

CHAPTER 4

Public Lands



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4.1 Chapter Introduction

4.1.1 Chapter Purpose

The purpose of the Public Lands element of the Storey County Master Plan is to:

- Define Storey County’s public land-related issues and needs in conjunction with this master plan, particularly federally owned- or managed land
- Detail Storey County’s vision and strong policy voice concerning public lands and potential congressional actions affecting uses on public lands
- Increase the role Storey County has in determining the management of federal lands by stating Storey County’s position in an approved public document, setting the stage for proactive local/federal agency collaboration
- Encourage public comment and involvement.

Figure 4.1-1 shows the typical landscape in Storey County.



Figure 4.1-1: Viewshed of the Virginia City and Gold Hill Areas

4.1.2 Public Lands Chapter Background

In 1983, the Nevada State Legislature enacted Senate Bill 40 to take advantage of the accommodation provisions (Section 202[c][9]) in the Federal Land Policy and Management Act. This section of federal law requires the Bureau of Land Management to develop land use plans consistent with state and local regulations provided that the land use plans must be consistent with federal laws and the purposes of the Federal Land Policy and Management Act.

Nevada Senate Bill 40 directed the State Land Use Planning Agency, with cooperation from other state agencies and local governments, to prepare plans and policy statements concerning the use of federally owned- or managed lands in Nevada. The purpose of this effort is to increase the role of Nevadans in determining the management of public lands. A large percentage of state land is under federal control, so it is important that the federal land management agencies understand and address state and local concerns and needs. A statewide policy plan was completed in 1985.

As part of this ongoing effort, Storey County developed its Public Lands Policy Plan as part of the 1994 Storey County Master Plan. The Public Lands Policy Plan was later revised and incorporated as the Public Lands element of the 2016 Storey County Master Plan. County planning staff worked with the State Land Use Planning Agency to maintain consistency between Storey County's public lands policies and those of other rural Nevada counties. As of 2024, Storey County has again reviewed and updated public lands policies for this master plan, and the County will continue to review and update its policies with respect to federal lands during each master plan update.

4.1.3 Coordination with Federal Agencies

This master plan presents an overview of existing and emerging public lands issues and opportunities that important to Storey County citizens, businesses, and other stakeholders as the County works with federal agencies under the National Environmental Policy Act, the Federal Land Policy and Management Act, and other public processes and legislation. Policies in this chapter address how to work collaboratively with the federal planning partners, most notably Bureau of Land Management, U.S. Department of Energy, U.S. Department of Defense, U.S. Forest Service¹, U.S. Bureau of Reclamation, U.S. Fish and Wildlife Service, and the U.S. Bureau of Indian Affairs.

Section 202(c)(9) of the Federal Land Policy and Management Act directs the Bureau of Land Management to consider appropriate state, local, and tribal lands in the development of federal land use plans. The Bureau of Land Management is to provide for meaningful public involvement of state and local government officials in the development of land use plans, regulations, and decisions for federal lands through its Resource Management Plan process.

¹ There are currently no lands in Storey County under U.S. Forest Service jurisdiction. However, it should be noted that Forest Service Regulations for Land Management Planning and for implementing the National Environmental Policy Act requires that the U.S. Forest Service determine the consistency of any project proposal with state and/or local laws and plans. The agency is required to describe any inconsistencies and the extent to which the agency would reconcile its proposal with the state/local laws and plans. This consistency review is also provided for by the Council of Environmental Quality regulations (40 CFR 1506.2(d)) developed to implement the National Environmental Policy Act.

The Bureau of Land Management will review each Resource Management Plan and proposed federal action for consistency with Storey County Master Plan public lands policies and will attempt to make the Resource Management Plans and proposed actions compatible with the master plan consistent with federal law and the purpose of the Federal Land Policy and Management Act.

4.2 Discussion

4.2.1 Land Ownership and Character

Federally owned land (primarily managed by the Bureau of Land Management) comprises approximately nine percent of the land in Storey County (Figure 4.2-1). This is a considerably smaller proportion of federal land compared to all other counties in Nevada. Private land makes up about 90 percent of Storey County, with about one percent of the county under County, State, or Tribal ownership or management. Nevertheless, public lands play a significant role in Storey County land use considerations.

Public lands and historic places are part of the rich heritage of Storey County. The county is in Northern Paiute tribal homelands and includes land owned by the Pyramid Lake Paiute Tribe. Early mining activities around the famous Comstock Lode are a significant part of Storey County history. Cultural and historic resources from the Comstock area and beyond are discussed in greater detail in Chapter 11 – Cultural and Historic Resources.

Today, the county’s history and its open spaces and broad vistas contribute to the unique character of the high desert. Locals and visitors enjoy many opportunities afforded by public lands, including modern day ranching, grazing, off-highway-vehicle use, recreation, and tourism; the use of public land resources has been an integral part of the rural lifestyle and local economy of Storey County. As such, the County supports responsible management and use of public lands.

