

Humboldt County Regional Master Plan

Introduction

The fundamental purpose of the Humboldt Regional Master Plan is to promote the general health, safety, welfare, convenience and prosperity of the region and its residents. It provides guidance for decisions by staff, committees, Regional Planning Commission, City Council, Board of County Commissioners, and the community at large regarding future land use and community and economic development in Humboldt County and the City of Winnemucca. The plan strives to protect existing quality-of-life attributes as well as the natural environment. The plan also seeks to ensure appropriate and effective expenditure of public funds.

Goal and policy statements provide the essential content of the master plan. Goals are broad general statements on what is ultimately desired. A policy is a course of action adopted and pursued to achieve the goals of the community. They provide direction: "Where are we going?" They provide benchmarks: "How are we doing?" They establish scope, boundaries and evaluative criteria for the community's development: "Are we doing the right things? Are we doing things the right way? Are we addressing the comprehensive needs of the community?"

Another important element of the master plan is the future land use map—a graphic expression of intended policy that identifies the patterns of land use desired by the community in the future.

The "Trails to the Future" activities produced community consensus on a common vision for a sustainable Winnemucca and Humboldt County based on the ideals of a livable community, healthy environment and diverse economy:



Provide orderly growth and development for the citizens of Humboldt County. Ensure the health, safety and welfare of those who reside here through sound planning and regulation. Encourage community development and downtown redevelopment. Diversify our economic base through incentives, private partnerships and governmental cooperation. Foster full utilization of our airport and provide for additional parks and green space. Encourage the involvement of citizens in the planning and decision-making process. Protect the property rights of landowners from arbitrary and discriminatory actions; no private property shall be taken without just compensation.

Community Profile

Winnemucca is located at an elevation of 4,229 feet in north central Nevada on the Humboldt River in the southeast corner of Humboldt County. It is approximately 167 miles east of Reno and 267 miles southwest of Boise, Idaho. There are 6.2 million acres in Humboldt County of which 80 percent are under public ownership. Less than one percent of the land, 32,000 acres, is urban or developed land. Winnemucca has a population of 7,174 and Humboldt County, a total population of 16,106.

Humboldt County typifies a rural intermountain western county. Its economy is derived substantially from natural resource extraction, primarily mining and agriculture. Mining contributes major revenues to the area. Humboldt County has several mines in production of gold, silver, limestone and opals. Winnemucca is also home to the largest potato field in the United States and the largest potato dehydration facility in the world.

Winnemucca and other areas in Humboldt County reflect the diverse historical as well as cultural influences of the people who have inhabited the area over the ages. Native Americans, Hispanics, Basques and Chinese all contributed to local history, and their influences continue to be evident in traditional celebrations throughout the region. Likewise, the communities in the region have a strong sense of identity based on a heritage which includes early pioneers and the associated migration of people, the railroad and transport of goods, mining camps, ranching, farming and gambling. This diverse heritage has contributed to making Winnemucca and its surrounding communities unique places of today.

History

Humboldt County is located within the 210,000 square mile Great Basin. Nearly 14 million years ago, this region was covered by lakes and forests. The entire area was several thousand feet lower and resembled the coastal mountain ranges of today. Volcanoes erupted periodically blasting the forests apart and burying them under hundreds of feet of ash. This cycle was repeated many times over the next million years. Magma later pushed to the surface, flowed over the region and buried the layers of ash and trees more than 1,500 feet deep. The climate and landform slowly changed and the waters receded to the present low levels of the Humboldt and Carson sinks. The Humboldt River flowed through the mountain ranges and provided easy routes for early explorers. It has been estimated that half the gold seekers intent on making their way to California and Oregon took the Goose Creek-Humboldt River Emigrant Trail, then went northwest through the Black Rock Desert.

The Black Rock Desert is the largest flat area in the contiguous United States—so flat that it's possible to see the curvature of the earth. Approximately 60,000 years ago, this 400 square mile white playa was at the bottom of ancient Lake Lahontan. The

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alkaline silt that makes up this extensive and featureless plain is 10,000 feet deep in some areas. Scorching heat, soft sand and long distances between water made passage through the desert treacherous.

