downstream of the US-95 culvert is a 36" corrugated metal pipe culvert under the Union Pacific railroad. This culvert restricts flow, causing a backwater effect that pools water behind the railroad berm. Increasing the size of the US-95 culverts would increase peak flows to the railroad culvert, necessitating an increase in size of the railroad culvert to avoid negatively impacting adjacent residences. The proposed culvert is a 12'x3' reinforced concrete box culvert to aid in conveyance of storm drain past the railroad to Lahontan Reservoir.

Model Scenario Results

Full model results from the Interim scenario are included in **Appendix B**. Increasing the capacity of the culverts reduces the amount of water overtopping US-95 to 495cfs in the 100-year storm and 0cfs in the 25-year storm. The design goal was to eliminate overtopping in the 25-year storm, as this is NDOT's design storm for US-95. **Table 15** below summarizes the peak flow conditions of the US-95 culverts in existing conditions and proposed conditions after the culvert improvements have been constructed.

Table 15: Summary of Interim Culvert Peak Flow Results						
Culvert ID	**Culvert Size**	**Flow Type**	**5-year storm (cfs)**	**10-year storm (cfs)**	**25-year storm (cfs)**	**100-year storm (cfs)**
7	4'x3' Box	Culvert	73	102	126	135
		Overtopping	0	0	113	743
7	Dual 8'x4' Box	Culvert	114	253	437	624
		Overtopping	0	0	0	367

As shown in **Table 15**, peak flows through the culverts are higher in the interim conditions. This is a result of the increased culvert capacity, which decreases the unintentional detention of peak flows upstream of US-95. Peak flows are higher through the culvert in Interim conditions, but the water surface elevation upstream of US-95 is lower, causing less damage to structures. **Figures 26 and 27** below depict the flooding upstream of US-95, showing the decreased depths of water in the 25-year storm.

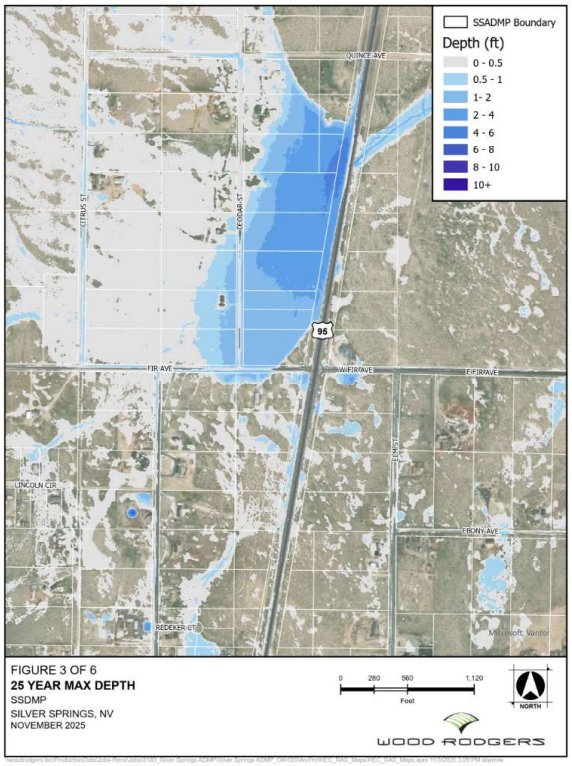


Figure 26: Existing Max Depth at US-95

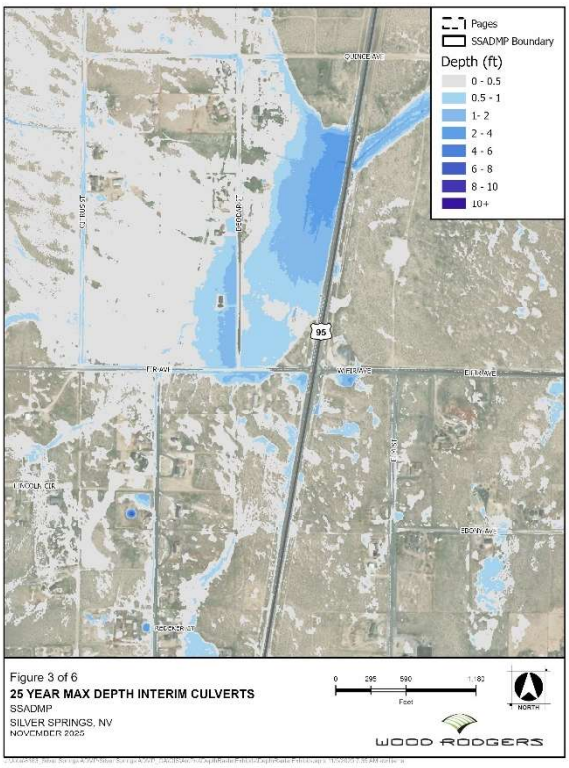


Figure 27: Interim Max Depth at US-95

Cost, Benefit, and Benefit/Cost Ratio

The Interim culvert capacity upgrade construction costs were estimated based on unit costs provided from open NDOT bids from recent similar projects in Northern Nevada. **Table 16** below summarizes the construction costs anticipated for the Interim culvert capacity upgrades:

South Silver Springs ADMP
Table 16
Culvert Upgrade Cost Estimate

US-95 Culverts				
Item Description	**Quantity**	**Unit**	**Unit Cost**	**Total Cost**
Demo Pavement	960.00	SqFt	$300.00	$288,000
Demo Existing Culvert	54.00	LF	$300.00	$16,200
Roadway Excavation	50.00	CuYd	$250.00	$12,500
8'x4' Culvert w/Headwalls	108.00	LF	$2,000.00	$216,000
Highway Pavement & Base	96.00	SqFt	$40.00	$3,840
Mobilization	1.00	LS	$50,000.00	$50,000
Engineering & Permitting	1.00	Sum*0.15	$88,000.00	$88,000
Contingency	1.00	30%		$203,000
			SUBTOTAL	**$877,540**
Railroad Culverts				
Item Description	**Quantity**	**Unit**	**Unit Cost**	**Total Cost**
Demo Existing Culvert	54.00	LF	$300	$16,200
Install culvert under railroad	1.00	LS	$400,000	$400,000
Mobilization	1.00	LS	$50,000	$50,000
Engineering & Permitting	1.00	Sum*0.15	$70,000	$70,000
Contingency	1.00	30%		$160,000
			SUBTOTAL	**$696,200**
INTERIM CULVERT CAPACITY UPGRADE TOTAL COSTS				**$1,573,740**

The Interim culvert capacity upgrades have several benefits for the residents of Silver Springs, only some of which are easily quantified. Benefit/Cost Ratio (BCR) was calculated by using the storm event damages for the existing conditions and the interim conditions, as well as construction costs for the culvert. Annual maintenance costs for the culverts were estimated at $10,000. These values were input into the FEMA BCA Toolkit version 6.0, which annualizes the costs and damages. **Table 17** below summarizes the benefit/cost ratio calculation.

South Silver Springs ADMP
Table 17
Interim Culvert BCR Estimate

Silver Springs Mitigation FEMA Benefit-Cost Calculator Results				
Item Description	**Total Benefits [B]**	**Total Costs [C]**	**BCR [B/C]**	**Project Design Life [Years]**
Interim Culverts Only	$391,362	$1,711,747	0.23	50

As displayed, the BCR is 0.23 for the interim culverts, which is below the minimum BCR cutoff to qualify for FEMA grant funding. Should Lyon County pursue the Interim Culvert project a different source of funding would be necessary.

7.3.3 Detention Ponds

Project Description

Wood Rodgers analyzed detention improvements at five locations for benefit, feasibility, and impact to the surrounding area. These areas correspond to Drainages A, C, E, N, and O displayed in **Figure 2**. The two proposed pond improvements resulting in the most benefit for the associated costs are in Drainage A and Drainage N.

The detention ponds will provide temporary impoundment of water, slowing down peak flows and spreading flow over a longer time period. This decreases the flood depth downstream and reduces damage to structures, as well as reducing sediment load to downstream public infrastructure and providing increased groundwater recharge. **Figures 28 and 29** below depict the peak flow hydrographs of Drainage A and Drainage N before and after construction of the detention ponds in the 100-year storm event:

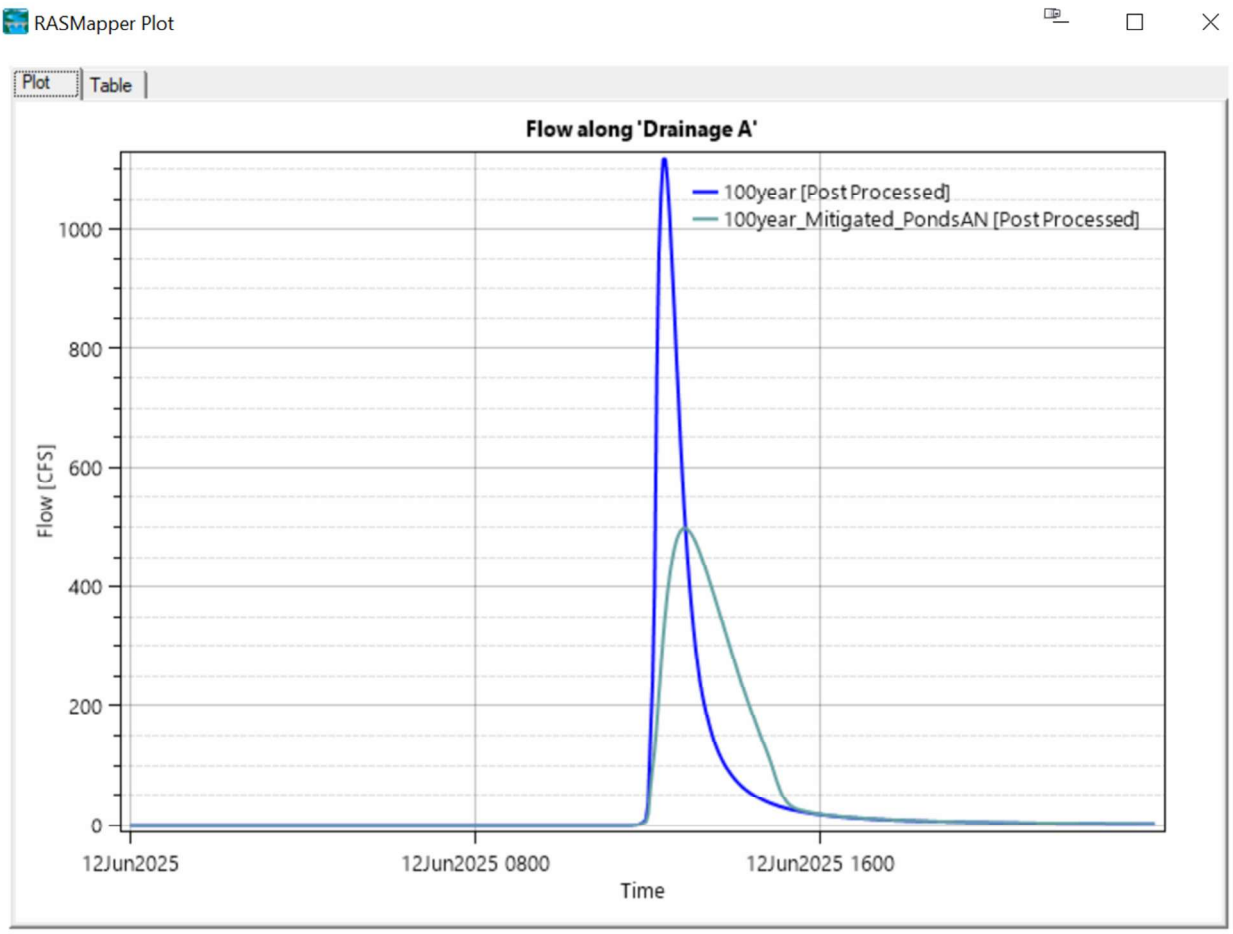


Figure 28: Pond A Existing and Proposed Hydrograph

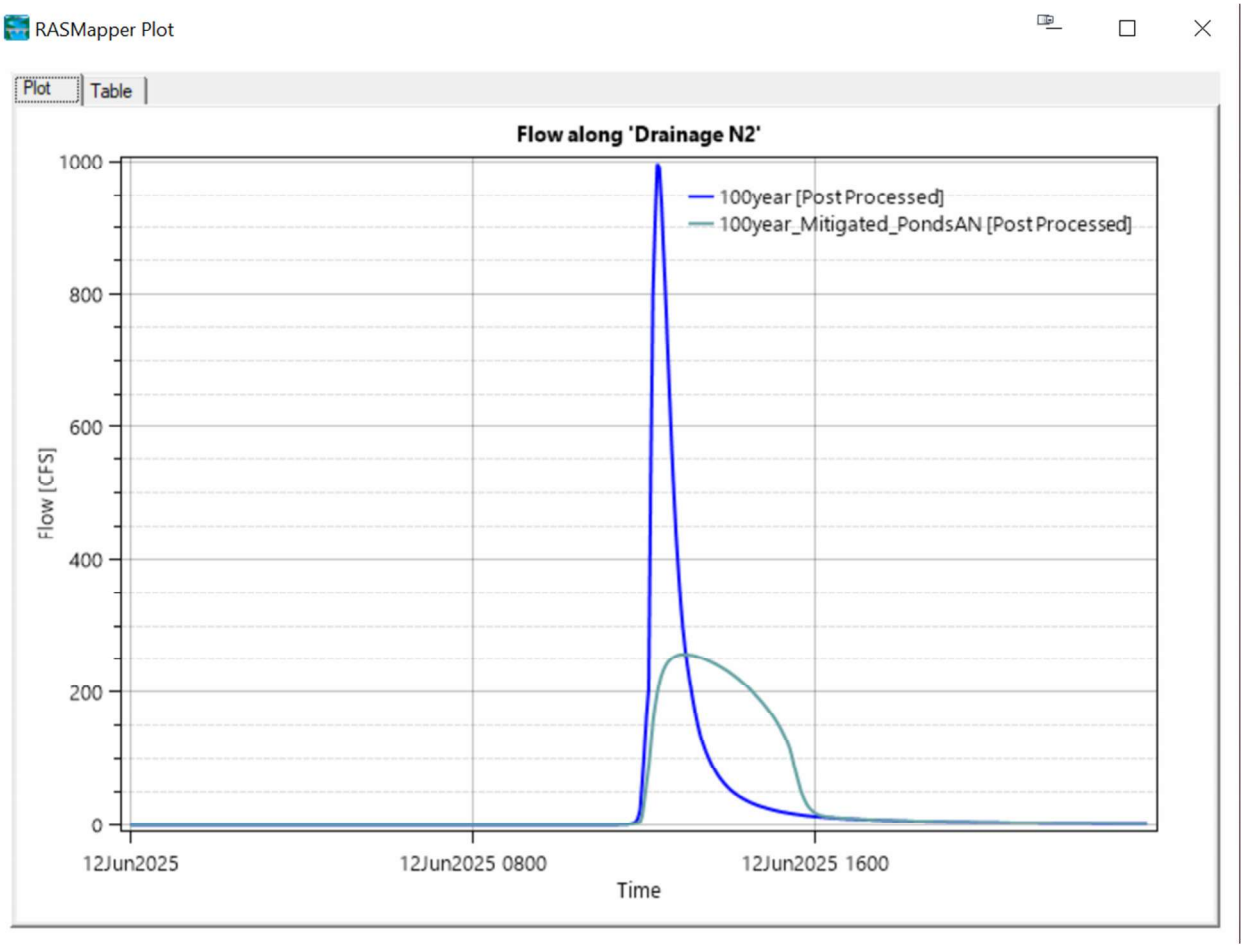


Figure 29: Pond N Existing and Proposed Hydrograph

As shown on the Figures, detention reduces peak flow in Drainage A by approximately 600cfs and in Drainage N by approximately 750cfs, releasing that water more slowly over a four hour period. This reduction in peak flow of a flash flood event has an expected decrease in flood damage.

Pond A will utilize a soil berm to impound water with a 3'x12' reinforced box culvert outlet to allow for release of the water. The box culvert will be rotated by 90 degrees from a standard installation. This will result in a 3' wide concrete channel, 12' tall, that will allow for water to be released in a controlled manner. This outlet configuration is fairly novel but has several direct benefits over a typical pipe culvert outlet. The 3' wide channel allows for sediment to build up without clogging the outlet structure, improving resiliency of the pond when sediment transport is a known issue in the area. The channel outlet also increases velocity of the stormwater through the structure which will aid in keeping the channel clean of debris or sediment accumulation, reducing the maintenance effort required. **Figure 30** below depicts the Pond A improvements. Full size sheets for the preliminary design are included in **Appendix C**.

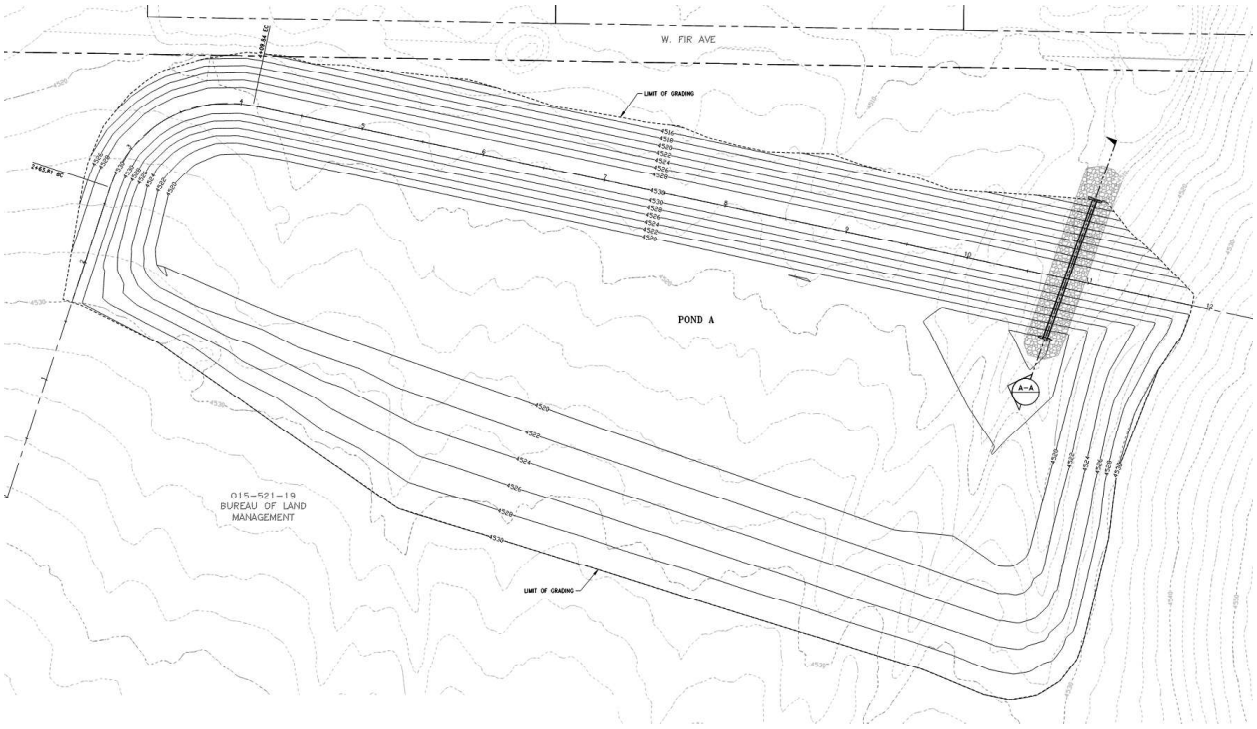


Figure 30: Pond A Improvements

Pond N will also utilize a soil berm to impound water with a 48” pipe culvert outlet. A pipe culvert outlet made more sense on Pond N due to the difference in available detention volume behind the pond. **Figure 27** below depicts the Pond N improvements:

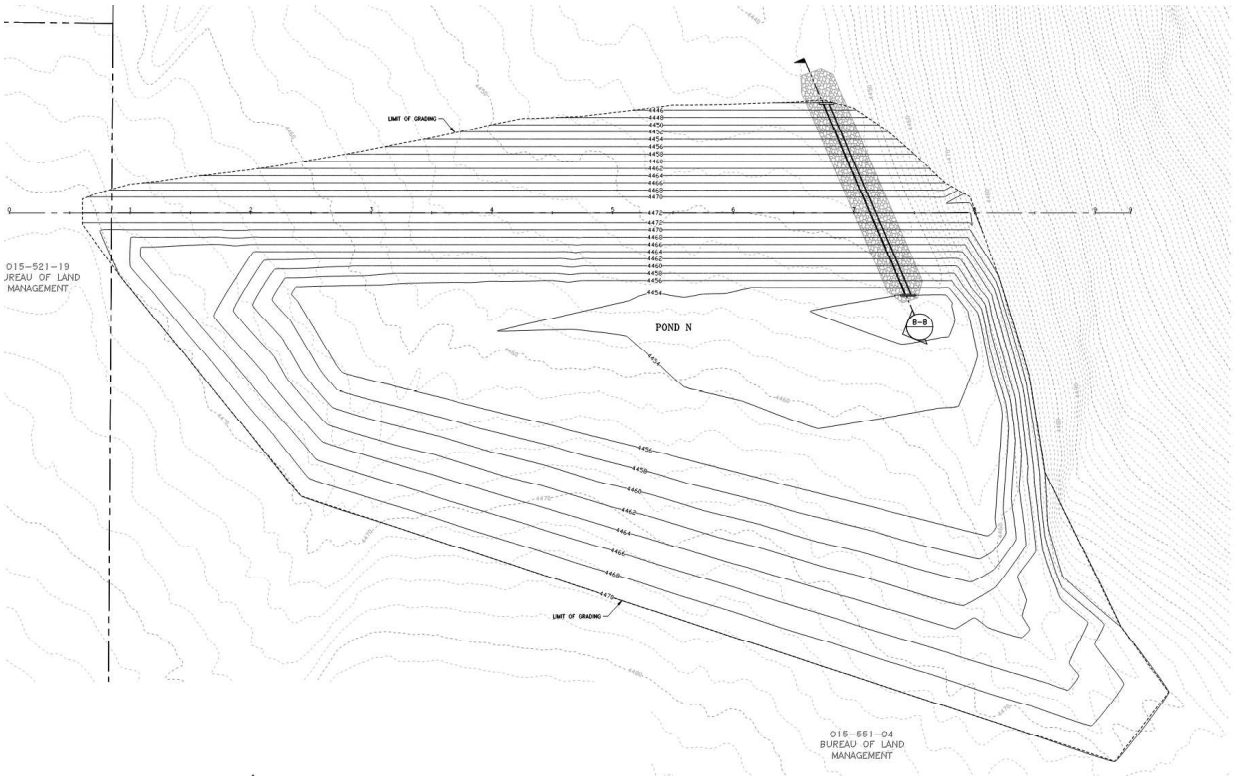


Figure 31: Pond N Improvements

Both Ponds will excavate native soil and berm the soil to create the pond. This approach balances the grading, reducing cost by avoiding import of fill material. Without a geotechnical exploration of the native soil, it can not be assumed that the excavated soil is structural fill quality. It is reasonable to expect the soil will contain fat clays, sand, or other undesirable soil for a pond berm. As such, the pond berms will be lined with an impermeable pond liner, similar to a mining leach pad, which will prevent rain/snow from destabilizing the pond berms over time. They will also both include an armored spillway for emergency overflows and outlet protection to slow and spread discharge from the ponds to reduce erosion downstream.

The ponds would be built on public land managed by the Bureau of Land Management (BLM). Please see **Section 8** for discussion regarding permitting of projects on BLM managed land.

Model Scenario Results

Full model results from the Mitigated Pond scenario are included in **Appendix B**. The detention ponds are successful in reducing both the number of structures damaged by flooding and the severity of flood damage. **Table 16** below summarizes the number of damaged structures in each storm event for both Existing and Mitigated conditions:

Table 18: Number of Inundated Structures				
Model Scenario	**5-year storm**	**10-year storm**	**25-year storm**	**100-year storm**
Existing Conditions	21	28	40	81
Mitigated Ponds A&N	20	27	39	79

The ponds also provide additional benefit in a reduction of overtopping flow at several locations of US-95.

Cost, Benefit, and Benefit/Cost Ratio

The detention pond construction costs were estimated based on unit costs provided from open NDOT bids from recent similar projects in Northern Nevada. **Table 19** below summarizes the construction costs anticipated for the Interim culvert capacity upgrades:

South Silver Springs ADMP
Table 19
Detention Pond Cost Estimate

Detention Pond A				
Item Description	**Quantity**	**Unit**	**Unit Cost**	**Total Cost**
Cut/Fill Grading On-Site	23,800	CuYd	$18.00	$428,400
Clear & Grub	32,665	SqYd	$4.00	$130,660
Pond Liner	89,991	SqFt	$3.50	$314,969
Class 300 Rip-rap + Bedding	4,814	SqFt	$30.00	$144,420
15'X3' Culvert w/Headwalls	120	LF	$2,500.00	$300,000
Revegetation & Erosion Control	6.75	Acre	$10,000.00	$67,500
Mobilization	1.00	LS	$50,000.00	$50,000
Engineering & Permitting	1.00	Sum*0.1	$144,000.00	$144,000
Contingency	1.00	30%		$474,000
			TOTAL	**$2,054,000**
Detention Pond N				
Item Description	**Quantity**	**Unit**	**Unit Cost**	**Total Cost**
Cut/Fill Grading On-Site	32,331	CuYd	$18.00	$581,958
Clear & Grub	31,273	SqYd	$4.00	$125,092
Pond Liner	81,115	SqFt	$3.50	$283,903
Class 300 Rip-rap + Bedding	6,000	SqFt	$30.00	$180,000
48" RCP Pipe w/Headwalls	170	LF	$700.00	$119,000
Revegetation & Erosion Control	6.46	Acre	$10,000.00	$64,614
Mobilization	1.00	LS	$50,000.00	$50,000
Engineering & Permitting	1.00	Sum*0.1	$140,000.00	$140,000
Contingency	1.00	30%		$463,000
			TOTAL	**$2,008,000**
DETENTION PONDS A&N TOTAL COSTS				**$4,062,000.00**

The detention ponds reduce flood damage in all modeled storm events. Benefit/Cost Ratio (BCR) was calculated by using the storm event damages for the existing conditions and the proposed conditions with detention pond improvements, as well as construction costs for the ponds. Annual maintenance cost for the ponds was estimated at $25,000. These values were input into the FEMA BCA Toolkit version 6.0, which annualizes the costs and damages. **Table 20** below summarizes the benefit/cost ratio calculation.

South Silver Springs ADMP
Table 20
Ponds A&N BCR Estimate

Silver Springs Mitigation FEMA Benefit-Cost Calculator Results				
Item Description	**Total Benefits [B]**	**Total Costs [C]**	**BCR [B/C]**	**Project Design Life [Years]**
Detention Ponds A&N	$1,035,153.00	$4,407,019.00	0.23	50

Although the ponds do not currently qualify for FEMA grant funding, Wood Rodgers recommends the detention pond projects be re-evaluated in the future. Increased development in Silver Springs may increase the financial benefit provided by larger scale infrastructure such as Ponds A and N, providing more incentive for FEMA grant funding and implementation.

7.3.4 Raising Existing Structures

FEMA has historically made grant funding available to raise existing structures out of the flood plain. Although the South Silver Springs ADMP area does not include flooded structures within a mapped floodplain, obtaining grant funding to raise existing structures based on modelled results may still be possible.

Some areas in Northern Nevada have been partnering with FEMA to raise existing structures. Most notably the Truckee River Flood Management Authority (TRFMA) has enacted a program to aid homeowners in the flood plain to raise their existing residences.

Project Description

The process of raising an existing structure includes supporting the entire structure with a large crane. The frame is cut off of the existing foundation and the structure as a whole is lifted into the air. While the existing structure is suspended, the foundation is rebuilt at a higher elevation and the utilities are reconnected. The structure is then set down on the taller foundation.

This process is easy with manufactured houses, as they were at one time lifted by crane and placed on location. Such houses were constructed to allow lifting of the entire structure. As most of the houses in the ADMP area are manufactured houses, it is anticipated that a contractor may be able to complete the work on each house quickly, minimizing disruption for the residents. There can be complications with design features such as brick fireplaces and crane access, and each residence would need to be evaluated individually for structural integrity and complications.

Additionally, this mitigation alternative would require consent from the individual homeowners to modify their housing. Luckily this solution is also “modular”, and can be implemented on some of the proposed houses without requiring all of the properties to agree.

Wood Rodgers is proposing to raise all structures anticipated to be inundated in the 10-year storm (10% chance per year). This is a total of 28 structures in the ADMP area. It is possible to raise all structures inundated in the 100-year storm and maintain a BCR over 1.0, however, it is

recommended that the proposed project have a high BCR to maximize the likelihood of obtaining grant funding. A list of the proposed structures is included in **Appendix D**.

Cost, Benefit, and Benefit/Cost Ratio

The structure elevation construction costs were estimated based on discussions with local contractors who perform the same work on similar projects in Northern Nevada. Per those discussions, raising a structure out of the floodplain in our area typically ranges from $30,000 to $50,000 and can vary on an individual basis. For the purposes of this ADMP it was assumed that an average of $40,000 per structure is reasonable, with an additional $10,000 per structure to cover engineering and survey. Our research indicates that for structure raising grants FEMA may require each structure to be surveyed individually, and potentially for the flood elevation to be certified by an engineer.

Table 21 below summarizes the construction costs of implementing a structure raising program for the 28 houses inundated in the 10-year storm event to an elevation that would protect them from a 100-year flood event:

South Silver Springs ADMP
Table 21
Structure Raising Cost Estimate

Raising 28 Structures out of 10-year Flood Inundation				
Item Description	**Quantity**	**Unit**	**Unit Cost**	**Total Cost**
Raise Structure and Rebuild Foundation	28	Ea	$40,000.00	$1,120,000
Survey & Engineering	28	Ea	$10,000.00	$280,000
			TOTAL	**$1,400,000**
RAISING STRUCTURES TOTAL COSTS				**$1,400,000**

Benefit/Cost Ratio (BCR) was calculated by using the storm event damages for the existing conditions and the proposed conditions with the 28 raised structures, as well as construction costs. Annual maintenance cost for the raised structures was calculated as $0. These values were input into the FEMA BCA Toolkit version 6.0, which annualizes the costs and damages. **Table 22** below summarizes the benefit/cost ratio calculation.

South Silver Springs ADMP
Table 22
Raising Structures BCR Estimate

Silver Springs Mitigation FEMA Benefit-Cost Calculator Results				
Item Description	**Total Benefits [B]**	**Total Costs [C]**	**BCR [B/C]**	**Project Design Life [Years]**
Raise 28 Structures	$4,182,095	$1,400,000	2.99	50

As depicted in **Table 22**, the BCR of raising the at-risk structures is **2.99**. This is a high enough BCR to qualify the project for FEMA grant funding. As stated above, it may be difficult to obtain a grant to fund the structure raising program, but the high BCR will help prioritize the project should funds be made available.

Table 23 below summarizes the recommended parcels to raise their structure above the 100-year flood elevation:

South Silver Springs ADMP
Table 23
List of Parcels Proposed to Raise Structure

APN	Address	100-year Flood Depth at House (ft)	Modeled 100-year Structure Damage	Modeled 100-year Building Contents Damage
015-211-11	4625 Shofner	0.84	$28,153	$6,836
015-611-14	1240 E. 9th St.	0.78	$24,679	$6,428
017-012-06	5380 Peek Ave.	0.85	$49,969	$12,057
017-013-04	5705 Aspen St.	1.47	$83,933	$14,313
017-013-11	5880 Peek Ave.	0.71	$27,456	$8,051
017-015-09	5415 Peek Ave.	2.21	$110,319	$9,707
017-015-14	5270 McGuire Ave.	1.66	$79,992	$13,045
017-016-05	5765 Peek Ave.	2.75	$104,064	$10,221
017-016-06	5875 Peek Ave.	1.41	$67,318	$11,670
017-055-16	1140 Ebony Ave.	1.03	$36,193	$7,487
017-131-01	6035 Elm St.	1.32	$42,417	$7,583
017-131-02	6095 Elm St.	2.07	$132,927	$11,303
017-145-06	6070 Elm St.	1.32	$59,789	$10,709
017-161-02	2590 Revere St.	1.17	$94,744	$18,085
017-233-02	7090 Citrus Ave.	1.87	$269,898	$21,698
017-241-17	1275 Crest Dr.	0.79	$46,444	$12,004
017-271-01	1035 E. 5th St.	0.74	$20,082	$5,568
017-302-10	7800 Angel St.	4.37	$149,708	$17,682
017-302-15	7950 Angel St.	1.16	$25,974	$4,982
017-402-12	8685 Karen St.	0.99	$41,068	$8,717
017-403-19	8790 S. Hwy 95A	1.43	$113,544	$19,582
017-413-01	1035 W. Badger St.	0.80	$16,946	$4,318
017-417-02	1370 W. Cougar St.	1.86	$148,983	$11,933
017-422-04	1290 E. Antelope St.	1.18	$41,168	$7,823
017-423-13	1175 E. Antelope St.	0.96	$22,829	$4,952
017-521-04	8805 Badger Cir.	0.85	$44,273	$10,699
017-521-09	8810 Cougar Cir.	0.69	$35,385	$10,642
018-502-03	3345 Curtis Ave.	1.37	$40,552	$7,120

7.4 CLIMATE CHANGE ANALYSIS

As a part of the South Silver Springs ADMP, all mitigation alternatives were analyzed using an increased rainfall ratio to simulate estimated climate change. As described in Section 5.1.5, a 10% increase in rainfall was used as an appropriate value for the 50-year project life cycle of the proposed mitigation projects.

The proposed mitigation projects directly modeled (Interim culverts, Ponds A & N) function as expected with the increased rainfall, without overtopping in design storm conditions (100-year for Ponds A & N, 25-year for culvert capacity upgrades).

With the increased rainfall, overall peak flows are higher across the entire ADMP area. The mitigation projects have been designed with additional capacity at this stage of design to accommodate increased rainfall due to climate change.

Per Lyon County development code, houses should be built two feet above the base flood elevation in alluvial fan areas to account for sedimentation. For the analyzed ADMP area, average depth increases due to climate change are slightly less than 0.15ft. If current houses are raised to two feet above current flood elevation, and future structures are built to that level as well, the increased depth will not increase flood damages from storms of the same recurrence interval.

8 CAPITAL IMPROVEMENT PLAN

Described below is the recommended Capital Improvement Plan based on model results and benefit/cost calculations included in the previous sections. Projects with higher benefit/cost ratio have been prioritized, and especially recommendations that may be low- or no- cost to Lyon County. Other considerations included feasibility of construction and feedback from public outreach from presentations in Silver Springs (summarized in **Section 9**).

8.1 RECOMMENDED PROJECTS

Wood Rodgers is recommending these alternatives as a part of the South Silver Springs ADMP, prioritized in the following order:

1) Adopting the South Silver Springs ADMP.
2) Additional standard details.
3) Strategic culvert capacity upgrades
4) Raising at-risk houses.
5) Two future detention ponds (A & N)

Of the recommended projects, adopting the ADMP and additional standard details can be implemented without additional direct cost to Lyon County. The culvert capacity upgrades are recommended to preserve emergency service connectivity even though the project will not be eligible for FEMA grant funding.

Raising the houses that may be at risk of flood damage is the only recommended alternative that requires a capital investment and also may qualify for FEMA grant funding.

8.2 PRIORITIZATION

Prioritization of the recommended projects is based primarily on cost of implementation. It is anticipated that Lyon County can adopt this ADMP and add standard details quickly and without additional cost to the County. As such, these proposed alternatives are recommended for immediate adoption.

The culvert capacity upgrades can be implemented once a funding source is identified and stakeholders agree to the work. NDOT and UPRR would need to agree to improve culverts owned by each respectively. To maintain emergency service connectivity it is recommended this project is pursued with urgency.

The next highest priority would be to pursue FEMA grant funding to raise the at-risk structures in the ADMP area and beyond in Lyon County. This process may take some time to complete and may require further documentation that will take time to gather, such as field survey of the structures. If grant funding can be secured from FEMA, the program should proceed as soon as possible for any at-risk homeowner that will agree to raise their house above flood elevation.

Detention ponds A & N are recommended for reevaluation after Silver Springs has developed some of the vacant residential lots within the ADMP area. This project does not currently quality for FEMA grant funding but may in the future.

8.3 GRANT FUNDING OPPORTUNITIES

The most likely funding source to raise the houses, and potentially for the other projects that require capital investment is grant funding. FEMA has traditionally been the most prevalent source of grant funding, with programs such as the Pre-Disaster Mitigation (PDM) grant program, Building Resilient Infrastructure and Communities (BRIC) grant program, Flood Mitigation Assistance program (FMA), Hazard Mitigation Grant Program (HMGP), and the Safeguarding Tomorrow Revolving Loan Fund Program. Each of these programs has unique constraints and the proposed projects likely do not qualify for all of the programs. However, Wood Rodgers recommends that Lyon County investigate further whether any grant funding would be available to raise the at-risk houses in the County.

Other grant programs exist, such as through the State of Nevada, but it is notable that the majority of that funding also originates with FEMA and is likely to have similar constraints.

8.4 ENVIRONMENTAL AND PERMITTING CONSIDERATIONS

Raising at-risk houses would occur entirely on privately owned land, reducing the environmental and permitting considerations for that alternative. The solution is low risk and low impact to the surrounding environment.

The interim culvert capacity upgrades would occur both within US-95 right-of-way and Union Pacific Railroad private property. This land has already been heavily modified for the transportation corridor and environmental impact of the culvert upgrades is anticipated to be negligible if the contractor follows standard best practices during construction.

The proposed future detention ponds A and N would require permitting and cooperation from various stakeholders, including the Bureau of Land Management. Permitting a project on BLM managed land includes additional considerations including wildlife habitat and migration corridors, sensitive botanical areas, and cultural resources near the site. As a part of this ADMP, Wood Rodgers performed a Class 1 environmental, biological, and cultural survey of potential project locations including the locations of Ponds A & N.

The full Class 1 summary memo is included in **Appendix D**. Some sensitive plant species were identified in the analysis, and should Ponds A & N proceed into further analysis it is recommended that a more detailed survey be performed.

9 PUBLIC OUTREACH

Two public meetings were held at the Silver Springs Senior Center to discuss the project with members of the public and gather feedback regarding flooding in the area. At each meeting, Wood Rodgers presented the project at its current stage of development and opened the

discussion with a question-and-answer session. The meetings were attended by the public as well as representatives from Lyon County and Carson Water Subconservancy District.

9.1 INITIAL PUBLIC MEETING

A public meeting was held on May 12, 2025 at the Silver Springs Senior Center to introduce the ADMP project to the public. A transcript of that presentation is available in **Appendix E.** The presentation was followed by a question-and-answer session. Below is a summary of the questions asked by members of the public, and the answers given at the time:

- Question One, will this study change? FEMA flood insurance maps?
    - The answer is no. The FEMA flood insurance maps in this area are all in the Carson River corridor and this study will not address the flooding in the Carson River. It is not anticipated that there will be any changes to flood insurance maps at this time.
- Two, do you need photographs from older flood events?
    - We could use photographs from older flood events, yes. However, they are less useful than photographs from either the 2020 flash flooding event or the 2023 flash flooding event that impacted Silver Springs. Although older storms can be useful in terms of gathering data from the photographs, the conditions in Silver Springs have changed since the older floods happened, and so we would like to focus the data collection and photographs on the two most recent flood events that impacted Silver Springs.
- Three, why does the study area stop at Spruce Ave to the North?
    - The answer is that North Silver Springs was analyzed previously with a different area drainage master plan project that was completed last year. If you would like to view that area drainage master plan and the results, they are available online and from Lyon County.
- Four, if the goal is to maybe get a federal grant, why don't we model the worst storm?
    - The answer is that we will. We will use the prior flood conditions to calibrate the model and from there we will model the 100 year storm event. This will inform us of the damage the Silver Springs can expect with a low likelihood but very intense flash flooding event. From there we will use those results to try and obtain FEMA funding for the infrastructure projects that will be proposed with this project.
- Next, can we just increase the size of culverts? Would we work with the railroad company to make that happen?
    - And the answer is that while we are modeling this project, we will absolutely look at the possibility of increasing the size and number of culverts in the study

area and what sort of impact that would have on the flooding in Silver Springs. However, it's worth noting that we have to be very careful when modeling future infrastructure to not create worse flooding either downstream or in adjacent areas of what is existing flooding. So if we increase the size of culverts, it's possible that it could create worse conditions downstream. And although we will look at this and see if it is a good fit for Silver Springs, it is not the only infrastructure project that we are going to model. With this project, we are going to look at everything that we can to reduce the flooding in Silver Springs in a cost effective manner.

9.2 FINAL PUBLIC MEETING

The final public meeting was held on November 4, 2025 at the Silver Springs Senior Center. Results of the ADMP were presented to residents of Silver Springs, with representatives from Lyon County and Carson Water Subconservancy District in attendance. A full transcript is available in **Appendix E**. Below is a summary of the questions asked by residents during the meeting:

- Question One, is the project proposing grant funds for all proposed mitigation measures?
    - Yes, the intent of this project to the area drainage master plan was to identify areas that we could put in infrastructure that would be available for grant funding. There is not currently a mechanism to fund large-scale regional drainage infrastructure in Lyon County. So these infrastructure benefits that we're talking about would be grant dependent.
- Two, how long has this study been going?
    - The study kicked off in March.
      Of 2025 and it is currently the beginning of November 2025 and we're wrapping up the study.
- Three, there are several areas outside of the study area that have flooded in the past. Is there any plan to address those?
    - The answer is yes. Lyon County, in conjunction with Carson Water Subconservancy District, have contracted out for several area drainage master plans in the past that do address some of those other areas. For example, the area north of Spruce Ave. in Silver Springs was analyzed with the North Silver Springs Area Drainage Master Plan, which was completed last year and Stagecoach had a separate area drainage master plan. All of those projects, just like this area drainage master plan, were FEMA funded through the CTP program in conjunction with Lyon County and Carson Water Sub Conservancy District. So

you can look up those studies online. There are copies available through Lyon County and address the flooding concerns in those areas.

- Fourth, we have concerns about maintenance of the culverts once installed. Example, there would be possibly sediment preventing the flow and debris because the residents of Silver Springs have noticed that the culverts that are in place currently do tend to clog up with sand.
    - That is a valid concern, and it's one of the design considerations we had for the ponds, and they have been designed specifically to allow for some sedimentation in the pond and still work. It is expected that there will be sediment coming from Churchill Butte into the ponds and they will need to be maintained. In terms of maintenance, if grant funding is available from FEMA for these projects, the grant funding will include funding for maintenance of these projects and Lyon County would sign a commitment to maintain these projects with the FEMA funds that would be given.
- Fifth, there is a concern that this study does not do enough to address flooding on the unimproved county roads.
    - Correct, this study does not address most of the flooding on unimproved county roads. To address that flooding would require millions of dollars of structural infrastructure in the Silver Springs area. Even if there were appetite for that sort of a project, the funding is not available. This project specifically looked at ways that we could improve the flooding in Silver Springs within the constraints of the availability of grant funding and, unfortunately, improving the flooding on all of the unimproved roads in Silver Springs is not feasible within those constraints.
- Sixth, what is the cut and fill ratio for the ponds? Is import or export of material required?
    - The cut and fill ratio would be the amount of dirt that we are excavating from the ponds and then piling up for the berms. If one of those quantities is greater than the other, the project would require either import of dirt from somewhere else or export of extra dirt to a different location, both of which are expensive. The ponds proposed with the ADMP have grading cut/fill quantities that balance, meaning neither import or export is required.
- Seventh, how big will the ponds be, how tall, and who will maintain them?
    - Each pond has a crest length, meaning the pond length, length of the berm is about 800 feet and both of the ponds are about 20 feet tall. Lyon County would maintain the ponds with funds that would be made available from FEMA.
- Eighth, who is responsible for writing the grant request?

  - Lyon County and Carson Water Subconservancy District would write the grant request. Generally a lot of these grants go through the State first, so there would be some collaboration between jurisdictions.
- Ninth, are there any other funding mechanisms or grants if FEMA funding is not available?
  - Yes. The State has some grant funding, but a lot of it originally comes from FEMA. There could be other grants or funding mechanisms available, and Lyon County will be exploring any option they can to get the infrastructure projects to the finish line.

10 SUMMARY AND RECOMMENDATIONS

This Area Drainage Master Plan (ADMP) was prepared to evaluate existing and future flood conditions within the South Silver Springs study area and to identify feasible mitigation measures to reduce flood risk, improve public safety, and inform future development decisions. The analysis included development of a two-dimensional HEC-RAS hydrologic and hydraulic model, validation of the model using historic rainfall and anecdotal flood evidence, and evaluation of multiple flood mitigation alternatives under existing, interim, proposed, and climate change scenarios.

Model results indicate that the South Silver Springs area is susceptible to flash flooding resulting from short-duration, high-intensity storm events. Flooding is influenced by the alluvial fan setting, low ground slopes in developed areas, limited drainage infrastructure, and capacity deficiencies at several existing culverts beneath US-95, US-50, and the Union Pacific Railroad. Under existing conditions, multiple culverts do not meet the established level of service criteria for the analyzed storm events, resulting in roadway overtopping, localized ponding, and structural inundation in several areas of the study area.

A range of mitigation alternatives was evaluated to address these deficiencies, including policy-based measures, infrastructure improvements, and structure-level mitigation. Based on the modeling results, benefit–cost analysis, feasibility, and implementation considerations, the following recommendations are made:

- **Adoption of the South Silver Springs ADMP** is recommended. Adoption will provide a consistent technical basis for evaluating drainage impacts and will allow Lyon County Development Code requirements for alluvial fan floodplain development to be applied within the study area, helping to limit future flood damages associated with new development.
- **Incorporation of standard drainage details**, such as cutoff ditch and berm configurations, into County design standards is recommended. These details would provide guidance for property owners and designers to reduce off-site flow impacts to individual parcels without altering overall drainage patterns.
- **Strategic culvert capacity upgrades** beneath US-95 and the Union Pacific Railroad are recommended to reduce roadway overtopping, improve conveyance, and maintain emergency access during storm events. While the interim culvert upgrades evaluated do not currently meet FEMA benefit–cost thresholds for grant funding, they provide important public safety and transportation benefits.

- **Raising at-risk structures** is recommended as a viable mitigation alternative for existing development. This alternative demonstrates a favorable benefit–cost ratio and may be eligible for FEMA grant funding. Implementation would require property owner participation and further site-specific evaluation.
- **Future detention pond improvements** at Drainages A and N are recommended for reevaluation as development within the study area increases. Although the detention ponds do not currently achieve a benefit–cost ratio greater than 1.0, they significantly reduce peak flows, roadway overtopping, and sediment transport, and may become more cost-effective as land use intensifies.

Climate change sensitivity analysis indicates that increased rainfall intensity results in higher peak flows across the study area; however, the proposed mitigation measures continue to function as intended under the assumed increase in rainfall. Adoption of the ADMP and implementation of recommended mitigation measures will improve flood resilience and reduce long-term flood risk within South Silver Springs.

This ADMP is intended to serve as a planning-level document. Future project implementation will require additional engineering design, environmental review, permitting, and coordination with applicable agencies and stakeholders. As conditions within the study area change, periodic updates to the ADMP may be warranted to reflect new development, improved data, or updated regulatory criteria.

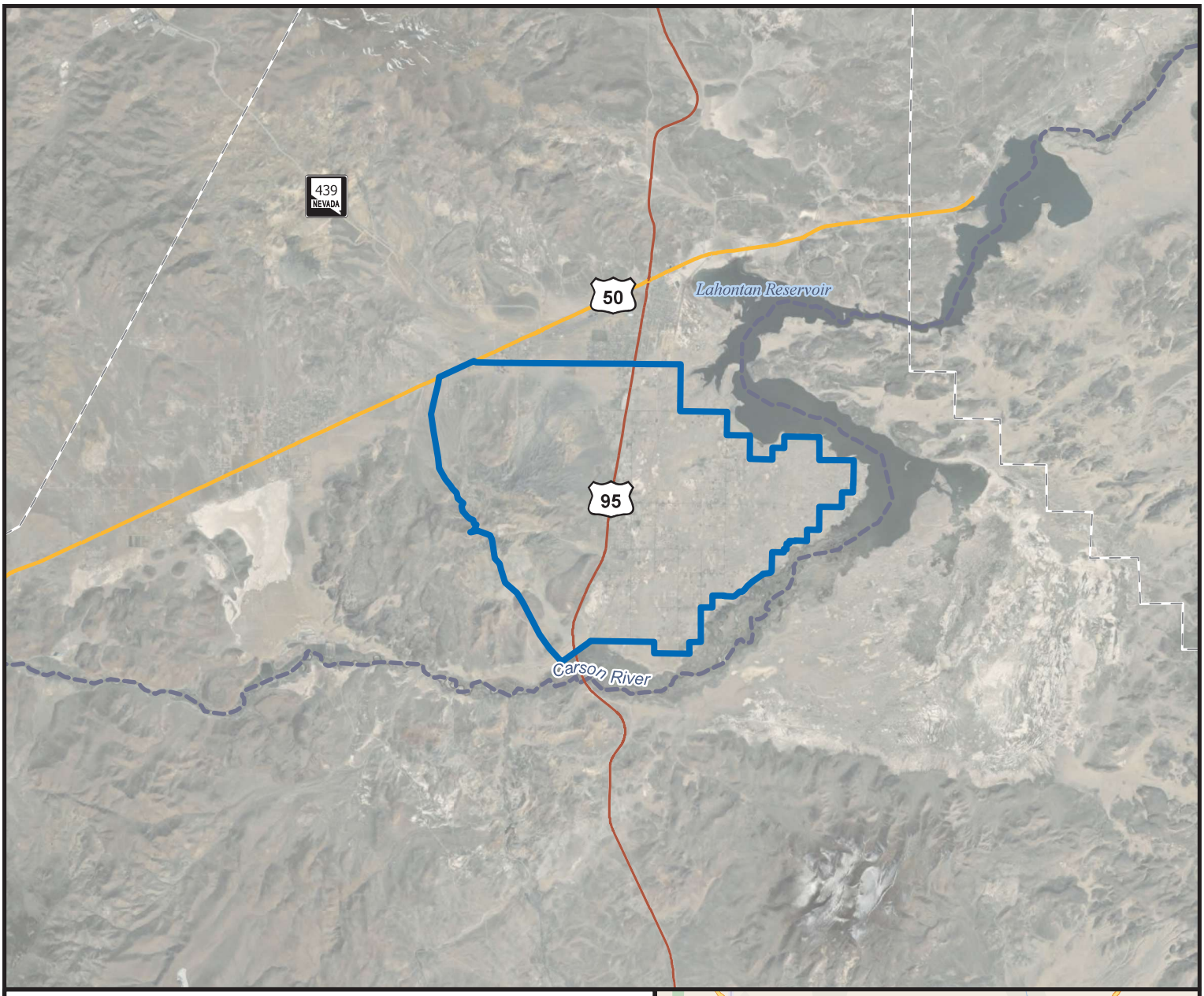
11 REFERENCES

1. North Silver Springs Area Drainage Master Plan, Kimley Horn, 2024
2. *Stagecoach Area Drainage Master Plan*, JE Fuller Hydrology and Geomorphology, 2024
3. Ramsey Canyon Watershed Flood Control Study, Manhard, 2010
4. Flood Insurance Study, Lyon County, Nevada and Incorporated Areas, Federal Emergency Management Agency, Rev. 2016
5. Field Survey, Wood Rodgers, Inc., 3/10/2025
6. *Guide for Selecting Manning's Roughness Coefficients for Natural Channels and Flood Plains* (Arcement and Schneider, USGS, 1989).
7. Thomas, M.A., Michaelis, A.C., Oakley, N.S. et al. Rainfall intensification amplifies exposure of American Southwest to conditions that trigger postfire debris flows. npj Nat. Hazards 1, 14 (2024). https://doi.org/10.1038/s44304-024-00017-8
8. "Streamlining Hydrologic Prediction Processes Using New and More Accurate Techniques and Methods"(NDOT, 2015).

APPENDIX A

GENERAL FIGURES AND TABLES

WOOD RODGERS

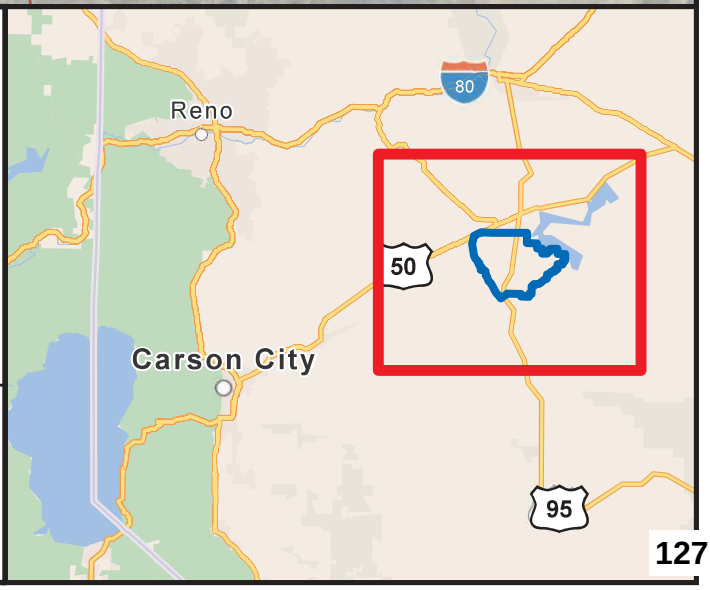


Vicinity Map

South Silver Springs ADMP

Lyon County, Nevada

March 2025



South SS ADMP Area

0 1 2 Miles

NORTH

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\SouthSilverSprings_Drainage\SouthSilverSprings_Drainage.aprx

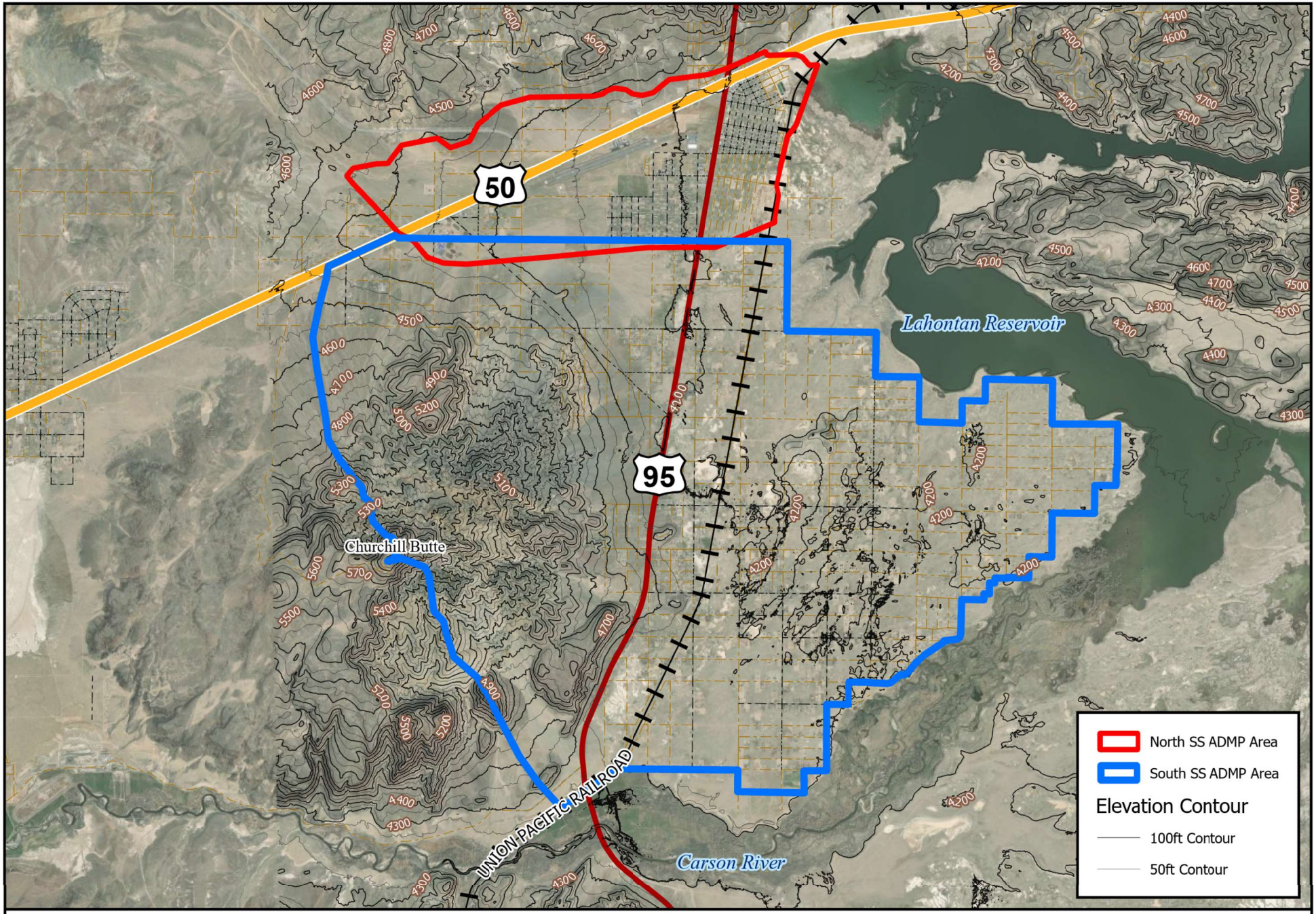
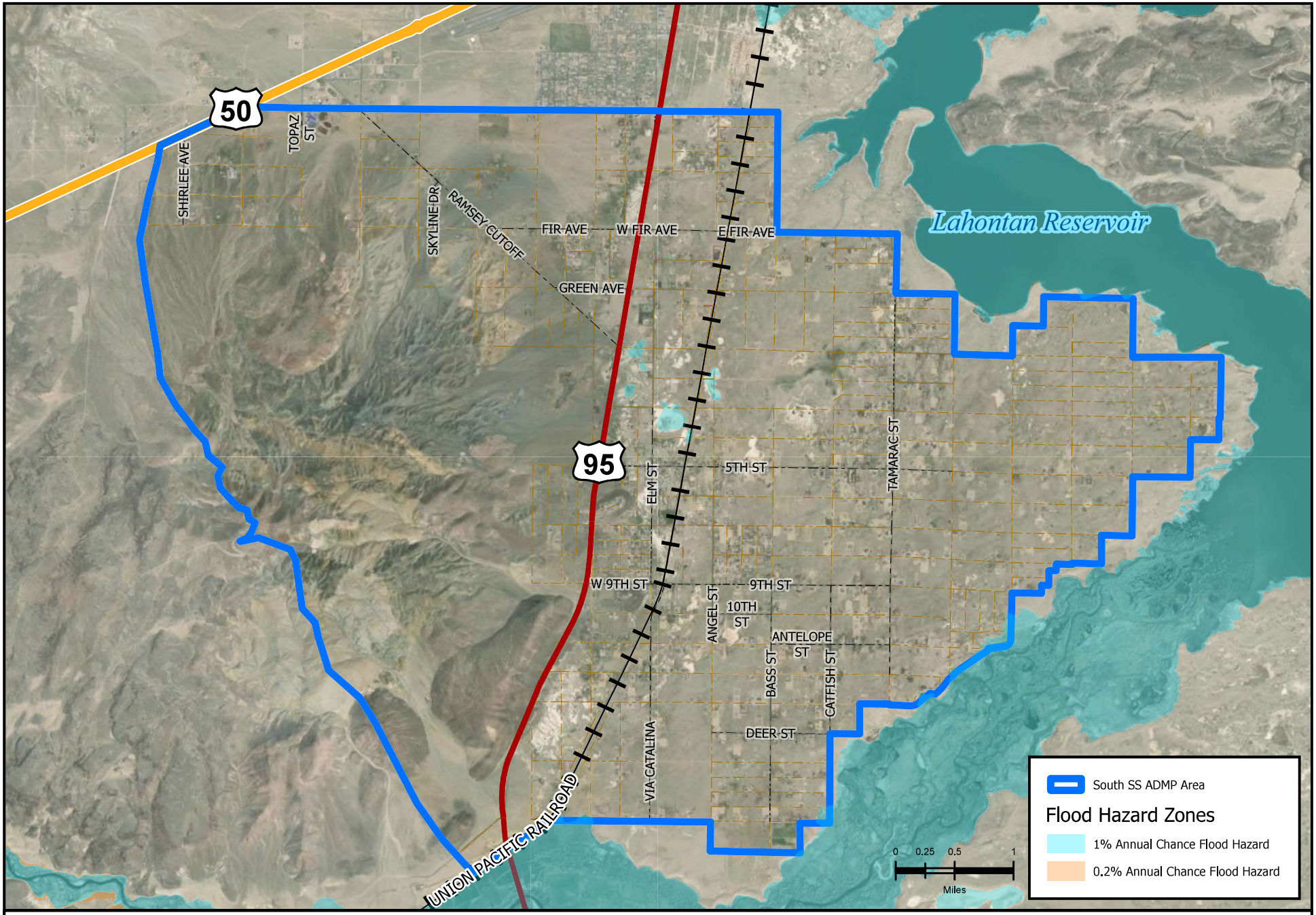


FIGURE 1

SOUTH SILVER SPRINGS ADMP STUDY AREA
SILVER SPRINGS, NV
NOVEMBER 2025

WOOD RODGERS

\\woodrodgers.loc\Production\Data\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\Add_Basins_Green_Ampt\Add_Basins_Green_Ampt.aprx 11/5/2025 2:34 PM sbarrow



AERIAL MAP
SOUTH SILVER SPRINGS ADMP
SILVER SPRINGS, NV
OCTOBER 2025

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\SouthSilverSprings_Drainage\SouthSilverSprings_Drainage.aprx 10/16/2025 11:24 AM ewilliams

NOAA Atlas 14, Volume 1, Version 5
Location name: Silver Springs, Nevada, USA*
Latitude: 39.345°, Longitude: -119.228°
Elevation: 4204 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.090 (0.076-0.109)	0.113 (0.095-0.137)	0.153 (0.128-0.185)	0.190 (0.157-0.230)	0.250 (0.201-0.303)	0.306 (0.239-0.373)	0.371 (0.281-0.455)	0.447 (0.326-0.558)	0.569 (0.393-0.726)	0.676 (0.447-0.877)
10-min	0.137 (0.115-0.166)	0.171 (0.145-0.208)	0.233 (0.195-0.282)	0.289 (0.240-0.349)	0.380 (0.306-0.462)	0.465 (0.363-0.567)	0.564 (0.427-0.693)	0.681 (0.497-0.849)	0.866 (0.598-1.11)	1.03 (0.681-1.34)
15-min	0.170 (0.143-0.205)	0.212 (0.180-0.258)	0.288 (0.241-0.350)	0.358 (0.297-0.433)	0.471 (0.379-0.572)	0.576 (0.449-0.703)	0.700 (0.530-0.859)	0.844 (0.616-1.05)	1.07 (0.741-1.37)	1.28 (0.844-1.66)
30-min	0.229 (0.192-0.276)	0.286 (0.242-0.347)	0.388 (0.325-0.470)	0.482 (0.400-0.583)	0.635 (0.511-0.771)	0.775 (0.606-0.947)	0.942 (0.714-1.16)	1.14 (0.830-1.42)	1.44 (0.999-1.85)	1.72 (1.14-2.23)
60-min	0.283 (0.238-0.342)	0.354 (0.299-0.429)	0.480 (0.402-0.582)	0.596 (0.495-0.721)	0.786 (0.632-0.954)	0.960 (0.749-1.17)	1.17 (0.884-1.43)	1.41 (1.03-1.75)	1.79 (1.24-2.28)	2.13 (1.41-2.76)
2-hr	0.359 (0.309-0.429)	0.449 (0.386-0.536)	0.583 (0.496-0.696)	0.700 (0.589-0.833)	0.879 (0.721-1.05)	1.04 (0.831-1.25)	1.22 (0.952-1.48)	1.44 (1.09-1.77)	1.81 (1.31-2.31)	2.15 (1.50-2.78)
3-hr	0.413 (0.357-0.485)	0.518 (0.450-0.610)	0.664 (0.570-0.779)	0.784 (0.666-0.920)	0.955 (0.800-1.12)	1.10 (0.907-1.31)	1.28 (1.03-1.53)	1.49 (1.17-1.81)	1.84 (1.40-2.33)	2.17 (1.59-2.81)
6-hr	0.517 (0.449-0.599)	0.650 (0.565-0.758)	0.827 (0.717-0.963)	0.970 (0.835-1.13)	1.17 (0.990-1.36)	1.32 (1.11-1.55)	1.49 (1.22-1.76)	1.69 (1.36-2.03)	2.00 (1.56-2.44)	2.28 (1.74-2.83)
12-hr	0.620 (0.542-0.712)	0.786 (0.687-0.905)	1.01 (0.879-1.16)	1.19 (1.03-1.36)	1.42 (1.22-1.64)	1.60 (1.36-1.86)	1.79 (1.49-2.10)	1.99 (1.63-2.36)	2.26 (1.80-2.73)	2.50 (1.95-3.07)
24-hr	0.703 (0.631-0.783)	0.892 (0.802-0.993)	1.16 (1.04-1.28)	1.36 (1.22-1.52)	1.65 (1.46-1.83)	1.88 (1.65-2.09)	2.11 (1.85-2.36)	2.35 (2.04-2.64)	2.68 (2.29-3.04)	2.95 (2.48-3.36)
2-day	0.770 (0.690-0.862)	0.976 (0.875-1.09)	1.27 (1.13-1.41)	1.49 (1.32-1.66)	1.80 (1.59-2.01)	2.04 (1.79-2.28)	2.29 (1.99-2.57)	2.55 (2.19-2.88)	2.90 (2.45-3.31)	3.18 (2.65-3.66)
3-day	0.830 (0.749-0.926)	1.05 (0.949-1.17)	1.36 (1.22-1.51)	1.60 (1.43-1.77)	1.92 (1.71-2.14)	2.18 (1.92-2.43)	2.44 (2.14-2.73)	2.72 (2.35-3.05)	3.09 (2.63-3.50)	3.38 (2.84-3.86)
4-day	0.890 (0.807-0.990)	1.13 (1.02-1.25)	1.45 (1.31-1.61)	1.70 (1.53-1.89)	2.05 (1.84-2.27)	2.32 (2.06-2.57)	2.60 (2.29-2.89)	2.88 (2.52-3.22)	3.27 (2.81-3.69)	3.57 (3.03-4.06)
7-day	1.02 (0.924-1.14)	1.30 (1.17-1.44)	1.67 (1.50-1.85)	1.96 (1.76-2.17)	2.34 (2.10-2.60)	2.64 (2.35-2.94)	2.95 (2.61-3.30)	3.27 (2.86-3.66)	3.69 (3.18-4.17)	4.01 (3.42-4.56)
10-day	1.11 (0.996-1.25)	1.41 (1.27-1.58)	1.83 (1.64-2.04)	2.15 (1.92-2.40)	2.57 (2.28-2.87)	2.90 (2.56-3.24)	3.23 (2.83-3.62)	3.56 (3.10-4.01)	4.00 (3.44-4.54)	4.33 (3.69-4.95)
20-day	1.29 (1.16-1.44)	1.64 (1.47-1.83)	2.11 (1.90-2.35)	2.46 (2.21-2.74)	2.92 (2.61-3.25)	3.27 (2.91-3.64)	3.61 (3.19-4.02)	3.94 (3.46-4.40)	4.37 (3.80-4.92)	4.68 (4.04-5.30)
30-day	1.39 (1.26-1.54)	1.77 (1.60-1.96)	2.27 (2.05-2.51)	2.63 (2.37-2.90)	3.10 (2.78-3.42)	3.45 (3.08-3.82)	3.79 (3.37-4.20)	4.12 (3.64-4.59)	4.54 (3.97-5.09)	4.84 (4.21-5.46)
45-day	1.62 (1.47-1.79)	2.06 (1.86-2.27)	2.64 (2.39-2.90)	3.06 (2.76-3.35)	3.58 (3.23-3.92)	3.96 (3.56-4.33)	4.31 (3.87-4.73)	4.63 (4.15-5.09)	5.02 (4.47-5.53)	5.26 (4.68-5.82)
60-day	1.81 (1.64-1.99)	2.30 (2.09-2.52)	2.94 (2.67-3.21)	3.39 (3.09-3.70)	3.97 (3.60-4.32)	4.37 (3.96-4.77)	4.74 (4.29-5.19)	5.09 (4.59-5.58)	5.48 (4.94-6.03)	5.73 (5.15-6.33)

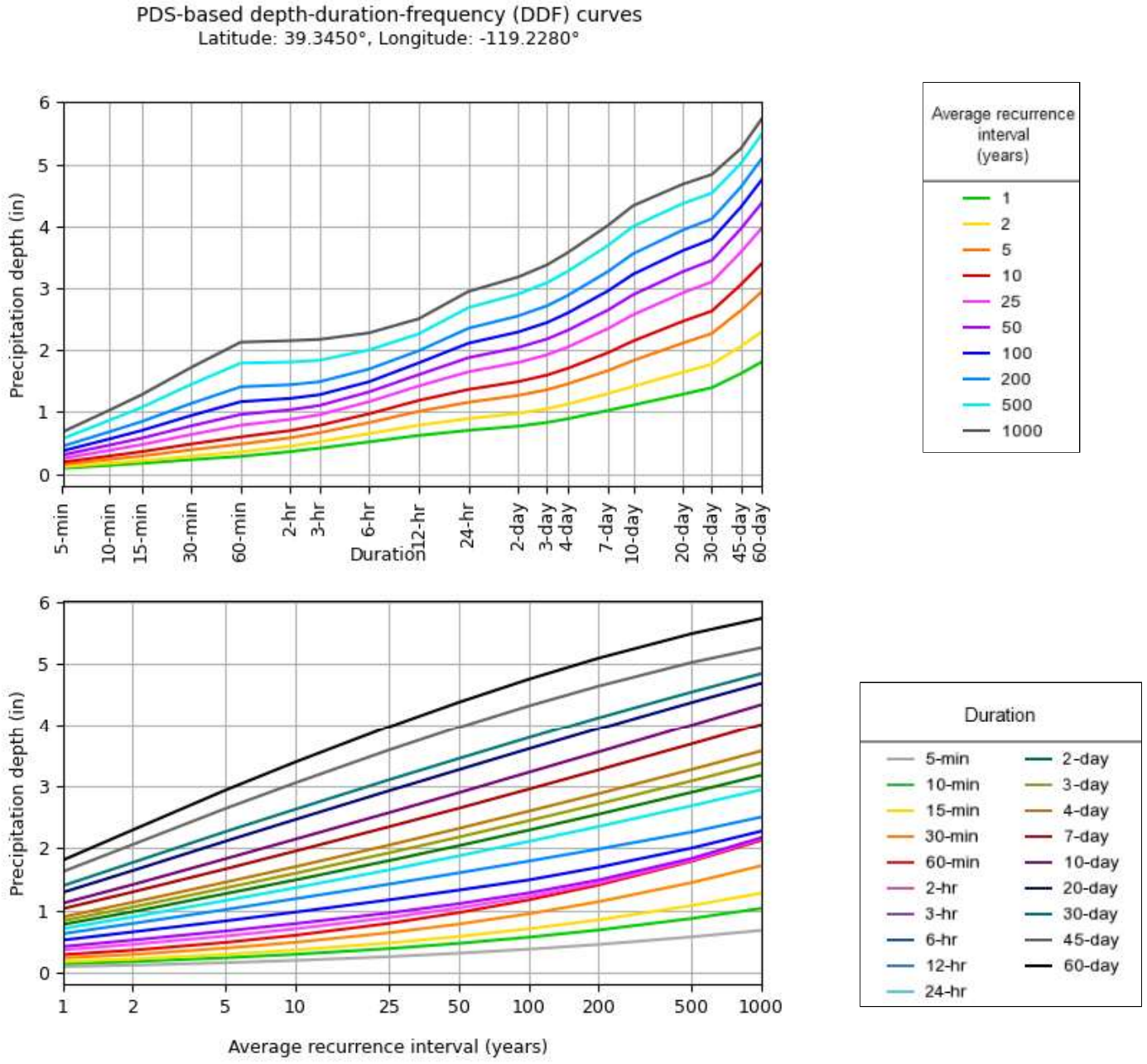
[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

Back to Top

PF graphical



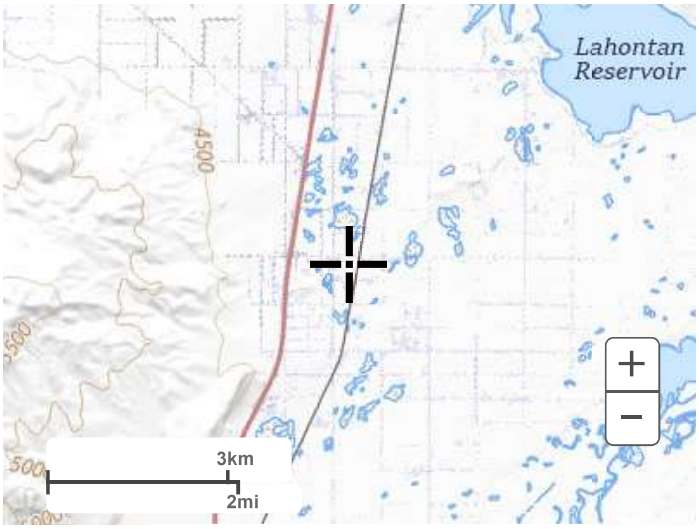
NOAA Atlas 14, Volume 1, Version 5

Created (GMT): Tue Nov 4 18:58:35 2025

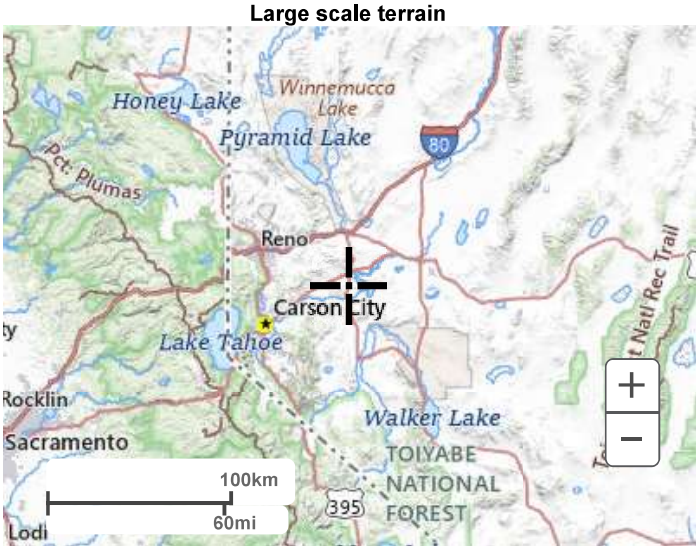
Back to Top

Maps & aerials

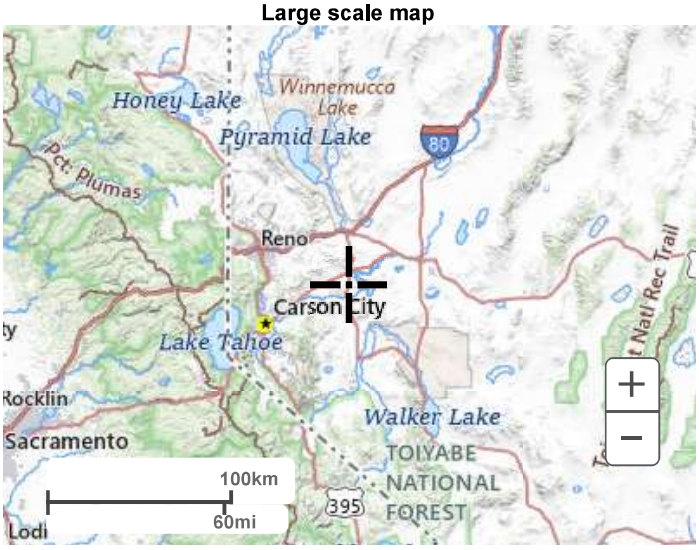
Small scale terrain



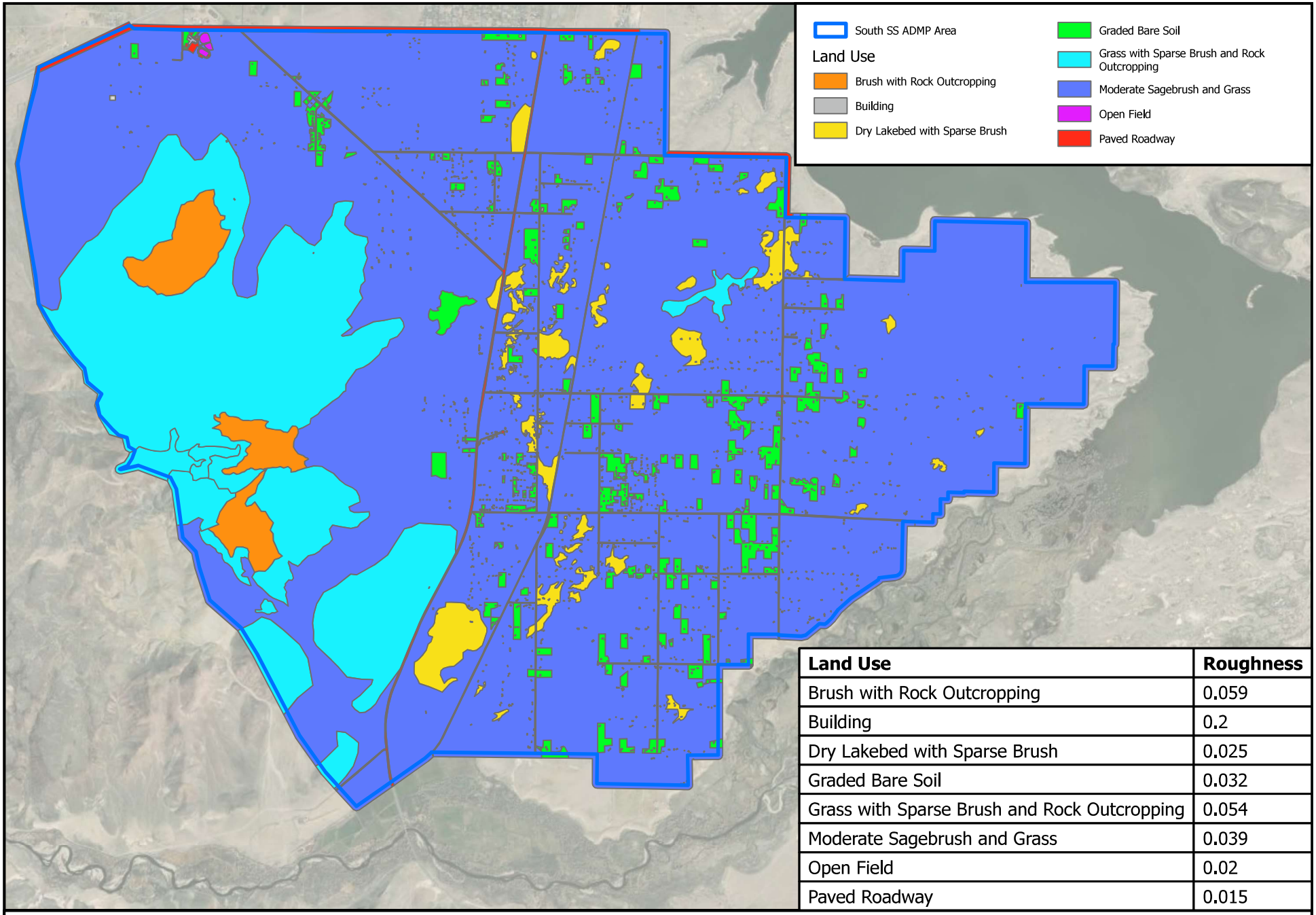
Large scale terrain



Large scale map



Large scale aerial



Land Use	Roughness
Brush with Rock Outcropping	0.059
Building	0.2
Dry Lakebed with Sparse Brush	0.025
Graded Bare Soil	0.032
Grass with Sparse Brush and Rock Outcropping	0.054
Moderate Sagebrush and Grass	0.039
Open Field	0.02
Paved Roadway	0.015

ROUGHNESS COEFFICIENT
SILVER SPRINGS ADMP
SILVER SPRINGS, NV
NOVEMBER 2025

0 0.25 0.5 1
Miles

NORTH

WOOD RODGERS

J:\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\SouthSilverSprings_Drainage\SouthSilverSprings_Drainage.aprx 11/3/2025 1:29 PM ewilliams

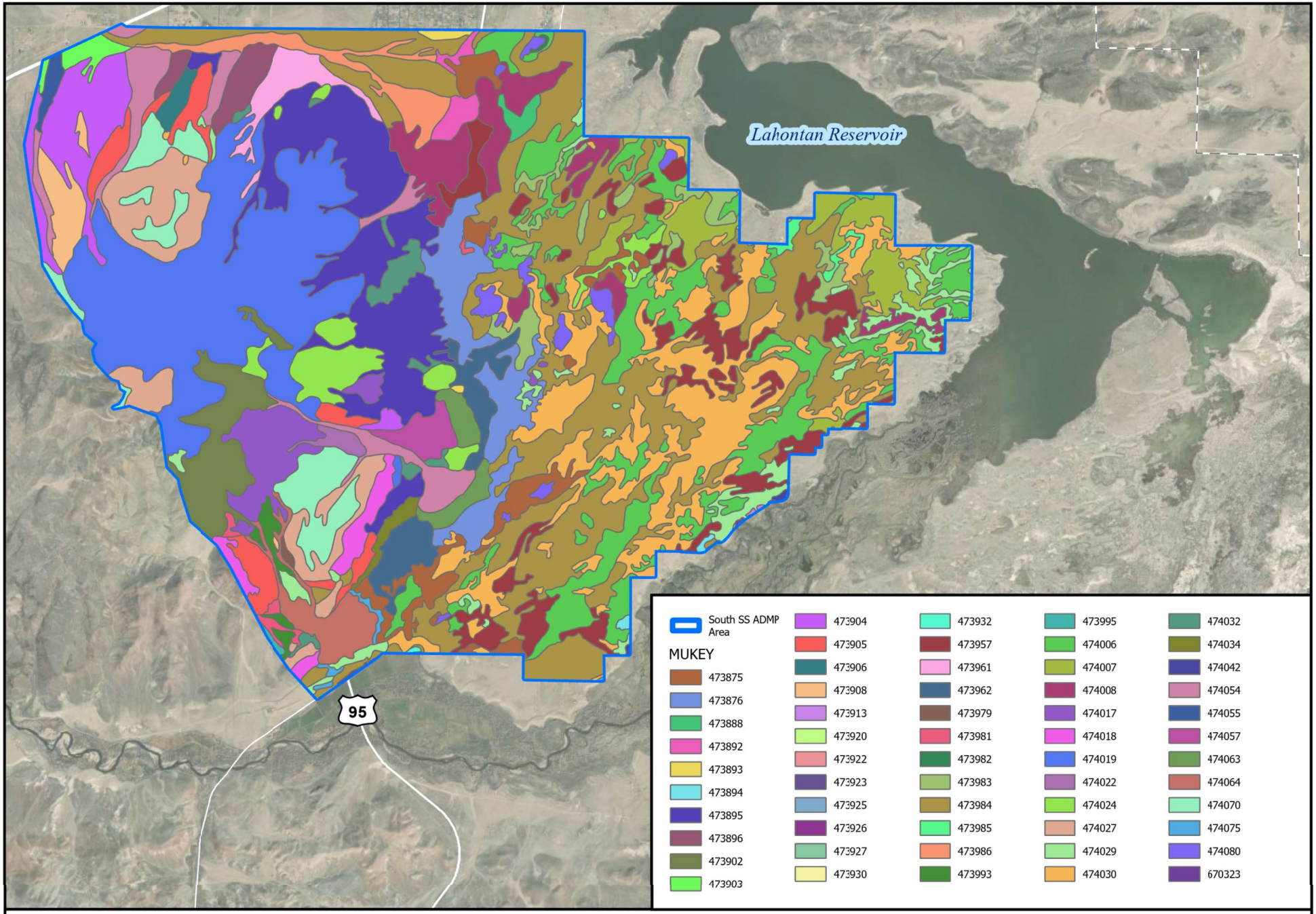


FIGURE 6
NDOT SOILS
SILVER SPRINGS ADMP
SILVER SPRINGS, NV
NOVEMBER 2025

0 0.25 0.5 1
Miles

NORTH

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\SouthSilverSprings_Drainage\SouthSilverSprings_Drainage.aprx 11/4/2025 3:07 PM sbarrow

Table 2: NDOT Classified Green & Ampt Soil Parameters						
Soil ID	Wilting Point (or Dry)	Field Capacity (or Normal)	Saturated	PSIF (in)	XKSAT (in/hr)	Rock Outcrop (%)
474032	0.073	0.192	0.392	8.690	0.271	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
474075	0.296	0.423	0.478	11.210	0.020	100%
473983	0.034	0.084	0.407	0.415	1.518	0%
474032	0.073	0.192	0.392	8.690	0.271	0%
474018	0.206	0.339	0.436	16.354	0.033	25%
473984	0.008	0.044	0.433	0.010	2.000	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
473957	0.044	0.086	0.415	0.046	1.491	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
473921	0.152	0.280	0.449	8.786	0.204	0%
474057	0.044	0.097	0.406	0.566	1.076	0%
473984	0.008	0.044	0.433	0.010	2.000	0%
473905	0.049	0.131	0.394	3.668	0.623	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
473894	0.274	0.405	0.486	14.391	0.022	0%
473983	0.034	0.084	0.407	0.415	1.518	0%
473905	0.049	0.131	0.394	3.668	0.623	0%
473926	0.139	0.274	0.455	10.190	0.297	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
473993	0.106	0.226	0.398	11.384	0.161	0%
473984	0.008	0.044	0.433	0.010	2.000	0%
473875	0.039	0.087	0.416	0.133	1.664	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
473993	0.106	0.226	0.398	11.384	0.161	0%
474070	0.085	0.168	0.389	5.319	0.469	0%
473932	0.180	0.312	0.446	13.456	0.113	0%
473925	0.189	0.325	0.461	12.848	0.124	0%
473984	0.008	0.044	0.433	0.010	2.000	0%
474042	0.112	0.237	0.399	14.086	0.224	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
473957	0.044	0.086	0.415	0.046	1.491	0%

Soil ID	Wilting Point (or Dry)	Field Capacity (or Normal)	Saturated	PSIF (in)	XKSAT (in/hr)	Rock Outcrop (%)
474030	0.021	0.056	0.421	0.018	1.864	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
474054	0.056	0.105	0.399	0.712	0.842	0%
473923	0.128	0.260	0.442	10.499	0.306	0%
474070	0.085	0.168	0.389	5.319	0.469	0%
474032	0.073	0.192	0.392	8.690	0.271	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
474080	0.201	0.374	0.460	30.511	0.035	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
473895	0.039	0.085	0.408	0.112	0.859	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
474027	0.209	0.339	0.441	14.149	0.039	32%
474008	0.075	0.153	0.438	0.165	0.582	0%
474017	0.071	0.159	0.395	4.925	0.340	0%
474075	0.296	0.423	0.478	11.210	0.020	100%
473905	0.049	0.131	0.394	3.668	0.623	0%
473957	0.044	0.086	0.415	0.046	1.491	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
473985	0.069	0.139	0.421	0.369	0.741	0%
473932	0.180	0.312	0.446	13.456	0.113	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
474080	0.201	0.374	0.460	30.511	0.035	0%
473982	0.042	0.085	0.412	0.059	1.369	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
474018	0.206	0.339	0.436	16.354	0.033	25%
474029	0.011	0.046	0.426	0.015	1.942	0%
473957	0.044	0.086	0.415	0.046	1.491	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
473925	0.189	0.325	0.461	12.848	0.124	0%
473875	0.039	0.087	0.416	0.133	1.664	0%
473957	0.044	0.086	0.415	0.046	1.491	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
474054	0.056	0.105	0.399	0.712	0.842	0%
473984	0.008	0.044	0.433	0.010	2.000	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
473981	0.042	0.085	0.412	0.059	1.369	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
473957	0.044	0.086	0.415	0.046	1.491	0%
473875	0.039	0.087	0.416	0.133	1.664	0%

Soil ID	Wilting Point (or Dry)	Field Capacity (or Normal)	Saturated	PSIF (in)	XKSAT (in/hr)	Rock Outcrop (%)
473984	0.008	0.044	0.433	0.010	2.000	0%
473904	0.053	0.138	0.394	4.073	0.624	0%
473920	0.172	0.303	0.464	8.697	0.179	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
473926	0.139	0.274	0.455	10.190	0.297	0%
473936	0.018	0.056	0.438	0.014	1.861	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
474032	0.073	0.192	0.392	8.690	0.271	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
473984	0.008	0.044	0.433	0.010	2.000	0%
473957	0.044	0.086	0.415	0.046	1.491	0%
473984	0.008	0.044	0.433	0.010	2.000	0%
473895	0.039	0.085	0.408	0.112	0.859	0%
473896	0.040	0.098	0.403	0.844	0.887	0%
474008	0.075	0.153	0.438	0.165	0.582	0%
473875	0.039	0.087	0.416	0.133	1.664	0%
473981	0.042	0.085	0.412	0.059	1.369	0%
474042	0.112	0.237	0.399	14.086	0.224	0%
473928	0.187	0.320	0.462	11.472	0.135	0%
474080	0.201	0.374	0.460	30.511	0.035	0%
473957	0.044	0.086	0.415	0.046	1.491	0%
473920	0.172	0.303	0.464	8.697	0.179	0%
473981	0.042	0.085	0.412	0.059	1.369	0%
474080	0.201	0.374	0.460	30.511	0.035	0%
473984	0.008	0.044	0.433	0.010	2.000	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
474008	0.075	0.153	0.438	0.165	0.582	0%
474075	0.296	0.423	0.478	11.210	0.020	100%
473983	0.034	0.084	0.407	0.415	1.518	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
473974	0.063	0.146	0.405	3.063	0.844	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
474032	0.073	0.192	0.392	8.690	0.271	0%
473957	0.044	0.086	0.415	0.046	1.491	0%
474070	0.085	0.168	0.389	5.319	0.469	0%
474042	0.112	0.237	0.399	14.086	0.224	0%

Soil ID	Wilting Point (or Dry)	Field Capacity (or Normal)	Saturated	PSIF (in)	XKSAT (in/hr)	Rock Outcrop (%)
473984	0.008	0.044	0.433	0.010	2.000	0%
473962	0.180	0.332	0.446	20.586	0.069	0%
474007	0.027	0.069	0.430	0.022	1.596	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
473957	0.044	0.086	0.415	0.046	1.491	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
473983	0.034	0.084	0.407	0.415	1.518	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
473925	0.189	0.325	0.461	12.848	0.124	0%
474024	0.168	0.299	0.421	14.631	0.046	0%
473983	0.034	0.084	0.407	0.415	1.518	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
473957	0.044	0.086	0.415	0.046	1.491	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
474080	0.201	0.374	0.460	30.511	0.035	0%
473984	0.008	0.044	0.433	0.010	2.000	0%
473896	0.040	0.098	0.403	0.844	0.887	0%
473908	0.050	0.132	0.394	3.686	0.659	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
474024	0.168	0.299	0.421	14.631	0.046	0%
474018	0.206	0.339	0.436	16.354	0.033	25%
473930	0.144	0.277	0.436	12.711	0.202	0%
473985	0.069	0.139	0.421	0.369	0.741	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
473957	0.044	0.086	0.415	0.046	1.491	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
473993	0.106	0.226	0.398	11.384	0.161	0%
474032	0.073	0.192	0.392	8.690	0.271	0%
473957	0.044	0.086	0.415	0.046	1.491	0%
473957	0.044	0.086	0.415	0.046	1.491	0%
474030	0.021	0.056	0.421	0.018	1.864	0%

Soil ID	Wilting Point (or Dry)	Field Capacity (or Normal)	Saturated	PSIF (in)	XKSAT (in/hr)	Rock Outcrop (%)
473984	0.008	0.044	0.433	0.010	2.000	0%
473995	0.091	0.172	0.394	4.716	0.328	0%
473984	0.008	0.044	0.433	0.010	2.000	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
473984	0.008	0.044	0.433	0.010	2.000	0%
473957	0.044	0.086	0.415	0.046	1.491	0%
473895	0.039	0.085	0.408	0.112	0.859	0%
474022	0.066	0.149	0.402	3.380	0.578	0%
473925	0.189	0.325	0.461	12.848	0.124	0%
473906	0.088	0.211	0.393	11.717	0.216	0%
473957	0.044	0.086	0.415	0.046	1.491	0%
473934	0.180	0.312	0.446	13.456	0.113	0%
473957	0.044	0.086	0.415	0.046	1.491	0%
474024	0.168	0.299	0.421	14.631	0.046	0%
474042	0.112	0.237	0.399	14.086	0.224	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
473913	0.056	0.123	0.418	0.134	0.799	0%
473905	0.049	0.131	0.394	3.668	0.623	0%
473904	0.053	0.138	0.394	4.073	0.624	0%
473924	0.125	0.258	0.443	10.436	0.324	0%
473983	0.034	0.084	0.407	0.415	1.518	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
473993	0.106	0.226	0.398	11.384	0.161	0%
473888	0.021	0.083	0.409	0.720	1.756	0%
473905	0.049	0.131	0.394	3.668	0.623	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
473984	0.008	0.044	0.433	0.010	2.000	0%
474024	0.168	0.299	0.421	14.631	0.046	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
474008	0.075	0.153	0.438	0.165	0.582	0%
473979	0.065	0.149	0.392	4.330	0.457	0%
473876	0.085	0.168	0.428	0.591	0.555	0%
473984	0.008	0.044	0.433	0.010	2.000	0%
473984	0.008	0.044	0.433	0.010	2.000	0%
474007	0.027	0.069	0.430	0.022	1.596	0%
474029	0.011	0.046	0.426	0.015	1.942	0%

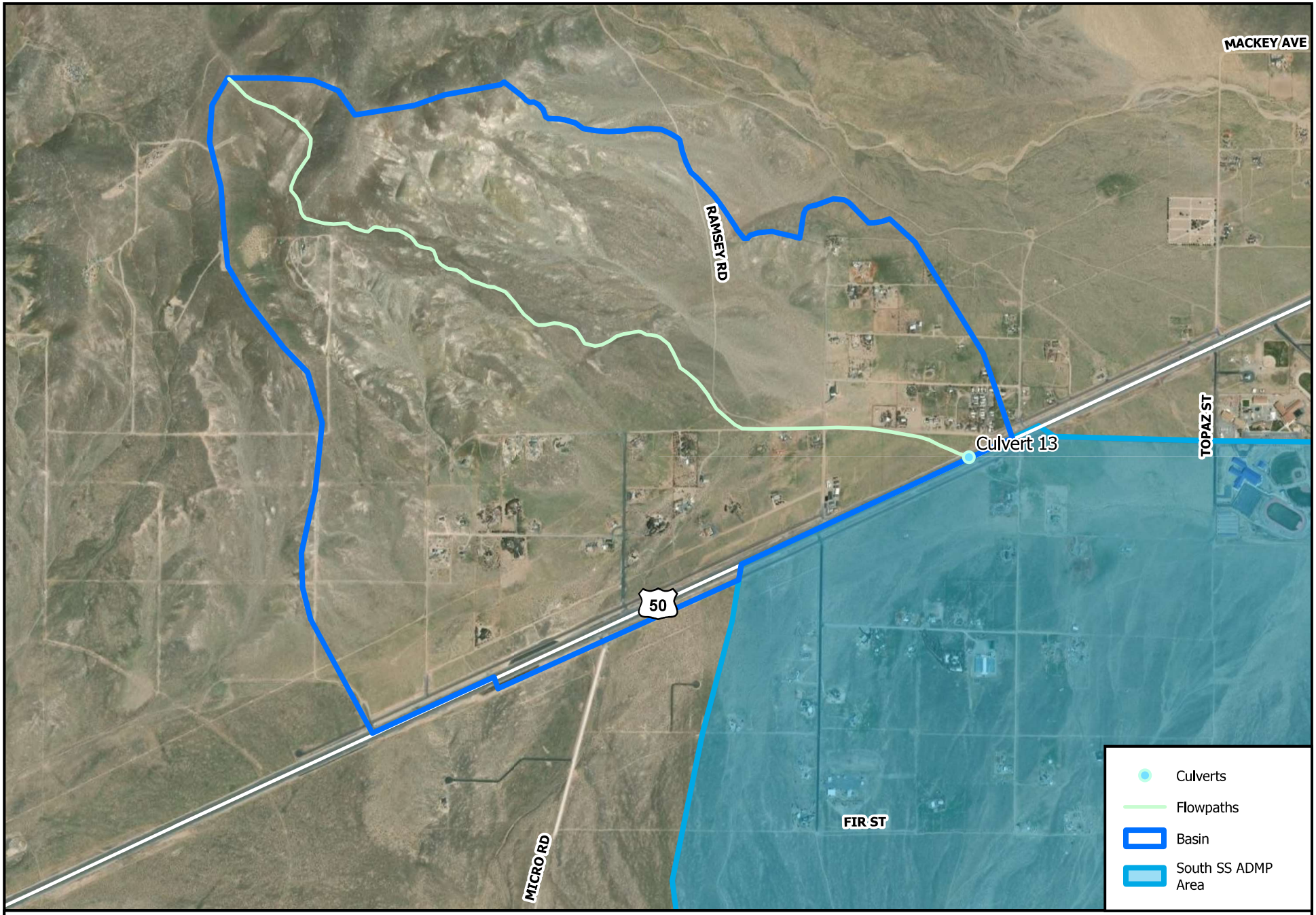
Soil ID	Wilting Point (or Dry)	Field Capacity (or Normal)	Saturated	PSIF (in)	XKSAT (in/hr)	Rock Outcrop (%)
474030	0.021	0.056	0.421	0.018	1.864	0%
473957	0.044	0.086	0.415	0.046	1.491	0%
473875	0.039	0.087	0.416	0.133	1.664	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
473920	0.172	0.303	0.464	8.697	0.179	0%
473919	0.201	0.335	0.474	10.173	0.123	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
473905	0.049	0.131	0.394	3.668	0.623	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
473875	0.039	0.087	0.416	0.133	1.664	0%
474070	0.085	0.168	0.389	5.319	0.469	0%
473930	0.144	0.277	0.436	12.711	0.202	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
473875	0.039	0.087	0.416	0.133	1.664	0%
473983	0.034	0.084	0.407	0.415	1.518	0%
473957	0.044	0.086	0.415	0.046	1.491	0%
473983	0.034	0.084	0.407	0.415	1.518	0%
473893	0.147	0.245	0.400	7.494	0.154	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
473961	0.061	0.146	0.397	3.739	0.513	0%
473957	0.044	0.086	0.415	0.046	1.491	0%
473875	0.039	0.087	0.416	0.133	1.664	0%
474063	0.027	0.115	0.407	2.479	1.073	0%
473905	0.049	0.131	0.394	3.668	0.623	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
473908	0.050	0.132	0.394	3.686	0.659	0%
474007	0.027	0.069	0.430	0.022	1.596	0%
474054	0.056	0.105	0.399	0.712	0.842	0%
474070	0.085	0.168	0.389	5.319	0.469	0%
473981	0.042	0.085	0.412	0.059	1.369	0%
473876	0.085	0.168	0.428	0.591	0.555	0%
473875	0.039	0.087	0.416	0.133	1.664	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
473927	0.184	0.317	0.454	12.557	0.121	0%
474080	0.201	0.374	0.460	30.511	0.035	0%
473983	0.034	0.084	0.407	0.415	1.518	0%

Soil ID	Wilting Point (or Dry)	Field Capacity (or Normal)	Saturated	PSIF (in)	XKSAT (in/hr)	Rock Outcrop (%)
474030	0.021	0.056	0.421	0.018	1.864	0%
473902	0.057	0.147	0.422	2.970	0.807	0%
474007	0.027	0.069	0.430	0.022	1.596	0%
473984	0.008	0.044	0.433	0.010	2.000	0%
474007	0.027	0.069	0.430	0.022	1.596	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
473875	0.039	0.087	0.416	0.133	1.664	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
474032	0.073	0.192	0.392	8.690	0.271	0%
473922	0.086	0.192	0.430	3.642	0.603	0%
473957	0.044	0.086	0.415	0.046	1.491	0%
473984	0.008	0.044	0.433	0.010	2.000	0%
473957	0.044	0.086	0.415	0.046	1.491	0%
473983	0.034	0.084	0.407	0.415	1.518	0%
474007	0.027	0.069	0.430	0.022	1.596	0%
473981	0.042	0.085	0.412	0.059	1.369	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
473957	0.044	0.086	0.415	0.046	1.491	0%
473993	0.106	0.226	0.398	11.384	0.161	0%
473984	0.008	0.044	0.433	0.010	2.000	0%
473892	0.149	0.250	0.403	7.851	0.147	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
474027	0.209	0.339	0.441	14.149	0.039	32%
473984	0.008	0.044	0.433	0.010	2.000	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
473926	0.139	0.274	0.455	10.190	0.297	0%
473895	0.039	0.085	0.408	0.112	0.859	0%
473908	0.050	0.132	0.394	3.686	0.659	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
473902	0.057	0.147	0.422	2.970	0.807	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
474024	0.168	0.299	0.421	14.631	0.046	0%
474008	0.075	0.153	0.438	0.165	0.582	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
473957	0.044	0.086	0.415	0.046	1.491	0%
473892	0.149	0.250	0.403	7.851	0.147	0%
474007	0.027	0.069	0.430	0.022	1.596	0%

