

| Master Plan Conformance | | |
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| Goals and Objectives | Consistency | Response |
| Chapter 2 - Population | | |
| Goal 1: Anticipate population changes and the level of county provided services needed to accommodate the changes. | Yes | The Cordevista development is a response to the county's approval of TRI and the subsequent impacts that have resulted from that action. Cordevista intends to provide the services required to accommodate the population that is required to support TRI. |
| Objective 1.1: Request population and demographic data be presented to the Board of County Commissioners annually from the office of the Nevada State Demographer and review same for impacts to county finances and county provided services. | Yes | This objective will be met in future stages of the project. |
| Chapter 3 - Economy | | |
| Goal 1: Enhance diversification of economic opportunities within the county. | Yes | Cordevista, as well as other residential developments, will support TRI and therefore enhance the viability of Storey County's expanded industrial tax revenue base. In addition, Cordevista, as a mixed-use community, will contain a wide variety of amenities including retail/commercial and office which will enhance diversification of economic opportunities within the county. |
| Objective 1.1: Develop and adopt standards for industrial park development before a large project is proposed. | N/A | Not applicable to this project. |
| Objective 1.2: Promote commercial business activity in Virginia City which will benefit local residents as distinct from tourists and visitors. | N/A | Not applicable to this project. |
| Objective 1.3: Expand programs and improve communications and interaction with existing economic development and diversification agencies. | N/A | Not applicable to this project. |
| Recommendation: Contact the Economic Development Authority of Western Nevada regarding membership and the coordinated development of prime industrial land in the River District. | N/A | Not applicable to this project. |
| Chapter 4 - Housing | | |
| Goal 1: Encourage that adequate housing is provided for all residents of the county through zoning and planning. | Yes | Cordevista provides adequate housing for the surplus of employment due to TRI. Sound planning practices suggest the need for a jobs/housing balance. Cordevista helps the county to reach this balance. |
| Objective 1.1: Encourage development of affordable housing. | Yes | Cordevista will contain an affordable/attainable housing component. |
| Chapter 5 - Conservation and Natural Resources | | |
| Goal 1: Ensure that present and future county residents have an adequate water supply meeting safe drinking standards. | Yes | Cordevista will import culinary water for its residents. The ground water supply will not be used to support the project. Cordevista has also pledged to extend water lines to the project boundary for others within the county to access, thus providing a future water supply alternative for existing residents. |
| Objective 1.1: Require all proposed development furnish proof of the availability of owned rights to adequate water meeting safe drinking standards before necessary land use or building permit applications are approved. | Yes | Zoning is contingent upon proof of availability of culinary water. Cordevista will provide required information at that point. |
| Objective 1.2: Actively participate on regional governmental water agencies to ensure the water rights of all owners and residents are protected. In addition, actively protest the granting of water rights or land development proposals which will have a negative impact on the quantity and/or quality of Storey County resident's water supply. | Yes | Cordevista recognizes that Storey County has ground water concerns. Cordevista has pledged to import water, therefore, it will not negatively impact the ground water supply. |
| Objective 1.3: Investigate the feasibility of using recycled, treated effluent water for agrarian and recreational uses. Establish the county's priority of right to the use of this water. | Yes | The feasibility of using recycled, treated effluent water for recreational uses will be analyzed at a future date. |
| Objective 1.4: Working with the Nevada division of Water Planning, create and maintain within the Public Works Department a data base of water resources within the county. | Yes | This objective will be met in future stages of the project. |
| Objective 1.5: Request the Nevada State Engineer to undertake a hydrologic study of water resources in the undeveloped northerly and easterly portion of the county. | Yes | Cordevista has retained the services of a hydrologist. Their findings were included with the applications for master plan amendment and application for zone change. |
| Objective 1.6: The condition of the Marlette Water System pipe line be periodically replaced as necessary. | N/A | Not applicable to this project. |