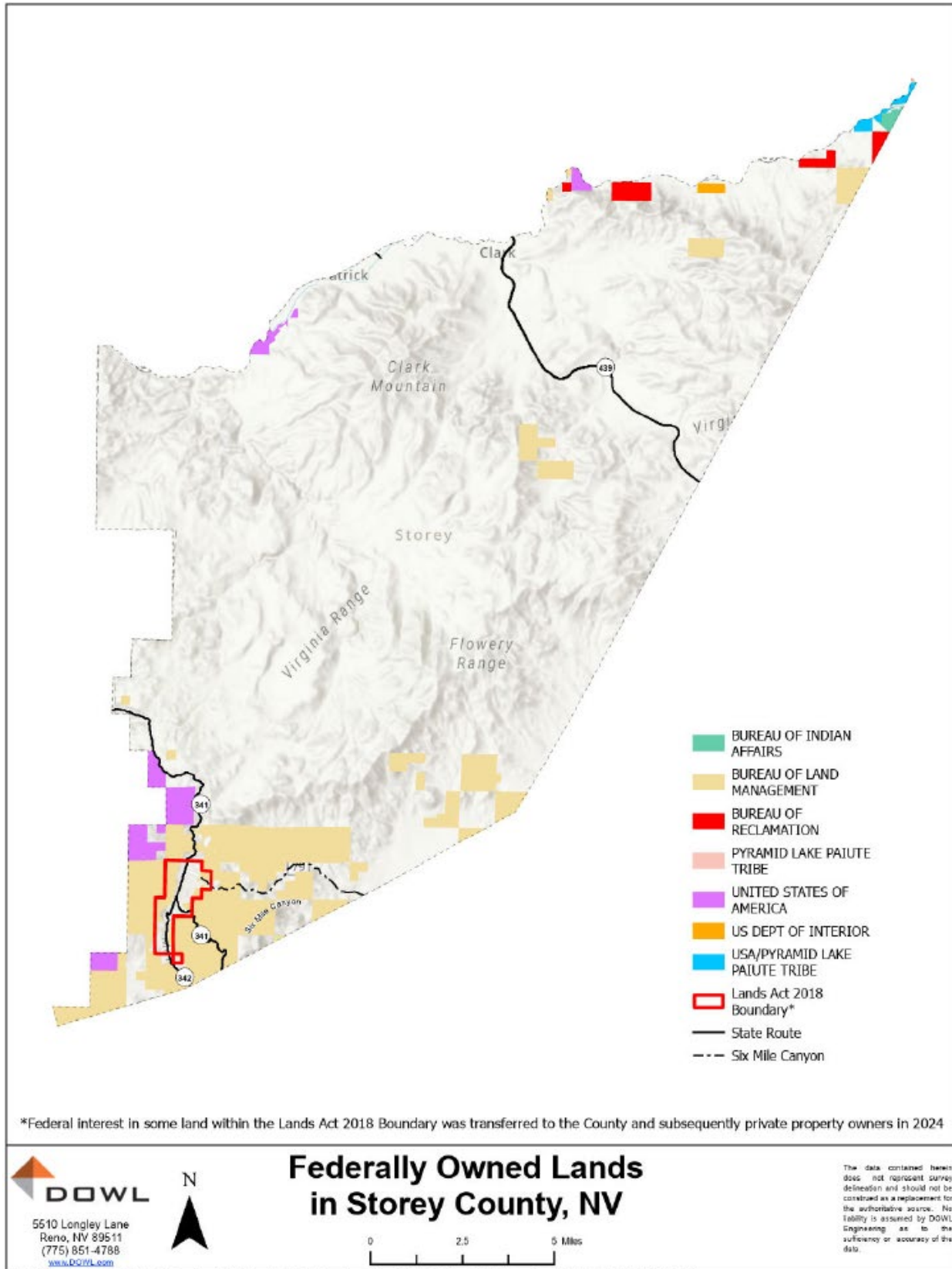
4.2.2 Land Management Priorities

The policies in this master plan are intended to further agriculture, mining, recreation, tourism, and other responsible uses that are critical to the economy and quality of life in Storey County. Open public access to recreation, wildlife, and resources should be available to all.

Public land management must consider maintaining sustainable resources for future generations. The County desires to maintain a thriving ecological balance among species and resources on public lands. This includes wild horse herds managed at populations that are consistent with the capacity of the land to support them, wildlife populations that are sustainable with hunting and natural predation, and livestock populations controlled by careful management of grazing permits.

Storey County recognizes that private property interests exist on public lands. Any established private property, including mining claims, water rights, access easements, and other private interests, must be upheld. Private property interests on public lands must be included as stakeholders in decisions that may affect their interests.

There are currently no lands in Storey County within the jurisdiction of the U.S. armed forces. However, Storey County supports U.S. military training on public lands as needed. Therefore, this master plan includes policies related to military use of federally owned lands in a consistent form to other counties throughout the state of Nevada. Like with any federal land use on public lands, the County is ready to participate in collaborative dialogue to protect local resident multiple uses of the public lands within the county. Figure 4.2-1 depicts federally owned lands in Storey County.



Source: Storey County Planning Department and Assessor's Office
 Figure 4.2-1: Federally Owned Lands in Storey County

4.2.3 Inter-Governmental Coordination

Under the Federal Land Policy and Management Act, 43 U.S. § 1701, federal land management agencies must periodically inventory federally owned- or managed land and plan for future land uses. Section 1712 (c) (9) requires that the inventory, planning, and management of federal lands be coordinated with states and counties where the lands are located, especially when the local entities have their own land use plans.

In 2015, the Bureau of Land Management and the Nevada State Department of Conservation and Natural Resources Division of State Lands engaged in a Memorandum of Understanding to establish procedures for coordination of planning and program activities conducted under the National Environmental Policy Act (See Memorandum of Understanding in Appendix E). This memorandum of understanding continues to guide coordination between the agencies at the time of this master plan update; the original agreement term expired in 2020, but the State plans to renew the agreement when agency staff time allows. The State and the Bureau of Land Management agree to the following in the Memorandum of Understanding:

1. Respond to each other's requests for comments or information in a timely manner (timing specified further in the Memorandum of Understanding).
2. Provide each other with a summary report of current agency planning, National Environmental Policy Act activities, and research projects on a regular basis.
3. Work cooperatively to identify inconsistencies between proposed Bureau of Land Management, State of Nevada, and local land use plans, programs, and policies.
4. In the event of inconsistencies or disagreements, the Nevada State Clearinghouse (run through the State Land Use Planning Agency) will mediate a discussion between the Bureau of Land Management and the State to seek resolution of the issue(s).
5. Pursuant to Nevada Revised Statutes 321.735 and NRS 321.740, the State Land Use Planning Agency and the State Land Use Planning Advisory Council "may represent the interests of the state, its local or regional entities, or its citizens as these interests are affected by policies and activities involving the use of federal lands." The Advisory Council may review National Environmental Policy Act activities and assist in outreach and feedback at the state level regarding county-level concerns at a county's request. Bureau of Land Management staff will attend Nevada State Land Use Planning Advisory Council meetings when requested.

Federal land management policies and procedures, land transactions, and their compatibility with the local master plan land use goals are of critical importance to county stakeholders. The Storey County Board of County Commissioners, Planning Commission, and planning staff are actively involved in proposed public land actions. This includes reviewing proposals and updating County planning documents to reflect county priorities including access to and uses of public lands.

4.2.4 Public Land Management Guiding Principles

Storey County supports “multiple-use management” of public lands and resources. Multiple-use management prioritizes balance and diversity of land and resource uses as well as protecting the long-term needs of county residents, as follows:

- Responsible and ecologically sensitive development of renewable and non-renewable resources (including, but not limited to, recreational areas, range, timber, energy, minerals, watershed, wildlife and fish, and natural scenic, scientific, and historic areas).
- Consider relative values of resources and land uses, not just producing the greatest yield or economic return for each parcel of land.
- Avoid permanent negative impacts to land productivity, environmental quality, and cultural and historic resources.
- Mitigate potential negative impacts of some land uses on other land uses. It may not be appropriate for all uses to be allowed in all areas.
- New overarching land use restrictions such as through Wilderness Areas are not compatible with existing multiple uses on public lands in Storey County.

Periodic adjustment to the use of public lands and resources may be needed to conform to changing needs and conditions in the county; multiple-use management is intended to be flexible and adaptable.

4.2.5 Federal Land Transactions

4.2.5.1 Resolving Storey County Clouded Title Issues

In 1876, the General Land Office surveys of the Virginia City and Gold Hill town sites were approved. However, subsequent requisite actions were not completed, and federal patent to the land was not issued. As a result, there was clouded title on nearly 75 percent of residential and commercial parcels in these communities. Prospective land owners commonly encountered challenges securing financing, insurance, and certain entitlements for the affected land.

Section 3009(d) of the National Defense Authorization Act for Fiscal Year 2015 included a provision directing the Bureau of Land Management to convey all relevant U.S. surface rights to Storey County so the County could transfer clean title to each affected owner in the townships. County officials and the Bureau of Land Management worked collaboratively to address proper methods for conveying the land by quitclaim deed, define the boundaries of the area identified in the legislative map, and validate all mining claims.

In 2018, Public Law 113.291 was passed by Congress, which transferred federal interest in the land to the County via quit-claim deed. The County simultaneously quit-claimed its interest in the land to the individual owners. AB143 was introduced in 2022 to work out more specifics of the transfer process. In April 2024, deeds were recorded for each of the individual properties and provided to the owners along with information about the legislative process up to that point, finally resolving the longstanding clouded title issue in Virginia City and Gold Hill.

4.2.5.2 Public Land Transactions

The Bureau of Land Management and other federal agencies have procedures for land transactions which can include disposal, exchanges, and acquisitions. The Bureau of Land Management process can be “cost prohibitive” and time-consuming when applied to small, isolated land exchanges and sales. Without sacrificing proper communication procedures, the County encourages finding opportunities for agency cooperation to make processes more efficient.