Soil ID	Wilting Point (or Dry)	Field Capacity (or Normal)	Saturated	PSIF (in)	XKSAT (in/hr)	Rock Outcrop (%)
473986	0.046	0.125	0.394	3.459	0.939	0%
474019	0.108	0.233	0.403	11.596	0.131	0%
474017	0.071	0.159	0.395	4.925	0.340	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
474034	0.247	0.382	0.461	17.558	0.022	0%
474080	0.201	0.374	0.460	30.511	0.035	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
473957	0.044	0.086	0.415	0.046	1.491	0%
474054	0.056	0.105	0.399	0.712	0.842	0%
474075	0.296	0.423	0.478	11.210	0.020	100%
474006	0.024	0.063	0.432	0.016	1.806	0%
474075	0.296	0.423	0.478	11.210	0.020	100%
474030	0.021	0.056	0.421	0.018	1.864	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
474032	0.073	0.192	0.392	8.690	0.271	0%
474024	0.168	0.299	0.421	14.631	0.046	0%
474017	0.071	0.159	0.395	4.925	0.340	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
474007	0.027	0.069	0.430	0.022	1.596	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
473957	0.044	0.086	0.415	0.046	1.491	0%
474024	0.168	0.299	0.421	14.631	0.046	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
473985	0.069	0.139	0.421	0.369	0.741	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
474042	0.112	0.237	0.399	14.086	0.224	0%
473926	0.139	0.274	0.455	10.190	0.297	0%
474080	0.201	0.374	0.460	30.511	0.035	0%
474017	0.071	0.159	0.395	4.925	0.340	0%
473961	0.061	0.146	0.397	3.739	0.513	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
473984	0.008	0.044	0.433	0.010	2.000	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
473981	0.042	0.085	0.412	0.059	1.369	0%
473984	0.008	0.044	0.433	0.010	2.000	0%
474064	0.025	0.112	0.408	2.062	1.112	0%

Soil ID	Wilting Point (or Dry)	Field Capacity (or Normal)	Saturated	PSIF (in)	XKSAT (in/hr)	Rock Outcrop (%)
474006	0.024	0.063	0.432	0.016	1.806	0%
474080	0.201	0.374	0.460	30.511	0.035	0%
474027	0.209	0.339	0.441	14.149	0.039	32%
474029	0.011	0.046	0.426	0.015	1.942	0%
473957	0.044	0.086	0.415	0.046	1.491	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
474080	0.201	0.374	0.460	30.511	0.035	0%
473957	0.044	0.086	0.415	0.046	1.491	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
473894	0.274	0.405	0.486	14.391	0.022	0%
473903	0.017	0.080	0.409	0.745	1.877	0%
473875	0.039	0.087	0.416	0.133	1.664	0%
474007	0.027	0.069	0.430	0.022	1.596	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
474027	0.209	0.339	0.441	14.149	0.039	32%
473984	0.008	0.044	0.433	0.010	2.000	0%
473984	0.008	0.044	0.433	0.010	2.000	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
473984	0.008	0.044	0.433	0.010	2.000	0%
473957	0.044	0.086	0.415	0.046	1.491	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
474017	0.071	0.159	0.395	4.925	0.340	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
473983	0.034	0.084	0.407	0.415	1.518	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
474008	0.075	0.153	0.438	0.165	0.582	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
473893	0.147	0.245	0.400	7.494	0.154	0%
474080	0.201	0.374	0.460	30.511	0.035	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
474007	0.027	0.069	0.430	0.022	1.596	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
474024	0.168	0.299	0.421	14.631	0.046	0%
473984	0.008	0.044	0.433	0.010	2.000	0%
474024	0.168	0.299	0.421	14.631	0.046	0%
473974	0.063	0.146	0.405	3.063	0.844	0%
474029	0.011	0.046	0.426	0.015	1.942	0%

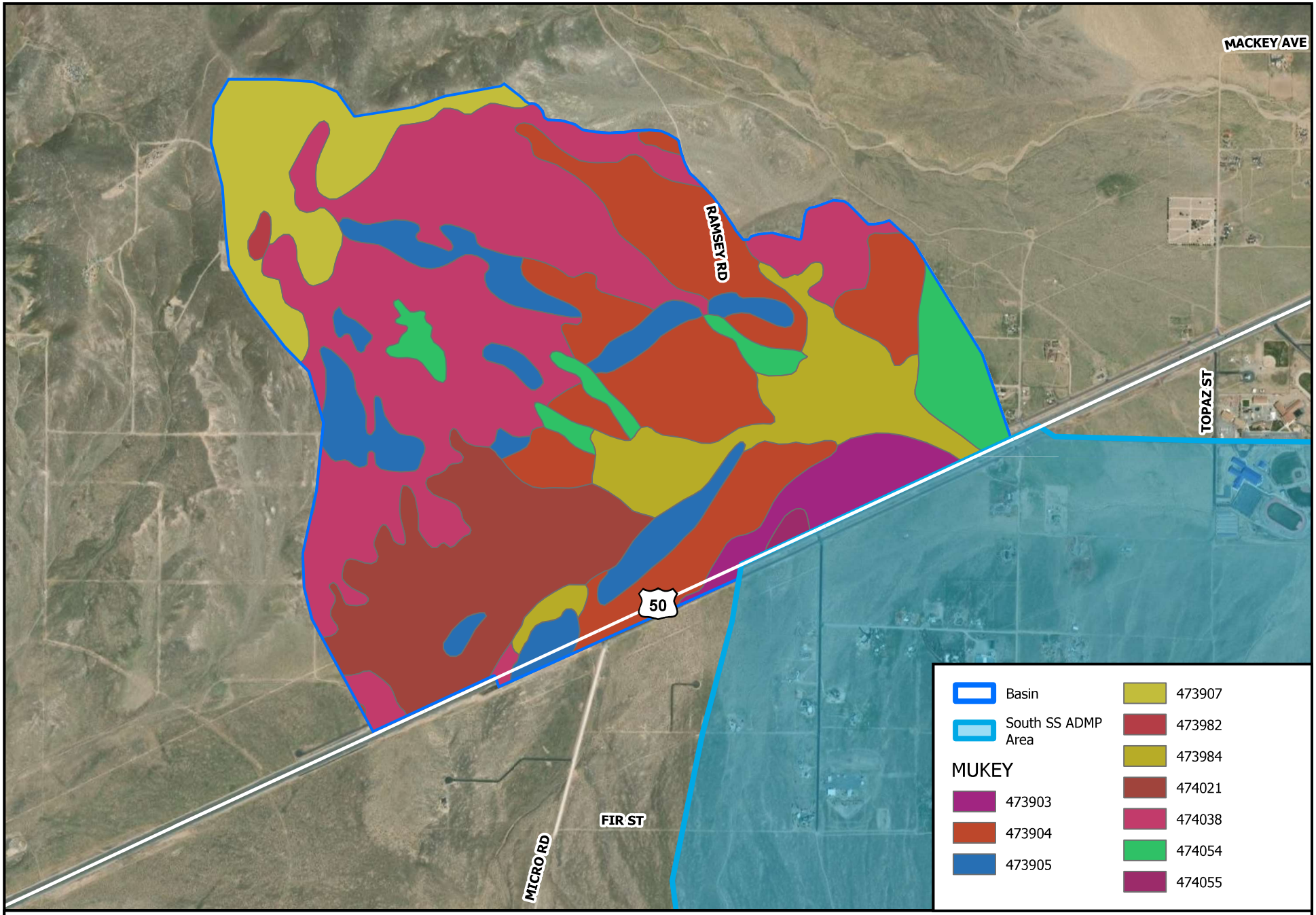
Soil ID	Wilting Point (or Dry)	Field Capacity (or Normal)	Saturated	PSIF (in)	XKSAT (in/hr)	Rock Outcrop (%)
473981	0.042	0.085	0.412	0.059	1.369	0%
473983	0.034	0.084	0.407	0.415	1.518	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
474007	0.027	0.069	0.430	0.022	1.596	0%
473984	0.008	0.044	0.433	0.010	2.000	0%
473984	0.008	0.044	0.433	0.010	2.000	0%
473984	0.008	0.044	0.433	0.010	2.000	0%
474019	0.108	0.233	0.403	11.596	0.131	0%
474080	0.201	0.374	0.460	30.511	0.035	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
473957	0.044	0.086	0.415	0.046	1.491	0%
473983	0.034	0.084	0.407	0.415	1.518	0%
473983	0.034	0.084	0.407	0.415	1.518	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
473957	0.044	0.086	0.415	0.046	1.491	0%
474063	0.027	0.115	0.407	2.479	1.073	0%
474042	0.112	0.237	0.399	14.086	0.224	0%
474027	0.209	0.339	0.441	14.149	0.039	32%
474027	0.209	0.339	0.441	14.149	0.039	32%
474030	0.021	0.056	0.421	0.018	1.864	0%
474054	0.056	0.105	0.399	0.712	0.842	0%
473875	0.039	0.087	0.416	0.133	1.664	0%
474030	0.021	0.056	0.421	0.018	1.864	0%
473983	0.034	0.084	0.407	0.415	1.518	0%
474029	0.011	0.046	0.426	0.015	1.942	0%
473876	0.085	0.168	0.428	0.591	0.555	0%
473962	0.180	0.332	0.446	20.586	0.069	0%
474064	0.025	0.112	0.408	2.062	1.112	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
473984	0.008	0.044	0.433	0.010	2.000	0%
474008	0.075	0.153	0.438	0.165	0.582	0%
474006	0.024	0.063	0.432	0.016	1.806	0%
473984	0.008	0.044	0.433	0.010	2.000	0%
657964	0.296	0.423	0.478	11.210	0.020	100%
670617	0.122	0.232	0.434	5.774	0.339	0%
670323	0.030	0.080	0.418	0.098	1.387	1%
670323	0.030	0.080	0.418	0.098	1.387	1%



DRAINAGE
SILVER SPRINGS ADMP
SILVER SPRINGS, NV
NOVEMBER 2025

WOOD RODGERS

J:\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\Add_Basins_Green_Ampt\Add_Basins_Green_Ampt.aprx 11/3/2025 12:45 PM ewilliams



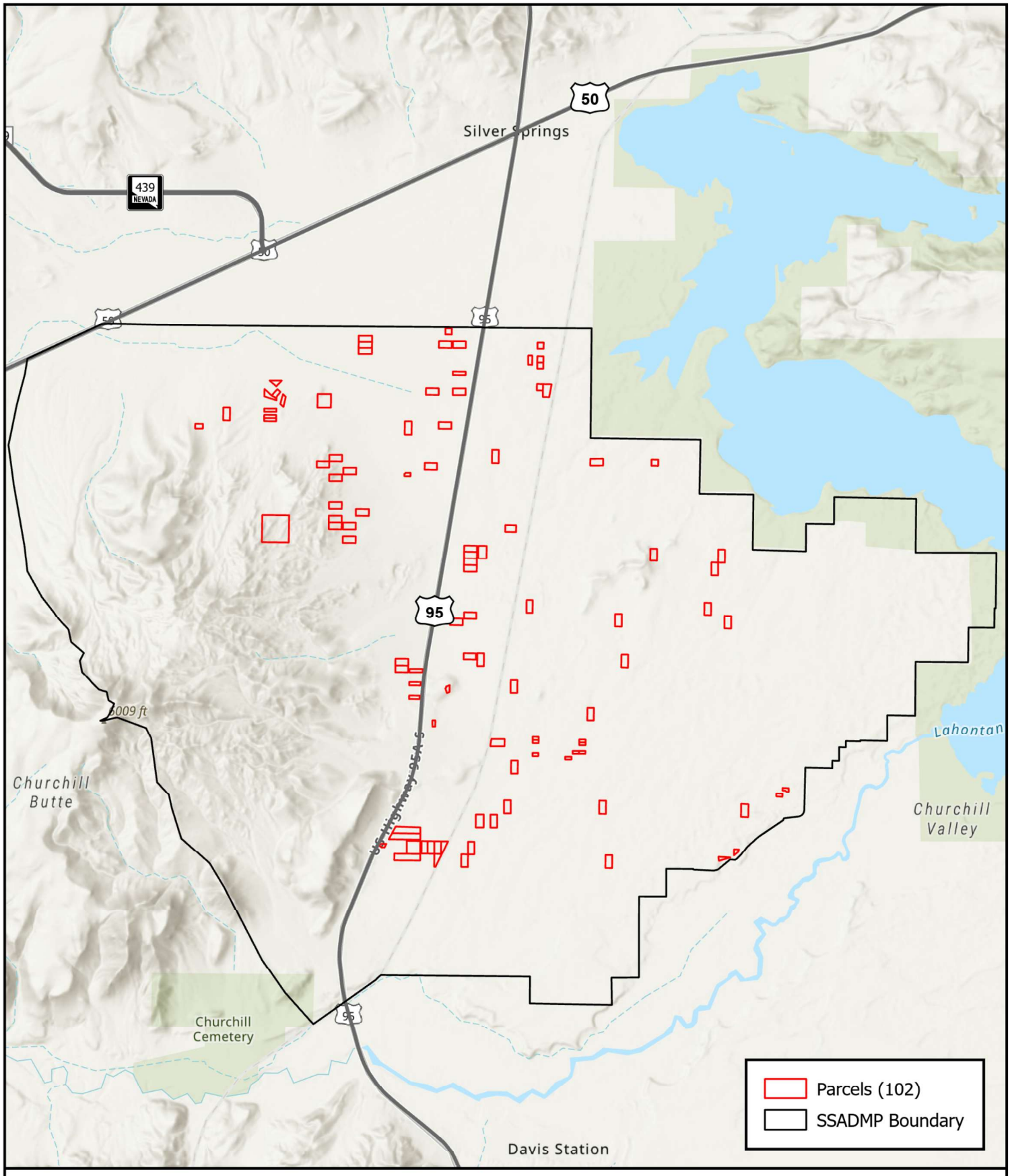
NDOT SOILS
SILVER SPRINGS ADMP
SILVER SPRINGS, NV
NOVEMBER 2025

WOOD RODGERS

J:\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\Add_Basins_Green_Ampt\Add_Basins_Green_Ampt.aprx 11/3/2025 12:47 PM ewilliams

APPENDIX B

FLOOD MODELING



EXISTING CONDITIONS 100-YEAR STORM: HOUSE FLOOD DEPTH > 0.5'

SSADMP

SILVER SPRINGS, NV

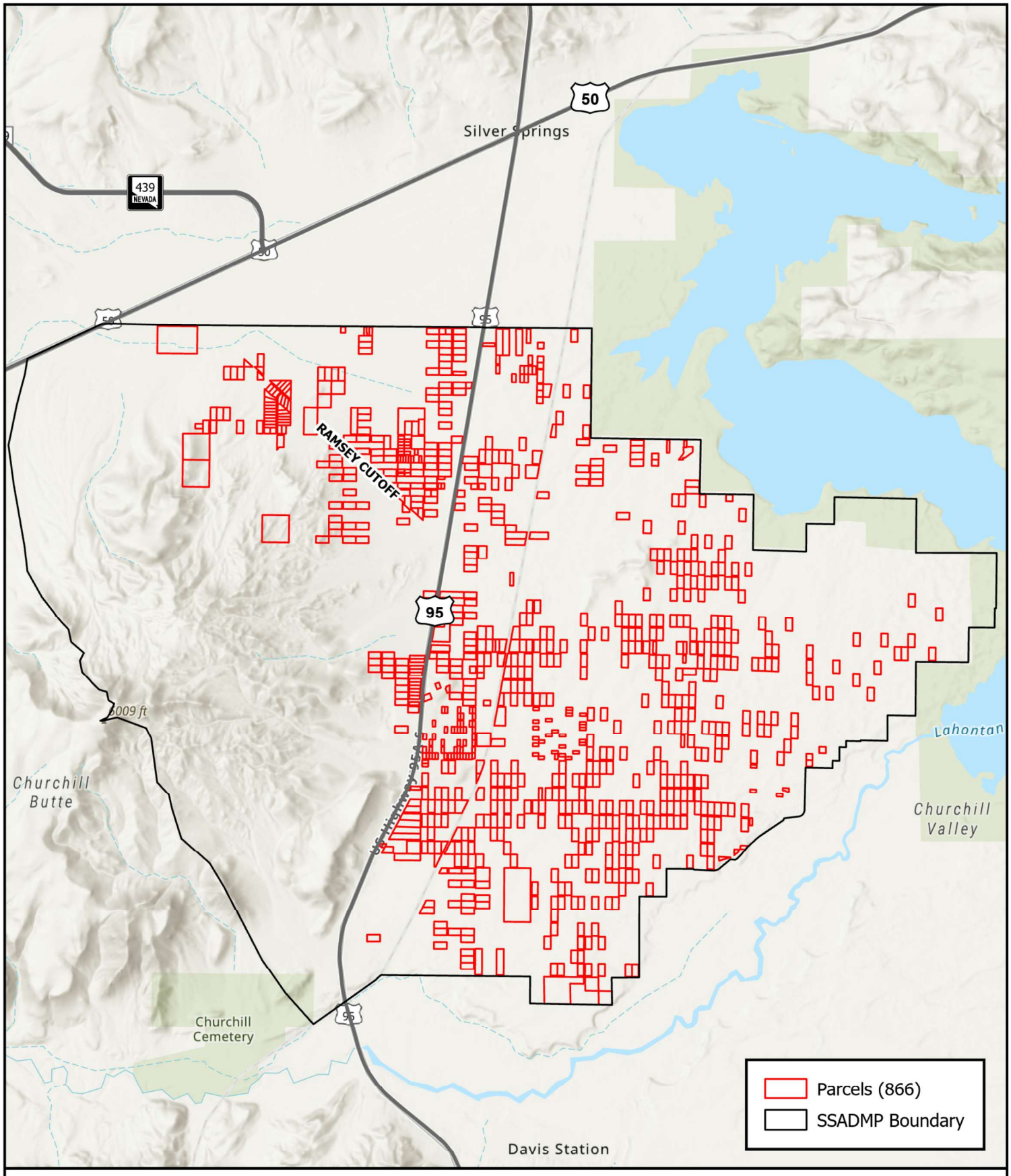
JANUARY 2026

0 0.5 1 2

Miles

NORTH

WOOD RODGERS



PARCEL FLOOD ELEVATION MORE THAN 0.5' HIGHER THAN LOWEST FOOTPRINT ELEVATION

SSADMP

SILVER SPRINGS, NV

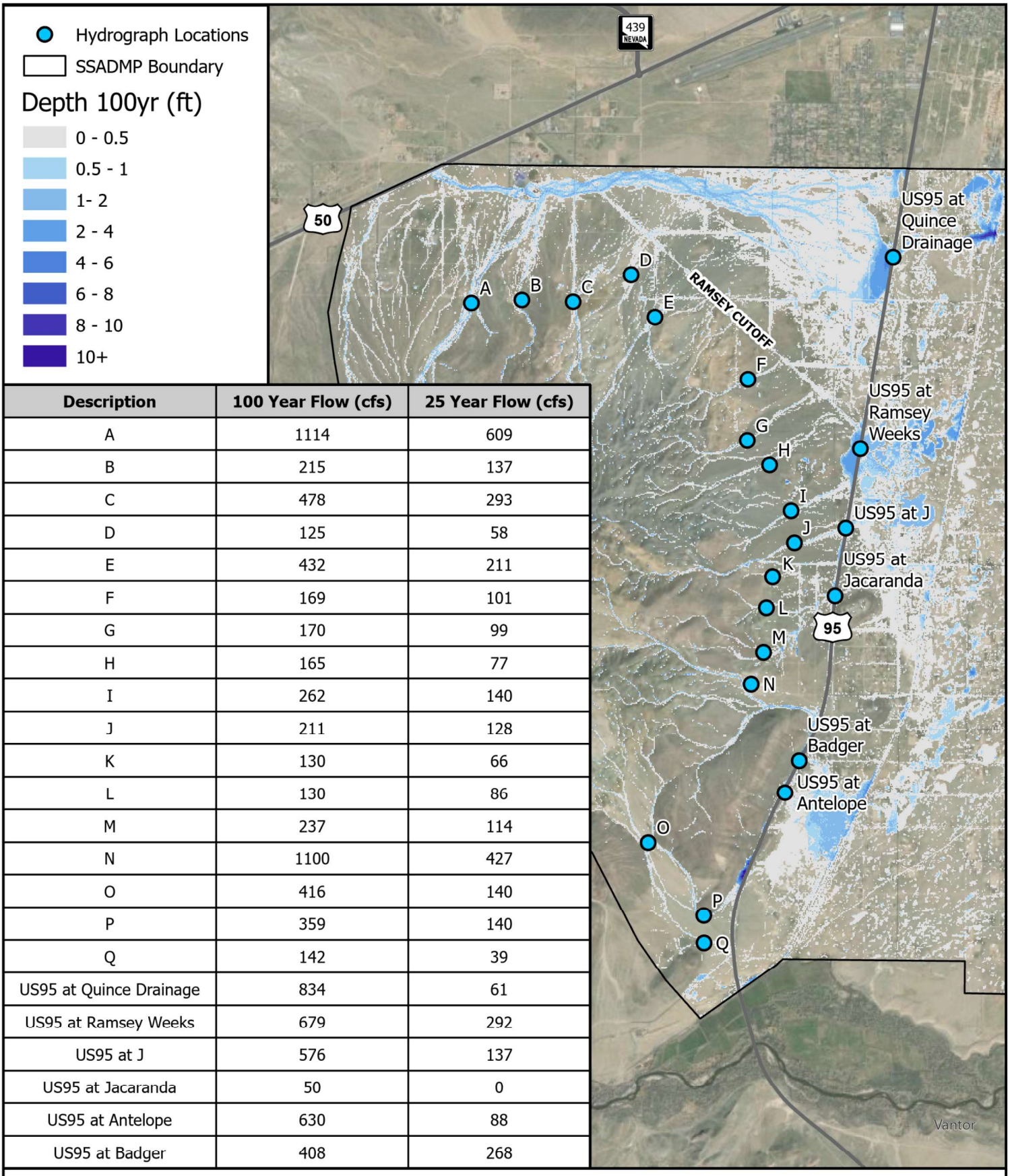
NOVEMBER 2025

0 0.5 1 2

Miles

NORTH

WOOD RODGERS



Description	100 Year Flow (cfs)	25 Year Flow (cfs)
A	1114	609
B	215	137
C	478	293
D	125	58
E	432	211
F	169	101
G	170	99
H	165	77
I	262	140
J	211	128
K	130	66
L	130	86
M	237	114
N	1100	427
O	416	140
P	359	140
Q	142	39
US95 at Quince Drainage	834	61
US95 at Ramsey Weeks	679	292
US95 at J	576	137
US95 at Jacaranda	50	0
US95 at Antelope	630	88
US95 at Badger	408	268

HYDROGRAPH LOCATIONS AND FLOWS

SSADMP

SILVER SPRINGS, NV

NOVEMBER 2025

0 0.5 1 2

Miles

NORTH

WOOD RODGERS

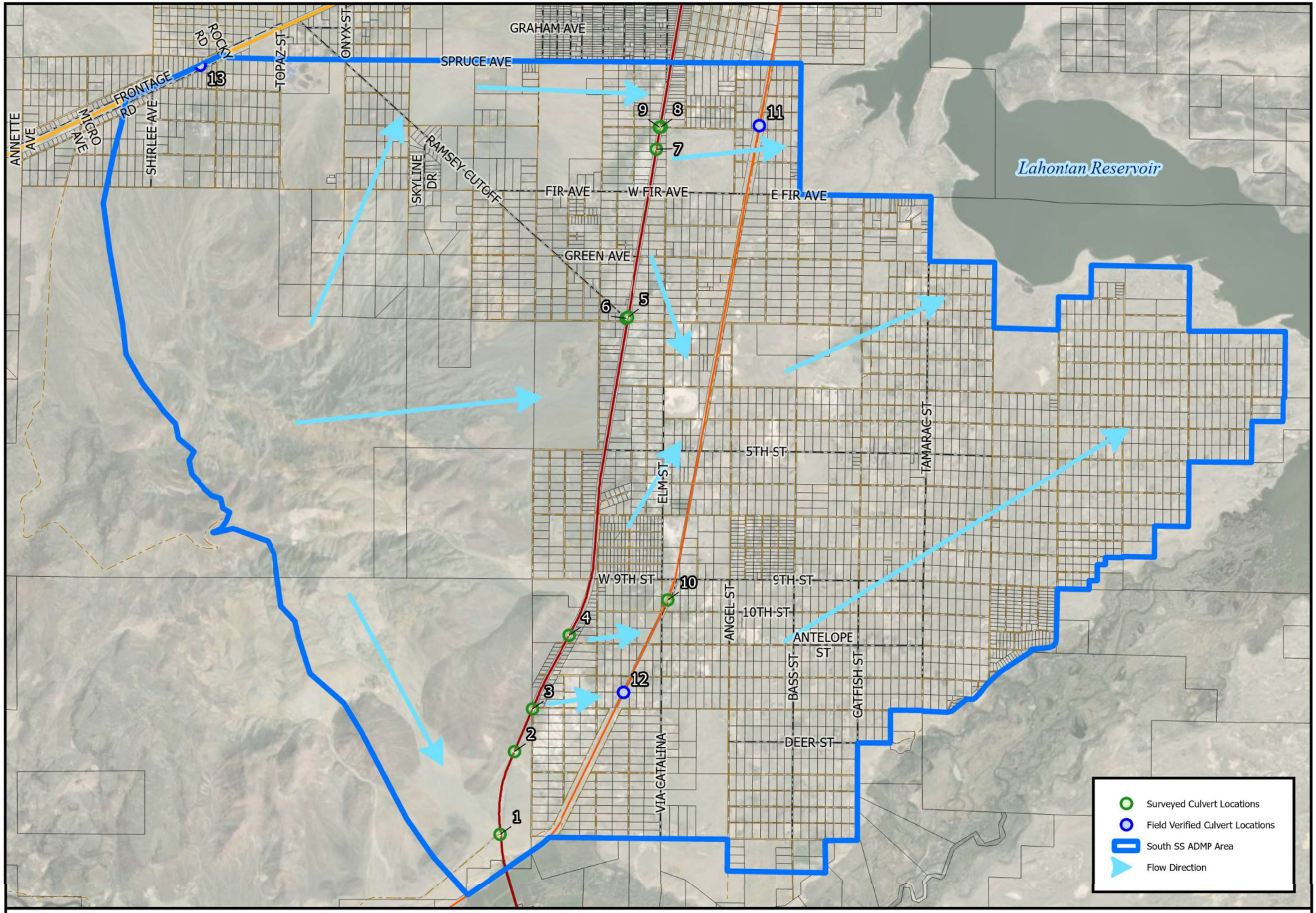


FIGURE 2
EXISTING SURVEYED CULVERT LOCATIONS
SILVER SPRAINGS ADMP
SILVER SPRINGS, NV
NOVEMBER 2025

WOOD RODGERS

\\woodrodgers.loc\Production\Data\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\SouthSilverSprings_Drainage\SouthSilverSprings_Drainage.aprx 11/4/2025 2:58 PM sbarrow

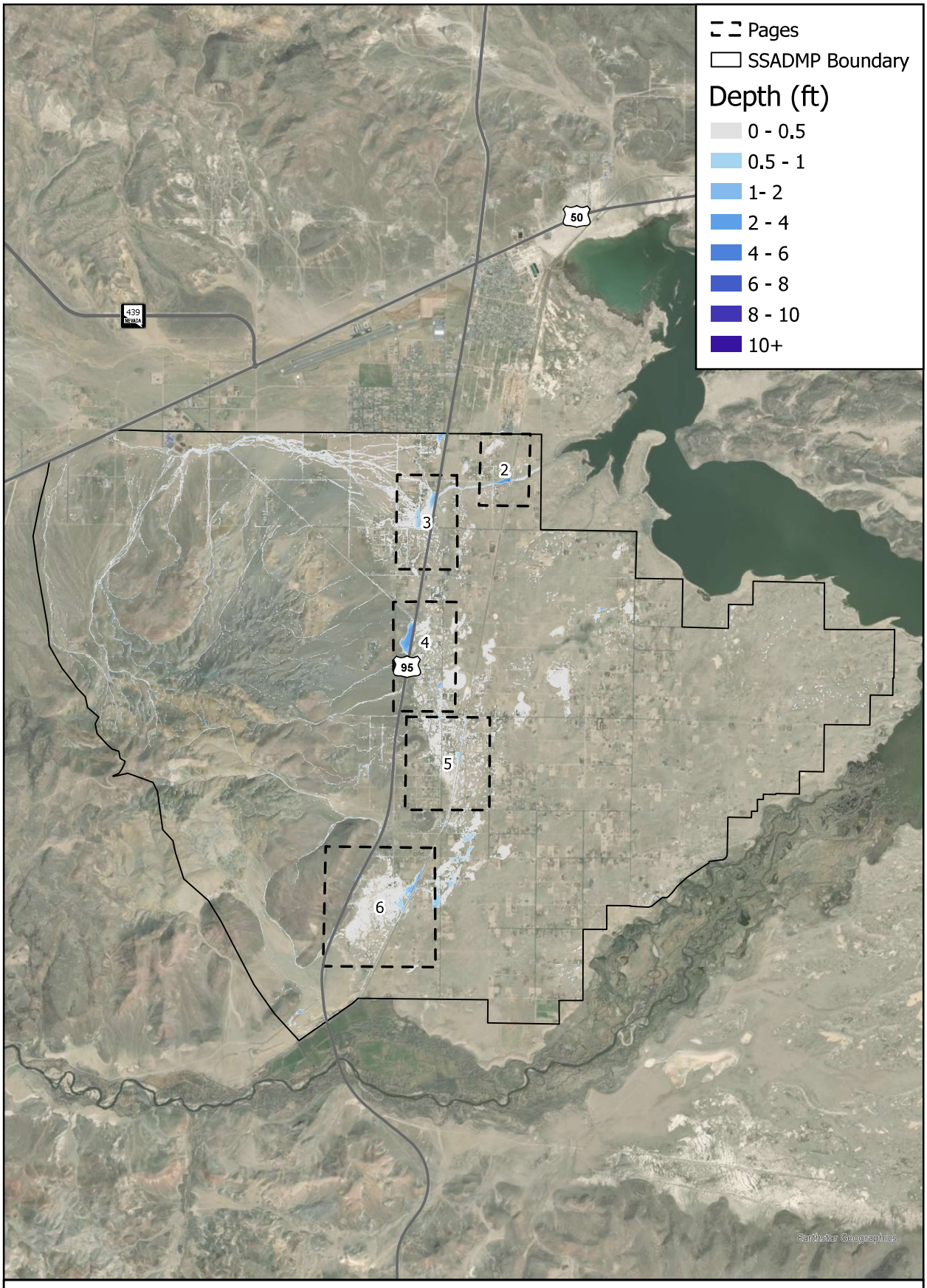


FIGURE 1 OF 6

5 YEAR MAX DEPTH

SSDMP

SILVER SPRINGS, NV

JANUARY 2026

0 3,500 7,000 14,000

Feet

NORTH

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\HEC_RAS_Maps\HEC_RAS_Maps.aprx 1/9/2026 3:46 PM ewilliams

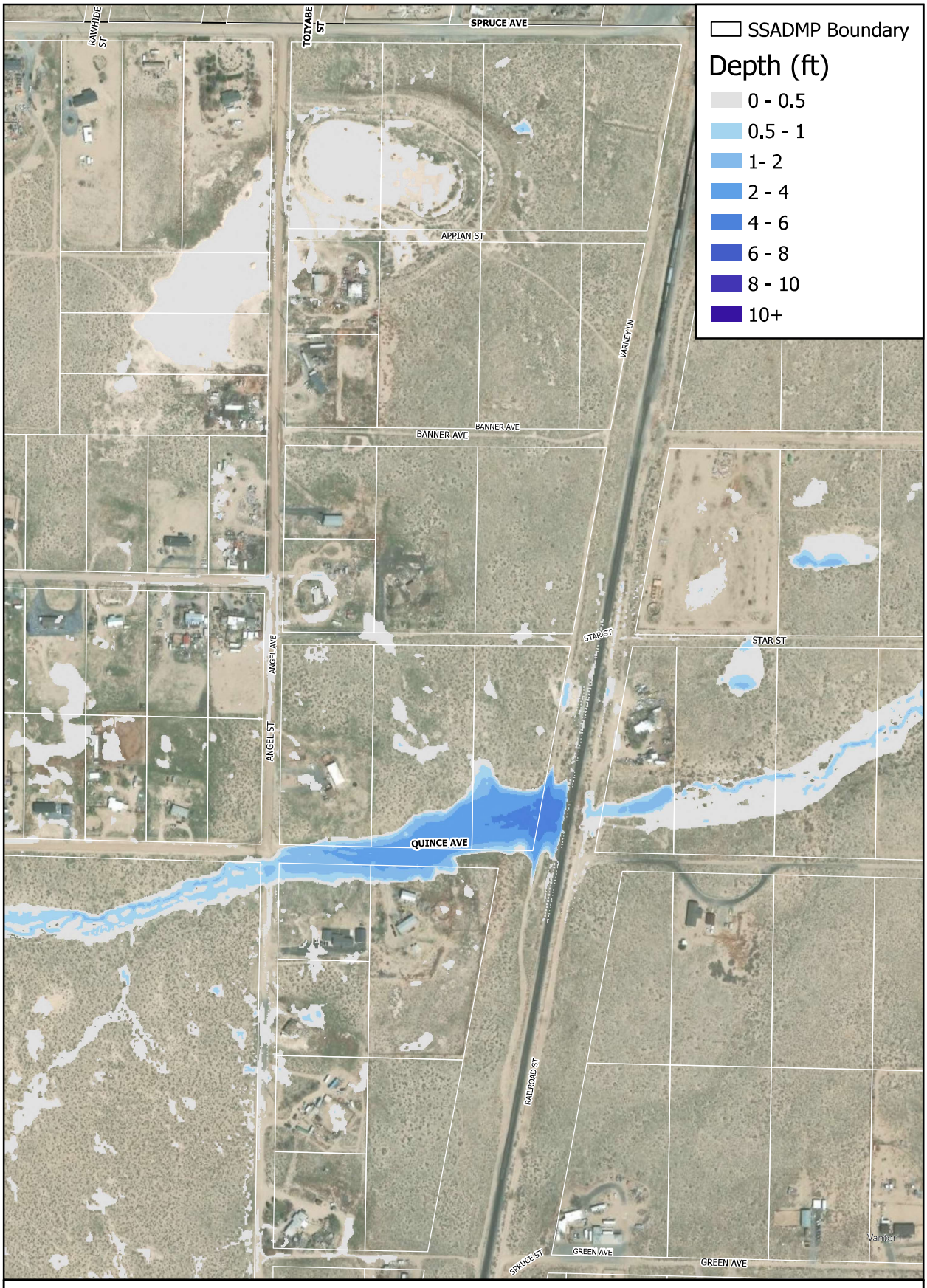


FIGURE 2 OF 6

5 YEAR MAX DEPTH

SSDMP

SILVER SPRINGS, NV

JANUARY 2026

0 220 440 880

Feet

NORTH

WOOD RODGERS

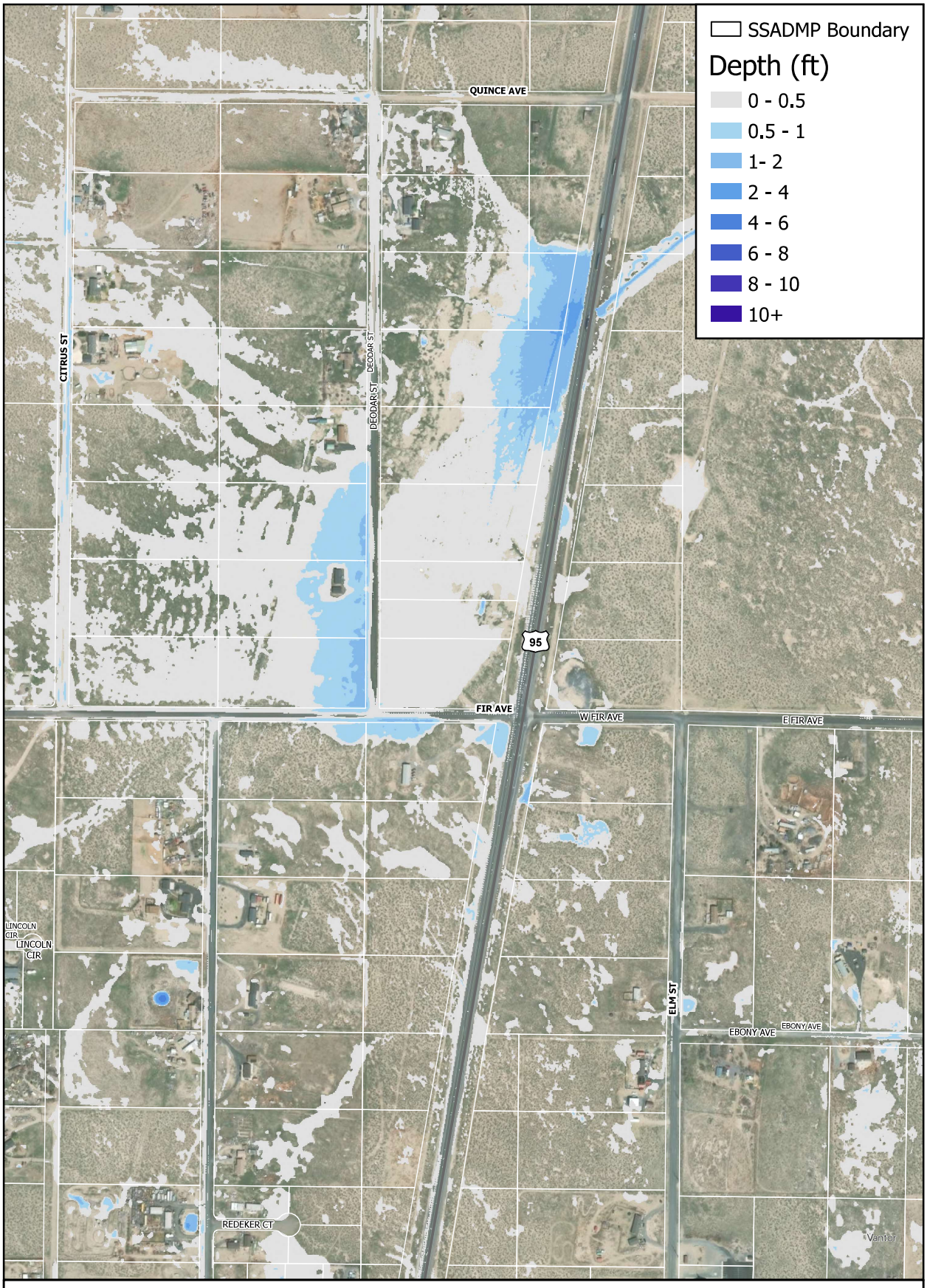


FIGURE 3 OF 6

5 YEAR MAX DEPTH

SSDMP

SILVER SPRINGS, NV

JANUARY 2026

0 280 560 1,120

Feet

NORTH

WOOD RODGERS

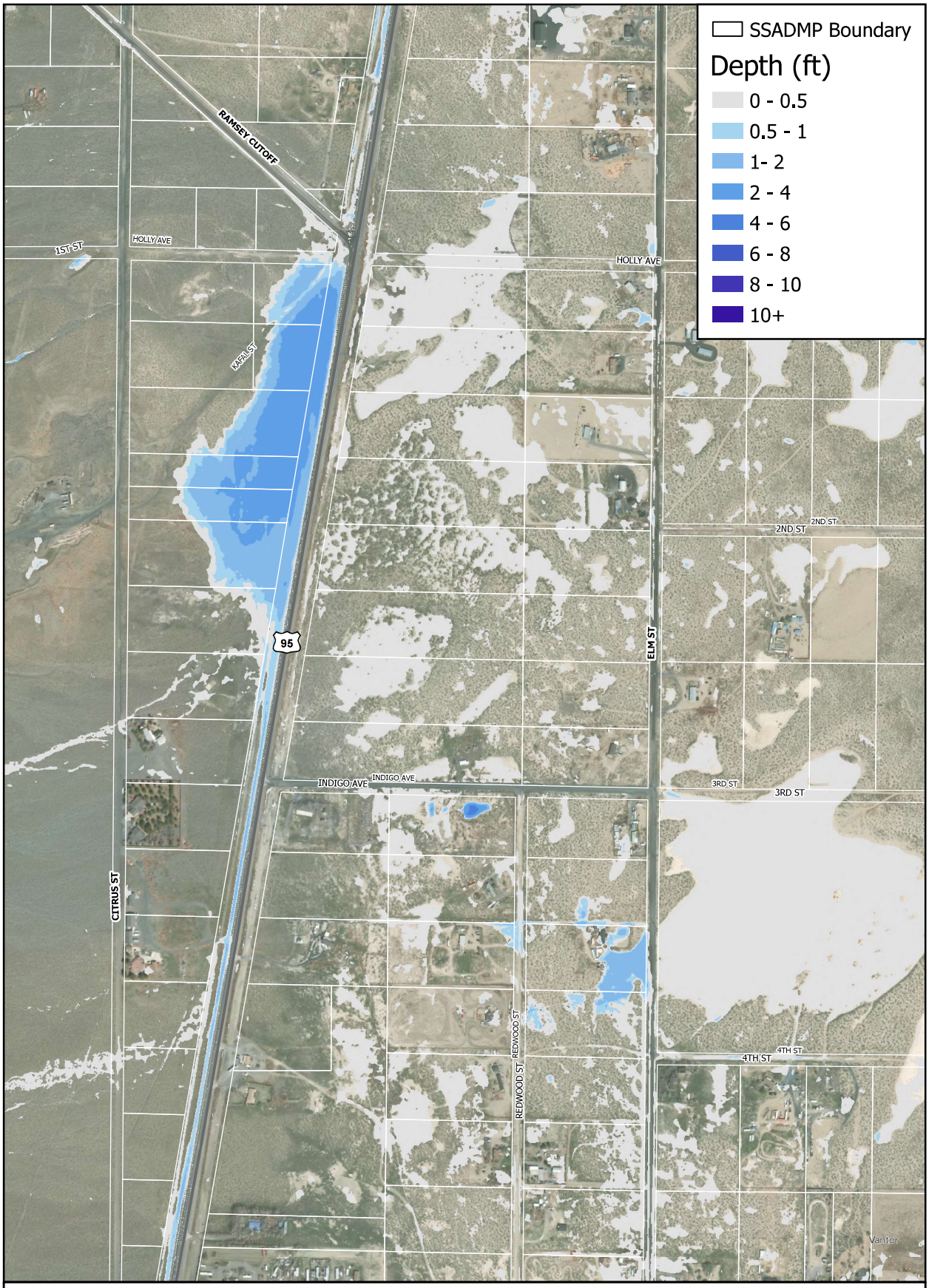


FIGURE 4 OF 6

5 YEAR MAX DEPTH

SSDMP

SILVER SPRINGS, NV

JANUARY 2026

0 325 650 1,300

Feet

NORTH

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\HEC_RAS_Maps\HEC_RAS_Maps.aprx 1/9/2026 3:47 PM ewilliams

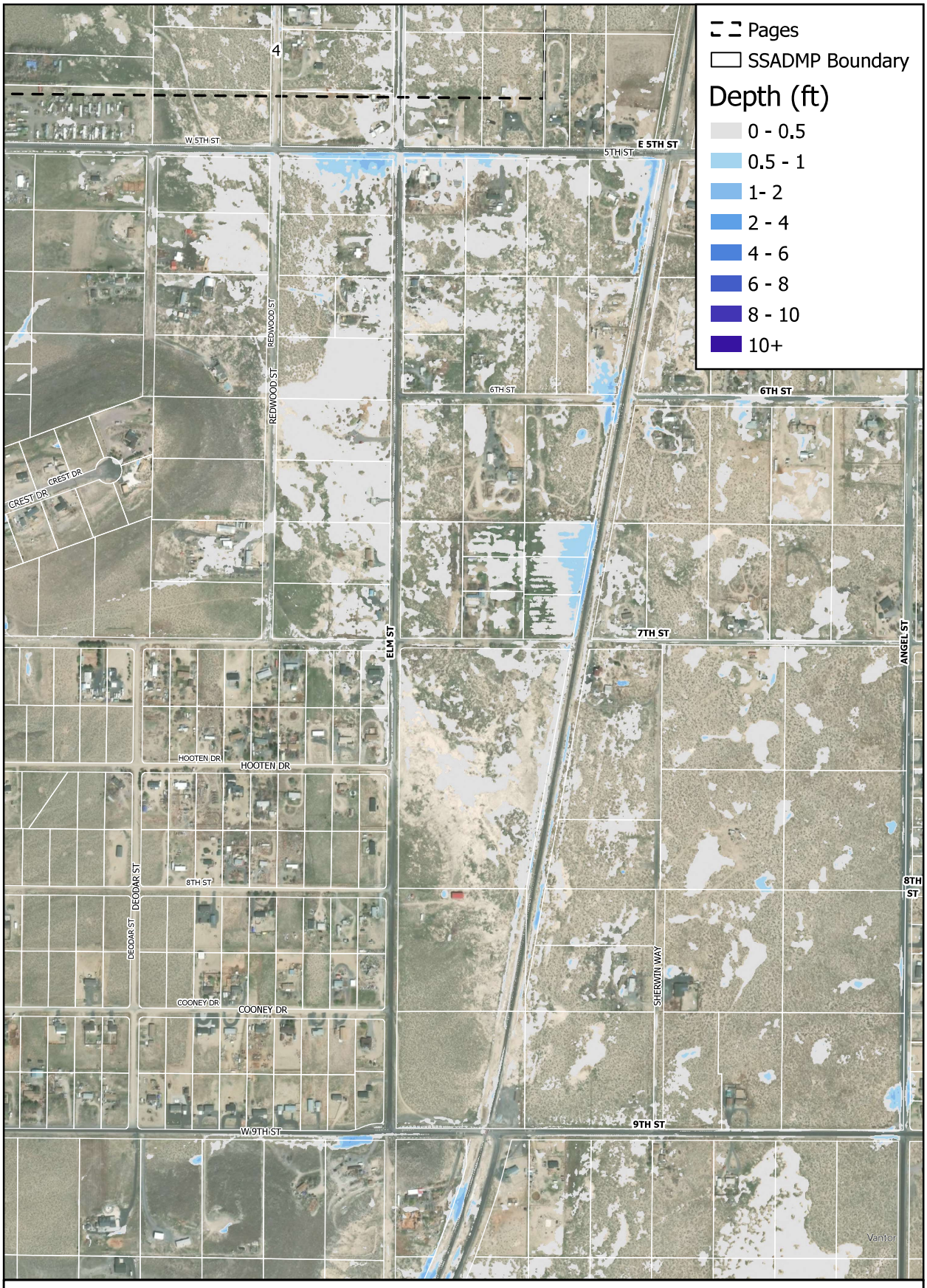


FIGURE 5 OF 6

5 YEAR MAX DEPTH

SSDMP

SILVER SPRINGS, NV

JANUARY 2026

0 350 700 1,400

Feet

NORTH

WOOD RODGERS

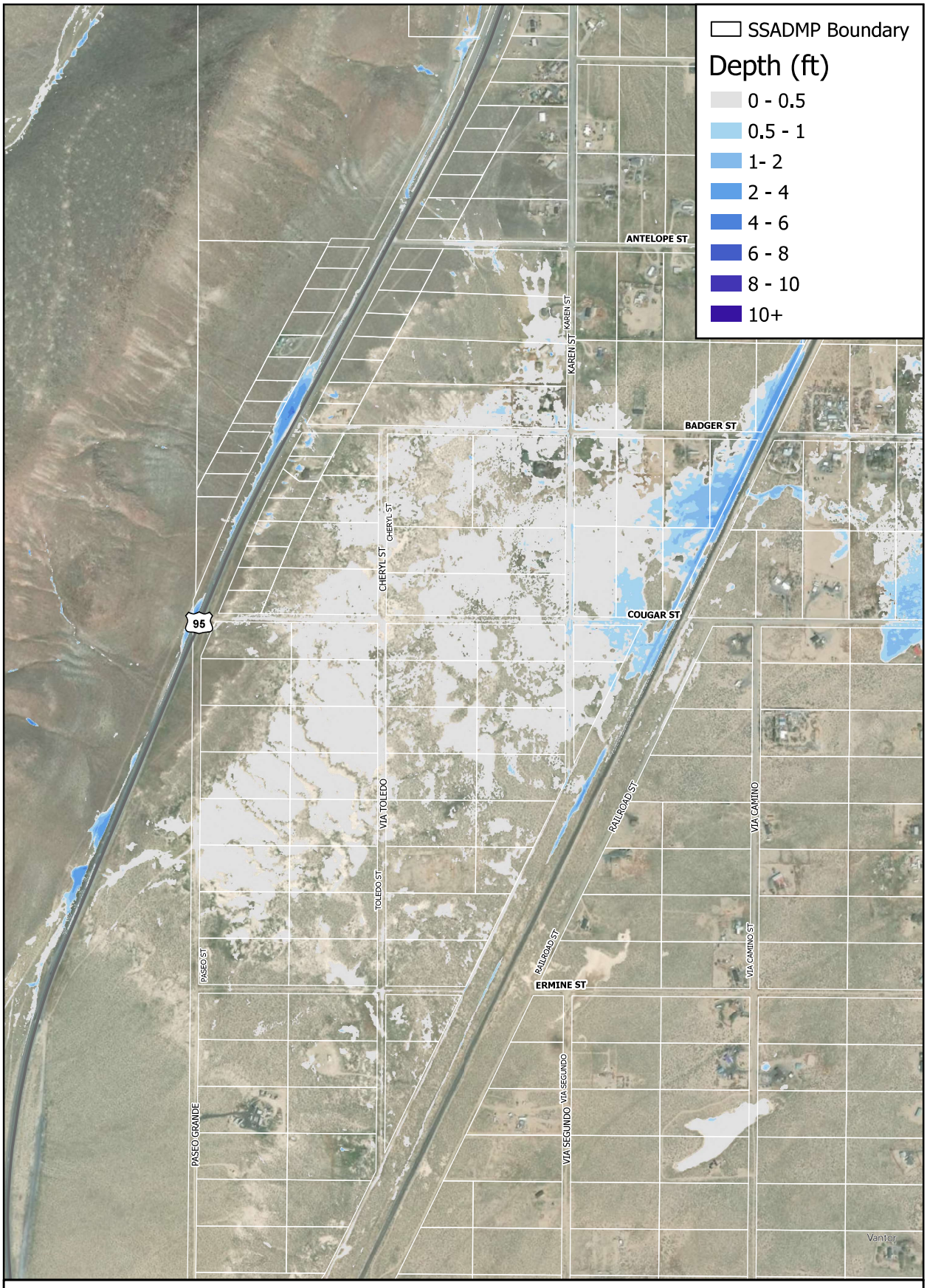


FIGURE 6 OF 6

5 YEAR MAX DEPTH

SSDMP

SILVER SPRINGS, NV

JANUARY 2026

0 462.5 925 1,850

Feet

NORTH

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\HEC_RAS_Maps\HEC_RAS_Maps.aprx 1/9/2026 3:48 PM ewilliams

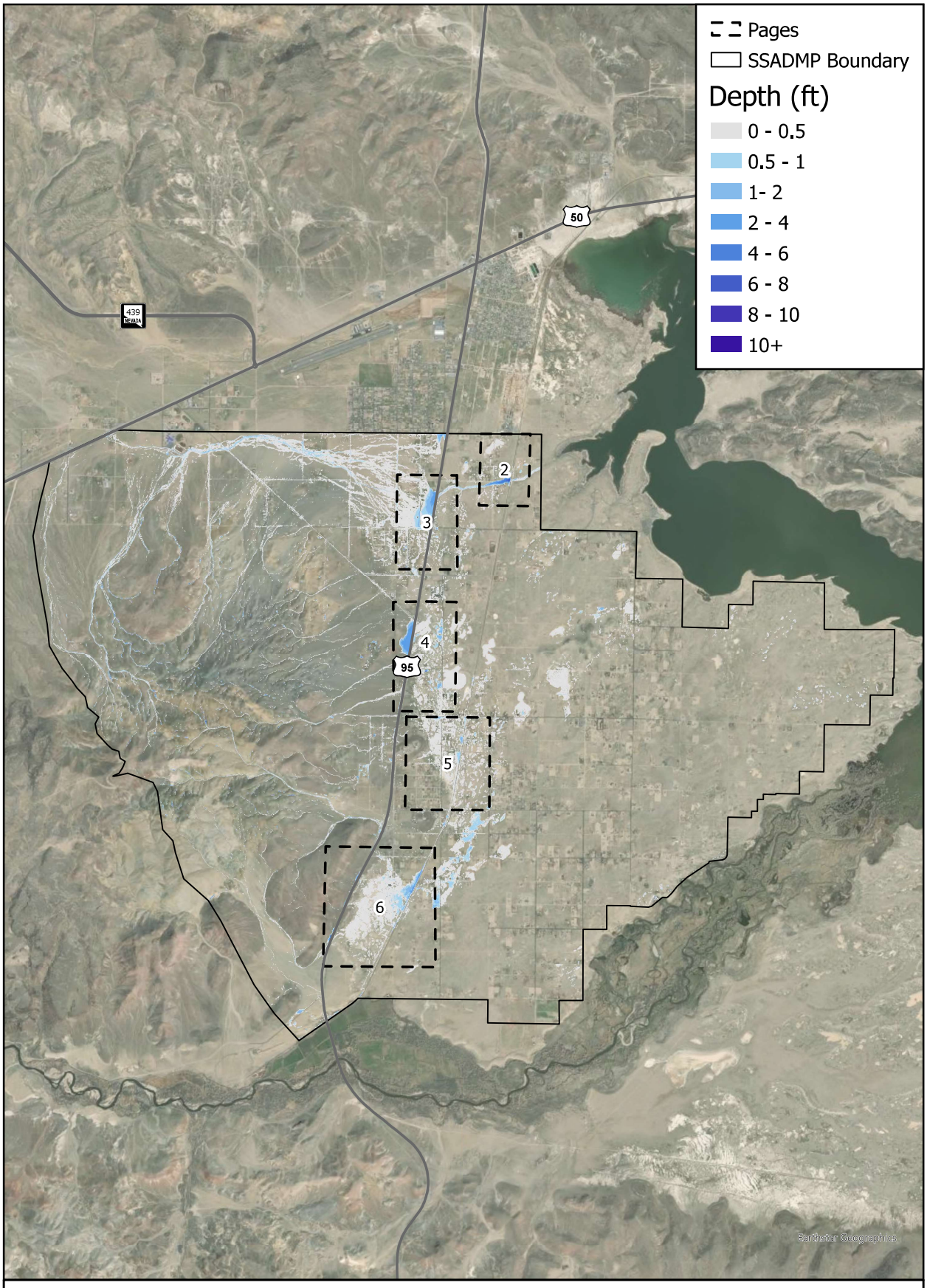


FIGURE 1 OF 6

10 YEAR MAX DEPTH

SSDMP

SILVER SPRINGS, NV

JANUARY 2026

0 3,500 7,000 14,000

Feet

NORTH

WOOD RODGERS

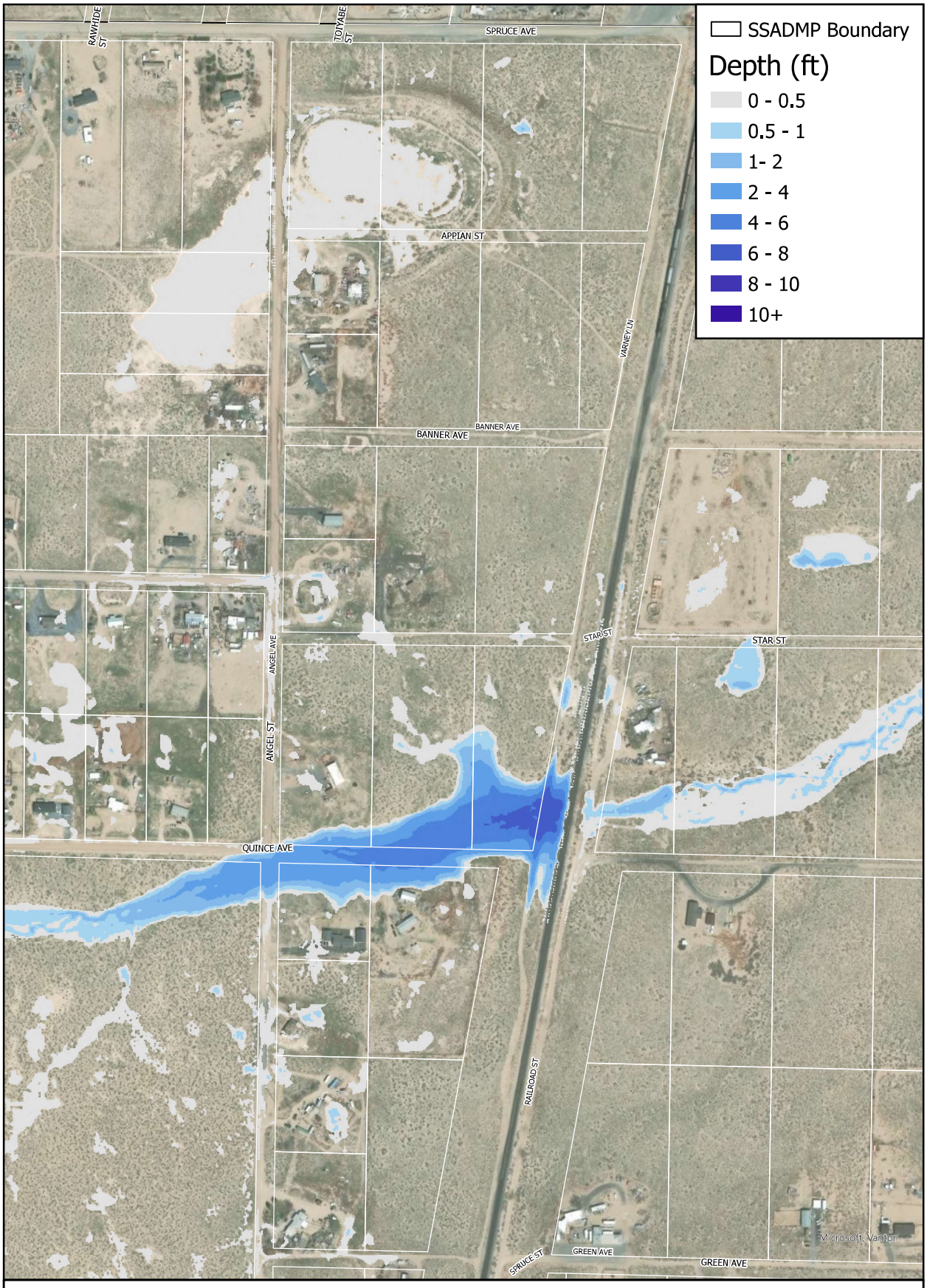


FIGURE 2 OF 6

10 YEAR MAX DEPTH

SSDMP

SILVER SPRINGS, NV

JANUARY 2026

0 220 440 880

Feet

NORTH

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\HEC_RAS_Maps\HEC_RAS_Maps.aprx 1/9/2026 3:41 PM ewilliams

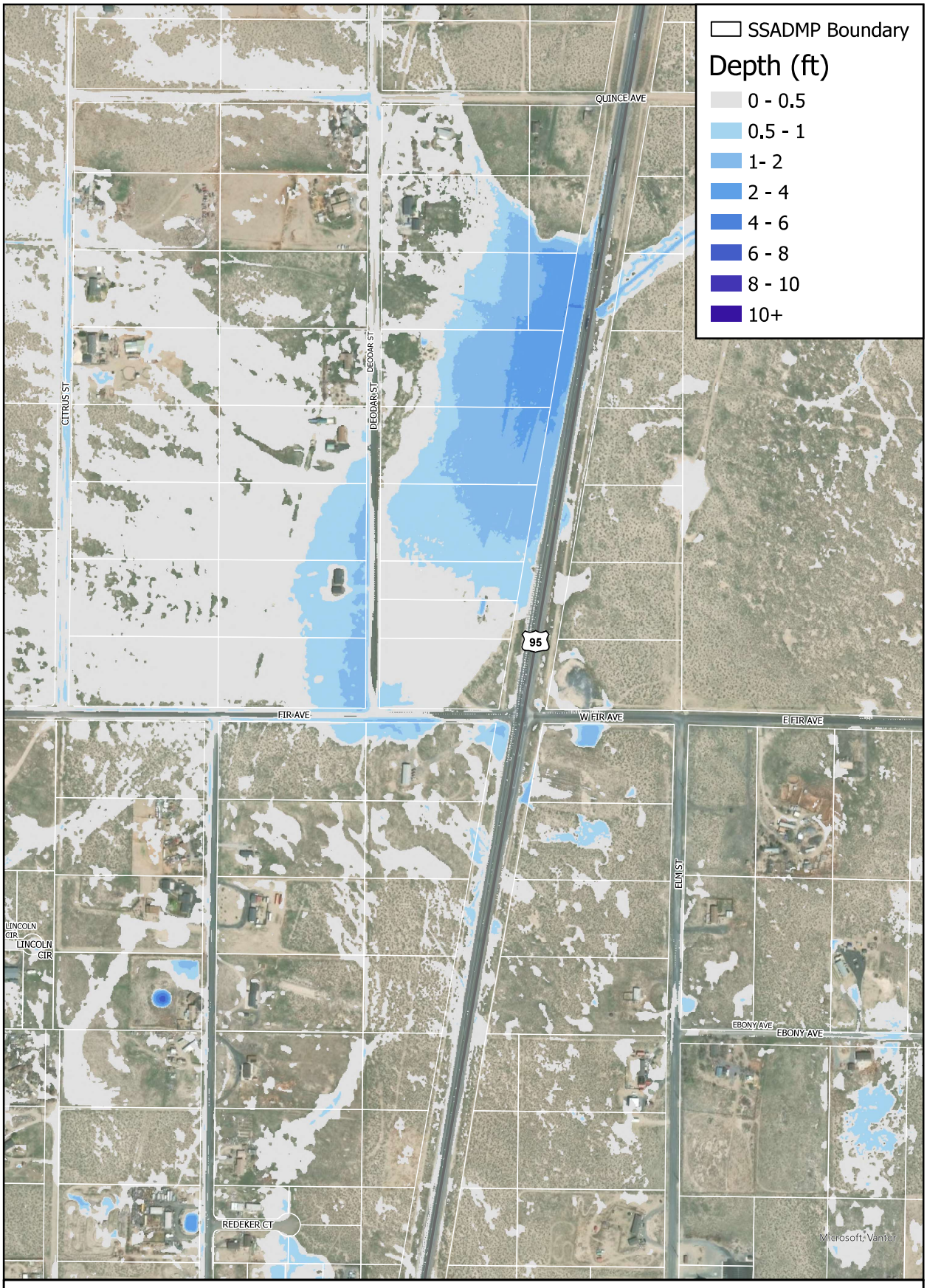


FIGURE 3 OF 6

10 YEAR MAX DEPTH

SSDMP

SILVER SPRINGS, NV

JANUARY 2026

0 280 560 1,120

Feet

NORTH

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\HEC_RAS_Maps\HEC_RAS_Maps.aprx 1/9/2026 3:42 PM ewilliams

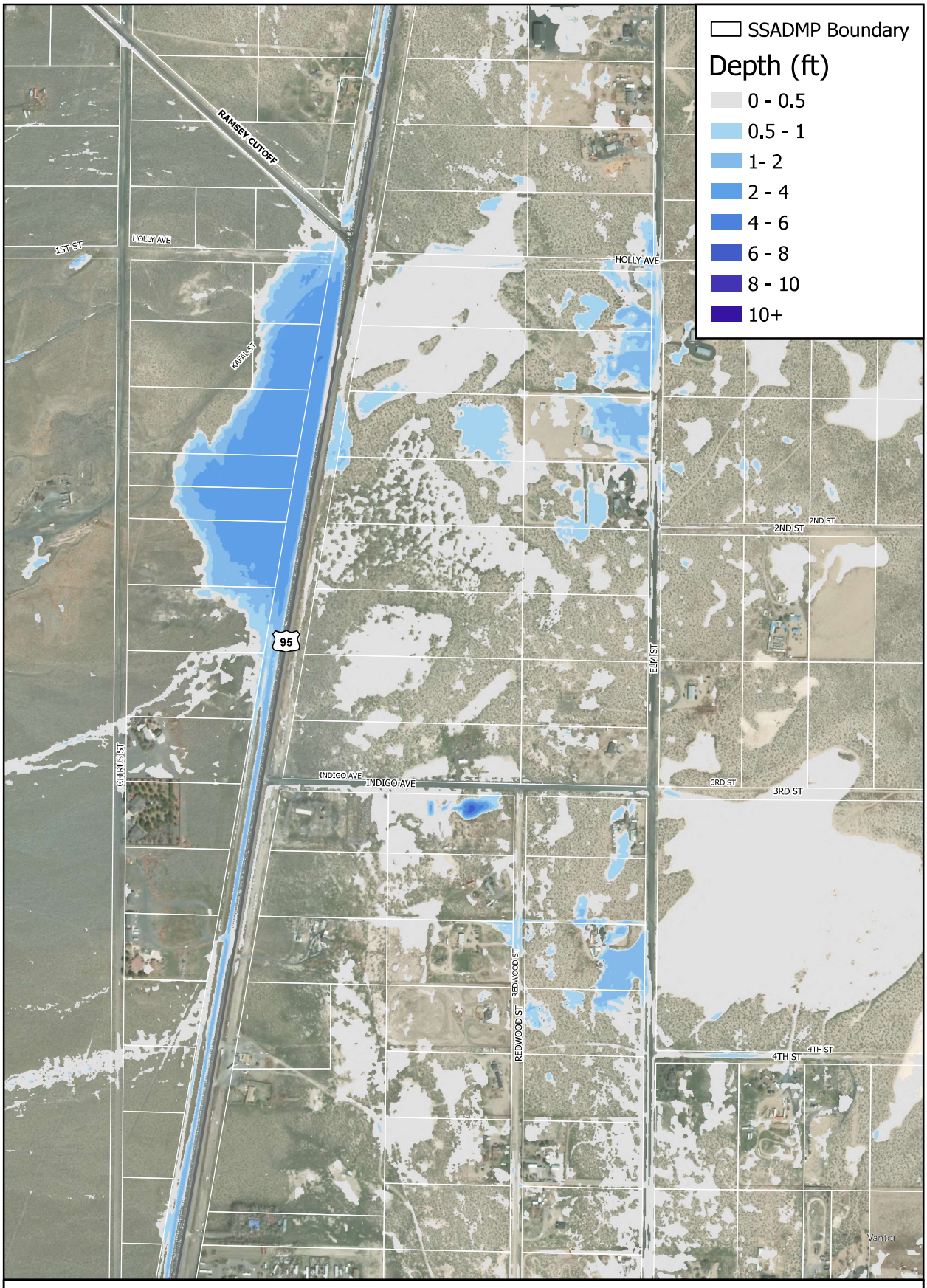


FIGURE 4 OF 6

10 YEAR MAX DEPTH

SSDMP

SILVER SPRINGS, NV

JANUARY 2026

0 325 650 1,300

Feet

NORTH

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\HEC_RAS_Maps\HEC_RAS_Maps.aprx 1/9/2026 3:43 PM ewilliams

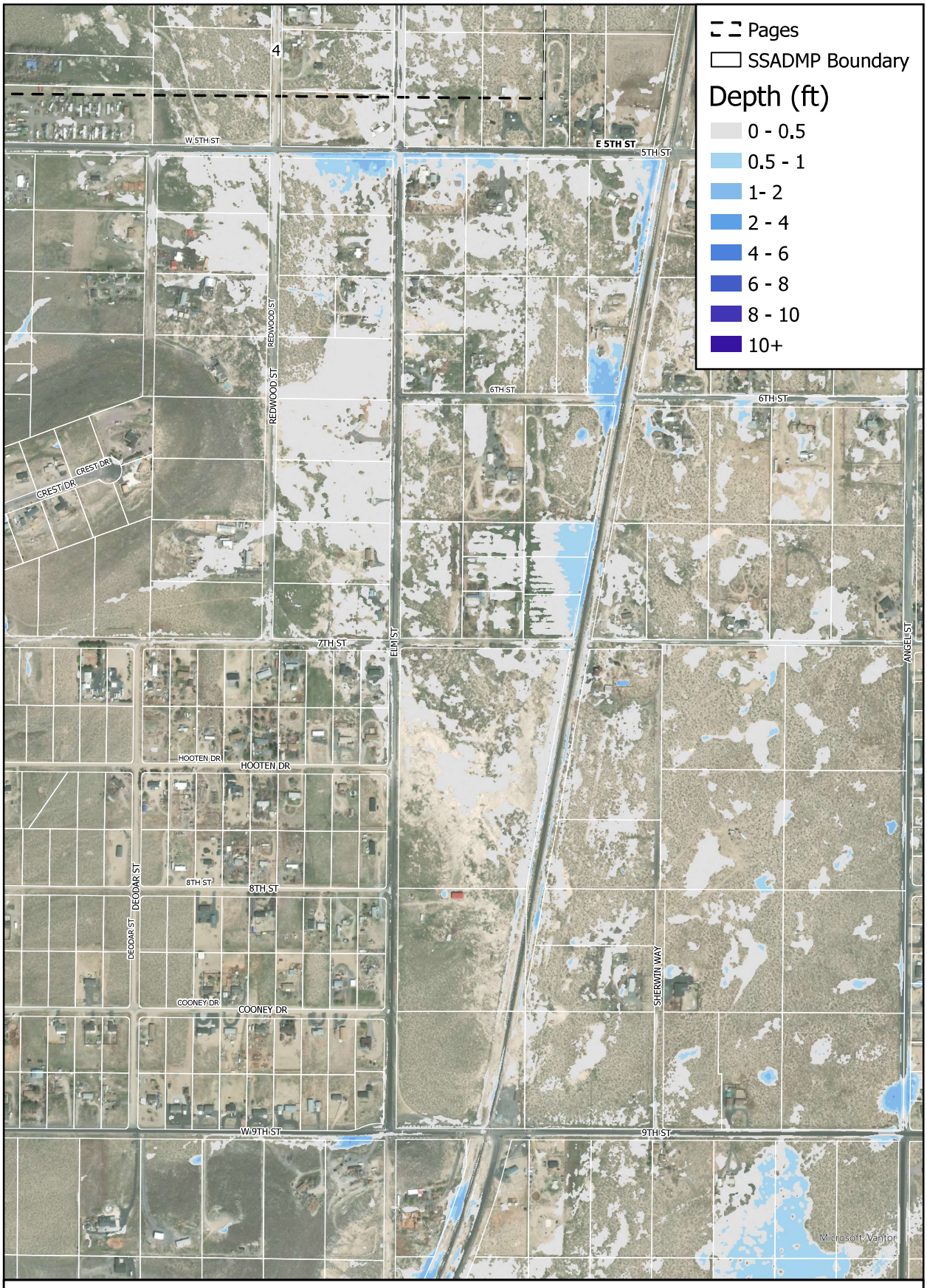


FIGURE 5 OF 6

10 YEAR MAX DEPTH

SSDMP

SILVER SPRINGS, NV

JANUARY 2026

0 350 700 1,400

Feet

NORTH

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\HEC_RAS_Maps\HEC_RAS_Maps.aprx 1/9/2026 3:44 PM ewilliams

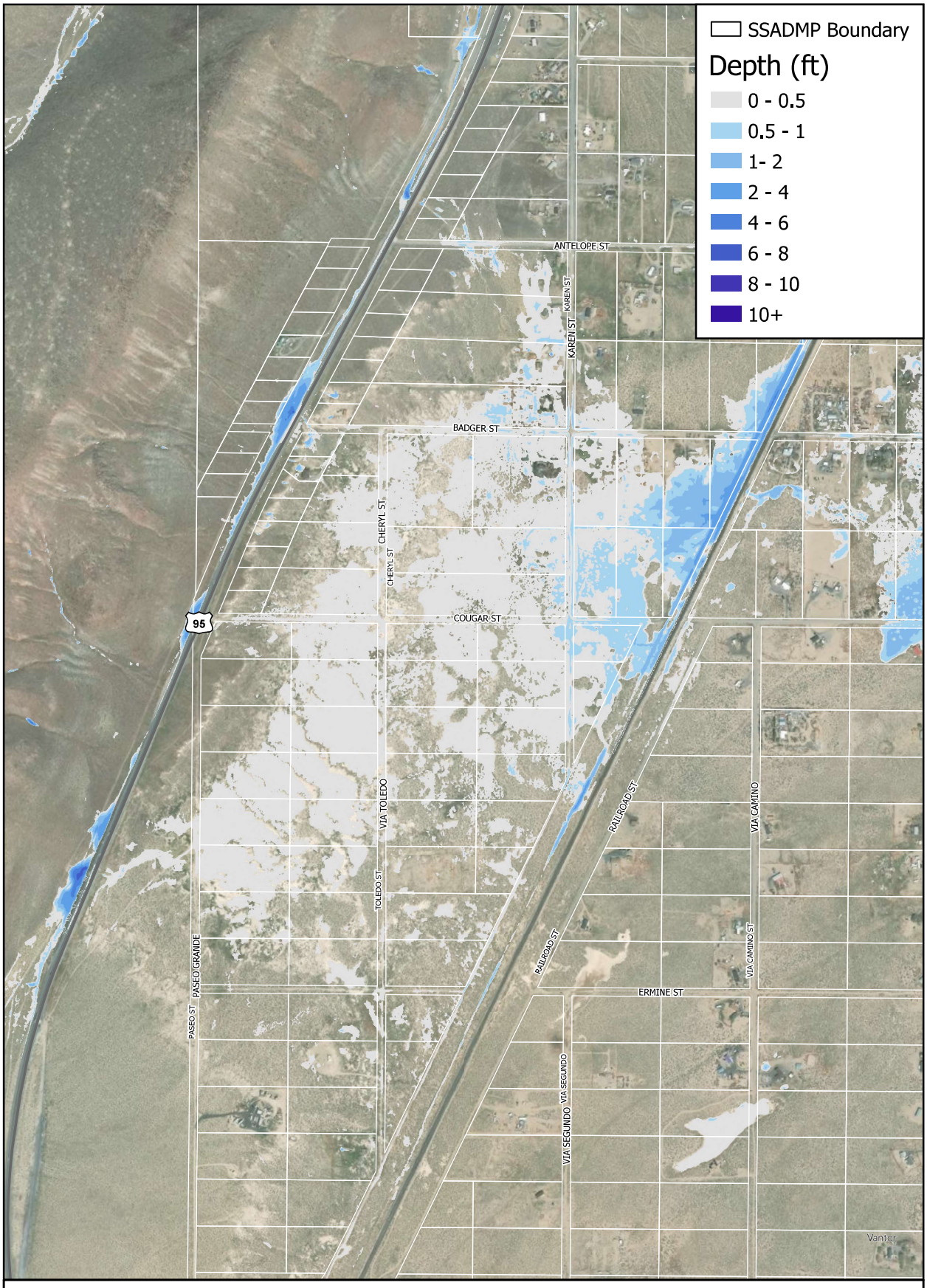


FIGURE 6 OF 6

10 YEAR MAX DEPTH

SSDMP

SILVER SPRINGS, NV

JANUARY 2026

0 462.5 925 1,850

Feet

NORTH

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\HEC_RAS_Maps\HEC_RAS_Maps.aprx 1/9/2026 3:44 PM ewilliams

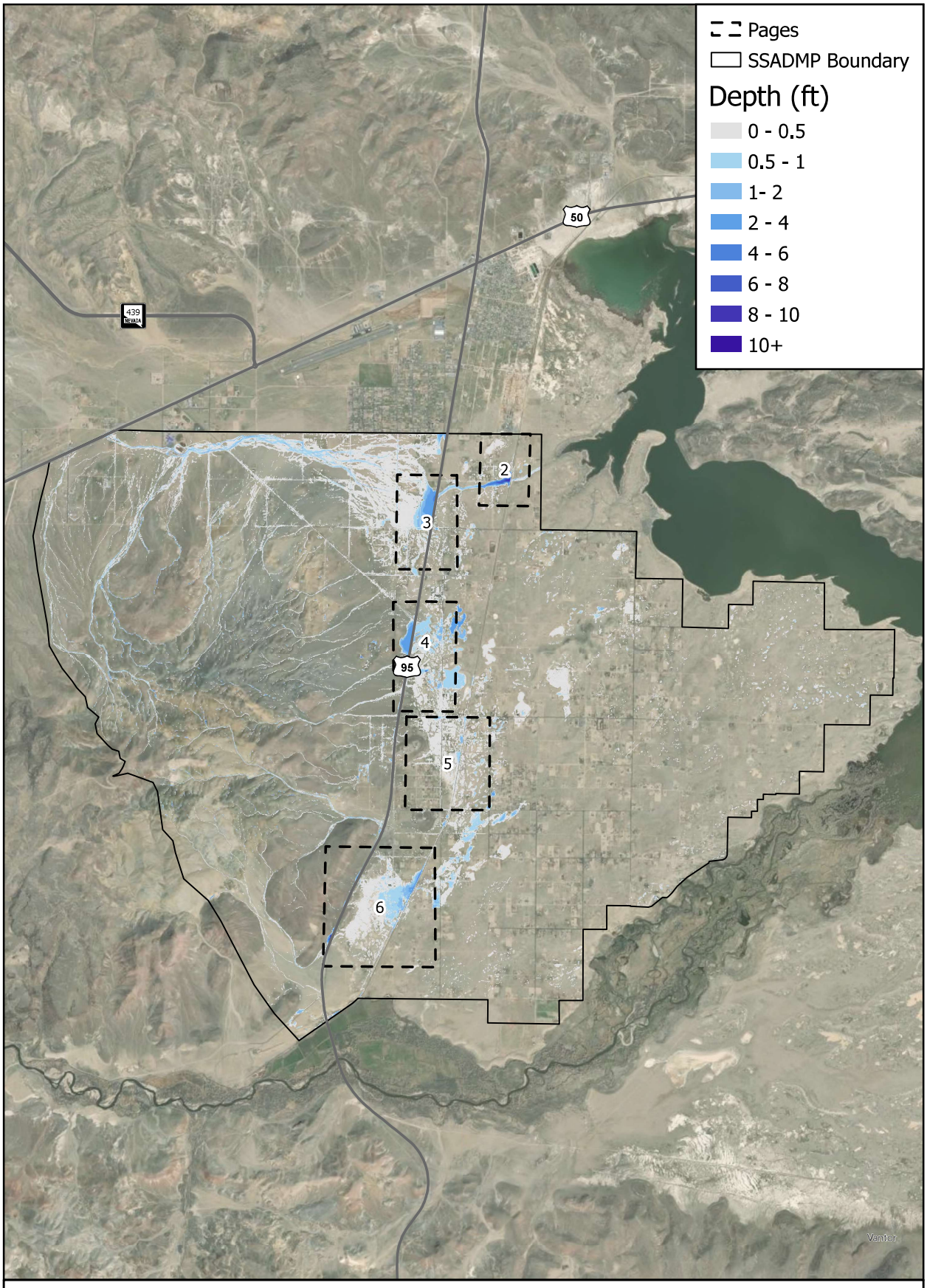


FIGURE 1 OF 6

25 YEAR MAX DEPTH

SSDMP

SILVER SPRINGS, NV

JANUARY 2026

0 3,500 7,000 14,000

Feet

NORTH

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\HEC_RAS_Maps\HEC_RAS_Maps.aprx 1/9/2026 3:36 PM ewilliams

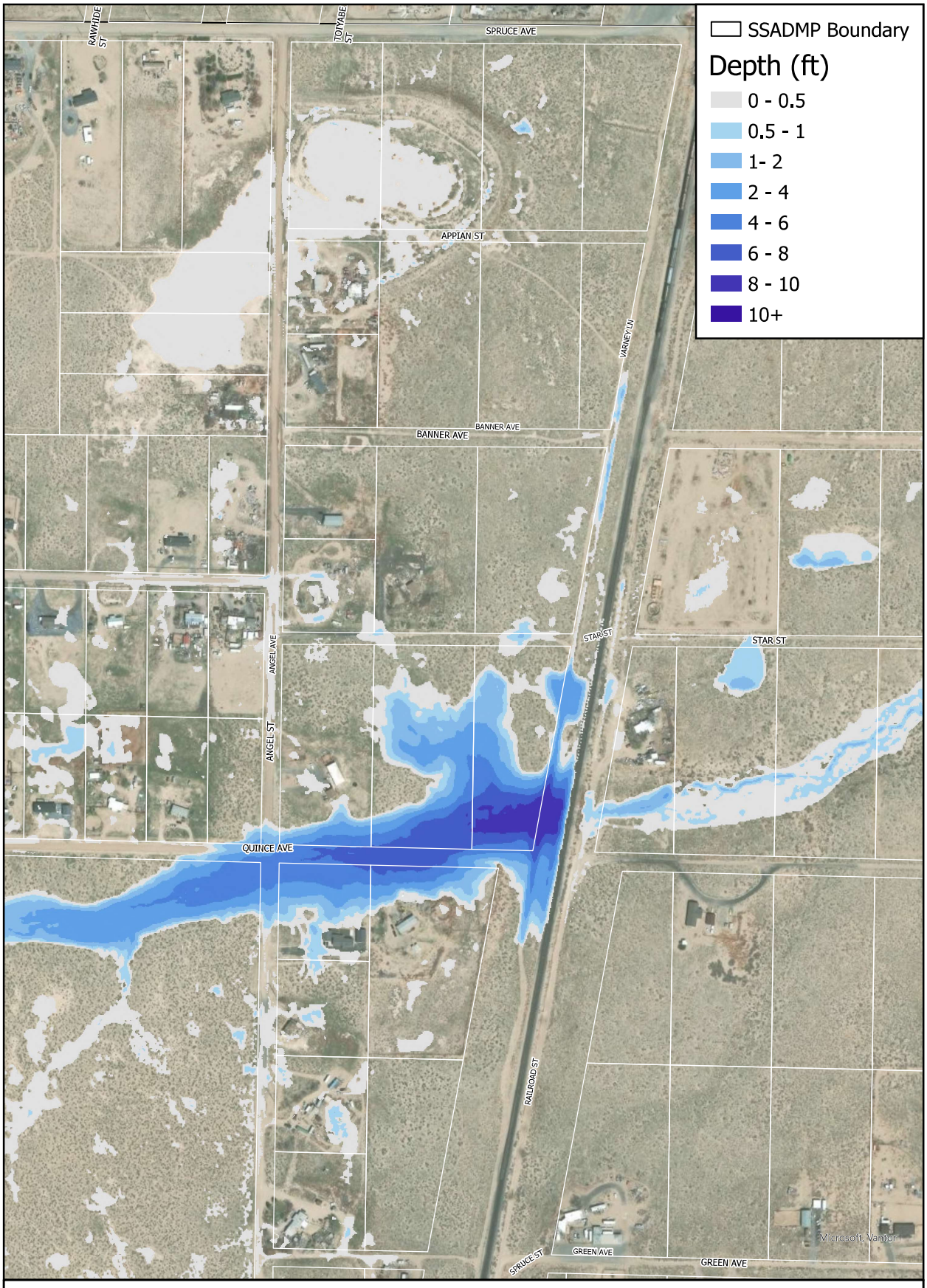


FIGURE 2 OF 6

25 YEAR MAX DEPTH

SSDMP

SILVER SPRINGS, NV

JANUARY 2026

0 220 440 880

Feet

NORTH

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\HEC_RAS_Maps\HEC_RAS_Maps.aprx 1/9/2026 3:36 PM ewilliams

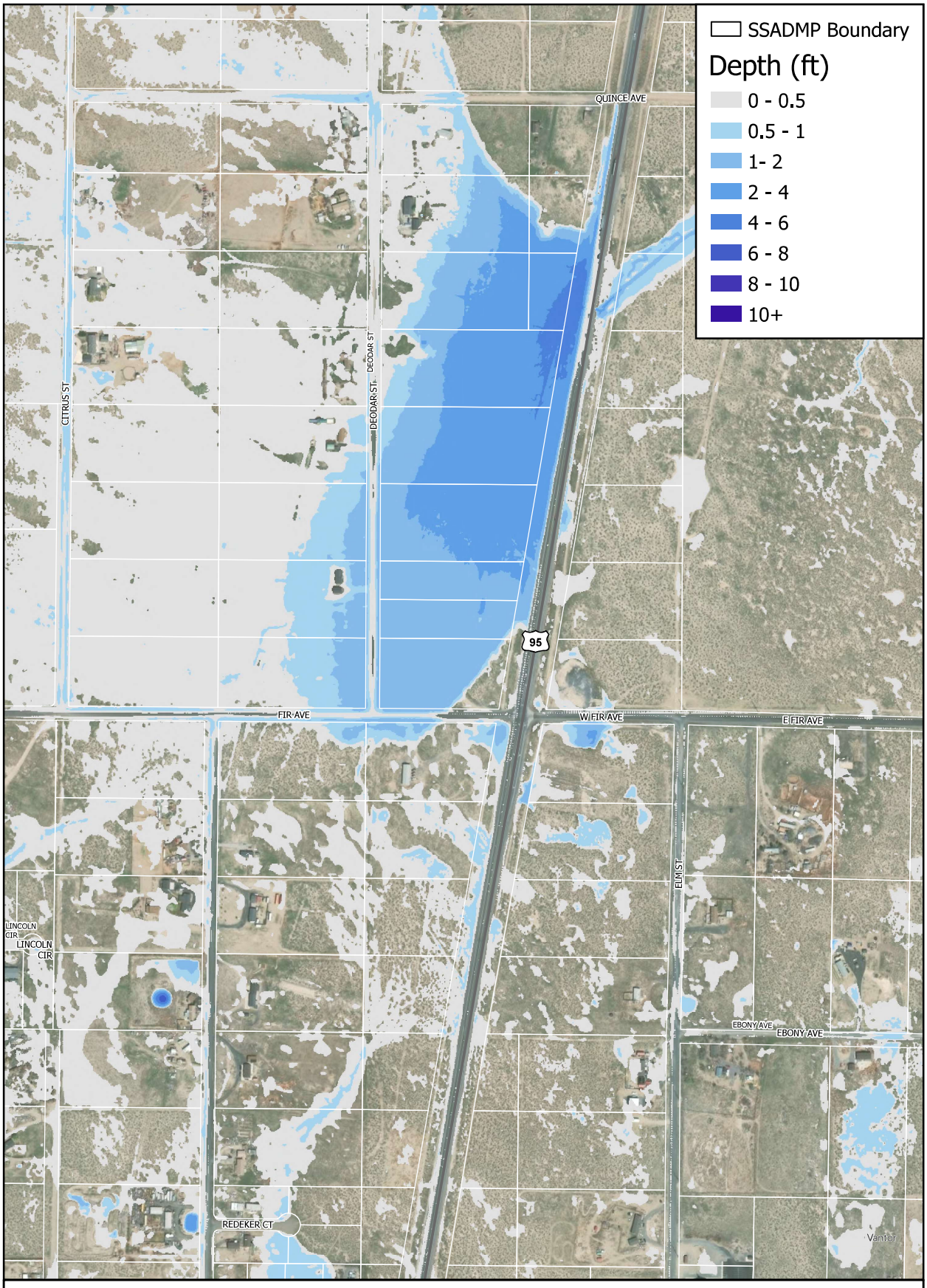


FIGURE 3 OF 6

25 YEAR MAX DEPTH

SSDMP

SILVER SPRINGS, NV

JANUARY 2026

0 280 560 1,120

Feet

NORTH

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\HEC_RAS_Maps\HEC_RAS_Maps.aprx 1/9/2026 3:36 PM ewilliams

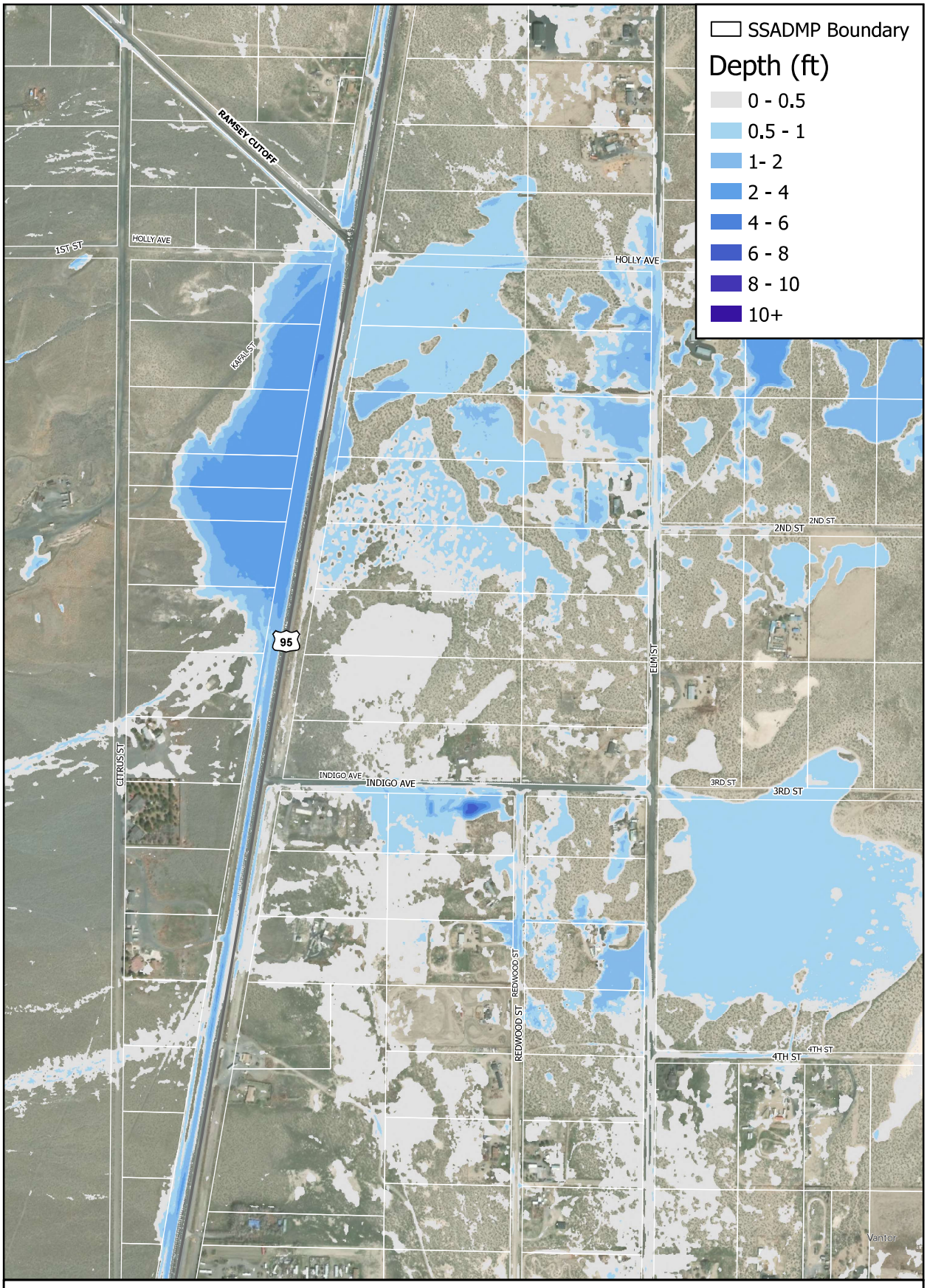


FIGURE 4 OF 6

25 YEAR MAX DEPTH

SSDMP

SILVER SPRINGS, NV

JANUARY 2026

0 325 650 1,300

Feet

NORTH

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\HEC_RAS_Maps\HEC_RAS_Maps.aprx 1/9/2026 3:37 PM ewilliams

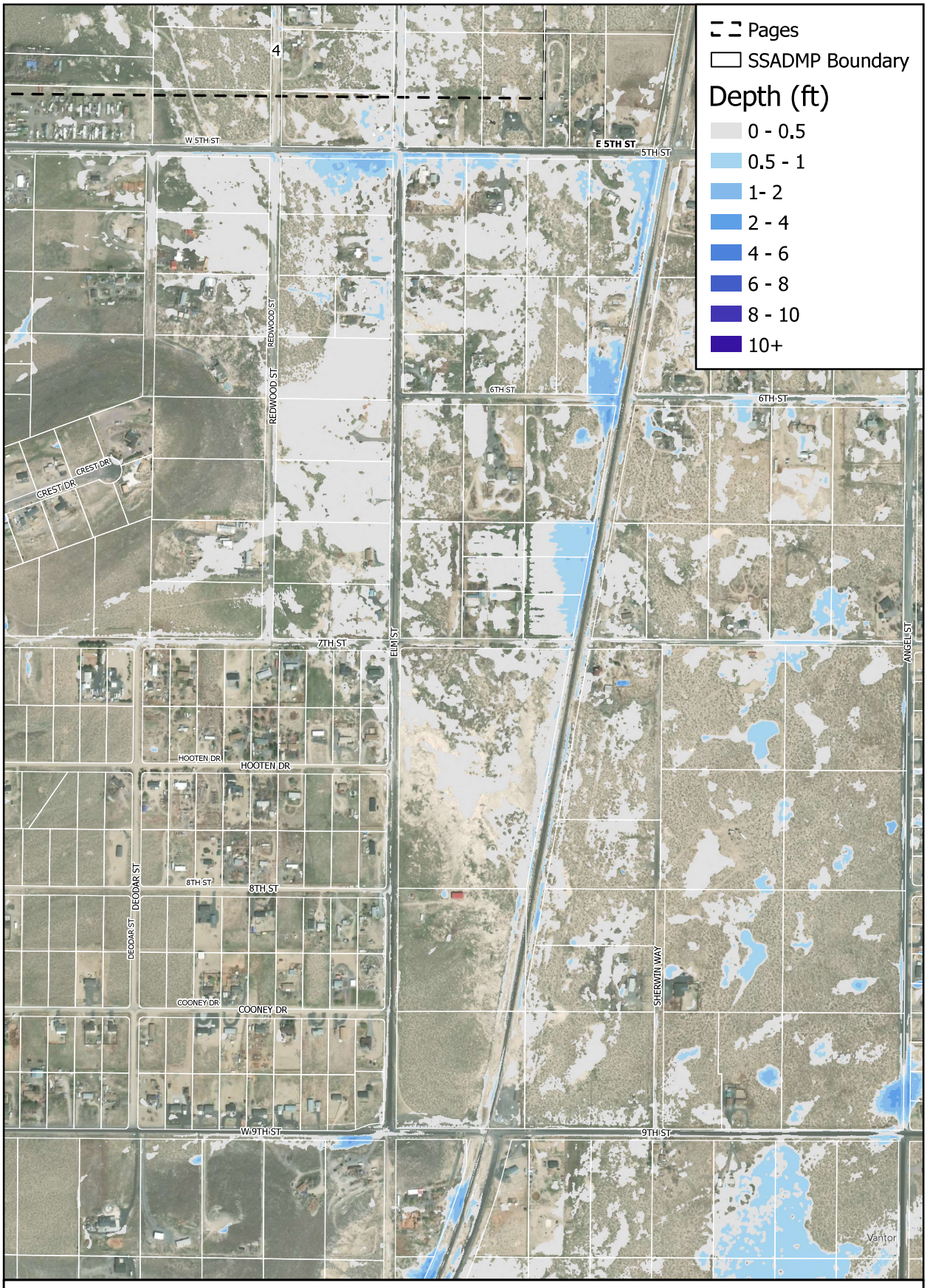


FIGURE 5 OF 6

25 YEAR MAX DEPTH

SSDMP

SILVER SPRINGS, NV

JANUARY 2026

0 350 700 1,400

Feet

NORTH

WOOD RODGERS

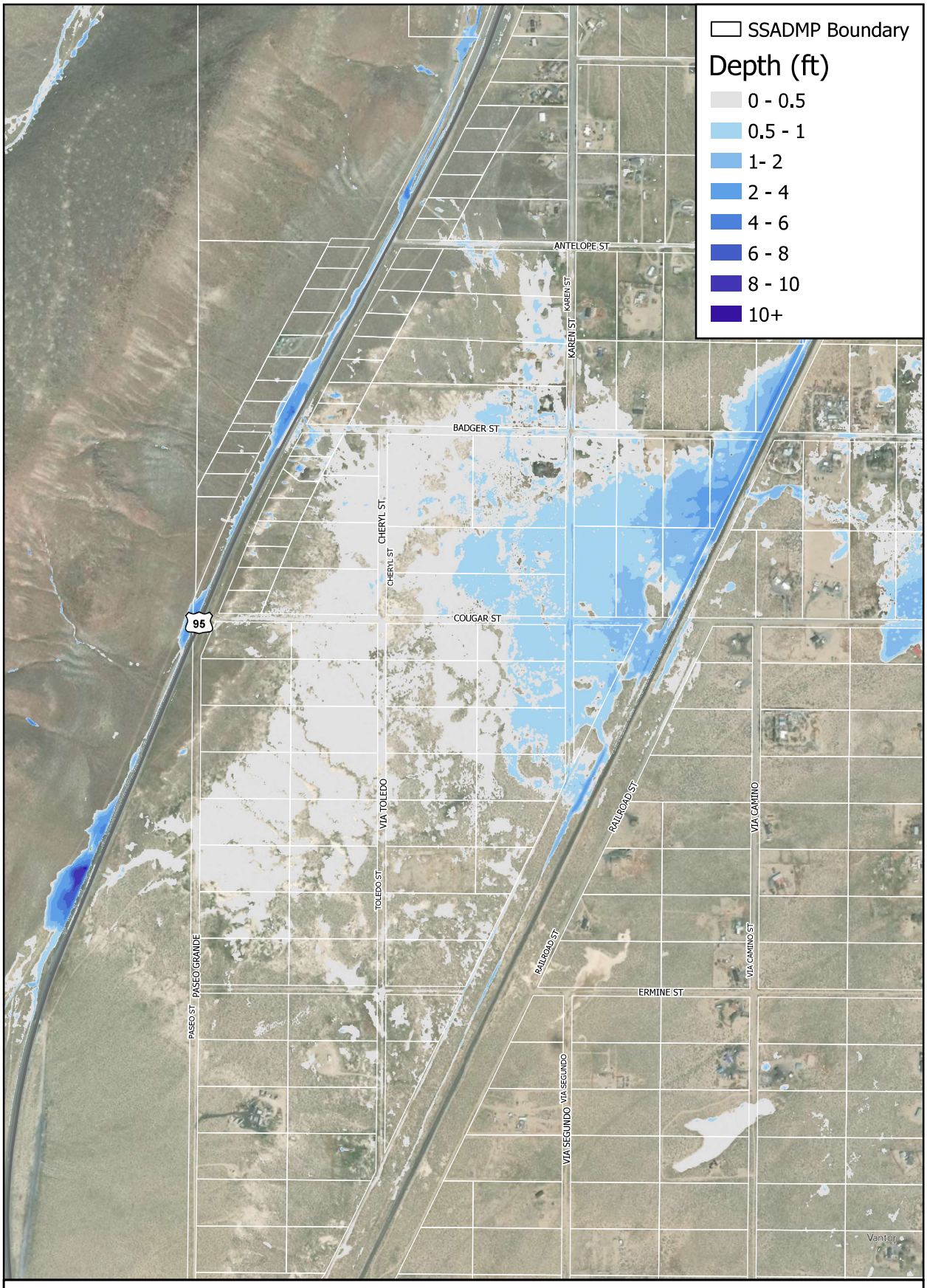


FIGURE 6 OF 6

25 YEAR MAX DEPTH

SSDMP

SILVER SPRINGS, NV

JANUARY 2026

0 462.5 925 1,850

Feet

NORTH

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\HEC_RAS_Maps\HEC_RAS_Maps.aprx 1/9/2026 3:38 PM ewilliams

