

## Cordevista Impacts on Storey County Public Works

The proposed Master Plan revision that would allow a change from the existing Special Industrial zoning to mixed use. The 8,600 acres in the Cordevista property (5,400 acres of useable space) would definitely have an impact on the county Public Works department as currently structured. Any Planned Unit Development would almost certainly have an impact both in staffing and responsibility increases. Staffing for any future developments (regardless of location) in Storey County would require additional positions in the Public Works departments as responsibilities change. Currently we have a staff of two full-time employees, two-seasonal employees and borrow staff from the Virginia City Water System on a regular basis. All total including all Public Works departments we have total staffing of 10 employees, which includes the director. Budgets would need to be increased to accommodate the growth in related Public Works departments. It is not only staff that would be needed but facilities and additional vehicles and equipment would also be necessary. If Public Works presence is to be required with the PUD a facility would need to be constructed that would house staff and equipment.

As proposed the developer for Cordevista indicates that there would be no impacts to other populated areas / existing communities of the county. I would disagree, as all county taxpayers share the burden for necessary services, some more than others. With proper restrictions placed on such a proposed PUD the impacts can certainly be minimized but nevertheless are still present. This type of PUD would require that Storey County hire and/or contact with an independent planner to properly guide the development process.

Because the location is somewhat remote just by the nature of the lay of the land in Storey County, I believe it only makes sense to have the developer construct a connector (totally at the expense of the developer) road from Virginia City to the project. This access for ingress and egress needs to be built to specifications that are acceptable to Storey County. This route would provide a link from the south but other ingress/egress routes need to be constructed to the northeast linking the Tahoe Industrial Park and to the northwest linking the project to the Lockwood/Rainbow Bend areas. The construction of all routes needs to be at the developer's expense with no expectation of pay-back for this infrastructure from Storey County. If these routes and/or any other roadway systems within the PUD are to eventually be deed to Storey County, funds to proper maintenance must be taken into consideration. With the current structure of the Roads Fund budget with Public Works there are not currently sufficient revenues to accomplish existing maintenance of the current county responsibilities for streets and roads, so something would have to be changed in the budgeting process that would provide for the needed revenues to accomplish on-going maintenance.

What impact this proposed PUD would have on increasing flooding concerns for the northern portion of the county would have to be taken into consideration. I know the developer has indicated a verbal commitment to assist with the mitigation of flooding

from the upper Long Valley Creek area. This is an excellent commitment and with proper engineering flooding concerns in the Lockwood / Rainbow Bend areas could finally be mitigated.

The developer has indicated that water for the project will be imported from other sources outside of Storey County. Without doubt, water is probably the most important part of any development. The construction of underground delivery systems for water and sewer is a critical component. With this is the construction of plant facilities to treat the water for consumption and treating sewage before discharge of effluent. This requires a huge commitment of funding for mandated requirements to meet federal and state requirements. It may be prudent for the PUD to form a GID to operate the water and sewer systems. This would certainly require additional study and discussions with planners more familiar with impacts that this infrastructure presents and how to best handle on-going operations and maintenance.

It is almost certain that the proposed PUD would include set aside areas for open space and I would certainly hope that parks and other recreation sites are to be included. With the current assessment of \$250.00 per dwelling for parks and the restriction that the funds can only be utilized for improvements, the issue of on-going maintenance cost is of concern. Will a homeowners association be put into place for the maintenance of parks, pools and other recreation sites?

The above mentioned are preliminary areas of concern and if the project is approved there are likely to be other considerations and impacts that need to properly addressed. I believe it is crucial for Storey County to seek the assistance of professional planners that can work with the Public Works Department for addressing concerns and findings solutions that best address the impacts that the proposed Cordevista community will present.