| Goal 2: Protect the quality of present and future water resources. | Yes | Cordevista has pledged to import water, therefore, it will not impact the ground water supply. |

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| Objective 2.1: Refuse special use permitting of industries which cannot guarantee the quality of effluent produced by their activity. Require users of toxic or hazardous materials to provide monitoring capabilities to assure protection from surface and groundwater contamination. | Yes | Subsequent to this effort, Cordevista will request a zone change from Special Industrial 2 (IS) to PUD. This zone change will eliminate the ability of toxic or hazardous material from being tested or stored on the site, therefore this objective will be satisfied with the zone change. |
| Goal 3: Minimize risks to public welfare and private property resulting from seismic activity. | Yes | Cordevista will implement safe building practices including respecting buffer zones from fault lines. |
| Objective 3.1: Review the seismic activity map when considering development permits and require sufficient engineering structural safeguards when building construction is proposed on or near active seismic areas. | Yes | This objective will be met in future stages of the project. |
| Goal 4: Regulate use of open range and watershed areas to minimize fire danger and prevent degradation. | Yes | Studies will be initiated in future stages of the project including a fire management plan which will include fuel modification strategies and an emergency access and evacuation plan. |
| Objective 4.1: Assist property owners and interested groups in controlling grazing and public use of critical watershed and riparian areas. | Yes | Studies will be initiated in future stages of the project including a wildlife management study to protect critical watershed and riparian areas. |
| Objective 4.2: Cooperate with ranchers, property owners and interested groups in the county in maintaining wild horses and other grazing animals, but in numbers which will not exceed capacity of the land. | Yes | Cordevista will explore all options in maintaining open access for wild horses and other grazing animals throughout the development. Over 40% of the development will remain as open space. |
| Chapter 6 - Public Services | | |
| Goal 1: Provide county residents with more efficient means of communicating their needs to county administrators. | Yes | Cordevista has pledged the use of the existing structures on site for county administrative uses. Within the plan, a civic component will be included to facilitate communication between the county and its residents. |
| Objective 1.1: Provide efficient transportation routes between all communities in the county. | Yes | Cordevista will provide transportation routes between those communities that have expressed the desire for improved connectivity. |
| Objective 1.2: Form local advisory boards as necessary within each community to advise county commissioners regarding problems of concern to their community. Advisory boards can be requested for their input regarding controversial land use permits affecting their communities. | Yes | This objective will be met in future stages of the project. |
| Goal 2: Provide adequate park and recreation facilities for all residents of the county. | Yes | Cordevista will include passive and active recreational amenities accessible to all county residents. |
| Objective 2.1: Undertake a study of the adequacy of existing facilities and prepare a plan for developing additional facilities as anticipated population increases require. | Yes | Recreational amenities within Cordevista will be scaled to comply with the National Parks and Recreation Standards. |
| Objective 2.2: Initiate a study of the feasibility of a regional or county park along portions of the Truckee River riparian zone including an examination of the availability of federal, state and private development grants. | N/A | Not applicable to this project. |
| Goal 3: Anticipate future public building new construction, renovation and repair requirements resulting from projected population growth. | Yes | Cordevista will have a phasing plan to provide for the orderly construction of all buildings, roads, and infrastructure within the project. Cordevista will work closely with county officials to ensure that public health, safety, and welfare are maintained. |
| Objective 3.1: Prepare a study of future requirements of each county department based upon expansion requirements. | Yes | Cordevista will work with county staff to identify future needs of the various departments before, during, and after construction. |
| Goal 4: Anticipate costs of expansion of county provided public services and/or utilities. | Yes | Cordevista will construct the infrastructure, systems, and facilities for the provision of public services. These facilities will be deeded to the county and maintained by a General Improvement District (GID). |