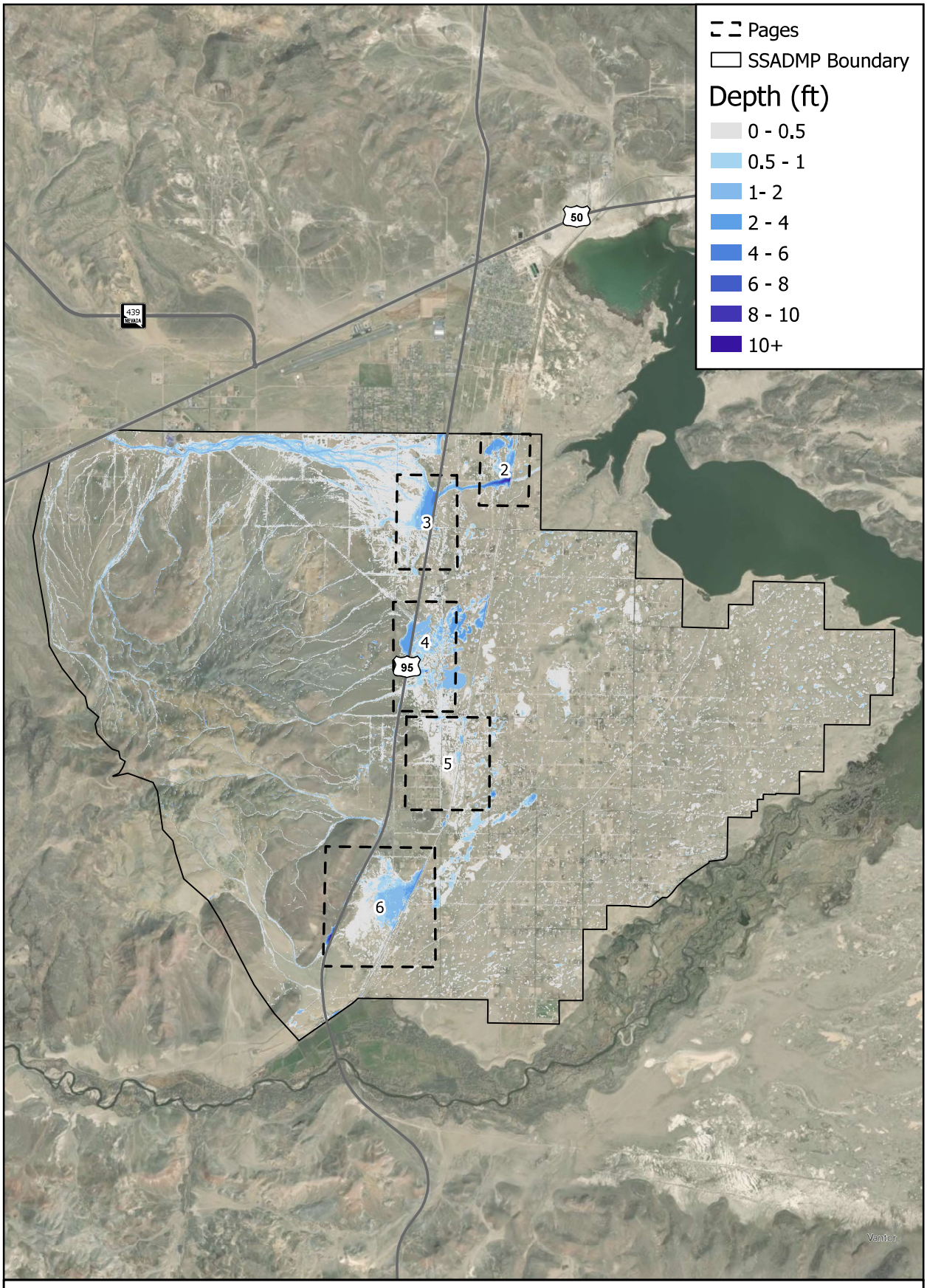


FIGURE 1 OF 6

EXISTING 100 YEAR MAX DEPTH

SSADMP

SILVER SPRINGS, NV

JANUARY 2026

0 3,500 7,000 14,000

US Feet

NORTH

WOOD RODGERS

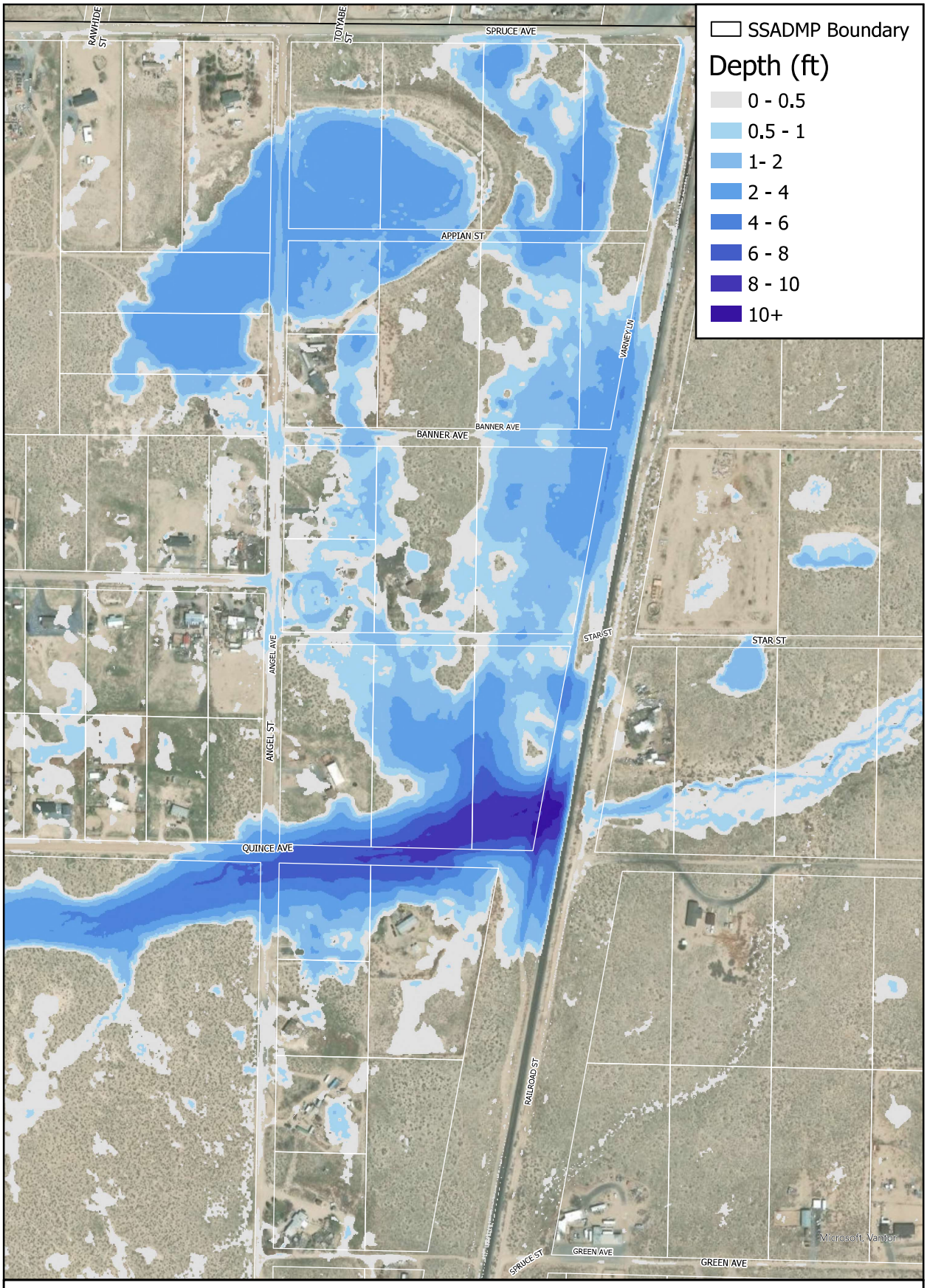


FIGURE 2 OF 6

EXISTING 100 YEAR MAX DEPTH

SSADMP

SILVER SPRINGS, NV

JANUARY 2026

0 220 440 880

US Feet

NORTH

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\HEC_RAS_Maps\HEC_RAS_Maps.aprx 1/9/2026 3:30 PM ewilliams

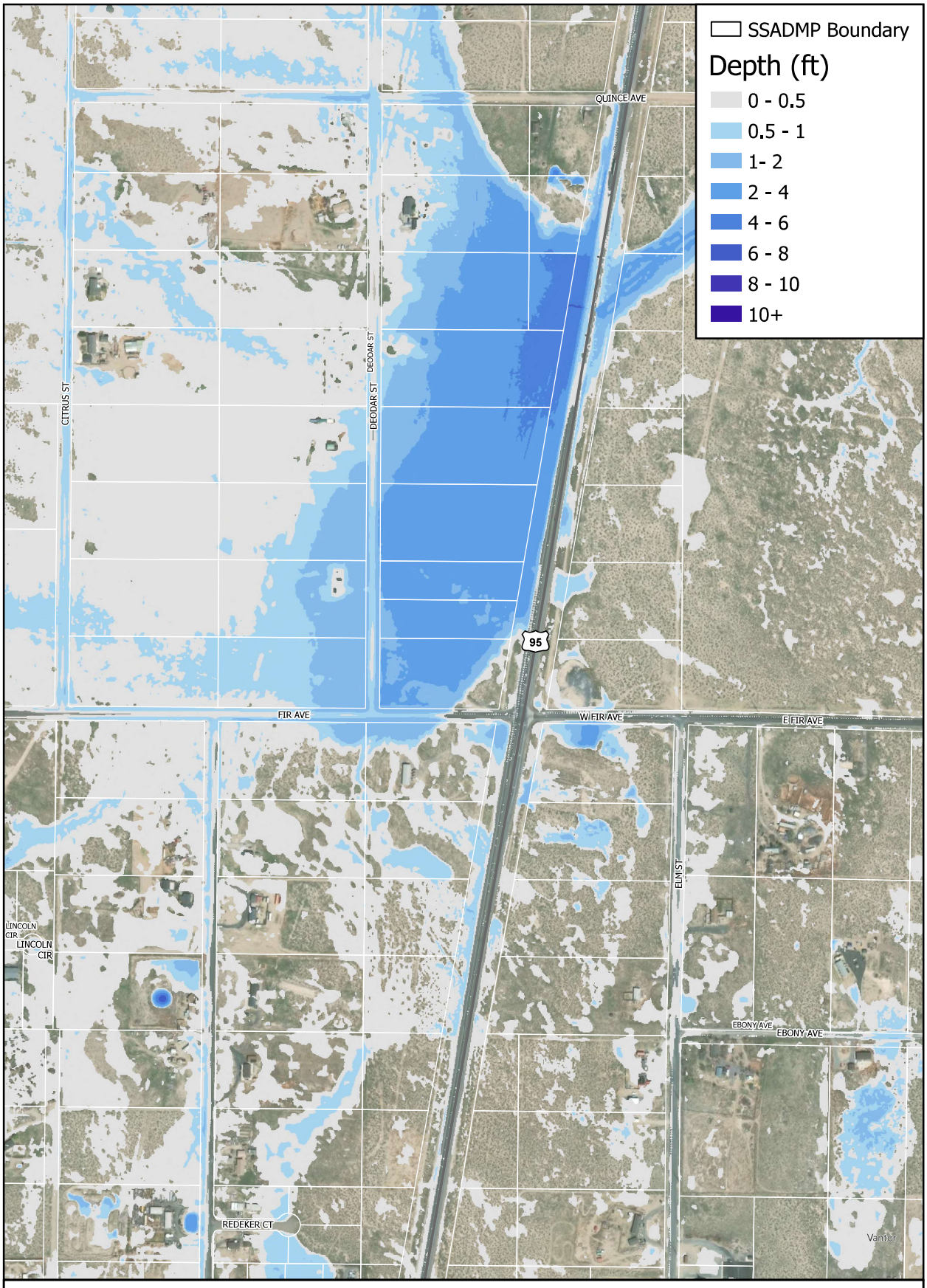


FIGURE 3 OF 6

EXISTING 100 YEAR MAX DEPTH

SSADMP

SILVER SPRINGS, NV

JANUARY 2026

0 280 560 1,120

US Feet

NORTH

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\HEC_RAS_Maps\HEC_RAS_Maps.aprx 1/9/2026 3:31 PM ewilliams

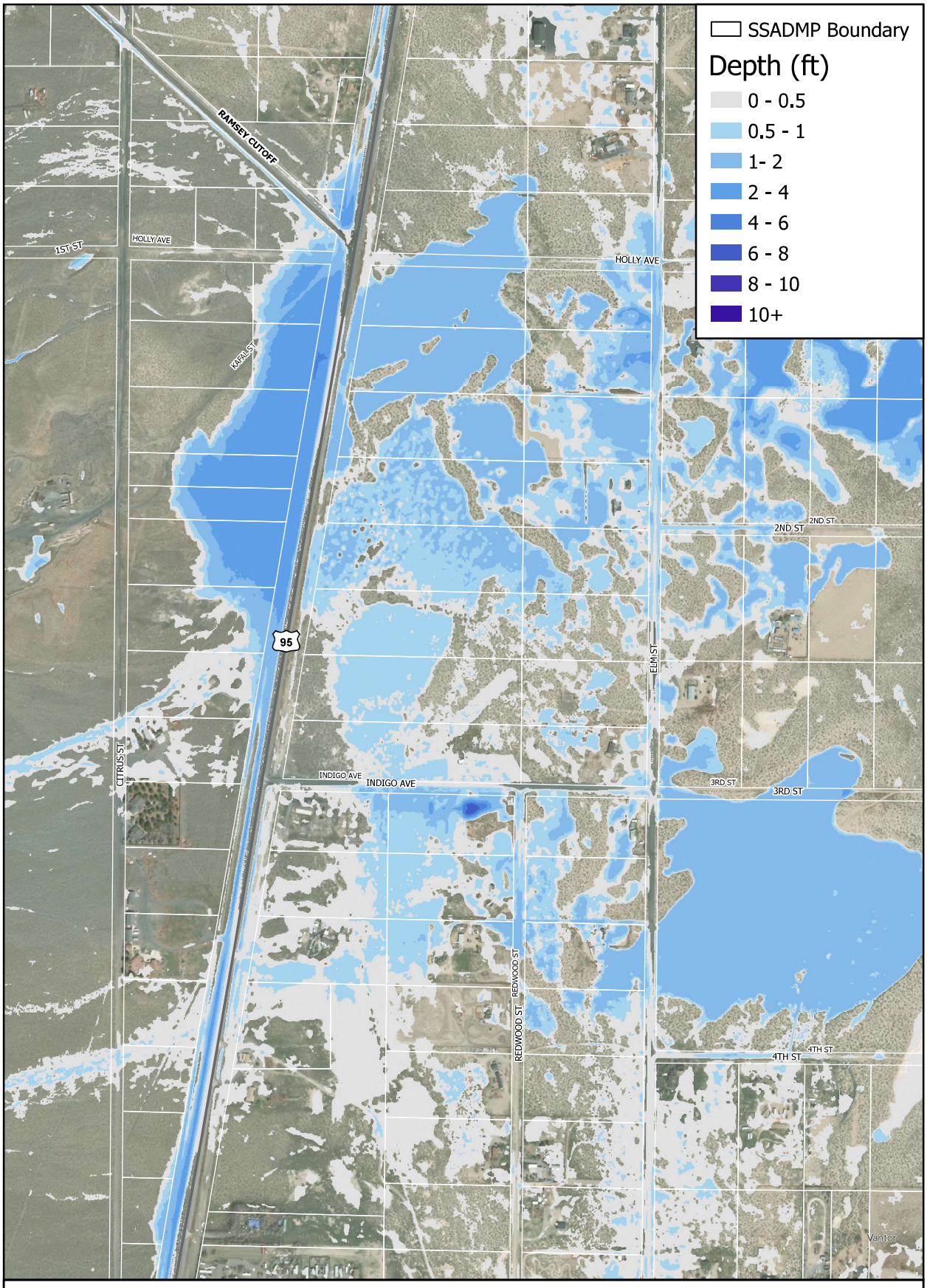


FIGURE 4 OF 6

EXISTING 100 YEAR MAX DEPTH

SSADMP

SILVER SPRINGS, NV

JANUARY 2026

0 325 650 1,300

US Feet

NORTH

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\HEC_RAS_Maps\HEC_RAS_Maps.aprx 1/9/2026 3:31 PM ewilliams

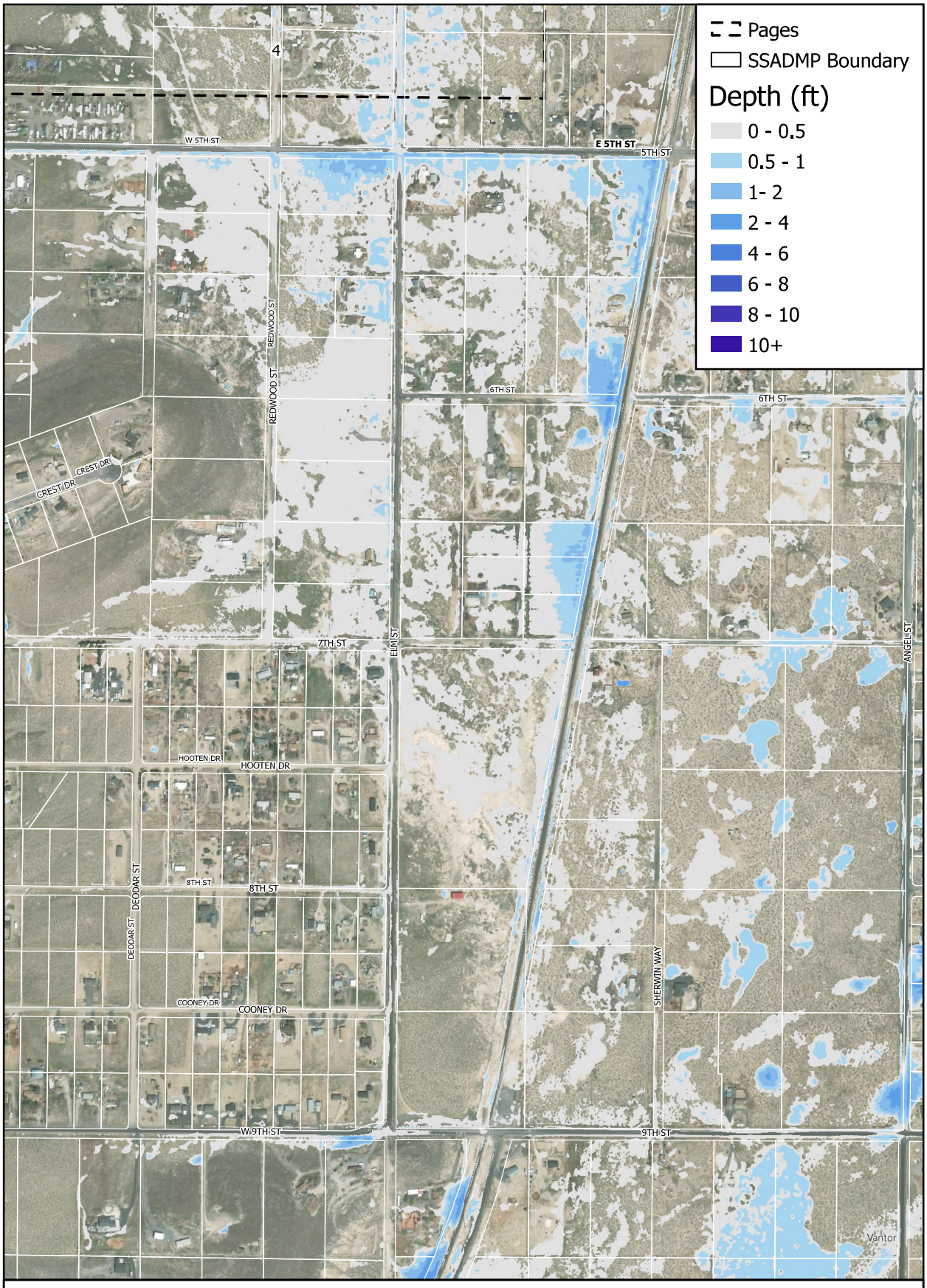


FIGURE 5 OF 6

EXISTING 100 YEAR MAX DEPTH

SSADMP

SILVER SPRINGS, NV

JANUARY 2026

0 350 700 1,400

US Feet

NORTH

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\HEC_RAS_Maps\HEC_RAS_Maps.aprx 1/9/2026 3:32 PM ewilliams

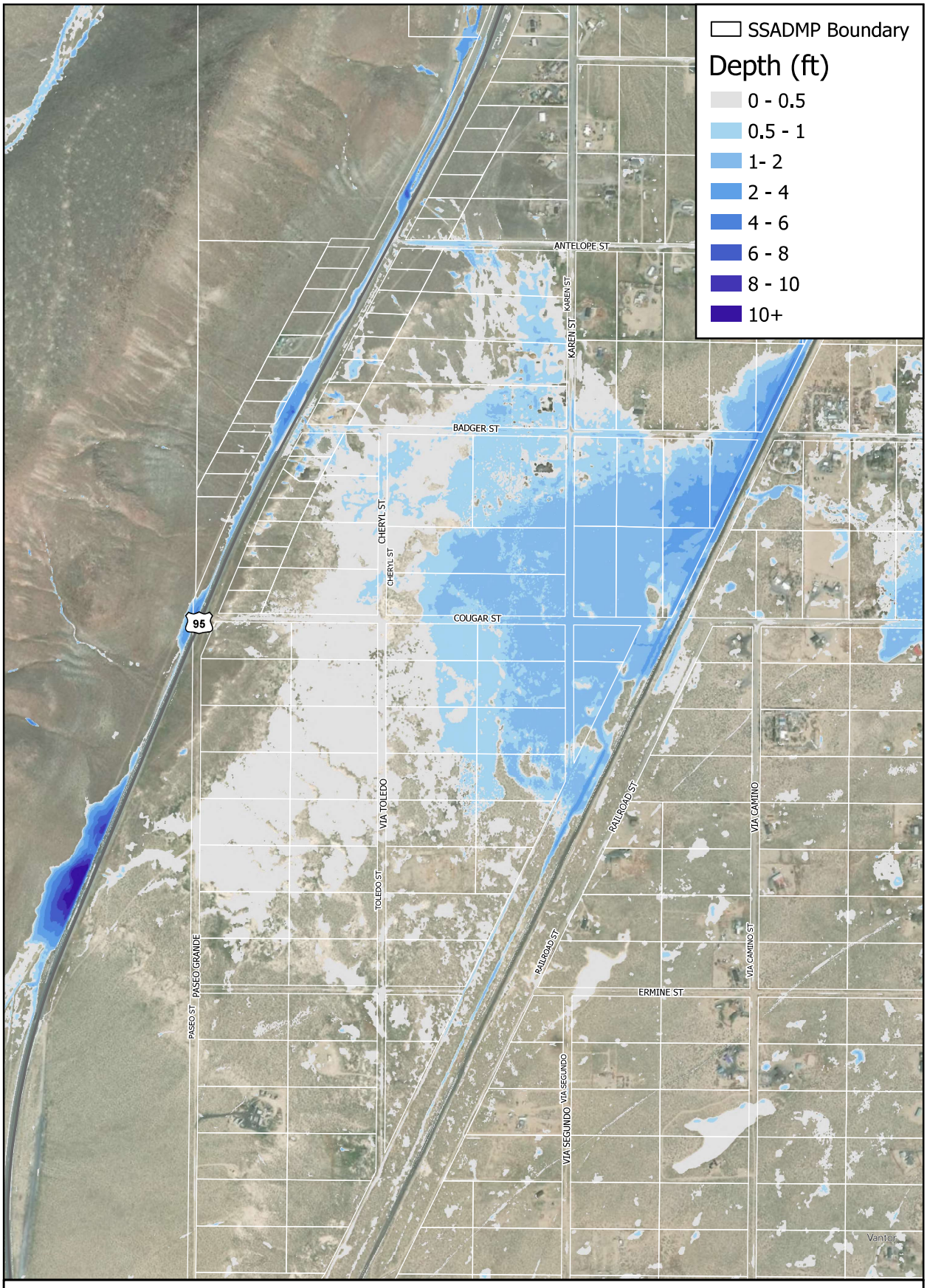


FIGURE 6 OF 6

EXISTING 100 YEAR MAX DEPTH

SSADMP

SILVER SPRINGS, NV

JANUARY 2026

0 462.5 925 1,850

US Feet

NORTH

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\HEC_RAS_Maps\HEC_RAS_Maps.aprx 1/9/2026 3:32 PM ewilliams