Besides public land disposal, there are situations where government agencies consider acquiring additional land, exchanging land, or placing new special designations on land that could restrict access or uses on the land. Storey County encourages coordination with agencies to ensure local interests are protected.

Figure 4.2-2 depicts lands Storey County has identified as beneficial in local control and is working to request for federal disposal. Currently, these parcels include the Gold Hill cemetery, a school site, and a parcel adjacent to existing development in the Mark Twain area. The map may evolve over time and can be used as a guide for more detailed studies, and each parcel would need to be further reviewed at the time a specific realty action is proposed.

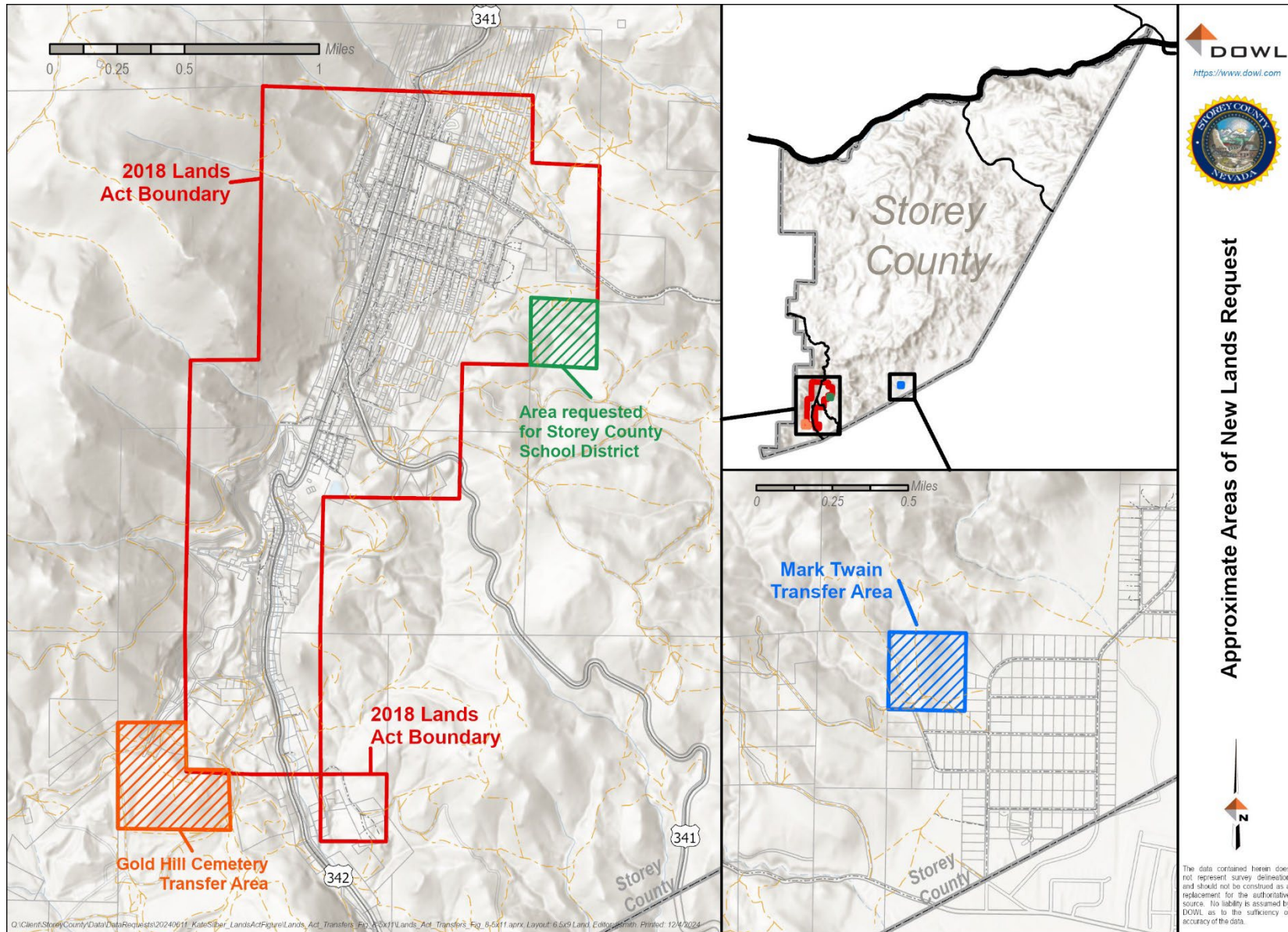


Figure 4.2-2: Federal Land Areas Requested for Transfer to Storey County (sizing is approximate)

4.3 Public Land Access and Safety

Access to public lands is a critical component of the economic vitality and quality of life within Storey County, and multiple use access is strongly encouraged.

4.3.1 Public Roads and Land Access

A common way for a public road to be created is via a plat, subdivision, or record of survey process which explicitly designates a public road, delineating the right-of-way from adjacent private properties. Creating public roads across public lands may be more flexible. According to State law sections NRS 405.191 and 403.410, a “public road” can also be defined as follows:

1. A U.S. highway, a state highway, or a main, general, or minor county road and any other way laid out or maintained by any governmental agency.
2. Any roadway which exists upon a right-of-way granted by U.S. Congress over public lands of the United States not reserved for public uses in chapter 262, section 8, 14 Statutes 253 (former 43 U.S. Code § 932, commonly referred to as Revised Statute 2477), and accepted by general public use and enjoyment before, on or after July 1, 1979. Each Board of County Commissioners may locate and determine the width of such rights of way and locate, open for public use and establish thereon county roads or highways, but public use alone has been and is sufficient to evidence an acceptance of the grant of a public user right of way pursuant to former 43 U.S. Code § 932.

Essentially, any route across public lands (with a few exceptions as listed above) that the public has used or uses can be considered a public right-of-way. To further document such public rights-of-way, the local county can officially establish public county roads.

In March 2023, the Storey County Board of Highway Commissioners began the process of recognizing by Resolution roadways within the county that qualify as Revised Statute 2477 located on public land. A Resolution is generated for each segment of Revised Statute 2477 roadway. The purpose of this recognition is to protect public access to these routes across public land. Research was also conducted for all roadways qualifying as Revised Statute 2477; however, the roadways on what is now private land will be addressed on a case-by-case basis as need arises.

It is important to note that these Resolutions specify that the minor county road do not require maintenance and will not change the maintenance schedule of the Storey County Public Works Department unless it is determined to be necessary in the future. Roads and infrastructure maintenance are discussed further in Chapter 8 – Transportation and Chapter 9 – Public Services & Facilities.

Another important access consideration is the impact of land ownership on the development of needed public roads. Some areas are hindered due “checkerboarding” of different land ownership, public and private. For example, this challenge previously delayed development of the USA Parkway. When areas of common ownership are connected only at a corner, there is no legal access unless ownership changes or an agreement on access can be reached. In the context of mixed land ownership,

establishing and protecting public access will continue to be a priority for the County to ensure adequate access for future development such as housing.

4.3.1.1 Public Safety

Storey County appreciates the safe passage of its residents and visitors on public lands and is committed to collaborating with the Bureau of Land Management as appropriate to maintain public safety. Specific goals, policies, and objectives for public safety are discussed in this chapter.