| Objective 4.1: Prepare a study of county absorbed costs of future development projects and consider the implementation of a capital improvement development fee schedule. | Yes | During a future phase, an independent consultant will prepare a cost benefits analysis for the project. |
| Objective 4.2: Establish and adopt regulatory standards for present and future private operations of water supply and sewage disposal systems to ensure that the county will not be required to maintain such systems due to poor management or operation or due to insufficient capital investment on the part of the private developer. | Yes | All regulatory standards will be established and enforced by the GID. |
| Goal 5: Protect the public safety and welfare of the residents of newly developing areas. | Yes | Police, fire, and medical will be provided within the Cordevista development and will provide a shorter response time to residents. Amenities within the project include access to schools, access to water, parks and trails, retail/commercial, etc. |

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| Objective 5.1: Require the preparation and submittal of an acceptable emergency response plan for all proposed development projects outside the response perimeter of existing emergency response units. This plan should be approved before required land use permits are issued by the appropriate emergency response management personnel. | Yes | This objective will be met in future stages of the project. |
| Goal 6: Support efforts to provide Storey County students with superior education opportunities. | Yes | Schools within Cordevista will provide easily accessible education to Storey County students. |
| Objective 6.1: Maintain liaison with Storey County School district in regards to population growth and school facilities expansion. | Yes | This objective will be met in future stages of the project. |
| Objective 6.2: Review the need for additional education facilities when considering land use permit approvals for residential development. | Yes | This objective will be met in future stages of the project. |
| Chapter 7 - Transportation | | |
| Goal 1: Provide efficient transportation routes between all communities in the county. | Yes | Cordevista will provide transportation routes between those communities that have expressed the desire for improved connectivity. |
| Objective 1.1: Request the Nevada Department of Transportation to undertake a feasibility study for paving Six Mile Canyon Road connecting Virginia City and Mark Twain. | N/A | Not applicable to this project. |
| Objective 1.2: Request the Nevada Department of Transportation to undertake a feasibility study for the construction of a two-lane rural, paved or unpaved, road connecting State Route 341 with Lockwood. | N/A | Not applicable to this project. |
| Objective 1.3: Undertake a complete survey of all existing public and private roads to prioritize funding for new construction, upgrading existing roads, and repair of deteriorating roads. Additionally, this survey will give planners some indication of future needs for dedicated roads on private lands. | Yes | Cordevista will work with county staff to ensure that new road construction complies with county standards. |
| Objective 1.4: Actively promote the upgrading of state roads within the county before the Nevada Department of Transportation. | Yes | Cordevista will work with NDOT to ensure that new road construction complies with state road standards. |
| Goal 2: Enhance transportation availability to the Reno-Sparks metropolitan area. | N/A | Not applicable to this project. |
| Objective 2.1: Request the Washoe County Regional Transportation Public Service Commission to study the feasibility of extending full or partial bus service to Virginia City, Virginia Highlands and the River District. | ? | |
| Goal 3: To see the completion of the Virginia & Truckee Railroad from Virginia City to Carson City. | N/A | Not applicable to this project. |
| Objective 3.1: To participate and support the Tri-County Railroad Commission. | N/A | Not applicable to this project. |
| Goal 4: Anticipate future needs for a small airport or helipad to serve Virginia City and the Virginia Highlands area. | N/A | Not applicable to this project. |
| Objective 4.1: Identify area. | N/A | Not applicable to this project. |
| Chapter 8 - Cultural Resources | | |
| Goal 1: Protection of the historic resources. | Yes | |
| Objective 1.1: Maintain and enhance the existing policy of consultation between the Storey County Building Department and the Comstock Historic District Commission regarding CHDC prior approval of exterior design of structures before county permitting is approved. | Yes | This objective will be met in future stages of the project. |
| Objective 1.2: Enforcement of ordinances and statutes that facilitate protection of resources. | Yes | |
| Objective 1.3: Public education on the importance of the protection of historic resources. | Yes | |