The first white man to come across the Humboldt River was Peter Skene Ogden, a Canadian trapper for the Hudson Bay Company. He discovered the waterway in 1828 after stumbling through miles of barren landscape near present-day Denio at the Oregon-Nevada border. The river was known as Ogden's River until 1845 when John C. Fremont named it after Baron Alexander von Humboldt, a German naturalist, traveler and statesman much admired by Fremont, who never saw the river, the mountains or the county which now bear his name.

Mining was the activity that brought many settlers to Humboldt County. The first mining claim was made on the north slope of Winnemucca Mountain. At the time the mine began production, the railroad had not yet reached the state. The rich ore had to be hauled to the coast by teams of oxen then shipped to Swansea, Wales, for reduction. Most of the early mines reached the peak of their production before the Central Pacific Railroad was completed across the state in 1869. Most mines were played out or abandoned by the 1920s, however, mining continued sporadically until the late 1970s and early 1980s when it began to emerge again as an important industry in the region.

The City of Winnemucca was named after the famous Northern Paiute Indian "Old Winnemucca" by one of President Lincoln's mapmakers. When Winnemucca was young, before the discovery of gold in California, several white prospectors came into the area of the Humboldt sink from the Boise River country. When they first saw Winnemucca, he was wearing one moccasin with his other foot bare. In the Paiute dialect, "mu-cha" means moccasin, and the white men referred to him as "wan-ne-muc-cha" or "one moccasin." This name, part English and part Paiute, pleased Winnemucca, and he adopted it as his new name being referred to thereafter as Wan-ne-muc-cha by his tribe.

Winnemucca has always been an overnight stop on a variety of long-distance journeys. A traditional crossroads for Indians, mountain men, pioneers and miners, the site of Winnemucca was originally named French Ford after a Frenchman, Joe Ginacca. He began a ferry service across the river for pioneers along the Emigrant Trail who opted to take the secondary Applegate-Lassen Cutoff into northern California and Oregon. By 1885 minerals had been located throughout the region, a small hotel stood near the ferry stop, and a bridge was built to ease the crossing. French Ford kept growing as a supply center for the trail, local mines and ranches throughout the 1860s and was a logical stop for the Central Pacific Railroad in fall 1868. Company officials promptly renamed it Winnemucca. In 1873 it became the county seat of Humboldt County.

George Nixon, a Central Pacific telegraph operator, opened his first bank in Winnemucca and created a financial empire that extended as far as Tonopah and

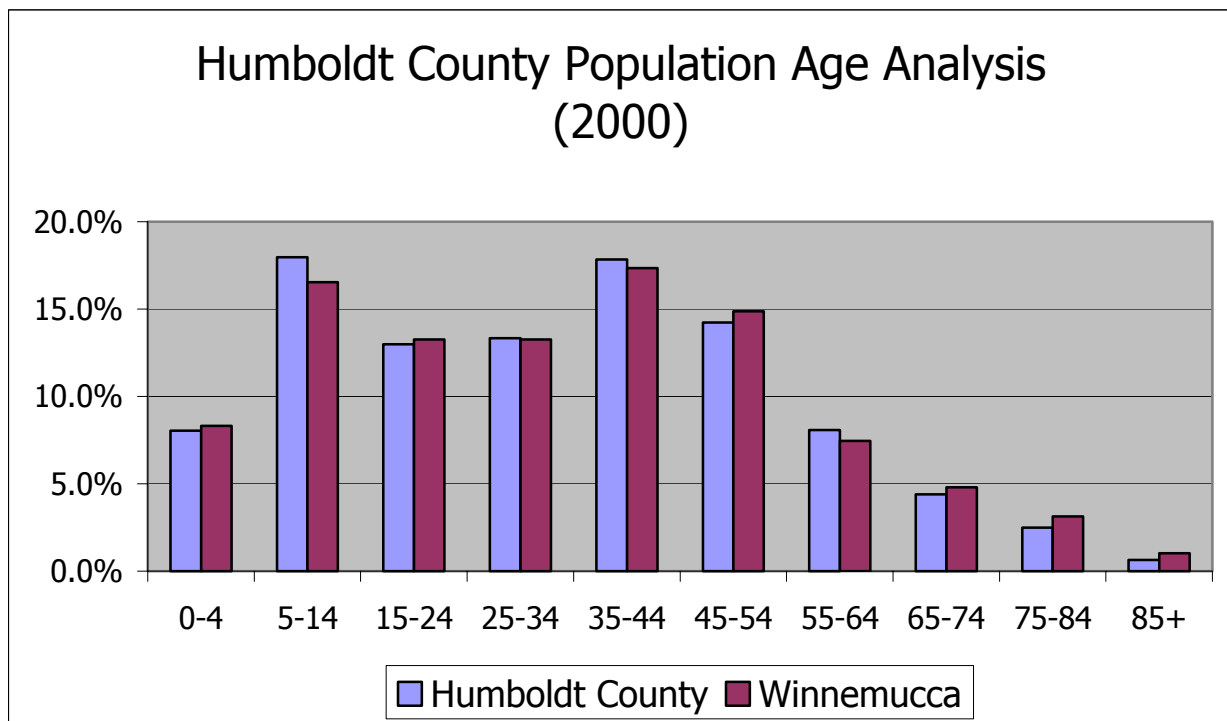
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Goldfield. In September 1900 Butch Cassidy's gang rode into town and stole \$32,000 from Nixon's bank.