Introduced factors including climate change, ineffective land and vegetation management, and the proliferation of invasive weeds have led to the dangerous potential for wildfires that affect the economic and environmental wellbeing of the county, as well as public safety. The Bureau of Land Management, the Nevada Division of Forestry, and local fire departments and districts collaborate to share knowledge and resources to prevent and respond to wildfires. Policies related to wildfire management are discussed later in this chapter, and Storey County Fire Protection District's services are discussed further in Chapter 9 – Public Services & Facilities.

4.3.1.2 Utility and Other Rights-of-Way

Storey County supports use of public lands for rights-of-way for multiple purposes beyond transportation. Rights-of-way are needed for communication, energy, recreation, safety, and monitoring (e.g., weather monitoring). Facilities for such purposes are often manned or frequently accessed; equipment for such purposes is often remotely sited and only rarely accessed for maintenance. Non-transportation rights-of-way in the county include:

- Communication system rights-of-way may be needed for telephone lines, wireless commercial communications facilities, microwave towers, television/radio antennas and transmitters, other communication channels, and access to the sites required for the facilities and equipment.
- Energy system rights-of-way may include corridors for transmission and distribution lines, sites for energy generation, sites for power substations, and access to the sites for the required facilities and equipment.
 - The proposed Greenlink West project is an example of a new renewable energy project that would include electric transmission lines crossing between northern and southern Nevada, including across a portion of Storey County. The Bureau of Land Management is completing an Environmental Impact Statement for the Greenlink West project at the time of this master plan update.²
- Recreational use rights-of-way may include trails, trailheads, recreation sites, and access to the designated sites, including for special recreational events.
- Safety rights-of-way may include easements and other means to manage potentially damaging events such as wildfires or flash-floods.
- Monitoring rights-of-way may include sites for weather monitoring or other scientific data gathering and access to the equipment installed at the sites.

² Greenlink West information is on the Bureau of Land Management website here: <https://eplanning.blm.gov/eplanning-ui/project/2017391/510>

4.4 Recreation and Open Space

4.4.1 Recreation and Open Space Resources

Storey County residents and visitors enjoy many natural amenities including wildlife viewing and other natural and historical landscapes. These resources should be protected and developed for public recreation and other multiple use benefits. Open space with full public access is critical to Storey County's economy and cultural identity.

4.4.2 Wilderness

Storey County supports responsible land use and preservation of natural environments and ecosystems. Special areas in Storey County should be protected from irresponsible off-highway vehicle use (see the Off-Highway Vehicles section below), speculative oil and gas development, and to provide for clean air and water for future generations. At the time of this master plan update, some Virginia City Highlands property owners requested establishment of a designation to conserve some open spaces, which the County may explore to help maintain natural areas.

However, Storey County is opposed to the creation of federally designated wilderness areas on public lands within its boundaries, which would add restrictions on certain activities such as the use of motorized vehicles. Wilderness areas would conflict with the County's policy of multiple-use management on public lands. It is the County's position that public lands should maintain off-highway vehicle use on roads and trails that already exist.

4.4.3 Off-Highway Vehicles

The use of off-highway vehicles has increased significantly over the past decade. Off-highway vehicle use is important to the lifestyle of many Nevadans and Storey County residents for work and recreation. Responsible off-highway vehicle use also provides economic benefit to the local tourism and business economy. As discussed in the Policies later in this chapter, a specific off-highway vehicle management plan and supporting policies related to responsible off-highway vehicle use could help improve safety and protection of the natural areas and private property interests.

4.5 Natural Resource Industries

4.5.1 Agriculture, Livestock, and Forest Products

Agricultural production is part of the long-term heritage of Storey County. This private industry benefits Storey County economically and culturally. While current water supply challenges may constrain some agricultural production, agriculture and livestock production are still practiced locally on private and public lands.

In Storey County, forestry (the production of forest products), logging, fishing, hunting, and trapping are more limited than agricultural activities. The county has no lands under U.S. Forest Service jurisdiction, so the County seeks to protect forest resources and promote the continuation of a sustainable

forestry products industry by relying on self-determination and open-market conditions as may be appropriate for non-U.S. Forest Service forests in the county.

Table 4.5-1 lists data sourced from the 2021 Nevada Economic Assessment Project, Socioeconomic Baseline Report for Storey County. The data covers a snapshot of 2011 versus 2021 jobs, earnings, sales, and taxes paid by businesses and/or individuals working in a selection of agriculture or forestry related industries. (The industries listed in Table 4.5-1 are based on North American Industry Classification System industries in the same sector; detailed definitions are available in the Baseline Report.)

Table 4.5-1: Economic Summary of Agriculture and Forestry Industries in Storey County

| Industry | 2011 Jobs | 2021 Jobs | Average Annual Earnings per Job | Total Sales | Taxes Paid |
|---|-----------|-----------|---------------------------------|--------------|------------|
| Crop Production | 0 | 64 | \$52,693 | \$13,288,927 | \$299,289 |
| Animal Production and Aquaculture | 0 | 0 | \$0 | \$0 | \$0 |
| Forestry and Logging | 0 | <10 | Insf. Data | \$40,289 | \$1,520 |
| Fishing, Hunting, and Trapping | 0 | <10 | Insf. Data | \$100,555 | \$14,356 |
| Support Activities for Agriculture and Forestry | 35 | 13 | \$44,282 | \$753,942 | \$14,463 |

Insf. = Insufficient

While agriculture, livestock production, and forestry may represent a central part of Storey County history and culture, there are few local jobs in these industries in more recent years. In instances where these activities continue in the county, they may be more for personal use rather than a source of income. Still, public lands and the natural resources on private lands should be managed sustainably so that these activities can continue.

4.5.2 Mining and Energy Regulations

The responsible development of Nevada’s mineral, geothermal, solar, and wind energy resources is desirable and necessary to the economy of the nation, the State, and Storey County. However, considerable concern has been expressed by residents, businesses, and historic preservationists regarding the impact of mining, commercial wind and solar energy facilities, and other surface developments on natural and historical resources and viewshed located within and around the Virginia City National Historic Landmark. Cultural resources are further discussed in Chapter 11 – Cultural

and Historic Resources.

Leading up to the development of the 2016 County Master Plan, amendments were made to the County's zoning ordinance regulating and entitling surface- and underground mining, and findings of fact were incorporated into the master plan as a result of that process. The County suggested these findings are considered as part of any Bureau of Land Management decision or application review involving mineral and renewable energy development in and around the Virginia City National Historic Landmark and Comstock. Below is a summary of the findings:

- Certain mineral and surface property rights exist across the county in accordance with federal laws, and this master plan serves to protect those rights.
- Storey County's diverse economic opportunities, which include mineral and renewable energy development, should be appropriately regulated so they do not cause substantial adverse impacts to adjacent uses and are not detrimental to health, safety, and general welfare in the county.
- Recognizing that mining is a part of local heritage that continues to be practiced in the county, this master plan serves to address and provide for regulations which mitigate potential adverse impacts that mining and related activities may have on other natural and historic environments and adjacent land uses (e.g., residential, commercial, tourism) as they now exist or as they may in the future be developed.
- Surface mining (e.g., open pit mining) causes substantially greater impact than underground mining. While the provisions under this chapter provide for surface mining under certain circumstances, underground mining methods are highly encouraged instead of surface mining in all areas of the county.
- Areas surrounding State Route 341 and State Route 342 within the Virginia City National Historic Landmark are found to contain critical natural and manmade features which contribute to the historic integrity of Gold Hill and Virginia City. This area has been incorporated into the "Comstock Historic Preservation Area" map as shown in Figure 4.2-3 and made part of this master plan.³
- Under certain circumstances and when regulated appropriately by local ordinance, mining and processing of existing historic mine dumps and tailings, including those within the Virginia City National Historic Landmark, may be found to be beneficial when the existing mine dumps and tailings contain Contaminates of Concern applicable to the Carson River Mercury Superfund Site and when appropriate measures are employed to preserve the historic significance of the manmade landscape features.