| Goal 2: Long term planning of the direction of historic preservation within the district. | Yes | |
| Objective 2.1: Grants planning for historic preservation. | Yes | |
| Objective 2.2: Dialogue, planning and project development between tourism promotion and historic preservation entities. | Yes | |

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| Objective 2.3: Maintain and enhance consultation between the Storey County Planning Commission and the Comstock Historic District Commission. | Yes | |
| Goal 3: Protect the petroglyphs from vandalism. | Yes | Petroglyphs within the Cordevista development will be preserved and protected. |
| Objective 3.1: Review ownership of the site and request state or federal assistance in protecting this resource. | Yes | |
| Chapter 9 - Land Uses | | |
| County Wide | | |
| Goal 1: Maintain a healthy environment for all residents of the county. | Yes | Police, fire, and medical will be provided within the Cordevista development and will provide a shorter response time to residents. Amenities within the project will be accessible to all county residents. These amenities include access to schools, access to water, parks and trails, retail/commercial, etc. |
| Objective 1.1: Ensure that land use permit decisions are compatible with the zoning map, master plan, and previous planning decisions. | Yes | In section 4.5 ("Land Inventory") of the Storey County Master Plan it states, "...There is a large amount of land in the north-central section of the county which is in private ownership and has considerable development potential" (pg 24). This is referring to the Cordevista property. |
| Goal 2: Minimize conflicts between mobile/manufactured and site built housing units. | N/A | Not applicable to this project. |
| Objective 2.1: Determine the impact on county revenues and services of present and increased mobile home residential development. | N/A | Not applicable to this project. |
| Objective 2.2: Creation of mobile home overlay zoning districts with distinct tax rebates to ensure that property owners pay their fair share of the property tax burden. | N/A | Not applicable to this project. |
| Goal 3: Provide for the orderly development of the largest undeveloped area in the county - north and east of Virginia City and the south of the Truckee River. | Yes | Cordevista will provide for the orderly development of the largest undeveloped area in the county. |
| Objective 3.1: Working with regional economic development authorities, private land owners and state government agencies, initiate a study of the resources of this area and its potential for residential, industrial, recreational or other types of development. Such a study would lead to orderly and desirable development, enhance the natural amenities of the area and increase county tax revenues. | Yes | The Cordevista development is a response to the county's approval of TRI and the subsequent impacts that have resulted from that action. Cordevista intends to provide the services required to accommodate the population that is required to support TRI. Cordevista is an orderly and desirable development that is planned in response to the needs of the county. It enhances the natural amenities of the area and will increase county tax revenues. Cordevista is a mixed-use master planned community that will include many amenities that will be beneficial to surrounding communities and to the county. |
| Goal 4: Preserve existing agricultural areas. | N/A | Not applicable to this project. |
| Objective 4.1: Through zoning regulations direct non-agricultural development to non-agricultural areas. | N/A | Not applicable to this project. |
| Goal 5: Support the development of the county's significant mineral resources while ensuring that negative impacts to the tourism based economy of the Comstock Lode area are minimized. | N/A | Not applicable to this project. |
| Objective 5.1: Adopt standards or policy statements concerning mineral development on or near the Comstock which are distinct from development standards in outlying areas. | N/A | Not applicable to this project. |
| Objective 5.2: Refrain from duplicating permit applications requirements and fees which have been established by state and federal agencies. | N/A | Not applicable to this project. |
| Goal 6: Enhance private and public property values by redefining property boundaries in areas of conflict. | N/A | Not applicable to this project. |

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| Objective 6.1: There are significant discrepancies and conflicts in property boundary definitions and, consequently property rights on deeded lands in Storey County, particularly in the Comstock Lode area. Generally these problems have resulted from faulty land surveys undertaken during the 19th century mining days and result in a significant reluctance and outright refusal of lending institutions to loan funds for property improvement. Therefore, starting with the Planning Commission the county should undertake appropriate actions necessary to initiate a federal resurvey of section, township, and range baselines and a redefinition of the boundaries of Land Patents issued by the Bureau of Land Management and its predecessor, the General Land Office. | N/A | Not applicable to this project. |