Winnemucca sustained a tolerable level of prosperity in the early 20th century thanks to the railroad. In the 1950s gaming became a popular tourist attraction in town. The population stabilized at approximately 3,000 until the mid-1980s. At that time, Winnemucca's population and economy experienced a burst of growth in conjunction with a surge of mining activity in gold, silver, dolomite and specialty limestone.

Population

The Census 2000 population totals for Humboldt County and Winnemucca are 16,106 and 7,174. While Humboldt County experienced an average growth rate of over four percent per year between 1990 and 1997, since that time growth has slowed due to downturns in the mining industry. The median age in the county is 33.4 years; in the city it is 34 years.



The most current population projections forecast an average growth rate for the period 1999—2010 as a slim 0.9 percent with a total projected growth of 1,888. This would mean a 2010 population nearing 18,000 for Humboldt County.

Land Use Element

Land use is the heart of comprehensive planning. The land use element of the Humboldt Regional Master Plan is the basis for managing and coordinating future growth and development. It will serve as a guide for development regulations as well as decisions involving land use.

A detailed land use inventory was the initial step in preparation for updating the plan. The study area encompassed approximately 92,000 acres surrounding Winnemucca (see map on following page). A parcel-by-parcel inventory of approximately 85,000 acres was conducted. The remaining 7,000 acres is comprised of public right-of-way (ROW) and non-land area of the river.

Most of the land is not developed; it is range/open space. This broad study area was selected for two reasons.