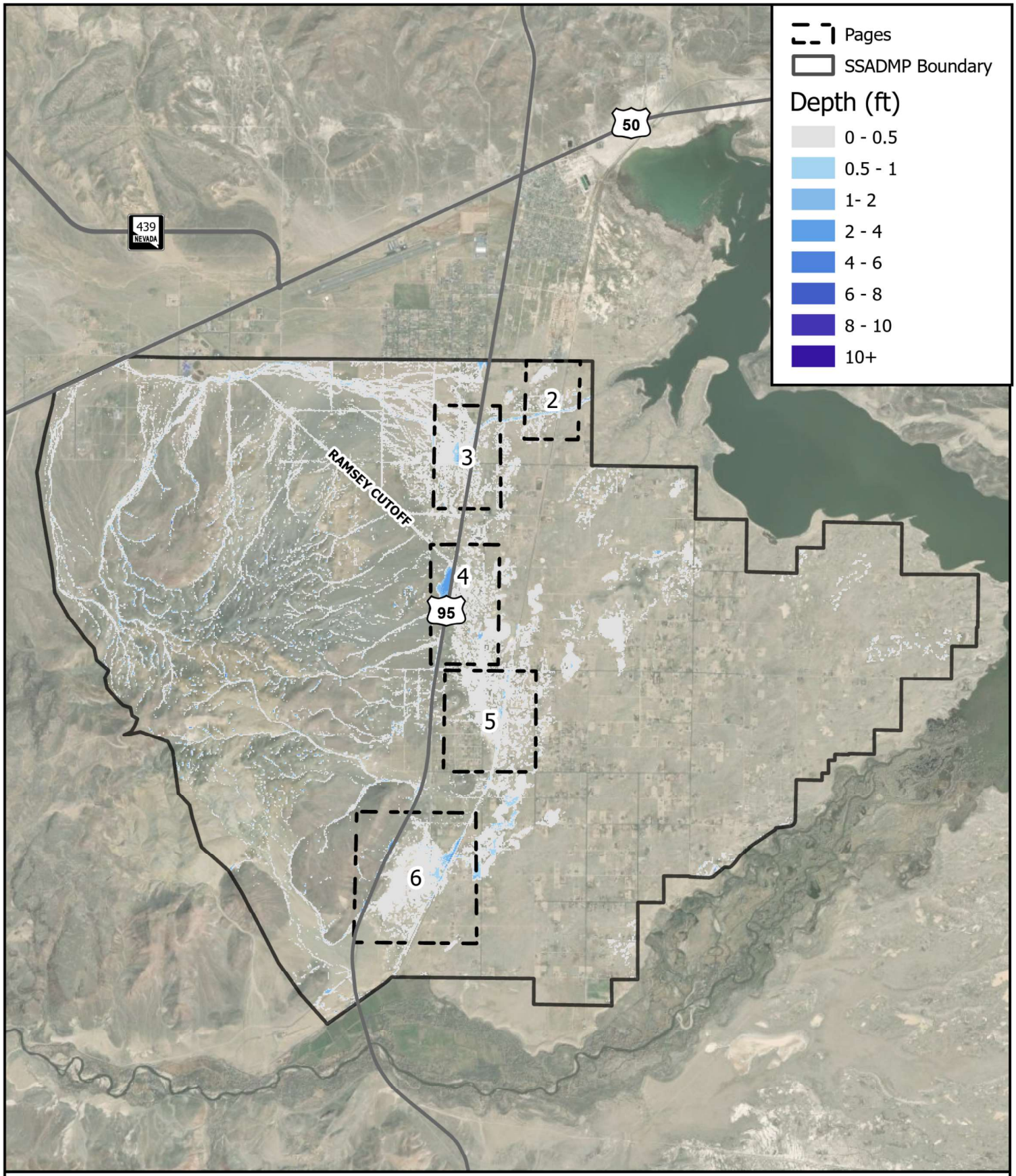


Figure 1 of 6

5 YEAR MAX DEPTH INTERIM CULVERTS

SSADMP

SILVER SPRINGS, NV

OCTOBER 2025

0 3,000 6,000 12,000

Feet

NORTH

WOOD RODGERS

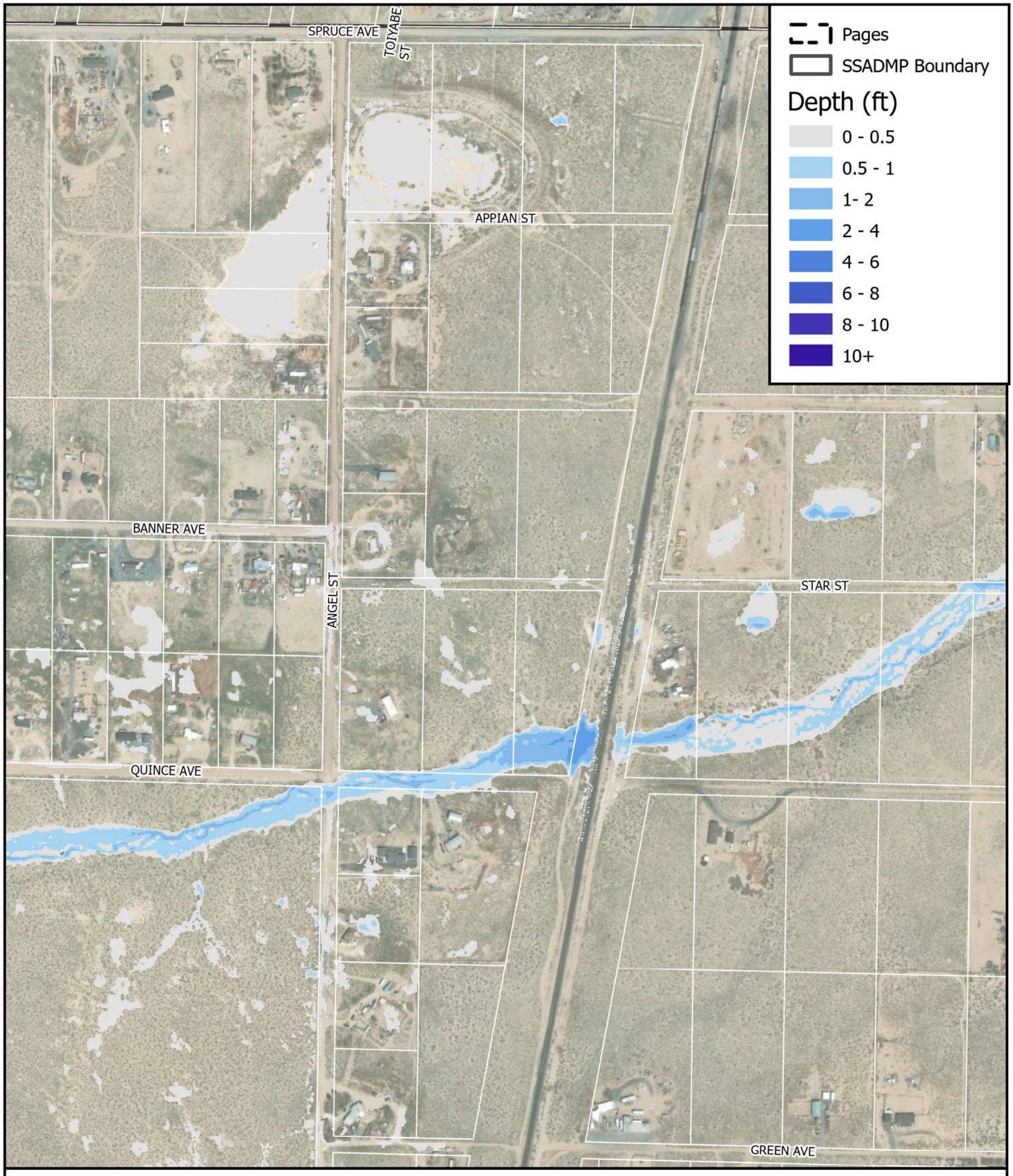


Figure 2 of 6

5 YEAR MAX DEPTH INTERIM CULVERTS

SSADMP

SILVER SPRINGS, NV

OCTOBER 2025

0 245 490 980

Feet

NORTH

WOOD RODGERS

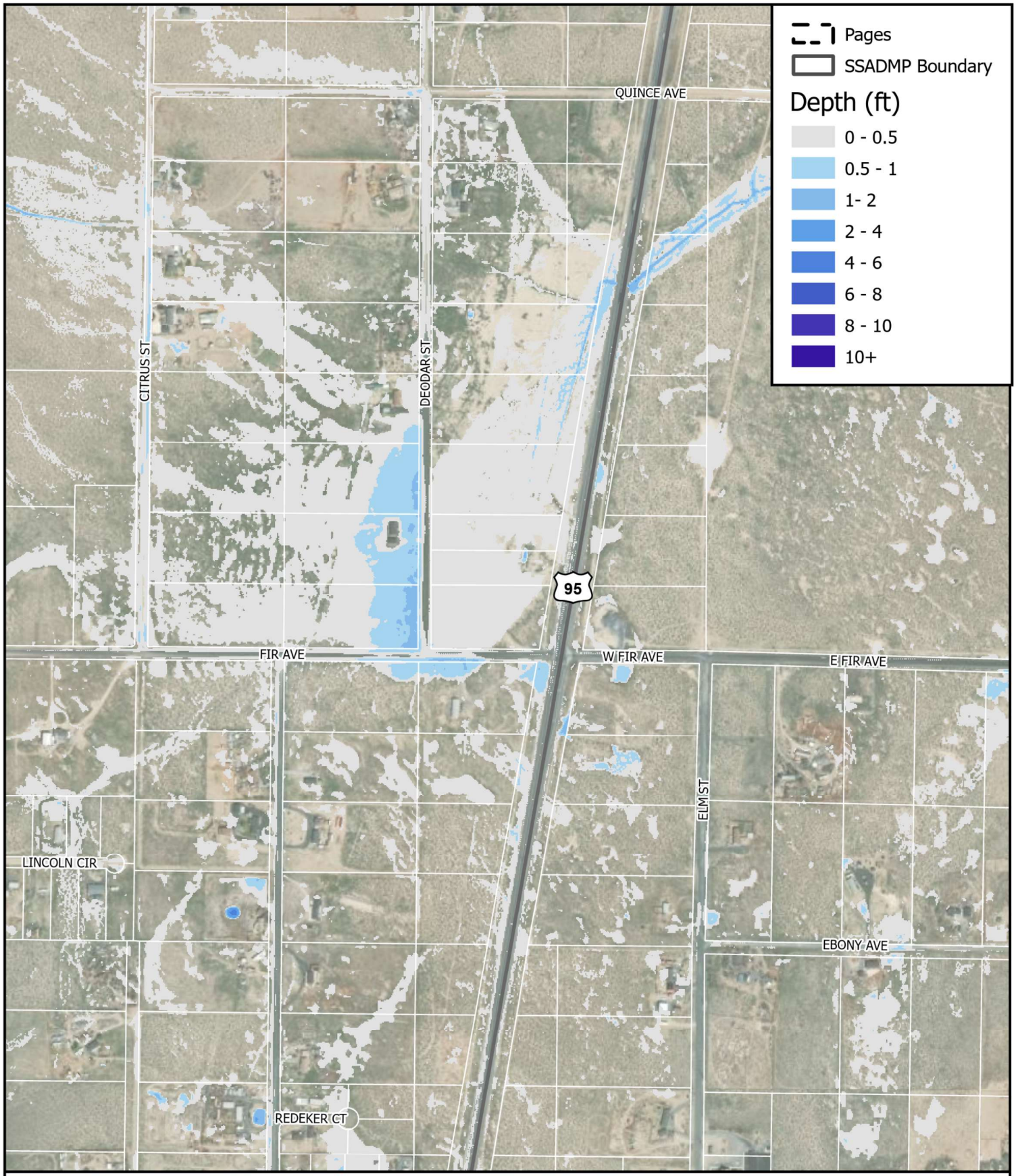


Figure 3 of 6

5 YEAR MAX DEPTH INTERIM CULVERTS

SSADMP

SILVER SPRINGS, NV

OCTOBER 2025

0 325 650 1,300

Feet

NORTH

WOOD RODGERS

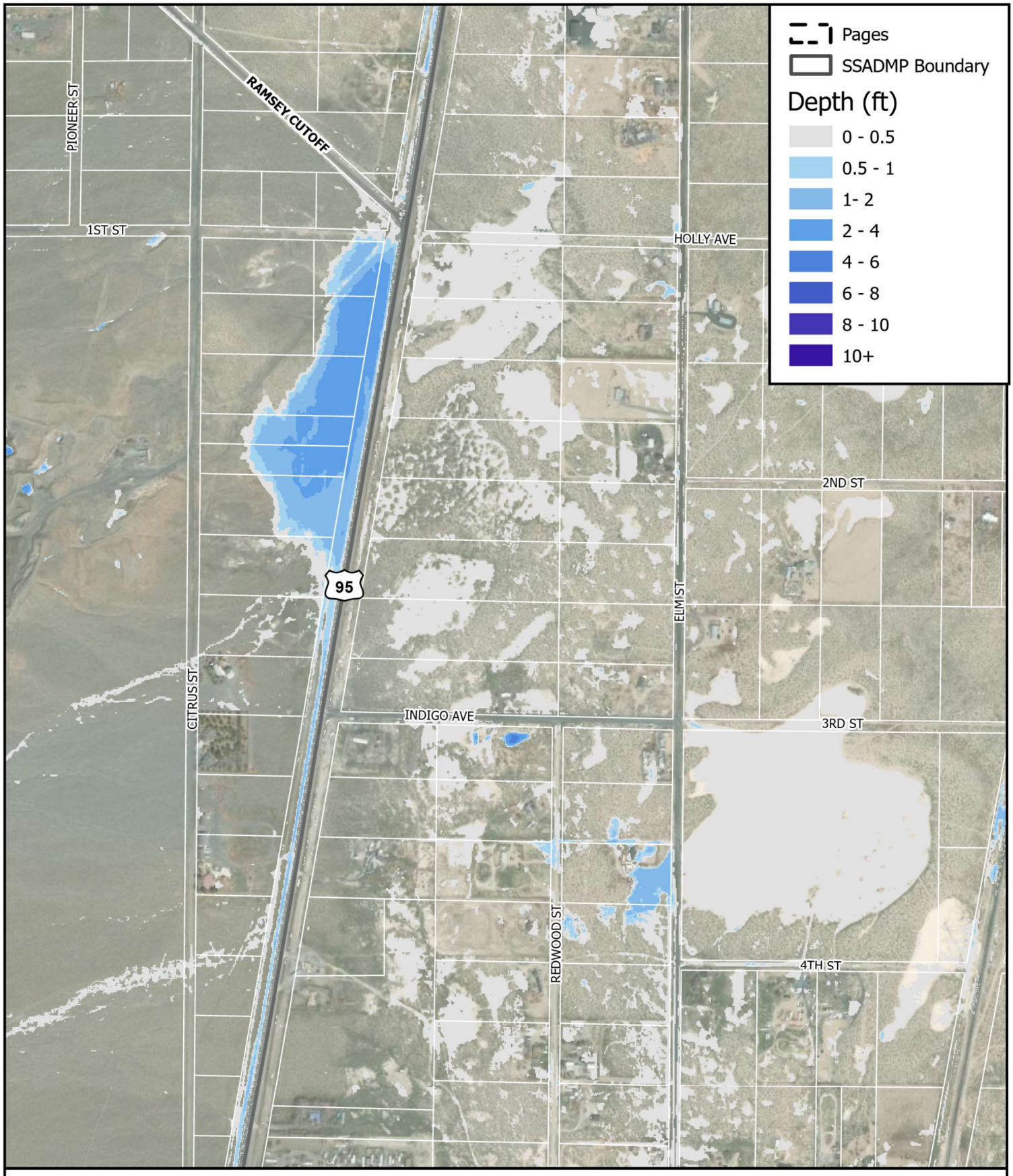


Figure 4 of 6

5 YEAR MAX DEPTH INTERIM CULVERTS

SSADMP

SILVER SPRINGS, NV

OCTOBER 2025

0 375 750 1,500

Feet

NORTH

WOOD RODGERS

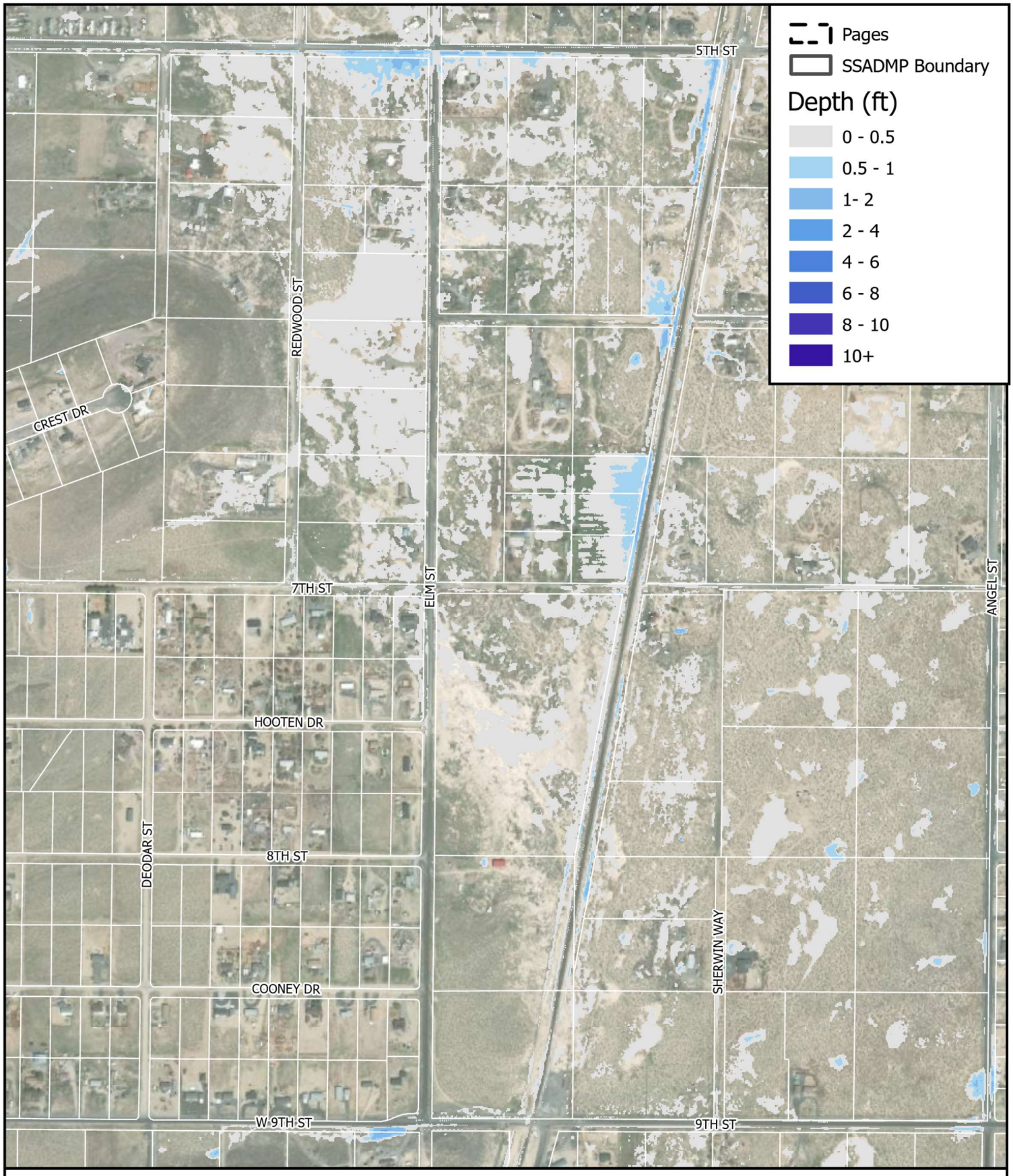


Figure 5 of 6

5 YEAR MAX DEPTH INTERIM CULVERTS

SSADMP

SILVER SPRINGS, NV

OCTOBER 2025

0 335 670 1,340

Feet

NORTH

WOOD RODGERS

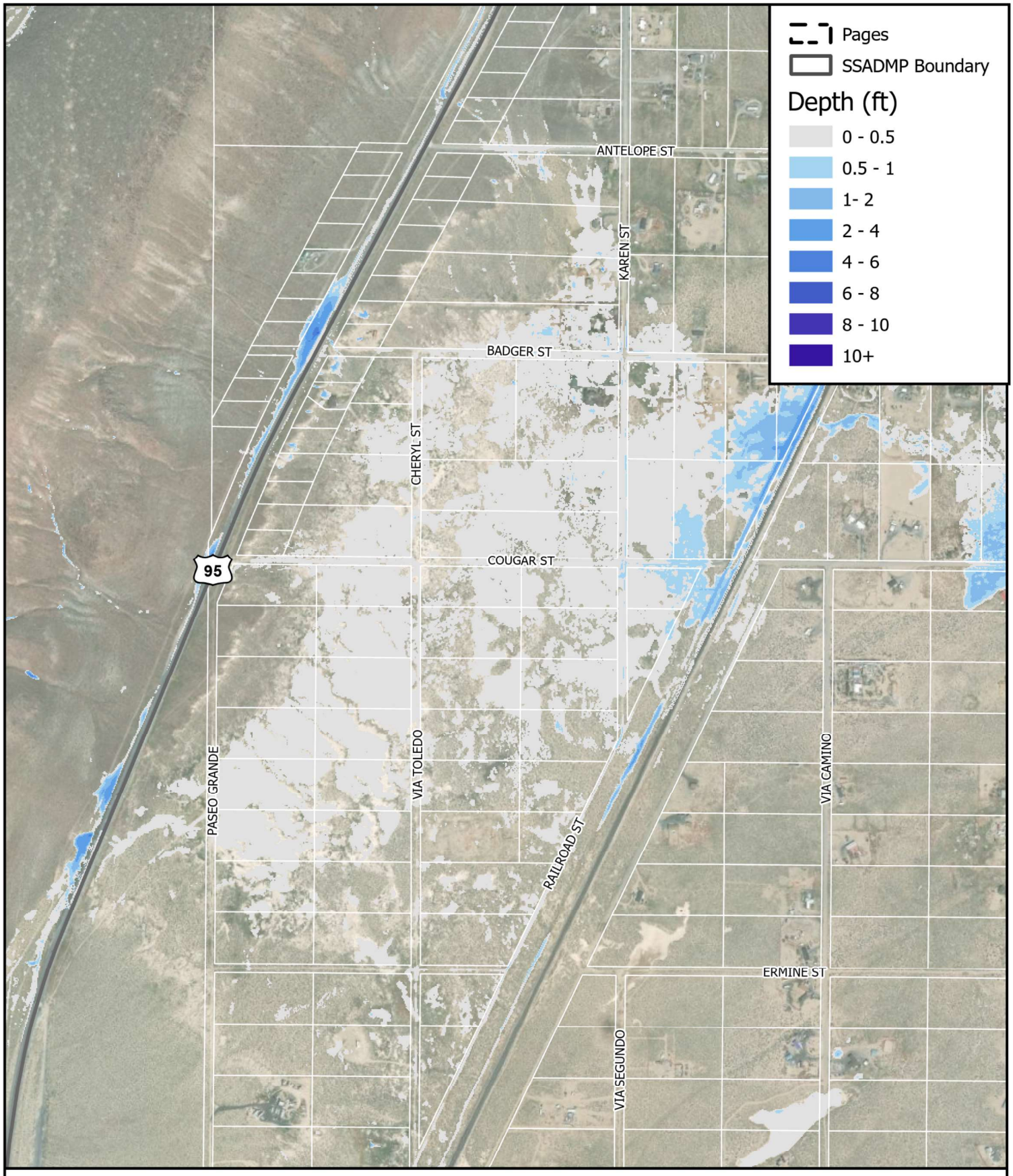


Figure 6 of 6

5 YEAR MAX DEPTH INTERIM CULVERTS

SSADMP

SILVER SPRINGS, NV

OCTOBER 2025

0 445 890 1,780

Feet

NORTH

WOOD RODGERS

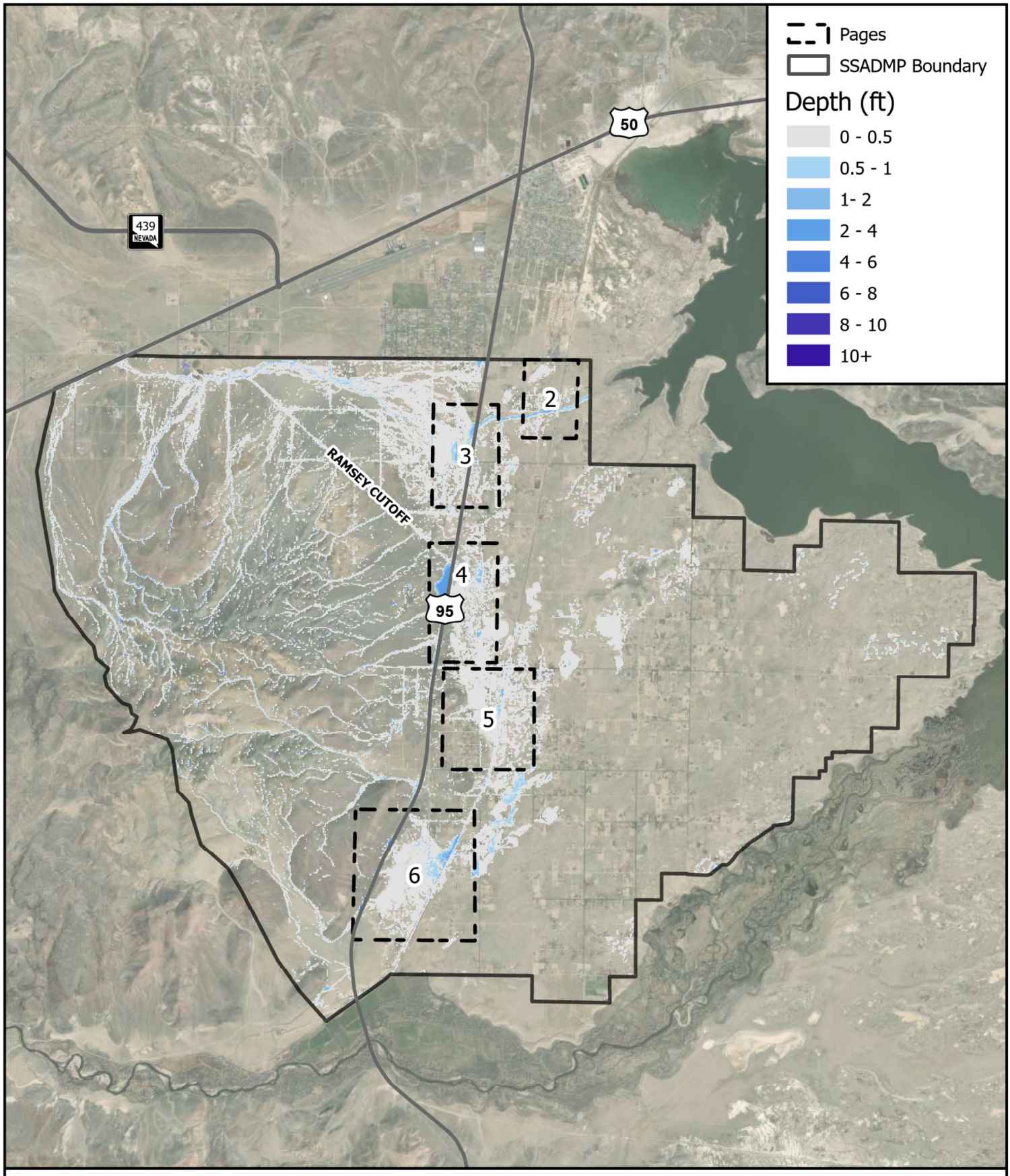


Figure 1 of 6

10 YEAR MAX DEPTH INTERIM CULVERTS

SSADMP

SILVER SPRINGS, NV

OCTOBER 2025

0 3,000 6,000 12,000

Feet

NORTH

WOOD RODGERS

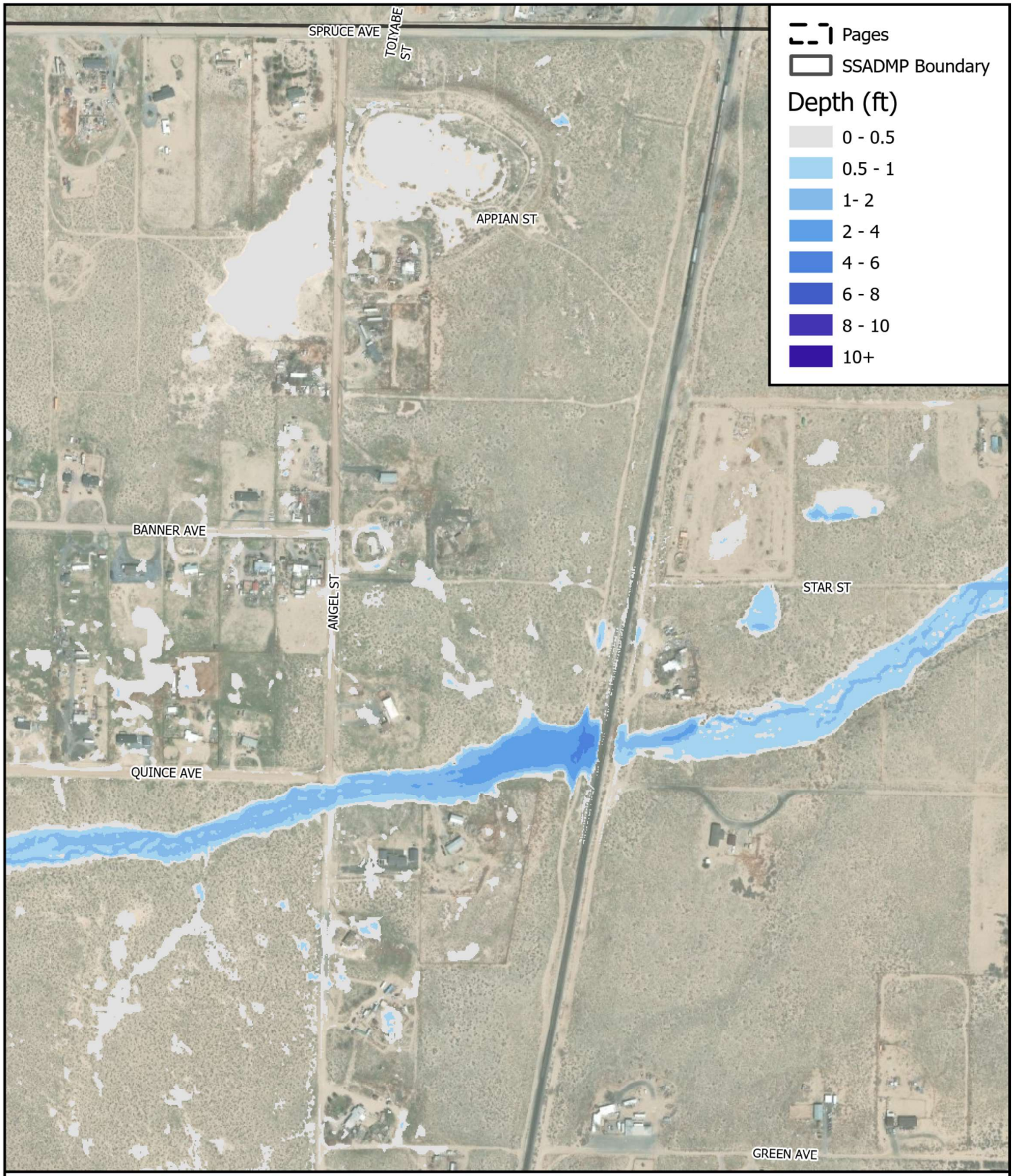


Figure 2 of 6

10 YEAR MAX DEPTH INTERIM CULVERTS

SSADMP

SILVER SPRINGS, NV

OCTOBER 2025

0 245 490 980

Feet

NORTH

WOOD RODGERS

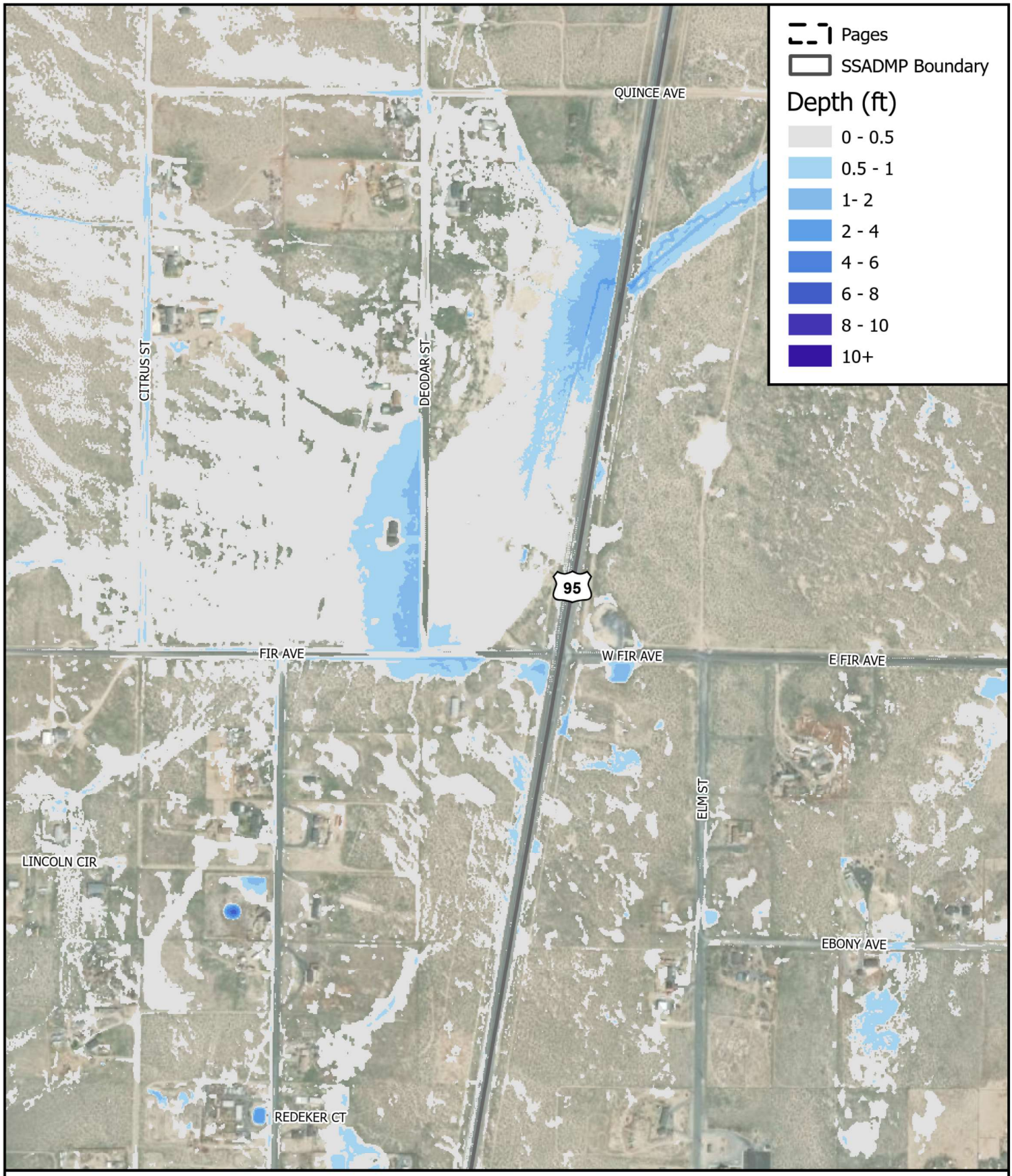


Figure 3 of 6

10 YEAR MAX DEPTH INTERIM CULVERTS

SSADMP

SILVER SPRINGS, NV

OCTOBER 2025

0 325 650 1,300

Feet

NORTH

WOOD RODGERS

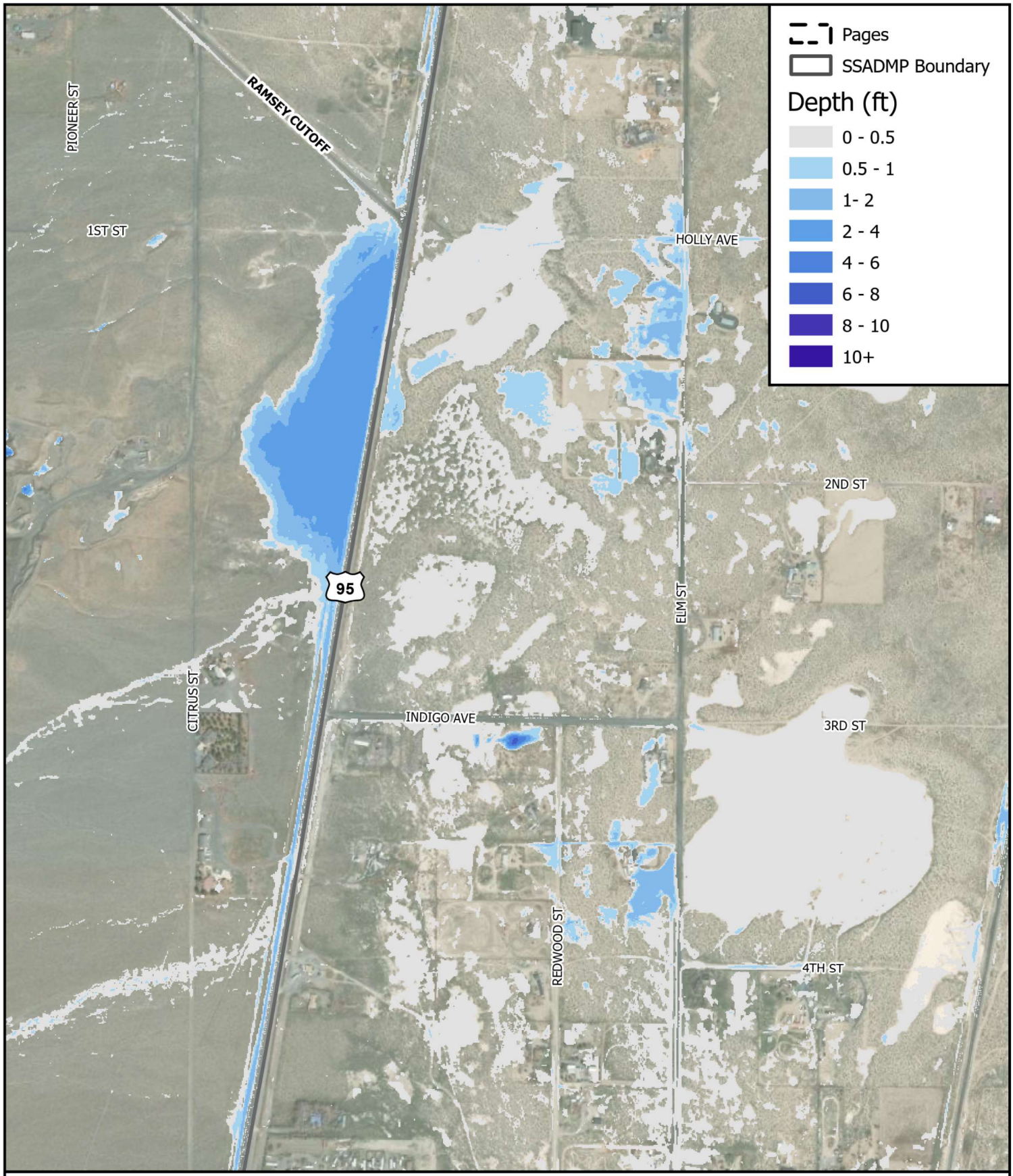


Figure 4 of 6

10 YEAR MAX DEPTH INTERIM CULVERTS

SSADMP

SILVER SPRINGS, NV

OCTOBER 2025

0 375 750 1,500

Feet

NORTH

WOOD RODGERS

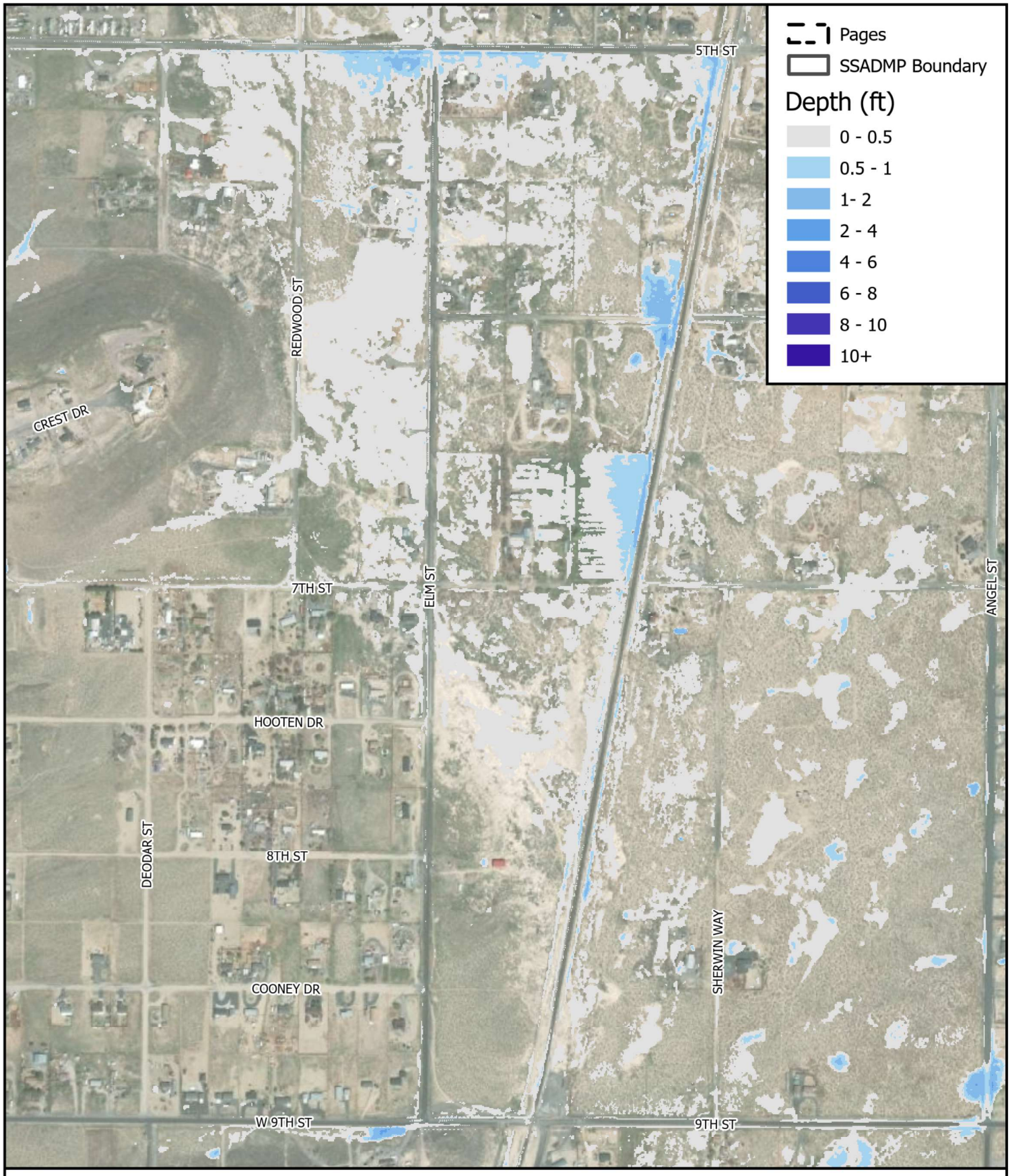


Figure 5 of 6

10 YEAR MAX DEPTH INTERIM CULVERTS

SSADMP

SILVER SPRINGS, NV

OCTOBER 2025

0 335 670 1,340

Feet

NORTH

WOOD RODGERS

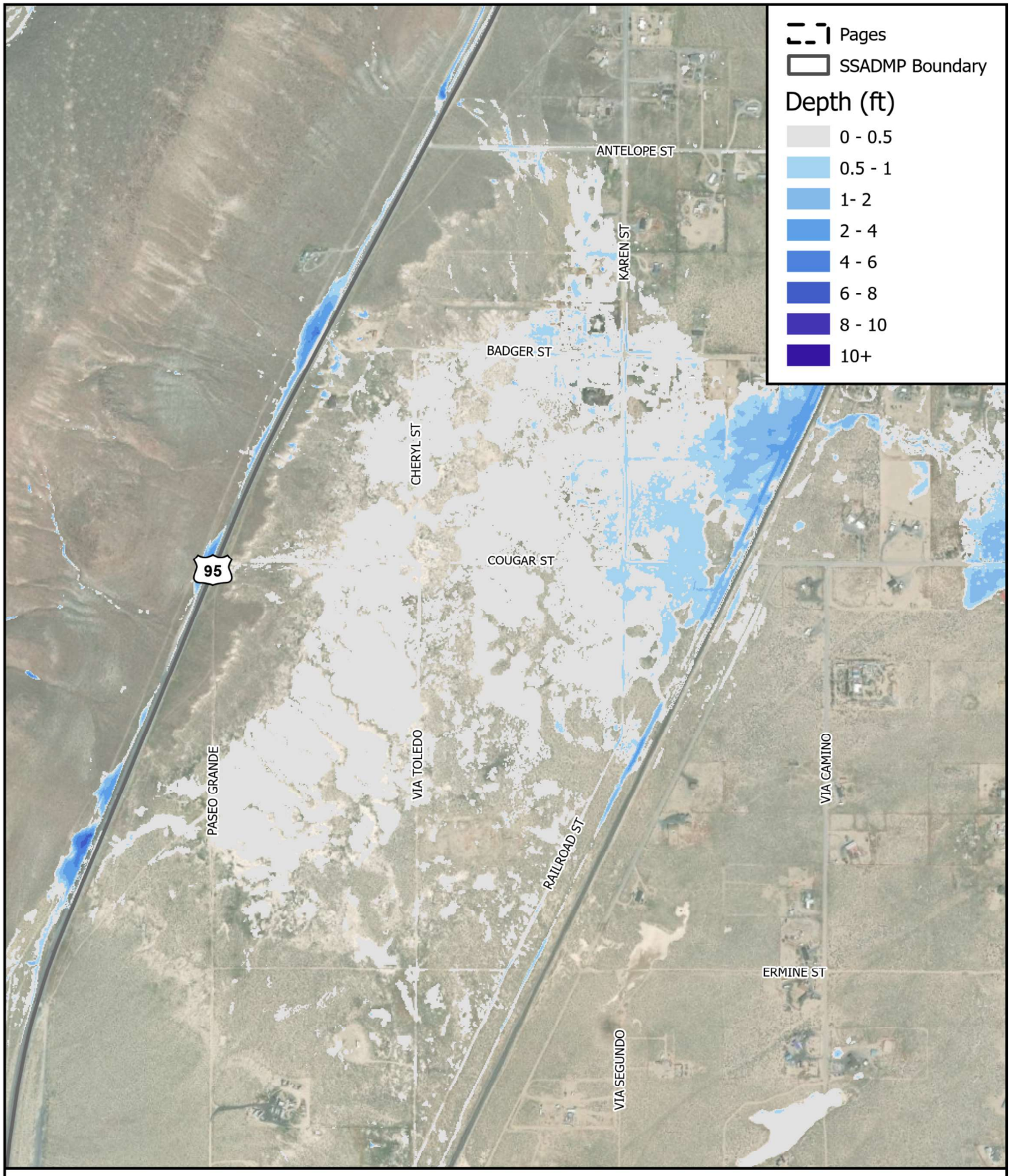


Figure 6 of 6

10 YEAR MAX DEPTH INTERIM CULVERTS

SSADMP

SILVER SPRINGS, NV

OCTOBER 2025

0 445 890 1,780

Feet

NORTH

WOOD RODGERS

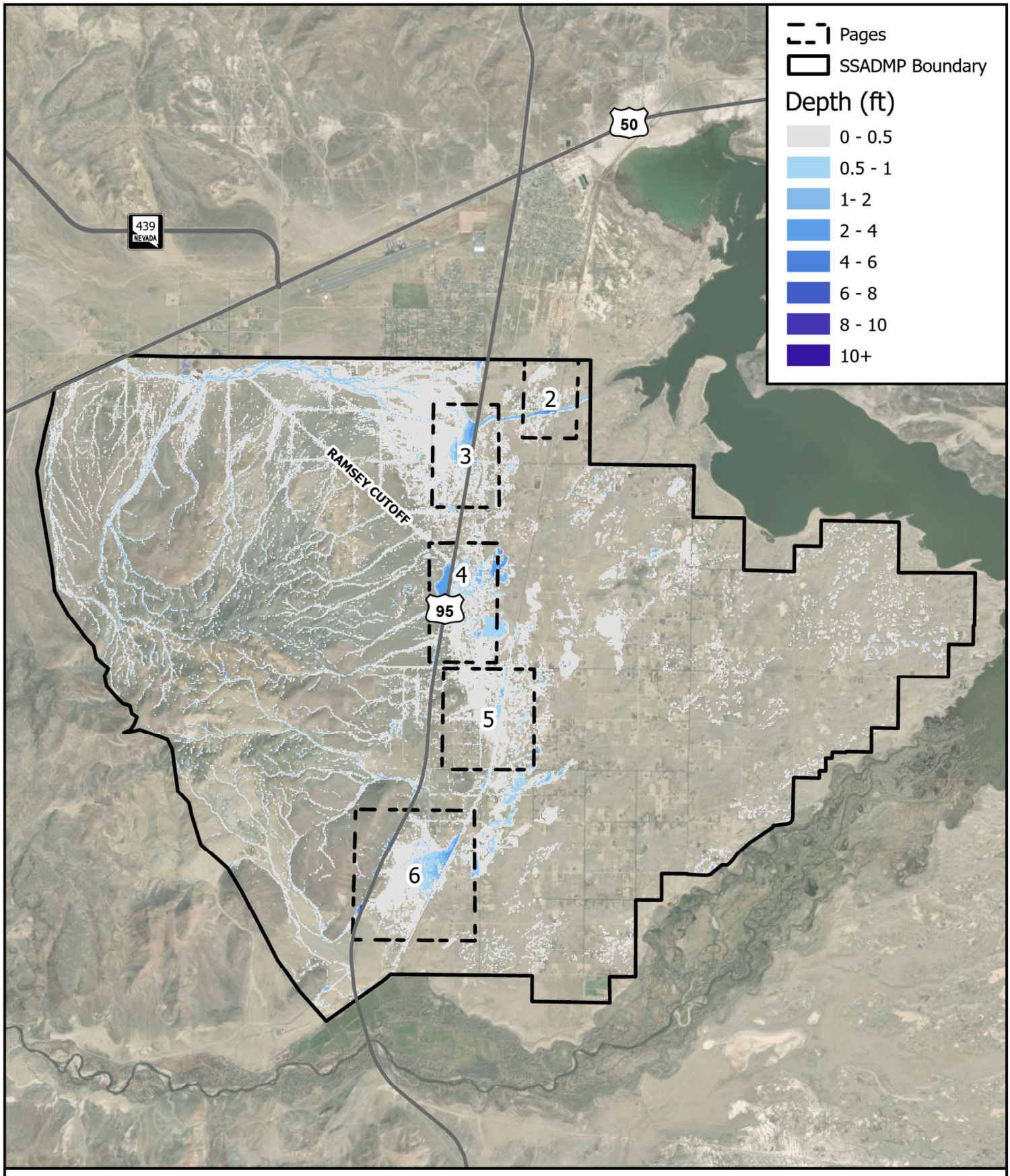


Figure 1 of 6

25 YEAR MAX DEPTH INTERIM CULVERTS

SSADMP

SILVER SPRINGS, NV

OCTOBER 2025

0 3,000 6,000 12,000

Feet

NORTH

WOOD RODGERS

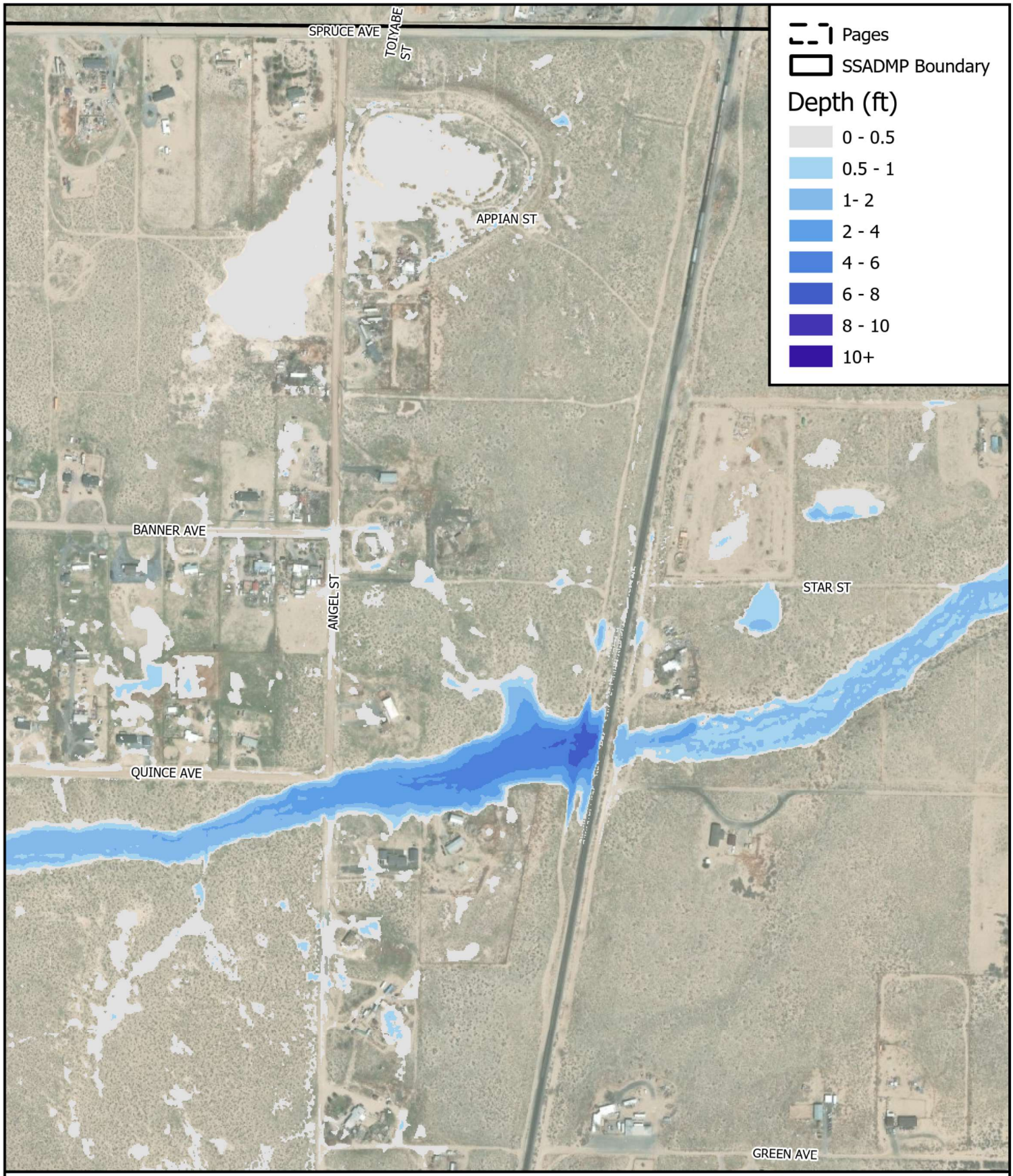


Figure 2 of 6

25 YEAR MAX DEPTH INTERIM CULVERTS

SSADMP

SILVER SPRINGS, NV

OCTOBER 2025

0 230 460 920

Feet

NORTH

WOOD RODGERS

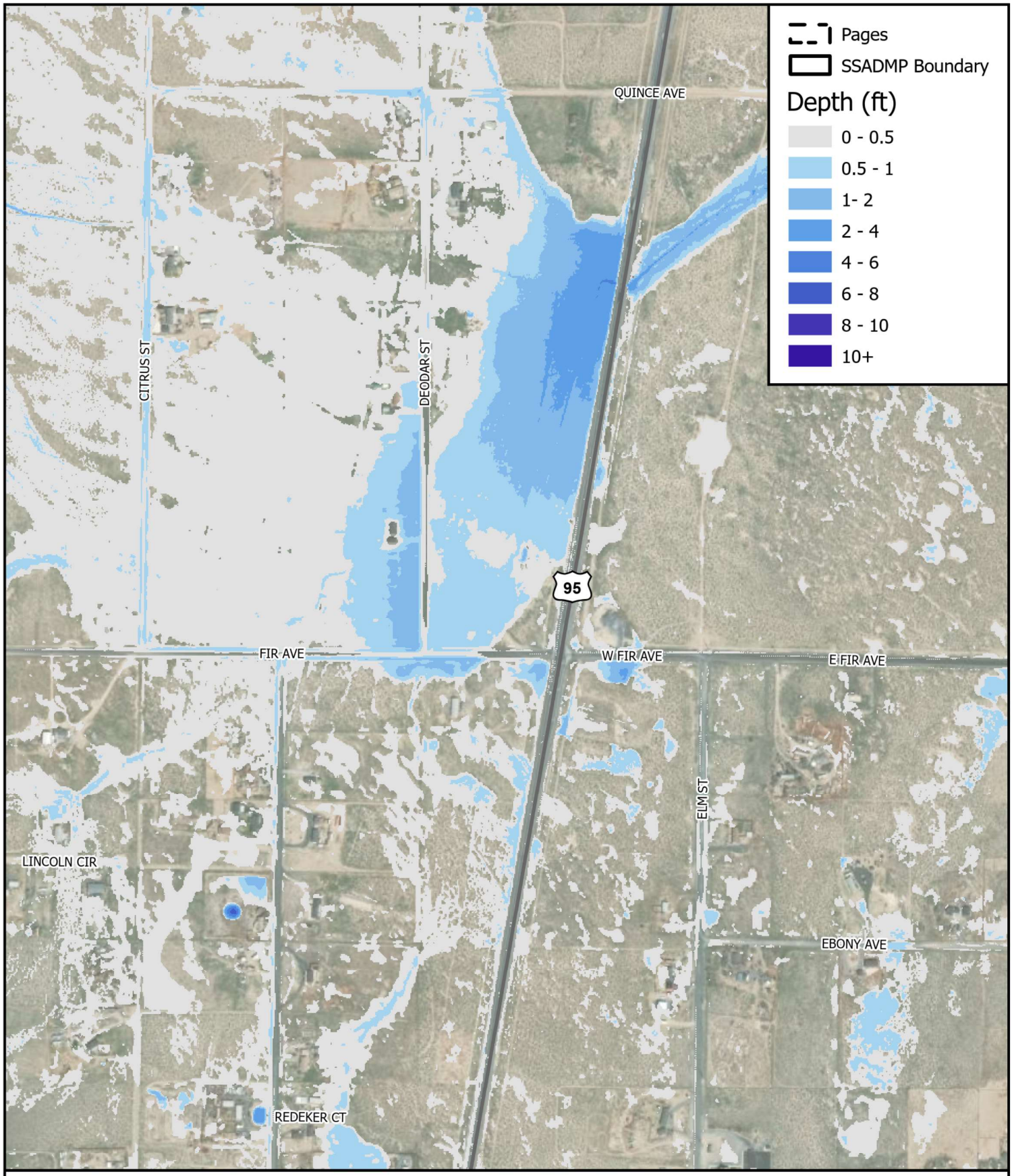


Figure 3 of 6

25 YEAR MAX DEPTH INTERIM CULVERTS

SSADMP

SILVER SPRINGS, NV

OCTOBER 2025

0 295 590 1,180

Feet

NORTH

WOOD RODGERS

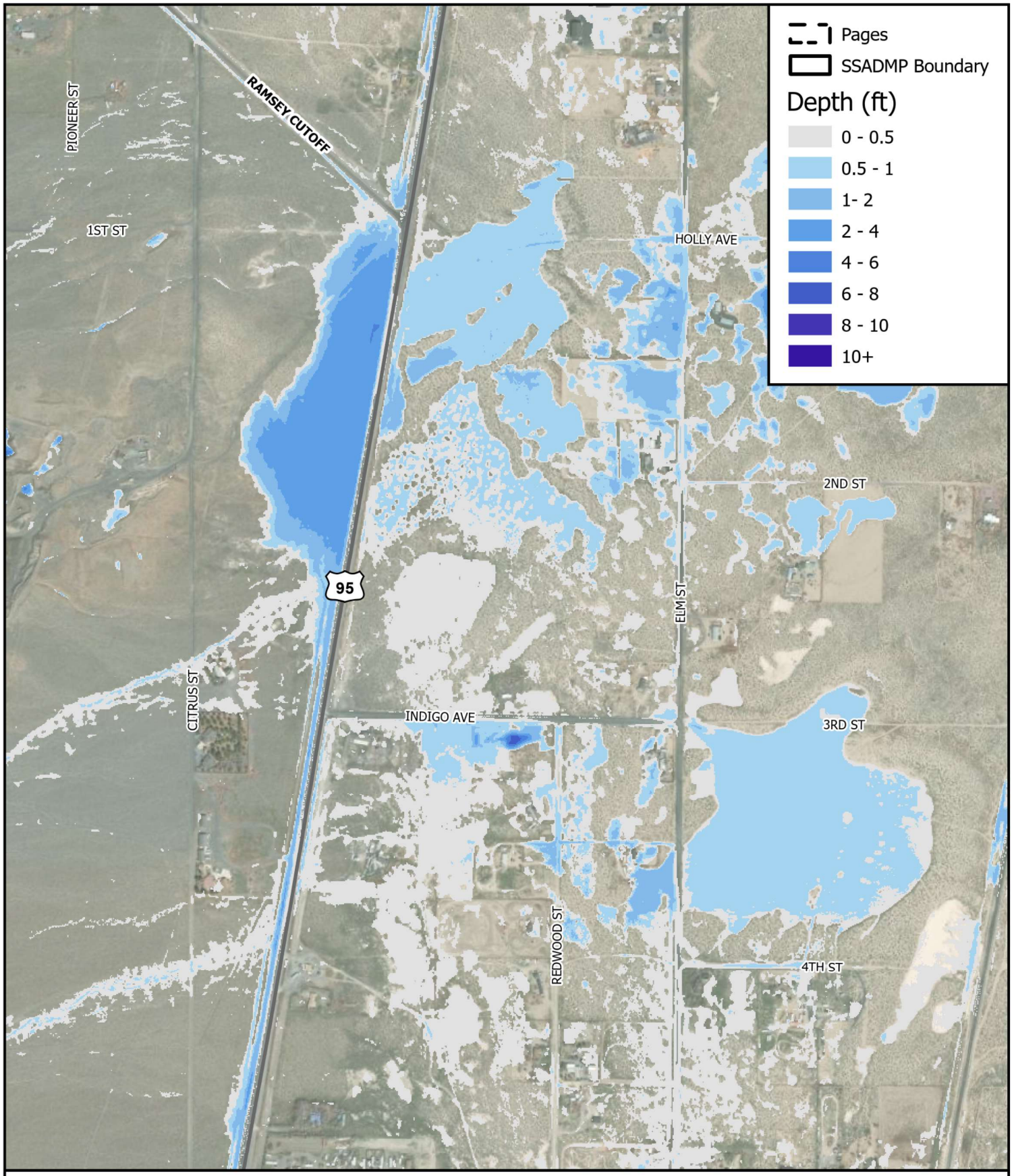


Figure 4 of 6

25 YEAR MAX DEPTH INTERIM CULVERTS

SSADMP

SILVER SPRINGS, NV

OCTOBER 2025

0 345 690 1,380

Feet

NORTH

WOOD RODGERS

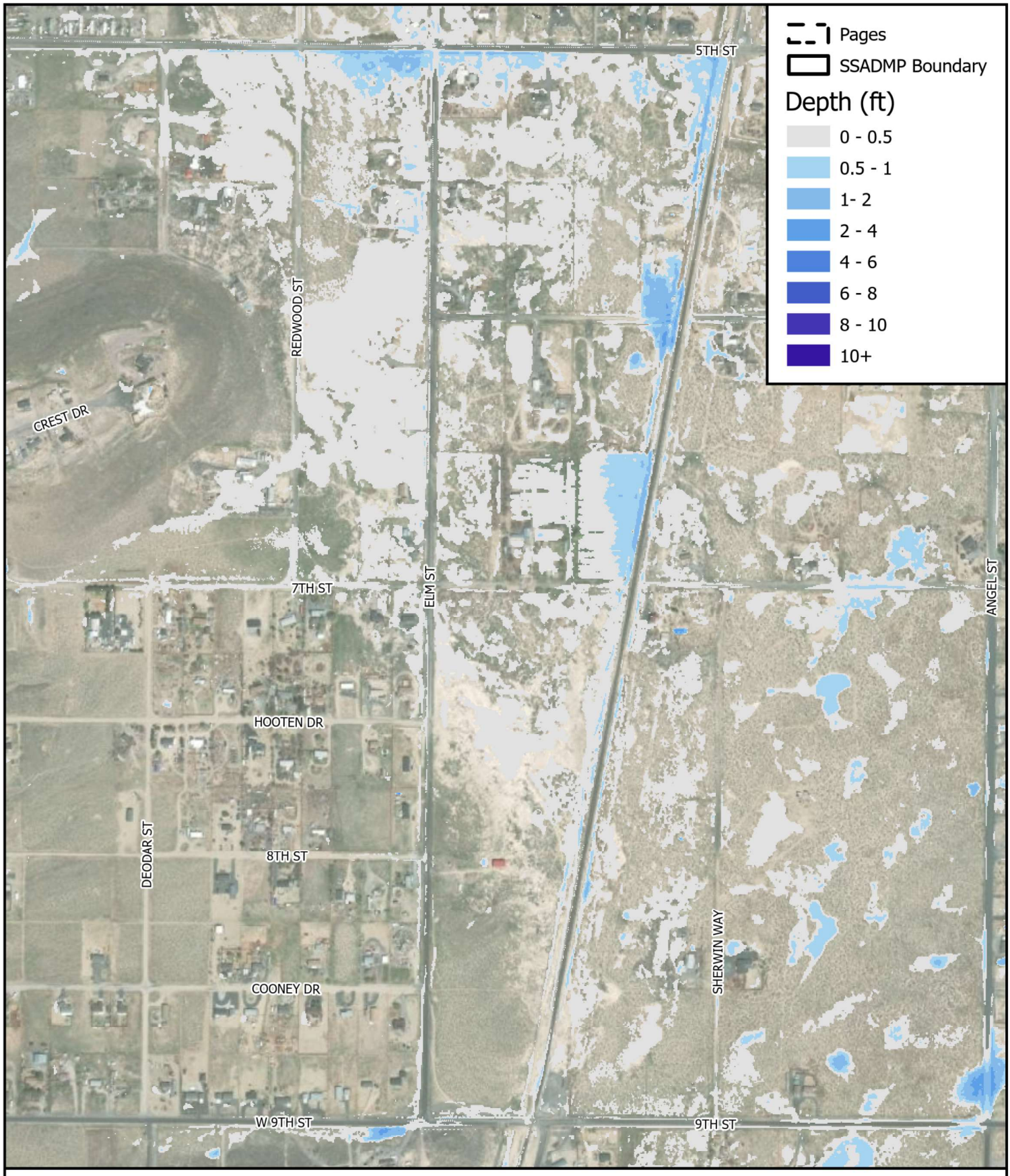


Figure 5 of 6

25 YEAR MAX DEPTH INTERIM CULVERTS

SSADMP

SILVER SPRINGS, NV

OCTOBER 2025

0 310 620 1,240

Feet

NORTH

WOOD RODGERS

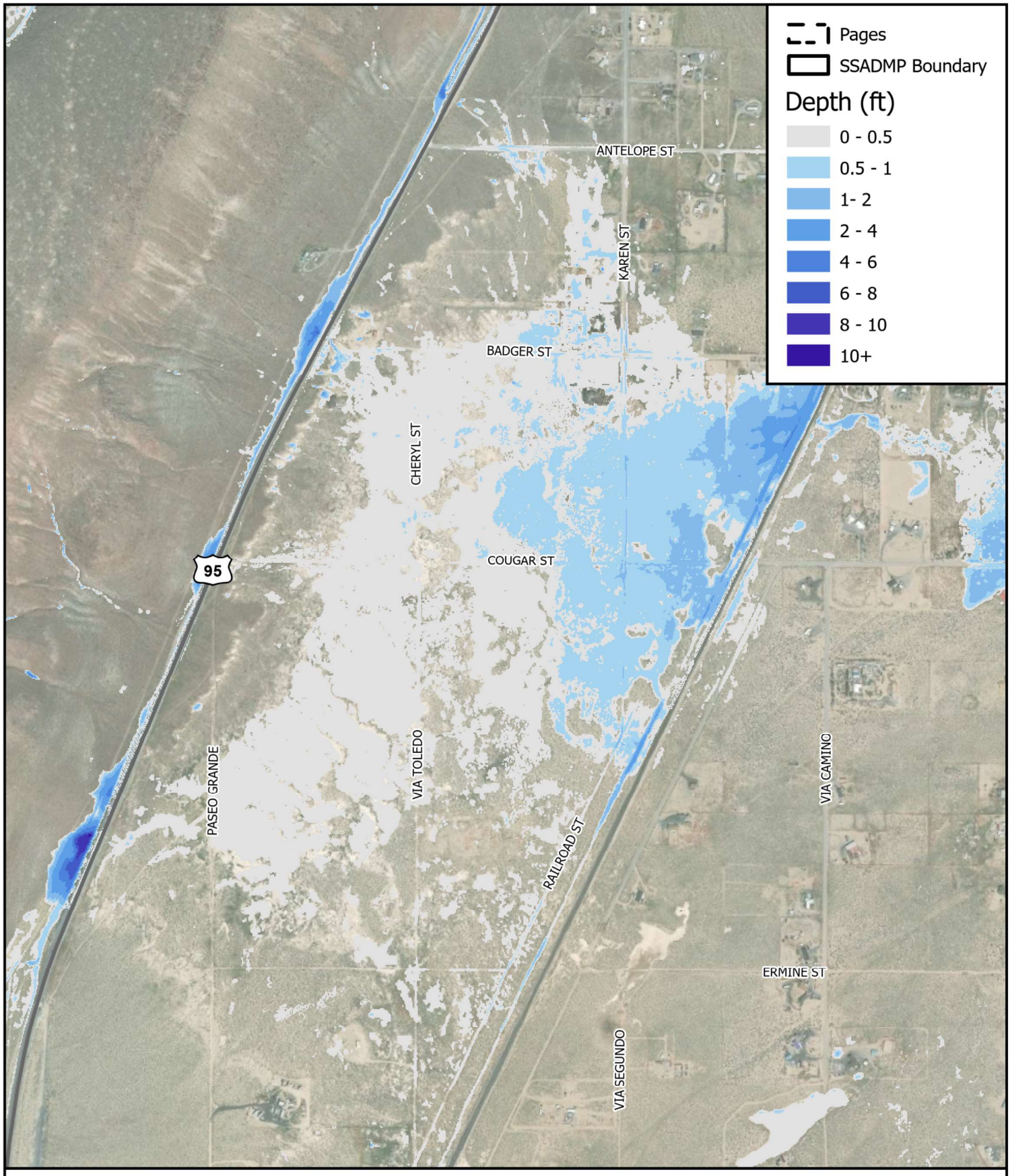


Figure 6 of 6

25 YEAR MAX DEPTH INTERIM CULVERTS

SSADMP

SILVER SPRINGS, NV

OCTOBER 2025

0 410 820 1,640

Feet

NORTH

WOOD RODGERS

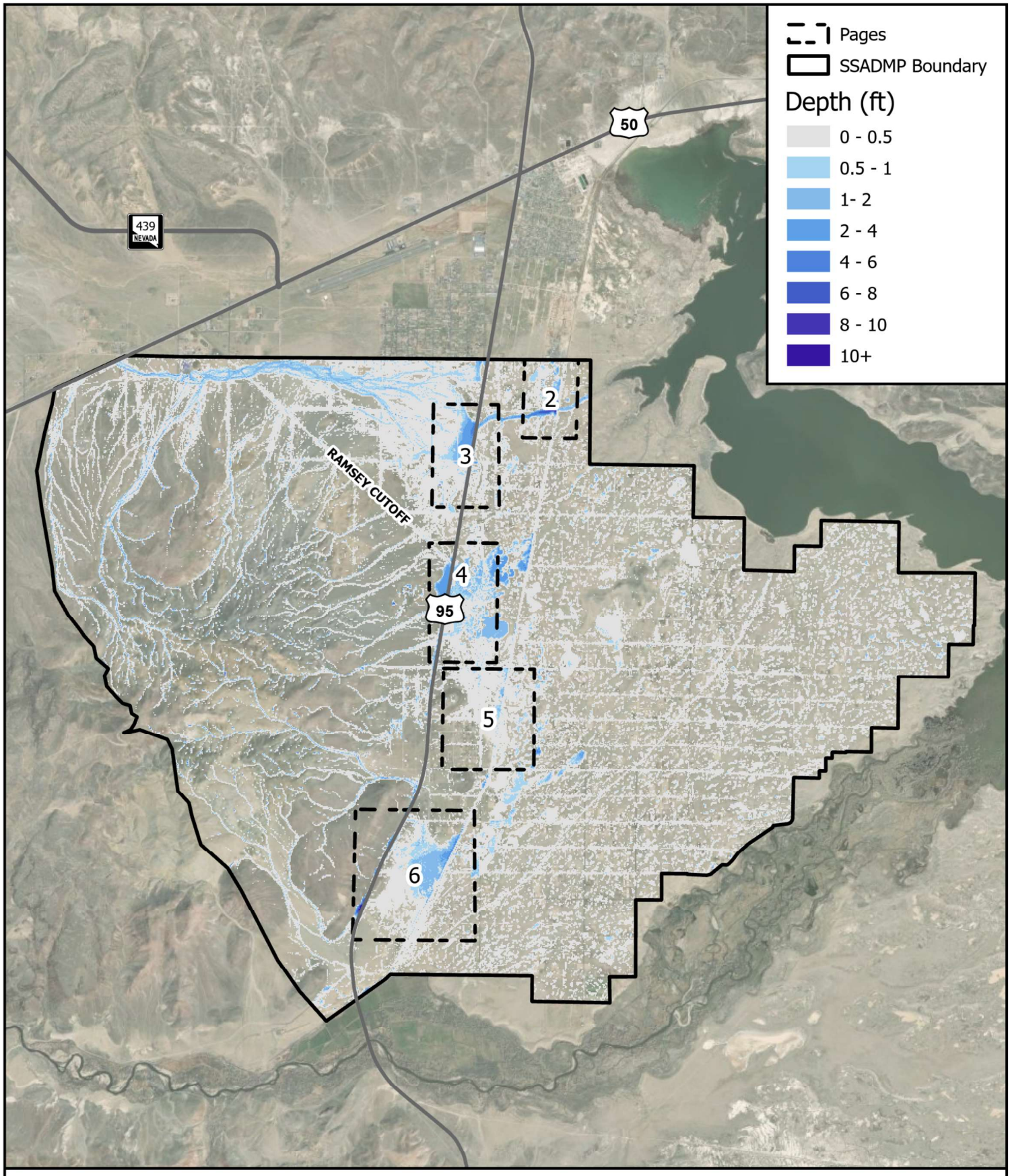


Figure 1 of 6

100 YEAR MAX DEPTH INTERIM CULVERTS

SSADMP

SILVER SPRINGS, NV

OCTOBER 2025

0 3,000 6,000 12,000

US Feet

NORTH

WOOD RODGERS

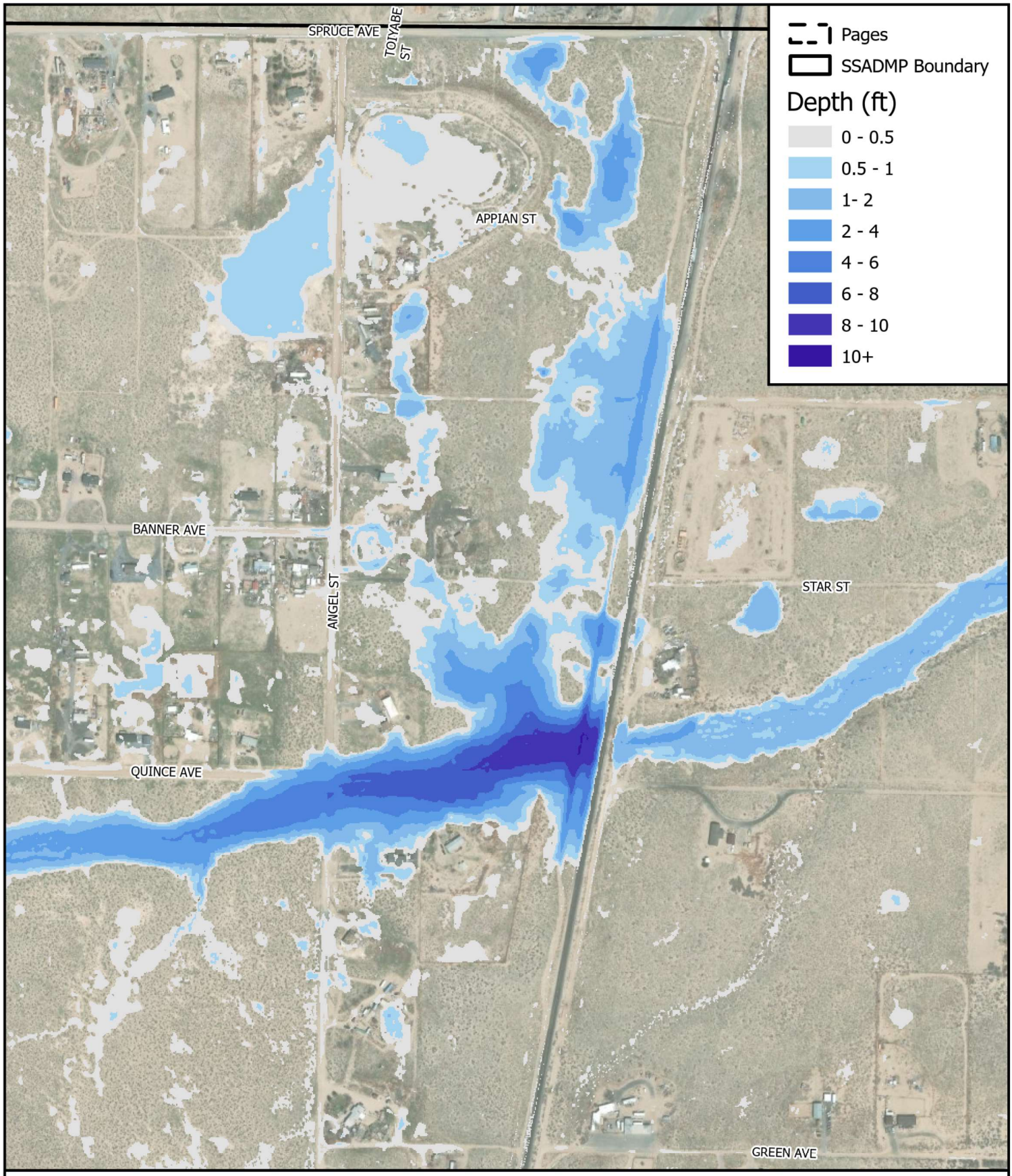


Figure 2 of 6

100 YEAR MAX DEPTH INTERIM CULVERTS

SSADMP

SILVER SPRINGS, NV

OCTOBER 2025

0 245 490 980

US Feet

NORTH

WOOD RODGERS

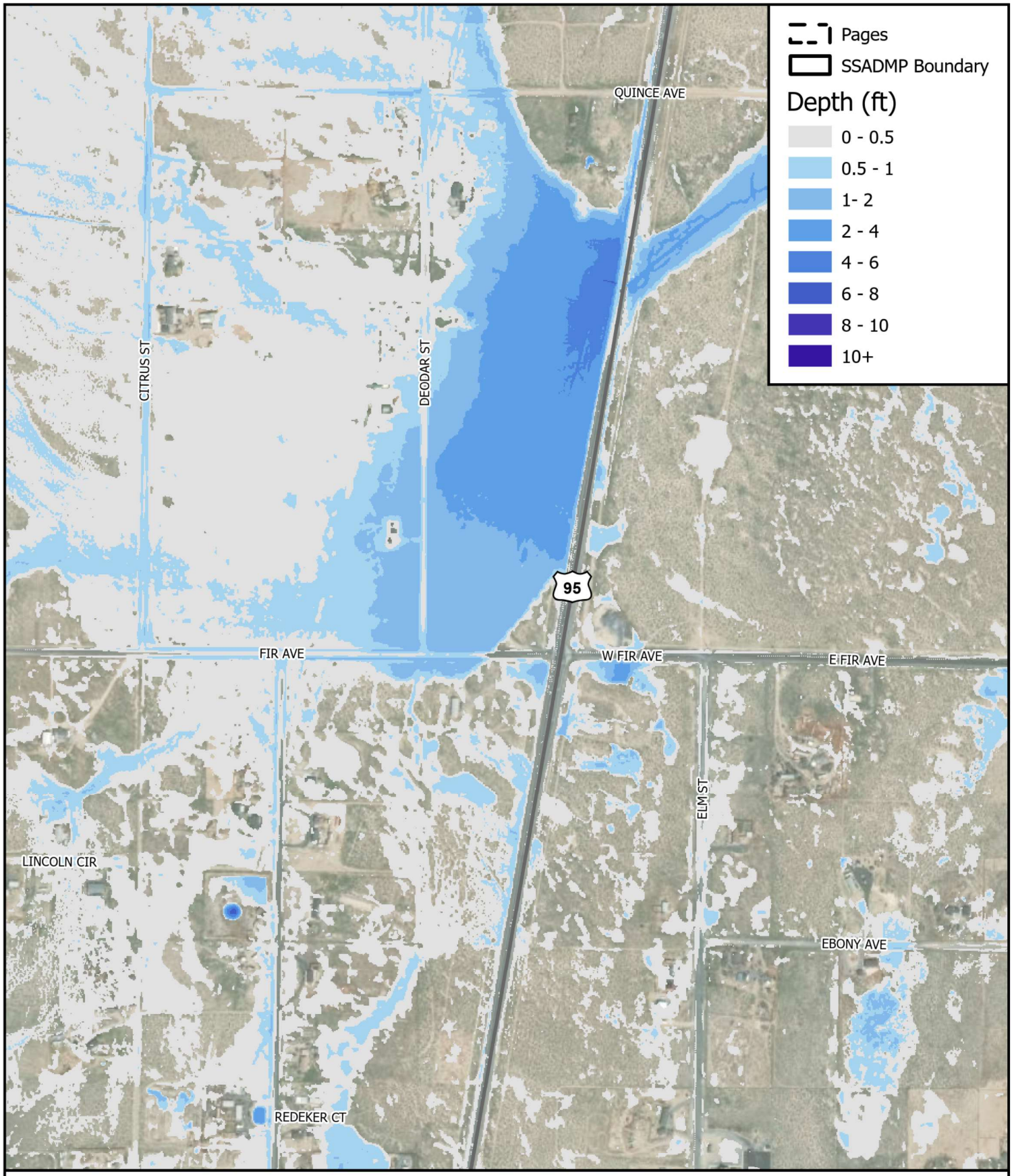


Figure 3 of 6

100 YEAR MAX DEPTH INTERIM CULVERTS

SSADMP

SILVER SPRINGS, NV

OCTOBER 2025

0 325 650 1,300

US Feet

NORTH

WOOD RODGERS

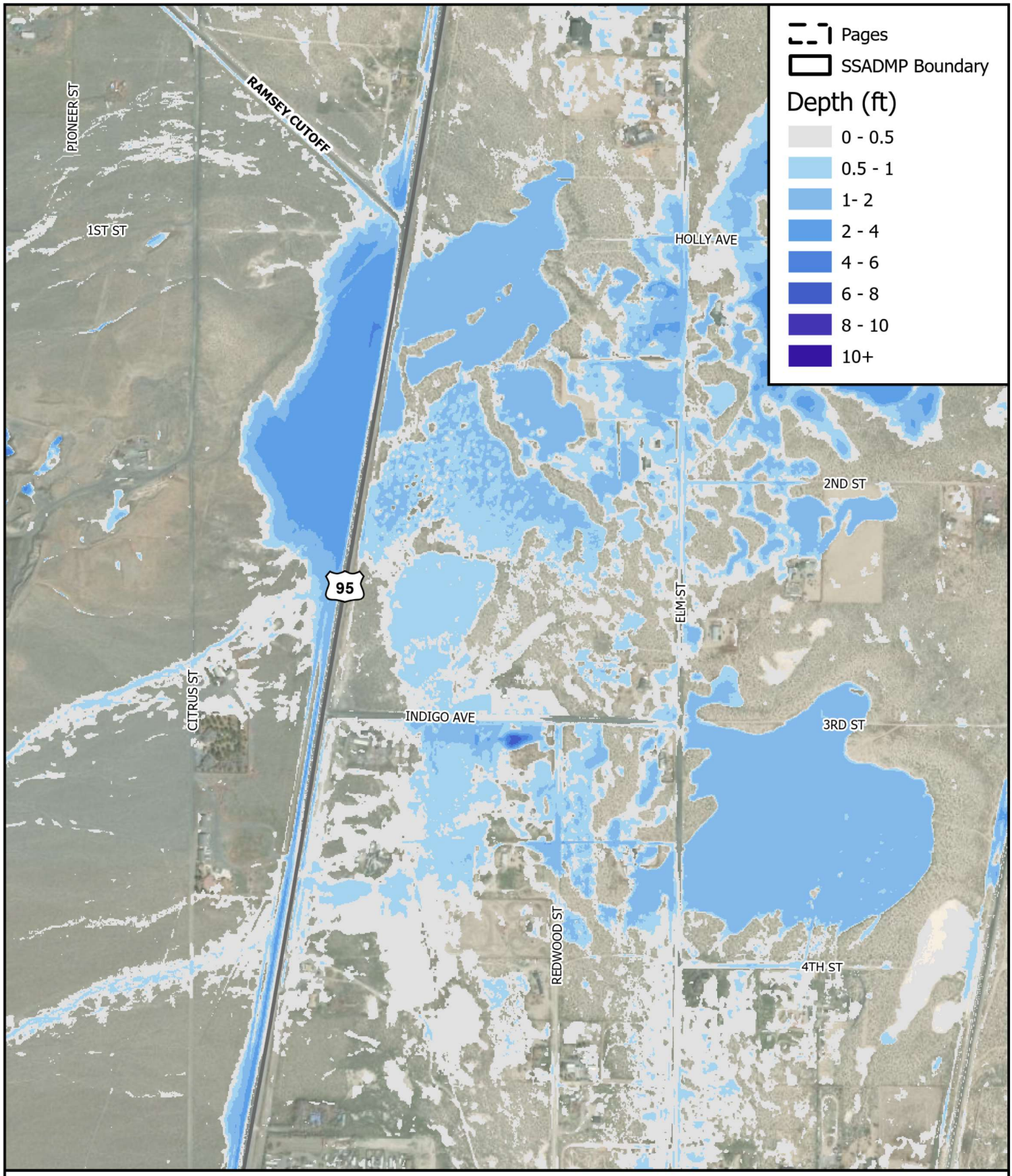


Figure 4 of 6

100 YEAR MAX DEPTH INTERIM CULVERTS

SSADMP

SILVER SPRINGS, NV

OCTOBER 2025

0 375 750 1,500

US Feet

NORTH

WOOD RODGERS

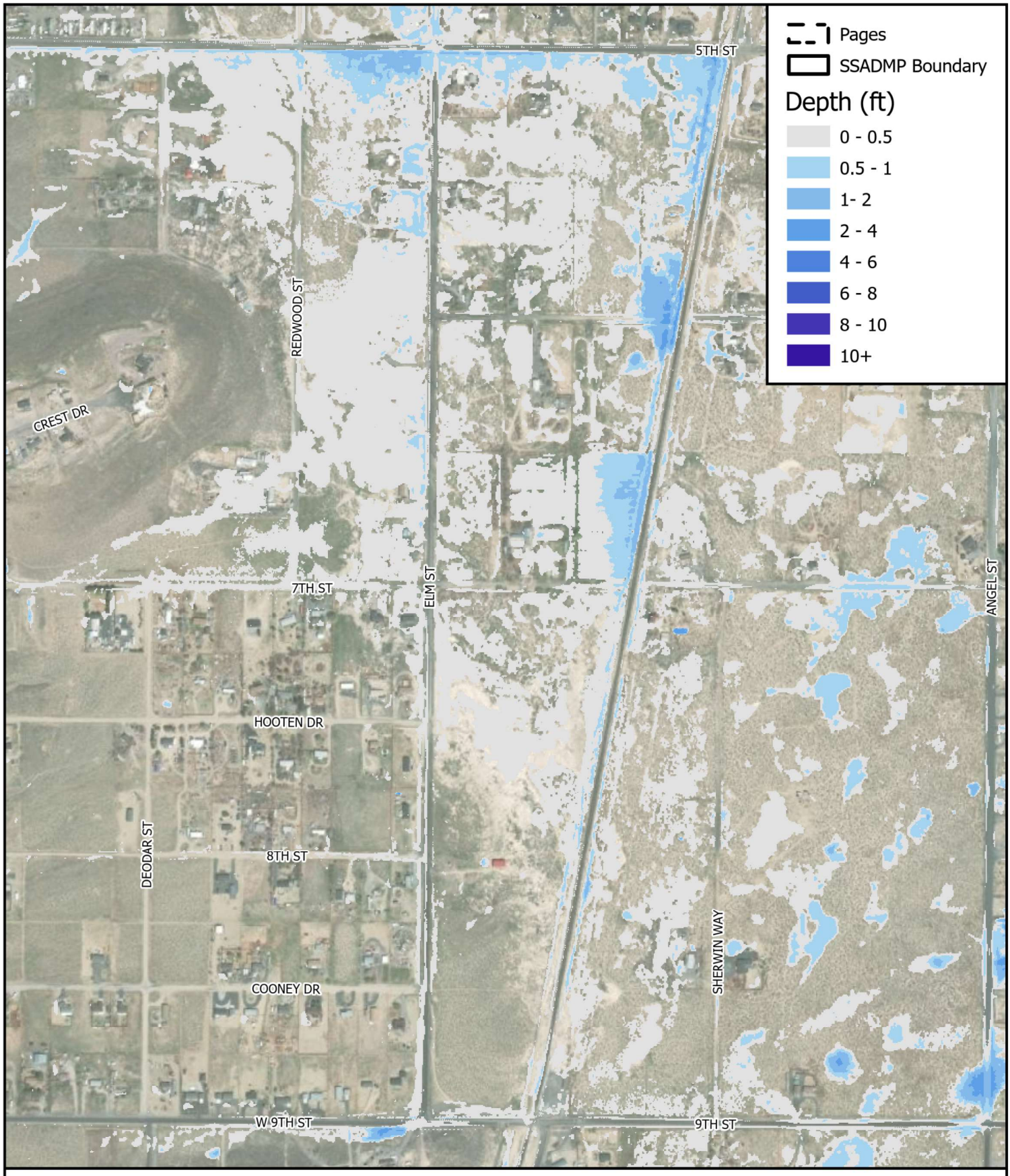


Figure 5 of 6

100 YEAR MAX DEPTH INTERIM CULVERTS

SSADMP

SILVER SPRINGS, NV

OCTOBER 2025

0 335 670 1,340

US Feet

NORTH

WOOD RODGERS

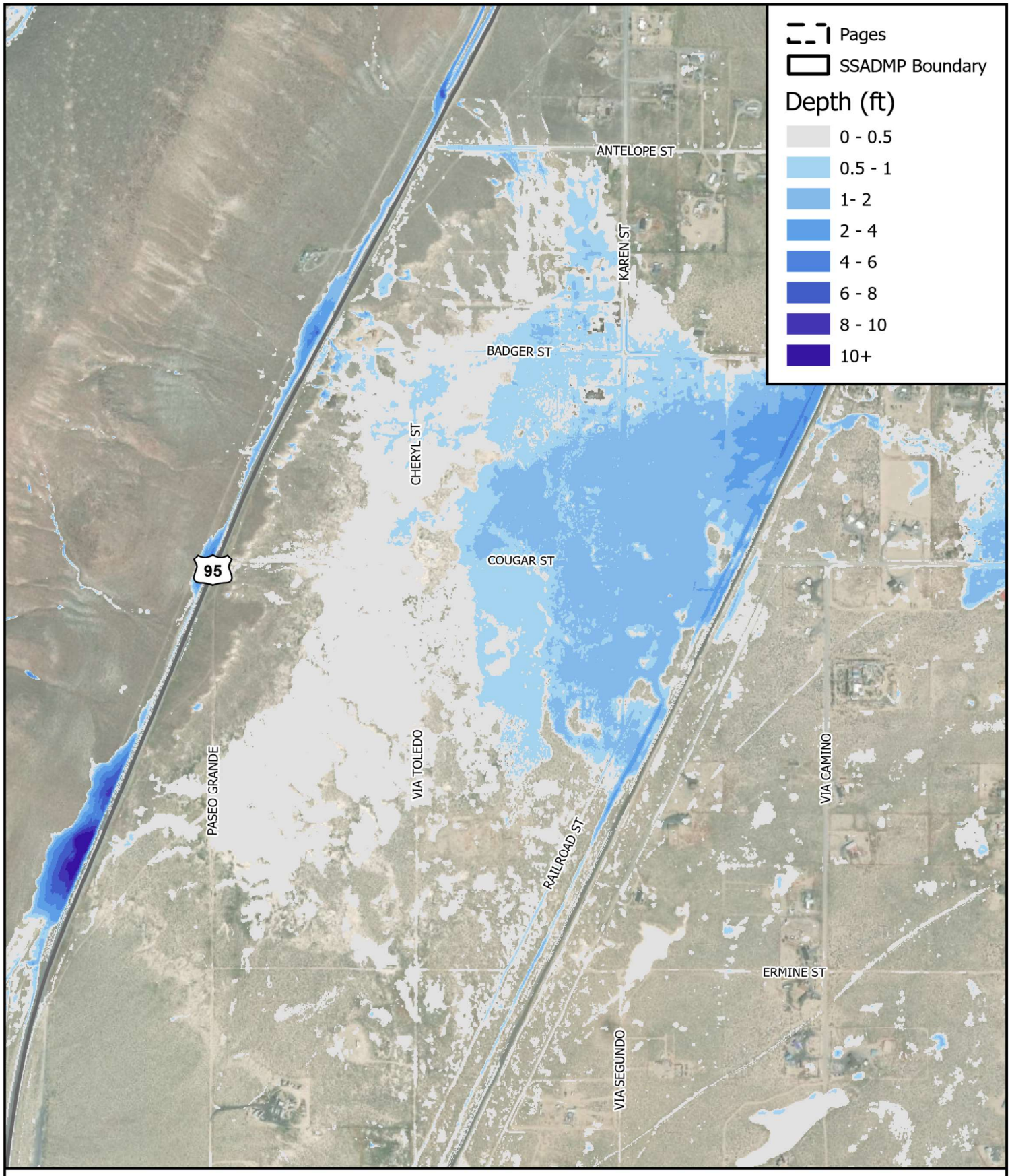


Figure 6 of 6

100 YEAR MAX DEPTH INTERIM CULVERTS

SSADMP

SILVER SPRINGS, NV

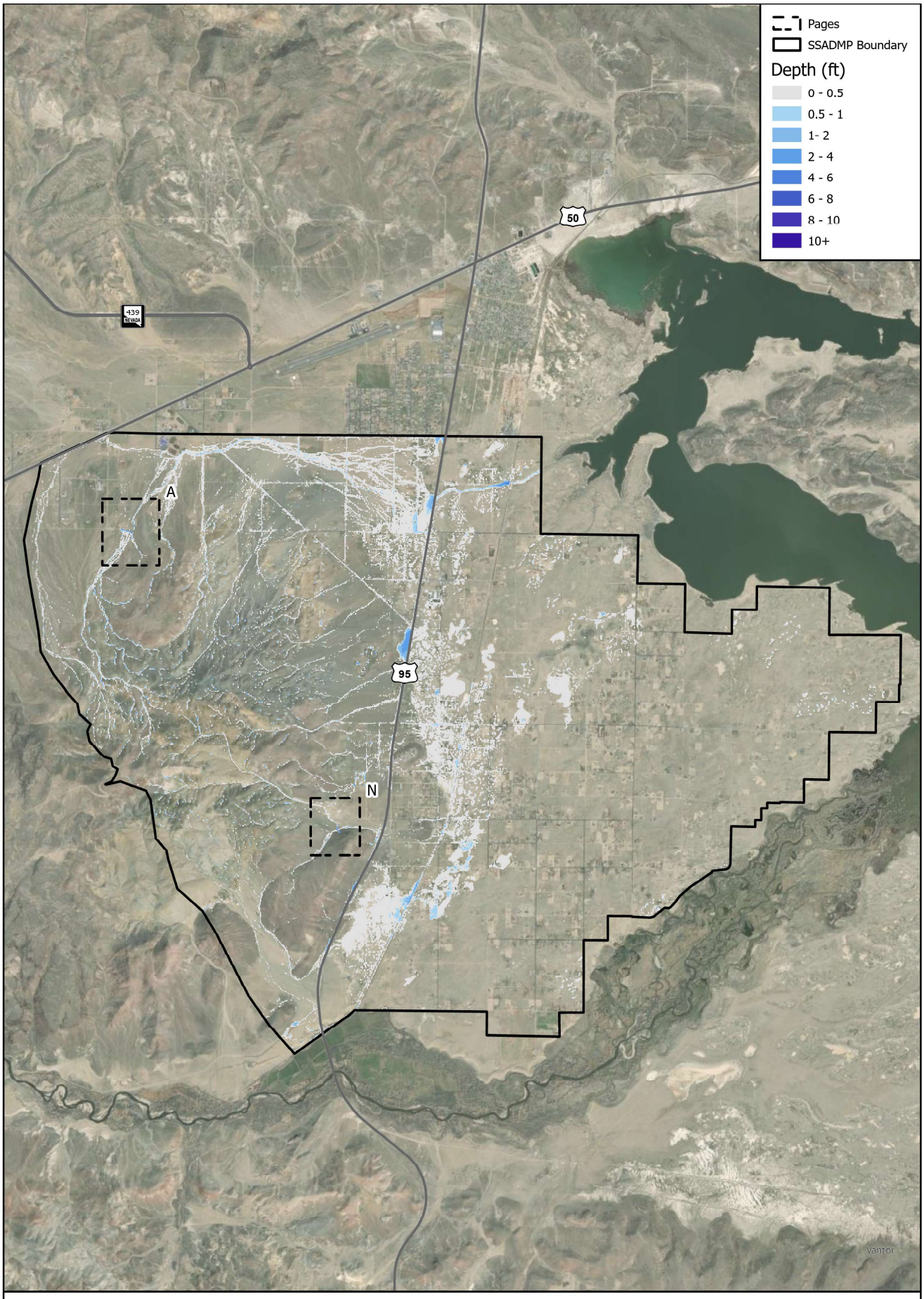
OCTOBER 2025

0 445 890 1,780

US Feet

NORTH

WOOD RODGERS



Page 1 of 3

5 YEAR MAX DEPTH
MITIGATED PONDS A AND N

SSDMP

SILVER SPRINGS, NV

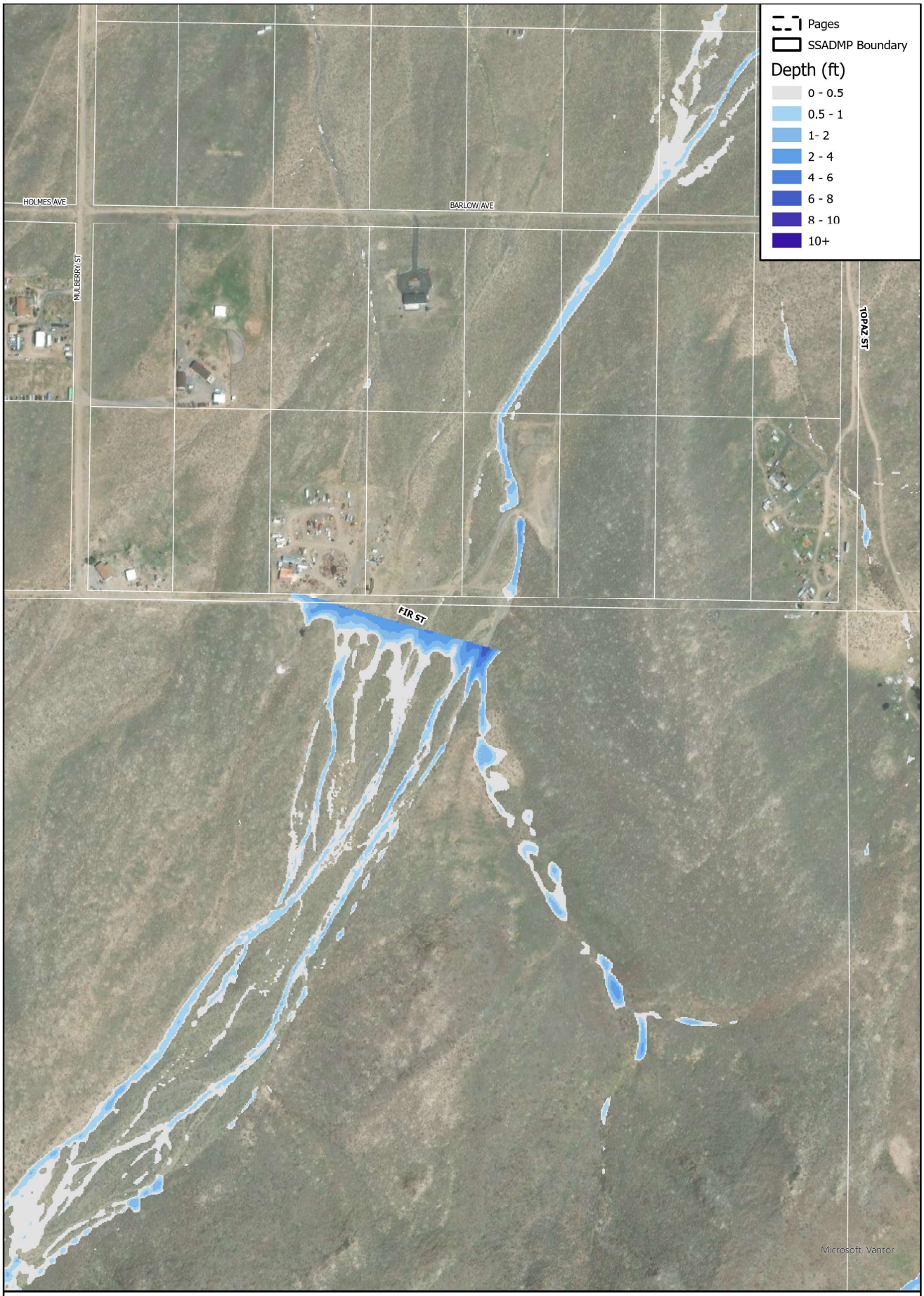
JANUARY 2026

0 2,000 4,000 8,000
Feet

NORTH

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\Mitigated_PondsAN_Maps\Mitigated_PondsAN_Maps.aprx 1/13/2026 3:15 PM sbarrow



Page 2 of 3

5 YEAR MAX DEPTH
MITIGATED PONDS A AND N
SSDMP
SILVER SPRINGS, NV
JANUARY 2026

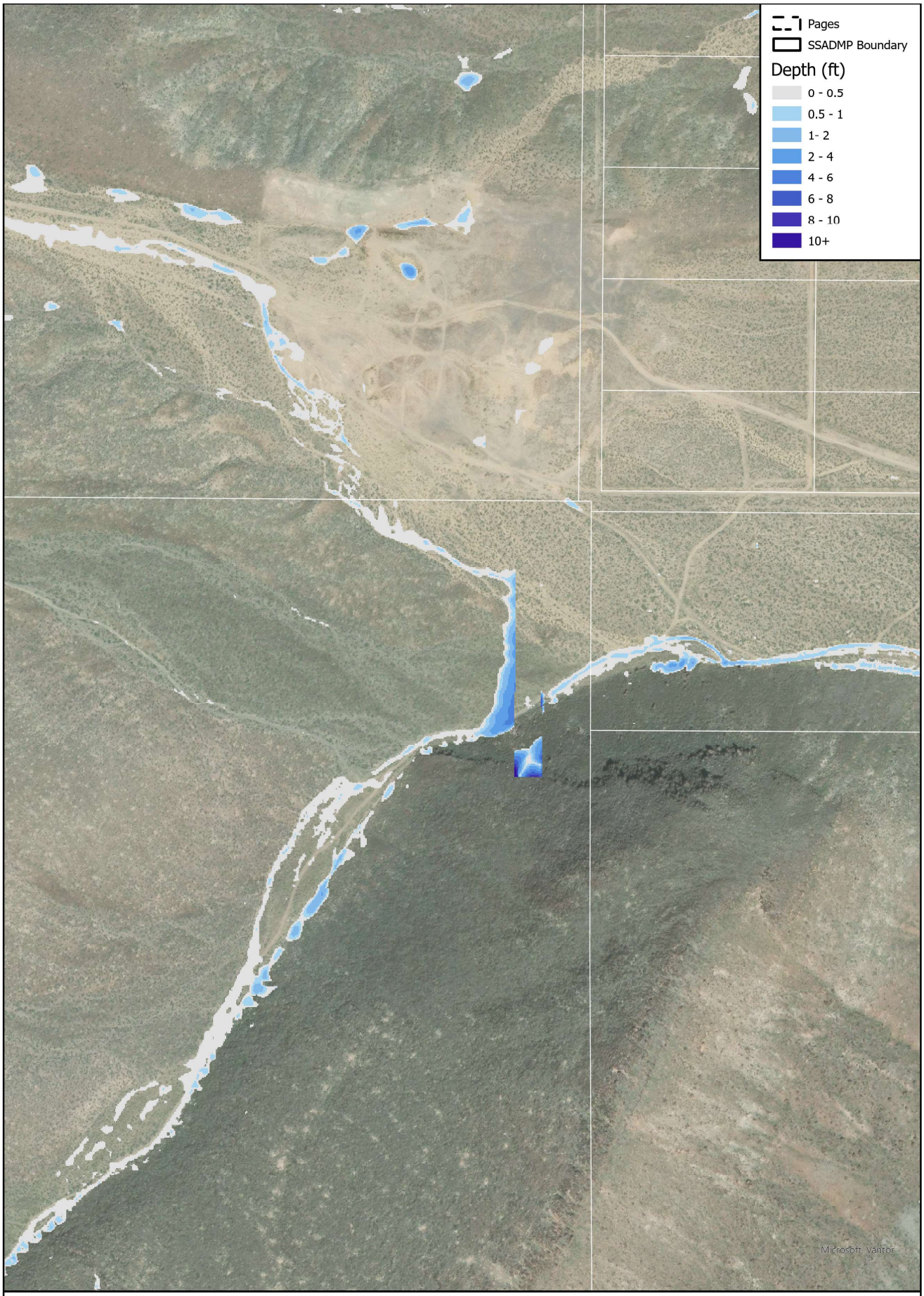
Pond A

0 140 280 560
Feet

NORTH

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\Mitigated_PondsAN_Maps\Mitigated_PondsAN_Maps.aprx 1/13/2026 3:15 PM sbarrow



Page 3 of 3

5 YEAR MAX DEPTH
MITIGATED PONDS A AND N
SSDMP
SILVER SPRINGS, NV
JANUARY 2026

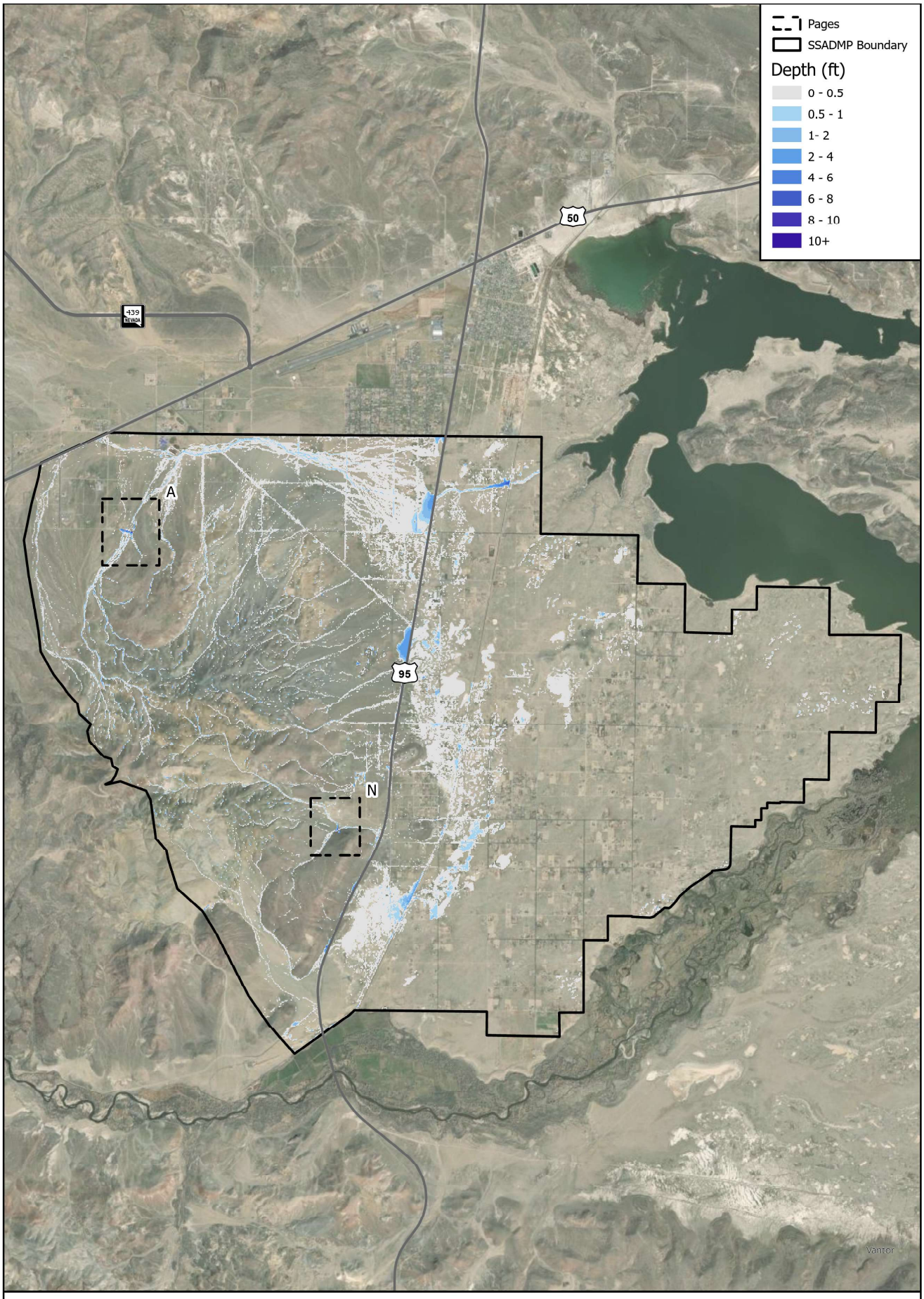
Pond N

0 120 240 480
Feet

NORTH

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\Mitigated_PondsAN_Maps\Mitigated_PondsAN_Maps.aprx 1/13/2026 3:15 PM sbarrow



Page 1 of 3

10 YEAR MAX DEPTH
MITIGATED PONDS A AND N

SSDMP

SILVER SPRINGS, NV

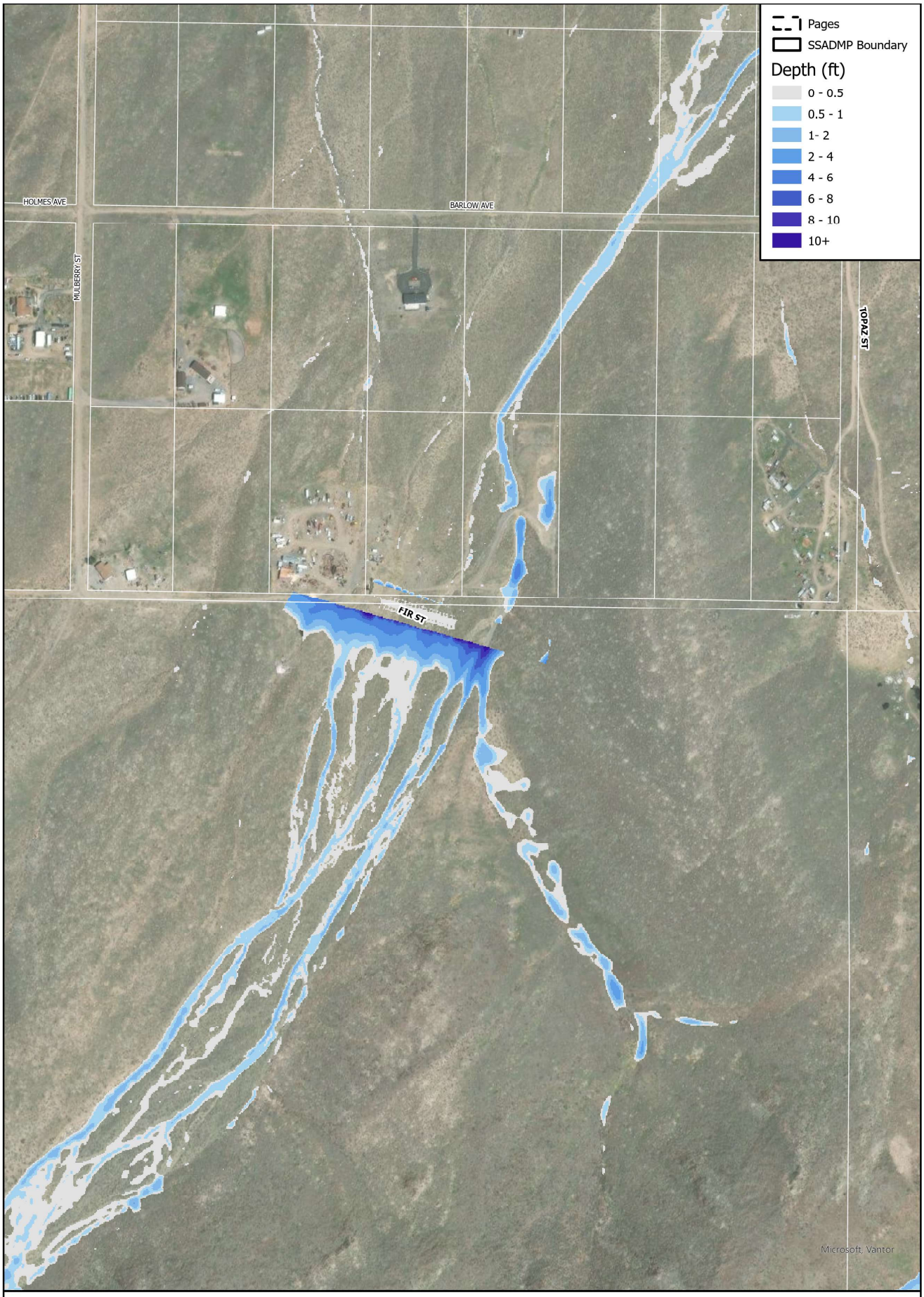
JANUARY 2026

0 2,000 4,000 8,000
Feet

NORTH

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\Mitigated_PondsAN_Maps\Mitigated_PondsAN_Maps.aprx 1/13/2026 2:59 PM sbarrow



Page 2 of 3

10 YEAR MAX DEPTH
MITIGATED PONDS A AND N
SSDMP
SILVER SPRINGS, NV
JANUARY 2026

Pond A

0 140 280 560
Feet

NORTH

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\Mitigated_PondsAN_Maps\Mitigated_PondsAN_Maps.aprx 1/13/2026 2:59 PM sbarrow

Page 3 of 3

10 YEAR MAX DEPTH
MITIGATED PONDS A AND N

SSDMP
SILVER SPRINGS, NV
JANUARY 2026

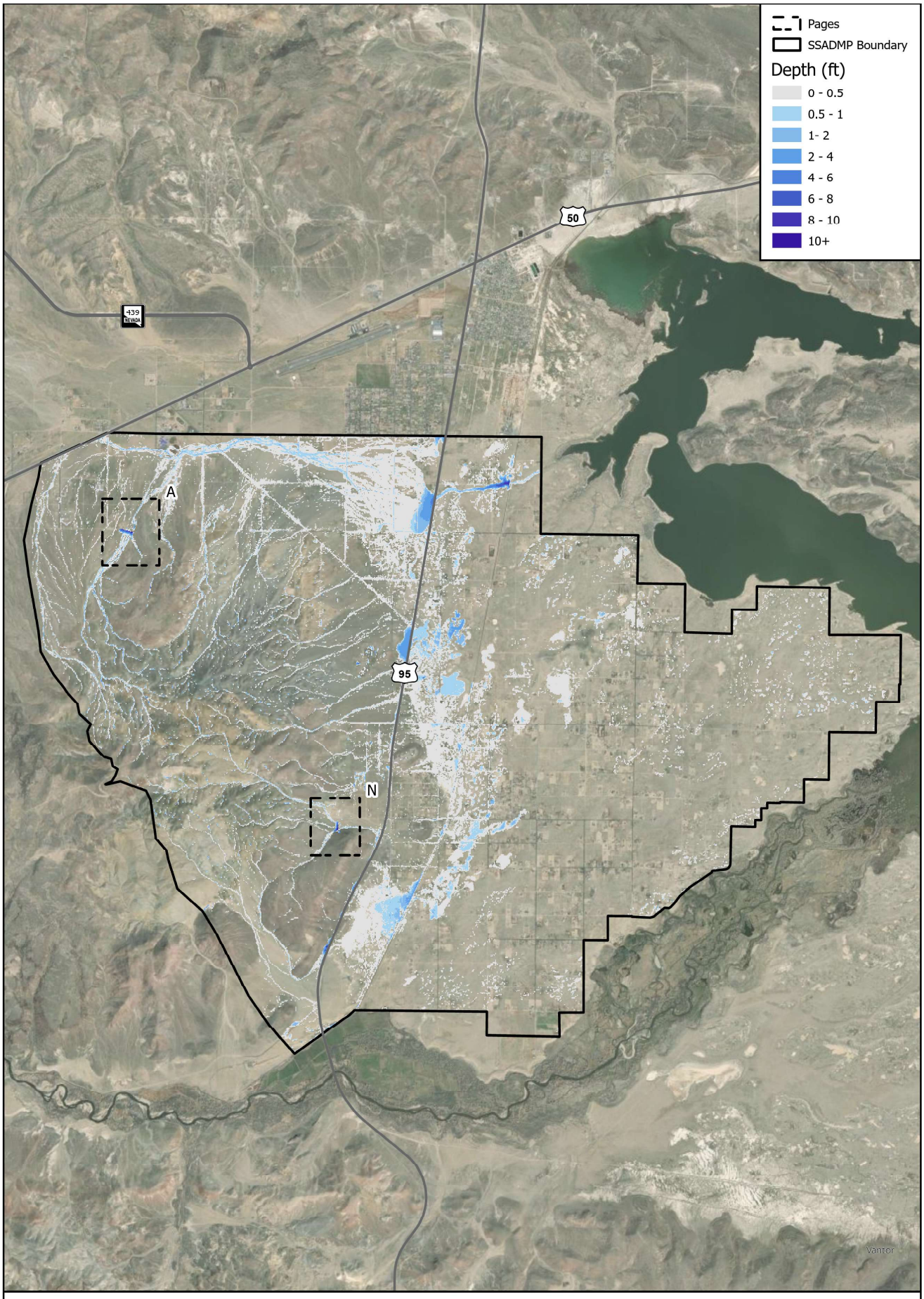
Pond N

0 120 240 480
Feet

NORTH

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\Mitigated_PondsAN_Maps\Mitigated_PondsAN_Maps.aprx 1/13/2026 2:59 PM sbarrow



Page 1 of 3

25 YEAR MAX DEPTH
MITIGATED PONDS A AND N

SSDMP

SILVER SPRINGS, NV

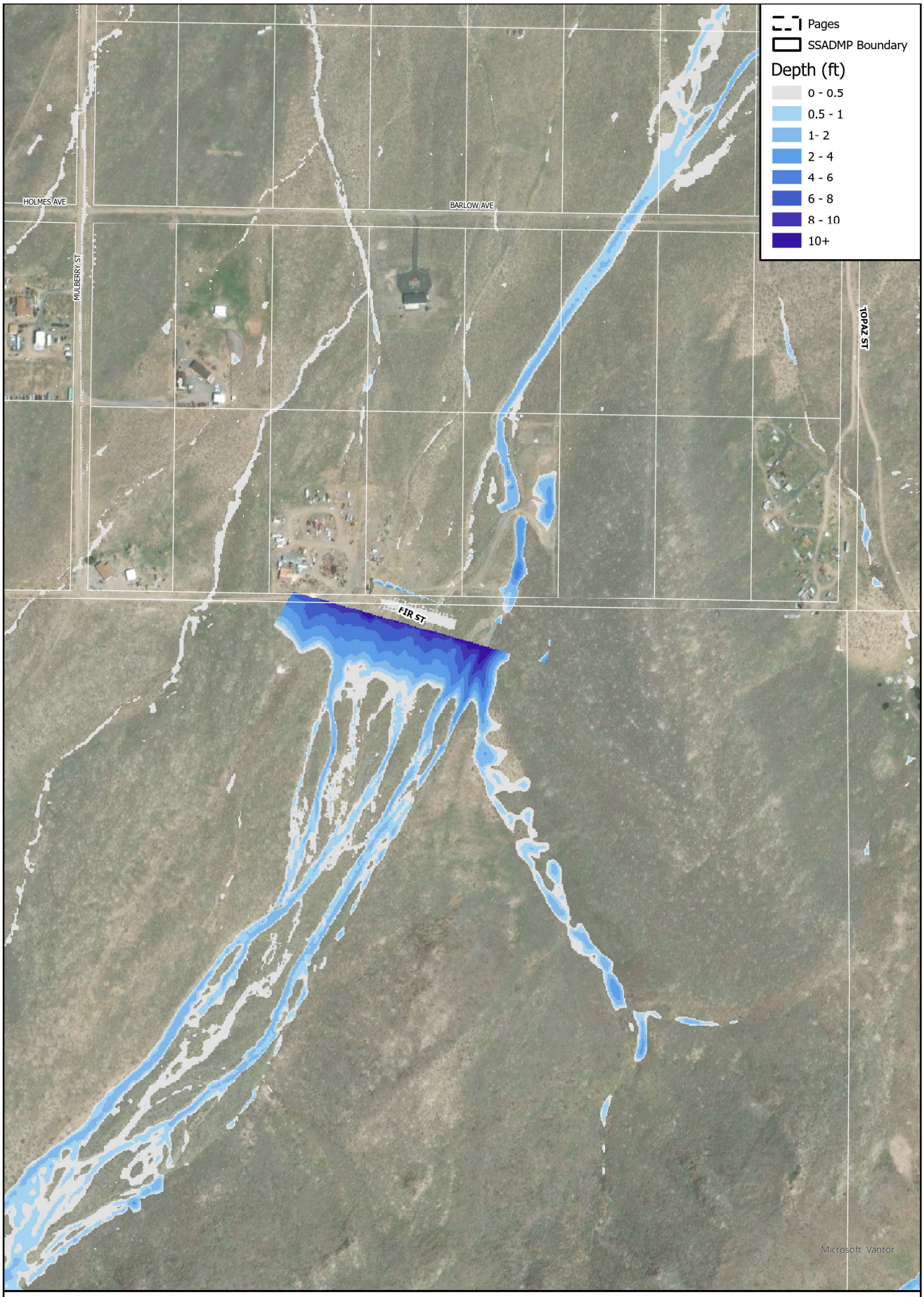
JANUARY 2026

0 2,000 4,000 8,000
Feet

NORTH

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\Mitigated_PondsAN_Maps\Mitigated_PondsAN_Maps.aprx 1/13/2026 2:53 PM sbarrow



Page 2 of 3

25 YEAR MAX DEPTH
MITIGATED PONDS A AND N
SSDMP
SILVER SPRINGS, NV
JANUARY 2026

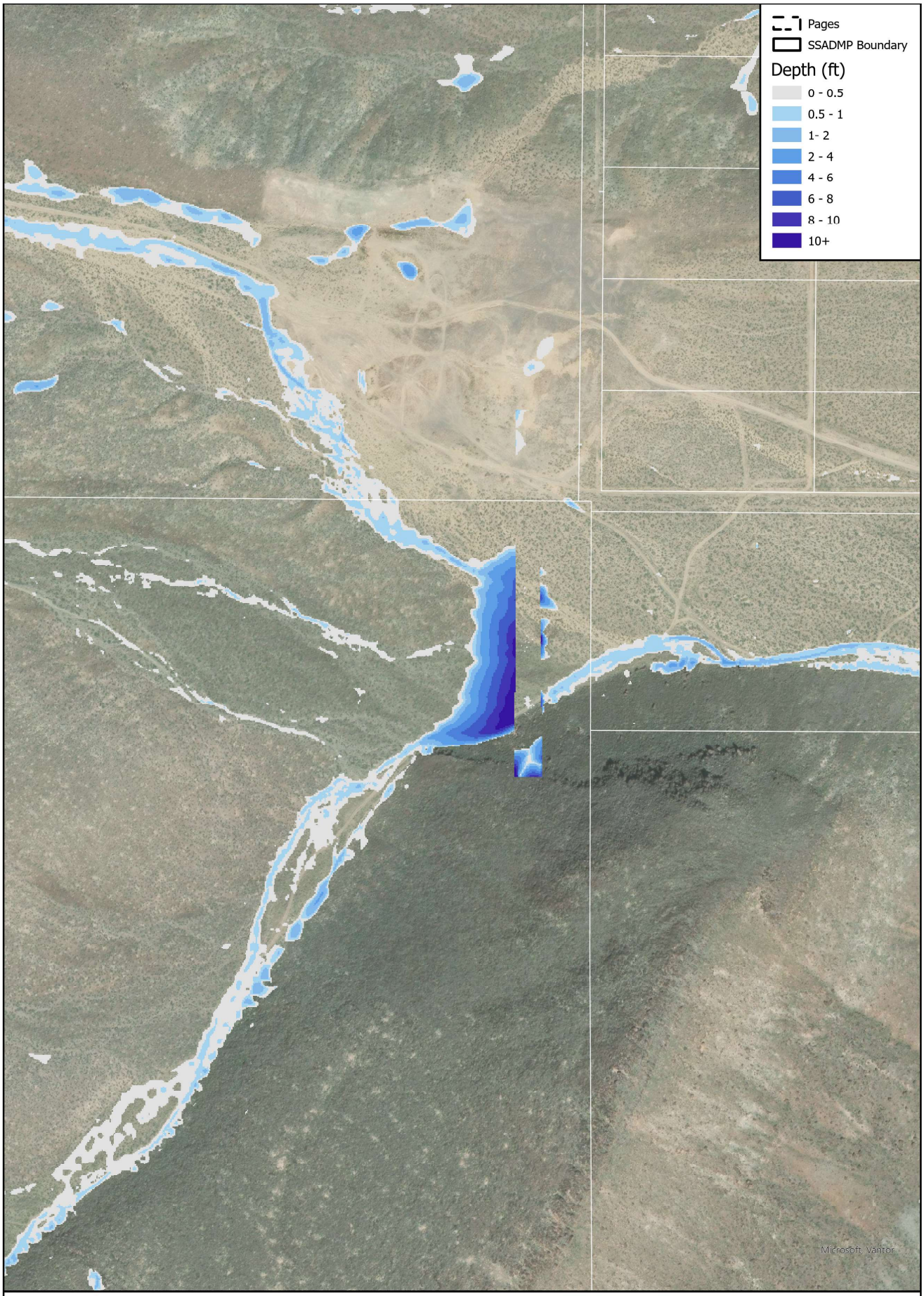
Pond A

0 140 280 560
Feet

NORTH

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\Mitigated_PondsAN_Maps\Mitigated_PondsAN_Maps.aprx 1/13/2026 2:53 PM sbarrow



Page 3 of 3

25 YEAR MAX DEPTH
MITIGATED PONDS A AND N
SSDMP
SILVER SPRINGS, NV
JANUARY 2026

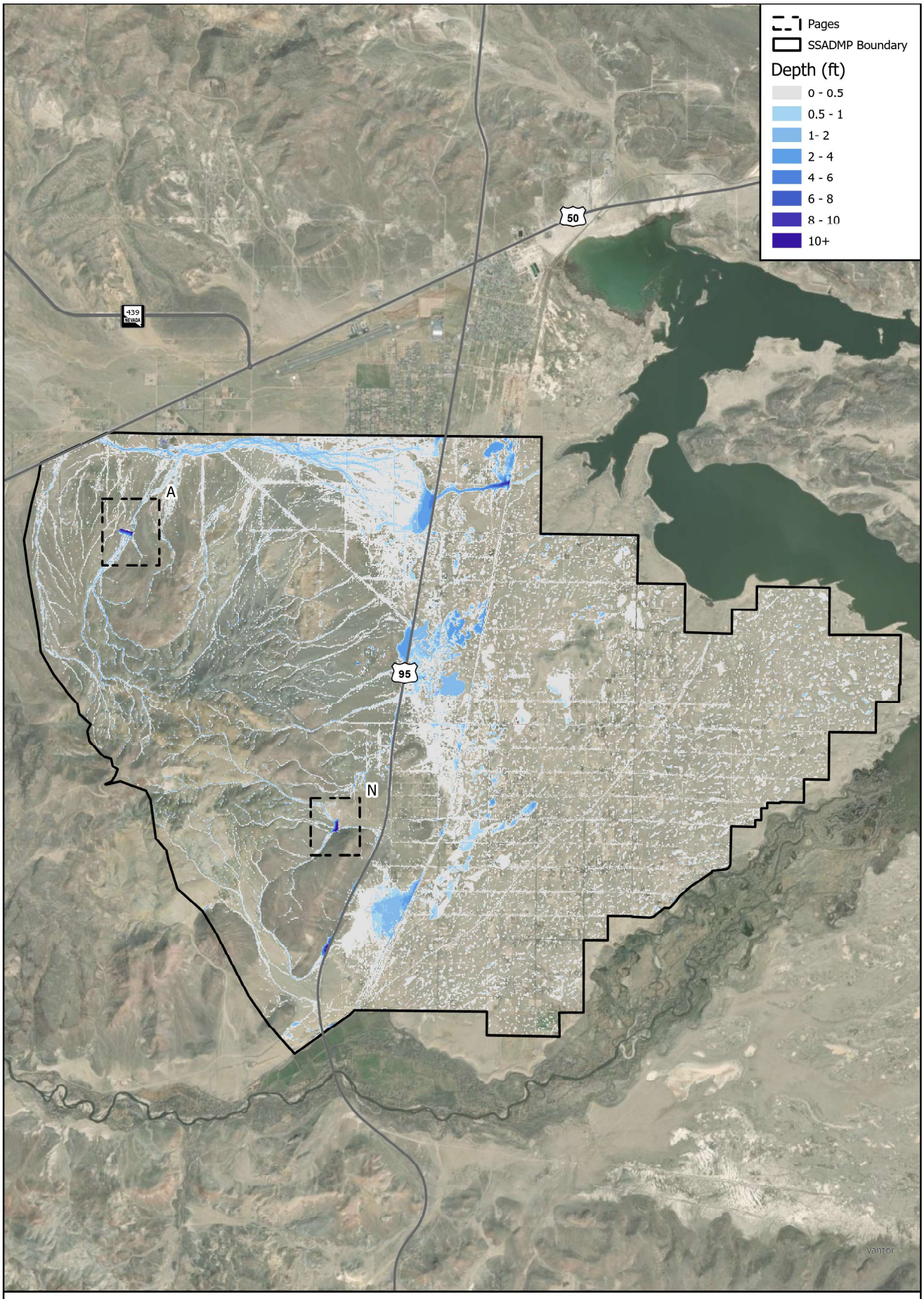
Pond N

0 120 240 480
Feet

NORTH

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\Mitigated_PondsAN_Maps\Mitigated_PondsAN_Maps.aprx 1/13/2026 2:53 PM sbarrow



Page 1 of 3

100 YEAR MAX DEPTH
MITIGATED PONDS A AND N

SSDMP

SILVER SPRINGS, NV

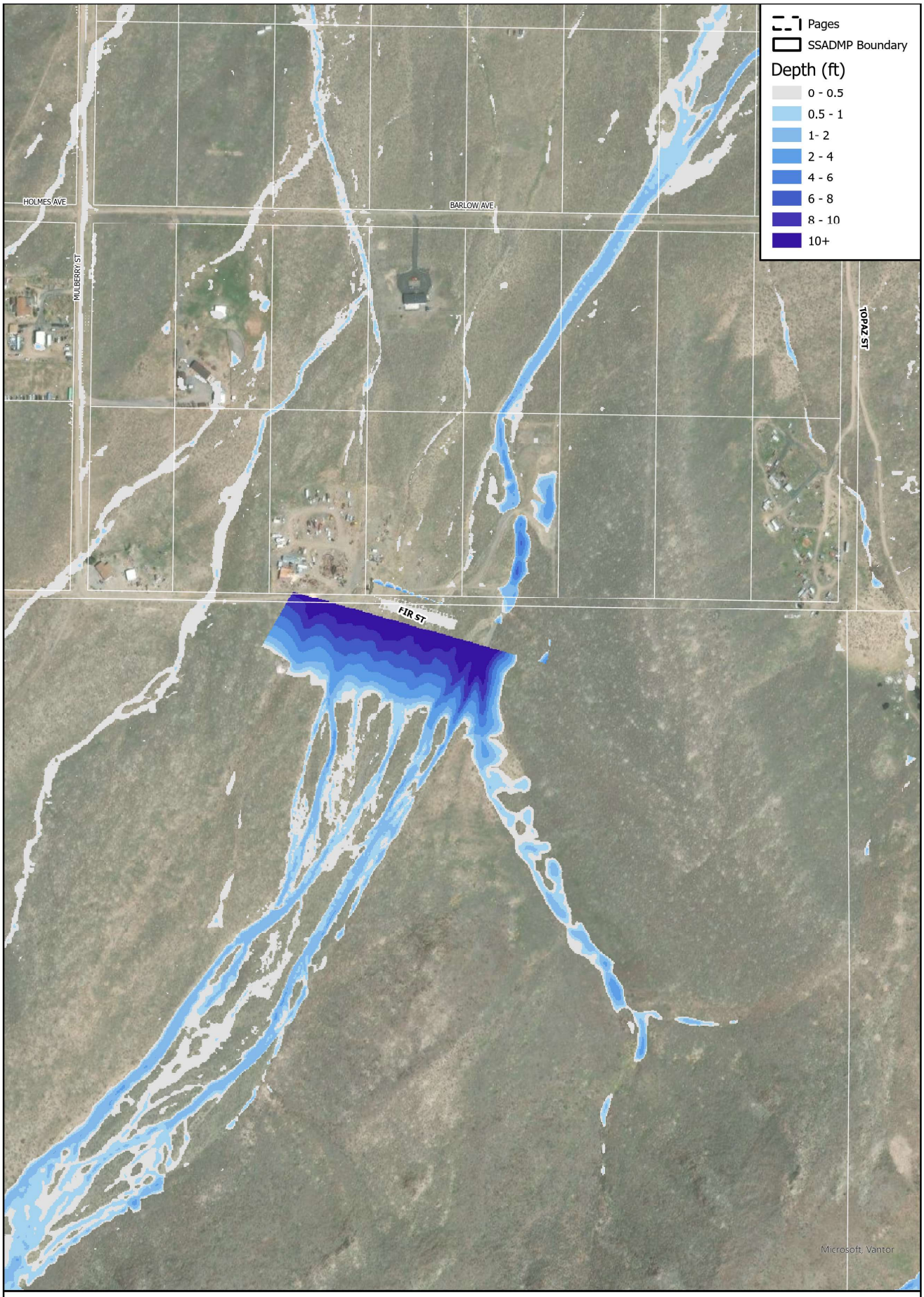
JANUARY 2026

0 2,000 4,000 8,000
Feet

NORTH

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\Mitigated_PondsAN_Maps\Mitigated_PondsAN_Maps.aprx 1/13/2026 2:52 PM sbarrow



Page 2 of 3

100 YEAR MAX DEPTH
MITIGATED PONDS A AND N
SSDMP
SILVER SPRINGS, NV
JANUARY 2026

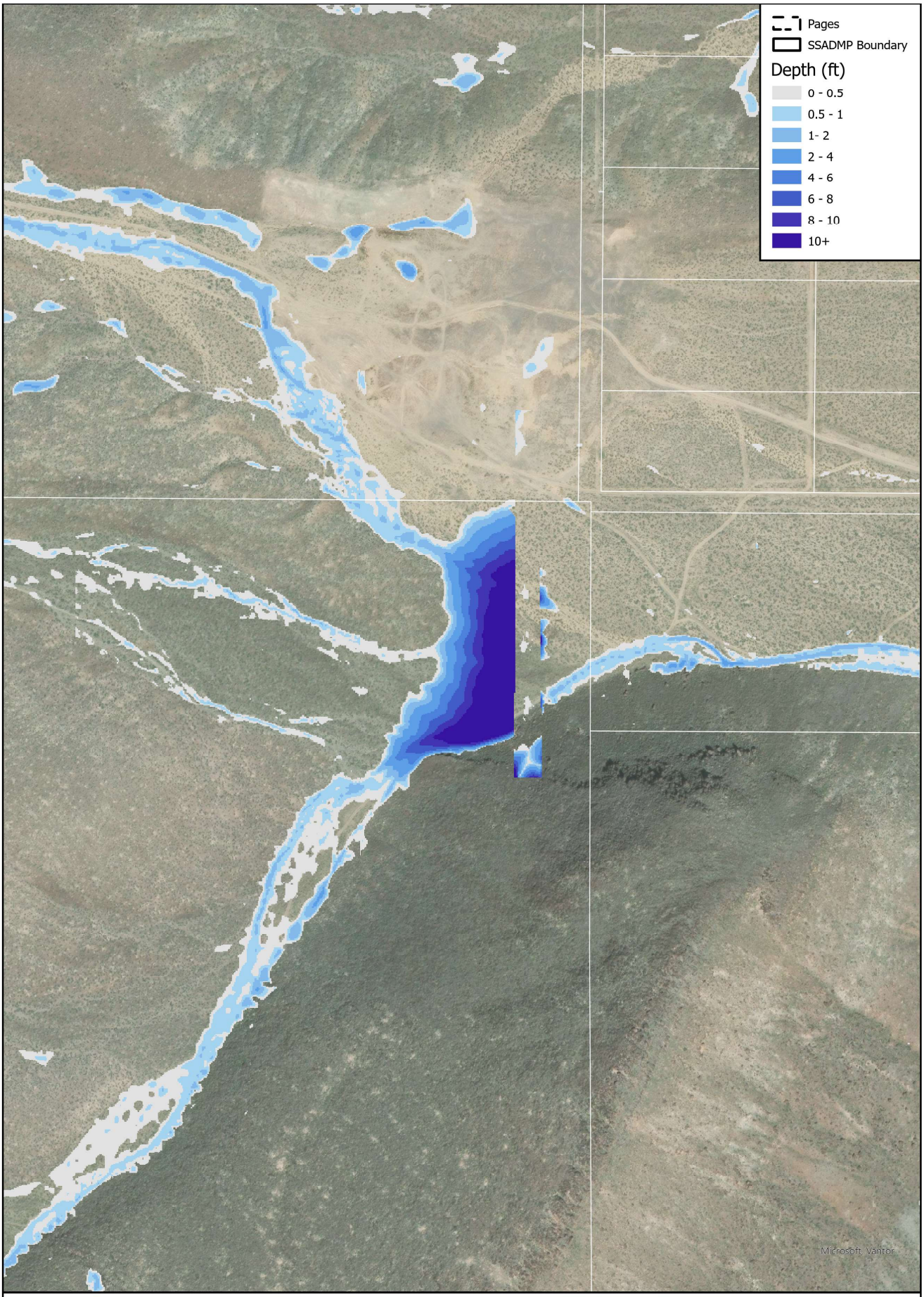
Pond A

0 140 280 560
Feet

NORTH

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\Mitigated_PondsAN_Maps\Mitigated_PondsAN_Maps.aprx 1/13/2026 2:52 PM sbarrow



Page 3 of 3

100 YEAR MAX DEPTH
MITIGATED PONDS A AND N

SSDMP

SILVER SPRINGS, NV

JANUARY 2026

Pond N

0 120 240 480
Feet

NORTH

WOOD RODGERS

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\GIS\ArcPro\Mitigated_PondsAN_Maps\Mitigated_PondsAN_Maps.aprx 1/13/2026 2:52 PM sbarrow

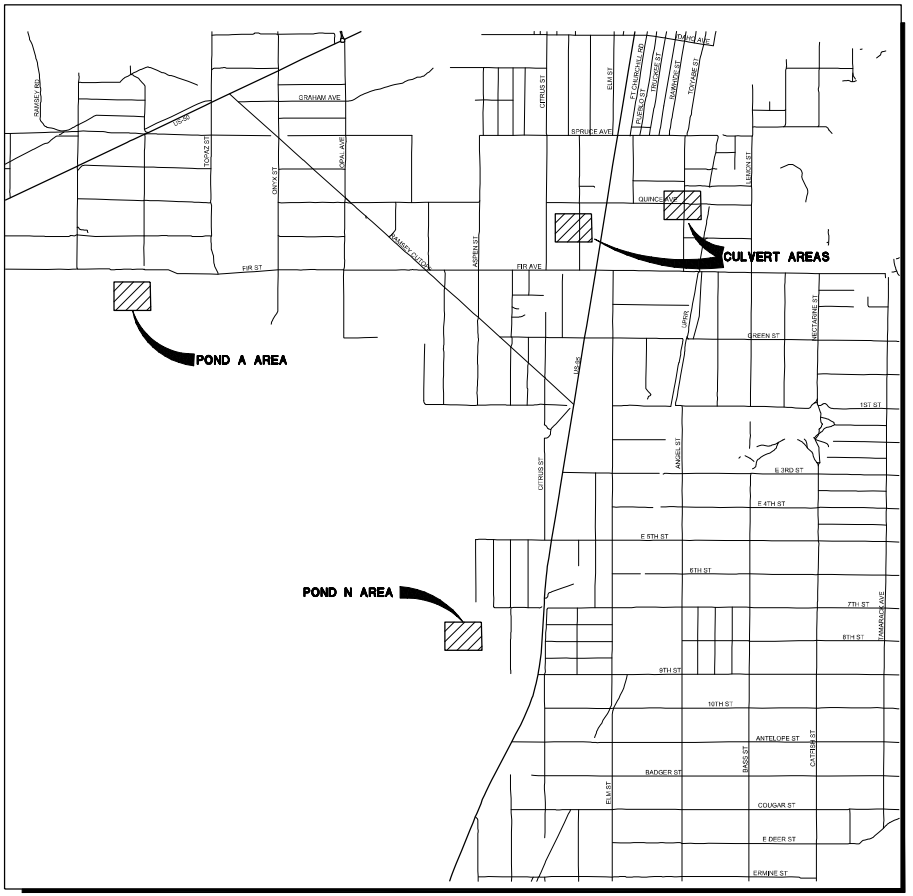
APPENDIX C

MITIGATION PROJECTS

10% CONCEPT PLANS FOR

SOUTH SILVER SPRINGS AREA DRAINAGE MASTER PLAN
PROPOSED MITIGATION IMPROVEMENTS

SILVER SPRINGS NEVADA



VICINITY MAP

NOT TO SCALE

DESIGN ENGINEER:

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4066
Reno, NV 89502 Fax 775.823.4066

ENGINEERS STATEMENT:

THESE PLANS, SHEETS T-1 THROUGH C-6, HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, CITY ORDINANCES, STANDARDS, TENTATIVE MAP CONDITIONS, AND CITY COUNCIL CONDITIONS. IN THE EVENT OF A CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND LYON COUNTY STANDARDS, THE STANDARDS SHALL APPLY.

SHEET INDEX

SHT No.	DWG ID	DRAWING DESCRIPTION
1	T-1	TITLE SHEET
2	C-1	POND A SITE PLAN
3	C-2	POND A CUT/FILL MAP
4	C-3	POND N SITE PLAN
5	C-4	POND N CUT/FILL MAP
6	C-5	US-95 CULVERTS SITE PLAN
7	C-6	UPRR CULVERTS SITE PLAN

PLANS ARE NOT FOR CONSTRUCTION. UNAUTHORIZED CHANGES & USES: THE DESIGN CONSULTANT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

10% CONCEPT PLANS - NOT FOR CONSTRUCTION

DATE: NOVEMBER 2025
SCALE: AS SHOWN N/A
DRAWN BY: LS
DESIGNED BY: JRS
CHECKED BY: DM

NO.	DESCRIPTION	ENGR INIT.	DATE

PROJECT ADDRESS: XXXXXXXXXXXXX
APN: XXX-XX-XXX

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4066
Reno, NV 89502 Fax 775.823.4066

IMPROVEMENT PLANS FOR
SOUTH SILVER SPRINGS ADMP
PROPOSED MITIGATION
NEVADA

TITLE SHEET

PROJECT NO. 8183.001

DRAWING T-1

SHT 1 OF 7

J:\Jobs\8183_Silver Springs ADMP\CAD\Civil\Dwg\C-00_SSSAMP.dwg 11/4/2025 10:05 AM James Springate

10% CONCEPT PLANS - NOT FOR CONSTRUCTION
SCALE: 1" = 40'
018-492-12
4220 W. FIR AVE
018-492-13
4280 W. FIR AVE
018-492-14
4340 W. FIR AVE
W. FIR AVE
POND A
LIMIT OF GRADING
015-521-19
BUREAU OF LAND MANAGEMENT
SECTION A-A
NOT TO SCALE
EXISTING GROUND
IMPERMEABLE POND LINER UNDER ENTIRETY OF BERM
3:1 SLOPE
2:1 SLOPE
CLASS 300 RIPRAP
CONCRETE HEADWALL
POND A
SOUTH SILVER SPRINGS ADMP
PROPOSED MITIGATION
IMPROVEMENT PLANS FOR
POND A SITE PLAN
NEVADA
WOOD RODGERS
PROJECT NO. 8153.001
DRAWING C-1
SHT 2 OF 7
DATE: NOVEMBER, 2025
SCALE: AS SHOWN N/A
DRAWN BY: LS
DESIGNED BY: JRS
CHECKED BY: DM
NO. DESCRIPTION DATE
PROJECT ADDRESS: xxxxxxxxxxxxxx
APN: xxx-xx-xxx
ENGR INIT DATE

10% CONCEPT PLANS - NOT FOR CONSTRUCTION
Elevations Table
Number
Minimum Elevation
Maximum Elevation
Color
1 -25.000 -20.000
2 -20.000 -15.000
3 -15.000 -10.000
4 -10.000 -5.000
5 -5.000 0.000
6 0.000 5.000
7 5.000 10.000
8 10.000 15.000
9 15.000 20.000
10 20.000 25.000
SCALE: 1" = 40'
40' 20' 0 40'
IMPROVEMENT PLANS FOR
SOUTH SILVER SPRINGS ADMP
PROPOSED MITIGATION
POND A CUT AND FILL MAP
NEVADA
WOOD RODGERS
5440 Corporate Boulevard
Reno, NV 89502
Tel 775.823.4068
Fax 775.823.4066
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
PROJECT NO. 8153.001
DRAWING C-2
SHT 3 OF 7
DATE: NOVEMBER, 2025
SCALE: AS SHOWN N/A
DRAWN BY: LS
DESIGNED BY: JRS
CHECKED BY: DM
NO. DESCRIPTION DATE
PROJECT ADDRESS: APN: XXX-XX-XXX
XXXXXXXXXXXXX ENGR INIT DATE

\\woodsgov.loc\Woodsfiles\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_04\Civil\Dwg\C-03_SSADMP.dwg 11/4/2025 10:07 AM James Springgate

NO.	DESCRIPTION	DATE
	PROJECT ADDRESS: XXXXXXXXXXXXXXX	DSGNR INIT
	APN: XXX-XX-XXX	

CHECKED BY: DM
DESIGNED BY: JRS
DRAWN BY: LS
SCALE: AS SHOWN N/A
DATE: NOVEMBER, 2025

WOOD RODGERS
BUILDING NATIONWIDE ONE PROJECT AT A TIME
9991 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

SOUTH SILVER SPRINGS ADMP PROPOSED MITIGATION

POND N SITE PLAN

NEVADA

IMPROVEMENT PLANS FOR

PROJECT NO. 8183.001
DRAWING C-3
SHT 4 OF 7

10% CONCEPT PLANS - NOT FOR CONSTRUCTION

\\woodsgov.sc.local\Production\Jobs-Reno\Job1\8163_Silver Springs ADMP\Silver Springs ADMP_04\Civil\Dwg\C-04_SSADMP.dwg 11/4/2025 10:08 AM James Springgate

WOOD RODGERS
9670 Corporate Boulevard
Reno, NV 89502
Tel 775.823.4068
Fax 775.823.4066
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

NEVADA

IMPROVEMENT PLANS FOR

SOUTH SILVER SPRINGS ADMP
PROPOSED MITIGATION

POND N CUT AND FILL MAP

PROJECT NO. 8163.001
DRAWING C-4
SHT 6 OF 7

NO.	DESCRIPTION	DATE

PROJECT ADDRESS: xxxxxxxxxxxxxx
APN: xxx-xx-xxx
ENGR INIT
DATE

DATE: NOVEMBER, 2025
SCALE: AS SHOWN N/A
DRAWN BY: LS
DESIGNED BY: JRS
CHECKED BY: DM

10% CONCEPT PLANS - NOT FOR CONSTRUCTION

Elevations Table

Number	Minimum Elevation	Maximum Elevation	Color
1	-25.000	-20.000	
2	-20.000	-15.000	
3	-15.000	-10.000	
4	-10.000	-5.000	
5	-5.000	0.000	
6	0.000	5.000	
7	5.000	10.000	
8	10.000	15.000	
9	15.000	20.000	
10	20.000	25.000	

SCALE: 1" = 40'

10% CONCEPT PLANS - NOT FOR CONSTRUCTION

US-95 CULVERT SECTION
NOT TO SCALE

CULVERT HEADWALL DETAIL
NOT TO SCALE

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
9991 Corporate Boulevard Tel 775.852.4000
Reno, NV 89502 Fax 775.852.4099

NEVADA

SOUTH SILVER SPRINGS ADMP
PROPOSED MITIGATION
IMPROVEMENT PLANS FOR
US-95 CULVERT SITE PLAN

PROJECT NO. 8153.001
DRAWING C-5
SHT 6 OF 7

NO.	DESCRIPTION	DWGR INIT	DATE
	XXXXXXXXXXXXXX		

PROJECT ADDRESS: APN: XXX-XX-XXX

DATE: NOVEMBER, 2025
SCALE: AS SHOWN N/A
DRAWN BY: LS
DESIGNED BY: JRS
CHECKED BY: DM

\\woodrodgers\Woodrodgers\Jobs-Reno\3001\8153_Silver Springs ADMP\Silver Springs ADMP_DA\Civil\Dwg\C-05_SSADMP.dwg 11/4/2025 10:08 AM James Springgate

\\reconengsrvc\Projects\Projects\2024\8183_Silver Springs ADMP\Silver Springs ADMP_DA\Dwg\C-06_SSADMP.dwg 11/4/2025 10:06 AM James Springgate

NO.	DESCRIPTION	DWGR INIT	DATE

PROJECT ADDRESS: XXXXXXXXXXXXXX
APN: XXX-XX-XXX

DATE: NOVEMBER, 2025
SCALE: AS SHOWN N/A
DRAWN BY: LS
DESIGNED BY: JRS
CHECKED BY: DM

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
9991 Corporate Boulevard Tel 775.852.4099
Reno, NV 89502 Fax 775.852.4099

NEVADA

SOUTH SILVER SPRINGS ADMP PROPOSED MITIGATION

IMPROVEMENT PLANS FOR

UPRR CULVERT SITE PLAN

PROJECT NO. 8183.001
DRAWING C-6
SHT 7 OF 7

10% CONCEPT PLANS - NOT FOR CONSTRUCTION

Culvert Calculator Report
Quince at RR

Solve For: Discharge

Culvert Summary					
Allowable HW Elevation	4,186.00	ft	Headwater Depth/Height	3.12	
Computed Headwater Elevation	4,186.00	ft	Discharge	96.17	cfs
Inlet Control HW Elev.	4,186.00	ft	Tailwater Elevation	4,177.00	ft
Outlet Control HW Elev.	4,185.97	ft	Control Type	Inlet Control	

Grades					
Upstream Invert	4,176.65	ft	Downstream Invert	4,175.50	ft
Length	65.00	ft	Constructed Slope	0.017692	ft/ft

Hydraulic Profile					
Profile	CompositeM2PressureProfile		Depth, Downstream	2.88	ft
Slope Type	Mild		Normal Depth	N/A	ft
Flow Regime	Subcritical		Critical Depth	2.88	ft
Velocity Downstream	13.79	ft/s	Critical Slope	0.042860	ft/ft

Section					
Section Shape	Circular		Mannings Coefficient	0.020	
Section Material	Concrete		Span	3.00	ft
Section Size	36 inch		Rise	3.00	ft
Number Sections	1				

Outlet Control Properties					
Outlet Control HW Elev.	4,185.97	ft	Upstream Velocity Head	2.88	ft
Ke	0.50		Entrance Loss	1.44	ft

Inlet Control Properties					
Inlet Control HW Elev.	4,186.00	ft	Flow Control	N/A	
Inlet Type	Square edge w/headwall		Area Full	7.1	ft²
K	0.00980		HDS 5 Chart	1	
M	2.00000		HDS 5 Scale	1	
C	0.03980		Equation Form	1	
Y	0.67000				

South Silver Springs ADMP

Table 23

List of Parcels Proposed to Raise Structure

APN	Address	100-year Flood Depth at House (ft)	Modeled 100-year Structure Damage	Modeled 100-year Building Contents Damage
015-211-11	4625 Shofner	0.84	$28,153	$6,836
015-611-14	1240 E. 9th St.	0.78	$24,679	$6,428
017-012-06	5380 Peek Ave.	0.85	$49,969	$12,057
017-013-04	5705 Aspen St.	1.47	$83,933	$14,313
017-013-11	5880 Peek Ave.	0.71	$27,456	$8,051
017-015-09	5415 Peek Ave.	2.21	$110,319	$9,707
017-015-14	5270 McGuire Ave.	1.66	$79,992	$13,045
017-016-05	5765 Peek Ave.	2.75	$104,064	$10,221
017-016-06	5875 Peek Ave.	1.41	$67,318	$11,670
017-055-16	1140 Ebony Ave.	1.03	$36,193	$7,487
017-131-01	6035 Elm St.	1.32	$42,417	$7,583
017-131-02	6095 Elm St.	2.07	$132,927	$11,303
017-145-06	6070 Elm St.	1.32	$59,789	$10,709
017-161-02	2590 Revere St.	1.17	$94,744	$18,085
017-233-02	7090 Citrus Ave.	1.87	$269,898	$21,698
017-241-17	1275 Crest Dr.	0.79	$46,444	$12,004
017-271-01	1035 E. 5th St.	0.74	$20,082	$5,568
017-302-10	7800 Angel St.	4.37	$149,708	$17,682
017-302-15	7950 Angel St.	1.16	$25,974	$4,982
017-402-12	8685 Karen St.	0.99	$41,068	$8,717
017-403-19	8790 S. Hwy 95A	1.43	$113,544	$19,582
017-413-01	1035 W. Badger St.	0.80	$16,946	$4,318
017-417-02	1370 W. Cougar St.	1.86	$148,983	$11,933
017-422-04	1290 E. Antelope St.	1.18	$41,168	$7,823
017-423-13	1175 E. Antelope St.	0.96	$22,829	$4,952
017-521-04	8805 Badger Cir.	0.85	$44,273	$10,699
017-521-09	8810 Cougar Cir.	0.69	$35,385	$10,642
018-502-03	3345 Curtis Ave.	1.37	$40,552	$7,120

APPENDIX D

CLASS 1 ENVIRONMENTAL, BIOLOGICAL, AND CULTURAL SURVEY

Memo

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

Job No.: 8183001

To: James Springgate, PE

☐ **URGENT!**
☐ Meeting/Phone Summary
☐ For Your Information
☐ Other: As Requested

From: Leslie Burnside, Associate Environmental Planner
Date: October 29, 2025

Re: South Silver Springs Area Drainage Master Plan (ADMP)

INTRODUCTION

At the request of Carson Water Sub Conservancy District (CWSD), Wood Rodgers Environmental Specialist has prepared this Environmental Initial Due Diligence. Figure 1 presents the initial analysis area to identify vulnerable areas and propose effective solutions to mitigate flood risks. The analysis identified five analysis areas as shown in Figure 2 that present opportunities to meet the objectives of the ADMP.

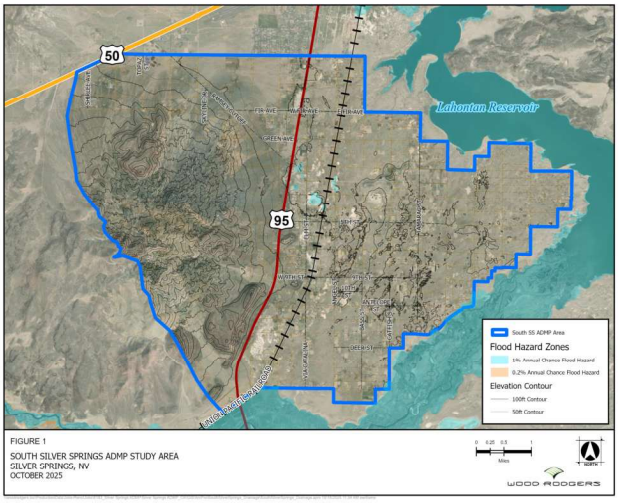


Figure 1. ADMP Study Area

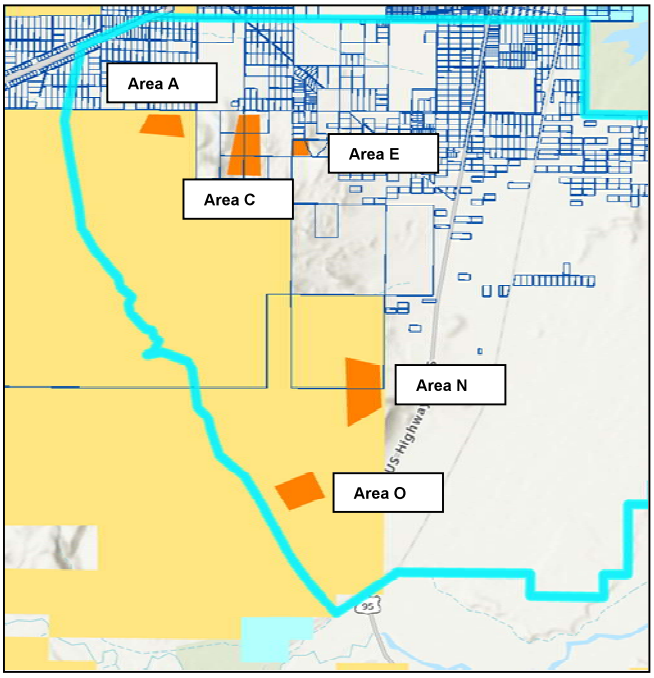


Figure 2. Analysis Areas

Analysis Areas A, N and O are located on land administered by the Carson City District Office (CCDO), Sierra Front Field Office of the Bureau of Land Management (BLM). Analysis Areas C and E are located on private lands.

METHODOLOGY

Wood Rodgers requested an official species list from the United States Fish and Wildlife Service Information for Planning and Conservation (IPaC) database (10/7/2025), the Nevada Division of Natural Heritage (10/8/2025) and the Nevada Department of Wildlife (10/8/2025) to determine if there is potential for threatened or endangered species or designated critical habitat occur within the analysis areas or within proximity to these areas. In addition, our Archeologist completed a Class I archive search of the Nevada Cultural Resource System (NVCRIS) and General Land Office (GLO) Rectangular Survey Plats (1869, 1890) to inform the planning effort of State and Federal regulations relating to cultural resource identification/management and define potential opportunities and constraints relating to the project.

FINDINGS

Sensitive Species

The **U.S. Fish and Wildlife Service** (USFWS) administers the Section 7 of the Endangered Species Act (ESA), as amended (16 U.S.C. 1531 *et seq*). The accuracy of this list of species should be verified every 90 days pursuant to 50 CRF 402.12(e).

An official species list is contained in **Appendix 1**. The official species list includes species that should be considered under Section 7 of the ESA and pertinent information from the local office. The list generated identifies threatened, endangered, proposed, and candidate species and designated and proposed critical habitats, that may occur within the project area or be affected by the proposed project. The purpose of the ESA is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Federal agencies are required to utilize their authorities to carry out programs for conservation efforts and to determine if projects may affect protected species and/or designated critical habitat.

A Biological Assessment would be required for a major Federal Action (involving federal lands and/or federal funding) where project disturbance may affect the quality of the human environment as defined in the National Environmental Policy Act (NEPA, 42 U.S.C. 4332(2).

In addition to the responsibilities under the ESA, the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) provide additional responsibilities to protect native birds and raptors from project-related impacts.

There was a total of three threatened (USFWS) included on the list as including:

Yellow-billed cuckoo (*Coccyzus americanus*) potential habitat occurs quite a way south of Area O, most likely associated with the Carson River corridor. Yellow-billed cuckoo prefers wooded habitats with dense cover and nearby water, such as riparian areas with cottonwoods and willows, dense thickets along streams, and overgrown orchards. Their habitat varies by region, but generally includes deciduous forests, forest edges, and open woodlands with dense undergrowth. It is unlikely that the yellow-billed cuckoo occurs within any of the Analysis Areas.

Northwestern pond turtle (*Actinemys marmorata*) The northwestern pond turtle lives in a variety of freshwater habitats like ponds, lakes, streams, and marshes, which contain basking sites such as logs and rocks. They also rely on adjacent, open, dry, and sunny upland areas for nesting, overwintering, and estivation. Key features for their habitat include sunny basking spots, underwater shelter like logs and undercut banks, and nearby open ground for nesting. It is unlikely that the northwestern pond turtle occurs within any of the Analysis Areas.

Monarch butterfly (*Danaus Plexippus*) habitat is varied, including prairies, meadows, grasslands, and roadsides where they can find milkweed plants for breeding and various flowering plants for nectar. They also need specific overwintering sites, such as protected forests in central Mexico for the eastern population and clusters of trees along the California coast for the western population. It is unlikely that the monarch butterfly occurs within any of the Analysis Areas.

The **Nevada Division of Natural Heritage** (NDNH) reported (**Appendix 1**) that there is known habitat for Nevada suncup (*Eremothera nevadensis*) in proximity to Pond N and Pond O. Nevada suncup/Nevada evening primrose is annual herb that is endemic to central-western Nevada occurring in seasonally wet clay or sandy soils in open places in valleys and foothills. Primary threats to the species include cheatgrass invasion and wildfires. Livestock grazing and off-road use are common throughout the range of this species but the plants appear to be abundant

in grazed areas and near trails in favorable years (NatureServe 2025, iNaturalist 2025, RARECAT 2025)[1]. The State status and global rank are "vulnerable". Nevada suncup is also a BLM Sensitive species[2].

The **Nevada Department of Wildlife** (NDOW)(**Appendix 1**) reported that occupied mule deer and pronghorn antelope distributions exist within the Analysis Areas and surrounding 4-mile buffer area. There is no known greater sage-grouse habitat within the Analysis Areas or surrounding 4-mile buffer classified by the Nevada Sagebrush Ecosystem Program. In addition, there are no recorded tracking locations generated by radio-marked birds and no sage-grouse leks within the Analysis Areas or 4-mile buffer.

Cultural Resources

The **Class I Archive Search** for cultural resources indicates (**Appendix 2**) that seventeen cultural resource inventories have been conducted within a 1-mile radius of the Analysis Areas. Sixteen are archaeological investigations and one is an architectural inventory associated with work along US 50. No sites have been identified within the record search extent. Stockton Well Station lies just outside of the record search area. It consists of the remains of the historic Stockton Well Station and Stockton Well located along the Carson Branch of the California Trail and it is listed on the Nevada State Register of Historic Places. The National Park Service locates several alignments of the California Trail and the Pony Express Trail near the northern and southern periphery of the ADMP Analysis Area O. Fort Churchill and Bucklands Station lie along the Carson River just south of Analysis Area O.

A sensitivity analysis for the Study Area that considers known significant historic properties and the potential for unreported resources in settings that could contain archaeological or architectural resources was completed. Based upon the results of the Class I Archive Search, very little of the area has been inventoried for cultural resources. While site density is low, it is due to lack of inventory rather than limited cultural utilization.

Historic travel routes cross the area and resources associated with emigrant travel and early settlement are likely in the area surrounding Churchill Butte and the Carson River. The project area has moderate potential for containing significant cultural resources. Known resources consist of historic trails and trail-related facilities. The existing built environment is less than 50 years old. Historic materials dating from 1941 and 1944 may be present in the vicinity of the Ruth Mine. If Federal Permits are required for the Silver Springs Area Drainage Master Plan ADMP project(s), cultural resource inventories will be required in areas where surface disturbance is proposed.

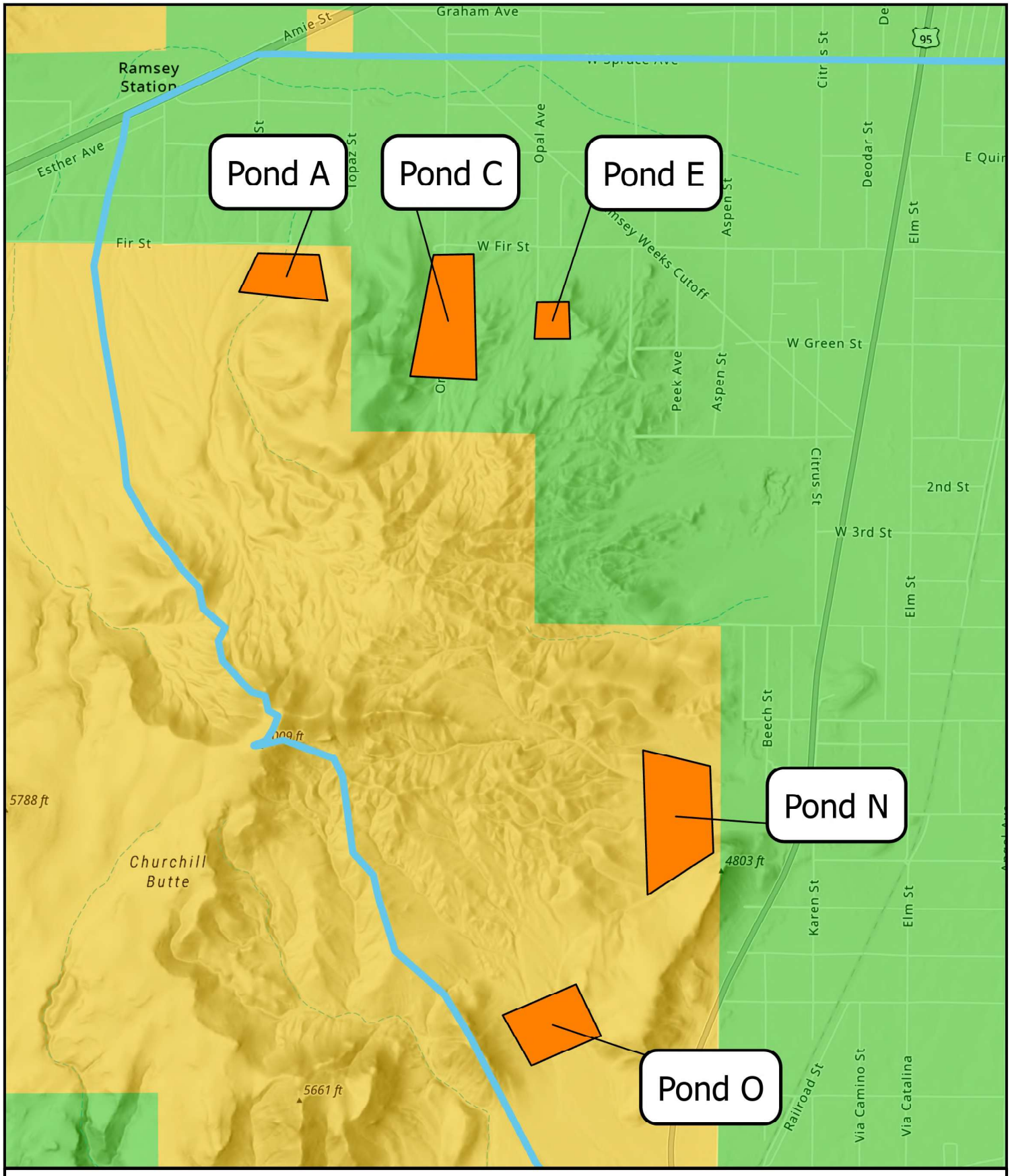
NEXT STEPS

Environmental compliance requirements will be largely dependent on the project design and construction funding sources and/or the use of federally managed lands.

If there is a federal nexus (lands and/or funding), National Environmental Quality Act (NEPA) compliance will be required. NEPA compliance would be under the guise of the BLM and would include environmental resources baseline studies and the preparation of a NEPA environmental document.

[1] NatureServe. 2025. NatureServe Network Biodiversity Location Data. NatureServe, Arlington, Virginia. NatureServe's Rapid Analysis of Rarity and Endangerment Conservation Assessment Tool (RARECAT). 2024. Version: 1.1.1 (released Oct 01, 2024).

[2] Bureau of Land Management, Nevada Special Status Species List, September 2023



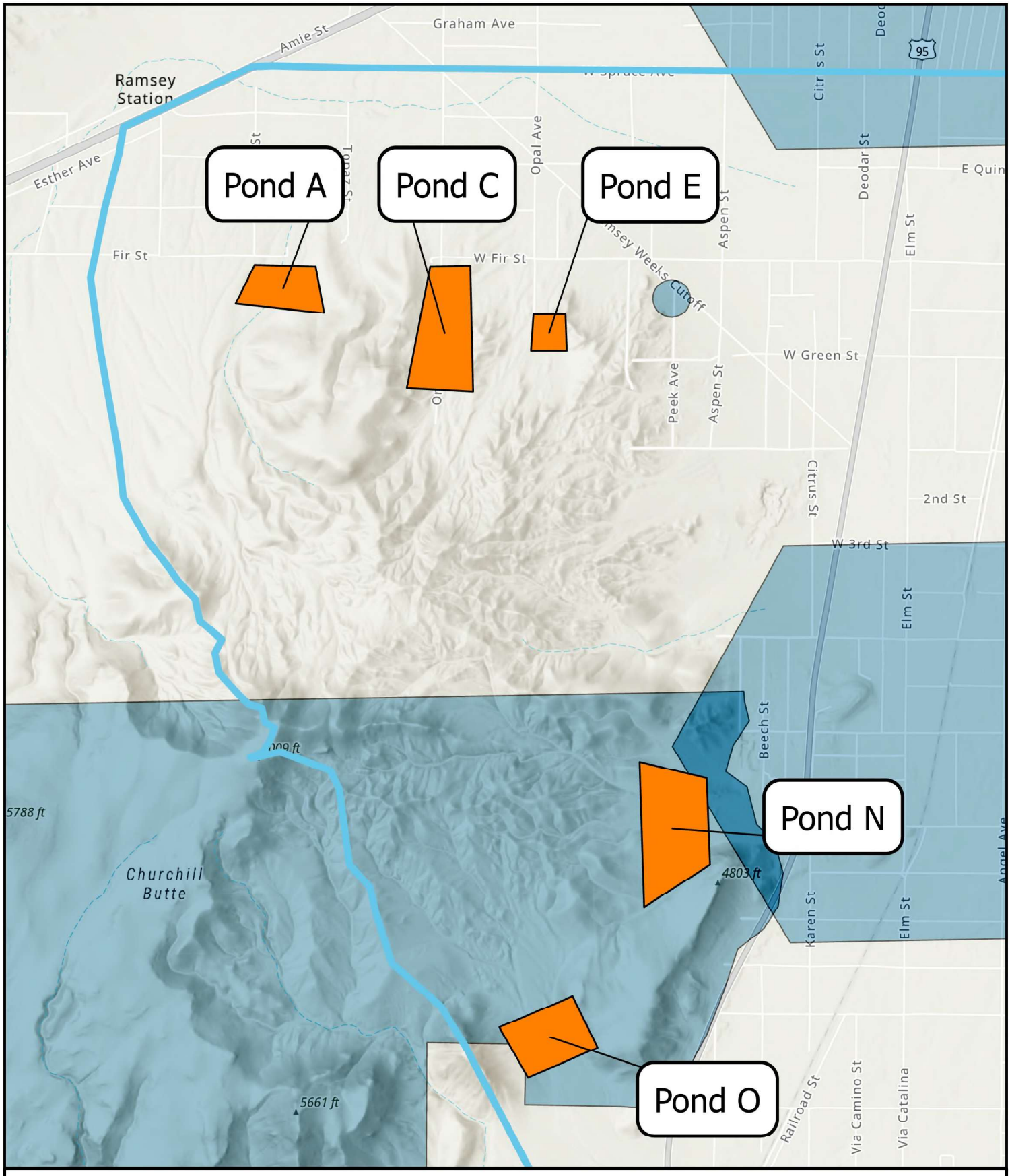
ANALYSIS AREAS
LAND OWNERSHIP
SSADMP
SILVER SPRINGS, NV
OCTOBER 2025

ADMP Area
Analysis Areas
Land Ownership
Bureau of Land Management
Private

0 0.25 0.5 1
Miles

NORTH

WOOD RODGERS



ANALYSIS AREAS
SENSITIVE SPECIES
SSADMP
SILVER SPRINGS, NV
OCTOBER 2025

ADMP Area
Analysis Areas
Sensitive Species
Nevada suncup

0 0.25 0.5 1
Miles

NORTH

WOOD RODGERS

APPENDIX E

MEETING TRANSCRIPTS

Silver Springs ADMP-Initial Meeting Recording

May 12, 2025, 11:05PM

James Springgate started transcription

James Springgate 0:03

Hello, and welcome to the South Silver Springs Area Drainage Master Plan presentation. My name is James Springgate, and I am a professional engineer with Wood Rodgers. Wood Rodgers has partnered with Lyon County and Carson Water Subconservancy District for the South Silver Springs ADMP project, and will be providing the modelling, analysis, and community outreach for the project.

The purpose of the Area Drainage Master Plan is to first analyze previous flooding events in Silver Springs. Next, we will model future possible flooding events which may occur in Silver Springs, and the impact those flood events would have on the community. Third, we will propose construction projects to protect structures from future flooding. Finally, we will inform Lyon County and the public about the results of the model in another public meeting.

The area of analysis for the South Silver Springs ADMP begins at Spruce Avenue, and extends south to the railroad crossing with US-95. This will include all residential areas between Spruce Avenue and and Carson River, but will not include the Carson River corridor or Lahontan Reservoir.

The timeline for the South Silver Springs ADMP begins with the initial public meeting, which was held on May 12, 2025. Modelling and analysis of the project will take approximately 5 months to complete, and is expected to conclude in October of 2025. The final public meeting and project completion will be scheduled for late October of 2025.

What to expect from results of the ADMP:
In the near term, the Area Drainage Master Plan will be used to inform Lyon County and the Public for future land planning decisions, including zoning and building permits. The ADMP will guide Lyon County storm drain maintenance for the area. Additionally, the ADMP results may be able to inform emergency response to the Silver Springs area, particularly if some roads are expected to be closed because of flooding.
The long term possible outcomes for the South Silver Springs Area Drainage Master Plan include drainage infrastructure construction, which would be dependent on grants, and a reduction of damage to houses and structures in the area. Part of the ADMP project is to propose long-term drainage infrastructure projects that would alleviate flooding in Silver Springs, so it is possible that the proposed projects could be built. Please note, however, that the new infrastructure would be dependent on grant funding from FEMA, the Bureau of Reclamation, or the State of Nevada Department of Emergency Management. At this time Lyon County does not have funding for new infrastructure, and it is not anticipated that Lyon County would have a funding mechanism in place at the end of this study. The recommended infrastructure projects of the ADMP are intended to aid in long-term

planning for the future of Silver Springs, and new infrastructure is not anticipated in the near future.

Can you help? Absolutely! Wood Rodgers is in need of photos from previous flood events in Silver Springs, with a location description. These photographs will be used to calibrate the flood modelling and are critical to the success of the ADMP project. You can either utilize the QR code on the screen or send photos directly to Gavin Henderson at the email shown.

At this time we will share answers to the questions asked at the in-person meeting on May 12th, 2025. If there are additional questions relating to the scope of the project, you may email them to Gavin Henderson at Lyon County.