| Virginia City/Gold Hill | | |
| Goal 1: Reduce land use conflicts between mining operations and other private and public land users. | N/A | Not applicable to this project. |
| Objective 1.1: Actively advise new residents of the importance of mining to the economy of the county and the proximity of patented and possessory mining property when they apply for Building and/or Special Use Permits. | N/A | Not applicable to this project. |
| Objective 1.2: Include a "visitor/tourism" element into Special Use Permit requirements for mining operations within the Comstock Historic District. Such an element could include informational signs explaining the history of the property being worked. | N/A | Not applicable to this project. |
| Goal 2: Preserve the historic heritage of the Comstock Lode for the enjoyment and education of present and future residents and visitors and the economic opportunities it affords. | N/A | Not applicable to this project. |
| Objective 2.1: Inaugurate programs to ensure that no more historically and economically important buildings are lost through neglect (See Cultural resources, Objective 1.1) | N/A | Not applicable to this project. |
| Objective 2.2: Adopt the Uniform Code of Historic Building Preservation to allow flexibility in plans of the rehabilitation of buildings contributing to the historical significance of the area. | N/A | Not applicable to this project. |
| Objective 2.3: Develop a sub-area land use plan for the Comstock Lode area which recognizes and enhances its unique attraction to tourists and forms the economic base of the area. | N/A | Not applicable to this project. |
| Recommendation: A portion of development and land use permit fees be placed in a separate fund for the development of an updated land use plan. | N/A | Not applicable to this project. |
| Goal 3: Ensure that an adequate drinking water supply is available for anticipated growth in the Comstock region. | N/A | Not applicable to this project. |
| Objective 3.1: Maintain the primacy of the Virginia City/Gold Hill water allotment allocated in the Franktown Water Decree. | N/A | Not applicable to this project. |
| Objective 3.2: Enhance local water conservation awareness and prioritize needed repairs on the antiquated water delivery system. | N/A | Not applicable to this project. |
| Objective 3.3: Redefine by County Ordinance the geographic boundaries of the townsite of Gold Hill as originally written. | N/A | Not applicable to this project. |
| Virginia Highlands | | |
| Goal 1: Ensure efficient and safe transportation routes for community residents. | N/A | Not applicable to this project. |
| Objective 1.1: Require that future road and drainage design meet specific standards for rural residential development. | N/A | Not applicable to this project. |

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| Goal 2: Minimize county financial jeopardy related to the issuance of building permits on properties without adequate water resources. | N/A | Not applicable to this project. |
| Objective 2.1: Require permit seekers to provide the county with documentation showing that their well water meets safe drinking standards before permit is issued. | N/A | Not applicable to this project. |
| Mark Twain | | |
| Goal 1: To improve road surfaces through paving and increased drainage engineering. | N/A | Not applicable to this project. |
| Objective 1.1: Complete road surveys by County Road Department to determine the extent of road improvements needed. This schedule is presented annually to the governing body for prioritizing roads via the Regional Transportation Commission. | N/A | Not applicable to this project. |
| Goal 2: To improve roads within the residential area. | N/A | Not applicable to this project. |
| Objective 2.1 Through the Regional Transportation Commission, an expanded road improvement program should hasten completion of this goal and objective. | N/A | Not applicable to this project. |
| Goal 3: The development of a community park and trails for walking and bicycling. | N/A | Not applicable to this project. |
| Objective 3.1: A park area should be added in the community design as an integral part thereof. The development of parks and trails should be encouraged. | N/A | Not applicable to this project. |
| Goal 4: Retain existing water resources which exist for the benefit of Mark Twain. | N/A | Not applicable to this project. |
| Objective 4.1: Request legislation, both at the county and state level to allow restriction or to prevent water or water rights exportation to areas outside Mark Twain. | N/A | Not applicable to this project. |
| Objective 4.2: Request Nevada State Engineer to commence hydraulic study of water basin in Mark Twain to determine quantity and quality of aquifers to assure aquifers are not being depleted beyond their recharging capabilities. | N/A | Not applicable to this project. |