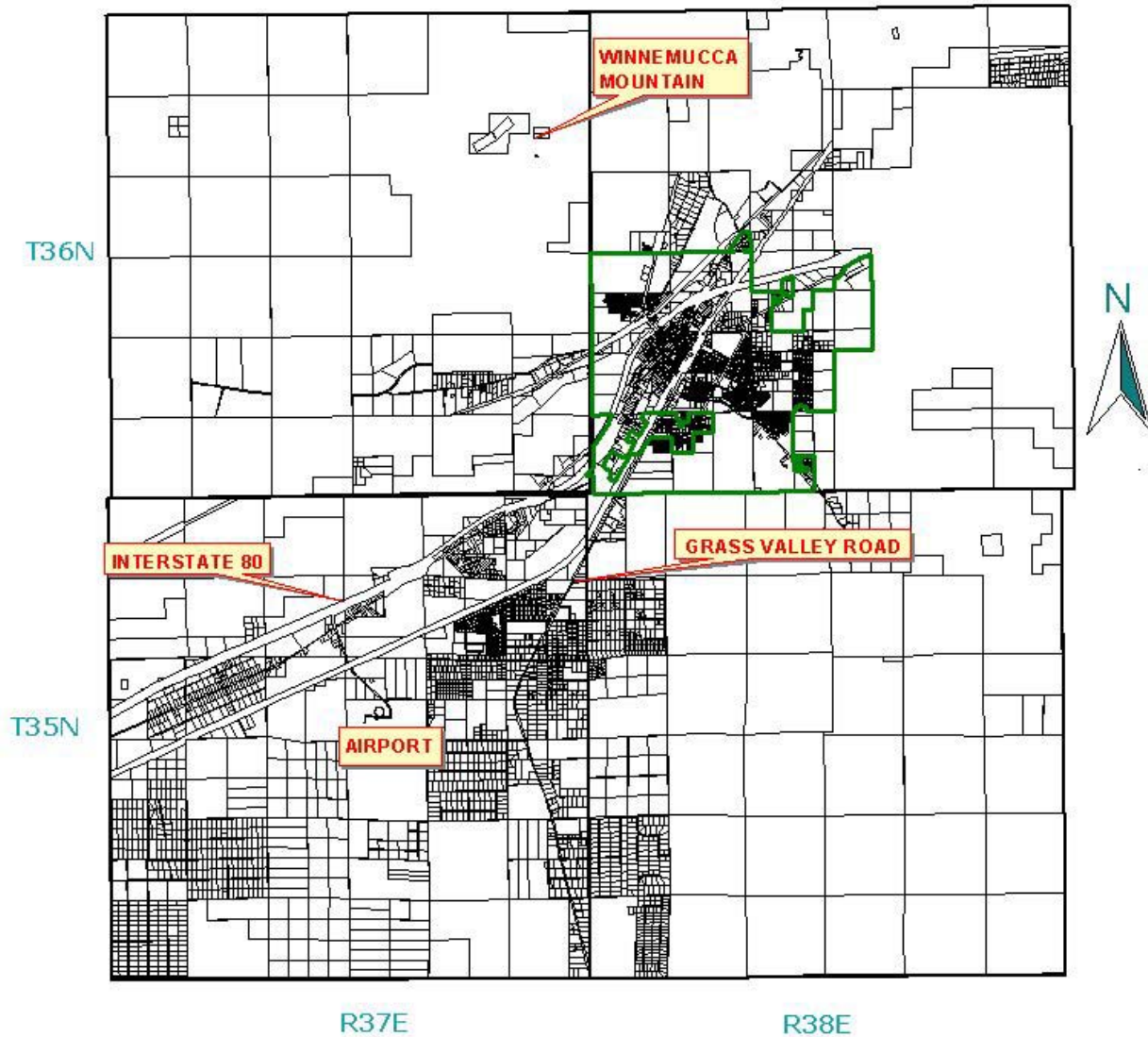
- The land use inventory utilized the parcel descriptions found in County Assessor Property Books 10, 13 and 14 and City Property Books 15 and 16. Rather than examining only the developed or urbanized portion of each property book, the exhaustive set of records was inventoried. This provided known boundaries and a cross-reference to total acreage.
- The expansive study area encompasses the entire view shed from central points around Winnemucca.

The study was divided into five subareas:

- The incorporated municipal boundary of the City of Winnemucca
- The unincorporated built-up area of Grass Valley within Humboldt County
- The unincorporated area along Rose Creek Road
- The unincorporated area along Jungo Road
- The remaining unincorporated area east and north of the city referred to as Outer County

The dominant land use in the combined urbanized area of Winnemucca, Grass Valley, Rose Creek, Jungo Road and Outer County is range land. These lands make up the scenic vistas and provide important open space buffers and watershed protection for the urban area. The surrounding ridgelines provide a pleasing landscape boundary, and the prominent peak of Winnemucca Mountain is an important landscape and cultural symbol. The river and riparian corridor is another prominent and valuable landscape feature providing visual resource, economic benefit, wildlife habitat, natural amenities, flood way and water quality benefits.

LAND USE STUDY AREA



1" = 2 MILES

 CITY LIMITS
TOWNSHIP BOUNDARIES

Prepared By
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May 23, 2002

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Over the past 30 years, the urban pattern has become less compact while population density has declined. The less compact urban pattern of the built environment, most significantly in the Grass Valley area, has increased the cost of providing urban services and decreased the feasibility of extending water, sewer and roads to serve this area.



USGS Aerial Photo of Winnemucca, Nevada

Residential growth served by individual septic tanks in the Grass Valley area may increase the possibility of water quality impacts on the aquifer.

The impacts of growth need to be reexamined and strategies developed to provide incentives to developers willing to provide urban services to redirect their activities to redevelopment areas, to increase density with infill along utility corridors and to reduce lot sizes. The strategies should provide for diversity in affordable housing choices, including apartments.