- Question One, will this study change? FEMA flood insurance maps?
    - The answer is no. The FEMA flood insurance maps in this area are all in the Carson River corridor and this study will not address the flooding in the Carson River. It is not anticipated that there will be any changes to flood insurance maps at this time.
- Two, do you need photographs from older flood events?
    - We could use photographs from older flood events, yes. However, they are less useful than photographs from either the 2020 flash flooding event or the 2023 flash flooding event that impacted Silver Springs. Although older storms can be useful in terms of gathering data from the photographs, the conditions in Silver Springs have changed since the older floods happened, and so we would like to focus the data collection and photographs on the two most recent flood events that impacted Silver Springs.
- Three, why does the study area stop at Spruce Ave to the North?
    - The answer is that North Silver Springs was analyzed previously with a different area drainage master plan project that was completed last year. If you would like to view that area drainage master plan and the results, they are available online and from Lyon County.
- Next, if the goal is to maybe get a federal grant, why don't we model the worst storm?
    - The answer is that we will. We will use the prior flood conditions to calibrate the model and from there we will model the 100 year storm event. This will inform us of the damage the Silver Springs can expect with a low likelihood but very intense flash flooding event. From there we will use those results to try and obtain FEMA funding for the infrastructure projects that will be proposed with this project.
- Next, can we just increase the size of culverts? Would we work with the railroad company to make that happen?
    - And the answer is that while we are modeling this project, we will absolutely look at the possibility of increasing the size and number of culverts in the study area and what sort of impact that would have on the flooding in Silver

Springs. However, it's worth noting that we have to be very careful when modeling future infrastructure to not create worse flooding either downstream or in adjacent areas of what is existing flooding. So if we increase the size of culverts, it's possible that it could create worse conditions downstream. And although we will look at this and see if it is a good fit for Silver Springs, it is not the only infrastructure project that we are going to model. With this project, we are going to look at everything that we can to reduce the flooding in Silver Springs in a cost effective manner.

So that is all we have for today. Again, if you have more questions, please e-mail them to Gavin Henderson at Lyon County and we will do our best to answer.
Please look forward to the postcards that will be sent out in the public notices for the meeting in October of 2025, where we will share the results from the ADMP study as well as our proposed infrastructure projects for future planning in Silver Springs.
Thank you very much.

James Springgate stopped transcription

Silver Springs ADMP-Final Meeting Recording

November 5, 2025, 11:05PM

39m 11s

James Springgate started transcription

James Springgate 0:03

Welcome to the South Silver Springs Area Drainage Master Plan final public meeting. My name is James Spring Gate. I'm an engineer with Wood Rogers and was the project engineer for this project.

So for today's meeting, we're going to go over the purpose of the study, the existing and future conditions of Silver Springs, the methods of study, results and recommendations, and a question and answer that will go over the questions that were asked in the live meeting on November 4th at Silver Springs Senior Center. And the answers to those questions.

The purpose of this study, the South Silver Springs Area Drainage Master Plan, is to analyze existing flooding conditions in Silver Springs. This is a picture from the 2020 flash flood event on the left from a residence in Silver Springs.

After analyzing that, we would model future possible flooding events to look at the damage that might be caused by those floods. We will recommend drainage improvements to mitigate flooding damage, and the results will inform Lyon County about local flood risks and things.

Things like emergency response.

The area of analysis for the area drainage master plan is this highlighted area here. So on the north it's bordered by Spruce Ave. on the West it's the Crest of Churchill Butte. On the South we're not going quite to the Carson River and on the east by Lahontin.

So this is a fairly large area that we are analyzing the drainage of. It's about 36 square miles.

The existing conditions, as you can see here, this is a picture of the topography of existing S Silver Springs. So the left here, this Gray area is Churchill Butte and so that is generally characterized by steep slopes, rocky terrain, sparse vegetation.

And that results in a lot of runoff coming from this area. From Churchill Butte, the runoff goes through some canyons and draws and into this eastern section of South Silver Springs, which is generally flat in its alluvial fan material.

Meaning that it is composed of sand and silt that has washed it down from Churchill Butte and settled out into this large, mostly flat drainage area. So when the runoff comes off of Churchill Butte, when it's in the canyons, it's in this generally concentrated manner.
And once we get into the east here, the flooding spreads out and it's mostly wide and shallow flooding that we're expecting.
This is an exhibit of the existing culverts in Silver Springs. The green and blue dots are culvert locations. So as you can see from the arrows, the drainage generally comes off of Churchill Butte and then what happens is we hit either US 95 or the railroad.
Railroad Union Pacific Railroad and the floodwaters will back up pooling on the West side of US 95 or the railroads until they can effectively go through one of the culvert locations that is noted here.
So a lot of the flooding that we're noticing in Silver Springs through the flood modeling is the pooling of water on the West side of US 95 or the railroads before the concentrated flow can go through the railroad or through the culvert.
After that, it will pull up again at the railroad, go through the culvert, and then it's mostly spread out along this alluvial fan while the drainage makes its way to Lahontan Reservoir.
This is a chart of the development and growth in Silver Springs and what we're expecting. So the yellow and orange are parcels of land that already have a structure on them. In the green are parcels of land that are zoned for a certain use.
And have already been purchased but do not have a structure on them currently. So we expect the the population of Silver Springs to be growing and that will come with certain benefits and certain additional risks in terms of the flooding that we're experiencing.
While Silver Springs is developed and more structures are included in the area, the expected flood damage will increase from flash flood events unless there are mitigation steps taken to prevent that.
The challenge with this is that the parcels have already been purchased and some of them already have structures on them, which makes it incredibly difficult to install new infrastructure to mitigate flood risk and flood damage for future events.
In general, people do not want drainage infrastructure going through their backyards or to lose access to existing roadways in favor of drainage infrastructure. So the solutions that we are looking at have to really stay in undeveloped areas, which

constrains what we.
Can do in terms of drainage infrastructure methods for the study and the flood modeling. We used the HEC RAS 2D hydrologic model. HEC RAS is a very powerful program that's published by the Army Corps of Engineers.
And the way that we're modeling the drainage is through green and amped soil infiltration. So this exhibit is shown in front of you are all the different soil types in the South Silver Springs area and each one of these soil types has soil characteristics in terms of.
How fast the water soaks in when it rains. If the water soaks in faster, less of the water flows off and becomes flood runoff if it's slower to soak in, being more clay content or rock content in the soil.
Then more of the rainfall becomes runoff and runs downhill and creates a flood scenario. So the model that we have built is based on these infiltration parameters modeling how much of the rainfall in certain storm events would become flood runoff.
In our flood model, we analyze the 100 year. In other words, these the storm that has a 1% chance of happening any given year, the 25 year storm which has a 4% chance any given year.
The 10 year storm which has a 10% chance any given year and the five year storm which has a 20% chance of occurring every year. The study has been going for about 9 months and even while the study was going in August of 2025, this area in South Silver Springs did.
Experienced some flash flooding events that led to debris flow over Ramsey Leaks cutoff and some cars getting washed off the freeway.
Hydrologic modeling scenarios. So these are the scenarios that we looked at for the flood model. We looked at the existing conditions, interim conditions, which would be with two of the proposed mitigation projects in place. The mitigation projects that we are looking at would be two.
Culvert replacements where the culverts under US 95 and the railroad, two of them specifically, would be replaced with larger culverts with more capacity that would allow for more water to be passed under the highway and less of it to pool up before the highway.
Those culverts are the less expensive of the infrastructure projects that we are proposing. They also are not proposed on BLM land, so they have less permitting requirements and could potentially be built faster and on a on a faster timeline.

And then the other two mitigation projects that we are proposing, which are both detention ponds on BLM property up in the Churchill Butte area. So the interim conditions include the flood modeling with the two proposed culvert projects. Proposed conditions include the flood model with the culvert projects and the two detention pond projects. So the culvert projects are at US 95 at Quince right here and then with Leet beneath that at the railroad and the detention pond projects. One is at drainage A.

Here and the other one is a drainage end. Future build out conditions would be analyzing the flood damage that is expected if all of the currently zoned and owned parcels in Silver Springs.

Were to be built, in other words, have a either residential or commercial structure on them. Right now, remember the graph about 60% of Silver Springs is owned but has not been built on with a structure and so the fully built out conditions.

You know, consider what would happen if all of those parcels did have a structure on them and what kind of flooding we could experience then. And then a climate change analysis was part of this study. You know, current science indicates that in the future we will experience more.

More intense storm events followed by years of drought. And so we anticipate that in the future the rainfall that we modeled with this study will be greater than is currently modeled. And so the client change analysis just looks at.

What mitigation infrastructure we are suggesting with this study and how that infrastructure would perform with a rain event that is more intense than the design storm.

Existing flood conditions in South Silver Springs. So the exhibit that's shown before you here is a depth analysis of the flooding in Silver Springs. And so there are a couple things that we can notice from here. One is that off of Churchill Butte you have this concentrated flow in the drainages.

Coming off of the mountain and then as it's collected and passed through the culverts at US 95 and the railroad, we have areas of pooling.

And after that, the flow is largely spread out and less concentrated. The deeper the blue, the deeper the storm event, the deeper the water in the flood. So the next several exhibits are 2345 and six here, looking at specific areas in the existing conditions.

Now this is I would like to note this is the 100 year storm. This storm has a 1% chance of happening in any given year. However, that means that over the life of a 30 year

mortgage that the chance of this storm happening is a little.
Bit under 25%, so one in four chance that this storm could occur over the life of a 30 year mortgage.
This raster specifically is looking at the railroad near Quince Ave. There is an existing culvert here that there's quite a bit of flow coming down this drainage and after this being conveyed to Lahont reservoir, so.
The culvert does not have the capacity to pass the flood event and so the water is backing up at the railroad and causing localized flooding at this culvert. This is one of the locations of the proposed mitigation that we are proposing. This would be one of the.
Enhanced culverts that we're proposing. Here's the second location that we are proposing some larger culverts, which is at US 95 near Quince Ave. which there is also an existing culvert that does not have the capacity.
To safely pass the storm in 100 year conditions.
This is the other location here and so you can see that the flood water is backing up behind US 95 before it can go through the culvert.
At this exhibit is at the Ramsey Weeks cut off. There is an existing culvert here that is also undersized and below this is actually the only flood hazard area per FEMA. This is the only mapped flood hazard area in the South Silver Springs.
Area that we were looking at. There's some local dry lake beds in this area that fill up with water when it rains and then don't have an outlet, so they just pond until the water can soak in or evaporate.
This is near Redwood St. and 5th St. There is some localized ponding in that area before the floodwaters can go over. I believe that's the railroad.
And here at Cougar St. and Badger St. this is an area that has been identified from the citizens of Silver Springs as an area of flooding concern. There is an existing culvert that goes under the railroad, but there are three different culverts.
That pass water under US 95 and only one that passes it under the the railroad. So all of this flow tends to pile up behind the railroad and cause flooding in this area.
These are the flood damage areas in Silver Springs. So what we're looking at is flood elevations of more than half a foot. And that's important because per Lyon County code, all residences need to be built per the International Residential Code, the IRC.
And the IRC specifies that the floor elevation of residential structures needs to be 6 inches above the dirt on the outside of the structure. In other words, the adjacent grade.

So when we have flood depths at the structures of more than half a foot, we can assume that the water is in that house, that that structure is flooded per the building code of Lyon County. So on the left here you see these the red boxes are the parcels. That have a structure right now as of today that would be flooded in the 100 year storm if that flash flood event were to happen. You can notice it's 866 structures that would be damaged in the 100 year event should it happen today.
If Silver Springs is built out in the manner that it is zoned for, and there are structures on every lot in Silver Springs, then the red boxes on the right are the number of structures that would be damaged in the 100 year storm if there was a complete build out of Silver Springs.
And so that more than double S the amount of damaged structures that we would be expecting in that storm without any sort of mitigation.
How we can reduce flooding. So there are a couple things that we could potentially do to reduce the flooding in Silver Springs and I want to emphasize that we are trying to reduce the flooding to completely prevent the flooding would require massive grading and infrastructure operations.
In Silver Springs, that would be highly disruptive to everyone there. What we are trying to do is just decrease the flooding damage for the citizens of Silver Springs. So we do have these these four proposed infrastructure projects, the two interim courts. Which we would like to upgrade and maintain the culverts to convey more water and decrease the likelihood of a backup of floodwaters prior to going through the culverts and then two detention ponds and the detention ponds would temporarily store stormwater runoff and decrease peak runoff rates.
So this is what we're looking at in terms of the detention ponds. So with the detention ponds, what they do is they temporarily hold back water and release it in a controlled manner. So they're generally a pond berm.
That closes off a Canyon from the water and has a smaller outlet like a pipe that the water comes down in this flash flood scenario and starts pooling up behind the dam. But only a certain amount can go through the pipe at one time, so the dam it just acts to have a controlled release of that lower flooding rate and the thought is that most of the other flows from the other canyons and off site.
The worst of the flooding from those areas would be gone while we are still holding back this water, and so the water that's coming from these canyons doesn't contribute to the worst of the flooding. So by holding back this water just temporarily, just for a couple hours.

We can decrease the amount of flooding damage that we're expecting in Silver Springs. So the graphs that you can see here are called hydrographs. These are flow hydrographs. So on the bottom axis is time as the time goes on in the storm and on the left is the the flow, the flow rate. So as you can see there's very little flow coming. Down these canyons and then all of a sudden we get this giant spike in flow and then it's gone very quickly. This is the the quintessential flash flood scenario where you have a very high flow all of the sudden and it's gone within a couple hours.
With the detention pond in place, we can reduce that peak flow to the green line here, where it's the same amount of water that's being discharged but over a longer period, and so we can reduce the peak flow that's coming through here.
So in this flooding drainage A, the peak flow without the pond is about 1100 CFS. For an example, the Carson River usually has somewhere in the neighborhood of 150 to 200 CFS in it at any given time. So we will be talking about peak flow.
Those coming from this drainage of about five times what's normal for the Carson River.
With the detention pond, we can decrease that to about 500 CFS, so we can cut the amount of the rate at which the water is coming out of this Canyon by about half. In the other detention pond, it's the same story. We just have a controlled outlet here that is releasing the water over a longer period of time and so.
We can dramatically decrease the peak flows coming out of the canyons.
Here's some of the results, and these are depth, depth, depth rasters in the exhibits. These are for the interim culverts in specifically. The first ones that we're going to look at would be the culverts under the railroad, and the second would be the culverts under US 95. We're going to flip through these.
These fairly quickly. On the left is the existing depth and on the right would be the proposed depth with the culverts improvements in place. So as you can see here, the water in the proposed conditions is not spreading as far or as deep as it does in existing conditions.
And as we progress from the five year storm to the 10 year storm to the 25 year storm and the 100 year storm, there is a definite decrease in the amount and depth of flooding that we're seeing in the area behind the railroad courts as you can see that on the right.
The the depth and spread of the flooding is noticeably decreased.
This is the culverts under US 95 about a quince. So this quince, this is fur. As you can see on the right again this is proposed and the left is existing. So with the culvert

improvements you can see that there's less deep flooding right here and the blue is is you know the.
Deeper flooding and as we progress from the five year to the 10 year, twenty-five year into the 100 year, there is definitely a decrease in the depth of flooding and the spread of flooding of the water that's trying to go through these culverts. In addition, it's important to point out that these culverts in the.
Existing condition over US 95, the culverts do not have capacity for the flooding that is experienced at this intersection in the 100 year or twenty-five year storm, which means that in either one of those storm events we would expect that the water overtopping US 95 would cause damage to.
To the highway and render the highway inoperable for a time. This is a an issue because as we can see from the flood results here, there's a large amount of water coming from the north in this fan that crosses at that drainage and then is concentrated.
Through the railroad and then to Lahan. With this amount of water coming down, if the highway were to wash out, there is no way to get from Silver Springs to the north, from South Silver Springs to the north.
If any other location were to wash out in the highway, there would probably be a detour route around some of the local streets of South Silver Springs. However, in this area, because there is so much water coming down, it would completely cut off. This area from emergency vehicles and emergency response if that section of highway were to overtop. So what we're looking at here with the culvert improvements is not just reducing the damage that we're expecting, there would be less damage that we would expect.
There would be less damage that we would expect in the 100 year and 25 year storms with the covert improvements, but it's not a huge dollar amount in terms of the damage reduction, but what we would have is additional benefit.
That helps the citizens of Silver Springs to get things like emergency response in a flood event.
So the detention pond results, we are looking at ponds A and pond N These locations were chosen for two reasons. One, because they are the two drainages in the study area that have the highest amount.
A flow coming out of them and so placing detention ponds in those areas gives us the best bang for our buck. And two, because both of those ponds are proposed to be built on BLM land. Again, as a nobody wants a detention pond in their backyard,

so we need to focus on where.
We can build these things on publicly owned land as opposed to at private land. So both of these are anticipated to be built on BLM land. There's a permitting process that goes along with that.
These are the results after the mitigation is put in place, one for pond A and the 2nd for pond N You can see the ponding depth behind the dam as it's modeled, and then the flow coming through that is lessened quite a bit from the flow that's coming into the pond.
OK.
So here are some depth results just like we were seeing with the last one and this is the 100 year existing and proposed. It's a little more difficult to see the difference in these flood results, but you can see especially in this neighborhood, there's a definite decrease in the amount of depth of ponding and that is really what we're trying to look at.
That, you know, we're going to have flow, but we want the flow to be more spread out and we want it to be less deep and that prevents a lot of the damage that we would expect in the structures.
This is another area that would be helped by Pond N and this was the previously mentioned Cougar St. Badger St. where the culvert is crossing the railroad and we have the multiple existing culverts coming from US 95 and feeding into this area. And pond N that area is part of what feeds the north here and as you can see in the north here we have a definite decrease in the ponding depth and flooding extents from that culvert. And it's good because this is a a built out area that has structures in it.
This is a plan set of the proposed mitigation alternatives. So we've got the culverts and the ponds. First, we're going to look at the ponds. This is a CAD drawing of the pond. So it's this is a berm here and then the pond bottom. This would be the outlet that we would put in.
This is a cross-section, so if you were to take a slice right through the outlet here and take a look at it from the side, this is what it would look like.
Next we have the cut and fill maps. So the yellow indicates areas where we are cutting the existing dirt, in in essence digging it out and then putting that excavated dirt into the berm. So we're not.
Importing or exporting dirt with these projects, we're going to take existing soil that's here and place it in the berm to create the dam. Same with pond den. We have an

berm that's extending.
Across the Um.
Upon across the drainage and then we have an outlet here and this is the section that you can expect out of that.
And here's the cut and fill map that we would be looking at, again, excavating dirt in front of the pond and then taking that dirt and piling it up to make a pond berm with an outlet.
Here are our proposed culvert projects. This is the one under US 95. This is a section view, meaning if you cut right through the culvert and then looked at it from the side, this is what you would see. And here is a view from the front and what the culvert would look like from over here from the side.
This is our culvert project that we're proposing under the Union Pacific Railroad. Here's a section view that goes under the railroad, and here's a view from the front.
So we want to stress that these infrastructure projects that we are proposing for South Silver Springs are entirely grant dependent. As of right now, there is no funding mechanism in Lyon County to fund these infrastructure projects.
The hope is in the intent of this study was to provide mitigation projects that could improve the flooding in Silver Springs that would qualify for a FEMA grants. FEMA traditionally has had grants through the Hazard Mitigation Program or.
The Building Resilient Infrastructure Communities program and that they will grant money to local governments to build infrastructure if the damage that that infrastructure would prevent is.
Higher than the cost of putting in the infrastructure. In in other words, the infrastructure is bringing more benefit than it costs and the measure of that is called BCR, the benefit to cost ratio. So BCR above 1.0 means that the infrastructure.
Has more benefit than it costs, and it would be eligible for a FEMA grant. Now, you know, current policy from the federal government is that there is very little funding available from FEMA to build resilient infrastructure in communities.
And so these projects may not be built immediately, but they would be available for grant funding. So we're looking at the interim culverts. They have a fairly low BCR and that's because.
The reason that we want the culverts is not necessarily to just reduce damage, but also to protect a life and allow for emergency vehicles to access S Silver Springs. And so there's additional benefit that does not show up well on a benefit that cost ratio for those projects, however.

The ponds, not just the ponds only, but the ponds and culverts have BCRS that are higher than 1.0 and so those projects, specifically the one that has all four infrastructure projects wrapped up together, have a BCR of 1.91 and would be available to be.
Applied for federal grant funding. Now, if federal grant funding resumes, keep in mind that we are also competing with all of the other projects in the United States and may not be awarded the grant funding even if the grant funding resumes.
So for our flood mitigation alternatives, we do have the infrastructure projects that we just talked about, but also we are recommending that Lyon County take a look at their policy, at their flood policy and change it to specifically say.
That where there is an area drainage master plan in place like this one, and we have modeled results that indicate what elevation the water will flood at, the new homes need to be built above.
The 100 year flood elevation that is not currently in Lyon County code. And so you remember the exhibit that had the red boxes on the amount of damage that we could expect with the current build out if it were to continue in Silver Springs and the amount of structures that are at risk would more.
More than double. So we would like to see policy change that would at least prevent the damage expected in Silver Springs from getting worse. If we can build the new homes and commercial structures above where we're expecting the flooding, then we would not expect the damage to worsen over time. So the good thing.
About this is that it can be enacted without funding. We can make the policy changes anytime.
And the downside is that the policy change does not fix the existing flooding in Silver Springs. The infrastructure projects, on the other hand, the two detention ponds and two culvert capacity upgrades are grant dependent and so we would need to wait until grant funding can be.
Secured before those could be put in place, but they would decrease the flooding damage in Silver Springs.
Now we get to the question and answer. I will read off the questions that we received in the in-person meeting on November 4th and our answers to those questions. First, is the project proposing grant funds for all proposed mitigation measures, culverts and ponds?
Yes, the intent of this project to the area drainage master plan was to identify areas that we could put in infrastructure that would be available for grant funding. There is

not currently a mechanism to fund.
Large-scale regional drainage infrastructure in Lyon County. And so these infrastructure benefits that we're talking about would be grant dependent. Second, how long has this study been going? The study kicked off in March.
Of 2025 and it is currently the beginning of November 2025 and we're wrapping up the study. Third, there are several areas outside of the study area that have flooded in the past. Is there any plan to address those? The answer is yes.
Lyon County, in conjunction with Carson Water Sub Conservancy District, have contracted out for several area drainage master plans in the past that do address some of those other areas. For example, the area north of Spruce Ave. in Silver Springs was analyzed with.
The North Silver Springs Area Drainage Master Plan, which was completed last year and Stagecoach had a separate area drainage master plan. All of those projects, just like this area drainage master plan, were FEMA funded through the CTP program in conjunction with Lyon County and Carson Water Sub Conservancy District.
So you can look up those studies online. There are copies available through Lyon County and address the flooding concerns in those areas.
4th We have concerns about maintenance of the cords once installed. Example, there would be possibly sediment preventing the flow and debris because the residents of Silver Springs have noticed that the cords that are in place currently do tend to clog up with sand.
And that flows down from Churchill Butte and it's a great question. That is one of the design considerations that we had for the ponds and the ponds have been designed specifically to allow for some sedimentation in the pond and to still function.
And so we are expecting that there would be sediment coming from Churchill Butte into the ponds, but that has been taken into account for the design.
In terms of the maintenance, the if we get grant funding from FEMA for these projects, the grant funding will include funding for maintenance of these projects and Lyon County would sign a commitment to maintain these projects with the FEMA funds that would be given.
5th What is the cut and fill? Oh, fifth, excuse me, concerns that this study does not do enough to address flooding on the unimproved county roads. You are correct. This study does not address most of the flooding on unimproved county roads.
Like I mentioned at the beginning, to address that flooding would require millions and millions of dollars of structural infrastructure in the Silver Springs area. And even

if there were appetite for that sort of a project, the funding is.
Absolutely not there. And so this project specifically was looking at ways that we could improve the flooding in Silver Springs within the constraints of the availability of grant funding and unfortunately improving the flooding on all of the unimproved roads in Silver.
Springs is not feasible within those constraints. 6th What is the cut and fill ratio for the ponds? Is import or export of material required? This was an excellent question. So the cut and fill ratio would be the amount of dirt.
That we are excavating from the ponds and then piling up for the berms. And the question is, is one of them larger than the other, meaning that we would have to take dirt from somewhere else to make up the shortfall? Or would we have extra dirt that we would need to export to a landfill?
And the question is neither. We have designed the ponds to balance the grading because it's the cheapest option and we tried very hard to keep the costs low for these infrastructure projects in order to make them available for grant funding.
Next, how big will the ponds be, how tall and how much area and who will maintain them? So each pond has a Crest length, meaning the pond length, the the length of the berm is about 800 feet and both of the ponds are about 20 feet tall.
So they're quite a bit of area and volume that would be behind those ponds. Who will maintain them if they are built? Lyon County would be maintaining them with the funds that would be made available from FEMA.
Who is responsible for writing the grant request? Good question. That would be Lyon County and Carson Water Sub Conservancy District. Generally a lot of these grants go through the state first, so there would be kind of a local collaboration and then the grant would be written and proceed.
With that process, the grant process can take as little as six months and as long as two or three years, depending on the project and how much funding is necessary.
And finally, are there any state grants or any other funding mechanisms?
FEMA is not available. The answer is yes. There are other funding mechanisms. The state grants. There are state grants available. However, most of them had FEMA funding. That's where the ultimate source of funding was coming from for the state grants.
Are there other funding mechanisms? Absolutely. And Lyon County and Carson Water Sub Conservancy District will be exploring any option they can to get the infrastructure over the finish line. That wraps up the presentation and the question

and answer session if you have any.

Additional questions, please reach out to Gavin Henderson at Lyon County. Thank you.

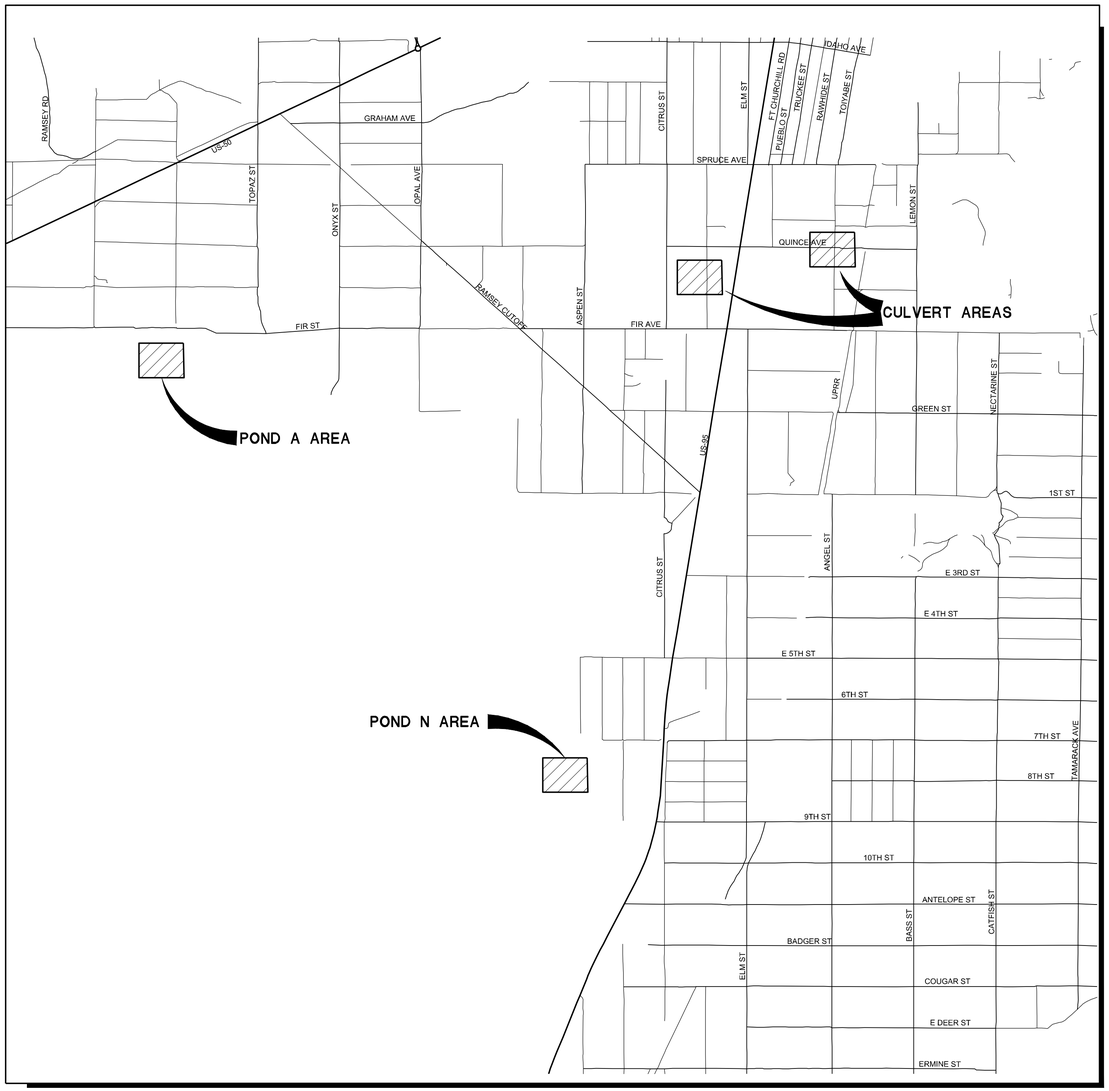
This concludes the presentation.

◉ **James Springgate** stopped transcription

10% CONCEPT PLANS FOR

SOUTH SILVER SPRINGS AREA DRAINAGE MASTER PLAN
PROPOSED MITIGATION IMPROVEMENTS

SILVER SPRINGS NEVADA



VICINITY MAP

NOT TO SCALE

SHEET INDEX

SHT No.	DWG ID	DRAWING DESCRIPTION
1	T-1	TITLE SHEET
2	C-1	POND A SITE PLAN
3	C-2	POND A CUT/FILL MAP
4	C-3	POND N SITE PLAN
5	C-4	POND N CUT/FILL MAP
6	C-5	US-95 CULVERTS SITE PLAN
7	C-6	UPRR CULVERTS SITE PLAN

DESIGN ENGINEER:

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

ENGINEERS STATEMENT:

THESE PLANS, SHEETS T-1 THROUGH C-6, HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, CITY ORDINANCES, STANDARDS, TENTATIVE MAP CONDITIONS, AND CITY COUNCIL CONDITIONS. IN THE EVENT OF A CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND LYON COUNTY STANDARDS, THE STANDARDS SHALL APPLY.

PLANS ARE NOT FOR CONSTRUCTION. UNAUTHORIZED CHANGES & USES: THE DESIGN CONSULTANT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

10% CONCEPT PLANS - NOT FOR CONSTRUCTION

NO.	DESCRIPTION	ENGR INIT	DATE
	PROJECT ADDRESS: XXXXXXXXXXXXX	APN: XXX-XX-XXX	

DATE: NOVEMBER, 2025
SCALE: AS SHOWN N/A
DRAWN BY: LS
DESIGNED BY: JRS
CHECKED BY: DM

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

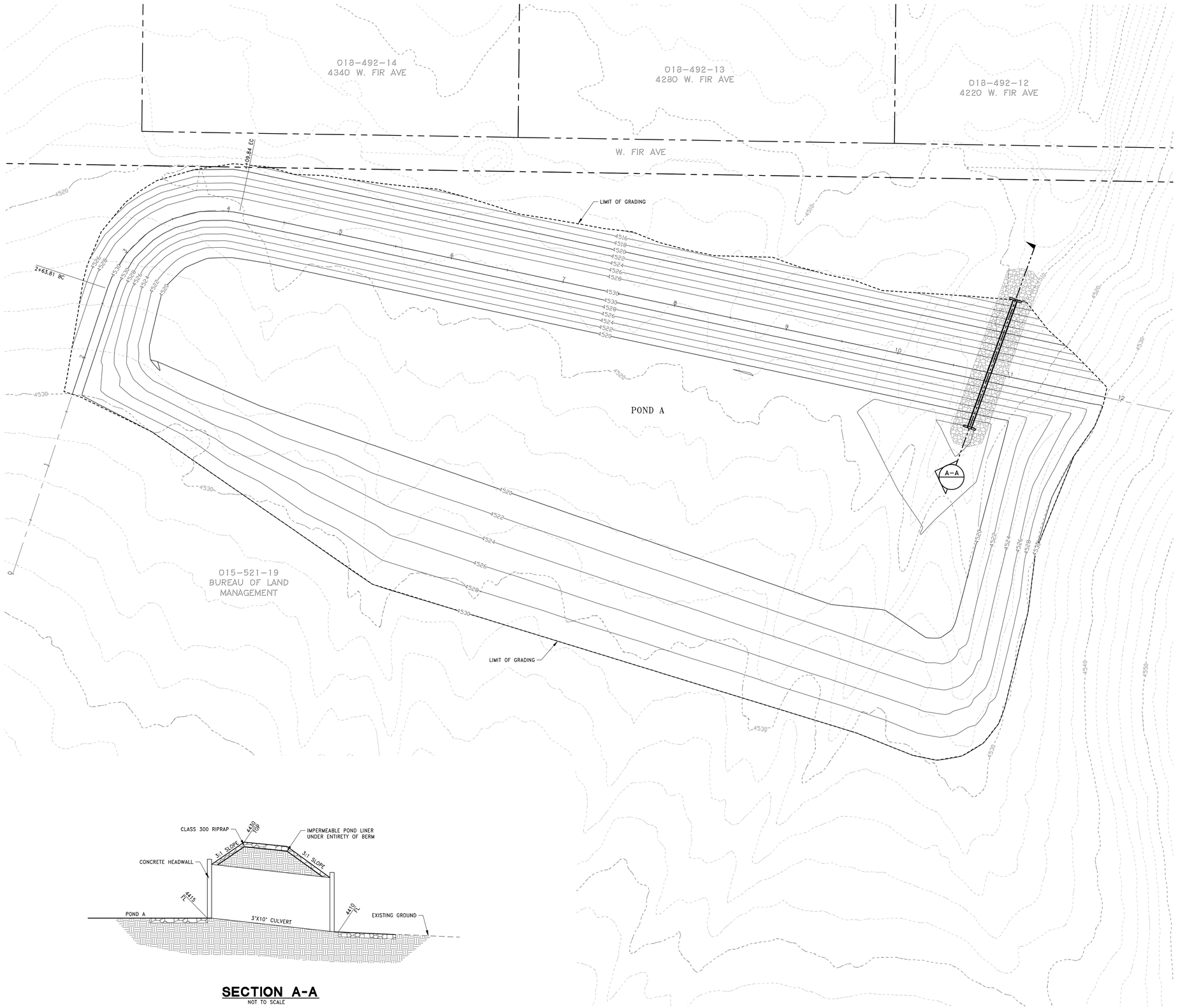
IMPROVEMENT PLANS FOR
SOUTH SILVER SPRINGS ADMP
PROPOSED MITIGATION
TITLE SHEET
NEVADA

PROJECT NO.
8183.001

DRAWING
T-1

SHT 1 OF 7

J:\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_DA\Civil\Dwg\C_00_SSADMP.dwg 11/4/2025 10:05 AM James Springgate



SECTION A-A
NOT TO SCALE

10% CONCEPT PLANS - NOT FOR CONSTRUCTION

NO.	DESCRIPTION	ENGR INIT	DATE
	PROJECT ADDRESS: XXXXXXXXXXXXX	APN: XXX-XX-XXX	

DATE: NOVEMBER, 2025
SCALE: AS SHOWN N/A
DRAWN BY: LS
DESIGNED BY: JRS
CHECKED BY: DM

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel: 775.823.4068
Reno, NV 89502 Fax: 775.823.4066

IMPROVEMENT PLANS FOR
SOUTH SILVER SPRINGS ADMP
PROPOSED MITIGATION
NEVADA

POND A SITE PLAN

PROJECT NO.
8183.001

DRAWING
C-1

SHT 2 OF 7

\\woodrodgers.loc\Production\Data\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_DA\Civil\Dwg\C_01_SSADMP.dwg 11/4/2025 10:06 AM James Springgate

10% CONCEPT PLANS - NOT FOR CONSTRUCTION

SHT 8 OF 7

DRAWING C-2

PROJECT NO. 8183.001

IMPROVEMENT PLANS FOR

SOUTH SILVER SPRINGS ADMP PROPOSED MITIGATION

POND A CUT AND FILL MAP

NEVADA

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Reno, NV 89502
Tel 775.823.4068 Fax 775.823.4066

DATE: NOVEMBER, 2025
SCALE: AS SHOWN N/A
DRAWN BY: LS
DESIGNED BY: JRS
CHECKED BY: DM

NO.	DESCRIPTION	ENGR INIT	DATE

PROJECT ADDRESS: XXXXXXXXXXXX
APN: XXX-XX-XXX

017-561-07
7980 ASPEN ST

015-551-06
1895 W. 9TH ST

015-551-05
8350 HWY 95A

ASPEN ST

LIMIT OF GRADING

4446
4448
4450
4452
4454
4456
4458
4460
4462
4464
4466
4468
4470
4472

POND N

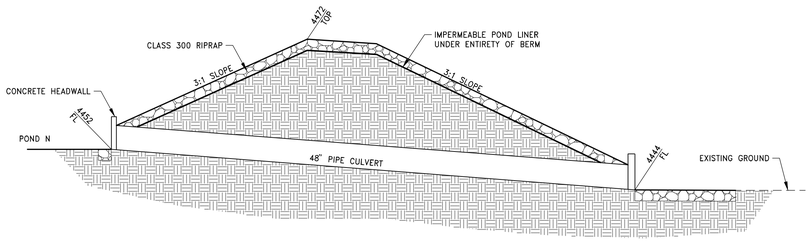
B-B

015-521-19
BUREAU OF LAND
MANAGEMENT

LIMIT OF GRADING

015-551-04
BUREAU OF LAND
MANAGEMENT

40' 20' 0 40'
SCALE: 1" = 40'



SECTION B-B
NOT TO SCALE

10% CONCEPT PLANS - NOT FOR CONSTRUCTION

NO.	DESCRIPTION	ENGR INIT	DATE
	PROJECT ADDRESS: XXXXXXXXXXXXX	APN: XXX-XX-XXX	

DATE: NOVEMBER, 2025
SCALE: AS SHOWN N/A
DRAWN BY: LS
DESIGNED BY: JRS
CHECKED BY: DM

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
5601 Corporate Boulevard
Reno, NV 89502
Tel 775.823.4068
Fax 775.823.4066

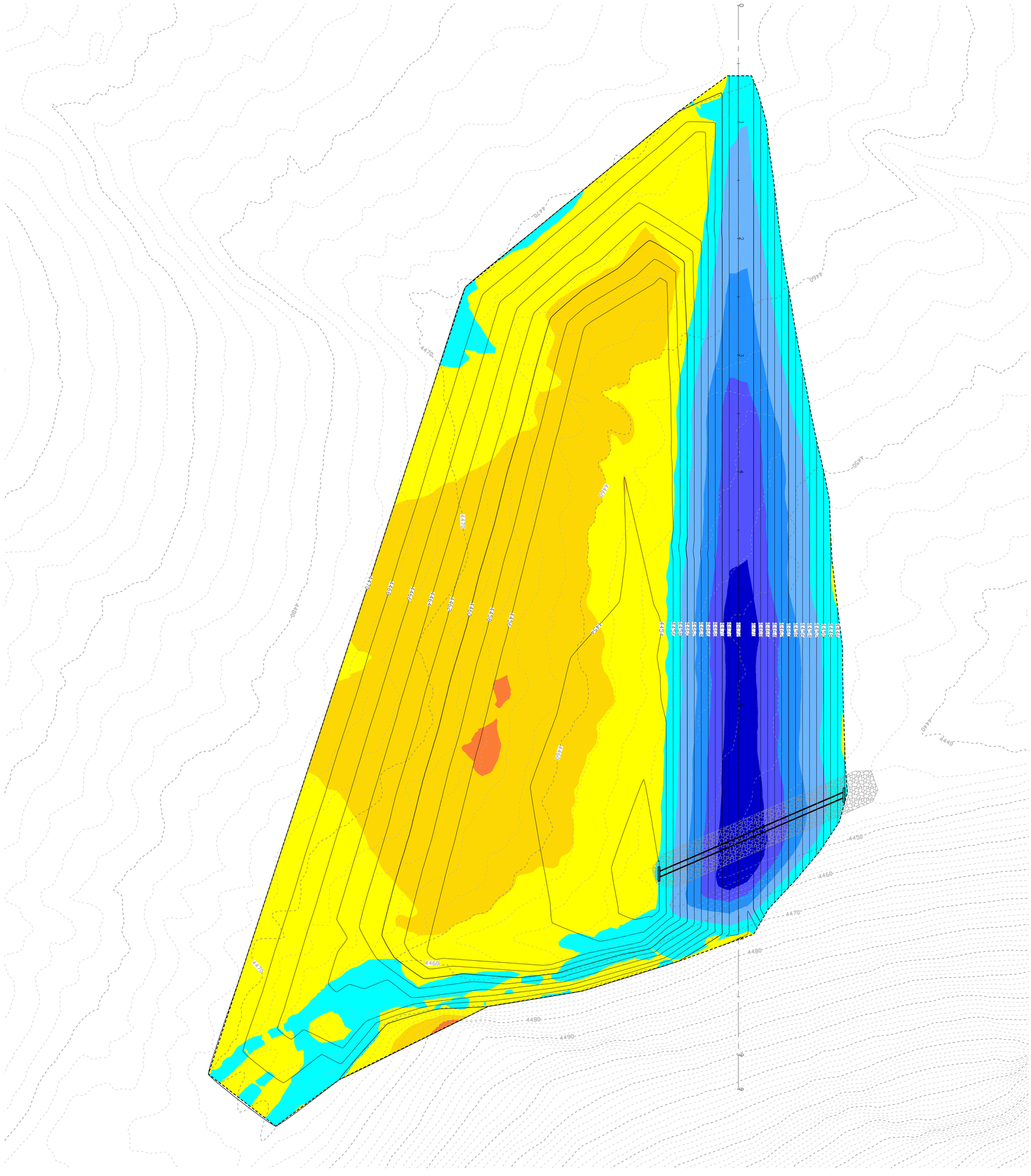
IMPROVEMENT PLANS FOR
SOUTH SILVER SPRINGS ADMP
PROPOSED MITIGATION
POND N SITE PLAN
NEVADA

PROJECT NO.
8183.001

DRAWING
C-3

SHT 4 OF 7

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_DA\Civil\Dwg\C-03_SSADMP.dwg 11/4/2025 10:07 AM James Springgate



Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-25.000	-20.000	
2	-20.000	-15.000	
3	-15.000	-10.000	
4	-10.000	-5.000	
5	-5.000	0.000	
6	0.000	5.000	
7	5.000	10.000	
8	10.000	15.000	
9	15.000	20.000	
10	20.000	25.000	

SCALE: 1" = 40'

10% CONCEPT PLANS - NOT FOR CONSTRUCTION

SHT 5 OF 7

DRAWING C-4

PROJECT NO. 8183.001

IMPROVEMENT PLANS FOR

SOUTH SILVER SPRINGS ADMP PROPOSED MITIGATION

POND N CUT AND FILL MAP

NEVADA

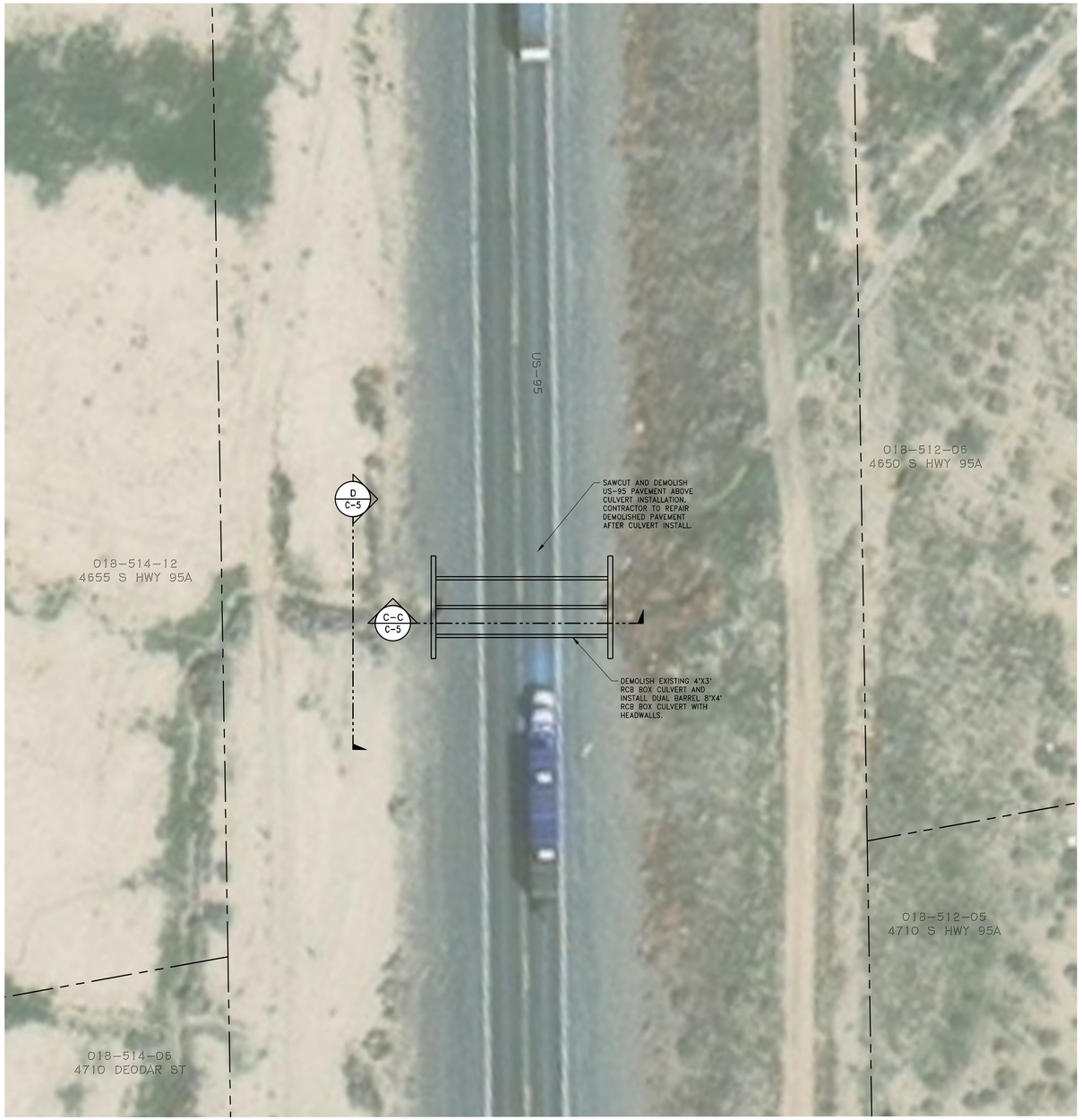
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard
Reno, NV 89502
Tel 775.823.4068
Fax 775.823.4066

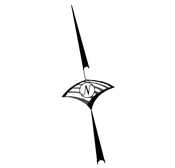
DATE: NOVEMBER, 2025
SCALE: AS SHOWN N/A
DRAWN BY: LS
DESIGNED BY: JRS
CHECKED BY: DM

NO.	DESCRIPTION	ENGR INIT	DATE

PROJECT ADDRESS: XXXXXXXXXXXXX
APN: XXX-XX-XXX

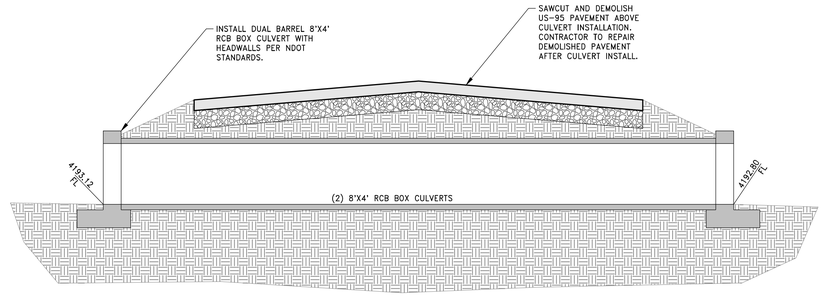
\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_OA\Civil\Dwg\C_04_SSADMP.dwg 11/4/2025 10:08 AM James Springgate





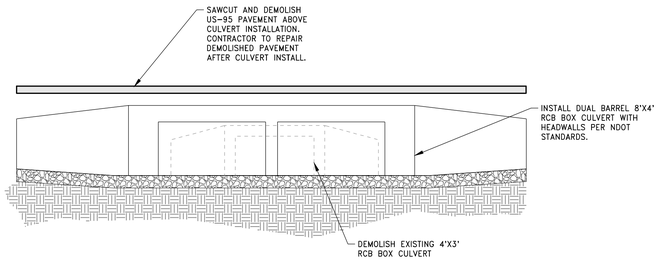
20' 10' 0 20'

SCALE: 1" = 20'



C-C / C-5 US-95 CULVERT SECTION

NOT TO SCALE



D / C-5 CULVERT HEADWALL DETAIL

NOT TO SCALE

10% CONCEPT PLANS - NOT FOR CONSTRUCTION

NO.	DESCRIPTION	ENGR INIT	DATE
	PROJECT ADDRESS: XXXXXXXXXXXXX	APN: XXX-XX-XXX	

DATE: NOVEMBER, 2025
SCALE: AS SHOWN N/A
DRAWN BY: LS
DESIGNED BY: JRS
CHECKED BY: DM

WOOD RODGERS
INNOVATIVE RELATIONSHIPS ONE PROJECT AT A TIME
5361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

IMPROVEMENT PLANS FOR
SOUTH SILVER SPRINGS ADMP
PROPOSED MITIGATION
NEVADA

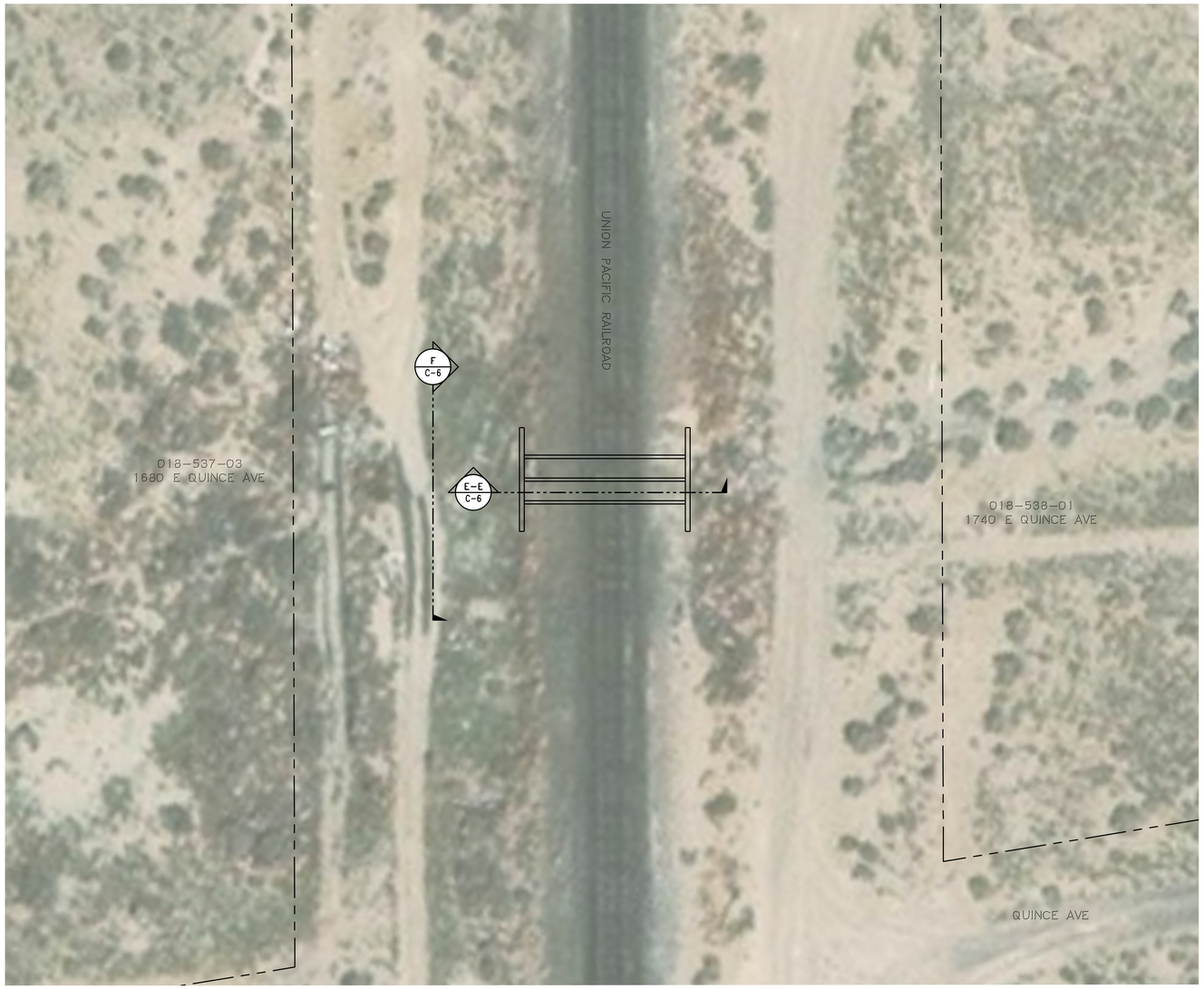
US-95 CULVERT SITE PLAN

PROJECT NO. 8183.001

DRAWING C-5

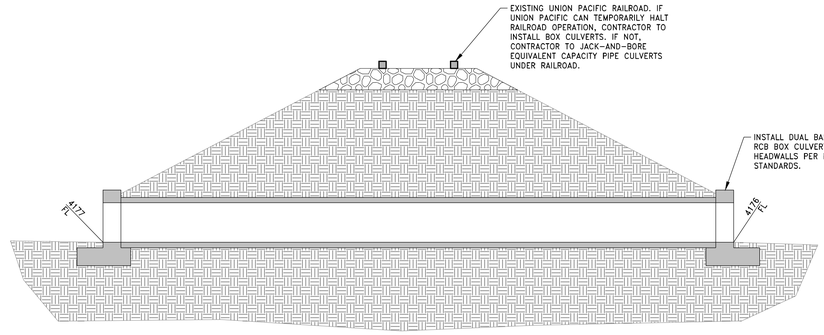
SHT 6 OF 7

\\woodrodgers.loc\Production\Data\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_2A\Civil\Dwg\C-05_SSADMP.dwg 11/4/2025 10:08 AM James Springgate



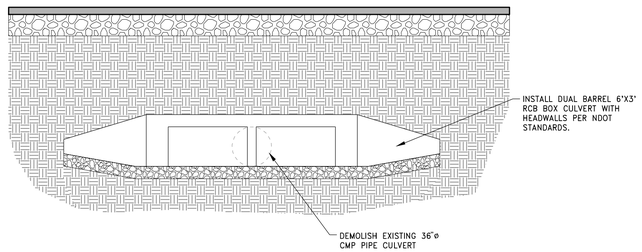
20' 10' 0 20'

SCALE: 1" = 20'



E-E / C-6 **SECTION E-E**

NOT TO SCALE



F / C-6 **CULVERT HEADWALL DETAIL**

NOT TO SCALE

10% CONCEPT PLANS - NOT FOR CONSTRUCTION

NO.	DESCRIPTION	ENGR INIT	DATE
	PROJECT ADDRESS: XXXXXXXXXXXXX	APN: XXX-XX-XXX	

DATE: NOVEMBER, 2025
SCALE: AS SHOWN N/A
DRAWN BY: LS
DESIGNED BY: JRS
CHECKED BY: DM

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
5601 Corporate Boulevard
Reno, NV 89502
Tel 775.823.4068
Fax 775.823.4066

IMPROVEMENT PLANS FOR
SOUTH SILVER SPRINGS ADMP PROPOSED MITIGATION
UPRR CULVERT SITE PLAN
NEVADA

PROJECT NO. 8183.001

DRAWING C-6

SHT 7 OF 7

\\woodrodgers.loc\ProductionData\Jobs-Reno\Jobs\8183_Silver Springs ADMP\Silver Springs ADMP_DA\Civil\Dwg\C-06_SSADMP.dwg 11/4/2025 10:06 AM James Springgate

South Silver Springs Area Drainage Master Plan

Technical Briefing for Carson Water Subconservancy District & Lyon County

Presented By James Springgate

WOOD RODGERS

Meeting Agenda

- Purpose of Study
- Existing and Future Conditions
- Recommendations and Results
- Q&A

Purpose of Study

PICTURE FROM 2020 FLASH FLOOD EVENT

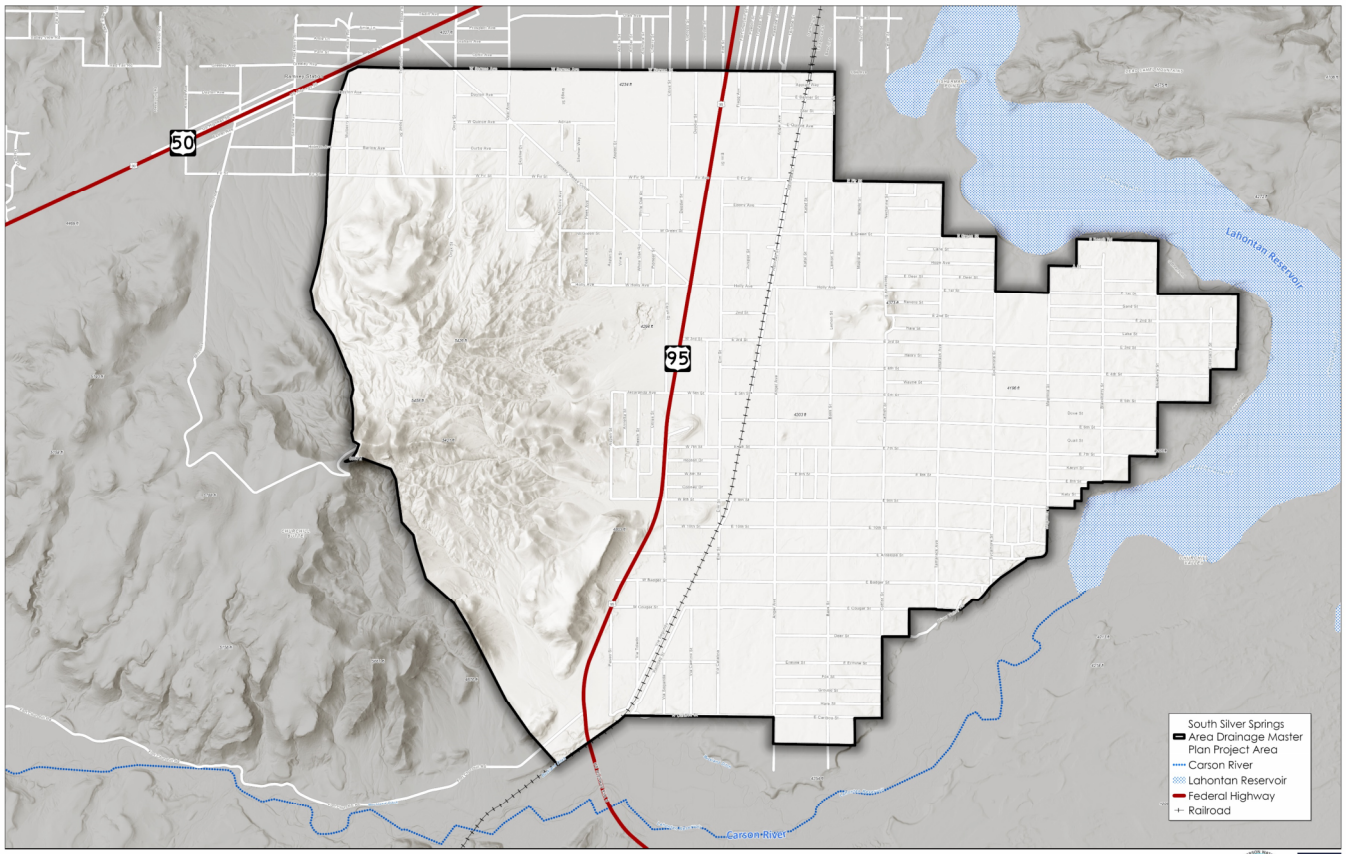
ANALYZE EXISTING FLOODING CONDITIONS IN SILVER SPRINGS.

MODEL FUTURE FLOODING EVENTS.

ASSESS PERFORMANCE OF EXISTING DRAINAGE INFRASTRUCTURE

IDENTIFY FEASIBLE MITIGATION STRATEGIES

Area of Analysis



South Silver Springs Area Drainage Master Plan Project Area

Existing Conditions

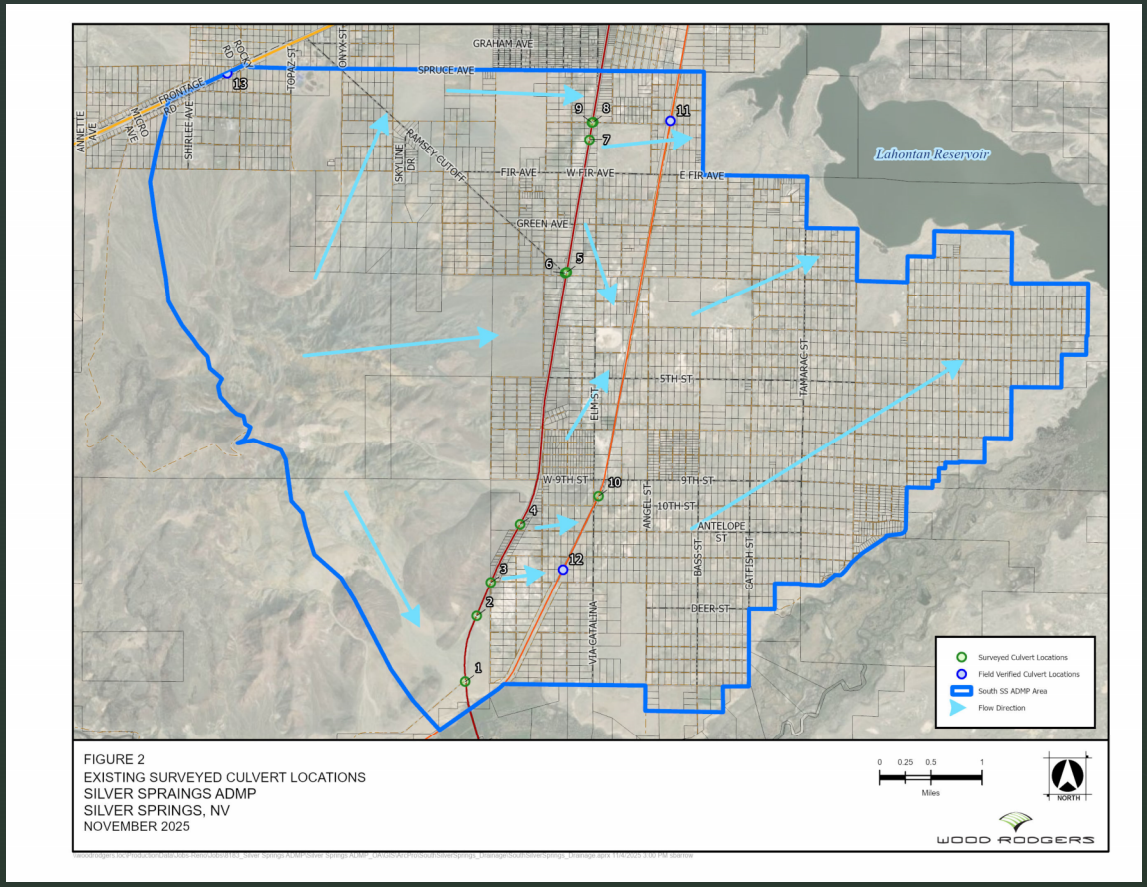


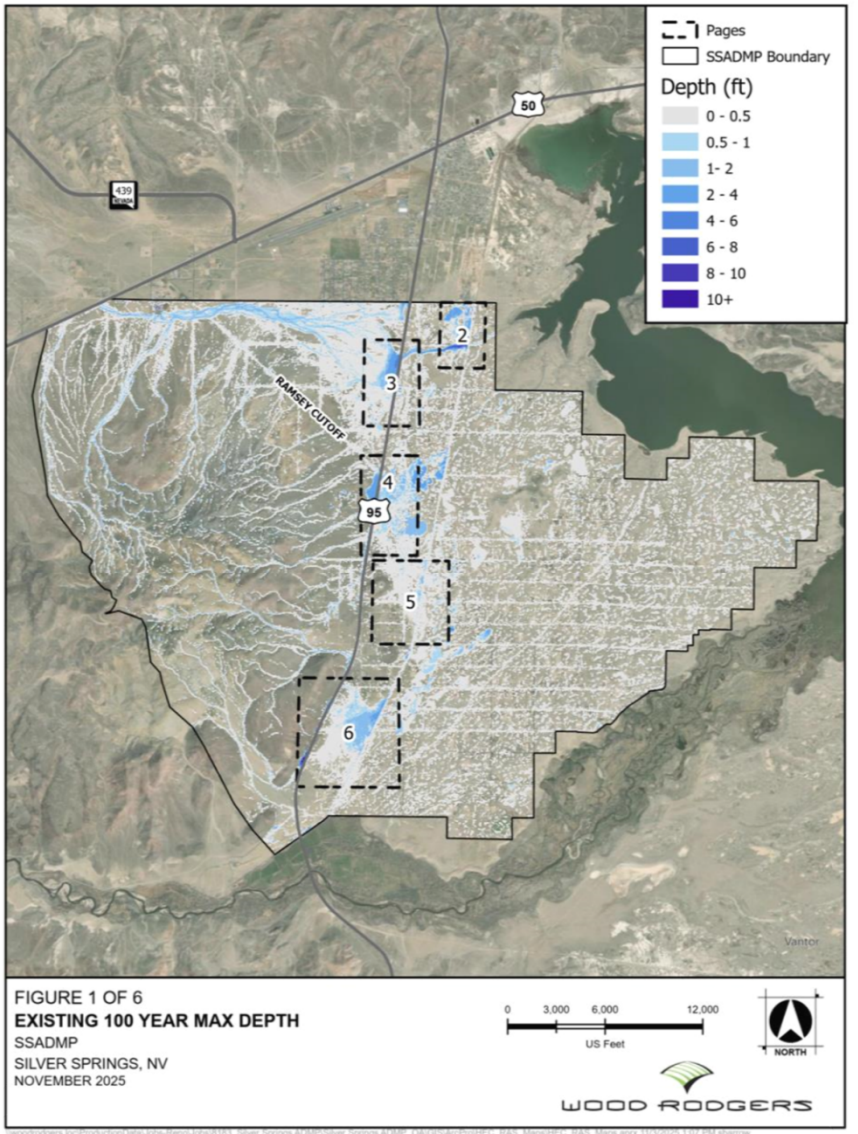
FIGURE 2
EXISTING SURVEYED CULVERT LOCATIONS
SILVER SPRAINGS ADMP
SILVER SPRINGS, NV
NOVEMBER 2025

- Alluvial fan draining from Churchill Butte toward Lahontan Reservoir
- Flash flooding driven by short-duration, high-intensity storms
- Low downstream slopes limit natural drainage
- Transportation embankments (US-95, US-50, UPRR) control conveyance

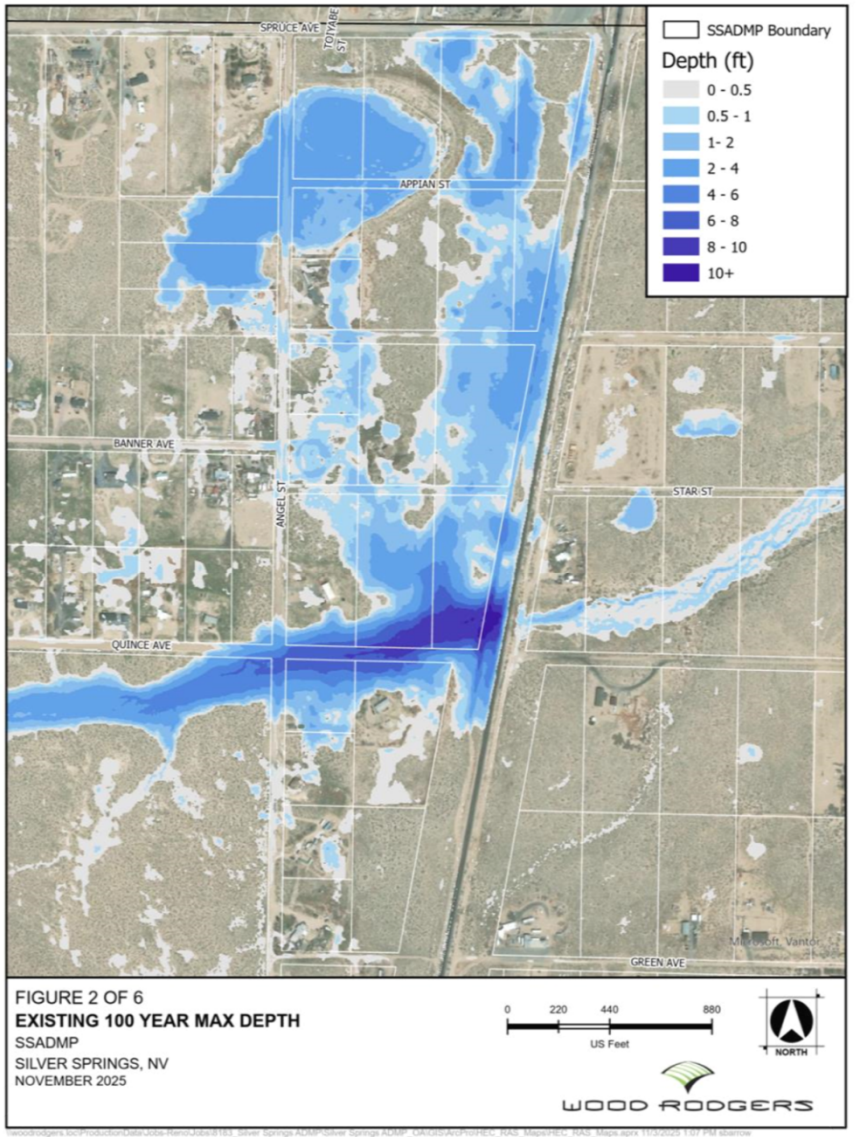
Table 9: Number of Innundated Structures, Existing Conditions

Structure Type	5-year storm	10-year storm	25-year storm	100-year storm
Residential	21	28	40	81
Commercial	0	0	0	0

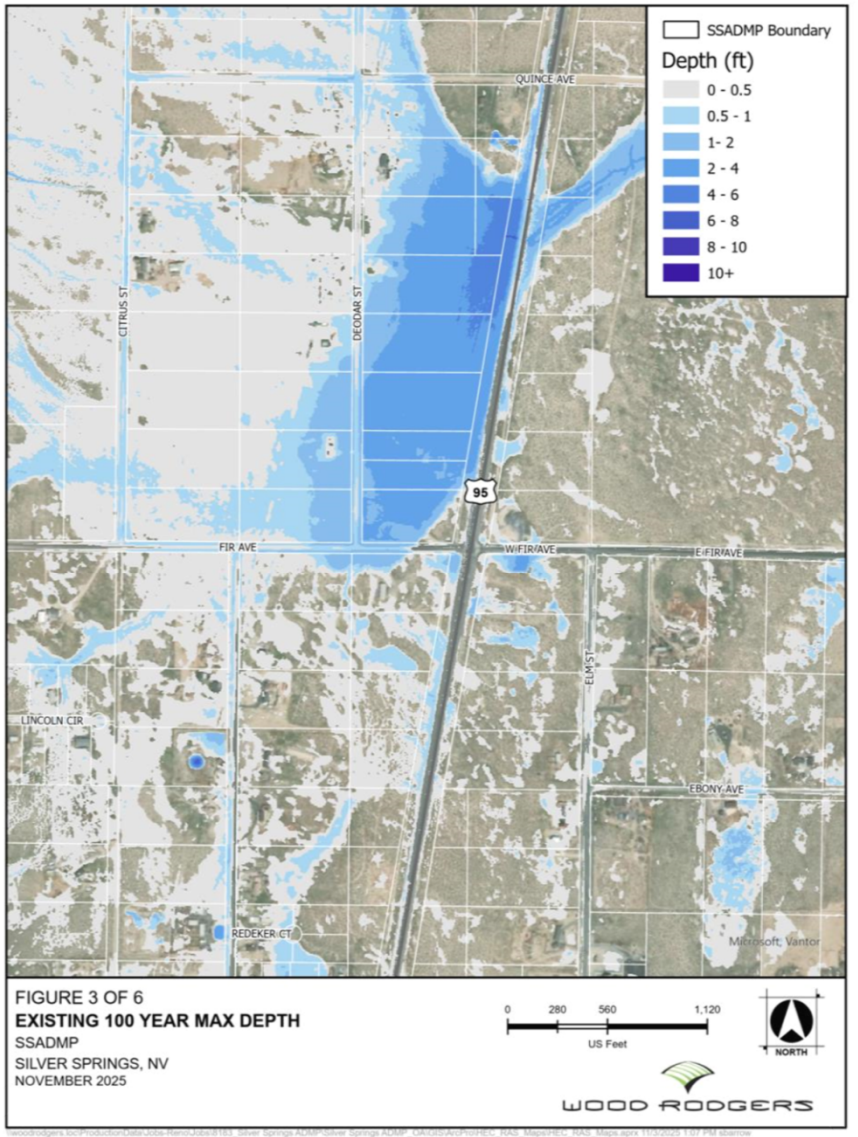
Existing Flood Conditions in South Silver Springs



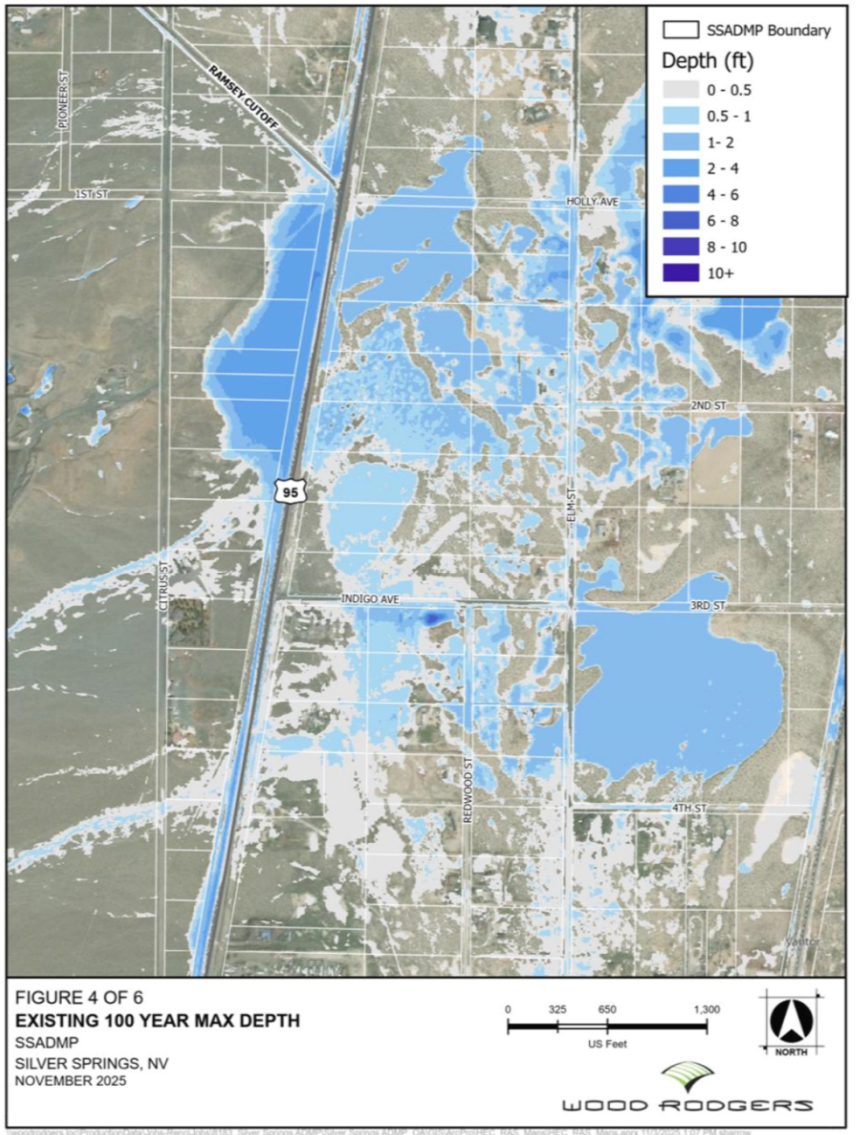
Existing Flood Conditions in South Silver Springs



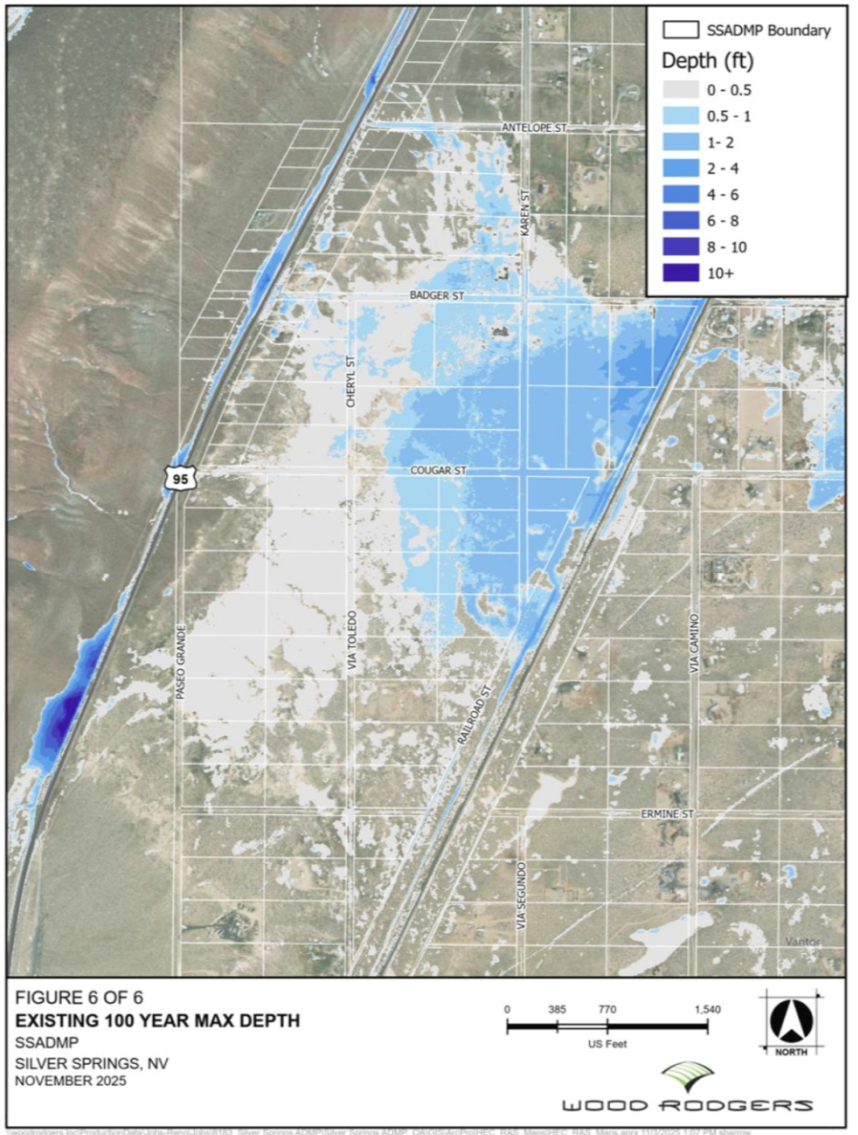
Existing Flood Conditions in South Silver Springs



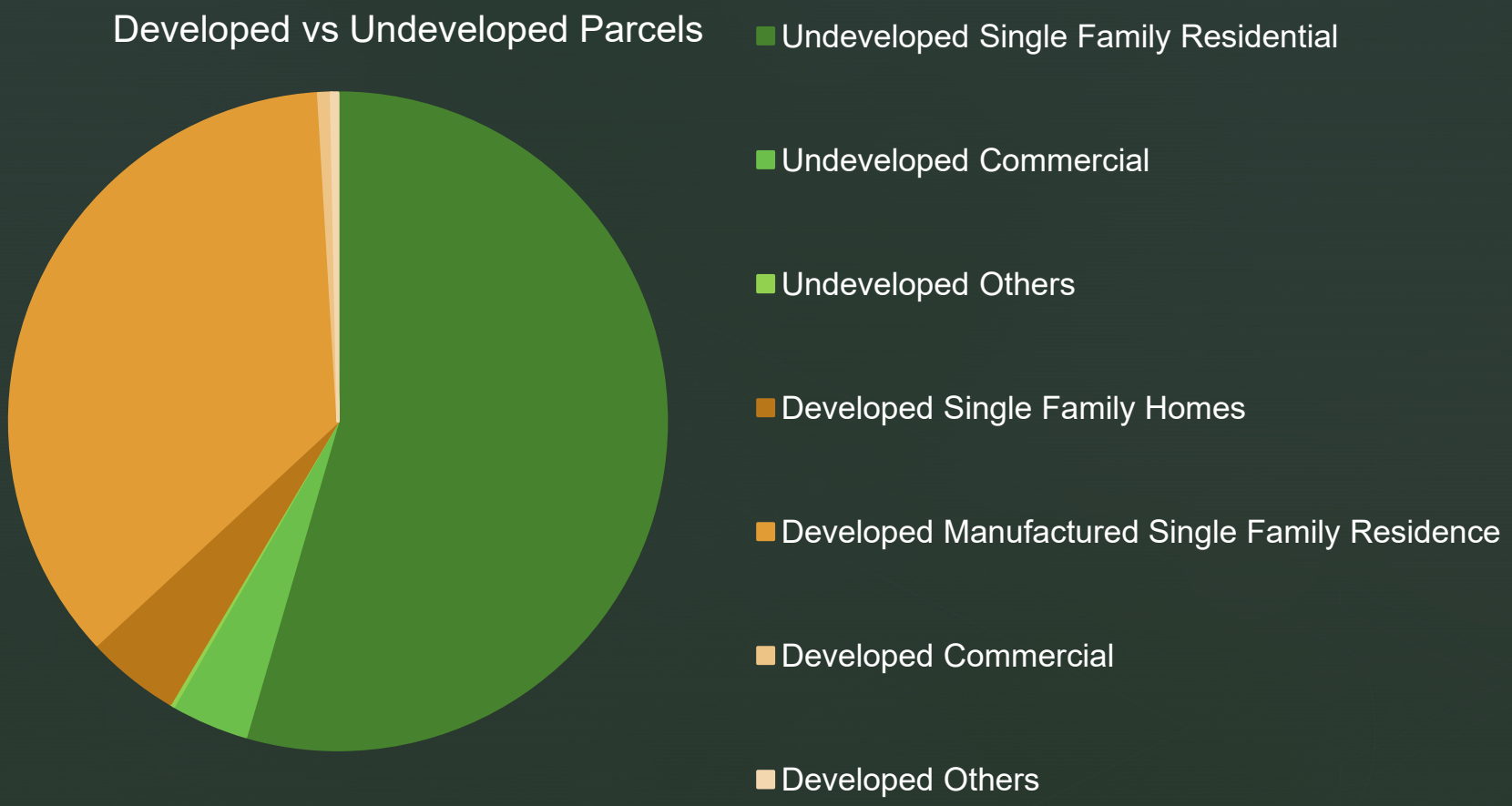
Existing Flood Conditions in South Silver Springs



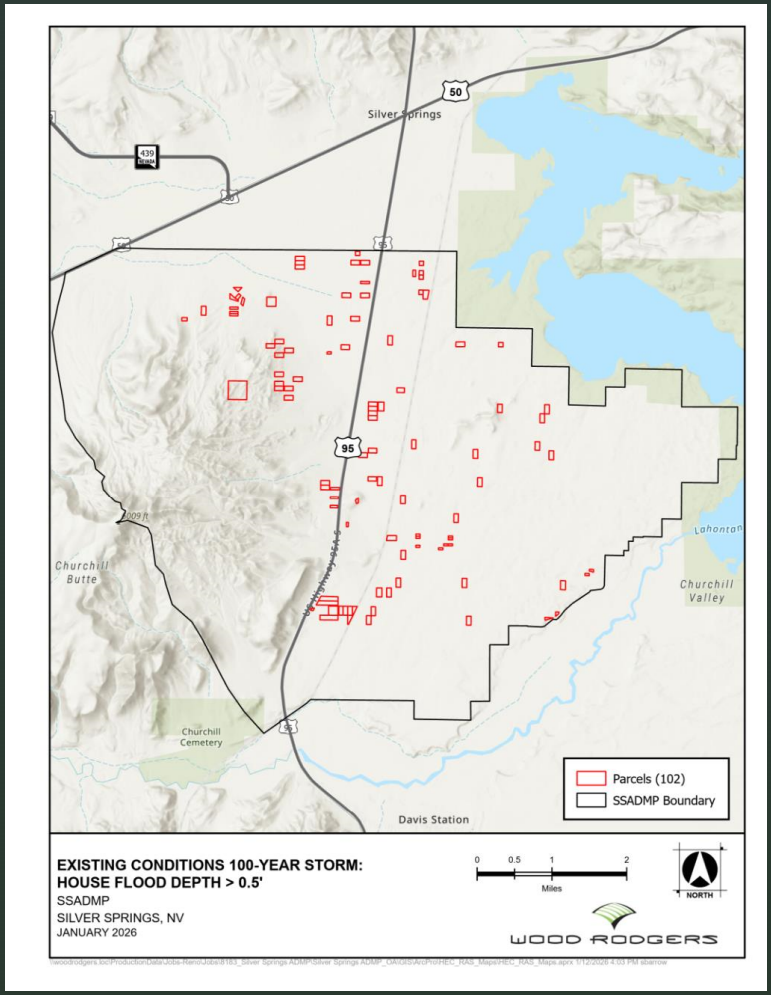
Existing Flood Conditions in South Silver Springs

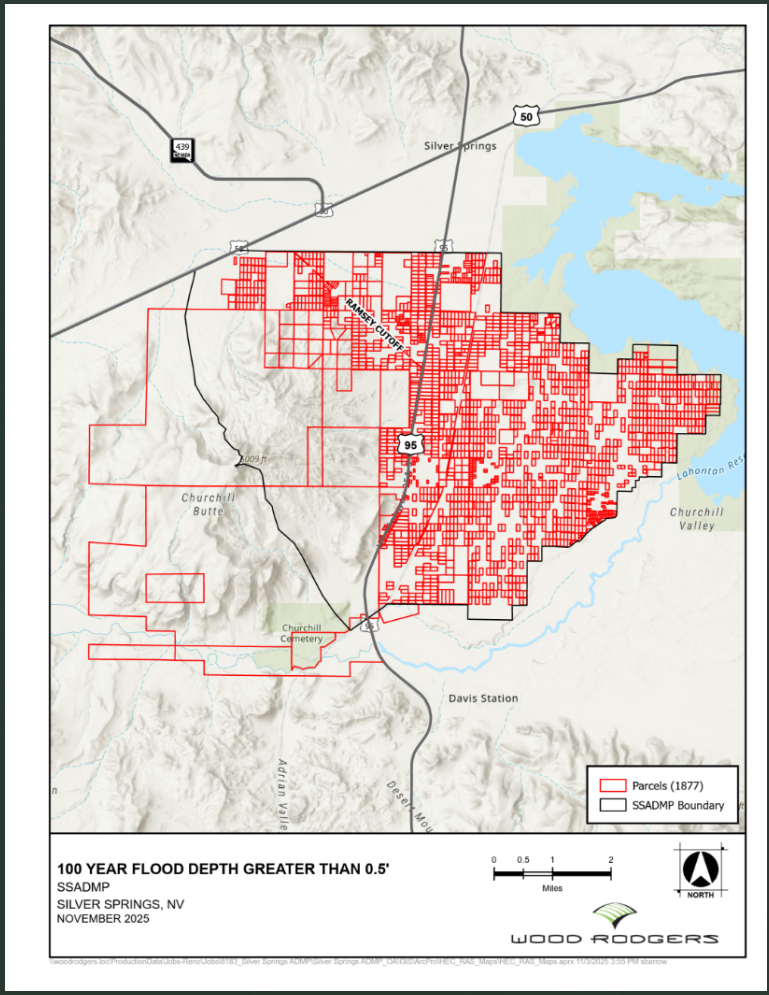


Development and Growth in Silver Springs, Nevada



Flood Damage Areas





Recommendations

- Adoption of South Silver Springs ADMP
- Additional standard details, such as cut-off ditches
- Culvert upgrades provide significant emergency access benefits
- Structure raising above the modeled flood elevation demonstrates strongest benefit-cost performance
- Detention ponds improve resilience but depend on future growth

Costs & Benefits

South Silver Springs ADMP
Table 11
Existing Storm Damage

Storm Event	Direct Costs	Indirect Costs	Total Cost
100-Year	$22,968,000	$23,601,000	**$46,569,000**
25-Year	$13,935,000	$14,403,000	**$28,338,000**
10-Year	$8,892,000	$7,195,000	**$16,087,000**
5-Year	$7,644,000	$4,223,000	**$11,867,000**

South Silver Springs ADMP
Table 15
Interim Culvert BCR Estimate

Silver Springs Mitigation FEMA Benefit-Cost Calculator Results				
Item Description	**Total Benefits [B]**	**Total Costs [C]**	**BCR [B/C]**	**Project Design Life [Years]**
Interim Culverts Only	$391,362	$1,711,747	0.23	50

South Silver Springs ADMP
Table 20
Raising Structures BCR Estimate

Silver Springs Mitigation FEMA Benefit-Cost Calculator Results				
Item Description	**Total Benefits [B]**	**Total Costs [C]**	**BCR [B/C]**	**Project Design Life [Years]**
Raise 28 Structures	$4,182,095	$1,400,000	2.99	50

Questions?

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: March 19, 2026

Agenda Item Number:
6.c

Subject:
Time Certain at 9:10 A.M: Public Hearing- Business License Revocation: For Possible Action: To revoke business licenses 12119, 12215, 03863-1, 12181, 11843, 11546, 08868-1, 11800, 01473-1, 12155, 11949, 11382, 07220-1 that are non-compliant with County Code and allow the Business License Department to close said accounts. (Clerk/Treasurer, Staci Lindberg)

Summary:
Accounts listed do not have an active State of Nevada Business License as required by County Code.