| Goal 5: To protect and enhance water quality throughout Mark Twain. | N/A | Not applicable to this project. |
| Objective 5.1: Requires users of toxic and hazardous materials to provide monitoring capabilities to assure protection from groundwater contamination. | N/A | Not applicable to this project. |
| Goal 6: Minimize possibility of flooding and resultant damage. | N/A | Not applicable to this project. |
| Objective 6.1: In areas where this condition is a possibility, consideration must be given to such things as retention ponds and properly engineered drainage courses in accordance with good engineering practices. | N/A | Not applicable to this project. |
| Objective 6.2: Restrict development in areas where flood plain conditions exist. | N/A | Not applicable to this project. |
| Goal 7: Require emergency response study on all proposed projects for evaluation prior to approval. | N/A | Not applicable to this project. |
| Objective 7.1: To recognize the necessity for reasonable response by fire, law enforcement, ambulance and other emergency services. | N/A | Not applicable to this project. |
| River District | | |
| Goal 1: Increase a sense of community in the widely and thinly dispersed developing areas. | Yes | Cordevista will create a sense of community through providing amenities such as schools, parks and trails, shopping and entertainment for residents of the River District. |
| Objective 1.1: Working with local land owners and developers, create and consolidate distinct village commercial areas separate from residential and industrial areas through zoning and innovative architectural and landscape standards with the Truckee River as the major design element. | Yes | Cordevista will have distinct commercial areas separate from residential and industrial areas that will serve residents of the River District. |
| Objective 1.2: Since this areas has more potential developable land, seek funding for the preparation of a detailed sub-area plan for the entire south side of the Truckee River stretching the 30 miles for Washoe County to Fernley. | Yes | The foundation that has been pledged through the development of Cordevista could provide funding for the preparation of a detailed sub-area plan for the entire south side of the Truckee River stretching the 30 miles for Washoe County to Fernley. |

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| Goal 2: Eliminate congestion resulting from truck traffic on Canyon Way at Rainbow Bend. | N/A | Not applicable to this project. |
| Objective 2.1: Construct an alternate access to the dump area. | N/A | Not applicable to this project. |
| Goal 3: Retain existing water resources for the River District. | N/A | Not applicable to this project. |
| Objective 3.1: Require new development to obtain water rights before land use permits are approved. | Yes | This objective will be met as required when land use permits are being submitted. |
| Objective 3.2: With local residents and development firms, investigate the development of a unified water and sewer district for the River District. | N/A | Not applicable to this project. |
| Goal 4: Coordinate land uses on the south side (Storey County) of the Truckee River with developments on the north side (Washoe County) of the river and vice versa. | N/A | Not applicable to this project. |
| Objective 4.1: Maintain liaison with the Washoe County Planning Commission. | N/A | Not applicable to this project. |
| Objective 4.2: Send the WCPC notification of pending planning decisions regarding developments on the south side of the river and request the SCPC be added to their mailing list regarding planning actions. | N/A | Not applicable to this project. |
| Objective 4.3: If and when the WCPC approves the proposed race track at the I-80 Patrick interchange, rezone adjacent areas of Storey County as appropriate. | N/A | Not applicable to this project. |
| Goal 5: Design zoning districts to allow for a mix in land use development. | Yes | Cordevista is a mixed-use master planned community. |
| Objective 5.1: Consider zoning the Tracy-Clark and area for industrial use. | N/A | Not applicable to this project. |
| Objective 5.2: Set aside a site for a small retail commercial area at Lockwood. | N/A | Not applicable to this project. |
| Objective 5.3: Define and designate the area including and surrounding the Aerojet facility as "High Risk Industrial Zone" with appropriate buffer zone. | Yes | With the approval of the master plan amendment for Cordevista, there will not be a "high risk industrial zone" designation. |
| American Flat | | |
| Goal 1: Minimize the potential for uncontrolled negative land use of the relatively undeveloped area. | N/A | Not applicable to this project. |
| Objective 1.1: Redefine the boundaries of Gold Hill to once again include American Flat (See Virginia City/Gold Hill Object 3.3) | N/A | Not applicable to this project. |