Existing commercial use is limited outside the city boundaries, however, there is a sufficient supply of commercially zoned acreage for current needs; ten percent of the vacant land within the city boundaries is designated commercial. The challenge for the community will be to direct commercial growth to areas inside the city in order to achieve its desired outcome of new commercial growth taking place largely inside the

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city, part in existing commercial areas and part in new areas. Innovative strategies including incentives, public-private partnerships and governmental cooperation are needed to achieve the future vision.

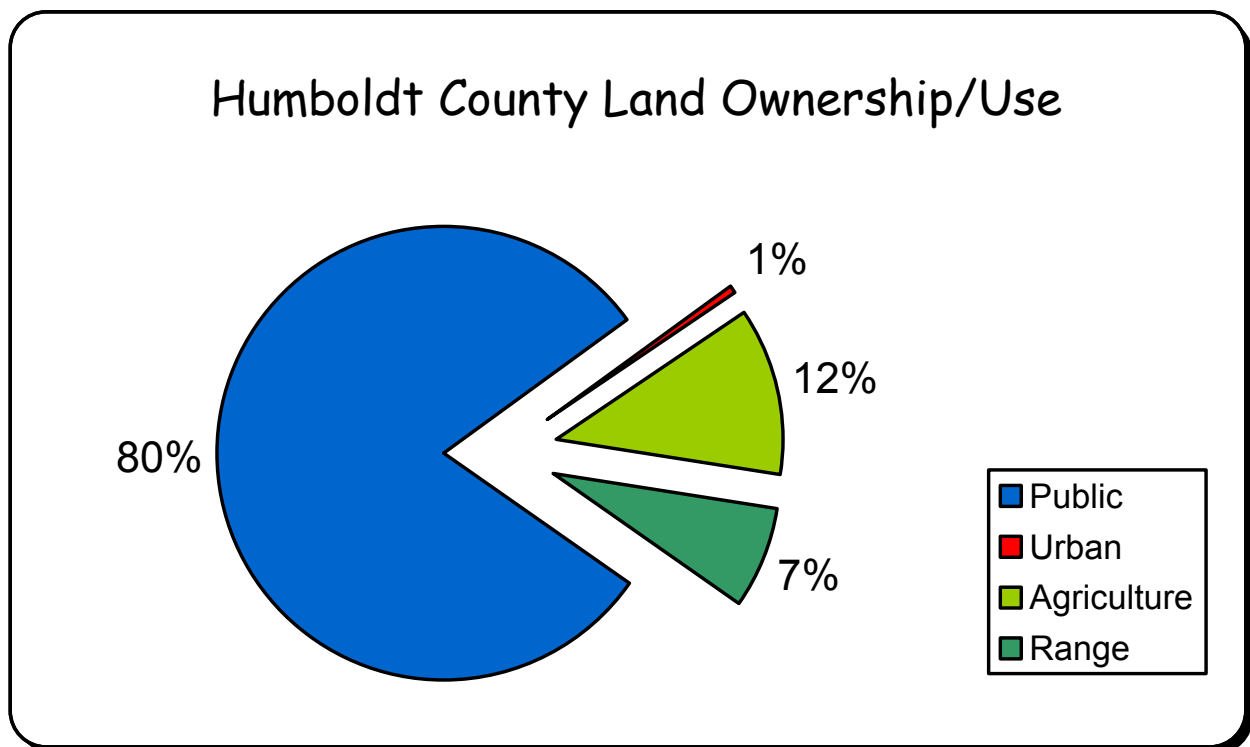
The absence of essential urban services, i.e., water and sewer, to designated industrial lands along with incompatible uses nearby makes much of this land undesirable for private investment without considerable public investment or innovative strategies designed to provide private developers with incentives for developing the required urban services. The community has the opportunity to achieve desired industrial growth at the edge of the city in selected areas compatible with adjacent uses and where urban services either exist or are likely to be provided.

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There are 6.2 million acres in Humboldt County of which 80 percent are under public ownership. Less than one percent of the land, 32,000 acres, is urban or developed land.