³ The Comstock Historic District, discussed further in Chapter 11 – Cultural & Historic Resources, also governs development in the Comstock area. At the time of this Master Plan update, there is a proposal to change the Comstock Historic District to exclude the Virginia City Highlands, but this has not yet been finalized. Please refer to Chapter 11 for a map of the Comstock Historic District and further discussion.



Figure 4.5-1: Comstock Historic Preservation Area

Table 4.5-2 lists data sourced from the 2021 Nevada Economic Assessment Project, Socioeconomic Baseline Report for Storey County. The data covers a snapshot of 2011 versus 2021 jobs, earnings, sales, and taxes paid by businesses and/or individuals working in a selection of mining and resource extraction related industries. (The industries listed below are based on North American Industry Classification System industries in the same sector; detailed definitions are available in the Baseline Report.)

Table 4.5-2: Economic Summary of Mining Industries in Storey County

| Industry | 2011 Jobs | 2021 Jobs | Average Earnings per Job | Total Industry Sales | Taxes Paid |
|-------------------------------|-----------|-----------|--------------------------|----------------------|-------------|
| Oil and Gas Extraction | 0 | 0 | \$0 | \$10,725,065 | \$1,897,500 |
| Mining (except Oil and Gas) | 46 | 62 | \$100,472 | \$23,774,511 | \$1,604,321 |
| Support Activities for Mining | 15 | 0 | \$0 | \$52,555 | \$3,216 |

While mining and resource extraction may represent a central part of Storey County history and culture, there are few local jobs in these industries in recent years. In instances where these activities continue in the county, they may be more for personal use and profit rather than businesses in this sector. Still, public lands and the natural resources on private lands should be managed sustainably so that these activities can continue.

4.5.3 Renewable Energy Resources

The development of Storey County renewable energy resources is necessary to the local and state economy. The policies in this chapter address appropriate location and management of these operations in the county.

4.6 Goals, Policies, and Objectives

Goal 1: Coordinate with federal land management agencies to represent local Storey County interests and priorities in the management of public lands within the county.

| Policy | |
|------------------------|---|
| Policy 1.1 | Storey County should proactively coordinate with federal land management agencies on proposed actions, plans, or studies on public lands within Storey County. |
| Objectives | |
| Objective 1.1-1 | Federal land management agencies shall provide notification to the Board of County Commissioners of all proposed actions, plans, or studies on state and federally managed lands within Storey County. Notification and related documents such as reports shall be provided to the County as soon as practicable and with sufficient time for review and preparation of comments. |
| Objective 1.1-2 | Review federal land use plans and projects applying to Storey County for consistency with this master plan. County planning staff shall review proposed actions, plans, or studies for conformance with this plan and recommend appropriate action concerning such proposals to the Board of County Commissioners. |
| Objective 1.1-3 | As applicable or requested by the Board of County Commissioners, County planning staff shall report the desires or concerns of county citizens to the Board of County Commissioners to assist in representing county citizens in responses to federal proposals. |

| Policy | |
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| Policy 1.2 | Storey County may be financially impacted by approved federal actions or management decisions on public lands and will pursue just compensation as appropriate. |
| Objectives | |
| Objective 1.2-1 | Federal or state agencies shall provide compensation for the costs of providing services incurred as a result of approved federal actions or management decisions on the public lands (e.g., compensation for the cost of road repairs and public safety related to uses permitted by the federal agency on public lands, additional cost to equip for handling of hazardous waste incidents). |

Objective 1.2-2 Federal or state agencies shall provide compensation for lost economic opportunities and/or tax revenues due to approved federal actions or management decisions on the public lands (e.g., restriction of development of renewable energy or consideration for military operations).

Federal land management agencies shall provide notification to the Board of County Commissioners of all proposed actions, plans, or studies on state and federally managed lands within Storey County. Notification and related documents such as reports shall be provided to the County as soon as practicable and with sufficient time for review and preparation of comments.

Policy

Policy 1.3 Support the concept of multiple-use management as an overarching philosophy for sustainable management of public lands (as defined above in Section 4.2-4).

Policy

Policy 1.4 On public lands, protect and preserve: the quality of the natural environment; economic, cultural, historic, ecological, scenic, and archeological values; wildlife habitat; responsible livestock grazing for fire fuels management; and economic opportunities for county residents.

Goal 2: Coordinate with federal land management agencies to represent local Storey County interests and priorities in public lands transactions or proposals within the county.

Policy

Policy 2.1 Storey County requires communication and efficiency in federal land transactions.

Objectives

- Objective 2.1-1** Adequate (e.g., 90 days) public notice must be given to the Board of County Commissioners, the County Manager, and County planning staff before the initiation of any federal land transactions.
- Objective 2.1-2** The Bureau of Land Management must be responsible to review the agency’s land sales/exchange procedures to determine ways to expedite the sales and exchange process, including policy changes when appropriate.
- Objective 2.1-3** Land exchanges and sales that consolidate high value public purpose lands and/or

make private lands more manageable should be given high priority in federal land transaction processes.

| Policy | |
|-------------------|---|
| Policy 2.2 | <p>Storey County supports disposal of the following public lands:</p> <ul style="list-style-type: none"> • Land identified in the map and itemized list in Figure 4.2-2 (and subsequent updates of the map and list coordinated between the Bureau of Land Management and Storey County). • Isolated tracts of public land, certain checkerboard areas, and public lands in rural areas where land has already been identified for disposal. • Selective areas of land that could, if made private, provide opportunities for local economic development. <ul style="list-style-type: none"> ○ For example, this could be for housing where supported by the County Master Plan, provided that water rights can be secured to serve new housing development. ○ Land that is disposed could also be used for intensive agricultural operations⁴ (except industrial agricultural purposes such as feed lots, slaughter houses, and other such uses that create a substantially built environment), if the Nevada State Engineer indicates adequate water is available (see Chapter 10 – Water and Natural Resources). Preference should be given to existing land users or adjacent land owners through a direct sale or preferential bid, where possible. |

| Policy | |
|-------------------|---|
| Policy 2.3 | <p>Before disposal of public lands, potential adverse impacts to the following should be considered: existing uses such as important wildlife habitat, key seasonal grazing rights, watersheds, flood prone areas, public access, mineral potential, oil/natural gas potential, renewable or alternative energy potential, historical and cultural resource areas, and recreational use of the lands.</p> |

| Objectives | |
|------------------------|--|
| Objective 2.3-1 | <p>All public land easements and/or access to and through disposed lands should be retained for continued public use. The use of alternative access to accommodate land management through private property may be employed if necessary, feasible, and appropriate; alternative access should be acquired and guaranteed prior to the disposal and loss of any existing access and should be of equal value and public benefit.</p> |

⁴ Through either the Desert Land Act or the sale authority provided by the Federal Land Policy and Management Act and the BACA Bill.

Policy

Policy 2.4 Public lands should be made available as needed for state and local government purposes (e.g., for municipal water supplies and systems, municipal sewage systems, drainage features). Lands identified for public purposes should receive preference over disposal for private purposes.