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
- Non-Compliant Licenses

	Business License #	Entity Name
1	12119	CHRISTIAN, JOSEPH & PETERSON, SHANA
2	12215	HEISER, ERIK
3	03863-1	STANLEY, RANDY E.
4	12181	MULE FENCE INC
5	11843	SILVER SPRINGS STORAGE
6	11546	OAKLAND PAPER & SUPPLY, INC
7	08868-1	CASH, LILLIAN & LESTER C.
8	11800	COOLSYS COMMERCIAL & INDUSTRIAL SOLUTIONS, INC
9	01473-1	JET SERVICES, INC.
10	12155	OZOLINS, RUSSELL P.
11	11949	SIERRA WEST TECHNOLOGIES
12	11382	NEVADA STEER LLC
13	07220-1	ONE ELECTRON

DBA
FLYING CIRCLE "C" RANCH
ONE HORSE OVERHEAD DOOR
LILLIAN & LESTER C. CASH
JET PLUMBING & DRAIN SERVICES
OZ'S ELECTRIC

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: March 19, 2026

Agenda Item Number:
6.d

Subject:
Time Certain at 10:00 AM: For Presentation Only: Update from the Bureau of Land Management on current projects in Lyon County from Kim Dow, BLM District Manager. Presentation to include an update on the Arevia Power Project with a representative from Arevia Power.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
- Lyon County Updates March 2026

U.S. Department of the Interior
Bureau of Land Management

BLM Nevada

Lyon County Commissioner Presentation

March 2026

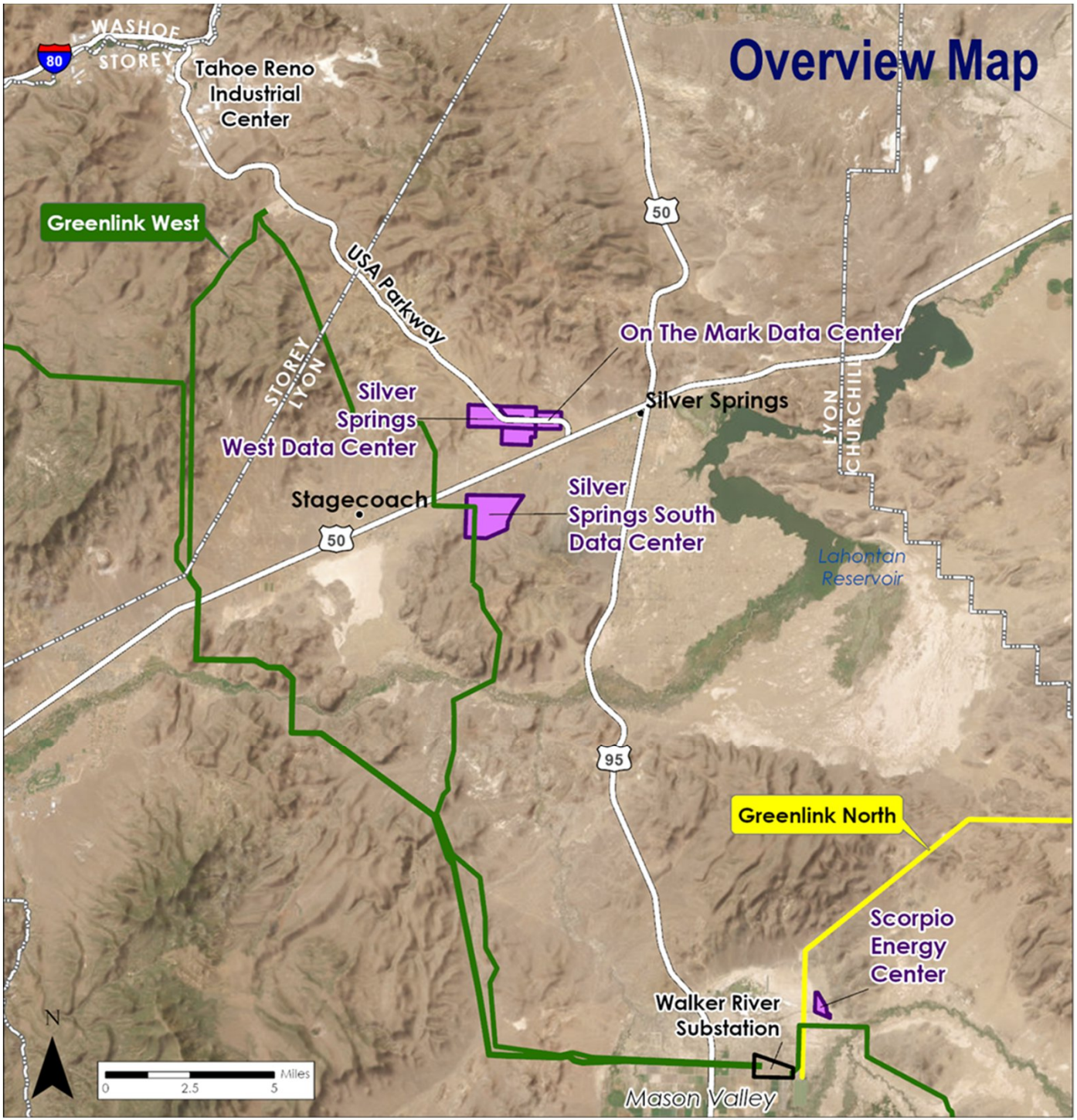
Kim Dow
District Manager
Carson City District Office

Updates

- Personnel Updates
  - Matt Magaletti, Sierra Front Field Manager

- Data Center and Energy Center Proposed Projects in Lyon County
  - Overview provided by Arevia Power

On The Mark Data Center
Silver Springs South Data Center
Silver Springs West Data Center
Scorpio Energy Center

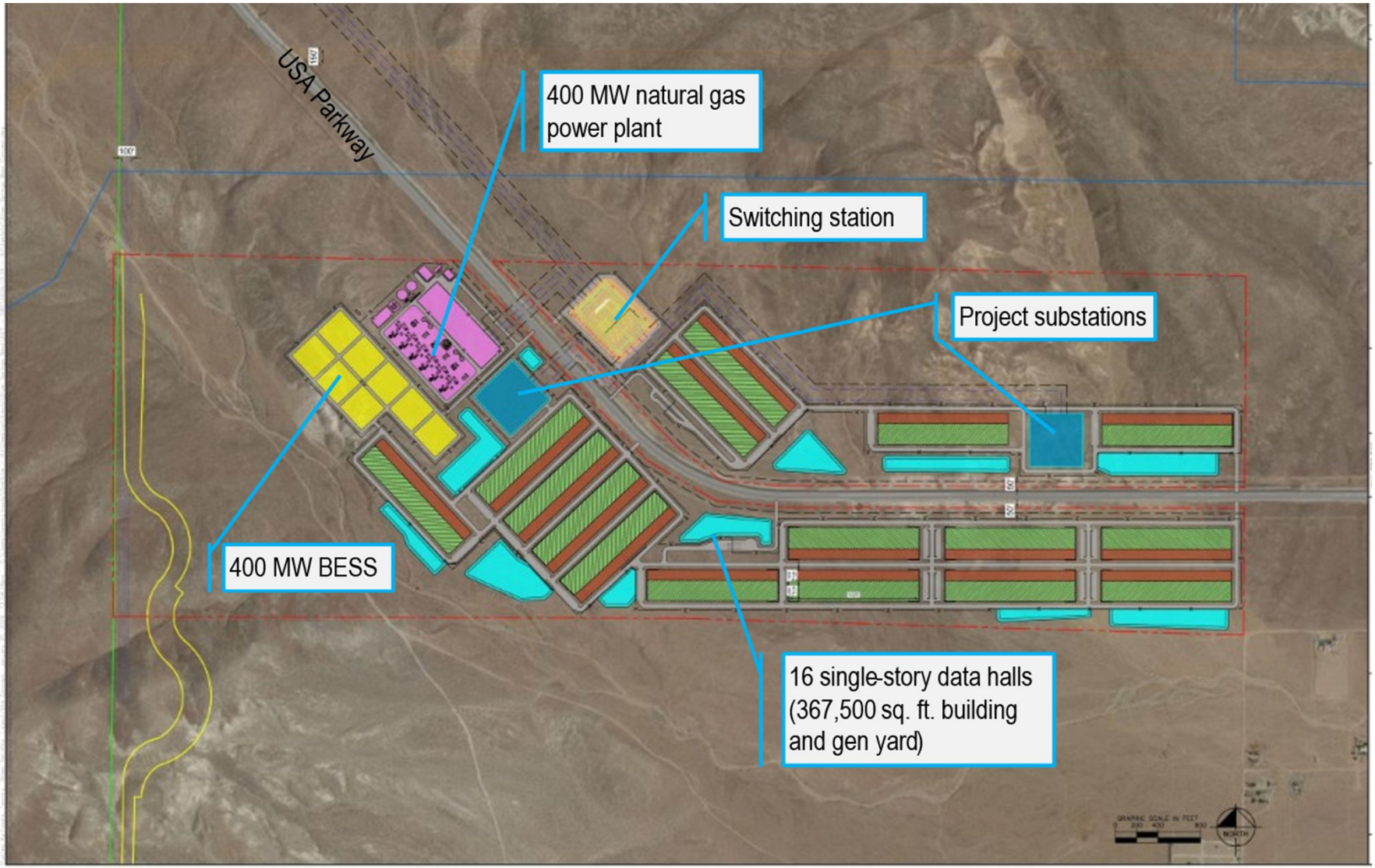

Overview Map
WASHOE
STOREY
80
Tahoe Reno
Industrial
Center
Greenlink West
USA Parkway
50
On The Mark Data Center
STOREY
LYON
Silver
Springs
West Data Center
Silver Springs
LYON
CHURCHILL
Stagecoach
50
Silver
Springs South
Data Center
Lahontan
Reservoir
95
Greenlink North
Scorpio
Energy
Center
Walker River
Substation
Mason Valley
N
Miles
0
2.5
5

Data Center Proposals

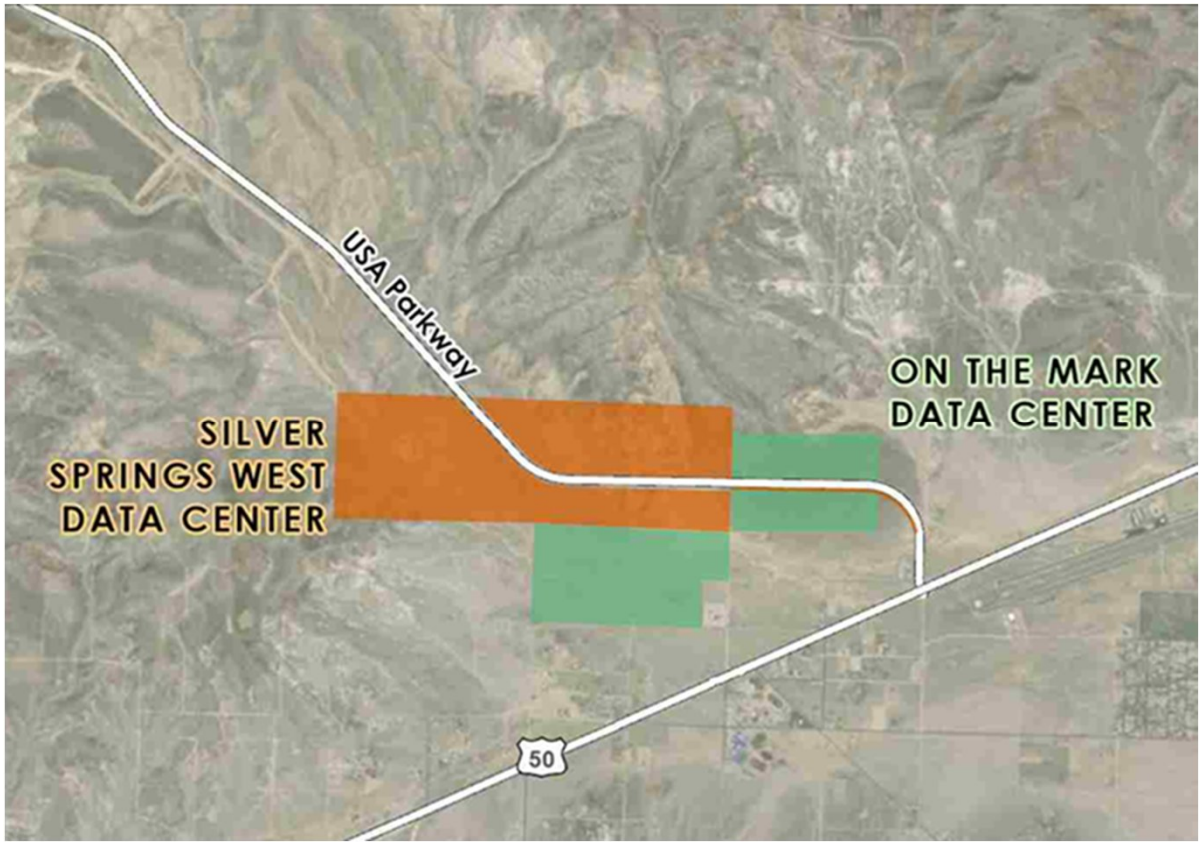
Each campus entails:

- ~6,000,000 square foot hyperscale data center buildings
- 400 MW natural gas power plant
- 400 MW battery energy storage system
- Security fencing, access control, internal roads, parking, drainage systems, backup generators
- Low-water-use cooling technologies (analysis in progress)

Typical Data Center Layout

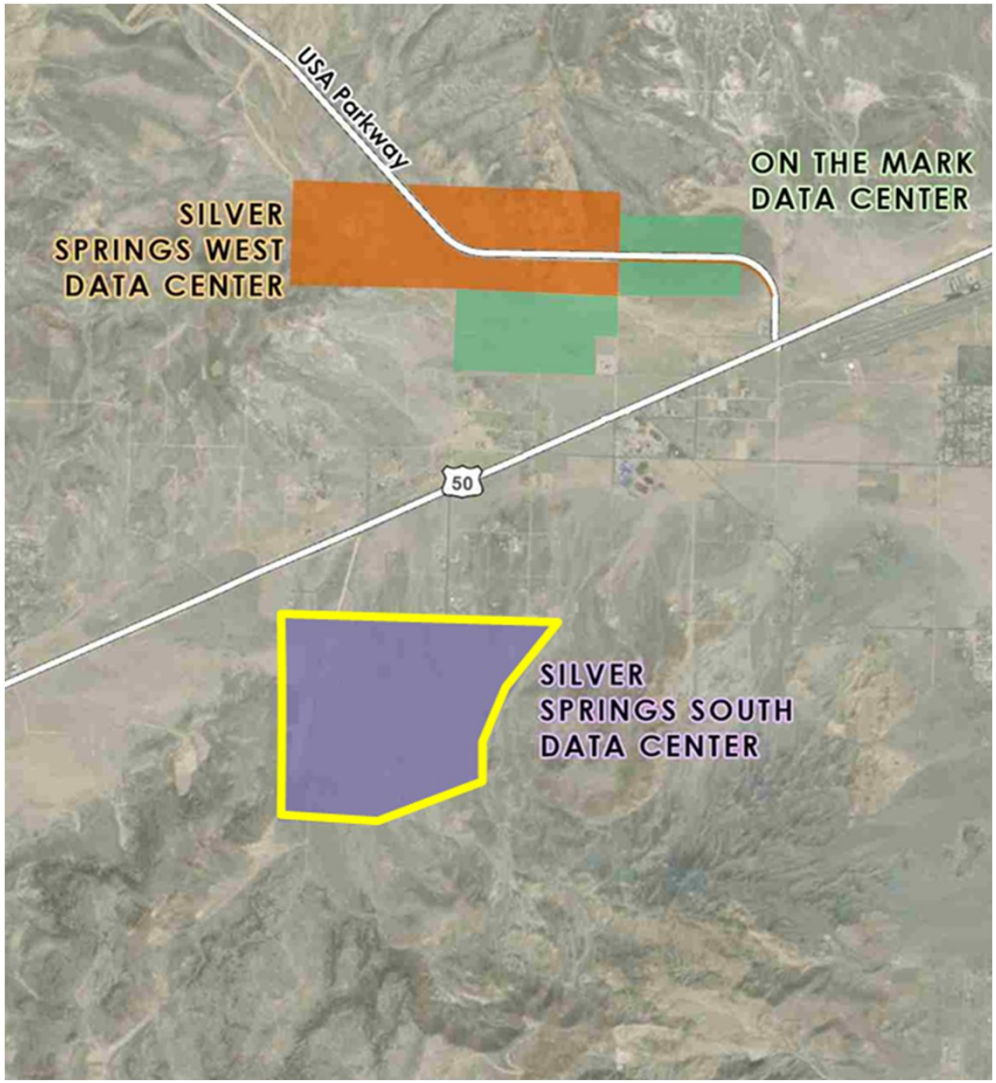


Silver Springs West & On The Mark



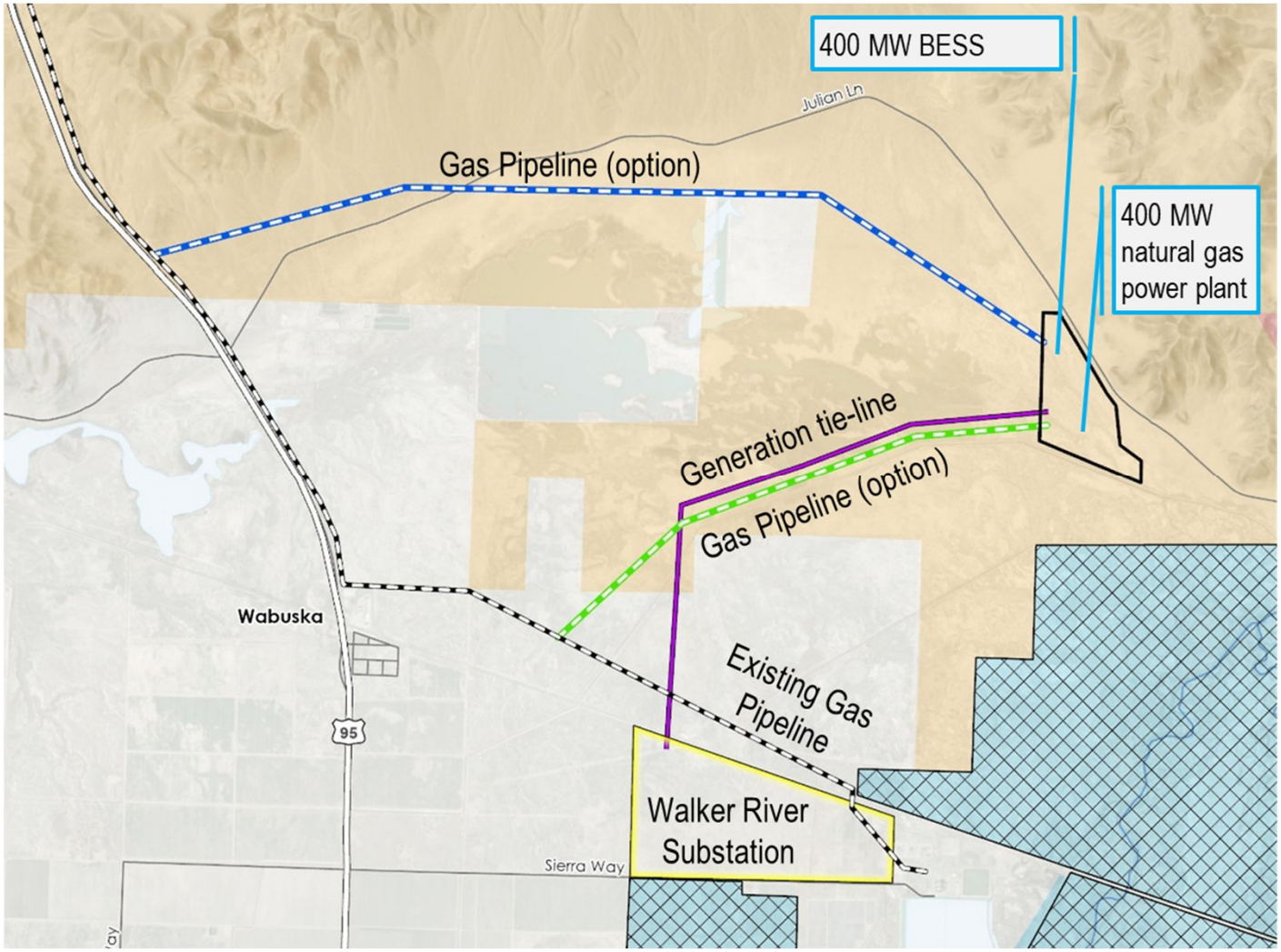
- BLM lands
  - Silver Springs West – 696 acres
  - On The Mark – 530 acres
- Access from USA Parkway (four-lane State highway)
  - ~2.5 miles west of Silver Springs
  - ~0.5 mile north of U.S. Highway 50
- Construction starting 2027 and continuing through 2031

Silver Springs South Data Center



- BLM lands – 1,056 acres
  - ~3 miles southwest of Silver Springs
  - ~0.5 mile south of U.S. Highway 50
- Access from US 50 via Micro Way
- Construction starting 2028 and continuing through 2032

Scorpio Energy Center



- 400 MW natural gas power plant
- 400 MW battery energy storage system
- 110 acres of BLM land for gas plant and battery
  - 2.5 miles northeast of Walker River Substation
  - 11 miles north of Yerington
- Access from Julian Lane (no homes present)
- Natural gas pipeline branching off existing pipeline serving Ft. Churchill Generating Station

Economic & Tax Benefits (Per Campus)

- Estimated 300 long-term jobs created
- Preliminary analysis of ***after-abatement*** revenues from each data center campus:
  - Real property tax revenue of nearly **$15.5 million per year**
  - Personal property tax (equipment) over **$14.5 million per year**
- Tax revenue from a single data center campus is equivalent to adding 8,300 homes
- Analysis is preliminary and will be updated as design advances

Schedule

Silver Springs West Data Center	
Surveys & Design	In progress
NEPA ➢ Cooperating Agency Outreach by BLM	Q3-Q4 2026 Mar 2026
County Entitlement	Q3-Q4 2026
BLM Approval	Q1 2027

Silver Springs South Data Center	
Surveys & Design	Q1-Q2 2027
NEPA ➢ Cooperating Agency Outreach by BLM	Q3-Q4 2027 Q1 2027
County Entitlement	Q3-Q4 2027
BLM Approval	Q1 2028

On The Mark Data Center	
Surveys & Design	In progress
NEPA ➢ Cooperating Agency Outreach by BLM	Q3-Q4 2026 Mar 2026
County Entitlement	Q3-Q4 2026
BLM Approval	Q1 2027

Scorpio Energy Center	
Surveys & Design	In progress
NEPA ➢ Cooperating Agency Outreach by BLM	Q3-Q4 2026 Mar 2026
County Entitlement	Q3-Q4 2026
BLM Approval	Q4 2026

Next Steps

- Ongoing coordination:
  - Lyon County and NDOT on traffic studies
  - NV Energy and Great Basin Gas Transmission Company
- Ongoing surveys for NEPA
  - BLM cooperating agency outreach
- NEPA review 2nd half of 2026
- County entitlement submittals late 2026

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: March 19, 2026

Agenda Item Number:
6.e

Subject:
Time Certain at 10:05 A.M.: For Presentation Only: Presentation from Vinson Guthreau, Executive Director of the Nevada Association of Counties on NACO's role for the State and Lyon County. (Requested by Comm. Jacobson)

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: March 19, 2026

Agenda Item Number:
8.a

Subject:
For Report Only: Dayton Township Justice Court Statistics Report.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
- January 2026 - Criminal and Civil Statistics

Nevada Trial Courts

Civil Statistics Reportin
Caseload Worksheet

Court: DAYTON JUSTICE COURT Court ID: J031102

Date: 1/1/2026 to 1/31/2026

Justice/Municipal Court Case Types - Civil *(Dictionary, p.27-29)*

Civil Caseload *(Dictionary p. 32-35)*	Real Property Case			Tort Case					Contract Case										Protection Orders		
				Negligence Case					Seller Plaintiff (Debt Collection) Case												
	Landlord/Tenant Case (Summary Eviction)	Unlawful Detainer Complaint (Writs of Restitution)	Other Real Property Case	Auto Negligence Case	Premises Liability Case	Other Negligence Case	Intentional Misconduct Case	Other Tort Case	Credit Card Collection Case	Payday Loan Collection Case	Debt Collection Agency Case	Other Debt Collection Case	Contract Buyer Plaintiff Case	Other Contract Case	Contested Liens Case	Petition to Seal Records	Other Civil Matters	Small Claims Cases	Request for DV Protection Order	Request for Protection Order (Non-DV)	Request for High Risk Protection Order
1. Begin Pending																					
a. Active	58	3	0	1	0	0	0	0	194	9	27	27	3	25	0	10	18	23	4	2	0
b. Inactive	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2. New Filings	9	0	0	0	0	0	0	0	31	0	0	5	0	0	0	0	2	5	9	10	0
3. Reopened	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4. Reactivated	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5. Dispositions (Entry of Judgments)																					
a. Original	3	0	0	0	0	0	0	0	22	4	0	1	0	1	0	1	2	3	8	10	0
b. Reopened	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6. Placed on Inactive Status	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7. End Pending																					
a. Active	64	3	0	1	0	0	0	0	203	5	27	31	3	24	0	9	18	25	5	2	0
b. Inactive	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8. Set for Judicial Review	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9. Age Of Active Pending Caseload																					
i. Original, 0 - 90 days	18	0	0	0	0	0	0	0	56	0	0	8	0	6	0	0	0	9	1	0	0
ii. Original, 91 - 180 days	0	0	0	0	0	0	0	0	35	0	0	4	0	6	0	0	2	3	0	0	0
iii. Original, 181 - 365 days	0	0	0	1	0	0	0	0	20	3	0	3	0	3	0	0	0	1	0	0	0
iv. Original, > 365 days	46	3	0	0	0	0	0	0	92	2	26	15	3	8	0	9	13	11	4	2	0
v. Reopened, 0 - 60 days	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
vi. Reopened, 61 - 180 days	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
vii. Reopened, > 180 days	0	0	0	0	0	0	0	0	0	0	1	1	0	1	0	0	2	1	0	0	0
10. Time to Disposition																					
a. Original, Mean Number of Days	23	0	0	0	0	0	0	0	155	134	0	118	0	73	0	8	1	150	1	1	0
b. Original, Median Number of Days	27	0	0	0	0	0	0	0	133	133	0	118	0	73	0	8	1	46	1	1	0
c. Reopened, Mean Number of Days	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
d. Reopened, Median Number of Days	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11. Self-Represented Litigant	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Court: DAYTON JUSTICE COURT Court ID: J031102 Prepared by: ANGELICA M.

Date: 1/1/2026 to 1/31/2026 Approved by:

Justice/Municipal Court Cases - Civil *(Dictionary, p.27-29)*

Civil Manner of Disposition *(Dictionary p. 37-39)*	Real Property Case			Tort Case					Contract Case										Protection Orders		
				Negligence Case					Seller Plaintiff (Debt Collection) Case												
	Landlord/Tenant Case (Summary Eviction)	Unlawful Detainer Complaint (Writs of Restitution)	Other Real Property Case	Auto Negligence Case	Premises Liability Case	Other Negligence Case	Intentional Misconduct Case	Other Tort Case	Credit Card Collection Case	Payday Loan Collection Case	Debt Collection Agency Case	Other Debt Collection Case	Contract Buyer Plaintiff Case	Other Contract Case	Contested Liens Case	Petition to Seal Records	Other Civil Matters	Small Claims Cases	Request for DV Protection Order	Request for Protection Order (Non-DV)	Request for High Risk Protection Order
Non-Trial Dispositions																					
Other Manner of Disposition	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Voluntary Dismissal	0	0	0	0	0	0	0	0	8	0	0	1	0	0	0	0	0	1	0	0	0
Involuntary Dismissal	0	0	0	0	0	0	0	0	6	4	0	0	0	0	0	0	0	1	0	0	0
Transferred (before trial)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
Judgment on Arbitration	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Stipulated Dismissal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Stipulated Judgment	0	0	0	0	0	0	0	0	2	0	0	0	0	1	0	0	0	0			
Default Judgment	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0			
Motion to Dismiss by the Defendant(s)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Summary Judgment	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	2	0			
Total Non-Trial Dispositions	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**22**	**4**	**0**	**1**	**0**	**1**	**0**	**0**	**2**	**2**	**0**	**2**	**0**
Bench Trial Dispositions																					
Disposed After Trial Start (bench trial)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Judgment Reached (bench trial)	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1			
Total Bench Trial Dispositions	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**0**	**0**	**0**
Jury Trial Dispositions																					
Disposed After Trial Start (jury trial)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Verdict Reached	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Total Jury Trial Dispositions	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Protection Orders Dispositions																					
Denied without Hearing																			1	0	0
Granted without Hearing																			7	8	0
Denied with Hearing																			0	0	0
Granted with Hearing																			0	0	0
Total Protection Order Dispositions	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**8**	**8**	**0**
Grand Total Dispositions	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**22**	**4**	**0**	**1**	**0**	**1**	**0**	**1**	**2**	**3**	**8**	**10**	**0**

Court: DAYTON JUSTICE COURT

Court ID: J031102

Date: 1/1/2026 to 1/31/2026

Additional Civil Caseload Statistics *(Dictionary p. 30-31)*

Civil Writs (related to an existing case)	16
Remitted/Remanded Civil Cases	0
Jury Trials	0
Non-Jury (Bench) Trials	3
Satisfaction of Judgment	3
Inmate Requests/Filings	0
Contempt and Preliminary Injunctions	0
Renewal of Judgment	1

Court Interpreter Statistics *(Dictionary p. 31)*

Cases with Court Interpreters	0

Languages Used by Party	
Spanish	0
Tagalog	0
Chinese (Mandarin/Cantonese)	0
American Sign Language	0
Other Languages	0

Justice Courts Only *(Dictionary p. 31)*

Sexual Assault Protection Order	0
Extended DV Protection Orders Granted	2
Extended DV Protection Orders Denied	0
Extended DV Protection Orders Other	3
Extended Protection Orders (non-DV) Granted	1
Extended Protection Orders (non-DV) Denied	0
Extended Protection Orders (non-DV) Other	0
Extended High Risk Protection Orders Granted	0
Extended High Risk Protection Orders Denied	0
Extended High Risk Protection Orders Other	0
High Risk Protection Order Filed by LEO	0
High Risk Protection Order Filed by Family	0

Limited Jurisdiction Courts Only *(Dictionary p. 31)*

Order to Seal Records	0

Nevada Trial Courts

Criminal Statistics Reporting
Caseload Worksheet

Court: DAYTON JUSTICE COURT J031102

Date: 1/1/2026 - 1/31/2026

Felony Case Types (Dictionary, p.1-5)

Criminal Caseload (Dictionary p. 10-13)	Crimes Against Persons	Domestic Violence	Older/Vulnerable Person(s) Abuse	Child Abuse and Neglect	Protection Order Violation	Crimes Against Property	Drugs	Weapons	Public Order	Motor Vehicle - DUI	Motor Vehicle - Reckless Driving	Motor Vehicle - Other	Other Felony
1. Begin Pending													
a. Active	6	0	0	0	0	7	7	2	0	2	0	0	0
b. Inactive	8	1	0	0	1	17	5	0	2	0	0	0	1
2. New Filings	1	0	0	0	0	2	2	0	0	0	0	0	0
a. Charges	1	0	0	1	0	2	5	1	0	0	0	0	0
3. Reopened	0	0	0	0	0	0	0	0	0	0	0	0	0
4. Reactivated	0	0	0	0	0	0	0	0	0	0	0	0	0
5. Disposition (Entry of Judgment)													
a. Original	0	0	0	0	0	1	4	0	0	1	0	0	0
b. Reopened	0	0	0	0	0	0	0	0	0	0	0	0	0
6. Placed on Inactive Status	0	0	0	0	0	2	0	0	0	0	0	0	0
7. End Pending													
a. Active	7	0	0	0	0	6	5	2	0	1	0	0	0
b. Inactive	8	1	0	0	1	19	5	0	2	0	0	0	1
8. Set for Judicial Review	0	0	0	0	0	0	0	0	0	0	0	0	0
9. Age of Active Pending Caseload													
i. Original. 0-90 days	2	0	0	0	0	2	1	0	0	1	0	0	0
ii. Original. 91-180 days	1	0	0	0	0	1	2	0	0	0	0	0	0
iii. Original. 181-365 days	2	0	0	0	0	0	0	2	0	0	0	0	0
iv. Original. > 365 days	1	0	0	0	0	2	2	0	0	0	0	0	0
v. Reopened. 0-60 days	0	0	0	0	0	0	0	0	0	0	0	0	0
vi. Reopened. 61-180 days	0	0	0	0	0	1	0	0	0	0	0	0	0
vii. Reopened. > 180 days	1	0	0	0	0	0	0	0	0	0	0	0	0
10. Time to Disposition													
a. Original. Mean Number of days	0	0	0	0	0	188	132	0	0	96	0	0	0
b. Original. Median Num. of days	0	0	0	0	0	188	166	0	0	96	0	0	0
c. Reopened. Mean Num. of days	0	0	0	0	0	0	0	0	0	0	0	0	0
d. Reopened. Median Num. of days	0	0	0	0	0	0	0	0	0	0	0	0	0
11. Self-Represented Litigants	0	0	0	0	0	0	0	0	0	0	0	0	0

Nevada Trial Courts

Criminal Statistics Reporting
Caseload Worksheet

Court: DAYTON JUSTICE COURT **J031102**

Date: 1/1/2026 - 1/31/2026

Gross Misdemeanor Case Types (Dictionary, p.1-5)

Criminal Caseload (Dictionary p. 10-13)	Crimes Against Persons	Domestic Violence	Older/Vulnerable Person(s) Abuse	Child Abuse and Neglect	Protection Order Violation	Crimes Against Property	Drugs	Weapons	Public Order	Motor Vehicle - Other	Other Gross Misdeamors
1. Begin Pending											
a. Active	1	1	0	0	2	1	0	0	1	0	0
b. Inactive	2	0	0	0	3	5	0	0	1	0	0
2. New Filings	0	0	0	0	1	0	0	0	0	0	0
a. Charges	0	0	0	0	1	0	1	1	0	0	0
3. Reopened	0	0	0	0	0	0	0	0	0	0	0
4. Reactivated	0	0	0	0	0	0	0	0	0	0	0
5. Disposition (Entry of Judgment)											
a. Original	0	0	0	0	0	0	0	0	0	0	0
b. Reopened	0	0	0	0	0	0	0	0	0	0	0
6. Placed on Inactive Status	0	0	0	0	1	0	0	0	0	0	0
7. End Pending											
a. Active	1	1	0	0	2	1	0	0	1	0	0
b. Inactive	2	0	0	0	4	5	0	0	1	0	0
8. Set for Judicial Review	0	0	0	0	0	0	0	0	0	0	0
9. Age of Active Pending Caseload											
i. Original. 0-90 days	0	0	0	0	1	0	0	0	0	0	0
ii. Original. 91-180 days	0	1	0	0	0	0	0	0	0	0	0
iii. Original. 181-365 days	0	0	0	0	1	1	0	0	1	0	0
iv. Original. > 365 days	0	0	0	0	0	0	0	0	0	0	0
v. Reopened. 0-60 days	0	0	0	0	0	0	0	0	0	0	0
vi. Reopened. 61-180 days	0	0	0	0	0	0	0	0	0	0	0
vii. Reopened. > 180 days	1	0	0	0	0	0	0	0	0	0	0
10. Time to Disposition											
a. Original. Mean Number of days	0	0	0	0	0	0	0	0	0	0	0
b. Original. Median Num. of days	0	0	0	0	0	0	0	0	0	0	0
c. Reopened. Mean Num. of days	0	0	0	0	0	0	0	0	0	0	0
d. Reopened. Median Num. of days	0	0	0	0	0	0	0	0	0	0	0
11. Self-Represented Litigants	0	0	0	0	0	0	0	0	0	0	0

Nevada Trial Courts

Criminal Statistics Reporting
Caseload Worksheet

Court: DAYTON JUSTICE COURT J031102

Date: 1/1/2026 - 1/31/2026

Misdemeanor, Traffic, and Civil Infraction Case Types (Dictionary, p.1-5)

Criminal Caseload (Dictionary p. 10-13)	Crimes Against Persons	Domestic Violence	Older/Vulnerable Person(s) Abuse	Protection Order Violation	Crimes Against Property	Drugs	Weapons	Public Order	Motor Vehicle - DUI	Motor Vehicle - Reckless Driving	Other Misdemeanor	Traffic Misdemeanor	Traffic Civil Infraction	Parking	Other Civil Infraction
1. Begin Pending															
a. Active	20	22	0	2	20	37	1	4	36	9	19	578	447	1	0
b. Inactive	8	9	0	3	24	15	0	8	24	2	9	90	0	0	0
2. New Filings	3	2	0	0	1	5	0	2	3	1	3	99	153	0	0
a. Charges	3	2	0	0	1	26	0	2	3	1	6	141	153	0	0
3. Reopened	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4. Reactivated	1	0	0	0	1	0	0	1	0	0	0	5	0	0	0
5. Disposition (Entry of Judgment)															
a. Original	5	6	0	0	5	12	0	1	9	0	2	81	223	0	0
b. Reopened	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6. Placed on Inactive Status	1	0	0	0	0	0	0	0	0	0	0	9	0	0	0
7. End Pending															
a. Active	18	18	0	2	17	30	1	6	30	10	20	592	377	1	0
b. Inactive	8	9	0	3	23	15	0	7	24	2	9	94	0	0	0
8. Set for Judicial Review	6	0	0	0	2	4	0	0	8	0	1	0	0	0	0
9. Age of Active Pending Caseload															
i. Original. 0-90 days	4	5	0	0	6	7	0	2	15	5	5	132	257	0	0
ii. Original. 91-180 days	6	11	0	1	2	9	0	0	9	2	2	14	13	0	0
iii. Original. 181-365 days	2	2	0	0	3	8	1	1	2	1	4	19	34	0	0
iv. Original. > 365 days	6	0	0	1	6	6	0	3	3	1	9	426	73	1	0
v. Reopened. 0-60 days	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
vi. Reopened. 61-180 days	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
vii. Reopened. > 180 days	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0
10. Time to Disposition															
a. Original. Mean Number of days	84	219	0	0	400	125	0	63	136	0	345	77	62	0	0
b. Original. Median Num. of days	35	225	0	0	435	142	0	63	77	0	345	40	69	0	0
c. Reopened. Mean Num. of days	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
d. Reopened. Median Num. of days	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11. Self-Represented Litigants	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Nevada Trial Courts

Criminal Statistics Reporting
Disposition Worksheet

Court: DAYTON JUSTICE COURT **J031102**

Date: 1/1/2026 - 1/31/2026

Criminal Case Dispositions
(Dictionary p. 16-19)

	Felony Case Types (Dictionary, p.1-5)												
	Crimes Against Persons	Domestic Violence	Older/Vulnerable Person(s) Abuse	Child Abuse and Neglect	Protection Order Violation	Crimes Against Property	Drugs	Weapons	Public Order	Motor Vehicle - DUI	Motor Vehicle - Reckless Driving	Motor Vehicle - Other	Other Felony
Non-Trial Disposition													
Other Manner of Disposition	0	0	0	0	0	0	0	0	0	0	0	0	0
Default Judgement (Civil Infraction Only)	0	0	0	0	0	0	0	0	0	0	0	0	0
Uncontested Civil Violation (Civil Infrac. Only)	0	0	0	0	0	0	0	0	0	0	0	0	0
Bail Forfeitures	0	0	0	0	0	0	0	0	0	0	0	0	0
Nolle Prosequi (before trial)	0	0	0	0	0	0	0	0	0	0	0	0	0
Transferred (before/during trial)	0	0	0	0	0	0	0	0	0	0	0	0	0
Dismissed (before trial)	0	0	0	0	0	0	1	0	0	0	0	0	0
Guilty Pleas with Sentence (before trial)	0	0	0	0	0	0	0	0	0	0	0	0	0
Dismissed (after diversion)	0	0	0	0	0	0	0	0	0	0	0	0	0
Contested Civil Infraction													
FTA Default Judgment	0	0	0	0	0	0	0	0	0	0	0	0	0
Civil Infraction Dismissed	0	0	0	0	0	0	0	0	0	0	0	0	0
Civil Infraction Committed	0	0	0	0	0	0	0	0	0	0	0	0	0
Preliminary Hearing													
Waiver of Preliminary Hearing	0	0	0	0	0	1	2	0	0	1	0	0	0
Dismissed (during prelim.)	0	0	0	0	0	0	0	0	0	0	0	0	0
Guilty Pleas with Sentence (during prelim.)	0	0	0	0	0	0	0	0	0	0	0	0	0
Bindover	0	0	0	0	0	0	1	0	0	0	0	0	0
Total Non-Trial Dispositions	0	0	0	0	0	1	4	0	0	1	0	0	0
Trial Dispositions													
Bench Trial													
Dismissed (during trial)	0	0	0	0	0	0	0	0	0	0	0	0	0
Acquittal	0	0	0	0	0	0	0	0	0	0	0	0	0
Guilty Plea with Sentence (during trial)	0	0	0	0	0	0	0	0	0	0	0	0	0
Conviction	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Bench Trial Dispositions	0	0	0	0	0	0	0	0	0	0	0	0	0
Jury Trials													
Dismissed (during trial)	0	0	0	0	0	0	0	0	0	0	0	0	0
Acquittal	0	0	0	0	0	0	0	0	0	0	0	0	0
Guilty Plea with Sentence (during trial)	0	0	0	0	0	0	0	0	0	0	0	0	0
Conviction	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Jury Trial Dispositions	0	0	0	0	0	0	0	0	0	0	0	0	0
GRAND TOTAL DISPOSITIONS	0	0	0	0	0	1	4	0	0	1	0	0	0

Nevada Trial Courts

Court: DAYTON JUSTICE COURT **J031102**

Date: 1/1/2026 - 1/31/2026

Criminal Statistics Reporting
Disposition Worksheet

Criminal Case Dispositions (Dictionary p. 16-19)	Gross Misdemeanor Types (Dictionary, p.1-5)										
	Crimes Against Persons	Domestic Violence	Older/Vulnerable Person(s) Abuse	Child Abuse and Neglect	Protection Order Violation	Crimes Against Property	Drugs	Weapons	Public Order	Motor Vehicle - Other	Other Gross Misdemeanor
Non-Trial Disposition											
Other Manner of Disposition	0	0	0	0	0	0	0	0	0	0	0
Default Judgement (Civil Infraction Only)	0	0	0	0	0	0	0	0	0	0	0
Uncontested Civil Violation (Civil Infrac. Only)	0	0	0	0	0	0	0	0	0	0	0
Bail Forfeitures	0	0	0	0	0	0	0	0	0	0	0
Nolle Prosequi (before trial)	0	0	0	0	0	0	0	0	0	0	0
Transferred (before/during trial)	0	0	0	0	0	0	0	0	0	0	0
Dismissed (before trial)	0	0	0	0	0	0	0	0	0	0	0
Guilty Pleas with Sentence (before trial)	0	0	0	0	0	0	0	0	0	0	0
Dismissed (after diversion)	0	0	0	0	0	0	0	0	0	0	0
Contested Civil Infraction											
FTA Default Judgment	0	0	0	0	0	0	0	0	0	0	0
Civil Infraction Dismissed	0	0	0	0	0	0	0	0	0	0	0
Civil Infraction Committed	0	0	0	0	0	0	0	0	0	0	0
Preliminary Hearing											
Waiver of Preliminary Hearing	0	0	0	0	0	0	0	0	0	0	0
Dismissed (during prelim.)	0	0	0	0	0	0	0	0	0	0	0
Guilty Pleas with Sentence (during prelim.)	0	0	0	0	0	0	0	0	0	0	0
Bindover	0	0	0	0	0	0	0	0	0	0	0
Total Non-Trial Dispositions	0	0	0	0	0	0	0	0	0	0	0
Trial Dispositions											
Bench Trial											
Dismissed (during trial)	0	0	0	0	0	0	0	0	0	0	0
Acquittal	0	0	0	0	0	0	0	0	0	0	0
Guilty Plea with Sentence (during trial)	0	0	0	0	0	0	0	0	0	0	0
Conviction	0	0	0	0	0	0	0	0	0	0	0
Total Bench Trial Dispositions	0	0	0	0	0	0	0	0	0	0	0
Jury Trials											
Dismissed (during trial)	0	0	0	0	0	0	0	0	0	0	0
Acquittal	0	0	0	0	0	0	0	0	0	0	0
Guilty Plea with Sentence (during trial)	0	0	0	0	0	0	0	0	0	0	0
Conviction	0	0	0	0	0	0	0	0	0	0	0
Total Jury Trial Dispositions	0	0	0	0	0	0	0	0	0	0	0
GRAND TOTAL DISPOSITIONS	0	0	0	0	0	0	0	0	0	0	0

Nevada Trial Courts

Criminal Statistics Reporting
Disposition Worksheet

Court: DAYTON JUSTICE COURT **J031102**

Date: 1/1/2026 - 1/31/2026

Misdemeanor, Traffic, and Civil Infraction Case Types (Dictionary, p.1-5)

Criminal Case Dispositions (Dictionary p. 16-19)	Crimes Against Persons	Domestic Violence	Older/Vulnerable Person(s) Abuse	Protection Order Violations	Crimes Against Property	Drugs	Weapons	Public Order	Motor Vehicle - DUI	Motor Vehicle - Reckless Driving	Other Misdemeanor	Traffic Misdemeanor	Traffic Civil Infractions	Parking	Other Civil Infractions
Non-Trial Disposition															
Other Manner of Disposition	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Default Judgement (Civil Infraction Only)	0	0	0	0	0	0	0	0	0	0	0	0	51	0	0
Uncontested Civil Violation (Civil Infrac. Only)	0	0	0	0	0	0	0	0	0	0	0	0	168	0	0
Bail Forfeitures	0	0	0	0	0	0	0	0	0	0	0	24	0	0	0
Nolle Prosequi (before trial)	0	1	0	0	0	1	0	1	0	0	0	1	0	0	0
Transferred (before/during trial)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dismissed (before trial)	1	4	0	0	2	2	0	0	1	0	1	16	2	0	0
Guilty Pleas with Sentence (before trial)	4	1	0	0	2	9	0	0	8	0	0	38	0	0	0
Dismissed (after diversion)	0	0	0	0	1	0	0	0	0	0	1	1	0	0	0
Contested Civil Infraction															
FTA Default Judgment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Civil Infraction Dismissed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Civil Infraction Committed	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0
Preliminary Hearing															
Waiver of Preliminary Hearing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dismissed (during prelim.)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Guilty Pleas with Sentence (during prelim.)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bindover	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Non-Trial Dispositions	5	6	0	0	5	12	0	1	9	0	2	80	223	0	0
Trial Dispositions															
Bench Trial															
Dismissed (during trial)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Acquittal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Guilty Plea with Sentence (during trial)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conviction	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
Total Bench Trial Dispositions	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
Jury Trials															
Dismissed (during trial)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Acquittal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Guilty Plea with Sentence (during trial)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conviction	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Jury Trial Dispositions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GRAND TOTAL DISPOSITIONS	5	6	0	0	5	12	0	1	9	0	2	81	223	0	0

Nevada Trial Courts

Criminal Statistics Reporting
Additional Statistics Worksheet

Court: DAYTON JUSTICE COURT **J031102**

Date: 1/1/2026 - 1/31/2026

Additional Criminal Caseload Statistics (p. 5-9)

Contested Civil Infraction Hearings	4
Bench Trials	1
Jury Trials	0
DV Misd Charges (District Court Only)	

Death Penalty (Rule 250) Statistics (p. 6)

NOI to Seek Death Penalty Filed	0
NOI Withdrawn	0
Death Penalty Imposed	0

Mental Competency Statistics (p. 6)

Orders for Mental Competency Evaluation	0
Mental Competency Hearing	0
Findings of Incompetence	0

Court Interpreter Statistics (p. 6)

Cases with Court Interpreters		2
Languages Used by Party	Spanish	2
	Tagalog	0
	Chinese (Mandarin/Cantonese)	0
	American Sign Language	0
	Other Languages	0

Additional Criminal Proceedings (p. 7-9)

Extraordinary Writs	
Search Warrants Requests	7
Pre-trial Custody Hearings	0
Probable Cause Findings/Hearings	18
Extradition Hearings	0
72-Hour Hearings	0
Arraignment Hearings	56
Preliminary Hearings	1
Sentencing Hearings	62
Grand Jury Proceedings	

Post-Adjudication Case Activity

Remanded Cases	0
Request for Modification of Sentence	0
Sentencing Violation	4
Post-Conviction Relief	0

Preliminary Hearing Continuances (p.9)

Court Need	0
Prosecution Request	0
Defendant Request (pro per)	0
Defense Attorney Request	1
Other	0
Total Prelim Hearing Continuances	1

Trial Continuances (p.9)

Court Need	0
Prosecution Request	0
Defendant Request (pro per)	0
Defense Attorney Request	0
Other	0
Total Trial Continuances	0

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: March 19, 2026

Agenda Item Number:
11.a

Subject:
For Possible Action: Review and accept claims and financial reports.

Summary:
Under NRS 244, the Comptroller approves bills for payment and the Board reviews the claims report.

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
- Claims Report 2-15-26 to 2-28-26
- Cash Report 2-28-26

CLAIMS REPORT
FEBRUARY 16 THROUGH FEBRUARY 28, 2026

LYON COUNTY	BILLS	PAYROLL
Governmental Funds		
General	701,735.04	1,160,723.89
Employee Benefits		
Park Construction Tax		
Co-Op Extension	49.18	
Unemployment		
Room Tax	43.13	
Aid to Domestic Violence		
Vehicle Acquisition		
Fair and Rodeo	75.00	
Capital Improvements	98,135.75	
Justice Court Special Assessment	1,849.61	547.16
District Court Restricted Fees		
Juvenile Probation Special Assessment		1,330.86
County Library Gift		
911 Surcharge	20,069.78	
Mining Claim Map		
Road	9,649.32	57,973.01
R T C		
Road Improvement		
Opioid Settlement		3,589.85
General Indigent	27,597.93	73,909.11
Medical Indigent	1,503,664.88	6,348.26
Senior Services	15,262.32	56,701.82
Senior Services Donations	49.92	
Animal Control Donations		
Enterprise Funds		
Dayton Water Utility	134,150.60	57,363.66
Dayton Sewer Utility	474,747.02	51,487.36
Component Unit Funds		
Mason Valley Mosquito Control District	1,747.97	4,399.35
Central Lyon Vector Control District	21,895.00	
Walker River Weed Control District	47.75	
Silver Springs General Improvement District	2,796.99	
Willowcreek General Improvement District		
Subtotal	**3,013,567.19**	**1,474,374.33**

TRUST AND AGENCY	BILLS	PAYROLL
DNA Testing		
Western Regional Youth Facility	8,178.21	53,647.42
Mason Valley Swimming Pool District	1,281.58	258.36
Silver Springs/Stagecoach Hospital	4,094.07	3,087.02
Fernley Swimming Pool	59,699.19	26,481.28
City of Fernley		
Mason Valley Fire Protection District	277,794.53	39,953.53
North Lyon County Fire Protection District		
Smith Valley Fire Protection District	3,460.12	7,311.53
Stagecoach General Improvement District		
South Lyon Hospital District	21,626.21	
State of Nevada		
City of Yerington		
Fish and Game		
Walker River Irrigation District		
Range Improvement		
Lyon County Bond		
Coroner Estate Proceeds		
County Trust Property		
Social Security Payee Program	19,996.94	
Central Lyon County Fire Protection District		
Carson Water Sub-Conservancy District		
Dayton Valley Ground Water		
Smith Valley Artesia		
Mason Valley Artesia		
Churchill Valley Ground Water		
Truckee Carson Irrigation District		
Fernley Ground Water		
Brady Hot Springs Ground Water		
Lyon County School District		
Subtotal	**396,130.85**	**130,739.14**

SUMMARY		
Lyon County	3,013,567.19	1,474,374.33
Trust & Agency	396,130.85	130,739.14
TOTAL	**3,409,698.04**	**1,605,113.47**

CASH REPORT

February 28, 2026

LYON COUNTY	BALANCE
Governmental Funds	
General	13,506,806.01
Park Construction Tax	1,207,119.97
Cooperative Extension	670,377.04
Unemployment	392,289.73
Room Tax	49,580.64
County Stabilization	3,450,000.00
Aid to Domestic Violence	-
Vehicle Acquisition	325,285.22
Fair and Rodeo	323,542.10
Justice Court Special Assessment	1,085,145.81
District Court Restricted Fees	914,091.04
Juvenile Probation Special Assessment	168,557.50
Library Gift	10,033.86
Mining Claim Map	31,719.07
911 Surcharge	730,997.64
Animal Control Donations	189,168.15
Road	1,311,371.41
R T C	18,315,635.06
Road Improvement	843,988.68
Opioid Settlement	1,287,930.76
General Indigent	1,134,377.87
Medical Indigent	4,031,604.63
Senior Services	1,103,114.04
Senior Services Donations	230,020.26
Capital Improvements	25,322,008.22
Subtotal Governmental Funds	**76,634,764.71**
Enterprise Funds	
Dayton Water Utility	19,292,319.71
Dayton Sewer Utility	22,420,991.91
Subtotal Enterprise Funds	**41,713,311.62**
Component Unit Funds	
Mason Valley Mosquito Control District	1,159,418.45
Central Lyon County Vector Control District	820,579.92
Walker River Weed Control District	381,069.25
Silver Springs General Improvement District	5,349,562.47
Willowcreek General Improvement District	1,115,415.38
Subtotal Component Unit Funds	**8,826,045.47**
Total Lyon County	**127,174,121.80**

CUSTODIAL FUNDS	BALANCE
DNA Testing	2,451.00
Western Nevada Regional Youth Center	1,992,355.43
Mason Valley Swimming Pool District	4,023,111.94
Silver Springs/Stagecoach Hospital	2,348,548.28
Fernley Swimming Pool District	3,206,595.85
City of Fernley	269,653.87
Mason Valley Fire Protection District	.
General Fund	2,116,396.93
Ambulance Fund	2,117,653.45
Acquisition Fund	471,877.24
Emergency Fund	18,252.82
North Lyon County Fire Protection District	167,366.89
Smith Valley Fire Protection District	
General Fund	534,795.06
Emergency Fund	427,903.34
Acquisition Fund	1,703,504.78
Stagecoach General Improvement District	18,698.64
South Lyon Hospital District	1,657,328.80
State of Nevada	1,072,680.83
City of Yerington	132,383.36
Fish and Game	7,013.19
Walker River Irrigation District	68,844.94
Range Improvement	446.45
Lyon County Bond	615,164.21
Coroner Estate Proceeds	60,351.08
County Trust Property & Inmate Trust	1,024,937.35
Social Security Payees/Public Guardianships	560,015.89
Central Lyon County Fire Protection District	
General Fund	315,762.33
Ambulance Fund	18,198.59
Carson Water Sub-Conservancy District	53,213.66
Dayton Valley Ground Water	4,061.86
Smith Valley Artesia	10,218.30
Mason Valley Artesia	25,811.01
Churchill Valley Ground Water	1,330.49
Truckee Carson Irrigation District	14,490.83
Brady Hot Springs Ground Water	-
Fernley Ground Water	1,696.74
Lyon County School District	
General Fund	856,419.12
Debt Service Fund	641,344.87
Total Custodial Funds	**26,560,879.42**

SUMMARY	
Lyon County	127,174,121.80
Custodial Funds	26,560,879.42
Unallocated Cash	
Unapportioned Purchase Cards	-
Unapportioned Interest	-
TOTAL	**153,735,001.22**

BANK ACCOUNTS AND PETTY CASH	
Wells Fargo Bank Checking	10,633,092.82
US Bank Investment	84,735,088.08
Local Government Investment Pool	58,340,349.48
Inmate Trust	17,870.84
Fernley Swimming Pool Imprest	300.00
Dayton Utilities Imprest	500.00
Silver Springs GID Imprest	500.00
Petty Cash	7,300.00
TOTAL	**153,735,001.22**

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: March 19, 2026

Agenda Item Number:
11.b

Subject:
For Possible Action: Review and accept travel claims.

Summary:
The Board of Commissioners has requested to have the travel report presented to them. It is not required by statute.

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
- Travel Report 2-16-26 to 2-28-26

LYON COUNTY TRAVEL REPORT

February 16-28, 2026

Department / Name	Description	Amount
Sheriff		
Anthony Cupp	Arrest and Control Instructor Gardnerville, NV 03/02-03/06/2026 - Per Diem	95.00
Benjamin Beck	Arrest and Control Instructor Gardnerville, NV 03/02-03/06/2026 - Per Diem	95.00
Jacquelyn Miller	Peer to Peer Support Reno, NV 02/24/2026 - Per Diem	22.00
Levi Bell	Desert Snow Placerville, CA 03/16-03/20/2026 - Per Diem	213.00
Eric Engelman	ECC Meeting Las Vegas, NV 03/17-03/20/2026 - Per Diem	266.00
John Rich	Desert Snow Placerville, CA 03/16-03/20/2026 - Per Diem	213.00
Anthony Perez	Military Leadership for LEOS Reno, NV 03/19/2026 - Per Diem	22.00
Wayne Hawley	Basic Pistol Carson City, NV 03/11/2026 - Per Diem	19.00
Shane Joyner	Handgun Instructor Carson City, NV 03/23-03/25/2026 - Per Diem	57.00
Library		
Jan Schardt	Trustee Meeting Silver Springs, NV 02/24/2026 -Mileage	73.96
Patti Palmer	Trustee Meeting Silver Springs, NV 02/24/2026 -Mileage	27.56
JenNifer Stockwell-Schardt	Trustee Meeting Silver Springs, NV 02/24/2026 -Mileage	46.40
Krystal Kenner	Cover Branch Silver Springs NV 02/17/2026 - Mileage	46.40
Jake Frye	2026 NLA Annual Conference Henderson, NV 04/24-04/25/2026 - Registration	75.00
Joanna Rowley	2026 NLA Annual Conference Henderson, NV 04/24-04/25/2026 - Registration	75.00
April Castaneda	2026 NLA Annual Conference Henderson, NV 04/24-04/25/2026 - Registration	75.00
JenNifer Stockwell-Schardt	2026 NLA Annual Conference Henderson, NV 04/24-04/25/2026 - Registration	75.00
Charles Love	2026 NLA Annual Conference Henderson, NV 04/24-04/25/2026 - Registration	75.00
Wynne Prindle	2026 NLA Annual Conference Henderson, NV 04/24-04/25/2026 - Registration	75.00
Child Support		
Rebecca Armendariz	DNA Testing Dayton, NV 02/19/2026 - Mileage	36.54
Juvenile Probation		
Abram Minnitte	International Summit on Threat Assessment Beaverton, OR 01/12-01/16/2026 - Uber, Baggage Fee, Lodging	898.13
Leandra Blake	Transport Minor Fallon, NV 02/04/2026 - Per Diem	19.00
Christopher Gentine	Transport Minor Fallon, NV 01/31/2026 - Per Diem	19.00
Katlin Brown	Transport Minor Fallon, NV 02/04, 02/08 & 02/12/2026 - Per Diem	75.00
Utilities		
Joe Ricci	2026 Nevada Water & Wastewater Conference Reno, NV 03/10-03/12/2026 - Registration	231.76
Tommy O'Connell	2026 Nevada Water & Wastewater Conference Reno, NV 03/10-03/12/2026 - Registration	231.76
Diego Villalobos	2026 Nevada Water & Wastewater Conference Reno, NV 03/10-03/12/2026 - Registration	231.76
Michael Shoaf	2026 Nevada Water & Wastewater Conference Reno, NV 03/10-03/12/2026 - Registration	231.76
Zacharie Gafford	2026 Nevada Water & Wastewater Conference Reno, NV 03/10-03/12/2026 - Registration	231.76
Jeremiah Marshall	2026 Nevada Water & Wastewater Conference Reno, NV 03/10-03/12/2026 - Registration	231.76
Blaine Manz	2026 Nevada Water & Wastewater Conference Reno, NV 03/10-03/12/2026 - Registration	231.76
Michael Shoaf	B & L Backflow Testing Carson City, NV 01/12-01/16/2026 - Registration	360.52
Dayton Justice Court		
Camille Vecchiarelli	NJLJ Conference Las Vegas, NV 01/27-02/01/2026 - Airfare, Baggage	430.84
		5,107.67

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: March 19, 2026

Agenda Item Number:
11.c

Subject:
For Possible Action: Approve the changes on Assessor's tax roll due to correction in assessments and review of tax roll changes

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
- Unsecured Factual Corrections
- Secured Factual Corrections

		Meeting:	3/19/2026		
		LYON COUNTY			
The Assessor's Office deems the following Unsecured Property accounts to be factual corrections:					
			Tax	Tax.	Tax
Acct #	Name/Owner	Reason for Deletion	Dist.	Year.	Amount
MH003624	SILVERIO HERRERA, GUASTAVO	MH DESTROYED	6.0	2025-2026	$16.39
TOTAL:					$16.39

		Meeting:	**3/19/2026**		
		LYON COUNTY			
The Assessor's Office deems the following Secured Property accounts to be factual corrections:					
			Tax	**Tax.**	**Tax**
Acct #	**Name/Owner**	**Reason for Deletion**	**Dist.**	**Year.**	**Amount**
020-844-08	BARTELS, MITCHELL	APPLY DV EXEMPT	6.0	2025-2026	$524.98
022-392-03	LINDSEY, THOMAS	APPLY DV EXEMPT	6.0	2025-2026	323.73
021-171-27	GOPHER CONRUCTION	IMPS INCORRECTLY ASSESSED- REFUND	6.0	2022-2023	($461.72)
020-571-16	GOPHER CONRUCTION	IMPS INCORRECTLY ASSESSED- REFUND	6.0	2023-2024	($506.07)
029-175-05	GOPHER CONRUCTION	IMPS INCORRECTLY ASSESSED- REFUND	6.0	2024-2025	($546.57)
022-162-02	GOPHER CONRUCTION	IMPS INCORRECTLY ASSESSED- REFUND	6.0	2025-2026	($705.27)
					($1,370.92)

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: March 19, 2026

Agenda Item Number:
11.d

Subject:
For Possible Action: Approve the March 5, 2026 minutes.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

Board of County Commissioners
Lyon County, Nevada

The Honorable Board of Lyon County Commissioners met this day, Thursday, March 5, 2026, at 9:00 A.M. in the LYON COUNTY ADMINISTRATIVE COMPLEX, 27 S. MAIN STREET, YERINGTON, NV 89447.

1. Roll Call

Present: Chairman Scott Keller, Vice-Chair Tammy Hendrix, Commissioner Robert Jacobson, Commissioner John Cassinelli, and Commissioner David Hockaday

Staff Present: County Manager Andrew Haskin, District Attorney Steve Rye, Deputy Clerk Melissa Colocho

2. Invocation given by Travis Walker of Smith Valley Baptist Church

3. Pledge of Allegiance

4. Public Participation

4.a For Report Only: Public Comment

Chair Keller asked for public comment.

Jim DeChambeau requested something be done to control the speeding on Osborne Lane, which is getting worse.

Omar De La Rosa read a letter of support on behalf of the Western Way for the approval of the Winston Solar Project and the expansion of the Lux Solar Center.

Matthew Winterhawk raised environmental contamination concerns that have been brought to him by Lyon County residents, and disparate funding between fire departments across the County.

Robin Biggs expressed opposition to the solar projects to be discussed later in the agenda.

Rick Rehmke stated he has submitted documentation of contamination on his property, and nothing has been done.

5. For Possible Action: Review and Adoption of Agenda

Chair Keller asked for public comment, and there was none at this time.

Comm. Jacobson moved to approve the agenda as presented; Comm. Hockaday seconded, and the motion passed 5-0.

6. Time Certain

6.a. Time Certain at 9:00 A.M.: For Presentation Only: Presentation from Milt Stewart, Chief Executive Officer, from Nevadaworks on programs and services. (Requested by Comm. Jacobson)

Milt Stewart, Chief Executive Officer of Nevadaworks, gave a presentation on programs and services offered to meet job seekers' and employers' needs in thirteen counties in Northern and Central Nevada. The program receives Federal and State funding through awards and grants, so there is no cost to utilize the services offered. Nevadaworks has many targeted programs that focus on innovative workforce solutions, and providing connections, training, resource centers, and more. Some current partnerships and talent pipeline focuses include: Good Jobs Northern Nevada, disconnected youth between 16-24 that are not in school or working, the UNR Tech Hub, Project CEJA (Clean Energy Jobs Academy), the High Sierra Area Health Education Center, Up Next Nevada Workforce, QUEST (Quality Jobs, Equity, Strategy and Training), and the Apprenticeship Building America Grant.

Comm. Jacobson thanked Mr. Stewart for his time and for giving a quick presentation. Mr. Jacobson asked how Lyon County could benefit more from what Nevadaworks has to offer, and Mr. Stewart advised that sharing the information and being ambassadors will help by spreading the word. Mr. Stewart also clarified for Comm. Jacobson that skilled training providers include local community colleges, and private educators.

Comm. Cassinelli thanked Mr. Stewart for the presentation, and Mr. Stewart clarified for Comm. Cassinelli that the Lyon County location is in Fernley and includes two interview rooms, a conference room, a computer lab, and a small open space for job fairs.

Comm. Hockaday thanked Mr. Stewart for the executive level briefing.

Chair Keller thanked Mr. Stewart and invited him to come back at a future meeting to share successes within Lyon County.

6.b. Time Certain at 9:05 A.M.: For Presentation Only: Presentation from Don Smit with Project One/Lucas Homes & Development, LLC on the Traditions Development in Dayton.

Don Smit with Lucas Homes & Development, LLC and Project One, gave an update and closure on the Traditions Development in Dayton, including background on the project, current status, and next steps due to Mr. Stan Lucas' passing on January 10, 2025.

Mr. Smit gave a presentation including: photos of the undeveloped land, timeline of Infrastructure and Entitlements, a Project Overview and photos of the Master Plan, as well as maps and explanations of Traditions Village One and Two. He also provided information relating to Capital Investments, Home Sales Performance, and highlighted Builder Partnerships with D.R. Horton and Lennar; Community Impact, Commercial and Town Center Vision, Market Demand, and Dayton Growth were also presented.

Chair Keller thanked Mr. Smit.

6.c. Time Certain at 9:10 A.M.: For Presentation Only: A presentation from Daniel South, President of the Dayton Main Street Committee, with information about the organization, current projects and future goals of the organization.

Daniel South, President of the Dayton Main Street Committee, gave a presentation with information about the organization, current and planned projects, and future goals of the organization. The group formed last year and received a grant from America 250/Nevada Gives, which will be used for the group's first project, the Old Town Dayton Cleanup Day, on Sunday, March 22, 2026 from 10 A.M to 2 P.M.

7. Commissioners/County Manager Reports

Comm. Jacobson attended the Debt Management meeting and the State of the City meeting (Fernley), met with A and H Insurance, attended the Lyon County Behavioral Health Summit, the City Council Meeting, the Boys & Girls Club meeting, the Cioppino Feed fundraiser, and Hammers and Hope event in Reno.

Comm. Hendrix attended the Nevada Board of Directors meeting, the Silver Springs Advisory Board meeting, the Lyon County Behavioral Health Summit, and the Legislative Conference in Washington D.C.

Comm. Cassinelli attended the Boys and Girls Club of Mason Valley Youth of the Year Banquet and congratulated the youth and the winner, Barbara, as well as Dr. Shayla Holmes and the Health and Human Services team for being awarded the Champions of Youth Award. He attended the Dayton Main Street presentation, the Dayton Valley Conservation District Board meeting, the Mound House Advisory Board Meeting, and the Lyon County Behavioral Health Summit. Comm. Cassinelli also helped Dayton Elementary School to kick off Reading Week and read to a third grade class.

Comm. Hockaday attended the Boys and Girls Annual Awards Dinner, had a court hearing, attended the Walker River Irrigation District meeting, the Mason and Smith Valley Conservation Districts meeting, the Smith Valley Park & Recreation Advisory Board, and the Lyon County Behavioral Health Summit. He congratulated Dr. Shayla Holmes on the Summit.

Chair Keller attended the National Association of Counties Legislative Conference, the Nevada Association of Counties Rural Action Caucus, and the National Association of Counties Agriculture and Rural Affairs Steering Committee.

Comm. Keller noted there were three resolutions in Agriculture and Rural Affairs. One was securing increased reimbursement for rural emergency medical services. One was for urging the US Department of Agriculture to prioritize farmer and rancher mental health and to include counties as key partners in program development and implementation. The third resolution was supporting water reliability for agriculture and food security. He explained how these three proposed resolutions address rural challenges, that he co-sponsored two of them, and endorsed all three; all three resolutions passed unanimously out of the committee, were passed by NACo's Board of Directors, and will be set into policy.

Comm. Keller shared that he, Comm. Hendrix, and County Manager, Andrew Haskin, had meetings with Senators Cortez Masto and Rosen, as well as Congressman Amodei, and they all went well. He and Comm. Hendricks also attended a presentation at the Rural Action Caucus given by the US Department of Transportation. One topic Comm. Keller found particularly interesting was a discussion around allowing blood transfusion on ambulances; without having blood transfusions on ambulances and long distances and travel times, people can bleed out before they even get to the hospital. This initiative could be especially important for EMT services, particularly if they are purchasing new ambulances or considering refurbishing existing ones; accommodations such as chillers, warmers, and appropriate training would be necessary and having this information early would help ensure that they are prepared.

Comm. Keller also stated the Nevada Association of Counties Public Land Natural Resources Committee provided an update on Secure Rural Schools payments, which should be coming out this month. The Record of Decision for the Greater Sage Grass Habitat should be out soon, and NACo continues to engage in its implementation. The Department of the Interior finalized a major overhaul of the National Environmental Policy Act (NEPA) with those regulations effective February 24th, 2026, and intended to significantly accelerate environmental reviews.

Comm. Keller also attended the Nevada Association of Counties Board of Directors meeting where he made the motion to reappoint Dr. Shayla Holmes, Director of Lyon County Human Services to the Grant Management Advisory Committee, and attended the Silver Springs Advisory Board and the Fernley City Council. He also noted the Legislative Committee will meet on Friday, March 6th, 2026, at 11:00 a.m. Topics of note will be going over the bill draft request timeline and how NACo will select issues of concern for the 2027 legislative session; the Committee is open to the commissioners and staff.

County Manager, Andrew Haskin, reported Sean Sinclair has been hired as the Utilities Director. Mr. Haskin stated the D.C. trip was very productive, and included the NACo Legislative Conference, and time spent on Capitol Hill; he thanked the offices of Congressman Amodei, Senator Cortez Masto, and Senator Rosen for taking the time to meet and discuss concerns and upcoming projects in Lyon County. Mr. Haskin also thanked Director Holmes and her staff for the Behavioral Health Summit.

8. Elected Officials' Reports

There were none at this time.

9. Appointed Officials Reports

There were none at this time.

10. Advisory Board Reports

There were none at this time.

11. CONSENT AGENDA

Chair Keller asked for public comment, and there was none at this time.

Comm. Hockaday moved to approve the consent agenda items 11.a. through 11.g.; Comm. Cassinelli seconded, and the motion passed 5-0.

11.a. For Possible Action: Review and accept claims and financial reports.

County claims totaled $726,734.10 and payroll totaled $2,005,944.60. The cash balance was $ 125,360,244.45.

11.b. For Possible Action: Review and accept travel claims.

Travel claims total was $11,961.65.

11.c. For Possible Action: Approve the changes on Assessor's tax roll due to correction in assessments and review of tax roll changes.

The secured factual corrections totaled $2,839.70. The unsecured factual corrections totaled -$878.62.

11.d. For Possible Action: Approve the February 19, 2026 minutes.

11.e. For Possible Action: Accept a donation of $27,000 from the Lyon County Library Foundation for a new circulation desk at the Yerington Branch Library.

11.f. For Possible Action: Accept a grant award from the Nevada State Library, Archives and Public Records in the amount of $4,000 for PLA 2026 - LSTA Continuing Education Grant for Libraries.

11.g. For Possible Action: Review and approve the Smith Valley Friends of the Library proposal to sponsor a student worker up to $3,300 beginning June of 2026 at the Smith Valley Branch Library

****END OF CONSENT AGENDA****

REGULAR AGENDA

12. Assessor

12.a. For Possible Action: Approve Application for Open Space/Historic Use Assessment submitted by Javelin Ventures LLC for Odeon Hall, located at 65 Pike Street, Dayton (APN 006-055-12). Approval will result in a 0.74 factor being applied to the taxable value of the parcel. (Chief Deputy Assessor, Erin Singley)

Chief Deputy Assessor, Erin Singley, was available for questions about the application; there were none.

Chair Keller asked for public comment, and there was none at this time.

Comm. Hendrix moved to approve Application for Open Space/Historic Use Assessment submitted by Javelin Ventures LLC for Odeon Hall, located at 65 Pike Street, Dayton (APN 006-055-12); Comm. Cassinelli seconded, and the motion passed 5-0.

13. Utilities

13.a For Possible Action: Approve Amendment No. 1 to the contract with HDR for the Rose Peak Water Main Replacement Project in an amount to not exceed $249,927. This amendment expands the scope of services to include completion of the 100% design, preparation of the bid document package, bidding assistance, and project permitting. Funding will be provided through the Dayton Water Fund and is eligible for reimbursement under the Environmental Protection Agency Community Grant Program. (Utilities Engineer, Kishora Panda)

Utilities Engineer, Kishora Panda, discussed the scope of Amendment No. 1 to the contract with HDR, which will increase the contract budget by an amount of not to exceed $249,927. The amendment will provide additional services including advancing the project from this phase of 30% completion to 100% design, preparing the bid documents for bidding the project, providing the bidding assistance, and securing some related project permits. He stated the original contract was approved by the Board on June 5th, 2025, in an amount not to exceed $289,929 for grant funding applications as this project is supported by the EPA community grant program funding. The scope of the original contract also included assistance with the grant funding application, the National Environmental Policy Act services, all of the requirements to meet, and to design the project up to the 30% stage. To date, 30% of the design is completed, and the grant application is in progress. Amendment No. 1 is going to improve and add some additional scope to the project with a total contract amount not to exceed $539,856, and extend the contract term through February 28th, 2027.

Mr. Panda clarified for Comm. Cassinelli that this is a change order with the same consultant to continue the project.

County Manager, Andrew Haskin, clarified further that the Rose Peak Water Line Project is actually one of the projects for which congressional funding was applied for a few years back, and the change order is a result of some additional requirements as a part of that program.

Chair Keller asked for public comment, and there was none at this time.

Comm. Hendrix moved to approve Amendment No. 1 to the contract with HDR for the Rose Peak Water Main Replacement Project in an amount to not exceed $249,927; Comm. Hockaday seconded, and the motion passed 5-0.

13.b For Possible Action: Approve Property Access License Agreement between Calvary Baptist Church and Lyon County to allow the contractor for the Rose Peak Water Main Replacement Project to use the property for a construction and staging area and to allow Lyon County to conduct a Cultural Resources Field Survey which is required by the grant application. (Utilities Engineer, Kishora Panda)

Utilities Engineer, Kishora Panda, explained this agreement will authorize the County, all agents, employees, and contractors to enter APN 019-531-01 to conduct a cultural resource survey, and the property can later be used as a staging area during construction of the project. The term of this agreement is estimated to be 18 months from today, and if necessary, it may be extended through a written amendment executed by both parties.

Chair Keller asked for public comment, and there was none at this time.

Comm. Jacobson moved to approve the Property Access License Agreement between Calvary Baptist Church and Lyon County to allow the contractor for the Rose Peak Water Main Replacement Project to use the property for a construction and staging area and to allow Lyon County to conduct a Cultural Resources Field Survey which is required by the grant application; Comm. Hockaday seconded, and the motion passed 5-0.

Meeting adjourned for a 10-minute recess at 10:09 A.M. and reconvened at 10:22 A.M.

14. Public Hearing on Planning Items

14.a For Possible Action: To approve the request from Winston FC Solar, LLC, for a Planned Unit Development for the Winston Solar Project. The Project consists of a 400-megawatt photovoltaic solar energy facility with approximately 780,000 solar panels, a battery energy storage system, an electrical substation, high voltage power lines, and an operations and maintenance building on 11 parcels totaling approximately 2,374-acres in Mason Valley subject to Heavy Industrial-Suburban (HI-S) and Rural Residential, 20-acre minimum (RR-20) zoning (APNs 014-091-[13, 15, 16, 17, 22], 014-201-[14, 17, 18, 32, 33, 35); PLZ-2025-084. (Senior Planner Louis Cariola)

Senior Planner, Louis Cariola, gave a presentation on the Tentative Planned Unit Development (PUD) for the Winston Solar Project including: Maps of the Subject Parcels and Project Area, a summary of the previous BOCC hearing, Master Plan and Zoning designations, Existing Conditions, Project Details and Scope, photo examples of project components, Setbacks and Easements, Visual Impact renderings, Staff Review Findings, the Traffic Impact Study, the Planning Commission Recommendation of Approval, and additional comments and conditions from the Planning Commission.

Devon Muto, representing EDF Power Solutions North America on the Winston Energy Project, gave a presentation including: the Traffic Impact Study status, Comparison between Winston Energy &

Cumulative Traffic Impact, updates to the project including the Modified Site Plan, Visual Mitigation renderings, Staff Coordination and Additional Findings, expected Tax Revenue, and highlights of responses to staff comments.

Chair Keller asked for public comment, and there was none at this time.

Scott Lommori stated this project is a good place to start regarding changing this valley or making it better.

Robin Biggs raised concerns against the Winston Solar Project, including its proximity to the river, setbacks, and potential harm to wildlife and people.

Calvin Rufener expressed support of the project.

Phyllis Hiskett stated she'd like more clarification on the potential future expansion mentioned in the presentation, and on plans for dealing with battery storage fires. She also raised concerns regarding traffic on 95A.

Jeff Rife spoke in support of the project.

Nick Beaton, Yerington City Councilman, spoke in favor of the project.

Darrell Pursel raised concerns with traffic, and the potential for chemical contamination in drains.

Jim DeChambeau raised concerns with potential fire hazards from dried vegetation, potential contamination of irrigation ditches, and traffic.

Bryson Masini raised concerns with traffic and expressed support for projects that bring money into the community.

Mark Jones, Vice Chairman of the Planning Commission, expressed support for this project.

Frank Del Porto spoke in support of the project and suggested using pine trees for vegetation cover.

Micah Triplett spoke in support of this project.

Leo Solari spoke in opposition of this project until the highway is fixed.

Kayla Alm, Director of Health, Safety, and Environmental Planning for Comstock Metals, commended the Winston Project and EDF staff for reaching out to obtain a preliminary recycling quote to meet project application requirements of including a decommission plan.

Leah Wilkinson expressed concerns with safety, infrastructure, and traffic, as well as, BES (Battery Energy Storage), having on-site fire protection plans, and vegetation management.

County Manager, Andrew Haskin, clarified for Chair Keller that this is a tentative PUD and the PUD process will include conditions to address concerns (such as battery storage fires and groundwater leakage) prior to a final PUD being issued.

Scott Whittemore, on behalf of the Winston Energy Project, confirmed for Chair Keller that a pro rata share of the highway improvements has been anticipated. He also confirmed that, as part of the PUD, the applicant

acknowledges having to coordinate with the Nevada Department of Transportation, Lyon County Public Works, local Emergency Management Services, and adjacent property owners to ensure that the project does not have undue impacts to regional traffic, local access, and existing road structures.

In response to Comm. Jacobson, Mr. Whittemore clarified that Winston Energy's direct impact traffic improvements will be completed prior to construction.

Comm. Cassinelli questioned what the actual timeline would look like, and Mr. Whittemore clarified that based on staff discussion, it is anticipated that stipulations will be made with regard to timing, pro rata shares, and agreements will take place prior to the final PUD being issued.

In response to Comm. Hockaday's traffic concerns, Scott Whittemore clarified the Traffic Impact Study did account for cumulative impacts.

Chair Keller expressed dissatisfaction with how the setbacks have been presented and how big the requested variance is.

Comm. Jacobson and Comm. Cassinelli both commented that the previously proposed setback of 300 feet was unacceptable, but this quarter mile setback is satisfactory.

Comm. Hendrix and Comm. Hockaday both expressed disagreement with varying from the ordinance as written.

County Manager Andrew Haskin clarified for Chair Keller that the Board can approve the item with conditions on the tentative PUD.

Mr. Whittemore, Devon Muto, and the Board had further discussion including the setbacks, precedence, and the potential further setback concessions.

Based on the ability to meet the aforementioned findings, Comm. Jacobson moved to approve the request from Winston FC Solar, LLC, for a Planned Unit Development for the Winston Solar Project. The Project consists of a 400-megawatt photovoltaic solar energy facility with approximately 780,000 solar panels, a battery energy storage system, an electrical substation, high voltage power lines, and an operations and maintenance building on 11 parcels totaling approximately 2,374-acres in Mason Valley subject to Heavy Industrial-Suburban (HI-S) and Rural Residential, 20-acre minimum (RR-20) zoning (APNs 014-091-[13, 15, 16, 17, 22], 014-201-[14, 17, 18, 32, 33, 35); PLZ-2025-084; Comm. Cassinelli seconded, and the motion did not pass 2-3, with Comm. Hockaday, Comm. Hendrix, and Chair Keller voting Nay.

Based on findings A-F, Comm. Hendrix moved to approve the request from Winston FC Solar, LLC, for a Planned Unit Development for the Winston Solar Project. The Project consists of a 400-megawatt photovoltaic solar energy facility with approximately 780,000 solar panels, a battery energy storage system, an electrical substation, high voltage power lines, and an operations and maintenance building on 11 parcels totaling approximately 2,374-acres in Mason Valley subject to Heavy Industrial-Suburban (HI-S) and Rural Residential, 20-acre minimum (RR-20) zoning (APNs 014-091-[13, 15, 16, 17, 22], 014-201-[14, 17, 18, 32, 33, 35); PLZ-2025-084 with a 25% reduction in setbacks, clarified as 1,980 feet from the highway; Comm. Cassinelli seconded, and the motion passed 5-0.

The meeting adjourned at 12:25 P.M. until 1:30 P.M. and reconvened as the Board of Health.

14.b For Possible Action: To approve the request from GDA Degree Inc. for a Zoning Map Amendment to amend the Zoning Map split-zoned designations from the Title 10 districts of Limited Commercial District (C-1) and Fifth Rural Residential District (20 Acres) (RR-5) to the Title 15 district of Rural Residential, 20 Acre Minimum (RR-20), for an 18.00-acre parcel located at 20 Hoye Canyon Road in Smith Valley (APN 010-631-32), PLZ-2025-102. (Senior Planner Lisa Nash)

Senior Planner, Lisa Nash, gave a presentation including: the application site on the Vicinity Map, Project Summary, Master Plan Designation, and the Master Plan Land Use Table, as well as Current and Proposed Zoning. She explained changing the zoning will make the lot consistent with master plan use of rural residential, and that this item is an incremental step, and ultimately, the project will end up with everything meeting every zone, all of it appropriately matching the master plan without breaking any of the rules of parcel maps.

Chair Keller asked for public comment, and there was none at this time.

Comm. Hockaday moved to approve the request from GDA Degree Inc. for a Zoning Map Amendment to amend the Zoning Map split-zoned designations from the Title 10 districts of Limited Commercial District (C-1) and Fifth Rural Residential District (20 Acres) (RR-5) to the Title 15 district of Rural Residential, 20 Acre Minimum (RR-20), for an 18.00-acre parcel located at 20 Hoye Canyon Road in Smith Valley (APN 010-631-32), PLZ-2025-102 based on the aforementioned findings; Comm. Jacobson seconded, and the motion passed 5-0.

14.c For Possible Action: To approve the request from Microsoft Corporation for a Conditional Use Permit to construct a 345/120-kilovolt electrical substation, two high voltage power lines, and other associated infrastructure for the Nighthawk Substation over approximately 32.59 acres of five parcels with Neighborhood Commercial (NC) zoning located north of US Highway 50 in Silver Springs at 1200 W US Highway 50 (Portion of APN 015-141-13 and 018-551-03, 018-551-04, 018-552-01, 018-552-02); PLZ-2025-109. (Senior Planner Louis Cariola)

Senior Planner, Louis Cariola, gave a presentation showing the subject parcels in Silver Springs, north of Highway 50 at Rhyolite Lane and Deodar Street. The presentation also included: photos and maps of the property, Existing Conditions, Master Plan commercial designation and Character District, Use, Zoning, and Entitlement, Timeline, Project Summary, Description, and Details, Findings for CUPs, maps for the BLM Utility Corridors, Recommended Conditions of Approval (CoA), and the Planning Commission Recommendation.

Of note, this project is part of a larger data center campus for Microsoft, and highlights of the CoA include: fire plan, Federal Aviation Administration (FAA) Form 7460-1, and a fourteen-foot tall CMU (Concrete Masonry Unit) wall surrounding the substation building pad. Operations may not exceed 65 dBA (A-weighted decibel) during daytime hours or 60 dBA during night-time hours, and no unshaded light sources shall be permitted.

Stacie Huggins, with Wood Rodgers, representing Microsoft, gave a presentation including: Background and history of the project, tentative parcel map, Master Plan land use designation, Zoning District, and a Summary of Operations. Ms. Huggins clarified that this substation is to serve Greenlink and Microsoft, and while it's not the intended purpose of the substation, it will have the capability of serving Silver Springs in the future. She also explained that Deodar Street will be paved, and all construction access will occur off Deodar. Ms. Huggins emphasized that Microsoft is building this project for NV Energy, and NV Energy designed this substation with predictive substation modelling to comply with all applicable safety standards.

Chair Keller asked for public comment.

Brent Lovett, owner of Mineral Heights Apartments, spoke in opposition of the Nighthawk substation and expressed his concerns including safety, health, and whether this specific facility belongs in the neighborhood.

Tim McHargue, Fire Chief for Central Lyon County Fire Protection District, noted the shift in risk profile of the community, and how this development will require increased staffing, equipment and facility upgrades, and operational capacity to ensure readiness to respond.

Michelle Austin, of Silver Springs, expressed concerns including increased utility rates, high resource consumption, ineffective tax incentives, climate and energy challenges, and resource efficiency trade-offs such as choosing between energy consumption versus water efficiency for cooling.

Mark Jones, Vice Chair of the Planning Commission, expressed concern for the neighborhood within the blast radius if a transformer fails. He suggested holding off on approving this project until a meeting is held with Tract, Greenlink, and NV Energy to discuss moving this project.

Robin Biggs expressed concern with meeting processes and transparency.

Joe Mendoza, Battalion Chief for North Lyon Fire Protection District, City of Fernley Ward 5 Council Member, IFF Local 4547 Union President, requested the record reflect: "This is my second request for the establishment of a permanent public safety working committee in alignment with Lyon County Master Plan 2020 as amended June 2nd, 2022, specifically, policy FS2.1 public safety. I respectfully request again that the county establish a permanent public safety working committee comprised of representatives from all four fire districts."

Chair Keller requested Mr. Mendoza speak about the agenda item or speak about his comment on that item at the end.

Comm. Cassinelli expressed concern with project proximity to the multi-family land. County Manager Andrew Haskin clarified the project meets all setback requirements, as County Code requires currently, and is allowed in neighborhood commercial zoning district.

Mark Sullivan, with NV Energy, clarified at Chair Keller's request, that the fourteen-foot wall is standard for critical infrastructure, for safety, to deter thieves, and to help keep wildlife out. He also stated this project will be built to the latest standards of the National Electric Safety Code and National Fire Protection Association (NFPA), and includes monitoring technology.

Paul Butler, Senior Community Affairs Manager for Microsoft, confirmed for Chair Keller that, (as part of an announcement by Microsoft President, Brad Smith), Community-Centric AI Infrastructure includes not taking local tax incentives. Mr. Butler also stated that Microsoft pays its way for all infrastructure needed so that community utility rates don't go up as a result of Microsoft being in the community, and that closed loop water reservoir systems consume less water for chip cooling than legacy data centers.

Mark Sullivan, with NV Energy, clarified for Comm. Hockaday that the location of the substation was chosen for proximity to where the Greenlink tie-ins will be. With incoming and outgoing lines, one benefit is the ability to shut down service at one end while still serving the area regarding transmission area challenges, and this location will not interfere with future development.

Mr. Sullivan explained to Comm. Cassinelli that the 173-foot setback from a residential area is over three times the typical setback. He also clarified for Chair Keller that the transmission being built to the latest standards will

be more reliable, and have less problems during wind and those types of events, because distribution is what gets shut down when the system itself has danger.

Mr. Sullivan went on to address the rates by clarifying that this is being built under the Public Utilities Commission of Nevada's (PUCN) Rule 9, and NV Energy requires Microsoft to pay their way with infrastructure, while NV Energy picks up other system benefits and distributes them through the rate base. He also mentioned that they are requiring security from data center projects so that if a project isn't completed, NV Energy can use the security to pay for the infrastructure, so it doesn't have an impact on rates.

Senior Planner, Louis Cariola, clarified for the record that the previously referenced multi-family residential property (Mineral Heights Apartments) is actually within 300 feet of the substation.

Comm. Hendrix moved to approve the request from Microsoft Corporation for a Conditional Use Permit to construct a 345/120-kilovolt electrical substation, two high voltage power lines, and other associated infrastructure for the Nighthawk Substation over approximately 32.59 acres of five parcels with Neighborhood Commercial (NC) zoning located north of US Highway 50 in Silver Springs at 1200 W US Highway 50 (Portion of APN 015-141-13 and 018-551-03, 018-551-04, 018-552-01, 018-552-02); PLZ-2025-109; Comm. Keller seconded, and the motion passed 3-2, with Comm. Cassinelli and Comm. Hockaday voting nay. Comm. Hockaday gave his reasoning as his belief that the project is a public safety hazard.

14.d For Possible Action: To approve the request from Microsoft Corporation for a Conditional Use Permit to construct a 120-kilovolt electrical substation and other associated infrastructure over approximately 18.70 acres of two parcels with Neighborhood Commercial (NC) zoning located north of US Highway 50 in Silver Springs at 1200 W US Highway 50 (Portion of APN 015-141-13 and 015-141-04); PLZ2025-110. (Senior Planner Louis Cariola)

Senior Planner, Louis Cariola, gave a presentation similar to the previous item's presentation as this is a parcel that is part of the same project area. He clarified the conditions are nearly identical to the previous item's conditions, with the exceptions being the change in description because this is a smaller substation, a 153-foot setback, and a six-foot chain link fence. The full fire plan review and compliance with applicable National Fire Protection Association standards, conditions regarding noise and light, and recommendation from the Planning Commission remain the same.

Stacie Huggins, with Wood Rodgers, representing Microsoft, confirmed for Chair Keller that the presentation for this item remains generally the same as the previous item's presentation; points of difference are the setback difference, and the size of the substation.

Ms. Higgins confirmed for Comm. Jacobson that the project's next step is to work with the Federal Aviation Administration (FAA) to ensure their standards are met.

Comm. Cassinelli received clarification that this substation is much smaller, and only has plans for a six-foot chain link fence around the perimeter.

Comm. Hockaday expressed concern with safety issues surrounding unexpected landings and the towers being in the airport influence.

Comm. Hendrix questioned whether Microsoft would accept an additional condition and make the same masonry as the Nighthawk Substation (fourteen-foot CMU (Concrete Masonry Unit)), and Microsoft countered with being

willing to accept a 10-foot CMU wall. Paul Butler, for Microsoft, also clarified there will still be the chain link security fence surrounding the substation.

Chair Keller asked for public comment, and there was none at this time.

Brent Lovett, owner of Mineral Heights Apartments, stated concerns regarding setting precedence, and blurring the distinction between commercial and industrial zoning.

Mark Jones stated the size of the Nighthawk substation may be the second-largest transformer station like it in the Country, and that the transformers may be considered terrorist targets.

Based on Findings A through G, and subject to conditions 1 through 14 with the additional condition of ten-foot masonry wall around the project, Comm. Hendrix moved to approve the request from Microsoft Corporation for a Conditional Use Permit to construct a 120-kilovolt electrical substation and other associated infrastructure over approximately 18.70 acres of two parcels with Neighborhood Commercial (NC) zoning located north of US Highway 50 in Silver Springs at 1200 W US Highway 50 (Portion of APN 015-141-13 and 015-141-04); PLZ2025-110; Comm. Jacobson seconded, and the motion passed 4-1, with Comm. Hockaday voting nay.

14.e For Possible Action: To approve the request from Lux Solar Center, LLC for a Major Variance application to allow for a reduction in setbacks for an expansion to the existing Lux Solar Project approved in 2023, to construct and operate a photovoltaic (PV) solar energy facility, on land subject to Rural Residential, 20 Acre Minimum (RR-20) zoning located in the northern portion of the parcel at 55 Butte Way in Wabuska, Mason Valley on an approximately 280-acre portion of a 1,593-acre parcel (APN 014-091-20); PLZ-2025-096. (Senior Planner Lisa Nash)

Senior Planner, Lisa Nash, gave a presentation including Location Map and Project Summary, Site Photos, Master Plan, Master Plan and Zoning, Major Variance Setback Request, Conceptual Site Plan, Project Details – Traffic, Visual Impact Photos (and simulation), FEMA Map, Findings for Major Variances and Conditional Use Permits, Findings Highlights for the Major Variance Request – summaries from Staff Report, Findings Highlights for the Conditional Use Permit – summaries from Staff Report, the Planning Commission and MV (Major Variance) Motion, and the Planning Commission and PUD Motion.

This presentation was given to address both agenda items, 14.e and 14.f, which will have separate motions. Ms. Nash advised the Major Variance and the CUP are combined, and cannot really be separated, because one cannot be approved if the other is not.

Thomas Gentry, Lead Developer for the Lux Solar Center Project, clarified the project is seeking a Major Variance and a Conditional Use Permit (CUP) for the 280 acres that are being added into the existing project area, and should be considered a substitute rather than an expansion because of the loss of buildable acreage as part of the transmission upgrades in the area. He also highlighted that this is the minimal acreage impact found in order to maintain and meet the generation and capacity requirements as part of interconnection agreements.

Lisa Nash clarified for Comm. Hockaday that the land-owner signed off for the application to move forward. She also confirmed the project is quite distant from the Wabuska Bar.

Comm. Hockaday asked about NDOT Traffic Study requirements and approval, and County Manager Andrew Haskin clarified that the CUP process is different from a PUD in that the conditions must be met before the project proceeds.

Ms. Nash confirmed for Comm. Hendrix that staff does recommend approval.

She clarified for Comm. Cassinelli that this setback variance differs from other variance requests in that this one does not have a road setback issue, and the home is not on a huge lot that could be subdivided.
Thomas Gentry clarified for Chair Keller that the project is expecting to install turn lanes and to be part of the joint development agreement with all three projects to share the costs as part of the CUP.

Chair Keller asked for public comment.

Phyllis Hiskett stated her concern that the intersection at Bowman and Campbell has not been addressed.

Jim DeChambeau stated his concern that only the east side of the highway has been addressed, and concerns with possible contamination in the ditches.

Robin Biggs expressed concerns with battery energy storage, and Sierra Way with public access to fishing.

Senior Planner, Louis Cariola, responded to Comm. Hendrix with a brief overview of planned road, intersection, and highway improvements that will need to be completed prior to the issuance of building permits.

Comm. Cassinelli suggested that the planned temporary signal at 339 and 95A at the Golden Gate be a permanent signal instead.

David Giacomin, Traffic Engineer with Kimley-Horn, gave a list of planned road, intersection, and highway improvements also, and confirmed there is virtually no way for the applicant to move forward without participating and/or constructing the improvements listed in the conditions in the Staff Report. He also clarified that the intersection at Bowman is part of the Copia Power Monarch project and is not part of this project.

Chair Keller asked for public comment.

Phyllis Hiskett stated that Mr. Giacomin did not mention Highway 339.

Robin Biggs expressed concerns with improvements being necessary at Ramsey Weeks, turnouts needed at Fort Churchill, and improvements necessary down past 395, Goldfield and 95A, and down to Bridge St to address dangerous intersections.

Comm. Hendrix moved to approve the request from Lux Solar Center, LLC for a Major Variance application to allow for a reduction in setbacks for an expansion to the existing Lux Solar Project approved in 2023, to construct and operate a photovoltaic (PV) solar energy facility, on land subject to Rural Residential, 20 Acre Minimum (RR-20) zoning located in the northern portion of the parcel at 55 Butte Way in Wabuska, Mason Valley on an approximately 280-acre portion of a 1,593-acre parcel (APN 014-091-20); PLZ-2025-096; Comm. Jacobson seconded, and the motion passed 5-0.

14.f For Possible Action: To approve the request from Lux Solar Center, LLC for a Conditional Use Permit for an expansion to the existing Lux Solar Project approved in 2023, to construct and operate a photovoltaic (PV) solar energy facility, on land subject to Rural Residential, 20 Acre Minimum (RR-20) zoning located in the northern portion of the parcel at 55 Butte Way in Wabuska, Mason Valley on an approximately 280-acre portion of a 1,593-acre parcel (APN 014-091-20); PLZ-2025-085. (Senior Planner Lisa Nash)

Senior Planner, Lisa Nash, gave a presentation including Location Map and Project Summary, Site Photos, Master Plan, Master Plan and Zoning, Major Variance Setback Request, Conceptual Site Plan, Project Details – Traffic, Visual Impact Photos (and simulation), FEMA Map, Findings for Major Variances and Conditional Use Permits, Findings Highlights for the Major Variance Request – summaries from Staff Report, Findings Highlights for the Conditional Use Permit – summaries from Staff Report, the Planning Commission and MV (Major Variance) Motion, and the Planning Commission and PUD Motion.

This presentation was given to address both agenda items, 14.e and 14.f, which will have separate motions.

Chair Keller asked for public comment, and there was none at this time.

Comm. Jacobson moved to approve the request from Lux Solar Center, LLC for a Conditional Use Permit for an expansion to the existing Lux Solar Project approved in 2023, to construct and operate a photovoltaic (PV) solar energy facility, on land subject to Rural Residential, 20 Acre Minimum (RR-20) zoning located in the northern portion of the parcel at 55 Butte Way in Wabuska, Mason Valley on an approximately 280-acre portion of a 1,593-acre parcel (APN 014-091-20); PLZ-2025-085; Comm. Hendrix seconded, and the motion passed 5-0.

14.g For Possible Action: To approve the request from Traditions North LLC for a Zoning Map Amendment to amend the Zoning Map split-zoned designations from the Title 10 districts of First Rural Residential District (1 Acre) (RR-1), First Estates Residential District (E-1), Single-Family Non-rural Residential District (NR-1), and General Commercial District (C-2), to the Title 15 district of Planned Unit Development (PUD), generally located north of the intersection of Nevada Station and Rock Creek Parkways in Dayton on an approximately 230.76-acre parcel (APN 016-406-07), PLZ-2025-093. (Senior Planner Lisa Nash)

The meeting adjourned at 4:31 P.M. for a 5 min break, and reconvened at 4:36 P.M.

Senior Planner, Lisa Nash, gave a presentation including: Vicinity Map and Project Summary, Sutro Tunnel Donation, Master Plan, Master Plan Land Use Table, Current and Proposed Zoning, Land Uses Allowed with Zone Change, Planned Unit Development (PUD), PUD Densities, PUD Land Use Table, ZMA (Zone Map Amendment) Findings, PUD Findings – Highlights, the Planning Commission and ZMA (Zone Map Amendment) Motion, and the Planning Commission and PUD Motion.

This presentation was given to address both agenda items, 14.g and 14.h, which will have separate motions.

Ms. Nash explained the applicant donated 10.01 acres to the Friends of Sutro Tunnel Charity organization, which reduces the ZMA and PUD property area from 230.76 to 220.75 acres, and removes the commercial portion of the zoning.

Ms. Nash clarified for Chair Keller that each proposed zoning district is for less than the maximum units allowed with more open space than required.

She also clarified for Comm. Jacobson that she will be requesting a continuance on the next item due to drainage concerns.

Carter Williams, Senior Planner with RVI Planning, advised that the application was submitted under Manhart Consulting, which is now a separate firm called RVI Planning.

Mr. Williams gave a presentation including: Project Location, Existing Zoning, Existing Lot Sizes, Land Use Plan, Development Standards, Traffic & Access, Open Space & Place making, and Parks.

Comm. Cassinelli disclosed he volunteers regularly with the Friends of the Sutro Tunnel Charity, is not on that Board, but is listed as their Government Liaison, and holds no pecuniary or financial interest with that group.

Chair Keller gave his opinion that small lots create problems, especially in economic downturns and recessions, because the smaller lots tend to be bought first by investors to turn into rentals. He and Mr. Williams discussed the potential of intermixing home and lot sizes, and Ms. Nash clarified the PUD is written to allow those kinds of changes and to have design flexibility in the future.

Chair Keller asked for public comment.

Robin Biggs commented on BLM, US Parkway, horses, and whether horses will be kept out of the neighborhood. Comm. Jacobson and Mr. Williams clarified she was referencing a different Traditions Project, but there will be trails.

Based on the aforementioned Findings, Comm. Cassinelli moved to approve the request from Traditions North LLC for a Zoning Map Amendment to amend the Zoning Map designation from the Title 10 districts of First Rural Residential District (1 Acre) (RR-1), First Estates Residential District (E1), and Single-Family Non-rural Residential District (NR-1), to the Title 15 district of Planned Unit Development (PUD), generally located north of the intersection of Nevada Station and Rock Creek Parkways in Dayton on an approximately 220.75-acre portion of a 230.76-acre parcel (APN 016-406-07), PLZ-2025-093; Comm. Hendrix seconded, and the motion passed 5-0.

14.h For Possible Action: To approve the request from Traditions North LLC for a Planned Unit Development (PUD) for the Traditions North Residential Development. The project consists of 415 single-family residential units, open space, a neighborhood park, and pocket parks and is generally located north of the intersection of Nevada Station and Rock Creek Parkways in Dayton on an approximately 230.76-acre parcel (APN 016-406-07), PLZ-2025-094. (Senior Planner Lisa Nash)

Senior Planner, Lisa Nash, gave a presentation including: Vicinity Map and Project Summary, Sutro Tunnel Donation, Master Plan, Master Plan Land Use Table, Current and Proposed Zoning, Land Uses Allowed with Zone Change, Planned Unit Development (PUD), PUD Densities, PUD Land Use Table, ZMA (Zone Map Amendment) Findings, PUD Findings – Highlights, the Planning Commission and ZMA (Zone Map Amendment) Motion, and the Planning Commission and PUD Motion.

This presentation was given to address both agenda items, 14.g and 14.h, which will have separate motions.

Chair Keller asked for public comment, and there was none at this time.

Comm. Cassinelli moved to approve the request from Traditions North LLC for a Tentative Planned Unit Development generally located north of the intersection of Nevada Station and Rock Creek Parkways in Dayton on an approximately 220.75-acre portion of a 230.76-acre parcel (APN 016-406-07), PLZ-2025-094.; Comm. Hendrix seconded, and the motion passed 5-0.

14.i For Possible Action: To approve the request from Traditions North LLC for a Tentative Subdivision Map. The request is for 358 detached single-family residential units, including 116-acres of common area open space, parks, and trails, and is generally located north of the intersection

of Nevada Station and Rock Creek Parkways in Dayton on an approximately 230.76-acre parcel (APN 016-406-07), PLZ2025-095. (Senior Planner Lisa Nash)

Senior Planner, Lisa Nash, reported the applicant requested a continuance for up to sixty-five (65) days (5/7/26 meeting) on the tentative subdivision map due to drainage issues.

Chair Keller asked for public comment, and there was none at this time.

Comm. Hendrix moved to continue the request from Traditions North LLC for a Tentative Subdivision Map for up to sixty-five (65) days. The request is for 358 detached single-family residential units, including 116-acres of common area open space, parks, and trails, and is generally located north of the intersection of Nevada Station and Rock Creek Parkways in Dayton on an approximately 220.75-acre portion of a 230.76-acre parcel (APN 016-406-07), PLZ2025-095; Comm. Hockaday seconded, and the motion passed 5-0.

14.j For Possible Action: To approve the request from Traditions North LLC to Reserve Street Names for the Traditions North Residential Development for the proposed roadways to be generally located north of the intersection of Nevada Station and Rock Creek Parkways in Dayton on an approximately 230.76-acre parcel (APN 016-406-07), PLZ-2025-098. (Senior Planner Lisa Nash)

Senior Planner, Lisa Nash, gave a presentation including: Project Summary, Request to Reserve Street Names, and the Planning Commission and SNR Motion. She explained that normally, this comes in as part of the tentative subdivision map, but it was submitted separately, so it was processed as such. The request to reserve street names is allowed by Code to be done separately, and it functions exactly like it would if it were part of the tentative subdivision map. Ms. Nash also clarified there were changes to some street names due to existing similar-sounding street names.

Chair Keller asked for public comment, and there was none at this time.

Comm. Cassinelli moved to approve the request from Traditions North LLC to Reserve Street Names for the Traditions North Residential Development for the proposed roadways to be generally located north of the intersection of Nevada Station and Rock Creek Parkways in Dayton on an approximately 220.75-acre portion of a 230.76-acre parcel (APN 016-406-07), PLZ-2025-098; Comm. Jacobson seconded, and the motion passed 5-0.

15. County Manager

15.a For Possible Action: Approve letters of support on behalf of the Board of Commissioners for Community Project Funding Requests.

County Manager, Andrew Haskin, stated this item is for the letters of support that have to be submitted with the applications for congressionally directed funds. He clarified the three projects being submitted for are the Lift Station 4 Rehabilitation Project, Rolling A to South Plant Effluent Pumping Improvements, and the Water Main Addition - Eldorado Zone Loop Project, totaling over $6 million.

Chair Keller asked for public comment, and there was none at this time.

Chair Keller clarified the total is closer to $7 million, at $6.7 million.

Comm. Keller moved to approve letters of support on behalf of the Board of Commissioners for Community Project Funding Requests: Lift Station 4 Rehabilitation Project Letter, Rolling A to South Plant Effluent Pumping

Improvements Letter, Water Main Addition - Eldorado Zone Loop Project Letter; Comm. Hendrix seconded, and the motion passed 5-0.

The meeting adjourned at 5:21 P.M. for a 2 min break, and reconvened at 5:23 P.M.

RECESS TO CONVENE AS BOARD OF HEALTH

The Board reconvened as the Board of Health at 1:31 P.M.

16. Public Participation

Chair Keller asked for public comment, and there was none at this time.

17. Time Certain at 1:00 P.M.: Call to Order, roll call and Opening Comments given by Dr. Robin Titus, Lyon County Health Officer.

Dr. Robin Titus, Lyon County Health Officer, stated all members of the Board of Health were present. She thanked everyone for their interest in Lyon County Public Health, and stated part of the Board's job is keeping the citizens of Lyon County healthy, looking at outside risks from diseases and emergencies.

18. Regular Agenda

18.a For Presentation Only: Presentation on University of Nevada, Reno's Rural Outreach Clinic efforts in Lyon County (Lea Pope, Rural Health Education Coordinator, University of Nevada, Reno).

Lea Pope, Rural Health Education Coordinator for University of Nevada, Reno School of Medicine, gave a brief presentation via Zoom. She is the faculty point of contact for rural outreach clinics, which are clinics run by second-year medical students overseen by attending physicians. Currently, the grant-funded program provides free preventative care, referrals, and imaging services. The clinics rotate quarterly and serve Fallon, Silver Springs, and Yerington on one clinic day per month. The clinics do not offer mental health services, and can offer limited referrals due to most referrals being Reno-based. The next clinic is on March 21, 2026 in Silver Springs.

18.b For Presentation Only: Presentation on Empowered Go, a mobile Opioid Misuse treatment option for child-bearing aged women (Shannon Lepe, Director of Clinical Operations, Empowered Northern Nevada).

Shannon Lepe, Director of Clinical Operations for Empowered Northern Nevada, and the mobile health unit, Empowered Go, gave a brief presentation via Zoom. The grant-funded mobile health unit provides medication for opioid use disorder for women of reproductive age, ages 18-49, and currently operates in Carson, Lyon, and Churchill Counties, with expansion to Storey County soon. Community health workers and tele-health providers are available to perform intakes, provide prescriptions, assist with transportation for services, and provide resources. The program works closely with the Carson-Tahoe MOM's Clinic, Health and Human Services, food banks, self-referrals, etc., but does not offer crisis services. They can be reached through their website or by phone.

18.c For Possible Action: Information on the Rural Health Transformation Program and discussion on possible County projects and collaborations (Shayla Holmes, Director Lyon County Human Services).

Dr. Shayla Holmes, Director of Lyon County Human Services, gave a brief presentation on the Rural Health Transformation Program, which is a Federal funding program for rural areas based on population density; the State submitted an application and was approved. The State was awarded over $179 million for the first year, and is anticipating $200 million for subsequent years. The intent of the funding is to provide rural areas with the ability to make innovative and long lasting changes to better serve their communities when the Medicaid rates and structure changes.

Dr. Holmes explained the expected timelines for allocation and spending, requirements, exclusions, and what the State already has ear-marked. She and the Board discussed ideas for how to move forward once the Notice of Funding Opportunity opens.

Dr. Robin Titus asked for public comment.

Robin Biggs suggested pursuing a Tribe collaboration and looking into retrofitting a Rite of Passage building to provide dialysis and infusions on-site.

Comm. Jacobson motioned that all Board suggestions that have been passed on and continuing discussions with fire departments, etc. are followed through by Dr. Shayla Holmes and her crew; Comm. Hockaday seconded, and the motion passed 7-0.

18.d For Discussion and Possible Action: Future agenda items and Board of Health meeting date, June 4th or June 18th. (Shayla Holmes, Director, Lyon County Human Services).

Dr. Robin Titus stated she prefers June 18th, so that she can be here in person.

Comm. Hockaday motioned for the future meeting to be held June 18th, 2026; Comm. Cassinelli seconded and the motion passed 7-0.

Chair Keller asked the County Manager for not too much to be on that agenda.

19. Public Participation

Chair Keller asked for public comment, and there was none at this time.

ADJOURN TO RECONVENE AS THE LYON COUNTY BOARD OF COMMISSIONERS

20. Agenda Requests

The meeting adjourned at 5:21 P.M. for a 2 min break, and reconvened at 5:23 P.M.

Comm. Jacobson requested a presentation from the DMV (Department of Motor Vehicles). He stated he'd like it from the DMV in Fernley, but would also like to know why Fernley residents can no longer use the DMV in Yerington.

Comm. Hendrix had a meeting with Nevada's Director of the USDA and she would like to have someone come and make a presentation to the Board.

Comm. Cassinelli had none.

Comm. Hockaday reported a request will be coming in from the Smith Valley Citizens Advisory Board to accept a donation from the Clampers for a veteran's plaque for the Cemetery at Hillcrest, and stated he'd like it to be done fairly quickly so that they can present it on Memorial Day.