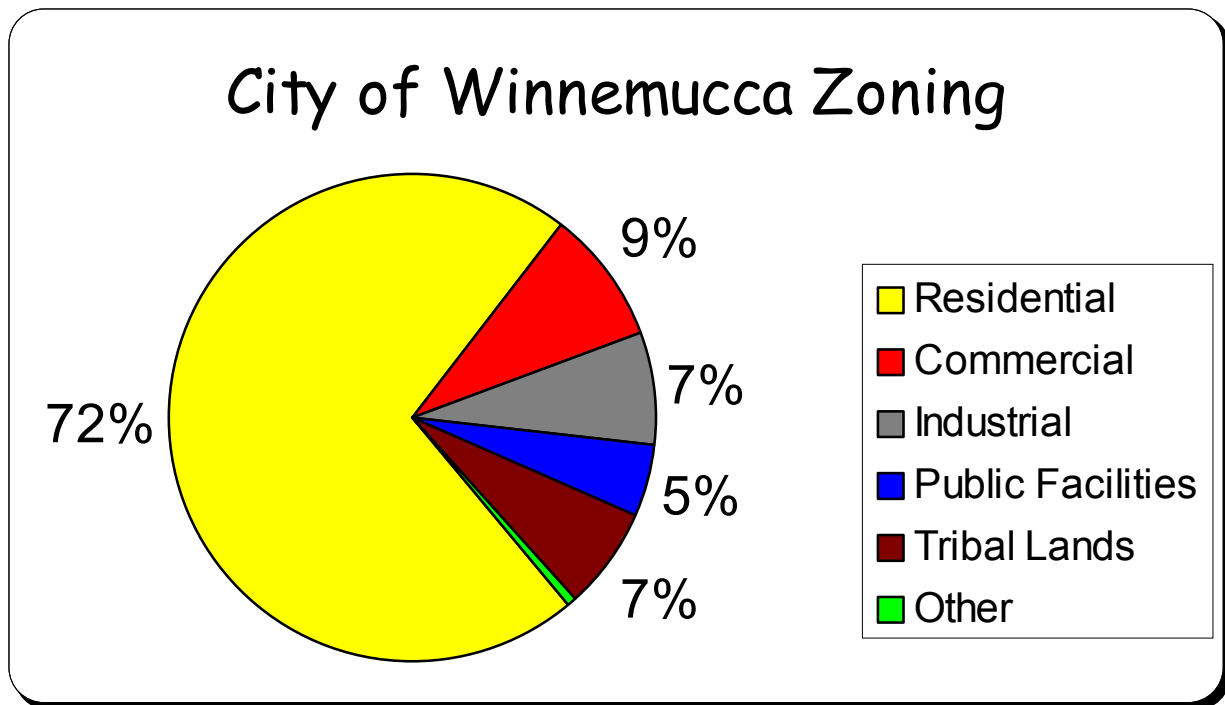
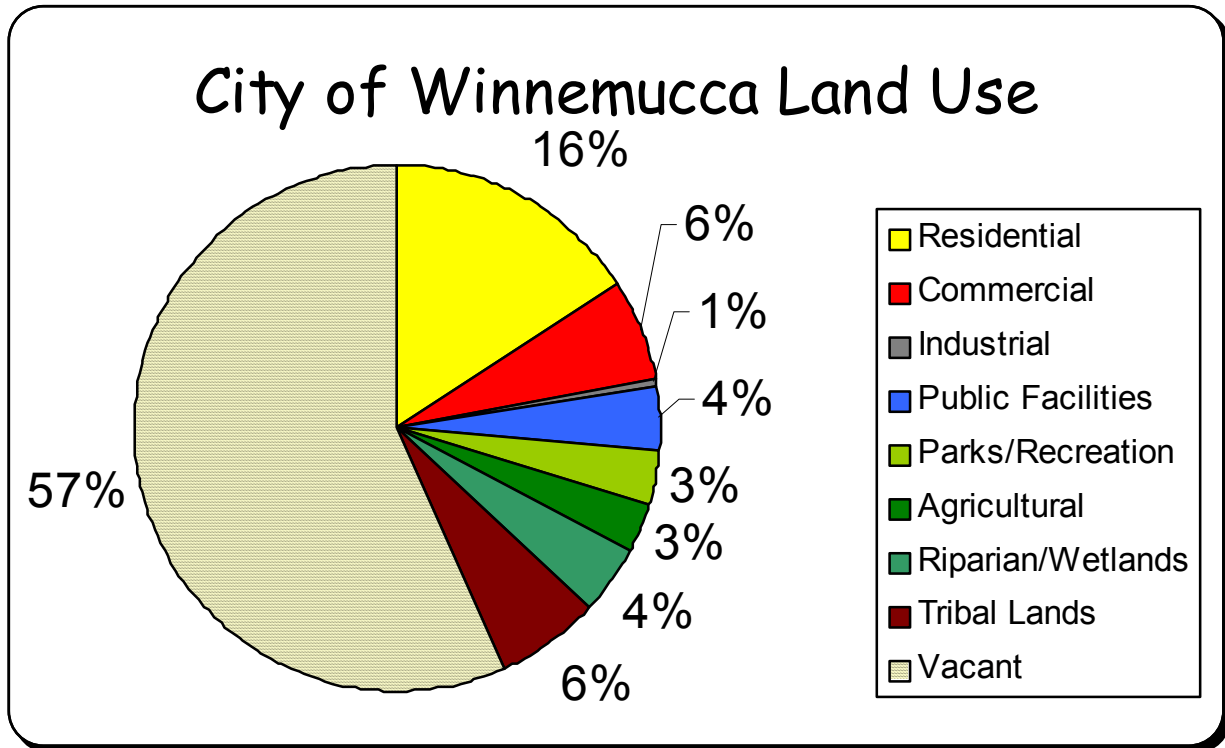
HUMBOLDT COUNTY LAND OWNERSHIP/USE		
Public Ownership	Acres	Percent
Bureau of Land Management	4,319,413	70%
United States Forest Service	274,332	4%
United States Fish and Wildlife Service	390,866	6%
Bureau of Indian Affairs	2,200	<1%
TOTAL	4,986,811	80.4%
Private Ownership		
Agriculture	738,041	12%
Urban	32,000	<1%
Other (primarily range)	453,708	7%
TOTAL	1,223,749	19.5%
	6,210,560	