Policy

Policy 2.5 The County will work to maintain “no net loss” in private, county, or state acreage. The County supports exchanges that will increase economic development, but is concerned about proposals that will reduce private, county, or state ownership unless they provide a clear benefit to Storey County.

Policy

Policy 2.6 Storey County opposes government agencies acquiring additional private lands in Storey County without first ensuring:

- Private land is not disposed of unless the disposal clearly benefits the citizens and functions of Storey County
- Environmental and cultural resources are protected
- Private property interests are protected or enhanced
- Socioeconomic impacts are duly considered
- Takings in any form are fully compensated and substantiated to meet the highest public need
- Local tax base is not negatively impacted
- Due process is guaranteed to all private parties involved in land use controversies, by means that do not demand or create a financial hardship
- Nevada, Storey County, and any other local government within those jurisdictions in which the land is located be consulted in regard to the acquisition.

Policy

Policy 2.7 No new wilderness areas or other special public land designations should be designated without the express approval of the Board of County Commissioners. The County should review special public land designation proposals for opportunities and/or potential conflicts with the County’s priority of multiple-use management.

| Objectives | |
|------------------------|---|
| Objective 2.7-1 | <p>Within Storey County, any new specially designated areas (e.g., national recreation areas, national monument areas, national conservation areas, wildlife refuges, wilderness, state parks) should be reviewed carefully in a public forum to determine if they are suitable and beneficial to local residents.</p> <ul style="list-style-type: none"> • The establishment of new specially designated lands may be a valuable asset to Storey County and its residents. • Determination of value can only be achieved through close coordination with the Board of County Commissioners and a transparent public input process. • The Board of County Commissioners could consider adopting a resolution deeming all areas within Storey County to be inappropriate and unsuitable for wilderness designation. |
| Objective 2.7-2 | <p>Explore ways to establish designations or easements to conserve open spaces, such as requested by some Virginia City Highlands property owners.</p> |
| Objective 2.7-3 | <p>The Board of County Commissioners and planning staff will review all public land withdrawals⁵ that include the potential for the transportation, storage, and disposal of all hazardous and toxic refuse or waste materials.</p> <p>All public land easements and/or access to and through disposed lands should be retained for continued public use. The use of alternative access to accommodate land management through private property may be employed if necessary, feasible, and appropriate; alternative access should be acquired and guaranteed prior to the disposal and loss of any existing access and should be of equal value and public benefit.</p> |

| Policy | |
|-------------------|--|
| Policy 2.8 | <p>The planning of corridors for the future transmission of energy, communications, and transportation should be in conjunction with the planning of other multiple uses on federally administrated lands.</p> |

⁵ According to the Bureau of Land Management website, “The Secretary of the Interior has authority to withdraw lands in Federal ownership, effectively removing an area from settlement, sale, location or entry for the purpose of limiting activities to maintain other public values in the area or to reserve it for a particular public purpose or program,” such as a transfer between federal departments or agencies, such as for military use. <https://www.blm.gov/programs/lands-and-realty/withdrawals>

Goal 3: Maintain public access to and through public lands.

| Policy | |
|------------------------|--|
| Policy 3.1 | The definition of a “public road” (as determined by state and federal law cited above in this master plan) should be used consistently in Storey County as well as throughout Nevada by all federal, state, and local agencies. This includes recognition of Storey County rights to own and manage “public roads” and related rights-of-way across public lands. |
| Objectives | |
| Objective 3.1-1 | The County and the Bureau of Land Management will coordinate to map minor county roads across public lands in accordance with Storey County Board of Highway Commissioners Resolution 23-682. |
| Objective 3.1-2 | In accordance with Storey County Board of Highway Commissioners Resolution 23-682 (and older documentation of Revised Statute 2477 rights-of-way and historic Gardner and Nevada Department of Transportation maps), continue to inventory and protect historical public access to public lands (even if the access crosses private property) and access to mining claims. |

| Policy | |
|------------------------|--|
| Policy 3.2 | Prioritize access across federally managed land rather than private lands. |
| Objectives | |
| Objective 3.2-1 | Federal agencies shall allow access across federally managed lands by rights-of-way prior to the need for access across private lands. |
| Objective 3.2-2 | Federal agencies shall allow installation of and access to communication, energy, recreation, safety, or monitoring facilities and related right-of-way corridors on federally managed lands prior to the need for installation on or access through private lands. Where feasible, such facilities should be near existing federal, state, or county highways or roads, with access provided via existing road rights-of-way. |
| Objective 3.2-3 | Work with federal land management agencies to map and manage communication, energy, recreation, safety, and monitoring rights-of-way. |

| Policy | |
|-------------------|---|
| Policy 3.3 | Support optimized accessibility within the county to reduce the cost of movement between all communities across public lands. |

| Policy | |
|-------------------|---|
| Policy 3.4 | Proactively coordinate with developers of road, utility, and other rights-of-way to anticipate and mitigate impacts to undeveloped areas. |

Goal 4: Coordinate with federal agencies to maintain public safety on public lands.

| Policy | |
|------------------------|--|
| Policy 4.1 | Roads on public lands shall be maintained for safe passage. Areas of high travel should be made a priority. |
| Objectives | |
| Objective 4.1-1 | Where road conditions are dangerous, signs and other public notification should be used until the condition can be mitigated. Maintenance of roads should be coordinated between the Bureau of Land Management, Storey County, and the public. <i>It is important to note that according to Resolution 23-682, minor county roads do not require maintenance unless the Storey County Public Works Department determines it to be necessary.</i> |
| Objective 4.1-2 | New and existing state highway rights-of-way should be fenced to protect the traveling public and to reduce the loss of livestock, wild horses, antelope, and bighorn sheep. The fencing should be constructed under a cooperative effort between the Bureau of Land Management, Nevada Department of Transportation, the Nevada Department of Wildlife, the Nevada Division of Forestry, private property owners, and permittees. |

| Policy | |
|------------------------|--|
| Policy 4.2 | <p>Storey County law enforcement and public safety organizations will work collaboratively with the Bureau of Land Management and other federal or state enforcement and safety organizations.</p> <ul style="list-style-type: none"> • The County appreciates the presence and cooperation of federal law enforcement officers on public lands but is opposed to any increase in Bureau of Land Management law enforcement authority. The County prefers the existing protocol between federal officers and the Storey County Sheriff's Office. • Storey County supports military training on public lands and a collaborative dialogue with the U.S. Department of Defense on any planned training or other exercises in the county but opposes low-level flights of high-speed military aircraft in the Storey County airspace. |
| Objectives | |
| Objective 4.2-1 | Coordinate with the Bureau of Land Management to ensure adequate personnel, cooperative training, and equipment for hazardous materials response. |
| Objective 4.2-2 | Coordinate with the Bureau of Land Management to ensure adequate personnel, cooperative training, and equipment to meet the increased demand for back-country search and rescue. |

Goal 5: Protect Storey County from wildfires.