Joseph Mendoza, Battalion Chief of Northland County Fire, Fernley Ward 5 Councilman, and IAFF Local 4547 Union President, thanked the Board for giving him time to speak again, and requested the following be entered into record:
"For the record, I respectfully object to the county interrupting my public comment during the Microsoft agenda item on the grounds that it was not relevant. I do have a request after my comments. The County is making significant infrastructure decisions that directly impact public safety agencies, yet input from key stakeholders was dismissed. As a representative of both public safety and the community, my comments were clearly relevant to the discussion, especially considering a Commissioner voted against it due to public safety concerns. Preventing me from completing my remarks infringed upon my right to provide public safety comment on matters that directly affect public safety, infrastructure, community protection, and I ask that this objection be entered into the official record."

Mr. Mendoza requested a line item for a permanent public safety working committee comprised of representatives from all four fire districts, and provided an example of a recent fire event that was impacted by being short-staffed.

County Manager, Andrew Haskin, stated that at the last meeting, Mr. Mendoza had said that he was going to send his request in writing, which has not been received as of yet. Mr. Haskin also requested an explanation as to how this item is different than the Local Emergency Planning Committee (LEPC) that already exists so that he can evaluate that properly for the agenda items.

Chair Keller had none.

21. Commissioner Comments

Comm. Jacobson gave a shout-out to Louis Cariola, Lisa. Nash, and Gavin Henderson, and thanked them and their team for their time spent in preparation for this meeting. He also congratulated Mr. Henderson and his wife on the birth of their baby daughter.

Comm. Hendrix had none.

Comm. Cassinelli stated he appreciated staff's hard work, and thanked Dr. Shayla Holmes and her crew at Health and Human Services for the quality of the Behavioral Health Summit. He also acknowledged North Lyon Fire, congratulated Sean Sinclair as the new Utilities Director, and congratulated Gavin Henderson on the new baby. He also gave a shout-out to his mother-in-law turning eighty years old on Saturday.

Comm. Hockaday had none.

Chair Keller had none.

22. Public Participation

Chair Keller asked for public comment. There was none.

Joe Mendoza suggested setting a meeting up with the County Manager. He stated LEPC is a federally mandated planning for emergency response to hazmat situations, and clarified that what he is asking for is a committee to be established to address what the Master Plan lines out for emergency response with fire and EMS, not hazmat.

Meeting adjourned at 5:35 P.M.

23. Closed Session pursuant to NRS 241.015(3)(b)(2)

The meeting reconvened and there was a closed session beginning at 5:35 P.M.

24. Adjourn

Meeting adjourned at 5:45 P.M.

LYON COUNTY BOARD OF COMMISSIONERS

_____

SCOTT KELLER, Chairman

ATTEST

_____

STACI LINDBERG, Lyon County Clerk/Treasurer

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: March 19, 2026

Agenda Item Number:
11.e

Subject:
For Possible action: Approve to go to bid for the 2026 Mason Valley RTC Project for chip seal, slurry seal, striping and crack sealing on approximately 63.36 miles of roadways in Mason Valley.

Summary:
This project will consist of chip sealing, slurry sealing, striping and crack sealing all paved roads (63.36 miles) in Mason Valley. The estimated cost is $4,189,942.12 to be paid out of the RTC Fund.

Financial Department Comments:
This will be paid from the RTC Fund.

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
- 2026 RTC Project MVL

Mason Valley
Chip Seal

ROAD NAME	FROM	TO	MILEAGE	LENGTH FT.	WIDTH FT.
Aiazzi Ln.	Miller Ln.	Pete Henrichs Rd.	1.62	8553.60	24
Allison Dr.	Green Acres Ln.	End	0.15	792.00	30
Ash St	Maple Dr	261' N of Willow Dr	0.14	739.20	26
Barrett Ln	S.R. 208	Borsini Ln	0.36	1900.80	26
Bowman Ln.	SR 95A N	End	0.58	3062.40	26
Borsini Ln	Osborne Dr	Nordyke Rd	1.51	7972.80	19
Bulk Plant Rd	S.R. 339	End	0.25	1320.00	24
Bybee Ln.	SR 95A N	End of oil	3.23	17054.40	24
Calico Hills Ln.	Warwick Hills Ln.	St. Andrews Dr.	0.17	897.60	25
Campbell Ln.	SR 95A	Indian Reservation	1.00	5280.00	24
Campbell Ln.	Sunset Hills Dr.	Gallagher Pass Rd.	3.35	17688.00	24
Cherry Hills Ln.	Calico Ln.	Smoke Tree Ln.	0.14	739.20	24
Cherry Ln.	Green Acres Ln.	End	0.14	739.20	24
Cottonwood Ln.	SR 95A	Malachite Rd.	0.49	2587.20	30
Cottonwood Ct	Maple Dr	End	0.04	211.20	26
Dye Ranch Rd.	Penrose Ln.	Kathleen Ct.	0.25	1320.00	24
Falcon Wy	SR 95 A	Pete Henrichs Rd.	1.00	5280.00	24
Farrell Ln.	SR 95A N	End	2.09	11035.20	26
Fairway Dr	S.R 208	Rio Vista Dr	0.51	2692.80	28
Fox Ln.	SR 95A	Thurston Ln.	1.33	7022.40	22
Giorgi Ln	Pursel Ln	End Of Oil	0.50	2640.00	19
Green Acres Ln.	SR 95A	End	0.68	3590.40	24
Kathleen Ct.	Dye Ranch Rd.	End	0.19	1003.20	24
Locust Dr.	Luzier Ln.	End	0.68	3590.40	21
Luzier Ln.	SR 95A N	Locust Dr.	2.20	11616.00	24
Mac Kenzie Ln	Pursel Ln	S.R. 208	3.12	16473.60	25
Malachite Rd	Tucker Ln	Cottonwood Ln	0.10	528.00	24
Maple Dr	Poplar St	255 N. of Willow Dr	0.22	1161.60	26
Margaroli Wy	S.R 339	End	0.23	1214.40	26
Miller Ln.	SR 95A N	Aiazzi Ln.	3.70	19536.00	24
Nadel Ln.	SR 95A	Cheryl Ln.	0.74	3907.20	26
Osborne Dr	S.R. 208	Snyder Ln	1.50	7920.00	24
Osborne Dr	S.R. 208	Borsini Ln	0.19	1003.20	24
Palomino Dr	Fairway Dr	End	0.23	1214.40	24
Panavista Circle	Tognoli Ln	Tognoli Ln	1.00	5280.00	28
Pebble Beach Dr.	Smoke Tree Ln.	Penrose Dr.	0.30	1584.00	24
Penrose Dr.	SR 95A N	Scarsdale Dr.	0.50	2640.00	30
Penrose Ln.	SR 95A N	End	1.30	6864.00	24
Pete Henrichs	US 95A	Aiazzi Ln.	2.35	12408.00	22
Pete Henrichs	Aiazzi Ln.	Willhoyt Ln.	2.11	11140.80	22
Pete Henrichs	Willhoyt Ln.	Bonanza Ln.	2.50	13200.00	22
Pinto Dr	Rio Vista Dr	End	0.23	1214.40	24
Piping Rock Ln.	Penrose Dr.	End	0.18	950.40	30
Poplar St	Fairway Dr	Maple Dr	0.06	316.80	26
Rio Vista Dr	Palomino Dr	Pinto Dr	0.14	739.20	24
Rosaschi Rd.	Campbell Ln.	End	1.01	5332.80	24
Scarsdale Dr.	Silverado Rd.	Penrose Dr	0.41	2164.80	24
Sierra Wy	SR 95A N	Power Plant	2.56	13516.80	26
Silverado Rd.	SR 95A N.	Scarsdale Dr.	0.49	2587.20	26
Smoke Tree Ln.	Culdisac	Scarsdale Dr.	0.41	2164.80	24
Snyder Ln	S.R 339	Osborne Dr	0.86	4540.80	24

St. Andrews Dr.	Smoke Tree Ln.	Silverado Rd.	0.22	1161.60	24
Sunset Hills Dr.	Luzier Ln.	Mand Chris Dr.	0.89	4699.20	26
Sunset Hills Dr.	Mand Chris Dr.	Campbell Ln.	2.32	12249.60	22
Tognoil Ln	SR 208	Panavista Circle	1.60	8448.00	24
Tucker Ln.	SR 95A.	Densmore Ln.	1.30	6864.00	24
Warwick Hills Dr.	Silverado Rd.	Calico Hills Ln.	0.07	369.60	24
West Tucker Ln	Tucker Ln	Tucker Ln	0.71	3748.80	24
Willhoyt Ln.	SR 95 A	Pete Henrichs Rd.	1.16	6124.80	24
Willow Dr	S.R. 208	Ash St	0.14	739.20	26
Agate Cr Dr	Bluestone Ave	End	0.20	1056.00	24
Bluestone Ave	SR 339	2nd St (south)	0.50	2640.00	26
Bridge St	4th Ave	River Ave	0.37	1953.60	22
Mason Ave	3rd St (south)	3rd St (north)	0.50	2640.00	22
River Ave	3rd St (south)	3rd St (north)	0.50	2640.00	22
1st Ave	3rd St (south)	3rd St (north)	0.50	2640.00	22
1st St (north)	4th Ave	River Ave	0.36	1900.80	22
1st St (south)	4th Ave	River Ave	0.36	1900.80	24
2nd Ave	2nd St (south)	3rd St (north)	0.41	2164.80	22
2nd St (north)	4th Ave	River Ave	0.36	1900.80	22
2nd St (south)	SR 339	End	0.28	1478.40	24
2nd St (south)	SR 339	River Ave	0.24	1267.20	24
3rd Ave	2nd St (south)	3rd St (north)	0.41	2164.80	22
3rd St (north)	4th Ave	SR 339	0.18	950.40	24
3rd St (north)	SR 339	River Ave	0.18	950.40	22
3rd St (south)	1st Ave	River Ave	0.15	792.00	22
4th Ave	2nd St (south)	3rd St (north)	0.41	2164.80	22
Total			63.36		

Description	Cost Per SY	Square Yds	Cost
Chip Seal With Fog Seal	3.85	888424.53	$3,420,434.45
Total			$3,420,434.45

Total Project Cost Estimate	$4,189,942.12

SQ. YARD
22809.60
2640.00
2135.47
5491.20
8846.93
16831.47
3520.00
45478.40
2493.33
14080.00
47168.00
1971.20
1971.20
8624.00
610.13
3520.00
14080.00
31879.47
8377.60
17165.87
5573.33
9574.40
2675.20
8377.60
30976.00
45760.00
1408.00
3355.73
3508.27
52096.00
11287.47
21120.00
2675.20
3238.40
16426.67
4224.00
8800.00
18304.00
30330.67
27233.07
32266.67
3238.40
3168.00
915.20
1971.20
14220.80
5772.80
39048.53
7474.13
5772.80
12108.80

3097.60
13575.47
29943.47
22528.00
18304.00
985.60
9996.80
16332.80
2135.47
2816.00
7626.67
4775.47
6453.33
6453.33
6453.33
4646.40
5068.80
5291.73
4646.40
3942.40
3379.20
5291.73
2534.40
2323.20
1936.00
5291.73
888424.53

Mason Valley
Slurry Seal

ROAD NAME	FROM	TO	MILEAGE	LENGTH FT.
Jacobs Rd	Mason Rd	End	0.31	1636.80
Moblie Dr	Bluestone Dr	End	0.15	792.00
Moblie CT	Mobile Dr	End	0.01	52.80
Total			0.47	

Description	Cost Per S	Square Yds
Slurry Seal	5.25	9234.13
Total		

WIDTH FT.	SQ. YARD
34	6183.47
28	2464.00
100	586.67
	9234.13

Cost
$48,479.20
$48,479.20

Centerline Striping (in Feet)				Cost			
Solid - Broken Yellow			8450	$	0.60	$	5,070.00
Broken Yellow			45870	$	0.30	$	13,761.00
Double Yellow			8765	$	0.90	$	7,888.50
White/Fog			52660		$0.40	$	21,064.00
				Total		$	47,783.50

Crack Seal (Square Yards)		
897,660 Square Yards		

Description	Cost / SY	TotalYrds	Total
Crack Seal	0.75	897,675	$ 673,245.00

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: March 19, 2026

Agenda Item Number:
11.f

Subject:
For Possible Action: Approve Dowl Engineering to do the bid preparations and Project Management for the 2026 Mason Valley RTC Project with a cost of $75,595.40.

Summary:
This is for Dowl Engineering to do the bid prep, bidding and project management for the 2026 Mason Valley RTC Project.

Financial Department Comments:
This will be paid from the RTC Fund.

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
- Dowl Proposal

Exhibit A – DOWL's Services

Project Description: DOWL has been requested by Lyon County (County) to prepare bid documents for the 2026 Road Resurfacing project and to assist with the bidding process and construction administration. The resurfacing project consists of surface treatment of roads within Mason Valley, Nevada, which includes slurry seal, chip seal, crack seal, and striping. Total resurfacing area of approximately 897,659 square yards. This Scope of Work (SOW) consists of DOWL providing bid documents, and assisting County with bidding and construction administration.

PART 1 - SERVICES

Phase 1 – Project Management

Objective

To plan, organize, direct, control, and communicate all relevant activities set forth in this SOW within the approved budget and schedule.

Approach

The following applies:

DOWL will routinely review project progress and communicate project status on a regular basis. Communication will be through email and telephone, and with project coordination meetings with County and DOWL staff. This task will include the following activities:

- Project administration includes scheduling maintenance, cost control, filing, resource allocation, and routine communications.
- Team coordination, including conference calls and internal meetings.
- Monitoring changes to the scope, budget, or schedule and developing change management strategies with the County.

Deliverables

The following will be delivered under this task:

- Monthly invoices and status reports.

Assumptions

The following assumptions apply:

- Monthly reports will be provided with timely invoices.
- Project-related issues will be identified, communicated, and resolved.

Phase 2 –Bid Documents

Objective

Prepare contract documents for bidding and opinion of probable costs for client budgetary review.

Approach

The following approach applies:

- Prepare bid documents of roadway resurfacing with slurry seal, chip seal, double chip seal, and crack seal – including project documents and bid schedule.

Mason Valley		
Description	Miles	Square Yards
Chip Seal	63.36	888,424.53
Slurry Seal	0.47	9,234.13
Total	**63.83**	**897,658.66**
Description	Square Yards	
Crack Seal	897,660	

- Prepare technical specifications and construction details for roadway resurfacing.
- Prepare GIS mapping of each roadway section including area and striping (where applicable) – see attached spreadsheet for specific roads to be included in the project scope.
- Submit 90% bid package to County staff for comments.
- Meet with County to review comments and finalize the bid documents.
- Address and incorporate comments from 90% submittal into the bid documents and finalize for bidding.

Deliverables

The following will be delivered under this task:

- PDF format for County review and comment of the 90% Bid Documents, Technical Specifications and Appendices, and Opinion of Probable Construction Cost.
- PDF format of the 100% Bid Documents, Technical Specifications and Appendices, and Opinion of Probable Construction Cost.

Assumptions

The following assumptions apply:

- No Plans will be provided, only exhibits depicting limits of resurfacing.
- County review and comment will be complete within 14 days after receiving draft bid package.
- Roadway configurations will remain the same.
- No traffic evaluation or project specific traffic control plans are required.
- No hydrology or hydraulic analysis is included.
- No culvert installations, replacements, or drainage infrastructure design is included.
- No Utility relocation coordination or design is included in this scope of work.
- Potholing to verify utility information is not required by DOWL in this scope of work.
- It is assumed no permitting assistance will be required by DOWL in this phase. Temporary encroachment permit support for NDOT permitting is included in the construction administration phase.
- No geotechnical investigation or pavement coring is included.

Phase 3 – Bidding Assistance

Objective

Assist the County in the bid solicitation, opening, review, and award process of the construction contract.

Approach

Activities under this task will include the following elements:

- Advertise and bid the Project electronically through the Planet Bids platform and maintain a plan holder's list.
- Advertise the Project in the local newspaper as required by NRS 338.
- Answer questions from bidders and prepare addendums as required.
- Collect and review bids and perform due-diligence checks.
- Prepare letter of recommendation for award of the contract and draft Notice of Award to the County.

Deliverables

The following deliverables will be submitted under this task:

- Bid results summary.
- Letter of recommendation to the County Board for award. Recommendation to the Board will be made for award of the contract to the lowest responsible and responsive bidder.
- Draft Notice of Award.

Assumptions

The following assumptions apply:

- DOWL will conduct the bid-opening virtually and no attendance is required.
- Two (2) RFIs and preparation of one (1) addendum are assumed.
- No pre-bid meeting is required.

Phase 4 –Construction Administration Support

Objective

Monitor the Project and keep the County informed of the Project status at all times. This phase also includes assisting the County with the close out of the construction process and construction contract.

Approach

The following activities will be performed as part of this task:

- Conduct one (1) pre-construction meeting, prepare agenda and meeting minutes for the pre-construction meeting. DOWL attendance will include our Project Manager, Project Engineer, Designer and Project Assistant.
- Process two (2) change order(s) through the force account, review payment applications, evaluate claims, review submittals, respond to RFIs, and address unanticipated conditions.
- Prepare temporary occupancy permit applications for traffic control setup within NDOT right-of-way, and coordinate with NDOT to obtain permit for up to three (3) state routes.
- Coordinate and attend weekly virtual meetings with Owner and Contractor. Construction estimated to be complete within fourteen (14) weeks.
- Weekly in-office construction management activities are limited to two (2) total hours per week throughout the project duration. Excludes pre-construction activities, certified payroll review, and

weekly meetings. Assumed to be eighteen (18) weeks, which accounts for two (2) weeks prior to and following the actual estimated construction duration.

  - Review construction inspection and material testing results, which will be provided by Lumos and Associates.
  - Maintain all Project documentation for the duration of the Project including tracking, disbursing, and reviewing. Maintain logs for all documentation including submittals, RFCs/RFIs, field orders, work change directives, change orders.

- Certified Payroll Review:
  - Review certified payroll reports supplied by prime contractor. Reports to include prime and sub-contractors working on Project.
  - Verify contractor staffs' position, time, and wages paid are accurate and comply with the prevailing wages for the Project.
  - DOWL will not perform labor interviews or certify that the staff's time on the project are correct.
- Coordinate a substantial completion inspection and formulate a final punch-list of work items to be completed prior to final inspection. Punch-list items to be provided by County and materials tester.
- Recommend Project final acceptance to the County.
- Assist the County with coordination with the Labor Commission for project startup and closeout.

Deliverables

The following will be delivered under this task:

- Certified payroll reports supplied by contractor.
- Electronic copies of responses to material submittals, cutsheets, and construction plan review.
- Electronic copies of responses to work plans, RFIs, and requests for change orders.
- Draft and final notice of substantial completion.

Assumptions

The following assumptions apply:

- Pre-construction meeting to be held virtually.
- Construction and post/pre-construction activities anticipated to take eighteen (18) weeks.
- Weekly construction meetings are included and will be held virtually.
- Office engineering efforts are detailed under the Approach section of this task.
- Certified payroll reviews are assumed at one (1) hour per week. Additional hours are included for coordination with the labor commission.
- Certified Payroll reports are anticipated to be complete and correct. Contractor is to be familiar with certified payrolls and compliance.
- If certified payroll reports are not complete, DOWL will reject submission and require re-submittal by the contractor.
- DOWL's review of CPR reports will consist of verification of personnel, their time, and hourly wages meet requirements of the Project. Certification that the personnel's time on the project are correct is not provided by DOWL.

- All final certification and reporting to the Nevada Department of Labor must come from the County as they are the public body, funding Project, and have ultimate responsibility.
- Full-time construction observation or materials testing is not included and will be provided by others.

Phase 5 - County Directed Services

For tasks to cover the cost of Project work items that are currently unforeseen by the County, a task budget of $5,000 is incorporated into this Contract. Labor efforts will not be charged to this task unless written authorization is obtained from the County.

PART 2 - SCHEDULE

DOWL will complete the work per the following schedule:

- Notice to proceed - March 2026
- PS&E submittal (90%) - April 2026
- Final submittal (100%) - April 2026
- Bidding/award - May 2026
- Construction - June-October 2026

DOWL

Exhibit B – DOWL's Compensation

A. Owner shall pay Engineer for Basic Services set forth in Exhibit A, except for services of Engineer's Resident Project Representative, if any, as follows:

1. A Time and Materials, Not to Exceed Amount of $75,595.40 based on the following estimated distribution of compensation:

Phase	Description	Fee
1	Project Management	$6,649.76
2	Bid Documents	$37,654
3	Bidding Assistance	$4,327
4	Construction Administration Support	$19,464.64
5	County Directed Services	$7,500
	Total	**$75,595.40**

2. Engineer may alter the distribution of compensation between individual phases noted herein to be consistent with services rendered but shall not exceed the total amount unless approved in writing by the Client.

3. The Amount includes compensation for Engineer's services and services of Engineer's Consultants, if any. Appropriate rates have been incorporated in the Amount to account for labor, overhead, profit, and Reimbursable Expenses.

DOWL

Summary

Project: 2026 Road Resurfacing

Client: Lyon County Road Department

Project or Contract #:

2/9/2026

Prepared By:
Eric Davis
Reviewed By:
Keith Karpstein

Phase Name		Task	Labor Subtotal Hours	Labor Subtotal Cost	Direct Expenses Subtotal	Subconsultants	Project Totals
Project Management	1	Project Coordination and Management	18	$ 4,594.72	$ -	$ -	$ 4,594.72
	2	Monthly Reports/Progress Billings	11	$ 2,055.04	$ -	$ -	$ 2,055.04
	☑ T&M ☐ Lump Sum ☐ Other _____	***Subtotal***	**29**	**$ 6,649.76**	**$ -**	**$ -**	**$ 6,649.76**
Bid Documents	1	GIS Mapping/Exhibits	168	$ 23,136.00	$ -	$ -	$ 23,136.00
	2	90% Contract Documents/Specifications	30	$ 5,156.00	$ -	$ -	$ 5,156.00
	3	90% Opinion of Probable Cost	8	$ 1,190.00	$ -	$ -	$ 1,190.00
	4	100% Contract Documents/Specifications	14	$ 2,400.00	$ -	$ -	$ 2,400.00
	5	100% Opinion of Probable Cost	6	$ 916.00	$ -	$ -	$ 916.00
	6	QA/QC	24	$ 4,856.00	$ -	$ -	$ 4,856.00
	☑ T&M ☐ Lump Sum ☐ Other _____	***Subtotal***	**250**	**$ 37,654.00**	**$ -**	$ -	**$ 37,654.00**
Bidding Assistance	1	Advertisement and Management of PlanetBids	8	$ 1,190.00	$ 600.00	$ -	$ 1,790.00
	2	RFI's, Questions During Bidding, Addendum	6	$ 916.00	$ -	$ -	$ 916.00
	3	Bid Opening	1	$ 137.00	$ -	$ -	$ 137.00
	4	Bid Tabulation and Recommendation	4	$ 742.00	$ -	$ -	$ 742.00
	5	Prepare Draft Agreement and NoA for Board Approval	4	$ 742.00	$ -	$ -	$ 742.00
	☑ T&M ☐ Lump Sum ☐ Other _____	***Subtotal***	**23**	**$ 3,727.00**	**$ 600.00**	$ -	**$ 4,327.00**
Construction Administration Support	1	Awarding Activities (NoA, Agreements, Bonds and Insurance)	**7**	$ 1,248.00	$ -	$ -	$ 1,248.00
	2	Conformed Documents	**10**	$ 1,522.56	$ -	$ -	$ 1,522.56
	3	Submittal Review	**11**	$ 1,817.92	$ -	$ -	$ 1,817.92
	4	Organize and Conduct Pre-Construction Conference	**4**	$ 973.44	$ -	$ -	$ 973.44
	5	Office Engineering/Administration	**36**	$ 6,535.36	$ -	$ -	$ 6,535.36
	6	Review Certified Payroll Reports	**14**	$ 1,994.72	$ -	$ -	$ 1,994.72
	7	Weekly Meetings (Agendas and Minutes)	**14**	$ 4,135.04	$ -	$ -	$ 4,135.04
	8	NDOT Temporary Occupancy Permit	**8**	$ 1,237.60	$ -	$ -	$ 1,237.60
	☑ T&M ☐ Lump Sum ☐ Other _____	***Subtotal***	**104**	**$ 19,464.64**	**$ -**	$ -	**$ 19,464.64**
County Directed Services	1	County Directed Services	**-**	$ 7,500.00	$ -	$ -	$ 7,500.00
	☑ T&M ☐ Lump Sum ☐ Other _____	***Subtotal***	**-**	**$ 7,500.00**	**$ -**	$ -	**$ 7,500.00**
		TOTAL	**406**	**$ 74,995.40**	**$ 600.00**	**$ -**	**$ 75,595.40**

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: March 19, 2026

Agenda Item Number:
11.g

Subject:
For Possible Action: To approve a request from Riverpark 2015, LLC, for a one year extension of time, until September 10, 2027 to record the final subdivision map for Phase 19B of the Riverpark Tentative Subdivision Map (APN 016-022-44) PLZ-2026-018.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
- Staff Report
- BOCC Approval Letter Riverpark 3

LYON COUNTY
PLANNING DEPARTMENT
27 SOUTH MAIN STREET
YERINGTON, NEVADA 89447
(775) 463-6592 (775) 463-6596 FAX

BOARD OF COUNTY COMMISSIONERS

STAFF REPORT

PLZ-2026-018	Extension of Time for Tentative Subdivision Map Approval
Meeting Date	March 19, 2026
Owner(s)	Riverpark 2015, LLC
Applicant	Same as Owner
Representative	Atwell
Development Name	Riverpark Tentative Subdivision Map, Phase 3- 19B
Area Location	Dayton
Zoning	E1 (First Estates Residential District)
Master Plan	Suburban Residential
Parcel Numbers	016-022-44

Request

The applicant has requested a one-year Extension of Time, until September 10, 2027, to file the final subdivision map for Phase 3-19B of the Riverpark Tentative Subdivision Map, originally approved via file number SUB-06-05 by the Board of County Commissioners on October 6, 2005. Since the original approval a series of final map have been recorded. Riverpark Phase 3, Unit 17B & 18 was recorded September 10, 2024. This subdivision is located in Dayton, NV, north of Fort Churchill Rd. and east of Riverpark Parkway. is based upon the inability for the County to sign the Final Map due to insufficient sewer capacity in Dayton.

Staff Recommendation

Staff recommends approval of the extension of time request.

FINDINGS AND MOTIONS

If the Board of Commissioners determines that there is sufficient reason to **approve** the requested extension of time for the applicant, the Board may wish to consider a motion similar to the following:

The Lyon County Board of Commissioners finds that:

A. The requested extension of time is consistent with the applicable provisions of Lyon County Code;

B. The requested extension of time will not be detrimental to the public health, safety, convenience and welfare; and

C. The requested extension of time will not result in material damage or prejudice to other property in the vicinity.

Based on the aforementioned findings, the Lyon County Board of Commissioners approve the request for a one (1) year extension of time, until September 10, 2027, to file the final subdivision map for Phase 3, Unit 19B of the Riverpark Tentative Subdivision Map (APNs 016-022-44) (PLZ-2026-018).

ALTERNATIVE FINDINGS AND MOTIONS

The alternative motions suggested below are offered for the Board of Commissioner's consideration.

Alternative for Continuance

If the Board of Commissioners determines that additional information, discussion and public review are necessary for a more thorough review of the requested time extension for these applicants, the Board should make appropriate findings and move to **continue** the Public Hearing with a specific time period for the applicant to provide additional specific information necessary for the analysis of the request. The Board may wish to consider a motion similar to:

The Board of Commissioners finds that:

A. Additional information, discussion and public review are necessary for a more thorough review of the requested time extension.

Based on the above findings and with the applicant's concurrence, the Lyon County Board of Commissioners continues the request for a one (1) year extension of time, until September 10, 2027, to file the final subdivision map for Phase 3, Unit 19B of the Riverpark Tentative Subdivision Map (APN 016-022-44) (PLZ-2026-018) for _____ days.

Alternative for Denial

If the Board of Commissioners determines they do not want to extend the tentative subdivision map timeline to record a final map, then the Board will need to make findings that support denial of the requested time extension. The Board may wish to consider a motion similar to:

The Lyon County Board of Commissioners finds that the requested extension of time:

A. Would be detrimental to the public health, safety, convenience and welfare; and

B. Would result in material damage or prejudice to other property in the vicinity.

Based on the aforementioned findings, the Lyon County Board of Commissioners denies the request for a one (1) year extension of time, until September 10, 2027, to file the final subdivision map for Phase 3, Unit 19B of the Riverpark Tentative Subdivision Map (APN 016-022-44) (PLZ-2026-018).

GENERAL INFORMATION

Staff Review and Comments

On October 6, 2005, the Board of County Commissioners approved a merger and resubdivision tentative map (SUB-06-05) for the Riverpark Phase, approving 524 residential lots over approximately 324.29 acres; located off Fort Churchill Road . Three Final Maps have been recorded since, with the most recent being September 10, 2022 for Phase 3, Unit 17B & 18.

Phase 3, Unit 19B includes 46 residential lots and common areas and Rights of Way.

The applicant included the following in their request for an extension. They reasonably note that the delay in recording a Final Map is due to circumstances outside the control of the developer, specifically the lack of sewer treatment capacity by the County at the Aspen Creek Rapid Infiltration Basins.

Applicants Response:

Circumstances Requiring Extension of Time to File Map

The most recent Final Map was recorded on September 10, 2024, and a Final Map for the remaining units has not yet been recorded due to delays caused by factors beyond the owner/applicant's control. The following circumstances require an extension of time to record a Final Map:

- Sewer capacity was in question with the Rapid Infiltration (RIB) Issues.
- Replacement of the existing water main delayed anticipated timeline.
- Worked with Lyon County Staff for approximately one year to develop an improvement agreement that allows an alternate form of financial guarantee for required improvements.

The property owner remains dedicated to filing a Final Map for Riverpark's remaining lots in accordance with the approved Tentative Map and Conditions of Approval.

JUSTIFICATION

Staff finds the statement above to be a reasonable basis for the request. The County previously identified deficiencies related to effluent disposal; however, those issues have since been addressed and the system has been recertified. With these corrections in place, the application is now able to proceed. Staff has reviewed the request and determined that the following findings can be made:

A. The requested extension of time is consistent with the applicable provisions of Lyon County Code.

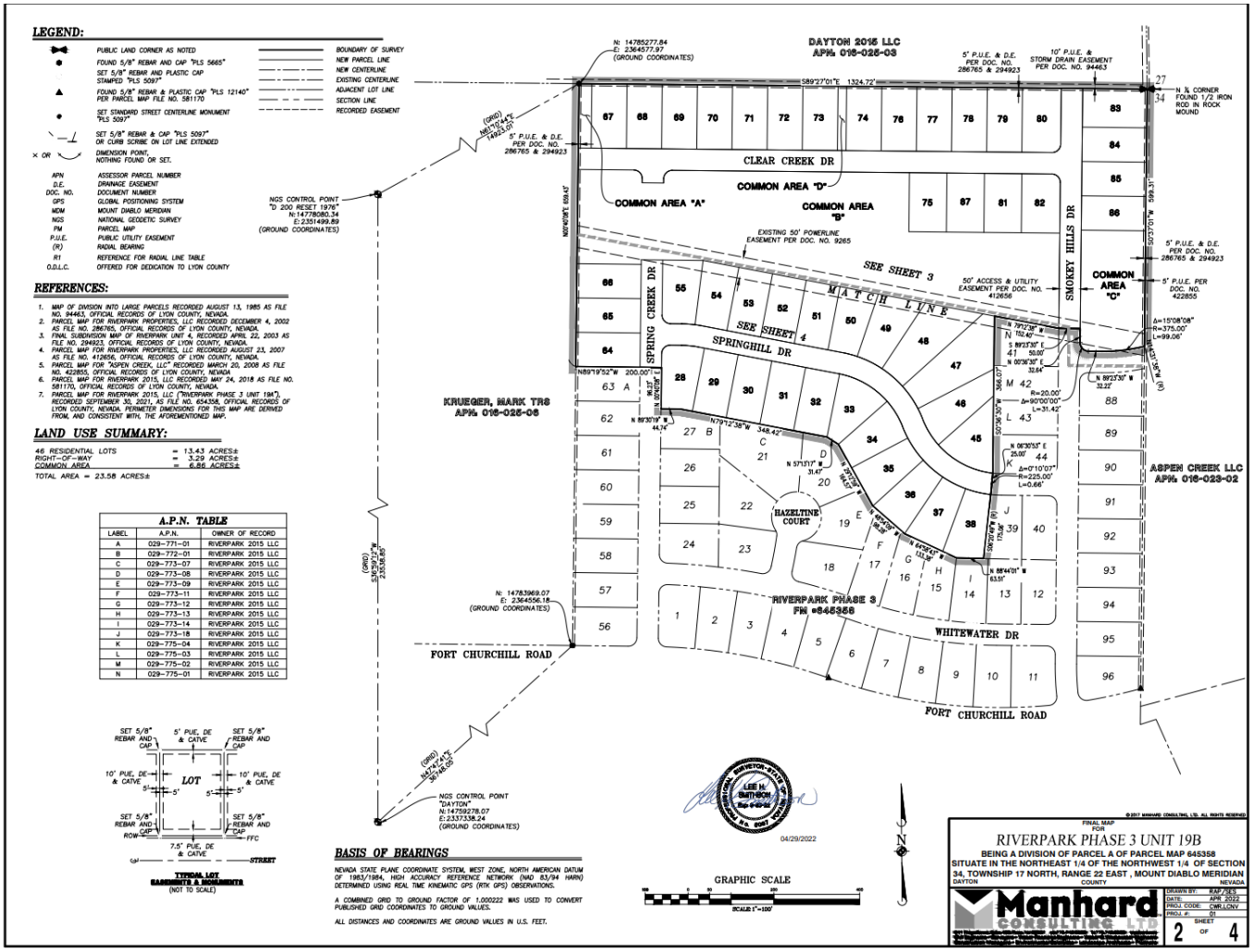
B. The requested extension of time will not be detrimental to the public health, safety, convenience, and welfare.

C. The requested extension of time will not result in material damage or prejudice to other property in the vicinity.

Based on the information available, Staff has identified no remaining impediments to the requested extension and therefore recommends approval.

EXHIBITS

Exhibit 1: The image depicts the current subdivision map under review for RiverPark PH19B.



SUBDIVISION MAP

BOARD OF COUNTY COMMISSIONERS

LYON COUNTY • NEVADA

27 SOUTH MAIN STREET • YERINGTON • NEVADA 89447

(775) 463-6531
FROM OTHER AREAS OF THE COUNTY
(775) 577-5037
FAX: (775) 463-6533

LEROY GOODMAN
CHESTER HILLYARD
PHYLLIS HUNEWILL
BOB MILZ
DON H. TIBBALS

DONNA KRISTAPONIS
COUNTY MANAGER

October 6, 2005

Riverpark Properties, LLC
Attn: Ed Davis
1380 Greg Street, Suite 230
Sparks, Nevada 89431

Re: Notice of Final Action

Dear Applicant:

At their regularly scheduled meeting of October 6, 2005, the Lyon County Board of Commissioners considered the following planning application:

RIVERPARK, PHASE 3/ RIVERPARK PROPERTIES, LLC/ LARA II, INC.,/ BARDIS, CHRISTO D. – REVISED TENTATIVE SUBDIVISION MAP – The applicants have filed a revised tentative subdivision map for a proposed 524 lot subdivision on approximately 324.29 total acres; located off of Fort Churchill Road, Mark Twain area (APN's 16-022-15, 16-022-18, 16-025-22, 19-924-10) (SUB-06-05)

The Board voted unanimously to approve your application subject to the following conditions: **1)** Comply with all federal, state and county regulations; **2)** All conditions of the letter from the County Engineer dated January 3, 2005, including furnishing all requested information regarding storm drainage routing and contour map; **3)** Clarifications as provided in a letter from TEC to the County Engineer dated December 23, 2004. Developer may construct unit 14 rather than unit 20 prior to connection to US Highway 50; **4)** Traffic calming concerns to be as approved by County Road Manager, Fire Chief and Planning Director as discussed with developer's traffic engineer during a field meeting December 16, 2004. This can be addressed in the engineered improvement drawings; **5)** All Nevada Department of Transportation requirements, specifically as provided in NDOT letter to Lyon County dated December 7, 2004 as well as any further comments received from that Agency; **6)** The applicant shall provide written confirmation of an agreement with the Lyon County School District for the offered school site, including suitability of location (proximity to sewer treatment plant) and adapting to existing flood hazard areas as defined by FEMA; **7)** The applicant shall construct and record deed restrictions to prohibit access from any lot directly onto Fort Churchill Road; **8)** The applicant shall construct safety/sound walls along property lines fronting Fort Churchill Road with a corresponding

note on the respective final maps regarding access; **9)** Note that the County is in the process of expanding the existing sewer treatment plant and the schedule of the expansion may affect the schedule of this residential development; **10)** Note that expansion of the County water system may impact the schedule of this development **11)** Water rights must be dedicated and appropriate documents recorded in accordance with Title 11.05.02.B; **12)** Coordinate with adjacent land owners the continuation of Oakmont and Stratton Drive to future development of those lands; **13)** The description of lands intended for dedication to the County and the purpose and terms of such dedication, i.e. park site, effluent disposal, sewer plant expansion, etc., shall be submitted to the Board of County Commissioners; **14)** Submit a phasing schedule for the anticipated build-out of this development. A parks agreement will be developed identifying phasing and park construction tax contribution relative to the construction of the park facility; **15)** Coordinate with staff and the Planning Commission to determine the necessary requirements for construction of a pedestrian crossing with flashing amber lights, at Augusta Drive and Fort Churchill Road, primarily to accommodate school children crossing; **16)** Correct any engineering or drafting errors; **17)** Structures placed on these parcels shall adhere to the County's site and setback standards for the E-1 Zone; **18)** All appropriate fees and actual costs for map reviews and field inspections must be paid prior to map recordation (in accordance with the fee resolution that was adopted July, 1 2005); **19)** Property taxes must be paid though fiscal year (June 30); **20)** The applicant shall pay any agricultural deferred taxes; **21)** Horizontal and vertical street alignment must be designed in accordance with "A Policy on Geometric Design of Highways and Streets", latest addition, published by the American Association of State Highway Transportation Officials. The signage requirements will be in accordance with standards set forth in the Manual for Uniform Traffic Control Devices (MUTCD); **22)** A landscape maintenance district shall be developed for the maintenance of all open space areas including those associated with pathways and drainage facilities that are intended to remain private. Lyon County shall have no financial responsibility for maintenance of these facilities; **23)** Street Lighting shall be installed to County standards. Additionally, the signage shall be installed to County standards; **24)** Prior to approval of the final map, subdivision facilities must be completed or an appropriate construction security provided. There may be temporary restrictions to obtaining building permits even with an acceptable construction security depending on the County's approval of the various systems. All facility construction shall be completed and inspected to the Building Official's satisfaction before occupancy will be allowed in any residence. Building permits shall be issued in compliance with Title 11; **25)** All required fire hydrants are to be installed and fully operating prior to any combustible materials being brought on site. A minimum required fire flow is required for each fire hydrant as directed by the fire chief or designate; **26)** Street name signage shall be installed prior to combustible construction starting. Distinct and legible "temporary" addresses are required of any structures under construction until such time as permanent address numbers are installed and posted. All development signage shall be according to County standards; **27)** No building permits shall be accepted for processing until the final map has been

approved and recorded. The required recording fees are to be paid at time of recording map; No lot shall be offered for sale or sold until the final plat has been approved and recorded; **28)** The applicant shall provide design to accommodate normal subdivision traffic related issues including location of driveway entrances, pedestrian crosswalk placements, posting of appropriate signage, sight distance factors, onsite parking, internal traffic circulation, loading and unloading of school students via bus and passenger vehicles, queuing patterns, sidewalk placement and construction, peak hour traffic and other traffic related issues; **29)** The applicant will maintain the unsold property until the development is complete. This maintenance will include the semi-annual mowing of all weeds within the subdivision boundaries and the removal of noxious weeds when they are identified. The applicant shall apply an appropriate dust abatement palliative as part of the development construction; **30)** The applicant shall post and maintain a rules and regulations sign at the entryways to the property until it is fully developed. The signs shall be intended for the subcontractors performing work and shall include: 1) no loud music 2) no alcohol or drugs 3) dispose of personal trash and site debris 4) clean up any mud and or dirt that is deposited from the construction parcels onto the streets 5) no burning of construction or other debris on the property; **31)** The applicant shall provide flood plain mitigation in accordance with Lyon County and FEMA standards; **32)** Site development work shall require a grading permit(s) in accordance with Title 11.07.14 (F); **33)** Any changes in the subdivision name for marketing purpose must be filed with County staff and the Central Lyon County Fire District to insure no duplication of names and that emergency management is aware of the change; **34)** The applicant shall provide a minimum 15-foot wide landscaped easement with an 8-foot paved pathway constructed of Portland cement for purpose of connecting Wheeler Circle to Augusta Drive; **35)** Roadway structural sections must be based on R-values taken at locations evenly distributed throughout the site. Additional R-values may be required at roadway sub-grade elevation if soil conditions vary significantly from those anticipated in the detailed geotechnical report. A note to this effect must be placed prominently on the plans. Structural section calculations must be submitted that show the proposed structural section is adequate; **36)** The east-west alignment of Augusta Drive shall be extended to the west and a new name provided for this segment to provide future access to the adjacent property; Cherry Hills Drive shall be stubbed to the north to provide future access to the adjacent property; a street stub from Cherry Hills Drive to the east will be provided in the area of the open space designated parcel to accommodate access to the adjacent property; and Shore Acres Drive shall be stubbed to the east to provide future access to the adjacent property. PER LUMOS & ASSOC.: If Shore Acres Drive is extended as shown it lines up with an existing residence. Staff suggests the access be anywhere between lots 407 and 411 instead; **37)** The minimum width for drainage easements shall be 20 feet; **38)** When a traffic signal is warranted at the Hwy 50/Fort Churchill Road intersection, the developer shall pay for a detailed traffic study to determine the required intersection improvements based on projected build out of properties along Fort Churchill Road. The developer shall pay for the signal and any associated intersection improvements; **39)** The tentative map shall contain

the following items/corrections: a. The tentative map must be signed and stamped by a Nevada registered civil engineer or land surveyor. b. The description of the Sections that the subdivision lies within must be corrected to include Section 34. c. Street names should be added to Sheet 2. d. The boundary of the tentative map is not clear. The approved Phase 3 tentative map includes the park site and the waste water treatment facility. These areas are not included in the revised tentative map. The revised tentative map includes Parcels A through D, and a Lot D, but no Lots A through C. This is confusing and needs to be clarified. Bearings and distances must be included round the proposed subdivision boundary, which must be clearly delineated. e. The approved tentative map shows proposed culverts under Augusta Drive and Cherry Hills Drive and drainage channel improvements in the proposed open space between these streets. These improvements and how flows will be released at the downstream end of the channel must be shown on the revised tentative map. f. Lots 441, 495 and 497 through 505 encroach into the existing 100-foot wide PUE that crosses the northern portion of the site, and in some cases extend under the high voltage power line itself. Construction of buildings cannot occur within the 100-foot easement and access to the power line must not be blocked. Any encroachment must be approved by the power company. Setback lines shall not encroach into the PUE. g. The conceptual drainage report for the revised tentative map, prepared by Capital Engineering, shows a water quality basin located at the eastern end of the waste water treatment site adjacent to Ferretto Parkway. This basin must be shown on the revised tentative map. h. The detailed master drainage report must reconcile the differences in flows predicted in the conceptual drainage reports by Capital Engineering and TEC.

If you have any questions or concerns, please call me at 463-6531.

Sincerely,

Maureen Williss
Administrative Assistant
to the County Manager

C: Capital Engineering, Attn: Susan Banovich, P.O. Box 3750, Carson City, NV 89702

Gmail

11.g Late Backup - Public Comment

Martha Tapia <mtapia@lyon-county.org>

RE: Extension of time hearing 3.19.26 written comments

'Michael Hays' via County Clerks <countyclerks@lyon-county.org> Tue, Mar 17, 2026 at 6:24 PM
Reply-To: Michael Hays <michael.hays1@icloud.com>
To: countyclerks@lyon-county.org

To whom it may concern,

Please find my comments below for the record. I'm hoping the clerk or board can read them for the hearing or address my concerns regarding the agenda item for parcel 016-022-44.

The Riverpark LLC acquired this property in 2015. I find it quite concerning that this master planned community is still not being built over ten years later. Woodbridge estates adjacent to this lot is already being built almost a year later. What good faith should we neighbors have that they the LLC isn't stringing us along to stall construction? If the true owner is who I think it is they've been building everywhere else in the area except Dayton. There was an extension granted for another property that this LLC owns on Waterton street and I haven't seen a lick of progress there besides the tumbleweed farm blowing who knows where. Now these properties are basically ATV playgrounds. If the LLC doesn't get to it maybe it should become an ATV playground permanently.

We are in a housing crisis mainly due to lack of housing supply. What has this commission done to address this? It seems like developers are forced by this board to adopt CC&R's and Landscaping maintenance associations as well as building/improving the county roads adjacent to the property. Why establish CC&R's with zero intent to enforce them? Doesn't the county only have one code enforcement officer if that? Have any of you driven down Fort Churchill Road lately? Fort Churchill and spring creek roads have been horrible and made much worse by county water treatment infrastructure for years and getting worse. What kind of attention is the county giving to our community?

Thank you for your attention to this matter.
Michael Hays
Sent from my iPhone

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: March 19, 2026

Agenda Item Number:
11.h

Subject:
For Possible Action: To approve a request from Vidler Water Company Inc., for a one year extension of time, until April 7, 2027 to record the final subdivision map for the River Ranch Tentative Subdivision Map (APNs 016-022-19, 016-022-31 and 016-022-31); PLZ-2026-019.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
- Staff Report
- River Ranch TSM BOCC Approval

LYON COUNTY
PLANNING DEPARTMENT
27 SOUTH MAIN STREET
YERINGTON, NEVADA 89447
(775) 463-6592 (775) 463-6596 FAX

BOARD OF COUNTY COMMISSIONERS

STAFF REPORT

PLZ-2026-019	Extension of Time for Tentative Subdivision Map Approval
Meeting Date	March 19, 2026
Owner(s)	Vidler Water Company, Inc.
Applicant	Same as Owner
Representative	Atwell
Development Name	Brookview Ranch Subdivision
Area Location	Dayton
Zoning	RR-1 (Rural Residential- 1-acre min.)
Master Plan	Low Density Residential (LDR)
Parcel Numbers	016-022-19, 016-022-31, 016-022-32

Request

The applicant has requested a one-year Extension of Time, until April 7, 2027, to file the final Map for Brookview Ranch Tentative merger and Resubdivision Map, originally approved via file number PLZ-2021-116 by the Board of County Commissioners on April 7, 2022. This subdivision is located between Comstock Rd and Sutro Road south of the Carson River, Dayton, NV. The request is based upon The County's effluent disposal capacity at the Aspen Creek Rapid Infiltration Basins and the review for the new proposed lift station by NDEP.

Staff Recommendation

Staff recommends approval of the extension of time request.

FINDINGS AND MOTIONS

If the Board of Commissioners determines that there is sufficient reason to **approve** the requested extension of time for the applicant, the Board may wish to consider a motion similar to the following:

The Lyon County Board of Commissioners finds that:

A. The requested extension of time is consistent with the applicable provisions of Lyon County Code;

B. The requested extension of time will not be detrimental to the public health, safety, convenience and welfare; and

C. The requested extension of time will not result in material damage or prejudice to other property in the vicinity.

Based on the aforementioned findings, the Lyon County Board of Commissioners approve the request for a one (1) year extension of time, until April 7, 2027, to file the final subdivision map for Brookview Ranch Tentative Subdivision Map (APNs 016-022-19, 016-022-31, 016-022-32) (PLZ-2026-019).

ALTERNATIVE FINDINGS AND MOTIONS

The alternative motions suggested below are offered for the Board of Commissioner's consideration.

Alternative for Continuance

If the Board of Commissioners determines that additional information, discussion and public review are necessary for a more thorough review of the requested time extension for these applicants, the Board should make appropriate findings and move to **continue** the Public Hearing with a specific time period for the applicant to provide additional specific information necessary for the analysis of the request. The Board may wish to consider a motion similar to:

The Board of Commissioners finds that:

A. Additional information, discussion and public review are necessary for a more thorough review of the requested time extension.

Based on the above findings and with the applicant's concurrence, the Lyon County Board of Commissioners continues the request for a one (1) year extension of time, until April 7, 2027, to file the final subdivision map for Brookview Ranch Tentative Subdivision Map (APN 016-022-19, 016-022-31, 016-022-32) (PLZ-2026-019) for _____ days.

Alternative for Denial

If the Board of Commissioners determines they do not want to extend the tentative subdivision map timeline to record a final map, then the Board will need to make findings that support denial of the requested time extension. The Board may wish to consider a motion similar to:

The Lyon County Board of Commissioners finds that the requested extension of time:

A. Would be detrimental to the public health, safety, convenience and welfare; and

B. Would result in material damage or prejudice to other property in the vicinity.

Based on the aforementioned findings, the Lyon County Board of Commissioners denies the request for a one (1) year extension of time, until April 7, 2027, to file the final subdivision map for Brookview Ranch Tentative Subdivision Map (APN 016-022-19, 016-022-31, 016-022-32) (PLZ-2026-019).

GENERAL INFORMATION

Staff Review and Comments

On April 7, 2022, the Board of County Commissioners approved a merger and resubdivision tentative map (PLZ-2021-116) for the Brookview Ranch, (formally knowns as River Ranch) for three pracels totaling 166.87 acres to create 49 single family residential lots on approximately 62.8 acres with remainder Parcel A (approximately 20.9 acres) and Remainder Parcel B (approximately 83.1 acres; generally located between Comstock Road and Sutro Road south of the Carson River, Dayton , NV (APN'S: 016-022-19, 016-022-31, 016-022-32).

The applicant included the following in their request for an extension.

Applicants Response:

The Tentative Map was approved on April 27, 2022, and a Final Map has not yet been recorded due to delays in the anticipated timeline caused by factors beyond the owner/applicant's control. Since the project was initially approved, the following circumstances require an extension of time to record a Final Map:

- Ongoing issues related to general sewer capacity.
- Upgrades to the existing sewer lift station near Palmer Drive and Dayton Valley Road needed to be completed due to the project tying into this existing force main.
- Additional reviews for the new proposed sewer lift station design by NDEP.

The property owner remains dedicated to filing a Final Map and developing the project in accordance with the approved Tentative Map and Conditions of Approval.

JUSTIFICATION

Staff finds the statement above to be a reasonable basis for the request. The County previously identified deficiencies related to effluent disposal; however, those issues have since been addressed and the system has been recertified. With these corrections in place, the application is now able to proceed. Staff has reviewed the request and determined that the following findings can be made:

A. The requested extension of time is consistent with the applicable provisions of Lyon County Code.

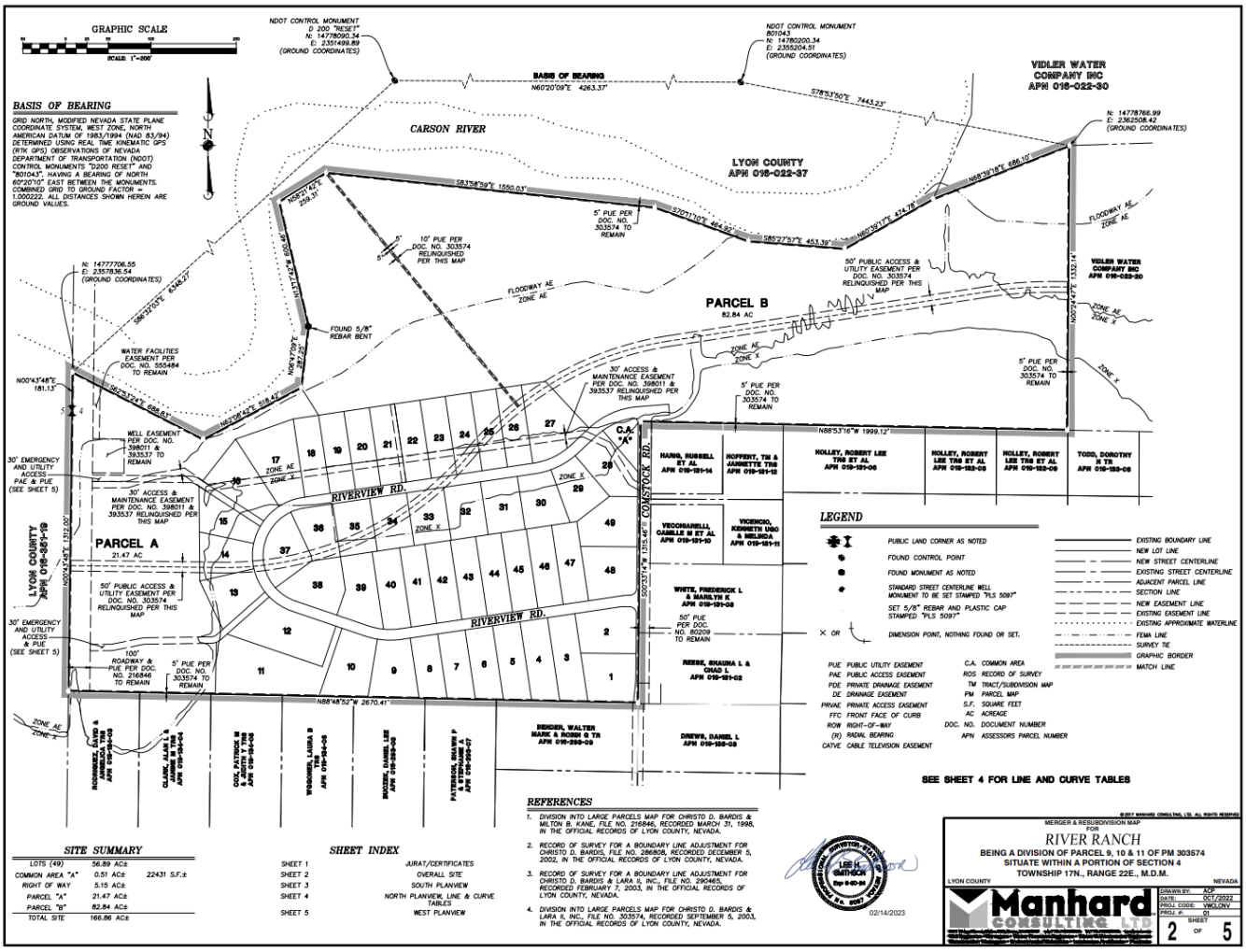
B. The requested extension of time will not be detrimental to the public health, safety, convenience, and welfare.

C. The requested extension of time will not result in material damage or prejudice to other property in the vicinity.

Based on the information available, Staff has identified no remaining impediments to the requested extension and therefore recommends approval.

EXHIBITS

Exhibit 1: The image depicts the current final map under rer3eview with staff for the Brookview Final Subdivision Map



BOARD OF COUNTY COMMISSIONERS
LYON COUNTY NEVADA
27 South Main Street
Yerington, Nevada 89447
Phone: (775)463-6531 **Fax:** (775)463-6533

Wes Henderson, District 1
Vida Keller, District 2
Ken Gray, District 3
Robert Jacobson, District 4
Dave Hockaday, District 5

Jeffery A. Page
County Manager

April 7, 2022

Mr. David Merrill. P.E., Vice President
C/o Vidler Water Company, Inc.
3480 GS Richards Blvd., Suite 101
Carson City, NV 89703

RE: Vidler Water Company, Inc. – River Ranch Merger & Re-subdivision/Tentative Subdivision Map – Request for a merger & re-subdivision/tentative subdivision map for three parcels totaling 166.87 acres to create a 49-lot single family residential development on approximately 62.8 acres with remainder Parcel A (approximately 20.9 acres) and Remainder Parcel B (approximately 83.1 acres) within the RR-1 (First Rural Residential – 1 acre minimum) zoning district generally located between Comstock Road and Sutro Road south of the Carson River, Dayton, NV (APN 016-022-19; 016-022-31; and 016-022-32) PLZ-2021-116.

Dear Mr. Merrill;

The Lyon County Board of County Commissioners, at a duly noticed public hearing held on Thursday, April 7, 2022, considered the above-referenced application.

On the date indicated above, a Notice of Final Action was filed with the Lyon County Clerk, pursuant to NRS 278.0235 and NRS 278.3195 which starts the commencement of the twenty-five day limitation period specified therein.

By a majority vote (3 Ayes; 2 Nay (Keller & Gray); 0 Abstentions) the Board of County Commissioners moved to approve the request for a merger & re-subdivision/tentative subdivision map for three parcels totaling 166.87 acres to create a 49-lot single family residential development, on APNs 016-022-19; 016-022-31; and 016-022-32, based on findings A through L stated in the Staff Report and subject to the following 33 conditions, amending condition #s 3 and 10 as herein shown, by mutual agreement between the applicant and Lyon County;

1. Approval of the tentative map shall not constitute acceptance of the final map. Unless a longer time is provided in a development agreement or an agreement pursuant to Nevada Revised Statutes 278.350, **approval of the tentative map shall lapse unless a final map for the tentative map area or the first in a series of final maps for portions of the tentative map area has been approved by the Board of Commissioners and recorded within four (4) years from the date of such approval**, If the developer elects to present a successive map in a series of final maps, the final map must be approved and recorded for the initial phase within four (4) years of tentative subdivision map approval, and the final map for each subsequent phase must be approved and recorded within two (2) years following recording of the final map for the previous phase. The Board may grant a single extension of two (2) years for final map approval for each phase.

2. The developer shall comply with all Federal, State, County and special purpose district regulations.
3. *The developer shall submit documentation of Nevada Division of Environmental Protection, Bureau of Water Pollution Control approval for the use of individual septic systems for the subdivision based on the information required in the NDEP-BWPC December 28, 2021 letter or connect to Lyon County Utilities Department municipal sewer system prior to the submission of a final subdivision map or first in a series of final subdivision maps for the project.*
4. The developer shall submit an engineered solution that addresses the Lyon County Utilities Department (LCUD) concerns with the placement of individual septic systems within a wellhead protection area to the satisfaction of the LCUD Director with the submission of a final subdivision map or first in a series of final subdivision maps for the project.
5. The developer shall provide the proposed Covenants, Conditions and Restrictions ("CC&Rs"), landscape maintenance association/homeowners association agreements, easements and/or other legal instruments containing sufficient detail to constitute enforceable provisions necessary for operation and maintenance by the developer and his successors, and assignees as well as the individual subdivision lot property owners as the project is subdivided and the individual lots sold for all remainder parcels, common areas and storm drainage facilities (easements, channels and basins) as well as any associated landscaping within the remainder parcels, common open space lots and storm drainage facilities and other provisions necessary for the subdivision as approved, for review by the Community Development Director, the LCUD Director, the County Engineer and District Attorney's Office. The approved legal instrument shall be signed and recorded prior to approval of a final map or first in a series of final maps for the project.
6. The developer shall submit and receive approval of a street-naming application prior to submittal of an application for a final map or first in a series of final maps. Should any requested street name(s) be denied, the Community Development Director is authorized to administratively process a request for a replacement street name(s), obtain review and comment from the fire district with jurisdiction, Road Department and any other appropriate agency, and approve a revised street name(s) without the requirement of a public hearing before the Planning Commission.
7. Before requesting a Will-Serve Letter for the final subdivision map, the developer must submit an LCUD application for water service and meet the requirements outlined in County Code, Title 9. Additionally, the developer shall submit an engineered solution to address supply redundancy to the satisfaction of the LCUD Director. The applicant shall provide written evidence (i.e. 'will-serve' letters) demonstrating that the proposed parcels are able to be served by the municipal water system prior to recordation of a final subdivision map or first in a series of final maps for this project.
8. All property taxes must be paid in full through the end of the fiscal year (June 30) and any applicable agricultural deferred taxes shall be paid in full prior to recordation of any final map.
9. The developer shall comply with the final subdivision map requirements as prescribed by NRS 278 and Title 15 of the Lyon County Code.
10. *Any development proposed within the designated X-Shaded and AE flood zones will require approval of a floodplain development permit. There shall be no development within the AE flood zone. The CC&Rs will include a prohibition of any structures being placed within the AE flood zone and a deed restriction will be recorded on all of the lots stating no structures are permitted in the AE flood zone.*

11. Each detached single family residential dwelling unit and lot layout will need to be approved by the Central Lyon County Fire Protection District as building permits are being issued. The proposed lots that have direct contact with the wildland will be required to either provide a green belt for separation from the wildland interface or install non-combustible fencing. Lots that face interior to the wildland interface are not required to have either the green belt or the non-combustible fencing. These houses will need to comply with the Ignition Resistance Class 3 located within Chapter 5 of the IWUIC.
12. The developer shall pay the required final subdivision map recording fees.
13. No lot shall be offered for sale or sold until the final subdivision map has been approved and recorded.
14. No building permits shall be accepted for processing until a final subdivision map has been approved and recorded.
15. The developer shall make corrections of any engineering or drafting errors and other technical map corrections to the satisfaction of the County Engineer and Community Development Director prior to submitting the final subdivision map for recordation.
16. The developer shall pay the actual costs for County Engineer plan and map checking and County Inspector site improvement inspection fees, in accordance with the adopted County fee resolution in effect at the time, and provide proof of payment to the Community Development Department prior to final subdivision map recordation.
17. The developer shall provide the final subdivision map or each of a series of final subdivision maps to the Lyon County GIS Coordinator in form and format compatible with the County geographical information system (GIS) pursuant to 11.05.09 of the Lyon County Code. The scale of the site plan, improvements, monuments and other items shall be in model space correctly oriented to coordinate system as established by the GIS Coordinator. Cover sheet and standard details need not be included.
18. The developer shall comply with County requirements, in accordance with Chapter 15.234 of the Lyon County Code, mandating that a site improvement permit(s) be obtained for any disturbance occurring on the subject site. The site improvement permit applications shall also include documentation of approval of a Stormwater Pollution Prevention Plan ("SWPPP") with the Nevada Department of Environmental Protection (NDEP).
19. Revegetation of disturbed areas for dust control shall commence as soon as practical, but no later than the following fall season, with security bonding and temporary irrigation (if necessary) provided to ensure proper re-establishment of disturbed areas. Revegetation shall be a uniform perennial vegetative cover with a density of seventy percent (70%) of the native background vegetative cover for unpaved areas and areas not covered by permanent structures.
20. The developer shall obtain any required Air Quality Permit(s) from the (NDEP) and apply appropriate dust abatement processes as part of the development construction prior to any disturbance on the site.
21. The site improvements required by the terms of Title 15 of the Lyon County Code shall be inspected by the County as the work progresses. Such improvements shall not be started until the inspection fee, required as a prerequisite to the filing of the final map, has been paid.
22. Prior to any construction of improvements, a preconstruction conference shall be held between the contractor/developer and the appropriate County inspection personnel.

23. The developer shall comply with Lyon County requirements as set forth in the adoption of Title 15 and as set forth in Title 15 of the Lyon County Code including, but not limited to:
    a. The developer shall improve Comstock Road from the proposed t-intersection with the proposed Riverview Road south to the southern property lines of APNs 019-135-02 and 016-293-01 and the proposed Riverview Road as shown on the tentative subdivision map per the Orange Book standard (Lyon County Drawing No. L-1 (314, 319) dated 6-12) without the curb, gutter and sidewalk improvements as shown on the detail to the satisfaction of the Lyon County Road Director.
    b. The developer shall design the street alignments in compliance with AASHTO standards to the approval of the Road Superintendent;
    c. The developer shall install all required signage, striping and traffic control improvements in compliance with Nevada Department of Transportation and Lyon County requirements;
    d. The developer shall submit a detailed geotechnical report with the final map(s) for the project that includes roadway structural sections and the structural section calculations demonstrating that the proposed structural section is adequate to support the weight of the anticipated traffic;
    e. The developer shall provide a slurry seal onto the streets and roadways in compliance with the current County standards every five (5) years from the date of installation of asphalt concrete paving of the subdivision's streets and roadways until such time as the subdivision is 90% completed and the County accepts the offer for dedication for the rights-of-way for all streets and roadways within the subdivision; and
    f. The developer shall make a perpetual offer of dedication for the right-of-way for all streets and roadways within the proposed subdivision. The County rejects the offer of dedication at this time and will not accept the offer of dedication until at least 90% of the lots within the respective unit have been developed, the improvements are inspected and approved by the County, and the County accepts the improvements for maintenance, and
24. If the interior road (Riverview Road) is to be a private road (not maintained by Lyon County Road & Fleet Department), then the developer shall record a road maintenance agreement for the individual lot owners concurrently with the final map or first in a series of final maps for the project.
25. The developer shall create a twenty foot (20') public access and maintenance easement within the Remainder Parcels A and B that follows the alignment of the Carson River adjacent to and through the Remainder Parcels to the satisfaction of the Community Development Director and the County Engineer that allows access to the Carson River from Sutro Road for the purpose of connecting existing and proposed trails along the Carson River floodplain. The developer shall, at a minimum, install a 12-foot ADA compliant trail within the easement prior to recording a final map or first in a series of final maps for the project and after approval of appropriate improvement plans by the County Engineer.
26. The developer shall comply with Lyon County's 2018 stormwater drainage guidelines. The applicant shall demonstrate that the proposed drainage facilities will comply with the Lyon County Drainage Requirements to the satisfaction of the County Engineer and Utilities Department Director prior to recordation of the final subdivision map. Major drainage facilities shall be constructed in the first phase of development and each phase of building development shall have drainage improvements that tie into the major facilities and function without dependency on improvements in future phases of development.
    a. The developer shall demonstrate to the satisfaction of the County Engineer, the County Road Superintendent, the County Utilities Department Director and the Community

Development Director that provisions for maintenance and continued operation of the stormwater system have been developed and put in place prior to the approval of a final subdivision map or first in a series of final maps for this project.

b. The developer shall provide documentation that easements have been recorded to permit discharge of project-generated stormwater to all off-site properties receiving stormwater discharges prior to recordation of a final subdivision map or first in a series of final maps for this project.

c. The developer shall demonstrate to the satisfaction of the County Engineer, the County Road Superintendent, the LCUD Director, and the Community Development Director that facilities necessary to protect source water from potential stormwater contamination have been designed and will be installed prior to approval of a final subdivision map or first in a series of final maps for this project.

d. The developer shall demonstrate to the satisfaction of the County Engineer, the County Road Superintendent, the LCUD Director, and the Community Development Director that facilities necessary for the treatment of stormwater prior to discharge have been designed and installed prior to approval of a final subdivision map or the first in a series of final maps for this project.

e. The developer shall demonstrate to the satisfaction of the County Engineer, the County Road Superintendent, the LCUD Director and the Community Development Director that provisions for maintenance and continued operation of the stormwater system have been developed and put in place prior to approval of a final subdivision map or first in a series of final maps for this project.

f. Debris grates are required at the pipe inlets of the retention/detention basins.

27. The developer shall complete any and all required development improvements and facilities to the satisfaction of the Community Development Director, County Engineer, the County Road Superintendent, the LCUD Director, the Building Official, the Central Lyon County Fire Protection District Fire Chief or other authorized County personnel, as applicable, or an appropriate security must be provided and approved prior to recordation of a final subdivision map or first in a series of final maps for this project. There may be temporary restrictions to obtaining building permits even with an acceptable security instrument depending on the County's approval of the various systems. All facility construction shall be completed/installed to satisfaction of the Community Development Director, the Building Official, the County Engineer, the County Road Superintendent, the LCUD Director, the Facilities Department Director, the Central Lyon County Fire Protection District Fire Chief, their respective designees or other authorized County personnel, as applicable prior to the issuance of a Certificate of Occupancy will be allowed in a single family residence for this project or if done in phases, that portion of the project.

28. The developer shall comply with all applicable building and fire code requirements.

29. The water system must meet the requirements of the LCUD and Central Lyon County Fire Protection District and be constructed in accordance with the following:

    a. The location of fire hydrants shall be determined by the Central Lyon County Fire Protection District.

    b. A minimum required fire flow is required for each fire hydrant as directed by the Central Lyon County Fire Protection District.

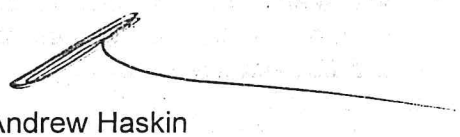
    c. Prior to any combustible materials being brought on site the following shall occur:

    d. All required fire hydrants are to be installed and fully operating.

30. Distinct and legible "temporary" addresses are required of any structures under construction until such time as permanent address numbers are installed and posted.
31. The developer will maintain the property until the development is complete. This maintenance will include the semi-annual mowing of all weeds within the development boundaries and the removal of noxious weeds when they are identified.
32. The developer shall post and maintain a rules and regulations sign at the entryways to the property until it is fully developed. The signs shall be intended for the subcontractors performing work and shall include:
    a. No loud music;
    b. No alcohol or drugs;
    c. Dispose of personal trash and site debris;
    d. Clean up any mud and or dirt that is deposited from the construction parcels onto the streets; and
    e. No burning of construction or other debris on the property.
33. All debris on construction sites must be contained and removed periodically as required for safety and cleanliness to the satisfaction of the Lyon County Community Development Department.

If you have any questions or concerns please contact the Community Development Department at 775-463-6592

Sincerely,



Andrew Haskin
Community Development Director

cc: File
Clerk's Office
Dayton Regional Advisory Board
Manhard Consulting, Attn: Karen Downs, 241 Ridge St., Suite 400, Reno, NV 89501

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: March 19, 2026

Agenda Item Number:
11.i

Subject:
For Possible Action: To approve a request from Copper Canyon 2016 LLC, for a one (1) year extension of time, until March 29, 2027 to record the final subdivision map for Phase 4 of the Copper Canyon Tentative Subdivision Map (APNs 016-021-43, 016-021-44), PLZ-2026-017.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
- Staff Report
- Copper Canyon Estates BOCC TSM Approval
- Public Comment

LYON COUNTY
PLANNING DEPARTMENT
27 SOUTH MAIN STREET
YERINGTON, NEVADA 89447
(775) 463-6592 (775) 463-6596 FAX

BOARD OF COUNTY COMMISSIONERS

STAFF REPORT

PLZ-2026-017	Extension of Time for Tentative Subdivision Map Approval
Meeting Date	March 19, 2026
Owner(s)	Copper Canyon 2016, LLC / Dean Wingert
Applicant	Same as Owner
Representative	Atwell
Development Name	Copper Canyon Tentative Subdivision Map – Phase 4
Area Location	Dayton
Zoning	E1 (First Estates Residential District)
Master Plan	Suburban Residential
Parcel Numbers	016-021-43, 016-021-44, 016-021-46

Request

The applicant has requested a one-year Extension of Time, until March 29, 2027, to file the final subdivision map for Phase 4 of the Copper Canyon Tentative Subdivision Map, originally approved via file number PLZ-16-0031 by the Board of County Commissioners on January 3rd, 2017. This subdivision is located in Dayton, NV, north of US Highway 50. The request is based upon the inability for the County to sign the Final Map due to insufficient sewer capacity in Dayton.

Staff Recommendation

Staff recommends approval of the extension of time request.

FINDINGS AND MOTIONS

If the Board of Commissioners determines that there is sufficient reason to **approve** the requested extension of time for the applicant, the Board may wish to consider a motion similar to the following:

The Lyon County Board of Commissioners finds that:

A. The requested extension of time is consistent with the applicable provisions of Lyon County Code;

B. The requested extension of time will not be detrimental to the public health, safety, convenience and welfare; and

C. The requested extension of time will not result in material damage or prejudice to other property in the vicinity.

Based on the aforementioned findings, the Lyon County Board of Commissioners approve the request for a one (1) year extension of time, until March 29, 2027, to file the final subdivision map for Phase 4 of the Copper Canyon Tentative Subdivision Map (APNs 016-021-43 and 016-021-44) (PLZ-2026-017).

ALTERNATIVE FINDINGS AND MOTIONS

The alternative motions suggested below are offered for the Board of Commissioner's consideration.

Alternative for Continuance

If the Board of Commissioners determines that additional information, discussion and public review are necessary for a more thorough review of the requested time extension for these applicants, the Board should make appropriate findings and move to **continue** the Public Hearing with a specific time period for the applicant to provide additional specific information necessary for the analysis of the request. The Board may wish to consider a motion similar to:

The Board of Commissioners finds that:

A. Additional information, discussion and public review are necessary for a more thorough review of the requested time extension.

Based on the above findings and with the applicant's concurrence, the Lyon County Board of Commissioners continues the request for a one (1) year extension of time, until March 29, 2027, to file the final subdivision map for Phase 4 of the Copper Canyon Tentative Subdivision Map (APNs 016-021-43 and 016-021-44) (PLZ-2026-017) for _____ days.

Alternative for Denial

If the Board of Commissioners determines they do not want to extend the tentative subdivision map timeline to record a final map, then the Board will need to make findings that support denial of the requested time extension. The Board may wish to consider a motion similar to:

The Lyon County Board of Commissioners finds that the requested extension of time:

A. Would be detrimental to the public health, safety, convenience and welfare; and

B. Would result in material damage or prejudice to other property in the vicinity.

Based on the aforementioned findings, the Lyon County Board of Commissioners denies the request for a one (1) year extension of time, until March 29, 2027, to file the final subdivision map for Phase 4 of the Copper Canyon Tentative Subdivision Map (APNs 016-021-43 and 016-021-44) (PLZ-2026-017).

GENERAL INFORMATION

Staff Review and Comments

On January 3rd, 2017, the Board of County Commissioners approved a merger and resubdivision tentative map (PLZ-16-0031) for the Copper Canyon Estates, approving 585 residential lots over approximately 261 acres. Three Final Maps have been recorded since, with the most recent approval occurring on March 29, 2021 for Phase 3.

Phase 4 includes 98 residential lots and common areas and Rights of Way.

The applicant included the following in their request for an extension. They reasonably note that the delay in recording a Final Map is due to circumstances outside the control of the developer, specifically the lack of effluent disposal capacity by the County at the Aspen Creek Rapid Infiltration Basins.

Applicant's Response:

Circumstances Requiring Extension of Time to File Map

Since the original approval, three Final Maps have been recorded. The most recent Final Map (Phase 3) was recorded on March 29, 2021, extending the Tentative Map to March 29, 2025. However, the Phase 4 Final Map, remains unrecorded due to effluent disposal capacity issues at the Aspen Creek Rapid Infiltration Basins (RIBs).

The delay in recording the Phase 4 Final Map is due to circumstances beyond the applicant's control, including regulatory actions taken by the State or Federal Government aimed at protecting the environment. These actions have impacted the processing of the Tentative Map and the ability to meet the original timeline for Final Map recordation. Pursuant to NRS 278.350, a tentative map may be extended when delays arise outside the applicant's control.

The actions Lyon County has taken to resolve the short and long-term capacity issues confirm Lyon County's commitment in supporting continued development, including approving final maps. Therefore, we are requesting a one-year extension, extending the deadline to March 29, 2026, to record the Phase 4 Final Map.

JUSTIFICATION

Staff finds the statement above to be a reasonable basis for the request. The County previously identified deficiencies related to effluent disposal; however, those issues have since been addressed and the system has been recertified. With these corrections in place, the application is now able to proceed. Staff has reviewed the request and determined that the following findings can be made:

A. The requested extension of time is consistent with the applicable provisions of Lyon County Code.

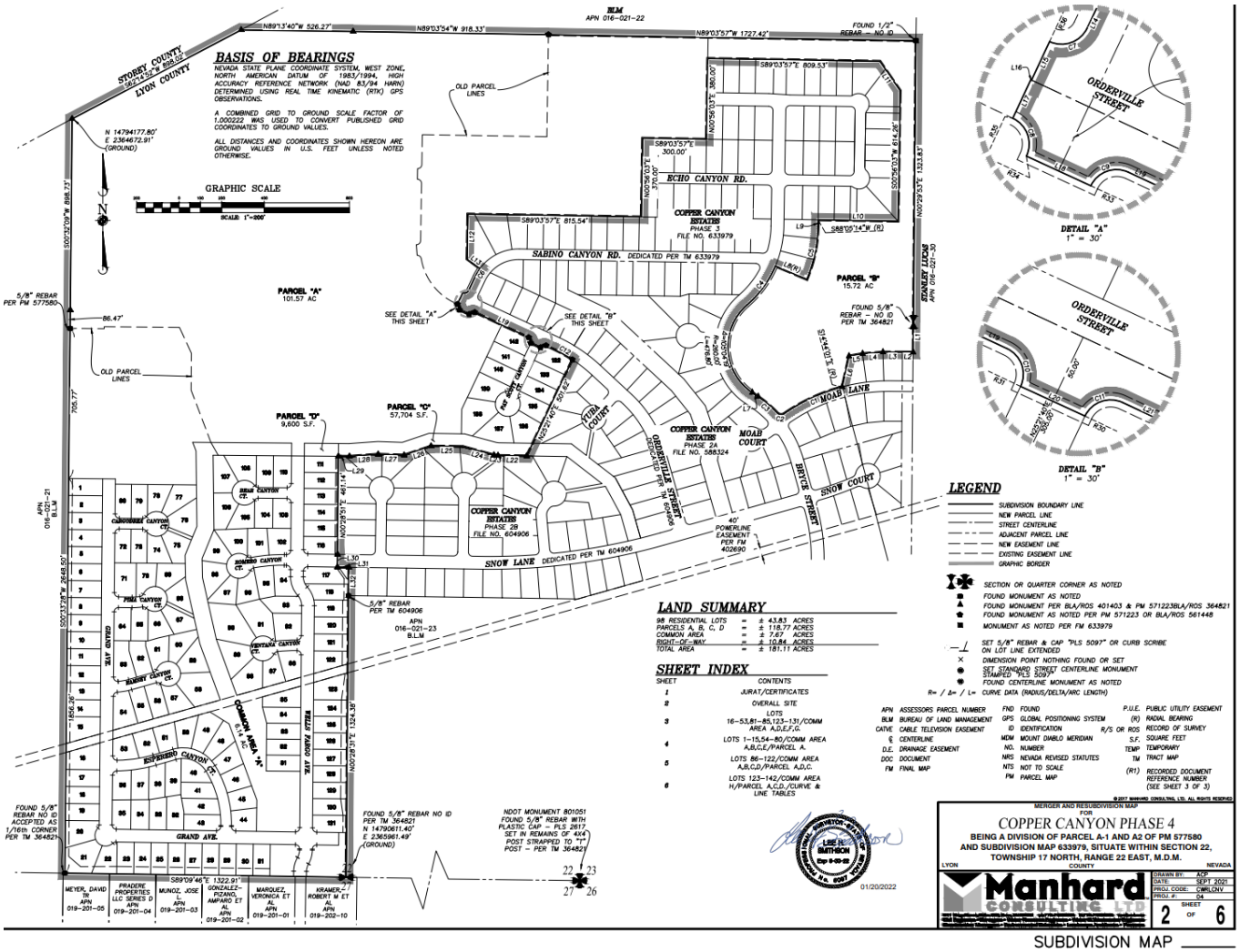
B. The requested extension of time will not be detrimental to the public health, safety, convenience, and welfare.

C. The requested extension of time will not result in material damage or prejudice to other property in the vicinity.

Based on the information available, Staff has identified no remaining impediments to the requested extension and therefore recommends approval.

EXHIBITS

Exhibit 1: The image depicts the current subdivision map on file and under review for Copper Canyon PH4



BOARD OF COUNTY COMMISSIONERS

LYON COUNTY NEVADA

27 South Main Street
Yerington, Nevada 89447
Phone: (775)463-6531 **Fax:** (775)463-5305

Don Alt
Ken Gray
Bob Hastings
Greg Hunewill
Joe Mortensen

Jeff Page, County Manager

January 4, 2017

Copper Canyon 2016, LLC
Attn: Dean Wingert
333 East Wetmore Rd., Suite 250
Tucson, AZ 85705

Re: Notice of Final Action

Dear Applicant:

On the date indicated above, a Notice of Final Action was filed with the Lyon County Clerk, pursuant to NRS 278.0235 and NRS 278.3195 which starts the commencement of the twenty-five (25) day limitation period specified therein.

At their regularly scheduled meeting of January 3, 2017, the Lyon County Board of Commissioners considered the following planning application:

COPPER CANYON ESTATES/ COPPER CANYON 2016, LLC / STONEFIELD, INC - MERGER AND RESUBDIVISION INTO A TENTATIVE SUBDIVISION MAP (for possible action) – Request to combine two existing (2) parcels totaling 260.85 acres, into 585 residential lots, through the Merger and Resubdivision into a Tentative Subdivision map, process; located off of Bryce St., Dayton, NV (APNs 16-021-36 and 16-021-38) PLZ-16-0031

The Board voted unanimously to approve your request for a Tentative Subdivision Map for Canyon Estates, Unit 3, based on the recommended findings, and subject to the following conditions as amended by mutual agreement:

3. Prior to submittal of the final map or first in a series of final maps for the project site, the property shall be owned by a single entity to the satisfaction of the District Attorney's Office and the Community Development Director.

4. The developer shall comply with all Federal, State, County and special purpose district regulations.

5. The developer shall provide written evidence demonstrating that the proposed parcels are able to be served by municipal water and sewer systems prior to recordation of a final map or first in a series of final maps for the project site.

6. All property taxes must be paid in full through the end of the fiscal year (June 30) and any applicable agricultural deferred taxes shall be paid in full prior to recordation of a final map or first in a series of final maps for the project site.

7. The developer shall comply with the final subdivision map requirements as prescribed by NRS 278 and Title 11 of the Lyon County Code.

8. Required recording fees to be paid at time of recording map.

9. A phasing plan must be submitted prior to the recordation of the first final map if the development is to be phased.

10. The developer shall make corrections of any engineering or drafting errors and other technical map corrections to the satisfaction of the County Engineer and Community Development Director prior to submittal of a final map or first in a series of final maps for the project site for recordation.

11. The developer shall pay the actual costs for County Engineer plan and map checking and County Inspector site improvement inspection fees, in accordance with the adopted County fee resolution in effect at the time, and provide proof of payment to the Community Development Department prior to recordation of a final map or first in a series of final maps for the project site.

12. The developer shall comply with Lyon County improvement requirements as set forth in Chapter 11.07 of the Lyon County Code including, but not limited to:

    a. The improvements required by the terms of Title 11 of the Lyon County Code shall be inspected by the County as the work progresses. Such improvements shall not be started until the inspection fee, required as a prerequisite to the filing of a final map or each final map in a series of final maps for the project site, has been paid.

    b. Prior to any construction of improvements, a preconstruction conference shall be held between the contractor/developer and the appropriate County inspection personnel.

13. The developer shall submit an amended traffic impact study that considers the items listed in the NDOT letter dated December 10, 2016. The developer shall comply with the road improvement standards set forth in Chapter 11.07.01 and 11.07.14 as they relate to on and off-site access, street grading, street alignment, surfacing and width in an E-1 zoning district for access to the proposed parcels. The developer shall construct all internal roads and off-site roads necessary to provide legal and physical access according to the County road standards established for the E-1 zoning district and in accordance with the following:

a. The developer shall obtain all necessary encroachment permits and approvals as well as coordinate and comply with the requirements of the Roads Department;

b. The developer shall design the street alignments in compliance with AASHTO standards to the approval of the Road Superintendent;

c. The developer shall install all required signage, striping and traffic control improvements in compliance with Nevada Department of Transportation and Lyon County requirements;

d. The developer shall install street lighting in compliance with the requirements of the Roads Department;

e. The developer shall submit a detailed geotechnical report with the final map(s) for the project that includes roadway structural sections and the structural section calculations demonstrating that the proposed structural section is adequate to support the weight of the anticipated traffic;

f. The developer shall provide a slurry seal onto the streets and roadways in compliance with the current County standards every five (5) years from the date of installation of asphalt concrete paving of the subdivision's streets and roadways until such time as the subdivision is 90% completed and the County accepts the offer for dedication for the rights-of-way for all streets and roadways within the subdivision;

g. The developer shall install Type III barricades to prohibit off-highway vehicles from accessing properties located at the eastern terminus of both "X" Street and Grand Avenue

h. The developer shall not extend "X" Street to the property to the east. The developer shall terminate "X" Street with a cul-de-sac that complies with Lyon County standards to the satisfaction of Central Lyon County Fire Protection District and the Road Superintendent.

i. The developer shall improve the Wells Fargo Avenue to Lyon County standards from North Pinenut Road to the property, to the satisfaction of the Road Superintendent; and

j. The developer shall remove and not provide access via the proposed extensions of the following streets onto BLM property:

   i. "II" Street;

   ii. "FF" Street;

   iii. Wells Fargo Avenue; and

   iv. Bryce Street.

14. The developer shall make a perpetual offer of dedication for the right-of-way for all streets and roadways within the proposed subdivision. The County ***rejects the offer of dedication at this time and*** will not accept the offer of dedication until at least 90% of the lots within the respective unit have been developed, the improvements are

inspected and approved by the County, and the County accepts the improvements for maintenance.

15. The developer shall comply with Lyon County's 1996 drainage guidelines (as revised 2006). The developer shall demonstrate that the proposed drainage facilities will comply with the Lyon County Drainage Requirements to the satisfaction of the County Engineer and Utilities Department Director prior to recordation of the final subdivision map. Major drainage facilities shall be constructed in the first phase of development and each phase of building development shall have drainage improvements that tie into the major facilities and function without dependency on improvements in future phases of development.

16. The developer shall demonstrate to the satisfaction of the County Engineer, the County Utilities Department Director, and the Community Development Director that stormwater facilities necessary to protect the public *include* but are not limited to:

    a. The developer shall demonstrate to the satisfaction of the County Engineer, the County Utilities Department Director and the Community Development Director that provisions for maintenance and continued operation of the stormwater system have been developed and put in place prior to approval of a final subdivision map for this project.

    b. The developer shall clean out the existing stormwater facilities into which this development will add stormwater to the satisfaction of the County Engineer, Road Superintendent, Utilities Director and Community Development Director prior to approval of a *building permit* for the project.

    c. The developer shall provide the proposed Covenants, Conditions and Restrictions ("CC&Rs"), agreements, easements and/or other legal instruments containing sufficient detail to constitute enforceable provisions necessary for operation and maintenance by the developer and his successors, and assignees as well as the individual subdivision lot property owners as the project is subdivided and the individual lots sold for all common areas and storm drainage facilities (easements, channels and basins) as well as any associated landscaping within the common areas and storm drainage facilities and other provisions necessary for the subdivision as approved, for review by the Community Development Director, the Utilities Director, the County Engineer and District Attorney's Office. The approved legal instrument shall be signed and recorded prior to approval of a final map or first in a series of final maps for the project.

    d. The developer shall conduct further investigation and testing is needed to ensure that the existing storm drain improvements to verify they are in good working condition. If the existing storm drain infrastructure does need to be replaced/repaired, then the repair/replacement would need to comply with the current County Standards to the approval of the County Engineer, Utilities Director, Road Superintendent and Community Development Director prior to issuance of a building permit for the project.

17. The developer shall demonstrate to the satisfaction of the County Engineer, the County Utilities Department Director, and the Community Development Director that facilities necessary to protect source water from potential stormwater contamination have been designed and will be installed prior to approval of a building permit for the project site.

18. The developer shall demonstrate to the satisfaction of the County Engineer, the County Utilities Department Director, and the Community Development Director that facilities necessary for the treatment of stormwater prior to discharge to the Carson River have been designed and installed prior to approval of a final map or first in a series of final maps for the project site.

19. The developer shall complete any and all required development improvements and facilities to the satisfaction of the Community Development Director, County Engineer, Road Director, Utilities Director, Building Official, Central Lyon County Fire Protection District or other authorized County personnel, as applicable, or an appropriate security must be provided and approved prior to recordation of a final map or first in a series of final maps for the project site. There may be temporary restrictions to obtaining building permits even with an acceptable security instrument depending on the County's approval of the various systems. All facility construction shall be completed and inspected to the Community Development Director's satisfaction prior to the issuance of a Certificate of Occupancy will be allowed in any single family residence for this project.

20. The developer shall comply with County requirements, in accordance with Chapter 11.07.14(F) of the Lyon County Code, mandating that a grading permit(s) be obtained for any site development work prior to any disturbance occurring on the subject site.

21. No lot shall be offered for sale or sold prior to recordation of a final map which creates the lot in question.

22. The developer shall comply with all applicable building and fire code requirements.

    a. No building permits shall be accepted for processing until a final subdivision map or first of a series of final maps has been approved and recorded.

    b. Building permits shall be issued in compliance with Title 10 and 11 of the Lyon County Code.

23. The water system must meet the requirements of the Lyon County Utilities Department and Central Lyon County Fire Protection District and be constructed in accordance with the following:

    a. The location of fire hydrants shall be determined by the Central Lyon County Fire Protection District.

    b. A minimum required fire flow is required for each fire hydrant as directed by the Central Lyon County Fire Protection District.

24. Prior to any combustible materials being brought on site the following shall occur:

a. All required fire hydrants are to be installed and fully operating.

b. Street name signage shall be installed.

25. Distinct and legible "temporary" addresses are required of any structures under construction until such time as permanent address numbers are installed and posted.

26. Should any requested street name(s) be denied, the Community Development Director is authorized to administratively process a request for a replacement street name(s), obtain review and comment from the fire district with jurisdiction, Road Department and any other appropriate agency, and approve a revised street name(s) without the requirement of a public hearing before the Planning Commission.

27. The developer will maintain the property until the development is complete. This maintenance will include the semi-annual mowing of all weeds within the development boundaries and the removal of noxious weeds when they are identified.

28. The developer shall obtain any required air quality permit(s) from the Nevada Division of Environmental Protection (NDEP) and apply appropriate dust abatement processes as part of the development construction.

29. The developer shall post and maintain a rules and regulations sign at the entryways to the property until it is fully developed. The signs shall be intended for the subcontractors performing work and shall include:

a. No loud music;

b. No alcohol or drugs;

c. Dispose of personal trash and site debris;

d. Clean up any mud and or dirt that is deposited from the construction parcels onto the streets; and

e. No burning of construction or other debris on the property.

30. All debris on construction sites must be contained and removed periodically as required for safety and cleanliness to the satisfaction of the Lyon County Community Development Department.

31. Approval of the tentative map shall lapse unless a final map or the first in a series of final maps for the project site is presented to the Board of Commissioners within four (4) years from the date of such approval. The Board of County Commissioners, with the recommendation of the Community Development Department, may grant to the developer a single extension of not more than two (2) years to record a final map or first in a series of final maps for the project site.

32. The developer shall provide the final subdivision map (or each final maps if recording a series of final maps) for the project site to the Lyon County GIS Coordinator in form and format compatible with the County geographical information system (GIS) pursuant to 11.05.09 of the Lyon County Code. The scale of the site plan, improvements, monuments and other items shall be in model space correctly oriented to coordinate system as established by the GIS Coordinator. Cover sheet and standard details need not be included.

If you have any questions or concerns, please call me at 463-6531.

Sincerely,

Maureen Williss
Office Manager
Lyon County Commissioners/
County Manager's Office

C: Dayton Regional Advisory Board, Attn: Jon Fabel, 725 Clydesdale Rd., Dayton, NV 89403
Manhard Consultants, Attn: Chris Baker, 3476 Executive Pointe Way, Suite 12, Carson City, NV 89706

Gmail

Brandi Lathrop <blathrop@lyon-county.org>

Written Comment - Copper Canyon

Lexi Schembri <lhibbs6@gmail.com> Mon, Mar 9, 2026 at 8:45 PM
To: countyclerks@lyon-county.org

Dear Lyon County Board of Commissioners,

I am writing as an affected property owner and resident of the Copper Canyon neighborhood in Dayton regarding agenda item PLZ-2026-017 the requested one-year extension of time for Phase 4 of the Copper Canyon Tentative Subdivision Map.

I appreciate the opportunity to submit public comment. I would like to respectfully ask that the Board consider requiring the inclusion of a neighborhood park or accessible open green space as part of the Phase 4 development.

Our neighborhood currently has no park within walking distance. The nearest park, Patriot Park, is approximately a 5-minute drive away. It's not accessible on foot for families with young children. As the Copper Canyon community continues to grow with each new phase, the need for a walkable green space or play structure becomes increasingly important.

This benefits the entire community as it encourages outdoor activity, supports children's development, and helps build a connected neighborhood. I hope the Board will consider making a neighborhood park a condition of this phase's approval.

Thank you so much for your time and for representing our community.

Warm regards,

Alexandra Schembri

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: March 19, 2026

Agenda Item Number:
11.j

Subject:
For Possible Action: Designate the Deputy District Attorney I or II as positions for which there is a critical labor shortage.

Summary:
We have had considerable difficulty filling open Deputy DA positions. Positions have been vacant for an extended period of time and three are currently vacant. We have recruited aggressively for it. We have not found a viable candidate. In the interest of widening the universe of potential candidates, we are recommending designation of this position as a critical labor shortage (CLS) position. This would allow us to recruit and hire individuals who have retired through PERS (i.e., it would allow retired prosecutors to work for Lyon County while continuing to draw their PERS pension). To make the CLS designation, the Board must adopt the findings in the attached document. The designation would be good for two years. For Lyon County, the designation would be cost-neutral as hiring a PERS retiree would not require any additional contributions to PERS on the County's end.

Financial Department Comments:
There is no additional cost to the County to designate a critical labor shortage position.

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
- Critical Labor Shortage Designation for Deputy District Attorney - March 19 2026

CRITICAL LABOR SHORTAGE DESIGNATION FOR DEPUTY DISTRICT ATTORNEY POSITION

Lyon County has had considerable difficulty filling a vacant Deputy District Attorney I or II position. In an effort to widen the pool of potential candidates, we are recommending the position continue to be designated as a position for which there is a critical labor shortage (CLS) which would allow hiring of a PERS retiree. As required by NRS 286.523, an employer's governing body of must consider each factor below in making a CLS determination. We are recommending the Board of Commissioners make the following findings on each respective factor, and make a CLS designation for the Deputy District Attorney I or II position:

1. **History of the rate of turnover for the position.** Since the CLS designation was approved in April 2024, Lyon County has hired one Deputy District Attorney. During the same period, two Deputy District Attorneys have departed the office, resulting in continued vacancies. Recruiting and retaining qualified legal professionals in rural jurisdictions remains challenging, as many candidates reside in or near metropolitan areas where higher compensation and broader career opportunities are available.

2. **Number of openings for the position and the number of qualified candidates for those openings after all other efforts of recruitment have been exhausted.** Three positions remain vacant. Since April 2024, the department has received 16 applications for the Deputy District Attorney position and has successfully hired one qualified candidate. Despite ongoing recruitment efforts, no additional qualified candidates have been identified.

3. **Length of time the position has been vacant.** A minimum of one position has remained continuously vacant since March 2022, preceding the previous Critical Labor Shortage designation.

4. **Difficulty filling the position due to special circumstances.** Attracting qualified candidates to work in rural communities is always challenge, and this holds especially true for specialized, professional positions. We source a majority of Lyon County's professional talent (attorneys, engineers, planners, etc.) from the Carson City and Reno areas. For most candidates, commuting to Yerington for the same or less pay that they would receive in an urban jurisdiction is a nonstarter. To be sure, there are benefits to working in Lyon County (a smaller jurisdiction with good coworkers), but it is not for everyone. And in a job market where professional talent is at a premium-and is commanding premium wages-the available talent pool is even smaller than usual due to the fierce competition for it.

5. **History and success of the efforts to recruit for the position.** As indicated above, we have not succeeded in filling this position even after going above and beyond our normal recruitment methods, to included paid advertising. It has not had the desired results, and additional creative ways of attracting talent (such as a CLS designation that would open this position to PERS retirees) are needed.

I certify that the Lyon County Board of Commissioners has adopted the foregoing findings after discussion of the matter in an open public meeting:

_____

J. Scott Keller
Board Chair
Lyon County Board of Commissioners
March 19, 2026

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: March 19, 2026

Agenda Item Number:
12.a

Subject:
For Possible Action: Award bid to replace the asphalt in the parking lot at the Dayton Juvenile Probation Office to the lowest responsible bidder, JWC, in the amount of $55,656.30 and approve an additional $700 to be funded from a budget transfer from the General Fund contingency. (Facilities Director, Doug Homestead)

Summary:
Approve an additional $700 to be funded out of Contingency to fund the Capital Improvement project of replacing the asphalt in the parking lot at the Dayton Juvenile Probation Office and award bid to lowest responsible bidder, JWC, in the amount of $55,656.30. The BOCC already approved the Capital Improvement project during budget hearing last year in the amount of $55,000. The alternate for the the Parking Lot Stripping will be paid from current line item budget . We will not be doing the alternate for paving of the Parks Department parking lot at this time.

Financial Department Comments:
The project will exceed the budgeted amount by $700, which can be funded from a budget transfer from the General Fund contingency.

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
- Proposal Summary JPO 2026
- 2025-009B JPO Asphalt Bid - JWC
- 2025-009C JPO Stripping Bid JWC
- 2025-009D Parks Office - JWC
- 2026 JPO Asphalt 3 Bids CRUZ
- 2026 JPO 3 Bids for Asphalt SNC

Dayton JPO Asphalt Replacement Proposal Results

PROJECT	Contractor	Amount	
1. JPO Parking Lot asphalt removal & Replacement			
	JWC	$ 55,656.30	Accept
	CRUZ Construction	$ 63,000.00	
	SNC	$ 68,030.00	
2. JPO Parking Lot stripping (Alternate)			
	JWC	$ 1,600.00	w/ budget
	CRUZ Construction	$ 28,000.00	
	SNC	$ 1,800.00	
3. Parks Dept Parking Lot asphalt install (Alternate)			
	JWC	$ 20,577.00	Not now
	CRUZ Construction	$ 37,000.00	
	SNC	$ 28,430.00	

At this time, we request to just do FebItem #1
We have funds in our Parking Lot Stripping budget to pay for the Item #2

$55,000 was put into Capital for this project

Bid Proposal

P.O. Box 3886
Carson City, NV 89702
Tel: (775) 690-2378
Justin@jwcnv.org

General Contractor
Commercial - Industrial - Residential
NV License No. 0078017
Limit - $Unlimited

Submitted to:	**Lyon County - Building & Grounds Dept.**	**Date**	2/10/2026
Street	50 River St.	**Job Address**	50 W. River St.
City, State, Zip	Dayton, NV 89403	**Job City, State, Zip**	Dayton, NV 89403
Estimator	Billy Dunn	**Telephone/Contact**	775-530-4317 Judge Smith

Proposal for Asphalt Maintenance at Parks/JPO Office

	Quantity	Unit Price	Total
Site Development for Construction			
Mob, Demob, and Clean up	1/ls	$2,500.00	$2,500.00
Traffic Control	1/ls	$500.00	$500.00
			$3,000.00
Asphalt Reconstruction: Approx. 8,560/sf			
Remove existing deteriorated asphalt parking lot and export. Moisture condition, fine tune, compact existing base material. Add up to 20yds. Type 2 Aggregate base. Install 3" compacted section of PG64-22 HMA. Finish roll and hand tamp all exposed edges.	8,562/sf	$6.15	**$52,656.30**

**** NOTE - Existing base to be utilized. If no base section is found below asphalt, add an additional $3.35/sf for removal and install of new 6" base section.**

Grand Total Summary:

Site Development for Construction	$3,000.00
Asphalt Reconstruct	$52,656.30
Grand Total:	**$55,656.30**

Authorized Signature:	*Billy Dunn*	**Date:**	2/10/2026
Client Signature:		**Date:**	

Bid Proposal

P.O. Box 3886
Carson City, NV 89702
Tel: (775) 690-2378
Justin@jwcnv.org

General Contractor
Commercial - Industrial - Residential
NV License No. 0078017
Limit - $Unlimited

Submitted to:	**Lyon County - Building & Grounds Dept.**	**Date**	2/10/2026	
Street	50 River St.	**Job Address**	50 W. River St.	
City, State, Zip	Dayton, NV 89403	**Job City, State, Zip**	Dayton, NV 89403	
Estimator	Billy Dunn	**Telephone/Contact**	775-530-4317	Judge Smith

Proposal for Asphalt Maintenance at Parks/JPO Office

Special:
Bid based on site visit to said properties.
All fuel surcharges are based on the date and time of bid, any price increase at time of construction will be added.
No permits, street cut permits, bonds or fees included. No survey or compaction testing included.
No over excavation due to discovery of unsuitable subgrade passed geotechnical reccommendatios/on-site observations.
No relocation of exiting utilities except for plan call outs.
No wires, cables, fixtures, temp power, or fence repair included. SF approx. Verify by field measurement. Unit price to prevail.
Excludes masonry/structural walls, stair concrete, or any PCC work outside of bid line items.
Traffic control for our scope of work only.
No hard rock excavation included. Hard rock excavation to be billed on T&M basis.
JWC excludes all landscaping or irrigation passed BFP. NO Irrigation listed.
No Dewatering, processing, handling, reworking, or drying of excess wet material.
Excludes any cleaning or video testing of existing sewer or storm drain.
Due to the volatility of infrastructure material pricing, any increase of material take-offs from suppliers shall be passed on to owner upon signing of contract.
JWC excludes roof drains, sidewalk drains, irrigation pipe, sleeving, gate work & gate footings except for what's listed in bid.
JWC excludes all CMU block and block stemwalls except for what's listed in bid.
JWC excludes weed killer, arborist, hydroseeding, protection of wetlands, prime oil, or slurry of asphalt.
This bid is based on a 40 hour work week with no overtime, If requested by owner, overtime will be worked with payment made by owner for the premium time only.
Any hazardous material, well abandonements, or septic sewer removal not included.