| Policy | |
|------------------------|---|
| Policy 5.1 | Wildland-Urban-Interface fire policies, including 100 percent suppression, should be practiced at all levels. Defensible space should be a responsibility of federal, state, and local agencies, as well as private property owners on their respective lands in which they have responsibility. |
| Objectives | |
| Objective 5.1-1 | Maintain local coordination between the Bureau of Land Management, the Nevada Division of Forestry, and local fire departments and districts to increase the effectiveness of fire suppression, rehabilitation, and prevention, including through the development of mutual-aid agreements. Particularly local coordination is critical, so that federal agencies and out-of-area fire crews can benefit from local resources, skills, and knowledge. |
| Objective 5.1-2 | In the event of fires on public lands in Storey County, the County and Storey County Fire Protection District will aid in any way possible in suppression of wildfires that endanger the livelihoods and personal wellbeing of its citizens and stakeholders. |
| Objective 5.1-3 | Encourage federal agencies to continue the policy of contracting with Storey County residents and businesses for privately owned equipment suitable for firefighting. Encourage the practice of early season inspections and sign-ups well before the fire season. |
| Objective 5.1-4 | All fire equipment should be cleaned to assure it is noxious “weed-free” before being dispatched to, or released from, a wildfire. This should be done to assure that fire apparatus is not spreading noxious weeds to other geographical areas within the state, or other states. |

| Policy | |
|------------------------|--|
| Policy 5.2 | Maintain vegetated open spaces to prioritize wildfire prevention. |
| Objectives | |
| Objective 5.2-1 | The local fire district, Nevada Division of Forestry, and federal agencies should develop and implement fire management plans to incorporate thinning, fire use areas, prescribed burns, and re-seeding to restore native types of fire resistive fuels and reduce the impact of invasive species. |
| Objective 5.2-2 | Nevada Department of Transportation should mow and/or spread herbicide on all |

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| | highway rights-of-way as frequently as possible to reduce the potential for the spread of fires onto adjacent public and private lands. |
| Objective 5.2-3 | Encourage the use of green stripping. Treated areas should be seeded with fire-resistant grasses and maintained. With aggressive suppression efforts comes the overgrowth of specific fuel types. Efforts should be made to reduce fuel loading and restore natural ecosystems. |
| Objective 5.2-4 | Encourage private ranchers and federal agencies to consider using livestock to reduce fire hazard. There may be situations where livestock grazing can be effective in reducing fire fuels without causing environmental damage. Sheep and goats should be used for grazing as mitigation wherever practical to reduce fuel loads. |

Goal 6: Support recreational uses of public lands.

| Policy | |
|-------------------|---|
| Policy 6.1 | Storey County will work with local, state, and federal agencies and stakeholders to identify, conserve, and protect scenic, historical, recreational, and open space resources. Storey County reserves the right for application under the Recreation and Public Purposes Act for all such resources. |

| Policy | |
|-------------------|---|
| Policy 6.2 | <p>Strategically plan and invest in improvements to recreation projects, considering location and relationship to other multiple uses of public lands. For example:</p> <ul style="list-style-type: none"> • Recognizing that most Nevadans reside in towns, it is the County’s position that investments in open space, parks, and recreation facilities should be concentrated as close to resident populations as feasible. • Public lands with value for concentrated recreational use (e.g., camp grounds, historic sites, wagon trails) should be identified, protected, and developed for recreational purposes. Storey County suggests that the Bureau of Land Management consider withdrawing these key areas from mineral entry on a limited basis. Any proposals for mineral withdrawals should be coordinated with the Board of County Commissioners. |

| Policy | |
|------------------------|---|
| Policy 6.3 | Encourage recreational uses that are sustainable and support the local economy. |
| Objectives | |
| Objective 6.3-1 | Increase marketing efforts that describe the opportunities available, such as dispersed recreation on public lands, other eco-tourism, or operating motorcycles, four-wheel-drive vehicles, and off-highway vehicles. These types of recreation opportunities can help attract visitors to patronize a variety of local businesses. |
| Objective 6.3-2 | The County and relevant agencies should cooperate to encourage recreational uses while also protecting natural resources from damage through land management strategies and encouraging responsible and safe visitors and tourism operators. |

| Policy | |
|-------------------|---|
| Policy 6.4 | Storey County supports hunting and fishing as recreational resources on public lands and endorses the State’s programs to provide sustained levels of game animals. |

| Policy | |
|------------------------|--|
| Policy 6.5 | Storey County supports the responsible use of off-highway vehicles for transportation and recreation. |
| Objectives | |
| Objective 6.5-1 | <p>Initiate the development of a Storey County Off-Highway Vehicle Use and Management Plan involving a broad-based local stakeholder group to provide input in determining priorities for current and future off-highway vehicle use and management in the county.</p> <ul style="list-style-type: none"> • This should include mapping of trails within public lands in the county. • Designated off-highway vehicle trails will be aligned as much as possible with other public roads and away from private roads, driveways, and other private ways. • This should consider and identify any special areas that should be protected from irresponsible off-highway vehicle use to preserve the natural environment. • This should also address private property conflicts and the noticing of private property adjacent to off-highway vehicle trails. |

Objective 6.5-2 Support other policies and regulations to:

- Prioritize safety for off-highway-vehicle users and non-users and promote sensible and responsible use of off-highway vehicles through registration, education, training, advertising, and other means.
- Require off-highway vehicle users to stay on designated roads and trails or in limited off- road use areas and actively discourage the pioneering of new trails. This is to minimize further environmental degradation of public lands, air, water, wildlife, and vegetation.
- Encourage sufficient resources to be made available to local district offices to publish maps of areas and routes suitable for off-highway vehicle use.
- Effectively monitor and manage off-highway-vehicles where they are allowed.

Objective 6.5-3 Encourage and support administration of money generated through off-highway vehicle registration that will:

- Be administered by a balanced broad-based board with an emphasis on rural representation.
- Provide public safety and enforcement of rules and regulations.
- Provide restoration and rehabilitation of damaged lands and trails.
- Provide maintenance for existing trails.
- Pay for new trail construction.

Goal 7: Promote agriculture, livestock, and forestry activities that are sustainable and beneficial to the local economy of Storey County.

| Policy | |
|------------------------|---|
| Policy 7.1 | The County supports the preservation of opportunities for agriculture in the county, including agricultural development permits on public lands. |
| Objectives | |
| Objective 7.1-1 | Federal agency notification shall be provided to the County for all actions regarding agriculture-related permit renewals and status within the county. |
| Objective 7.1-2 | Preserve agricultural land and promote the continuation of agricultural pursuits, both traditional and non-traditional, but not including industrial agricultural uses such as animal feed lots, slaughter houses, and other such uses that create a substantial built environment. |

| Policy | |
|------------------------|--|
| Policy 7.2 | Promote land stewardship and sustainable management practices in agricultural operations. |
| Objectives | |
| Objective 7.2-1 | <p>Agencies managing public lands should manage agricultural / grazing permits according to the following:</p> <ul style="list-style-type: none"> • Allotment management strategies should be developed that provide incentives to optimize stewardship by the permittee. Monitoring of the permittees should be conducted to ensure that the incentives are optimizing stewardship. • Grazing should use sound adaptive management practices. Storey County supports the periodic updating of the Nevada Rangeland Monitoring Handbook to help establish proper levels of grazing. • Coordinate with the N-1 Grazing Board on all manners affecting livestock grazing on public lands within the county. |

| Policy | |
|-------------------|--|
| Policy 7.3 | <p>Water rights associated with agricultural lands should be protected to prevent water from leaving the basin.</p> <ul style="list-style-type: none"> • Range water rights and improvements such as those associated with seeps, springs, streams, lakes, and wells used by livestock should be protected in the long-term. • Encourage cooperation between the federal land management agencies and the grazing operator in protecting the riparian values of these water sources. |

| Policy | |
|------------------------|---|
| Policy 7.4 | Support sustainable woodland and forest management, by ecological condition for a diversity of vegetation communities. Grass and shrub ecosystems with no or few invasive species are preferable to ecosystems with invasive and imbalanced ecosystems. |
| Objectives | |
| Objective 7.4-1 | Encourage activities that will retain and improve the health and vigor of aspen communities. |

| Policy | |
|------------------------|---|
| Policy 7.5 | Promote multiple uses of public forest resources to realize sustainable and continuous provisions of timber, forage, firewood, wildlife, fisheries, recreation, and water. |
| Objectives | |
| Objective 7.5-1 | Support the prompt salvage of forest losses due to fire, insect infestation, or other events. |
| Objective 7.5-2 | The Bureau of Land Management should allow and promote thinning of wildland and urban interface forests. This should be done in such a manner that local entities have an opportunity to derive economic benefit from the forest. |