We hereby agree to furnish material and labor to complete job in accordance with the above specifications for the sum of: ***$55,656.30***

Payment Terms: Balance due upon completion of work. Progress billing to be monthly paid every 30 days.

A service charge of 0.75% bi-weekly or 18% annually will be assessed for payments over 15 days. There is a $20.00 returned check fee. All material is guaranteed to be as specified. All work will be completed in a workmanlike manner according to standard practices. All extra work done beyond the above job description will be an addition to this Proposal/Contract. We are not responsible for any damage caused by snow removal equipment, structural settling, erosion or Acts of God.

JWC rejects any requirement that payment shall be delayed until the Hiring Party is paid by others. The offer on this Proposal/Contract is good for ten days only from the above stipulated date if accepted and signed by client.

ACCEPTANCE OF PROPOSAL/CONTRACT: ***The above prices, specifications, and conditions are satisfactory and are hereby accepted. Justin Wilson Constrction is authorized to do the work as specified. Payment will be made as outlined above.***

Authorized Signature:	*Billy Dunn*	**Date:**	2/10/2026
Client Signature:		**Date:**	

Bid Proposal

P.O. Box 3886
Carson City, NV 89702
Tel: (775) 690-2378
Justin@jwcnv.org

General Contractor
Commercial - Industrial - Residential
NV License No. 0078017
Limit - $Unlimited

Submitted to:	**Lyon County - Building & Grounds Dept.**	**Date**	2/10/2026
Street	50 River St.	**Job Address**	50 W. River St.
City, State, Zip	Dayton, NV 89403	**Job City, State, Zip**	Dayton, NV 89403
Estimator	Billy Dunn	**Telephone/Contact**	775-530-4317 Judge Smith

Proposal for Asphalt Maintenance at Parks/JPO Office

	Quantity	Unit Price	Total
Site Development for Construction			
Mob, Demob, and Clean up	1/ls	$150.00	$150.00
Traffic Control	1/ls	$250.00	$250.00
			$400.00
Parking Lot Striping			
Parking lot to be striped using Ennis Water-Based fast dry marking paint. All lines to meet industry standards with a minimum of 4" wide for all line work.	1/ls	$1,200.00	**$1,200.00**

Grand Total Summary:

Site Development for Construction	$400.00
Striping	$1,200.00
Grand Total:	**$1,600.00**

Authorized Signature:	*Billy Dunn*	**Date:**	2/10/2026
Client Signature:		**Date:**	

Bid Proposal

P.O. Box 3886
Carson City, NV 89702
Tel: (775) 690-2378
Justin@jwcnv.org

General Contractor
Commercial - Industrial - Residential
NV License No. 0078017
Limit - $Unlimited

Submitted to:	**Lyon County - Building & Grounds Dept.**	**Date**	2/10/2026	
Street	50 River St.	**Job Address**	50 W. River St.	
City, State, Zip	Dayton, NV 89403	**Job City, State, Zip**	Dayton, NV 89403	
Estimator	Billy Dunn	**Telephone/Contact**	775-530-4317	Judge Smith

Proposal for Asphalt Maintenance at Parks/JPO Office

Special:
Bid based on site visit to said properties.
All fuel surcharges are based on the date and time of bid, any price increase at time of construction will be added.
No permits, street cut permits, bonds or fees included. No survey or compaction testing included.
No over excavation due to discovery of unsuitable subgrade passed geotechnical reccommendatios/on-site observations.
No relocation of exiting utilities except for plan call outs.
No wires, cables, fixtures, temp power, or fence repair included. SF approx. Verify by field measurement. Unit price to prevail.
Excludes masonry/structural walls, stair concrete, or any PCC work outside of bid line items.
Traffic control for our scope of work only.
No hard rock excavation included. Hard rock excavation to be billed on T&M basis.
JWC excludes all landscaping or irrigation passed BFP. NO Irrigation listed.
No Dewatering, processing, handling, reworking, or drying of excess wet material.
Excludes any cleaning or video testing of existing sewer or storm drain.
Due to the volatility of infrastructure material pricing, any increase of material take-offs from suppliers shall be passed on to owner upon signing of contract.
JWC excludes roof drains, sidewalk drains, irrigation pipe, sleeving, gate work & gate footings except for what's listed in bid.
JWC excludes all CMU block and block stemwalls except for what's listed in bid.
JWC excludes weed killer, arborist, hydroseeding, protection of wetlands, prime oil, or slurry of asphalt.
This bid is based on a 40 hour work week with no overtime, If requested by owner, overtime will be worked with payment made by owner for the premium time only.
Any hazardous material, well abandonements, or septic sewer removal not included.

We hereby agree to furnish material and labor to complete job in accordance with the above specifications for the sum of: ***$1,600.00***

Payment Terms: Balance due upon completion of work. Progress billing to be monthly paid every 30 days.

A service charge of 0.75% bi-weekly or 18% annually will be assessed for payments over 15 days. There is a $20.00 returned check fee. All material is guaranteed to be as specified. All work will be completed in a workmanlike manner according to standard practices. All extra work done beyond the above job description will be an addition to this Proposal/Contract. We are not responsible for any damage caused by snow removal equipment, structural settling, erosion or Acts of God.

JWC rejects any requirement that payment shall be delayed until the Hiring Party is paid by others. The offer on this Proposal/Contract is good for ten days only from the above stipulated date if accepted and signed by client.

ACCEPTANCE OF PROPOSAL/CONTRACT: ***The above prices, specifications, and conditions are satisfactory and are hereby accepted. Justin Wilson Constrction is authorized to do the work as specified. Payment will be made as outlined above.***

Authorized Signature:	*Billy Dunn*	**Date:**	2/10/2026
Client Signature:		**Date:**	

Bid Proposal

P.O. Box 3886
Carson City, NV 89702
Tel: (775) 690-2378
Justin@jwcnv.org

General Contractor
Commercial - Industrial - Residential
NV License No. 0078017
Limit - $Unlimited

Submitted to:	**Lyon County - Building & Grounds Dept.**	**Date**	2/10/2026
Street	50 River St.	**Job Address**	50 W. River St.
City, State, Zip	Dayton, NV 89403	**Job City, State, Zip**	Dayton, NV 89403
Estimator	Billy Dunn	**Telephone/Contact**	775-530-4317 Judge Smith

Proposal for Asphalt Maintenance at Parks/JPO Office

	Quantity	Unit Price	Total
Site Development for Construction			
Mob, Demob, and Clean up	1/ls	$2,500.00	$2,500.00
Traffic Control	1/ls	$500.00	$500.00
			$3,000.00
Alternate #1 - Add AC to west side of building. (Approx. 2,100/sf)			
Excavate and remove 9" section of existing native material and export. Install 6" of Type 2 Aggregate Base. Install 3" compacted section of PG64-22 HMA. Finish roll and hand tamp all exposed edges.	2,100/sf	$8.37	**$17,577.00**

NOTE: If work done at the same time with original paving reconstruct, a deduction will be credited for $3,000.00.

Grand Total Summary:

Site Development for Construction	$3,000.00
Asphalt Reconstruct Alternate #1	$17,577.00
Grand Total:	**$20,577.00**

Authorized Signature:	*Billy Dunn*	**Date:**	2/10/2026
Client Signature:		**Date:**	

Bid Proposal

P.O. Box 3886
Carson City, NV 89702
Tel: (775) 690-2378
Justin@jwcnv.org

General Contractor
Commercial - Industrial - Residential
NV License No. 0078017
Limit - $Unlimited

Submitted to:	**Lyon County - Building & Grounds Dept.**	**Date**	2/10/2026	
Street	50 River St.	**Job Address**	50 W. River St.	
City, State, Zip	Dayton, NV 89403	**Job City, State, Zip**	Dayton, NV 89403	
Estimator	Billy Dunn	**Telephone/Contact**	775-530-4317	Judge Smith

Proposal for Asphalt Maintenance at Parks/JPO Office

Special:
Bid based on site visit to said properties.
All fuel surcharges are based on the date and time of bid, any price increase at time of construction will be added.
No permits, street cut permits, bonds or fees included. No survey or compaction testing included.
No over excavation due to discovery of unsuitable subgrade passed geotechnical reccommendatios/on-site observations.
No relocation of exiting utilities except for plan call outs.
No wires, cables, fixtures, temp power, or fence repair included. SF approx. Verify by field measurement. Unit price to prevail.
Excludes masonry/structural walls, stair concrete, or any PCC work outside of bid line items.
Traffic control for our scope of work only.
No hard rock excavation included. Hard rock excavation to be billed on T&M basis.
JWC excludes all landscaping or irrigation passed BFP. NO Irrigation listed.
No Dewatering, processing, handling, reworking, or drying of excess wet material.
Excludes any cleaning or video testing of existing sewer or storm drain.
Due to the volatility of infrastructure material pricing, any increase of material take-offs from suppliers shall be passed on to owner upon signing of contract.
JWC excludes roof drains, sidewalk drains, irrigation pipe, sleeving, gate work & gate footings except for what's listed in bid.
JWC excludes all CMU block and block stemwalls except for what's listed in bid.
JWC excludes weed killer, arborist, hydroseeding, protection of wetlands, prime oil, or slurry of asphalt.
This bid is based on a 40 hour work week with no overtime, If requested by owner, overtime will be worked with payment made by owner for the premium time only.
Any hazardous material, well abandonements, or septic sewer removal not included.

We hereby agree to furnish material and labor to complete job in accordance with the above specifications for the sum of: ***$20,577.00***

Payment Terms: Balance due upon completion of work. Progress billing to be monthly paid every 30 days.

A service charge of 0.75% bi-weekly or 18% annually will be assessed for payments over 15 days. There is a $20.00 returned check fee. All material is guaranteed to be as specified. All work will be completed in a workmanlike manner according to standard practices. All extra work done beyond the above job description will be an addition to this Proposal/Contract. We are not responsible for any damage caused by snow removal equipment, structural settling, erosion or Acts of God.

JWC rejects any requirement that payment shall be delayed until the Hiring Party is paid by others. The offer on this Proposal/Contract is good for ten days only from the above stipulated date if accepted and signed by client.

ACCEPTANCE OF PROPOSAL/CONTRACT: ***The above prices, specifications, and conditions are satisfactory and are hereby accepted. Justin Wilson Constrction is authorized to do the work as specified. Payment will be made as outlined above.***

Authorized Signature:	*Billy Dunn*	**Date:**	2/10/2026
Client Signature:		**Date:**	

CRUZ
CONSTRUCTION CO., INC.
19 Cygnet Drive
Mound house, NV 89706
Tel: (775)883-6161 Fax: (775)246-5556

Proposal/Contract

General Contractor
Commercial - Industrial - Residential
NV License No. 41648
CA License No. 741126

Submitted to: Judge Smith Company:	Phone: (775)-530-4317 Email: judgesmith@lyon-county.org
Street: 50 River St.	Job Description: See Below
City, State, Zip: Dayton, NV, 89403	Job Location: Same
Estimator: Nico Cruz	Date: 2/26/2026

Job Description

Phase 1 - Remove and Replace Existing Asphalt Parking Lot (Approx 9,000/sf)

Mill approx 7" section of existing asphalt and base material to subgrade, compact grade, haul off top 3" of material.
Recompact a 4" section of milled base and subgrade material.
Install a compacted 3" section of PG64-22 hot mix asphalt to a finish.
Hand tamp all exposed edges of pavement.

Unit = $7.00 **$** **63,000.00**

Phase 2 - Striping

Stripe lot to match existing. Take pictures before demo.

Unit = 1/ls **$** **2,800.00**

Phase 3 - New Asphalt Section (Approx. 3,700/sf)

Excavate and offhaul 7" of existing material.
Install a compacted 4" section of type 2 aggregate base material.
Install a compacted 3" section of PG64-22 hot mix asphalt to a finish.
Hand tamp all exposed edges of pavement.

Unit = $10.00 **$** **37,000.00**

For scheduling please contact Bill Phillips at 775-883-6161 extension 113

We hereby agree to furnish material and labor to complete job in accordance with the above specifications for the sum of: **$** **102,800.00**

Special Conditions: No permits, street cut permits, bonds or fees included. No survey included. No other work or materials included. SF approx., verify by field measurement. Unit price to prevail. No relocation of existing utilities. No over excavation due to discovery of unsuitable subgrade. No cold weather protection, repairs of cracked concrete. No trenching or backfilling for other trades. No warranty for crack patching and crack filling. Due to uncertainty of oil/fuel and liquid asphalt prices increases from supplier will be passed to customer. Please, all sprinklers, irrigation turned off 24 hrs. prior to job commencing. Asphalt Sealcoating: Auto traffic OK after 24 hrs. Walking traffic OK after 4-6 hrs. All work will be completed in a workmanlike manner according to standard practices. All extra work done beyond the above job description will be an addition to this Proposal/Contract. We are not responsible for any damage caused by snow removal equipment, structural settling, erosion or Acts of God. All material is guaranteed to be as specified.

Payment Terms: **30% deposit due upon acceptance of proposal.** Balance due upon completion of work. A service charge of 0.75% bi-weekly or 18% annually will be assessed for payments over 15 days. There is a $20.00 returned check fee. For credit card transactions, 2.5% convenience fee will apply.

Authorized Signature: Nico Cruz Date: 2/26/2026

The offer on this Proposal/Contract is good for thirty days only from the above stipulated date if accepted and signed by client.

Client Signature: Date:

Acceptance of Proposal/Contract

The above prices, specifications, and conditions are satisfactory and are hereby accepted. Cruz Construction Co. Inc. is authorized to do the work as specified. Payment will be made as outlined above.

ALL WORK GUARANTEED FOR ONE YEAR

PROPOSAL & CONSTRUCTION CONTRACT

SNC

SIERRA NEVADA CONSTRUCTION, INC.

Mail PO Box 50760 Sparks, NV 89435
Office 2055 East Greg Street Sparks, NV 89431
Phone 775.355.0420
Fax 775.355.0535
NV lic. 25565 & 84791 CA lic. 593393

Lyon County Facilities Department
PO Box 1544
Dayton, NV 89403

Regarding: **Parking Lots – Remove & Replace Asphalt Sections / 50 River Street**

Subject: **Asphalt Maintenance 2026**

Judge Smith,

This proposal dated 2-6-26, for work to be performed at 50 River Street, Dayton NV, herein designated the "Project" shall become a binding contract upon execution by SIERRA NEVADA CONSTRUCTION, INC, hereinafter designated "Contractor" and Lyon County Facilities Department, hereinafter designated "Owner". Owner represents that he/she is the Owner of the real property upon which the construction improvement is to be made.
WITNESSETH: That Contractor and Owner, for the consideration hereinafter set forth agree as follows:

Section 1. **Scope of Work:** Contractor acknowledges that it is familiar with the nature and location of the work and shall furnish all materials and perform all of the work. All work shall be performed by Contractor to industry standard and Contractor shall use its best skill and judgment in performance of all work under this agreement. Contractor shall perform the work as attached herein.

The following table shall serve as a breakdown of our proposal:

ITEM DESCRIPTION	APPROXIMATE QUANTITY	UNIT PRICE	TOTAL
Area A: Existing Asphalt Areas: Remove & Replace Asphalt: ➢ USA property sections. ➢ Mobilize equipment and crew to the job site. ➢ Sawcut existing AC as needed. ➢ Demo and remove existing asphalt to a depth of 3-Inches. ➢ Off haul all materials. ➢ Import and place a new 3" compacted lift of Type 3 PG64-22 Asphalt Concrete (Qty – 8,205 SF). ➢ Tie into existing concrete transitions flush as possible.	1 LS	$68,030.00	**$68,030.00**
Area B: New Asphalt Sections for Dirt Areas: ➢ USA property sections. ➢ Mobilize equipment and crew to the job site. ➢ Sawcut existing AC as needed.	1 LS	$28,430.00	**$28,430.00**

➢ Demo and remove existing dirt areas to a depth of 7-Inches. ➢ Off haul all materials. ➢ Import, place, and compact a new 4-inch section of Type 2 Aggregate Base Materials (Qty – 3,300 SF). ➢ Import and place a new 3" compacted lift of Type 3 PG64-22 Asphalt Concrete (Qty – 3,300 SF). ➢ Tie into existing concrete transitions flush as possible. **Striping: (Oil Based Paint):** ➢ Mobilize equipment and crew to the job site. ➢ Stripe parking lot areas white with the same layout. ▪ 15 Regular parking stalls. ▪ 2 HC parking stall. ▪ 2 Truck parking lines. ▪ 2 HC sign. ▪ 1 Signpost. **Note:** SNC will include all traffic control.	1 LS	$1,800.00	**$1,800.00**

Section 2. **Special Conditions & Exclusions:**

1. This proposal is good for 30 days.
2. SNC is not responsible for poor unsuitable subgrade material requiring over-excavation.
3. SNC is not responsible for crack separation or crack reflection. Cracks should be sealed every year or two as a routine maintenance measure.
4. This proposal excludes performance & payment bonds permits and fees.
5. This proposal excludes all engineering, testing, surveying, staking & as-built drawings.
6. This proposal is based on the above scope of work being performed in one mobilization. If more mobilizations or phasing is requested then an additional $3,500.00 will be charged for each mobilization.
7. This proposal is based on a 5 day/week, 8 hour/day work schedule.
8. This proposal is based on all work being awarded to SNC. We reserve the right to modify our prices if only selected portions of the quoted work are awarded to SNC.
9. This proposal is based on all work being performed before November 2026. If schedule dictates work being performed after that date, SNC reserves the right to raise our prices to account for labor, equipment, and/or material price escalation.
10. All work will be field measured and billed at the unit prices outlined above.
11. All work not specifically detailed in the scope of work is excluded.
12. All quoted work shall be constructed in accordance with the Standard Specifications for Public Works Construction.

13. This proposal is based on mutually agreeable contract terms being negotiated.
14. SNC will provide proper signage and cones to close the area associated with the project.

Section 3. **Contract Amount and Payment:** Owner shall pay contractor, as full compensation for furnishing all material, equipment and labor, the amount set forth in the schedule of values attached herein. Contractor shall invoice for progress estimates monthly in proportion to the amount of work completed. Progress estimates are due and payable from the Owner to Contractor within 30 days of Contractor's invoice date. Final payment shall be due upon completion of proposed work. Payments due and unpaid under the Contract shall bear interest from the date payment is due at the legal rate prevailing at the place where the Project is located. In the event the Owner shall fail to make payment at all times and in the amounts provided for in this agreement, Contractor shall have the right to stop work. In such event, all amounts due Contractor, including retention if any, shall immediately become payable and Contractor shall have the right to recover all damages (including interest, applicable penalties and legal fees) sustained by Contractor as a result of such breach of contract by Owner.

Section 4. **Commencement and Progress:** Time is of the essence with this contract. Contractor shall commence the performance of this contract as soon as is practicable following notification by the owner to do so, and shall continue diligently to complete such work in conformity with this agreement in accordance with the plans and specifications (if applicable) or a mutually agreeable time schedule.

Section 5. **Unavoidable Delays/Extension of Time:** In the event Contractor shall be delayed in the performance of the work under this contract by causes beyond the control of the Contractor and without the fault or negligence of Contractor, including but not limited to change orders, acts of God, inclement weather, acts of any government agency, acts of terror, unsuitable ground conditions or delays caused by vendors or other contractors, Contractor shall have such period of time to complete the performance of this contract as shall be necessary as a result of such causes.

Section 6. **Changes:** Any changes to the scope of work specified in or any additional work shall be requested in writing by Owner. Contractor shall provide a reasonable and fair price for the changed or additional work. Additional or changed work will be performed upon the completion of an executed Change Order.

Section 7. **Insurance:** The Owner shall purchase and maintain, in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located, property insurance, which shall be maintained until final payment has been made from Owner to Contractor. Contractor shall purchase and maintain such insurance as will protect it from claims under workers' compensation acts and from claims for damages because of bodily injury, including death or injury to property which may arise from and during the operation of this contract.

Section 8. **Indemnity:** Contractor shall indemnify and hold Owner harmless against all claims, damage suits, actions, recoveries, and judgments arising from our out of any negligence of contractor, its agents, employees or subcontractors performing the work under this contract. Contractor shall not be obligated to indemnify and defend Owner for claims found to be due to the negligence or misconduct of Owner or owner's agents.

Section 9. **Interpretation:** It is acknowledged by Contractor and Owner that this Contract has been prepared by Contractor, however, in the event of any dispute over the meaning, construction, interpretation or application of any provision, the same shall be interpreted fairly and reasonably and neither more strongly for or against either party by virtue of the fact that the Contract has been drawn by Contractor and no presumption shall arise by reason of that fact.

Section 10. **Binding Agreement:** This agreement shall be binding upon and inure to the heirs, successors and assigns of the parties hereto. This contract may not be assigned by Contractor or Owner without prior written approval of both parties.

Section 11. **Claims and Disputes:** A claim (demand or assertion) by one party seeking adjustment or interpretation of Contract terms, payment of monies, extension of time or other relief with respect to the terms of the Contract, or any other dispute or matter in question between the Owner and Contractor arising out of or relating to the Contract must be initiated by written notice. Any claim unresolved by the parties shall be decided by arbitration which, unless the parties mutually agree otherwise, shall be in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association

currently in effect. The demand for arbitration shall be filed in writing with the other party to the Contract and with the American Arbitration Association. The prevailing party shall be entitled to arbitration costs and reasonable attorneys' fees.

Section 12. **Laws and Regulations:** Contractor and Owner shall comply with all Federal, State and local laws, ordinances, rules and regulations, which govern or apply to the completion of the subject work. To the best knowledge and belief of Owner and Contractor, this contract contains no provision that is contrary to Federal, State or local law or ruling or regulation of a Federal, State or local agency. Should, however, any provision of this contract at any time during its term be in conflict with any such law, ruling or regulation, then such provision shall continue in effect only to the extent permitted. In the event any provision of this contract is thus held inoperative, the remaining provisions of this Contract shall remain in full force and effect to the extent permitted by law.

Section 13. **Governing Law:** This contract shall be governed by, construed and enforced in accordance with the laws of the State of Nevada. Jurisdiction for all purposes shall be Washoe County.

Section 14. **Entire Agreement:** This agreement represents the entire agreement between Owner and Contractor and supersedes any prior written or oral representations.

CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTORS' LICENSE BOARD WHICH HAS JURISDICTION TO INVESTIGATE THE COMPLAINTS AGAINST CONTRACTORS, AND ANY QUESTIONS CONCERNING A CONTRACTOR MAY BE REFERRED TO THE REGISTRAT, CONTRACTOR STATE LICENSE BOARD

IN WITNESS WHEREOF, the parties hereto have executed this Contract this 6th day of February 2026, at Sparks, Nevada.

Lyon County Facilities Department
Owner
PO Box 1544
Dayton, NV 89403
775-530-4317 cell
775-246-6227 office
judgesmith@lyon-county.org

SIERRA NEVADA CONSTRUCTION, INC.

P.O. Box 50760
2055 East Greg Street
Sparks, Nevada 89431
775-355-0420 ph
775-691-7394 cell
jruston@snc.biz

By: _____

Its: _____

By: _____
Jeff Ruston

NOTE: This document has important legal consequences. Consultation with an attorney prior to execution of this document is encouraged.

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: March 19, 2026

Agenda Item Number:
12.b

Subject:
For Possible Action: Accept the donation of a plaque from the local Clampers organization honoring our veterans to be installed on the new flagpole monument at Hillcrest Cemetery. The Smith Valley CAB voted at their March 4, 2026 meeting to recommend the BOCC accept this donation. (Facilities Director, Doug Homestead)

Summary:
Accept the donation of a plaque from the local Clampers organization honoring our veterans to be installed on the new flagpole monument at Hillcrest Cemetery. The Smith Valley CAB voted at their March 4, 2026 meeting to recommend the BOCC accept this donation.

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
- CAB letter of Transmittal Clampers Donation 260304
- Plaque Lettering

Citizen Advisory Board

Letter of Transmittal

Meeting Date: 3-4-2026

Advisory Board: Smith Valley CAB

Please select which board this item is to be brought before:

Board of Commissioners ___X__, (and/or) Planning Commission _____

Agenda Item:
14. Public Participation
> David Kerr – Discuss Cemetery Plaque

Recommended Motion and/or Report:
The board voted 4-0 to recommend accepting a donation from the local Clampers organization. The donation is of a plaque honoring our veterans and is to be placed on an existing stone at the flag at Hillcrest Cemetery in Smith Valley. The Clampers goal is to receive approval, have the plaque made and be able to install it for the Memorial Day celebration.

Advisory Board or Public Concerns:
The board and public all agreed that such a plaque is needed and would be a good thing to do.

Submitted By: Mark Phillips – Vice Chair SVCAB

In Memory of our

American Veterans

this is a memorial honoring our American Veterans who, Although Separated by Generations, shared a Common undeniable goal -- to valiantly protect our country's Freedom.

the memories of these American Veterans will continue to Live on whenever and wherever democracy exists, the American Veterans -- Forever a symbol of Heroism, Sacrifice, Loyalty, and Freedom.

- one Nation under God -

18" x 32"
around or so

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: March 19, 2026

Agenda Item Number:
13.a

Subject:
For Possible Action: Approve the purchase of additional election equipment for mobile ballot counting in the amount of $31,465.50 and authorize the County Manager to sign Budgetary quote and updated contract with Liberty vote for the addition of the new equipment increasing our annual licensing cost by $1,815. (Clerk/Treasurer, Staci Lindberg)

Summary:
Funds are currently in the budget to pay for the new top down licensing fees of which the Secretary of State has paid in advance and will not require our payment until the budget cycle of 2026/2027. Original budgeted amount was $58,531.79.

Financial Department Comments:
There should be sufficient budget in the Clerk-Treasurer's Office due to the Secretary of State providing reimbursement for other purchases.

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
- 2026 Election Cycle Reimbursements v4
- Quote

DOMINION
VOTING

DOMINION
VOTING

FRANCISCO V. AGUILAR
NEVADA SECRETARY of STATE

101 N Carson Street, Suite 3
Carson City, NV, 89701
775.687.8683

March 9, 2026

2026 Election Cycle Reimbursement Timeline

This document details the timeline for submission of incurred costs to be reimbursed by the Secretary of State's Office, pertaining to the 2026 Election cycle. All reimbursements must be submitted on a formal Reimbursement Request form and accompanied by any associated invoices as well as proof of payment. Reimbursement can only occur on costs that have already been incurred by the County during the specified time periods listed below:

- Voting Machine and Tally Systems
  - For costs incurred between 7/1/25 – 6/30/26, requests are due **July 15th, 2026**.
- Standard Ballot Stock for the Primary Election
  - For costs incurred between 7/1/25 – 6/30/26, requests are due **July 15th, 2026**.
- Publication of Constitutional Amendments and Statewide Measures
  - For costs associated with the publication, requests are due **December 31st, 2026**.
- Standard Ballot Stock for the General Election
  - For costs incurred between 7/1/25 – 12/30/26, requests are due **December 31st, 2026**.

Applicable Codes and Statutes

NAC 293.200 Reimbursement for cost of basic ballot stock. (NRS 293.124, 293.247)

1. The Secretary of State will reimburse the counties for the cost of the basic ballot stock. Reimbursement will not be made for setup and other costs, including the cost of personalized printing, stitching, binding or numbering of the ballots.

2. Payment will be made after a claim of cost is presented to the Secretary of State. A county clerk shall present the claim:

(a) For the cost of the basic ballot stock for the presidential preference primary election not later than March 30 of the year in which the presidential preference primary election is held.

(b) For the cost of the basic ballot stock for the primary election not later than June 30 of the year in which the general election is held.

(c) For the cost of the basic ballot stock for ballots for the general election not later than December 31 of the year in which the general election is held.

➥ A manufacturer's invoice showing an itemized list of all charges must accompany the claim. The Secretary of State will not pay claims presented more than 30 days after the date that the claim is required to be presented pursuant to paragraph (a) or (b).

NAC 293.071 Publication of constitutional amendments and statewide measures: Request for payment of costs. (NRS 293.124, 293.253) On or before December 31 of each year in which a general election is held, each county clerk shall submit to the Secretary of State a request for the payment of any costs of publication which are a charge against the State pursuant to NRS 293.253.

NRS 293.253 Publication of certain statewide measures: Duties of Secretary of State and county clerk; costs.

1. The Secretary of State shall provide each county clerk with copies of any proposed constitution or constitutional amendment which will appear on the general election ballot, together with the copies of the condensations, explanations, arguments, rebuttals and fiscal notes prepared pursuant to NRS 218D.810, 293.250 and 293.252.

2. Whenever feasible, the Secretary of State shall provide those copies on or before the first Monday in August of the year in which the proposals will appear on the ballot. Copies of any additional proposals must be provided as soon after their filing as feasible.

3. Each county clerk shall cause a copy of the full text of any such constitution or amendment and its condensation, explanation, arguments, rebuttals and fiscal note to be published, in conspicuous display advertising format of not less than 10 column inches, in a newspaper of general circulation in the county three times at intervals of not less than 7 days, the first publication to be on or before the first Monday in October. If no such newspaper is published in the county, the publication may be made in a newspaper of general circulation published in the nearest Nevada county.

4. If a copy of any such constitution or amendment is furnished by the Secretary of State too late to be published at 7-day intervals, it must be published three times at the longest intervals feasible in each county.

5. The portion of the cost of publication which is attributable to publishing the questions, explanations, arguments, rebuttals and fiscal notes of proposed constitutions or constitutional amendments is a charge against the State and must be paid from the Reserve for Statutory

Contingency Account upon recommendation by the Secretary of State and approval by the State Board of Examiners

LIBERTY VOTE

March 9, 2026

Lyon County, NV

Q00014753

Budgetary Quote

Prepared by:
Christy Kurowski
christy.kurowski@dominionvoting.com

Product/Service	Description	Part Number	Qty	Unit Price	Extension
In-Person Voting: Polling Location Hardware					
ImageCast Precinct 2 Tabulator		181-000034	5	$4,950.00	$24,750.00
ImageCast Precinct 2 Ballot Box - Standard		180-000035	5	$1,500.00	$7,500.00
				Sub-Total	**$32,250.00**
Accessories					
High Speed Media Reader - USB 3.0 Delkin		123-000625	2	$50.00	$100.00
				Sub-Total	**$100.00**
Consumables/Parts					
SDHC Memory Card 8GB - BiCS4		123-000588	20	$16.25	$325.00
ICP2 Paper Roll (98')		123-000228	5	$5.85	$29.25
ICP Cleaning Sheet		141-000008	5	$7.25	$36.25
				Sub-Total	**$390.50**
Estimated Shipping					
Shipping (estimated)		S90000	1	$2,000.00	$2,000.00
				Sub-Total	**$2,000.00**
	Total Purchase Sub-Total				**$34,740.50**
Discounts					
Discount	upgrade	D00001	5	-$655.00	-$3,275.00
				Sub-Total	**-$3,275.00**
	Year 1 Purchase Total				**$31,465.50**
Annual Licenses					
ImageCast Precinct Annual Firmware License - ICP2		L00212	5	$228.00	$1,140.00
				Sub-Total	**$1,140.00**
Annual Warranties					
ImageCast Precinct Annual Hardware Warranty - ICP2		W00055	5	$135.00	$675.00
				Sub-Total	**$675.00**
	Annual Fees				**$1,815.00**
	Total Cost of Contract				**$31,465.50**

Terms and Conditions

This quote is valid for 90 days and subject to change for scope and configuration updates.
All Shipping costs to be invoiced separately to customer. All pricing is subject to standard terms and conditions.
Amounts due in years 2 and thereafter are subject to annual increases reflective of inflation.
Annual warranties are optional. Consumable items are available for return 30 days from delivery.

We accept returns or exchanges for non-service items within 30 days of purchase. Items must be unused, in original packaging, and accompanied by a receipt or proof of purchase. Customized items and consumables are not eligible. For more details, contact your Sales or Customer Success Manager.

Signatures

Customer Name (printed)	Title		Signature	Date (MM/DD/YYYY)

March 9, 2026

Lyon County, NV

Q00014753

Budgetary Quote

Prepared by:
Christy Kurowski
christy.kurowski@dominionvoting.com

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: March 19, 2026

Agenda Item Number:
14.a

Subject:
For Possible Action: Approve a Memorandum of Understanding between the Nevada Administrative Office of the Courts, the 3rd Judicial District Court, and Lyon County for a new case management system for District Court. (Comptroller, Josh Foli)

Summary:
The existing District Court case management software is not certified by the Nevada Administrative Office of the Courts (AOC). The AOC has agreed to pay for the implementation and conversion costs to go to the Courtview 3 software system. The County would be responsible to pay for annual licensing fees, which are considered to be comparable to the licensing fees that are being paid to our current software vendor.

Financial Department Comments:
The Administrative Office of the Courts will pay for the data conversion and implementations costs of going to the new software. The annual licensing fee should be similar to what Lyon County is already paying.

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
- Supreme Court of Nevada - Courtview 3 MOU

Supreme Court of Nevada
MEMORANDUM OF UNDERSTANDING
Between

Administrative Office of the Courts
AND
3rd Judicial District Court

Purpose:
This Memorandum of Understanding (MOU) is established between Administrative Office of the Courts (AOC), Lyon County, a Political Subdivision of the State of Nevada, and the 3rd Judicial District Court of the State of Nevada to formalize their collaboration in the implementation of the Nevada Court System (NCS) project. The purpose of this MOU is to facilitate the acquisition and customization of the CourtView3 case management system, selected by the NCS project team. The AOC, responsible for providing technical guidance and standardization to Nevada's trial courts, initiated the NCS project to enhance technology in the court system. The 3rd Judicial District Court has voluntarily chosen to participate in the project and intends to utilize the CourtView3 system. This MOU outlines the terms and conditions of their cooperation in achieving these objectives.

Term:
This MOU will become effective upon the approval of all parties and will expire upon termination notice requested by either party

Notice and Contact Information:
All notices, demands or consents required or permitted under this MOU shall be in writing and shall be delivered personally or sent by certified or registered mail to the respective Parties at the addresses set forth below or at such other address as subsequently shall be given by any Party to the others in writing and shall be effective upon receipt:

For the Administrative
Office of the Courts:
Amber Putz, Access to Justice Manager
Administrative Office of the Courts
Nevada Supreme Court
201 S. Carson Street
Carson City, NV 89701
Phone: 775-687-9892
Email: aputz@nvcourts.nv.gov

For Third Judicial District Court

Honorable John Schlegelmilch
Third Judicial District Court
911 Harvey Way
Yerington, Nevada 89447
Phone: 775-463-6571
Email: jschlegelmilch@lyon-county.org

The persons executing this MOU on behalf of their respective entities hereby represent and warrant that they have the right, power, legal capacity and appropriate authority to enter into this MOU on behalf of the entity for which they sign.

Third Judicial District Court

/s/John P. Schlegelmilch	03/03/26	DISTRICT JUDGE
Hon. John Schlegelmilch	Date	Title

Lyon County

Authorized representative signature	Date	Printed Name and Title

ADMINISTRATIVE OFFICE OF THE COURT

Access to Justice Manager

Amber Putz	Date	

Overview:

A. The Administrative Office of the Courts (AOC) is responsible for providing technical guidance and technology standardization for Nevada's trial courts and the Supreme Court.

B. The AOC initiated the Nevada Court System (NCS) project to help Nevada's courts acquire and customize a modern case management system to meet their current and future operational needs.

C. The NCS project team, consisting of various court representatives and AOC technical personnel, selected CourtView3 by CourtView3 Justice Solutions as the integrated case management system for the project.

D. CourtView3 Justice Solutions has authorized the AOC to enter into MOUs with Nevada courts to allow them to utilize the CourtView3 system.

E. The 3rd Judicial District Court has voluntarily expressed its intention to participate in the NCS project and intends to implement and use the CourtView3 case management system.

Therefore, considering these circumstances, the parties mutually agree as follows:

Scope of Work:

Responsibilities of AOC

A. The AOC will provide the Court licenses to use the CourtView3 case management system in accordance with this MOU. The target date for going live on the project is July 1, 2027.

B. The AOC will ensure the CourtView3 system remains operational for court access and that the 3rd Judicial District Court/Lyon County has access to court data/documents when the system is operational. The AOC will inform users of any scheduled downtime with 48 hours prior notice and will notify courts as soon as possible for unscheduled downtime.

C. The AOC will provide implementation training for system users.

D. The AOC will provide first-tier Help Desk support and will respond to all trouble calls within two (2) hours of receipt. If the Court is in an inoperable situation, the AOC will respond immediately. The AOC Help Desk shall be available for services Monday through Friday, 7:30 am to 5:00 pm Pacific Time, excluding federal and state-observed holidays.

E. The AOC will coordinate annual users' opportunities to discuss the system operations and possible future enhancements.

F. The AOC will ensure the court's liaison is made aware of and, upon request, provide documentation of all enhancements and/or changes made to the software via e-mail.

G. The AOC will assist the local Information Technology (IT) Department in maintaining the Court's Local Area Network (LAN) and desktop equipment to sufficiently run the CourtView3 application.

H. The AOC will immediately notify the local IT Department of any LAN issues that they detect.

I. The AOC has in place and will keep operational a locally clustered computing environment for business continuity and a remote clustered computing environment for disaster recovery.

Responsibilities of 3rd Judicial District Court

A. 3rd Judicial District Court will appoint a primary liaison to represent the court and to be the point of contact for all project communication and Lyon County will appoint a primary liaison from its IT section to represent the court and to be the point of contact for all project communication and IT technical assistance.

B. 3rd Judicial District Court/Lyon County liaison will ensure the AOC is made aware of all changes in the Court's business processes that could possibly affect software maintainability, support, or enhancements at a later date.

C. 3rd Judicial District Court/Lyon County shall dedicate knowledgeable court personnel with sufficient time to assist the AOC in the installation, configuration, table set-up verification, and testing of the CourtView3 application.

D. 3rd Judicial District Court/Lyon County shall pay the AOC an annual sum of $2,500.00 per authorized user and/or other licensed users for the utilization, maintenance, upgrade, training, and support of the software application as well as network connectivity and data processing. Payments will be made to the AOC within 30 days once an invoice has been received.

E. 3rd Judicial District Court/Lyon County will maintain and upgrade all Local Area Network (LAN) and desktop equipment at AOC-specified configurations.

F. 3rd Judicial District Court/Lyon County is responsible to install and maintain the required data line to connect to the NCS database located in Carson City. If an issue should occur with the data line and/or its connection, the local IT Department will have full responsibility to correct the problem.

G. 3rd Judicial District Court/Lyon County will be solely responsible to provide AOC their data or access to the necessary data for conversion, from their old system to CourtView3. The AOC will serve as the primary point of contact with the contractor and will lead the coordination of the 3rd Judicial District Court's data conversion from the existing system to CV3. However, the court's input may be required to validate or verify information and to assist the AOC in answering vendor's questions as they arise.

H. Once the CourtView3 application is installed and operational and subsequent training is completed, 3rd Judicial District Court shall enter and maintain all court case information in the system.

I. 3rd Judicial District Court will notify the NCS Trial Court Service Desk of all application concerns, problems, and enhancement recommendations.

Terms and Conditions:

A. **Payment Procedures:** This MOU shall be in force and effective from the date of execution of this MOU and shall remain in effect until terminated by either Party. This MOU may be terminated at any time by the Court giving a ninety (90) days' notice in writing to the AOC. Upon receipt of such notice, the AOC shall work with the court to methodically discontinue all services in connection with this MOU and shall proceed to cancel promptly all existing activities insofar as such are chargeable under this MOU. As soon as practicable after receipt of notice of termination, the AOC shall submit a statement showing in detail the services performed under this MOU to the date of termination. The Court shall then pay the AOC promptly the portion of the prescribed fee for the services actually performed under this MOU, less the amount that has been previously paid. Notwithstanding the preceding paragraph, the Court may immediately terminate this MOU, and the AOC waives any and all claims for damages, upon the AOC's receipt of notice under the following conditions:

   i. If the court's funding is not obtained, continued, or budgeted at levels sufficient to allow for the purchase of services contemplated under this MOU.
   ii. In any federal, state, or local law, including but not limited to: statutes, regulations, ordinances and resolutions, is interpreted by a third party judicial, legislative or administrative authority of competent jurisdiction in such a way that the services contemplated under this MOU are no longer authorized for purchase or appropriate for the Court's financial participation.
   iii. If the AOC fails to comply with any local, state, or federal law regarding business permits and licenses required to perform the documented services under this MOU.

B. **Termination without Cause:** This MOU may be terminated by either party without cause through written notice. The notice must specify a date upon which the termination will be effective, which may not be less than 90 calendar days from the date of receipt of the notice. Upon receipt of the notice, 3rd Judicial District Court shall promptly discontinue all services unless the notice specifies otherwise. AOC will refund the 3rd Judicial District Court any portion of the annual fee paid, and services unperformed within 90 calendar days of the effective date of termination.

C. **Termination for Cause/Time to Correct:** Upon material default or breach of this MOU, either party may give notice of intent to terminate the MOU and will be relieved of any further obligations or duties. The defaulting party may attempt to cure the default or breach to the satisfaction of the aggrieved party. An acceptable corrective action plan must be submitted to the aggrieved party within 15 calendar days after receiving the notice of intent. If the breach or

default has not been cured within 30-days, the non-breaching party may terminate the MOU immediately upon written notice. If this MOU is terminated by 3rd Judicial District Court due to default or breach, any payment for work completed through the date of the notice shall become due and payable within 30 calendar days of receipt of the notice or final invoice, whichever is later. If this MOU is terminated by AOC due to default or breach, AOC may proceed with the work in any manner it deems necessary and proper. The actual costs incurred by AOC to complete the project will be deducted from any payment due to 3rd Judicial District Court under this MOU, if any, and the balance will be paid to 3rd Judicial District Court within a reasonable time.

D. **Entire MOU and Modifications:** This document and its attachments constitute the entire MOU between the parties. No prior or contemporaneous statements or representations, whether oral or written, have been relied upon by the parties except those expressly stated in this MOU. No changes or alterations may be made to this MOU unless adopted as a formal amendment to this MOU.

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: March 19, 2026

Agenda Item Number:
15.a

Subject:
For Presentation Only: An update on the recent and ongoing activities related to the effluent disposal capacity of the Aspen Creek Rapid Infiltration Basins. (Utilities Director, Sean Sinclair)

Summary:
This presentation is to provide an update on recent and ongoing activities related to the effluent disposal capacity at the Aspen Creek Rapid Infiltration Basins.

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: March 19, 2026

Agenda Item Number:
17.a

Subject:
For Possible Action: To consider a petition by NVLCO Lyon County, LLC, to enlarge the boundaries of the Silver Springs General Improvement District sewer service area to include APN 015-091-15, and to authorize the Board Chair to sign an order to incorporate the property. (Utilities Director, Sean Sinclair)

Summary:
The district's boundaries may be enlarged by the inclusion of additional real property. NVLCO Lyon County, LLC, is the owner of APN 015-091-15 and is petitioning the Board of County Commissioners to include this parcel into the Silver Springs General Improvement Districts sewer service area. The Mason Valley News Leader published the notice of hearing on March 4, 2026 and March 11, 2026. If the service area is expanded to include these parcels, the petitioner will need to purchase sewer connections called Equivalent Dwelling Units (EDU) in accordance with the resolutions, rules, and regulations of the General Improvement District (GID).

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
- Notice of Public Hearing
- Order Enlarging District NVLCO Lyon County LLC
- Lyon County GID Petition - 2.3.26 - Executed
- RTA Recorded Deed Doc #703183-1
- Recorded RTA Doc # 703184
- 015-091-15 Aerial

LYON COUNTY BOARD OF COMMISSIONER
NOTICE OF PUBLIC HEARING

Notice of Hearing on Petition to Include Property in the Silver Springs General Improvement District.

PUBLIC NOTICE IS HEREBY GIVEN that the following petitioner has filed for inclusion into the Silver Springs General Improvement District boundaries for the purpose of sewer service to the following described property:

NVLCO Lyon County, LLC,
3200 Cherry Creek South, Suite 700 Denver, Co 80209, to expand the service area boundaries of the Silver Springs General Improvement District to include parcel 015-091-15.

NOTICE IS FURTHER GIVEN that the public hearing will be held on **March 19th, 2026**, at 9:00 a.m. at the Commission Chambers located at 27 South Main Street, Yerington, NV. A copy of the Petition is available for review at the Lyon County Clerk's Office, 27 S. Main Street, Yerington, NV. All interested persons are invited to attend and address their views.

PUBLISH:
Mason Valley News Leader **March 4, 2026**
March 11, 2026

APN# : 015-091-15

Recording Requested by:

Name: Lyon County Utilities Department

Address: 34 Lakes Blvd

City/State/Zip: Dayton, NV 89403

Mail Tax Statements to:

Name:

Address:

City/State/Zip:

PETITION FOR INCLUSION INTO SILVER SPRINGS GENERAL ~~IMPROVEMENT DISTRICT~~ BOUNDARIES

Title of Document
(Required Field)

FILL IN ALL THAT APPLY:

The Undersigned Hereby Affirms That This Document Submitted For Recording Contains Personal Information As Required By Law*:

_____ _____
Specify Law* Signature

_____ _____
Specify Law* Print Name Title

*If there is no applicable State or Federal Law, Personal Information must be removed prior to recording.

If this document is a re-record or correction, fill out below:

Correcting Document#: _____ Amending:_____

Reason for re-record:

_____

(For Re-records, all pages from original document must be included, $25 Non-conforming Fee may apply)

If legal description is in metes & bounds, indicate where it was obtained:

_____ (Document Title), Book_____Page_____or

Document #_____ recorded _____ (date) in the

Lyon County Recorder's Office.

-OR-

If prepared by a surveyor, provide name and address:

_____

_____

****

"Personal information" means a natural person's first name or first initial and last name in combination with any one or more of the following data elements:

1. Social security number.
2. Driver's license number or identification card number.
3. Account number, credit card number or debit card number, in combination with any required security code, access code or password .

ORDER ENLARGING THE BOUNDARIES OF THE SILVER SPRINGS GENERAL IMPROVEMENT DISTRICT

WHEREAS, NVLCO Lyon County, LLC**,** sole fee title owner(s) of the following property has filed a petition with the Lyon County Board of County Commissioners as the ex officio Board of Directors ("Board") of the Silver Springs General Improvement District ("District"), requesting that the following property be included within the District:

APN: 015-091-15

WHEREAS, notice of hearing on said petition was duly published; and

WHEREAS, the Board has heard and considered said petition at an open meeting at the place, time and date contained in said published notice; and good cause appearing:

IT IS HEREBY ORDERED that the petition be granted and that the above described property be included within the Silver Springs General Improvement District.

The property included herein shall be subject to all the rules, regulations, resolutions, taxes, tolls, and charges of the District as are in existence or as may be adopted or amended from time to time.

DATED this _____day of _____20_____.

ATTESTED TO:

SILVER SPRINGS GENERAL IMPROVEMENT DISTRICT

_____
CLERK OF THE BOARD
Staci Lindberg

By:_____
CHAIR
Scott Keller

PETITION FOR INCLUSION INTO Silver Springs GENERAL IMPROVEMENT DISTRICT BOUNDARIES

I/We NVLCO Lyon County, LLC the owner(s) of
(printed name of owners)

015-091-15 (No address assigned - see Exhibit A)
(property APN and Address – legal description incorporated as Exhibit A)

hereby petition(s) the Lyon County Board of County Commissioners as the ex officio Board of Directors (the "Board") of the General Improvement District (the "District") for inclusion of the Property into the District for the purpose of providing wastewater service.

The undersigned further request(s) that the Board hold a hearing, at which all objections to this petition may be presented.

In support of this petition, the undersigned state(s) as follows:

1. The undersigned is/are the sole fee title owner(s) of the Property (see Exhibit A) and will be responsible for the costs associated with the inclusion proceedings.

WHEREFORE, pursuant to NRS 318.258, the undersigned request the Board to take all steps and procedures required by law for the inclusion of the Property into the District, including the publication of notice of the filing of this petition, and to adopt an order including the Property into the District.

I/We also understand that once included in the District boundaries, there shall be no withdrawal of the Property and must abide by all Rules, Regulations, and Resolutions established by the District.

Signed by: _____
This 3rd day of February 2026.

State of Colorado

County of Pitkin

KEVIN KIYOSHI NAKAGAWA
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20174004274
MY COMMISSION EXPIRES APR 6, 2029

On this 3 day of February, 2026 before me Kevin Kiyoshi Nakagawa
(printed name of Notary Public)

a Notary Public in and for said state, personally appeared John Belkin 365 Meadow Dr, Basalt, CO 81621
(address)

Personally known to me or proven to be the person who executed the above instrument, and acknowledged to me that he/she executed the same for the purposes stated therein.

_____
Notary Public

EXHIBIT A

REVERSION TO ACREAGE TOTAL BOUNDARY PARCEL 2A

All that certain real property situate within portions of Section 13, Township Eighteen (18) North, Range Twenty-Four (24) East, M.D.B.&M., Lyon County, Nevada, being more particularly described as follows:

BEGINNING at the South One-Quarter (S 1/4) corner of said Section 13 as marked by a stone monument in a rock mound marked "1/4";

THENCE departing said South 1/4 corner and along the North/South center section line of said Section 13, North 01°09'59" East, 658.18 feet to the Northeast corner of the Southeast One-Quarter (SE1/4), of the Southeast One-Quarter (SE1/4), of the Southwest One-Quarter (SW1/4), of Section 13;

THENCE departing the Northeast corner of the Southeast One-Quarter (SE1/4), of the Southeast One-Quarter (SE1/4), of the Southwest One-Quarter (SW1/4), of Section 13 and the North/South center section line of said Section 13, North 88°58'06" West, 654.40 feet;

THENCE South 01°06'11" West, 657.18 feet the South line of said Section 13;

THENCE along the South line of said Section 13, North 88°52'54" West, 1960.99 feet to the Southwest corner of said Section 13, being a 5/8 inch rebar and washer "PLS 3921";

THENCE departing said common section corner and along the West line of said Section 13, North 00°54'39" East, 2616.84 feet to the West 1/4 corner of said Section 13, marked by a scribed stone, in a mound of stone;

THENCE departing said West 1/4 corner and along the West line of said Section 13, North 00°55'13" East, 2626.29 feet Northwest corner of said Section 13, being a Stone (4 notches on the south side), in a rock mound;

THENCE, departing said section corner and along the North line of said Section 13, South 89°09'00" East, 2637.65 feet to the North 1/4 corner of said Section 13, being a 5/8 inch rebar and cap "PLS 19716";

THENCE, departing said North 1/4 corner and along the North/South center section line of said Section 13, South 01°09'59" West, 2122.81 feet;

THENCE, departing the North/South center section line, South 89°21'57" East, 2658.57 feet to a point on the East line of said Section 13;

THENCE, along the East line of said Section 13, South 00°36'02" West, 506.36 feet to the East 1/4 corner of said Section 13, being a 5/8 inch rebar with cap that is illegible;

THENCE, departing said East 1/4 corner and along the East/West center section line of said Section 13, North 89°13'39" West, 665.88 feet;

Unofficial Copy

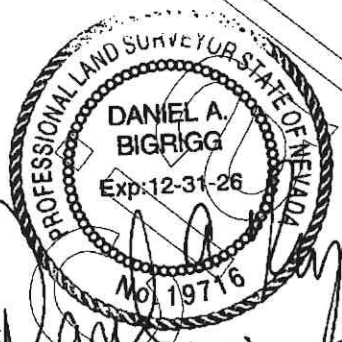
THENCE, departing the East/West center section line of said Section 13, South 00°47'44" West, 2637.33 feet to the South line of said Section 13;

THENCE, along the South line of said Section 13, North 89°05'37" West, 2014.70 feet to the **POINT OF BEGINNING**.

Containing 458.70 acres of land, more or less.

The basis of bearings for this description is a modified Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994 (NAD 83/94) determined using Real Time Kinematic GPS (RTK GPS) observations of Nevada Department of Transportation (NDOT) monumentation, Combined Grid to Ground Factor = 1.0002220000.

Manhard
CONSULTING
241 Ridge Street, Suite 400
Reno, Nevada 89501
(775) 887-5222



12/18/2025

Daniel A. Bigrigg
Nevada Certificate No. 19716

Unofficial Copy

DOC #: 703183
01/09/2026 02:55 PM Page: 1 of 4
OFFICIAL RECORD
Requested By:
MANHARD CONSULTING LTD
Lyon County, NV
Anita Talbot, Recorder
Fee: $43.00 RPTT: $0.00
Recorded By: atalbot

APNs: 015-091-08, 015-111-01
015-111-02, 015-111-04
015-111-05, 015-111-06

Recording Requested By:
Manhard Consulting, Ltd.
241 Ridge Street, Suite 400
Reno, Nevada 89501

Mail Tax Statements To:
Same as below

When Recorded Return To:
NVLCO Lyon County, LLC
c/o Tract Management Company, LP
3200 Cherry Creek South, Suite 700
Denver, CO 80209

Space above this line for recorder's use only

The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per NRS 239B.030.

REVERSION TO ACREAGE DEED

This Reversion to Acreage Deed is made on December 12th, 2025 by **NVLCO LYON COUNTY, LLC**, a Delaware limited liability company, with a mailing address of 3200 Cherry Creek South, Suite 700, Denver, Colorado 80209, as both GRANTOR and GRANTEE.

WHEREAS, GRANTOR is the present owner of those certain real properties situate in Lyon County, Nevada, more particularly described in the attached **Exhibit A**, attached hereto and incorporated herein by this reference;

NOW, THEREFORE, GRANTOR does hereby grant, bargain, sell, and convey unto GRANTEE, those lands necessary to effect this reversion to acreage, together with all tenements, hereditaments, and appurtenances, including easements, if any, appurtenant or appertaining thereto.

[*signatures on next page*]

Unofficial Copy

IN WITNESS WHEREOF, the parties have caused this Reversion to Acreage Deed to be executed as of the day and year first written above.

GRANTOR:

NVLCO Lyon County, LLC
a Delaware limited liability company

By: _____
Matthew W. Spencer, ~~President~~ LandCo

STATE OF Colorado)

COUNTY OF Denver)

On this 12 day of December, 2025, before me, the undersigned, a Notary Public in and for the State, personally appeared Matthew W. Spencer, as Authorized Representative for NVLCO Lyon County, LLC, a Delaware limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument for the purposes herein stated.

Witness my hand and official seal.

Brianna Anello
NOTARY PUBLIC

BRIANNA ANELLO
NOTARY PUBLIC
State of Colorado
Notary ID # 20244009835
My Commission Expires 03/07/2028

Unofficial Copy

EXHIBIT A

REVERSION TO ACREAGE TOTAL BOUNDARY PARCEL 2A

All that certain real property situate within portions of Section 13, Township Eighteen (18) North, Range Twenty-Four (24) East, M.D.B.&M., Lyon County, Nevada, being more particularly described as follows:

BEGINNING at the South One-Quarter (S 1/4) corner of said Section 13 as marked by a stone monument in a rock mound marked "1/4";

THENCE departing said South 1/4 corner and along the North/South center section line of said Section 13, North 01°09'59" East, 658.18 feet to the Northeast corner of the Southeast One-Quarter (SE1/4), of the Southeast One-Quarter (SE1/4), of the Southwest One-Quarter (SW1/4), of Section 13;

THENCE departing the Northeast corner of the Southeast One-Quarter (SE1/4), of the Southeast One-Quarter (SE1/4), of the Southwest One-Quarter (SW1/4), of Section 13 and the North/South center section line of said Section 13, North 88°58'06" West, 654.40 feet;

THENCE South 01°06'11" West, 657.18 feet the South line of said Section 13;

THENCE along the South line of said Section 13, North 88°52'54" West, 1960.99 feet to the Southwest corner of said Section 13, being a 5/8 inch rebar and washer "PLS 3921";

THENCE departing said common section corner and along the West line of said Section 13, North 00°54'39" East, 2616.84 feet to the West 1/4 corner of said Section 13, marked by a scribed stone, in a mound of stone;

THENCE departing said West 1/4 corner and along the West line of said Section 13, North 00°55'13" East, 2626.29 feet Northwest corner of said Section 13, being a Stone (4 notches on the south side), in a rock mound;

THENCE, departing said section corner and along the North line of said Section 13, South 89°09'00" East, 2637.65 feet to the North 1/4 corner of said Section 13, being a 5/8 inch rebar and cap "PLS 19716";

THENCE, departing said North 1/4 corner and along the North/South center section line of said Section 13, South 01°09'59" West, 2122.81 feet;

THENCE, departing the North/South center section line, South 89°21'57" East, 2658.57 feet to a point on the East line of said Section 13;

THENCE, along the East line of said Section 13, South 00°36'02" West, 506.36 feet to the East 1/4 corner of said Section 13, being a 5/8 inch rebar with cap that is illegible;

THENCE, departing said East 1/4 corner and along the East/West center section line of said Section 13, North 89°13'39" West, 665.88 feet;

Unofficial Copy

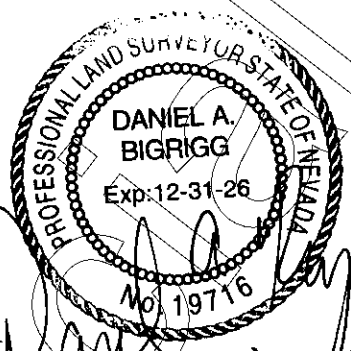
THENCE, departing the East/West center section line of said Section 13, South 00°47'44" West, 2637.33 feet to the South line of said Section 13;

THENCE, along the South line of said Section 13, North 89°05'37" West, 2014.70 feet to the **POINT OF BEGINNING**.

Containing 458.70 acres of land, more or less.

The basis of bearings for this description is a modified Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994 (NAD 83/94) determined using Real Time Kinematic GPS (RTK GPS) observations of Nevada Department of Transportation (NDOT) monumentation, Combined Grid to Ground Factor = 1.0002220000.

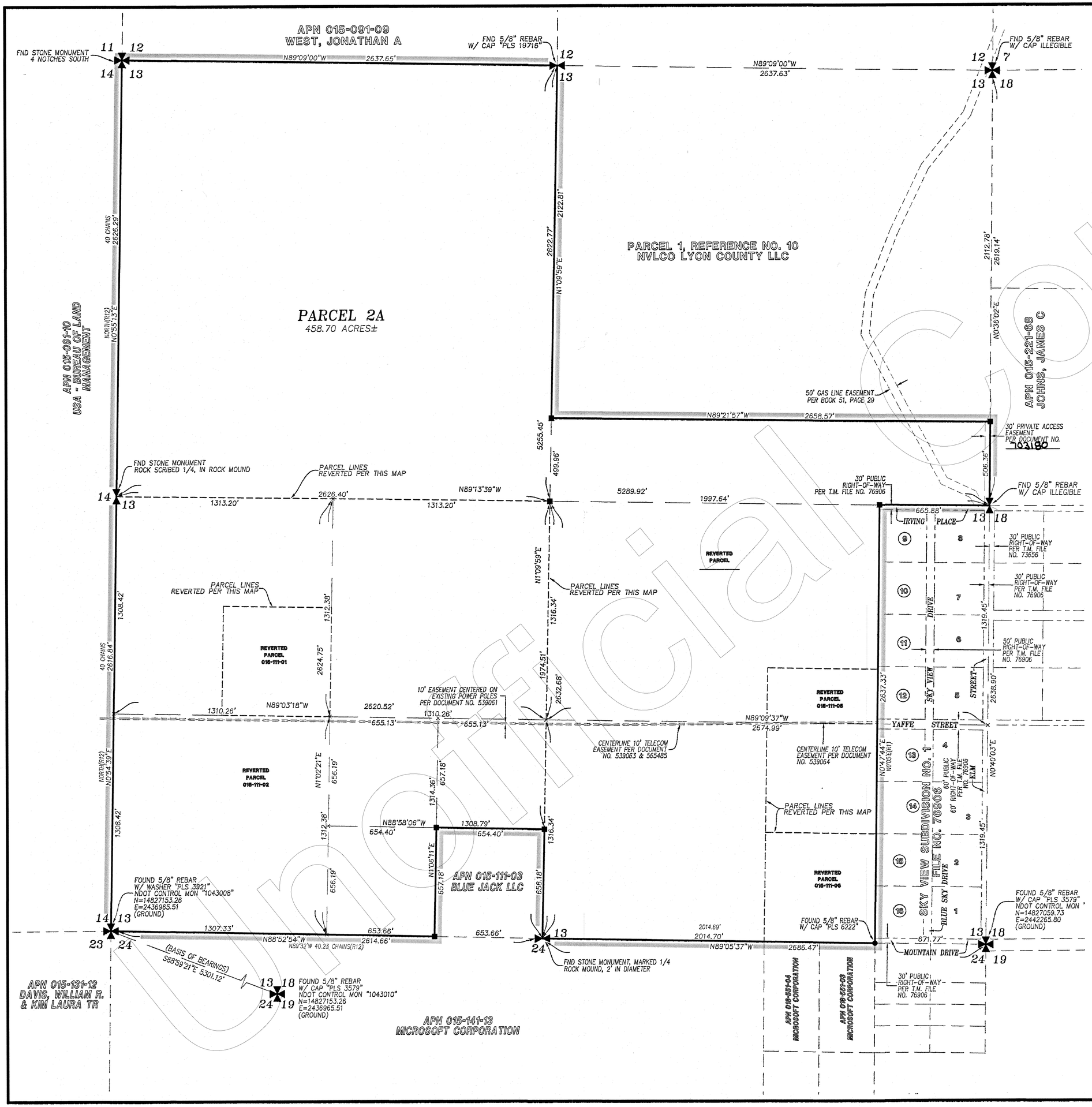
Manhard
CONSULTING
241 Ridge Street, Suite 400
Reno, Nevada 89501
(775) 887-5222



12/18/2025

Daniel A. Bigrigg
Nevada Certificate No. 19716

Unofficial Copy



BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83/94) USING THE PUBLISHED VALUES FOR NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) CONTROL MONUMENTS "1043008" AND "1043010" WITH A BEARING TAKEN AS S88°59'21"E. GRID COORDINATES MODIFIED BY A COMBINED FACTOR OF 1.000222. ALL COORDINATES SHOWN HEREON ARE MODIFIED GROUND COORDINATES.

REFERENCES

ALL IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA

1. SUBDIVISION TRACT MAP FILE NO. 76906, 1/5/1960.
2. PARCEL MAP FILE NO. 47665, 8/17/1979.
3. RECORD OF SURVEY FILE NO. 67638, 5/6/1982.
4. RECORD OF SURVEY FILE NO. 115011, 4/8/1988.
5. LAND MAP FILE NO. 164293, 9/3/1993.
6. PARCEL MAP FILE NO. 209729, 9/5/1997.
7. PARCEL MAP FILE NO. 210208, 9/19/1997.
8. RECORD OF SURVEY FILE NO. 669784, 5/15/2023.
9. REVERSION TO ACREAGE FILE NO. 670894, 6/16/2023.
10. WARRANTY DEED DOCUMENT NO. 696367, 7/3/2025.
11. GRANT, BARGAIN, SALE DEED DOCUMENT NO. 696386, 7/3/2025.
12. GRANT, BARGAIN, SALE DEED DOCUMENT NO. 696387, 7/3/2025.
13. GRANT, BARGAIN, SALE DEED DOCUMENT NO. 696388, 7/3/2025.
14. DEED DOCUMENT NO. _____, _____, _____.
15. RECORD OF SURVEY FILE NO. _____, _____, _____.
16. USGLO PLAT FOR TOWNSHIP 18 NORTH, RANGE 24 EAST, M.D.M. DATED MARCH 5, 1890.

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR W/ CAP "PLS 19716" PER REFERENCE NO. 11
- × DIMENSION POINT–NOTHING FOUND OR SET
- PLSS CORNER AS NOTED
- N89°05'E(R1) RECORD DIMENSION WITH REFERENCE NO.
- BOUNDARY
- REVERTED PARCEL LINES PER THIS MAP
- ADJACENT PARCEL LINE
- ROAD RIGHT–OF–WAY
- EASEMENT
- GRAPHIC BORDER
- PLSS LINES

ADJACENT OWNER'S TABLE

9. APN 018–013–01, LOT 9, T.M. FILE NO. 76906, KATHRYN & JORDIN HULL
10. APN 018–013–02, LOT 10, T.M. FILE NO. 76906, J&J CAPITAL ORGANIZATION, LLC
11. APN 018–013–03, LOT 11, T.M. FILE NO. 76906, MARK & MARCEY DARRAGH
12. APN 018–013–04, LOT 12, T.M. FILE NO. 76906, ROBERT & PAMELA REIDLEN
13. APN 018–014–01, LOT 13, T.M. FILE NO. 76906, JAMES LIAM TRUMBLY
14. APN 018–014–02, LOT 14, T.M. FILE NO. 76906, AFSHIN SAHAND
15. APN 018–014–03, LOT 15, T.M. FILE NO. 76906, LAUGER FAMILY TRUST
16. APN 018–014–04, LOT 16, T.M. FILE NO. 76906, LAUGER FAMILY TRUST

NOTE

REVERSION LEGAL DESCRIPTION SHOWN ON DOCUMENT NO. _____ LYON COUNTY OFFICIAL RECORDS, RECORDED CONCURRENTLY HEREWITHIN.

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
DANIEL A. BIGRIGG
Exp:12-31-26
No. 19716

12/18/2025

© 2017 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

REVERSION TO ACREAGE
FOR
NVLCO LYON COUNTY, LLC

BEING A MERGER OF PARCEL 2 PER DEED DOCUMENT NO 703183 SHOWN ON RECORD OF SURVEY FILE NO. 703182, AND PARCEL 2 PER DOCUMENT NUMBER 696386 AND THE PROPERTIES DESCRIBED IN DOCUMENT NUMBERS 696367, 696387, AND 696388

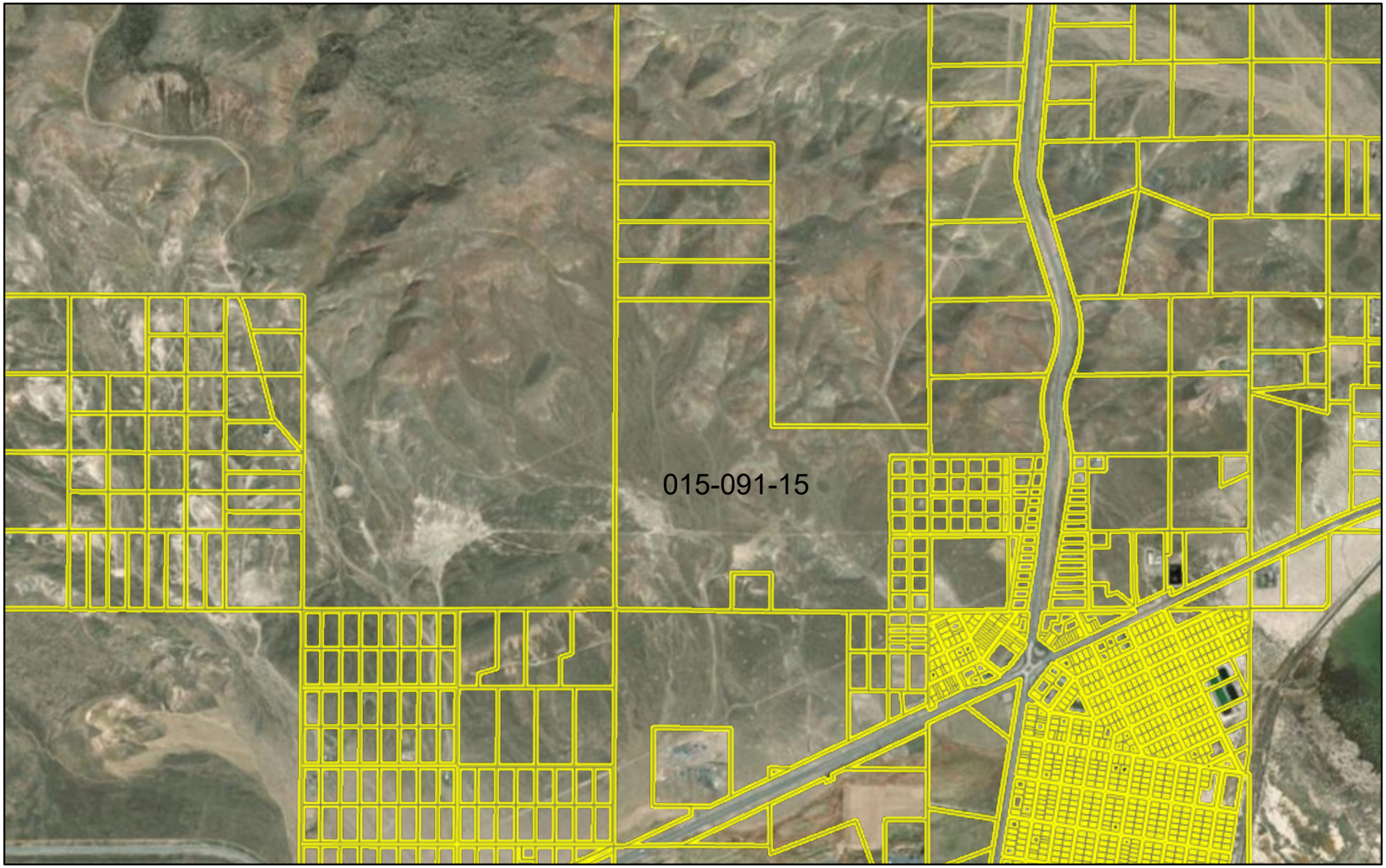
LYON COUNTY STATE OF NEVADA

Manhard CONSULTING LTD
241 Ridge Street, Suite 400, Reno, NV 89501 ph:775.746.3500 fx:775.746.3520 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY:	DAB
DATE:	SEPTEMBER_2025
PROJ. CODE:	TMLLCNV01
PROJ. #:	01
SHEET	2 OF 2

#703184 01/09/2026 2 of 2

Utilities



2/24/2026, 1:46:05 PM

Parcel Aerial Highlight

Parcels

1:36,112

0 0.23 0.45 0.9 mi

0 0.38 0.75 1.5 km

Lyon County, NV Assessor's office, Vantor

Lyon County, NV | Lyon County, NV Assessor's office | Resource Concepts, Inc. (RCI); Nevada Integrated Source Water Protection Program; and Lyon County Source Water Protection Planning Team. | Lyon County, NV Roads Department | Lyon County, NV Utilities

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: March 19, 2026

Agenda Item Number:
17.b

Subject:
For Possible Action: Approve an agreement with the Nevada Division of Environmental Protection, Board for Financing Water Projects, to receive a grant in an amount not to exceed $592,920 for the Silver Spring GID Wastewater Plant Filter Rehabilitation Project and authorize the Lyon County Comptroller to execute the agreement.

Summary:
On November 19, 2025, the Nevada State Board for Financing Water Projects approved a grant of up to $592,592, representing 61% of the eligible project cost, for the Silver Springs GID Wastewater Plant Filter Rehabilitation Project. The total project cost is estimated at $972,000, with the remaining balance to be funded through the Silver Springs GID Sewer Fund. AtkinsRÃ©alis evaluated the condition of the filter system and recommended replacement of all associated mechanical and electrical components. Construction is currently planned for summer 2026. The grant agreement will expire on March 18, 2029.

Financial Department Comments:
This will require matching funds, which will be paid from the Silver Springs GID. It will also require a capital reserve to be established, which can be done.

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
- Silver Springs GP2613 Final Contract

STATE OF NEVADA

GRANTS FOR WATER CONSERVATION AND CAPITAL IMPROVEMENTS

GRANT CONTRACT NO. GP2613

This grant contract is made this 2nd day of April 2026 between the State of Nevada, acting by and through its Board for Financing Water Projects (Board), hereinafter referred to as the State, and the Lyon County-Silver Springs General Improvement District, hereafter referred to as the Recipient. This grant contract is to provide funding for the project as outlined in Section 1.

WHEREAS:

1. Nevada Revised Statutes (NRS) 349.981(1) establishes a program to provide grants of money to a purveyor of water to pay for costs of capital improvements to publicly owned community water systems and publicly owned nontransient water systems required or made necessary by the State Environmental Commission. To provide grants of money to an eligible recipient to pay for the cost of improvements to conserve water; costs associated with connecting a domestic well or well with a temporary permit to a municipal water system, if the well existed on or before October 1, 1999 and is located in an area designated by the State Engineer; costs associated with abandoning an individual sewage disposal system and connecting the property formerly served by the abandoned individual sewage disposal system to a community sewage disposal system; costs associated with plugging and abandoning a well and connecting the property formerly served by the well to a municipal water system, if required by the State Engineer. A governing body to pay the costs associated with developing and maintaining a water resource plan, and
2. The State shall administer the program and shall adopt regulations necessary for the participation in the program as the State deems necessary (NRS 349.982), and

3. The Recipient is a purveyor of water, eligible recipient, or governing body who is constructing an eligible project for funding from the account (NRS 349.981); and
4. The Recipient has satisfied the requirements to apply for a grant related to the construction of the Project hereafter described in conformance with Nevada Administrative Code (NAC) 349.430 through NAC 349.574, inclusive; and
5. The State has adopted a resolution of funding and transmitted the resolution to the Department of Conservation and Natural Resources and the Division of Environmental Protection (NAC 349.535(3)).

NOW, THEREFORE, It is agreed as Follows:

SECTION 1. PROJECT DESCRIPTION

In general, funding for this Project will be used for wastewater treatment plant recycled water filter rehabilitation. Specific details of the Project may be found in the application and supporting documents.

SECTION 2. INCORPORATION OF DOCUMENTS AND GENERAL RECIPIENT COMMITMENTS

This contract incorporates the following documents:

(A) Exhibit A, Grant Contract Standard Conditions, and

(B) Exhibit B, Resolution of Board for Financing Water Projects for Commitment of Funds from the Capital Improvements Grants Program, and

(C) Exhibit C, Draw Schedule.

The Recipient accepts and agrees to comply with all terms, provisions, conditions, and commitments of this contract, including all incorporated documents, and to fulfill all assurances, declarations, representations, and commitments made by the Recipient in its application, accompanying documents, and communications filed in support of its request for the grant.

SECTION 3. ESTIMATED COST OF PROJECT

The estimated total eligible project cost, including associated planning and design cost is **nine hundred seventy-two thousand dollars ($972,000.00)**.

SECTION 4. MAXIMUM GRANT AMOUNT

Subject to all of the terms, provisions, and conditions of this contract, and subject to the availability of State funds, the State will grant a sum not to exceed **five hundred ninety-two thousand nine hundred twenty dollars ($592,920.00)** to the Recipient.

SECTION 5. APPLICANT SHARE

The minimum amount the Applicant is required to contribute to this project is 39% of the eligible project costs. This contribution must be provided from another funding source for each draw presented to the State for reimbursement.

SECTION 6. FEES

1. The State may charge a grant administrative fee in an amount authorized by NAC 349.549.
2. The grant Recipient shall remit to the Division the full amount of the grant administrative fee within 30 days after the grant execution.
3. This grant contract contains a grant administrative fee in the amount of $1,000.

SECTION 7. FISCAL SUSTAINABILITY PLAN

The Recipient will maintain a fiscal sustainability plan that outlines the system's assets, identifies the critical assets of the system, determines condition of the assets, and plans for future replacement.

1. The plan must evaluate the level of service required of the system, and
2. The plan must address ongoing maintenance of system assets to ensure its maximum useful life, and

3. The plan must be reviewed and updated by the Recipient at least once every five years, and
4. The Recipient may maintain a fiscal sustainability plan in logical sections of the system rather than the entire system upon approval of the Division, and
5. The plan is subject to periodic review by the Division.

SECTION 8. MAINTAIN A CAPITAL ASSET REPLACEMENT RESERVE ACCOUNT

The Recipient agrees to maintain a dedicated capital asset replacement reserve account.

1. Funds within this account can be used to purchase any capital asset of the water utility.
2. Funds within this account cannot be used for operations, maintenance, debt service, or other non-capital expenditures.
3. The Recipient agrees to fund the account at least annually based upon the needed replacement cost of the system's short-lived assets (15 years or less) amortized on a straight-line basis. The replacement cost of the system's short-lived assets must be re-evaluated at least every five (5) years.
4. The reserve account must be identifiable on the Recipient's financial statements provided to the State.
5. The State may consider other funding available for capital assets to meet this condition.

SECTION 9. USEFUL LIFE OF PROJECT

For purposes of this contract, the parties agree that the useful life of the Project is at least six months from and after Project completion.

SECTION 10. TERM

This contract shall take effect upon execution of the contract by the State and the Recipient, and for the purpose of this section, the contract will expire on April 2nd, 2029.

SECTION 11. NOTICES

All notices or other communications hereunder shall be sufficiently given and shall be deemed given when: (a) hand delivered; (b) mailed by registered or certified United States mail, postage; or (c) via email to the parties hereinafter set forth at the following addresses:

1. Nevada Division of Environmental Protection
   Board for Financing Water Projects
   ATTN: Advisor to the Board
   901 S. Stewart St., Ste 4001
   Carson City, NV 89701-5249
   ndep-ofa@ndep.nv.gov

2. Lyon County-Silver Springs General Improvement District
   1900 Eureka Street
   Silver Springs, NV 89429-0000
   jfoli@lyon-county.org

IN WITNESS THEREOF, the parties have executed this contract on the dates set forth below.

RECIPIENT: LYON COUNTY-SILVER SPRINGS GENERAL IMPROVEMENT DISTRICT

_____ Date: _____

Josh Foli, Comptroller, Lyon County-Silver Springs General Improvement District

DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES

_____ Date: _____

James A. Settelmeyer, Director

_____ Date: _____

Sheryl Fontaine, Advisor to the Board for Financing Water Projects

EXHIBIT A

GRANTS FOR WATER CONSERVATION AND CAPITAL IMPROVEMENTS STANDARD GRANT CONDITIONS

Condition 1. **AWARD OF CONSTRUCTION CONTRACTS; NOTIFICATION OF AWARD AND INITIATION OF CONSTRUCTION**

1.1 Recipient shall comply with all applicable state laws and regulations pertaining to general provisions of construction projects for public works, including, but not limited to, procurement, employment practices, wages, and construction best management practices.

1.2 The State may, upon the request of the recipient, grant an extension of the time provided by condition 1 in any case where unusual or extenuating circumstances exist. Any request for an extension must be made in writing and must set forth facts justifying the extension.

1.3 The Recipient agrees to promptly notify the State in writing both of the award of the prime construction contract for the project and of initiation of construction of the project.

1.4 The Recipient shall require the contractor to submit a schedule for construction at the preconstruction conference. The contractor shall be required to update the schedule as necessary.

1.5 The Recipient agrees to expeditiously proceed with and complete construction of the project in substantial compliance with project plans and specifications approved by the State.

Condition 2. **CONSTRUCTION ACTIVITIES AND NOTIFICATIONS**

The Recipient agrees to promptly notify the State in writing of:

2.1 Any substantial change in scope of the project. The Recipient agrees that no substantial change in the scope of the project will be undertaken until written notice of the proposed change has been provided to the State and the State has given written approval for such a change.

2.2 Cessation of all major construction work on the project where such cessation of work is expected to or does extend for a period of 30 days or more.

2.3 Any circumstance, combination of circumstances, or condition, which is expected to or does delay completion of construction for a period of 90 days or more beyond the estimated date of completion of construction previously provided to the State.

2.4 Completion of construction of the project within 30 days.

2.5 After completion of the project the Recipient shall provide the State with as-built record drawings for the project.

Condition 3. **RESIDENT ENGINEER & INSPECTOR**

The Recipient is required to hire a qualified full time resident engineer and inspector(s) during the construction of the project unless waived by the State.

Condition 4. **PROJECT ACCESS & STATE REVIEWS**

4.1 The Recipient agrees to ensure that the State or any authorized representative thereof will have suitable access to the project site and project documents at reasonable times during project construction.

4.2 The parties agree that review or approval of project plans and specifications by the State is for administrative purposes only and does not relieve the Recipient of the responsibility to properly plan, design, construct, operate and maintain the Project.

Condition 5. **INDEMNIFICATION**

5.1 As between the State and the Recipient, the Recipient agrees that it has sole responsibility for proper planning, design, construction, operation and maintenance of the Project, and the Recipient agrees to indemnify the State, the State of Nevada and their officer, agents and employees against and to hold the same free and harmless from any and all claims, demands, damages, losses costs, expenses or liability due or incident to planning, design, construction, operation or maintenance of the Project.

5.2 The parties will not waive and intend to assert available NRS 41 liability limitations in all cases. Contract liability of both parties shall not be subject to punitive damages. Actual damages for any State breach shall never exceed the amount of funds, which have been appropriated for payment under this contract, but not yet paid, for the fiscal year budget in existence at the time of the breach.

5.3 To the fullest extent of limited liability as set forth above, each party shall indemnify, hold harmless, and defend, not excluding the other's right to participate, the other from and against all liability, claims, actions, damages, losses, and expenses, including but not limited to, reasonable attorneys' fees and costs arising out of any alleged negligent or willful acts or omissions of the party, its officers, employees, and agents. Such obligation shall not be constructed to negate, abridge, or otherwise reduce any other right or obligation of indemnity, which would otherwise exist to any party or person described in this paragraph.

5.4 The indemnification obligation under this paragraph is conditioned upon receipt of written notice by the indemnifying party within 30 days of the indemnified party's actual notice of any actual or pending claim or cause of action. The indemnifying party shall not be liable to hold harmless any attorneys' fees and costs for the indemnified party's chosen right to participate with legal counsel.

Condition 6. **PROJECT COMPLETION; INITIATION OF OPERATIONS & OPERATION AND MAINTENANCE**

6.1 At the time of completion of construction, the State, after consultation with the Recipient, will establish a reasonable estimated project completion date, and the Recipient agrees to make all reasonable efforts to meet the date so established. Such date shall be binding upon the Recipient unless modified in writing by the State upon a showing of good cause by the Recipient. Extension of the project completion date by the State shall not be unreasonably withheld.

6.2 Upon completion of construction of the Project, the Recipient agrees to expeditiously initiate project operations. The Recipient agrees to properly staff, operate and maintain all portions of the Project during its useful life in accordance with all applicable state laws, rules and regulations. Upon reasonable notice, the Recipient shall make available to the State the operation and maintenance manuals for the Project.

Condition 7. **DEDICATED SOURCE OF REVENUE & SYSTEM USER CHARGES**

7.1 The Recipient shall adopt and maintain in effect during the term of this contract a user charge system or other dedicated source of revenue such as connection fees, which at all times complies with the requirements of applicable state rules, regulations and guidelines.

7.2 The Recipient agrees to administer a system of user charges acceptable to the State. The system of user charges must provide, at a minimum, funding necessary to pay for the costs of operations, maintenance, debt service, and reserve account requirements, including any reserve accounts specifically required for debt service or capital replacement.

7.3 The Recipient further agrees to periodically review and modify the system of user charges as necessary to assure its reasonable adequacy to sustain the system, and to cover operating costs and meet other financial obligations of the Recipient. The system of user charges shall be reviewed at least once every three years and all modifications thereto shall be maintained to the reasonable satisfaction of the State.

Condition 8. **CONTINUOUS USE OF PROJECT**

The Recipient agrees that it will not abandon, substantially discontinue use of, or dispose of the project during the useful life of the project without prior written approval of the State. If the Recipient does abandon, substantially discontinue use, of, or dispose of the Project during the useful life of the Project without prior approval of the State, the Recipient shall repay the State all remaining grant funds advanced hereunder due in accordance with the terms of this contract.

Condition 9. **REPORTS, RECORDS & ACCOUNTING STANDARDS**

9.1 The Recipient agrees to expeditiously provide, during construction of the project and thereafter during the useful life of the project, such reports, data, and information as may be reasonably required by the State, including but not limited to material necessary or appropriate for evaluation by the State Grant Program or to fulfill any reporting requirements of the federal government. At a minimum, such reports reasonably required by the State shall include the submission of annual financial statements, prepared on a basis utilizing "Generally Accepted Accounting Principles (GAAP).

Without limitation of the requirement to maintain project accounts in accordance with generally accepted government accounting standards, the Recipient agrees to:

9.2 Maintain separate Project accounts in accordance with generally accepted government accounting standards; and

9.3 Establish an official file for the project which shall adequately document all significant actions relative to the project; and

9.4 Establish accounts which will adequately and accurately depict all amounts received and expended on the project, including all grant funds received under this contract; and

9.5 Establish accounts which will adequately depict all income received which is attributable to the project, specifically including any income attributable to grant funds disbursed under this contract; and

9.6 Establish an accounting system which will accurately depict final total costs of the project, including both direct and indirect costs; and

9.7 Maintain records and accounting activities of the water utility separately from other activities of the Recipient; and

9.8 If a force account is used by the Recipient for any phase of the Project, other than for planning, design and construction engineering and administration provided for by allowance, accounts will be established which reasonable document all employee hours charged to the project and the associated tasks performed by each employee; and

9.9 Retain project records for a minimum of five (5) years after final grant repayment has been made, and for such longer period as may be required for the State to fulfill tax-exempt bond reporting requirements under federal statutes and regulations. All Recipient records relative to the project shall be subject at all reasonable times to inspection, copying, and audit by the State or any authorized representative.

Condition 10. **FINANCIAL INFORMATION AUDIT**

The State, at its option, may call for an audit of financial information relative to the project, where the State determines that an audit is desirable to assure program integrity or where such an audit becomes necessary because of state or federal requirements. Where such an audit is called for, the audit shall be performed by a Certified Public Accountant independent of the Recipient and at the cost of the Recipient. The audit shall be in the form required by the State.

Condition 11. **GRANT DISBURSEMENT; AVAILABILITY OF FUNDS**

11.1 The Recipient agrees to draw funds available in this contract consistent with a draw schedule approved by the State. Funds will be subject to de-obligation and/or review by the State if draws are not performed timely.

Except as may be otherwise provided in this contract, grant amounts will be disbursed as follows:

11.2 Grant funds will be promptly disbursed to the Recipient for project costs incurred by the Recipient upon receipt by the State of proper and acceptable Payment Request Forms from the Recipient.

11.3 Additional grant funds will be promptly disbursed to the Recipient for project costs incurred by the Recipient upon receipt of proper and acceptable payment requests from the Recipient provided that payment shall not be made more frequently than once a month.

11.4 The Recipient agrees that it will not request payment for any project cost until such cost has been incurred and is due and payable, although it is agreed that actual payment of such cost by the Recipient is not required as a condition of payment request. The Recipient agrees to provide a certification with each payment request that costs shown in the payment request have been incurred and is due and payable at the time of the request.

11.5 Each disbursement of grant funds will be accompanied by an appropriate amount of match from other funding sources in conformance with NRS 349.983(3).

11.6 Each disbursement of grant funds other than for the planning and design allowance will be accompanied by an appropriate prorate percentage of the allowance for construction engineering and inspection services for the project.

11.7 The State's obligation to pay any sum to the Recipient under any provisions of this contract, is contingent upon the availability of sufficient funds to permit the payments provided for herein. In the event that sufficient funds, as determined by the State, do

not become available for any reason, the State shall not be obligated to make any payments to the Recipient under this contract. This provision shall be construed as a condition precedent to the obligation of the State to make any payments under this contract. Nothing in this contract shall be construed to provide the Recipient with a right of priority for payment over any other agency. If any payments which are otherwise due to the Recipient under this contract are deferred because of unavailability of sufficient funds, such payments will promptly be made to the Recipient when sufficient funds do become available.

11.8 Any state funds used for funding this grant will be provided through state issued bonds that may be subject to arbitrage restrictions. Timely and expeditious expenditures are required throughout the performance of the project.

Condition 12. **TERMINATION; IMMEDIATE REPAYMENT; INTEREST**

12.1 This contract may be terminated by written notice during construction of the project, or thereafter at any time prior to complete repayment by the Recipient, at the option of the State, upon violation by the Recipient of any material provision of this grant contract after such violation has been called to the attention of the Recipient and after failure of the Recipient to bring itself into compliance with the provisions of this contract within a reasonable time as established by the State.

12.2 In the event of such termination, the Recipient agrees, upon demand, to immediately repay to the State an amount equal to the current balance due on the grant in accordance with the terms of this contract.

Condition 13. **DEFAULTS & REMEDIES**

13.1 **NOTICE OF DEFAULT**. If an Event of Default shall occur, the non-defaulting party shall give the party in default prompt telephonic notice of the occurrence of such Event of Default, provided the non-defaulting party has knowledge of such Event of Default. Such telephonic notice shall be immediately followed by written notice of such event of Default given in the manner set forth in the contract.

13.2 **EVENTS OF DEFAULT**. The occurrence of one or more of the following events constitutes an Event of Default, whether occurring voluntarily or involuntarily, by operation of law or pursuant to any order of any court or governmental agency.

i. Failure by the Recipient to observe and perform any duty, covenant, obligation, or agreement on its part to be observed or performed under this grant contract, which failure shall continue for a period of 30 days after written notice, specifying such failure and requesting that it be remedied, is given to the Recipient by State;

ii. Any representation made by or on behalf of the Recipient contained in this grant contract, or in any instrument furnished in compliance with or with reference to this grant Agreement or the grant, is intentionally false or misleading in any material respect.

13.3 **REMEDIES**, If State determines that an Event of Default has occurred, State may, without further notice:

i. Demand immediate repayment of all or part of any payment made to the Recipient;

ii. Cease making disbursement of grant proceeds or make some disbursements of grant proceeds and withhold or refuse to make other disbursements;
iii. Pursue any other legal or equitable remedy it may have.

Condition 14. **DISPOSITION OF EQUIPMENT**

When original or replacement equipment used to construct the facilities acquired under this contract is no longer needed for the original project, disposition of the equipment will be made in consultation with the Nevada State Purchasing Office and disposed of in accordance with State law for the specific type of asset.

Condition 15. **DISPUTES**

Any dispute arising under this contract which is not otherwise disposed of shall be decided by the Administrator of the Division of Environmental Protection. The decision shall be reduced to writing and a copy thereof furnished to the Recipient. The decision of the Administrator shall be final and conclusive unless, within thirty (30) calendar days after mailing of the Administrator's decision to the Recipient, the Recipient mails or otherwise furnishes a written appeal of the decision to the Director of the Department of Conservation and Natural Resources. The decision of the Director shall be final and conclusive unless overturned by a court of competent jurisdiction. In connection with any appeal under this clause, the Recipient shall be afforded an opportunity to be heard and to offer evidence in support of its appeal. Pending final decision of a dispute hereunder, the Recipient shall continue to fulfill and comply with all the terms, provisions, commitments, and requirements of this grant contract.

Condition 16. **FORCE MAJURE**

Neither party shall be deemed to be in violation of this Contract if it is prevented from performing any of its obligation hereunder due to unforeseeable events including strikes, failure of public transportation, civil or military authority, acts of public enemy, accidents, fires, explosions, earthquakes, flood, or unusual atmospheric events. 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.

Condition 17. **WAIVER**

The parties hereto may, from time to time, waive any rights under this contract unless such waiver is contrary to law, provided that any such waiver must be in writing and must be signed by the party making such waiver.

Condition 18. **AMENDMENT**

This contract may be amended at any time by mutual written agreement of the parties.

RESOLUTION G22-1125

Silver Springs General Improvement District Project Grant Commitment

WHEREAS:	The Board for Financing Water Projects (the "Board") of the State of Nevada (the "State") is authorized by Chapter 349.980 to 349.987, Nevada Revised Statutes (the "Act"), to administer a program to provide grants of money to purveyors of water to pay for costs of capital improvements to publicly owned community water systems and publicly owned non-transient water systems required and made necessary by the State Board of Health pursuant to NRS 445.361 to 445.399, inclusive, or made necessary by the Safe Drinking Water Act (42 U.S.C. §§ 300f et seq.) and the regulations adopted pursuant thereto; and
WHEREAS:	Silver Springs General Improvement District, ("Applicant") has applied to the Board for a grant for a project having eligible costs estimated to be $592,920.00 to pay for costs of capital improvements to a publicly owned community water system within the jurisdiction of the Applicant, which capital improvements are commonly referred to as the wastewater treatment plant recycled water filter replacement" ("Project"); and
WHEREAS:	In connection with seeking a grant, the Applicant has submitted a written application ("Application") to the Board (a true and correct copy of the Application is on file with the State); and
WHEREAS:	The Board has taken all necessary and proper actions with respect to the Application as required pursuant to the Act and Chapter 349.430 to 349.545, Nevada Administrative Code (the "Regulations"), and in connection therewith, the Board has determined to provide a grant to the Applicant; and
WHEREAS:	NAC 349.535 provides in relevant part, as follows: If the Board determines to provide a grant, it will adopt a resolution which will include: (a) a statement of the approval of the board that sets forth its findings of fact concerning its determinations made pursuant to NAC 349.530; (b) the application; and (c) the terms for providing the grant to the applicant. . . .

IT IS RESOLVED by the Board for Financing Water Projects of the State of Nevada:

Section 1: This resolution shall be known as the "G22-1125 Silver Springs General Improvement District Project Grant Commitment"

Section 2: In connection with its findings of fact set forth in Section 3 of this Resolution and subject to the provisions of Section 4 of this Resolution, the Board has determined, and does hereby declare, that it approves and shall provide a grant to the Applicant in an amount not to exceed $592,900.00 of eligible project costs estimated to be $972,000.00.

Section 3: Based on its review of the Application, and based on the records and documents submitted to the Board concerning the Project, the Board hereby makes the following findings of fact in support of its determination to award a grant to the Applicant:

(a) The proposed capital improvement is economically justified and financially feasible;
(b) The proposed capital improvement complies with the provisions of the NRS 349.980 to 349.987, inclusive;
(c) The plan for development of the proposed capital improvement is satisfactory;
(d) The Applicant is able to obtain the financing required to complete the capital improvement;
(e) The Applicant has taken sufficient and reasonable efforts to determine whether the proposed capital improvement conflicts with any regional master plan of any local, state or federal governing authority, and those efforts have not revealed such a conflict; and
(f) The proposed capital improvement will not use or waste excessive quantities of water.

Section 4: The conditions for providing the grant to the Applicant are set forth on Attachment A attached hereto and by this reference incorporated herein.

Section 5: The Application, on file with the State and by this reference incorporated herein, is a true and correct copy of the application filed by the Applicant with the Board.

Section 6: The Board hereby authorizes and directs the Director of the Department of Conservation and Natural Resources to take all necessary and appropriate actions to effectuate the provisions of this Resolution in accordance with the Act and NAC 349.549.

Section 7: This resolution shall be effective on its passage and approval.

PASSED, ADOPTED, AND SIGNED November 19, 2025

Signed: _____

Chair
Board for Financing Water Projects

Attest: _____

Advisor
Board for Financing Water Projects

ATTACHMENT A

The Board for Financing Water Projects hereby approves a grant award subject to the following provisions and conditions:

1. The award of grant funds is contingent upon the availability of grant funds, which may be dependent upon the issuance of additional bonds. While the Board will use best efforts in selling any necessary bonds for the funding of this grant, approval of this grant does not imply or guarantee that any monies have been set aside for this project.
2. The State may enter into a funding agreement with Applicant for the grant funds subject to the following conditions:
    a. Applicants' costs of obtaining interim financing and the interest thereon, obtained after the execution of the Funding Agreement, will be eligible for grant reimbursement.
    b. An administrative fee of $1,000 has been paid to the State by the Applicant per NAC 349.549(1).
    c. Per NRS 445A.920, the project's plans and specifications must be submitted to the Nevada Division of Environmental Protection for review and approval prior to construction.
    d. Applicant must assure that a sufficient water rate to cover operations, maintenance, debt service and reserves will continue to meet or exceed the Board's policy on sufficient water rates as adopted on June 20, 2018.
    e. Applicant must adhere to the Policy on Capital Replacement Reserves as adopted on June 20, 2018.
    f. Applicant must adhere to the Policy on Fiscal Sustainability Plans as adopted on June 20, 2018.
    g. Applicant is subject to the provisions of NAC 349.554 through 349.574 regarding the administration of this grant.
    h. Prior to the execution of the Funding Agreement, Applicant must provide an estimate of the monthly disbursement of money, by the State, pursuant to the grant and provide monthly updates.
    i. Applicant must demonstrate that it has obtained all funding outlined in this summary. In the event that funding proposed for this project does not become available, Applicant must demonstrate that it has secured alternate match funding before any construction bids may be awarded.

STATE OF NEVADA)
) ss.
CARSON CITY)

I, Sheryl Fontaine Advisor to the State Board for Financing Water Projects (the "Board"), do hereby certify that:

1. The foregoing pages constitute a true, correct, complete and compared copy of the "G22-1125 Silver Springs General Improvement District Project Grant Commitment" (the "Resolution"), which was passed and adopted by the Board at its November 19, 2025, meeting in Carson City, Nevada.

2. The original of the Resolution was signed by the chairman of the Board and authenticated by me as the Advisor to the Board.

3. The following members of the Board who were present,

Bruce Scott
Andrew Belanger
Mike Workman
Abigail Yacoben
Jeremy Hutchings

voted in favor of the passage of the Resolution.

4. All members of the Board were given due and proper notice of such meeting.

5. Pursuant to NRS 241.020, written notice of such meeting was given at least three working days before the meeting:

(a) By emailing a copy of the notice to each member of the Board:

(b) By posting a copy of the notice at the principal office of the Board, or if there is no principal office, at the building in which the meeting was held, and on the following State of Nevada websites:

(i) State of Nevada Public Notice Website - https://notice.nv.gov/

(ii) The Nevada Division of Environmental Protection's public notice website: https://ndep.nv.gov/posts

(iii) Department of Conservation and Natural Resources, 901 South Stewart Street, Carson City

6. No other proceedings were adopted, and no other action taken or considered at such meeting relating to the subject matter of the Resolution.

IN WITNESS WHEREOF, I have hereunto set my hand on this date.

Sheryl Fontaine — 11/21/2025

Sheryl Fontaine — Date

Advisor for Board for Financing Water Projects

Borrower Name (Entity)	Silver Springs General Improvement District
Contract Number	To be determined
Contract Date	To be determined
Project Amount (full cost)	972,000.00
Capitalization Grant Scale	61%
Capitlalization Grant Funding	592,920.00

Anticipated draw date	Forecasted drawn (including match)	Cap Grant Draw
Potential Draw for January 2026	0.00	-
Potential Draw for February 2026	0.00	-
Potential Draw for March 2026	0.00	-
Potential Draw for April 2026	0.00	-
Potential Draw for May 2026	0.00	-
Potential Draw for June 2026	0.00	-
Potential Draw for July 2026	243,000.00	148,230.00
Potential Draw for August 2026	243,000.00	148,230.00
Potential Draw for September 2026	243,000.00	148,230.00
Potential Draw for October 2026	243,000.00	148,230.00
Potential Draw for November 2026	0.00	-
Potential Draw for December 2026	0.00	-
Potential Draw for January 2027	0.00	-
Potential Draw for February 2027	0.00	-
Potential Draw for March 2027	0.00	-
Potential Draw for April 2027	0.00	-
Potential Draw for May 2027	0.00	-
Potential Draw for June 2027	0.00	-
Potential Draw for July 2027	0.00	-
Potential Draw for August 2027	0.00	-
Potential Draw for September 2027	0.00	-
Potential Draw for October 2027	0.00	-
Potential Draw for November 2027	0.00	-
Potential Draw for December 2027	0.00	-
Potential Draw for January 2028	0.00	-
Potential Draw for February 2028	0.00	-
Potential Draw for March 2028	0.00	-
Potential Draw for April 2028	0.00	-

Borrower Name (Entity)	Silver Springs General Improvement District	
Contract Number	To be determined	
Contract Date	To be determined	
Project Amount (full cost)		972,000.00
Capitalization Grant Scale		61%
Capitlalization Grant Funding		592,920.00
Potential Draw for May 2028	0.00	-
Potential Draw for June 2028	0.00	-
Potential Draw for July 2028	0.00	-
Remaining balance to draw 2028	0.00	-
Total Projected Draws	972,000.00	592,920.00
Remaining*	**0.00**	**0.00**