Goal 8: Responsibly manage mining opportunities in Storey County.

| Policy | |
|-------------------|--|
| Policy 8.1 | Encourage the balance of responsible development and production of Storey County’s mineral, geothermal, solar, and wind resources while recognizing the need to protect the environment, ecologic resources, cultural and historic resources, and existing residential environments. |

| Policy | |
|------------------------|---|
| Policy 8.2 | Protect mining opportunities and their economic benefits to Storey County. |
| Objectives | |
| Objective 8.2-1 | Notify the Bureau of Land Management of County special use permits issued for mining and exploration, which the Bureau of Land Management honors. |
| Objective 8.2-2 | Federal and state agencies should notify the County of any actions, regulations, or permit applications which may impact the exploration, development, extraction, or other opportunities for minerals or renewable energy and associated industry on land within the county. |
| Objective 8.2-3 | Regulatory hurdles for mining and renewable energy development projects should be minimized as practicable in order to maintain the principles of the existing mining and leasing laws, including the Mining Law of 1872. |
| Objective 8.2-4 | Economic impacts to the mineral or renewable energy industry may directly impact Storey County tax revenues and County supported programs (such as the Storey |

County School District). Therefore, federal and state agency plans or management recommendations should include a minerals or renewable energy industry economic, social, and environmental impact description (either brief or in-depth depending on the case needs).

Policy

Policy 8.3 Support the policy of the small miner exemption if the miner is offered the opportunity to develop the property. It is important to note that an annual assessment requirement for holding mining claims has led to unjustified land disturbances, which did not necessarily aid in the furtherance of properties’ resource development. Assessment requirements have since been revised and require the claim holder to pay an annual rental fee to the Bureau of Land Management, in lieu of doing work on the ground. There is an exemption for a small miner who holds ten claims or less. If the small miner chooses the exemption, \$100 of assessment work must be expended annually to hold the claim.

Objectives

Objective 8.3-1 Federal and state regulators should work closely with small miners to ensure that permitting costs and complexity do not prevent the implementation of this option.

Policy

Policy 8.4 Mineral, geothermal, solar, and wind energy operations should be consistent with best management practices for the protection of the environmental qualities and the multiple uses of public lands, including for the protection of the Virginia City National Historic Landmark.

Policy

Policy 8.5 Mine operation and reclamation should be held to the appropriate standards to protect the environmental qualities and multiple uses of public lands.

Objectives

Objective 8.5-1 Storey County will review, comment, and participate in the formulation and approval of operating, mitigation, or reclamation plans, and hear and act on special use permits on federal or state actions or changes significant to the subject industry in the county.

Objective 8.5-2 Reclamation of mine, exploration, and renewable energy sites should be coordinated with the Board of County Commissioners. Options should be considered for post-

operation use of buildings, access roads, water developments, and other infrastructure for further economic development by industry as well as historic and other uses pursuant to the Recreation and Public Purposes Act.

Objective 8.5-3 Mine site and exploration reclamation standards should be consistent with the best possible post-mine use for each specific area. Specific reclamation standards should be developed for each property rather than using broad-based universal standards. Private properties (e.g., patented claims) should be reclaimed to the standard and degree set forth by Storey County Codes supported by findings of fact and that are reasonably more restrictive than state laws and regulations. Post-operation reclamation standards for geothermal, solar, and wind energy development should be the same as applicable.

Objective 8.5-4 Federal land management and state agencies should continue to enforce existing reclamation standards to ensure there is no undue degradation of the public lands.

Objective 8.5-5 Abandoned mines should be properly sealed through a cooperative agreement between Storey County, the Bureau of Land Management, the Nevada Division of Minerals, mining companies, and private land owners. Emphasis should be placed on those mines in close proximity to communities and high-use recreational areas. Emphasis should also be on methods of abatement, such as gates, fences, and bat cupolas that leave historical remnants of the mines for safe public viewing.

Policy

Policy 8.6 Federal, state, and county governments should continue to collaborate to provide sources of sand, gravel, topsoil, rock, and other mineral materials for local communities. County, state, and federal agencies should jointly plan for the efficient development and use of material sites for both the government agencies and the private sector.

Policy

Policy 8.7 Storey County supports transportation of minerals and mining products over federal, state, and county roads and highways, given appropriate public safety precautions, and that the County is reimbursed for associated repairs and improvements on its roads.

Goal 9: Support renewable and alternative energy development in Storey County.

| Policy | |
|------------------------|--|
| Policy 9.1 | The development of renewable and alternative energy generation is encouraged. |
| Objectives | |
| Objective 9.1-1 | Coordinate planning to integrate related federal, state, and local planning documents and processes and expedite the permitting and evaluations needed for project approval. |
| Objective 9.1-2 | Support state and federal policies that encourage large and small-scale renewable energy operations. |

| Policy | |
|------------------------|---|
| Policy 9.2 | The installation of renewable energy generation facilities for public buildings, e.g., schools, community centers, and government offices, is encouraged. |
| Objectives | |
| Objective 9.2-1 | Promote the use of public funds (e.g., U.S. Department of Agriculture) renewable energy grants or bonds, to fund the implementation. |

| Policy | |
|-------------------|--|
| Policy 9.3 | Renewable and alternative energy resources should be considered in a manner that complements other environmental and cultural resources. Efforts should be undertaken to ensure a balance between renewable and alternative energy development and the protection of other resources, such as the Virginia City National Historic Landmark and viewshed, that make Storey County attractive to residents and visitors. |

| Policy | |
|-------------------|---|
| Policy 9.4 | <p>The installation of wind generators will consider wind rights and impacts.</p> <ul style="list-style-type: none"> • Wind generators will be installed away from residential uses, areas designated in this master plan for future residential uses, and the Virginia City National Historic Landmark, in order to prevent adverse impacts to communities and historic resources. • Wind generators will be installed far enough away from property lines such that the wind stream energy is fully reconstituted when the wind crosses the property line. • Wind generators will be installed far enough away from other structures to prevent the wind generator-induced turbulence stress on those structures. An approximate guideline for “far enough away” is ten turbine rotor (blade) diameters. |

| Policy | |
|-------------------|--|
| Policy 9.5 | <p>The installation of solar thermal plants that use water, e.g., in cooling towers, shall consider available water resources and not lower the water table. When a wet cooling tower is used, the total land area for the solar thermal site must be large enough such that the annual average water usage does not exceed 0.25 acre-feet (e.g., if 1,000 acre-feet are required per year, then the total land area for the site must be at least 4,000 acres).</p> |

| Policy | |
|-------------------|--|
| Policy 9.6 | <p>The development of corridors for energy transmission and distribution is encouraged. Coordinated planning is needed to integrate related federal, state, and local planning documents and processes for obtaining the permits and right-of-way for the corridors.</p> |