Sources: Dept. of Agriculture Census, 1997; US Forest Service; US Dept of Fish and Wildlife; US Bureau of Land Management

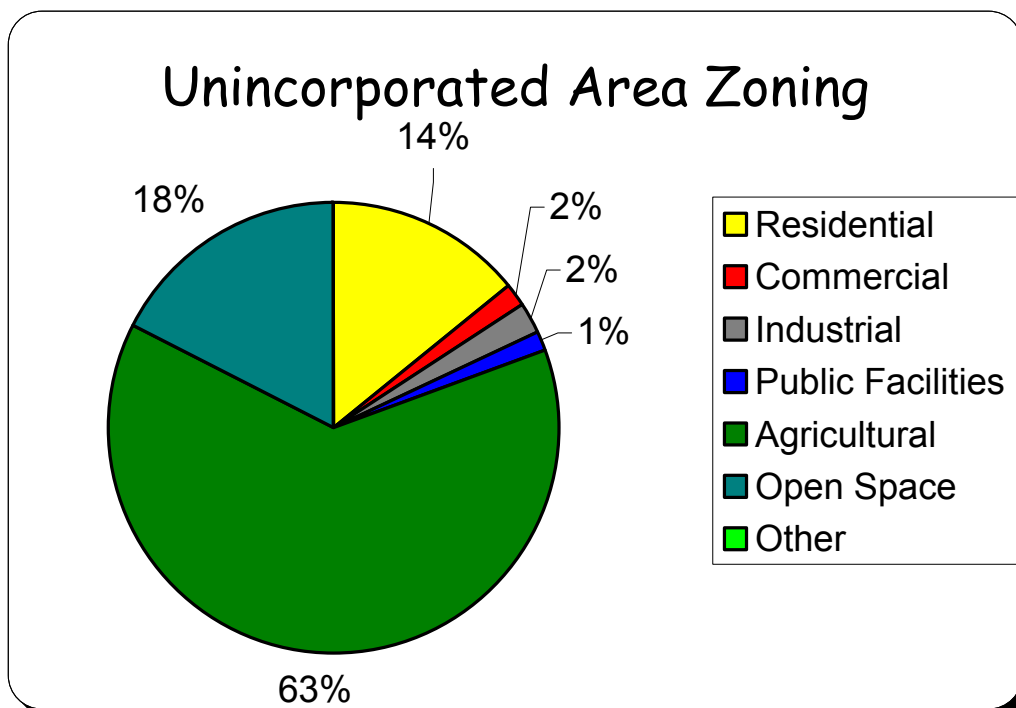
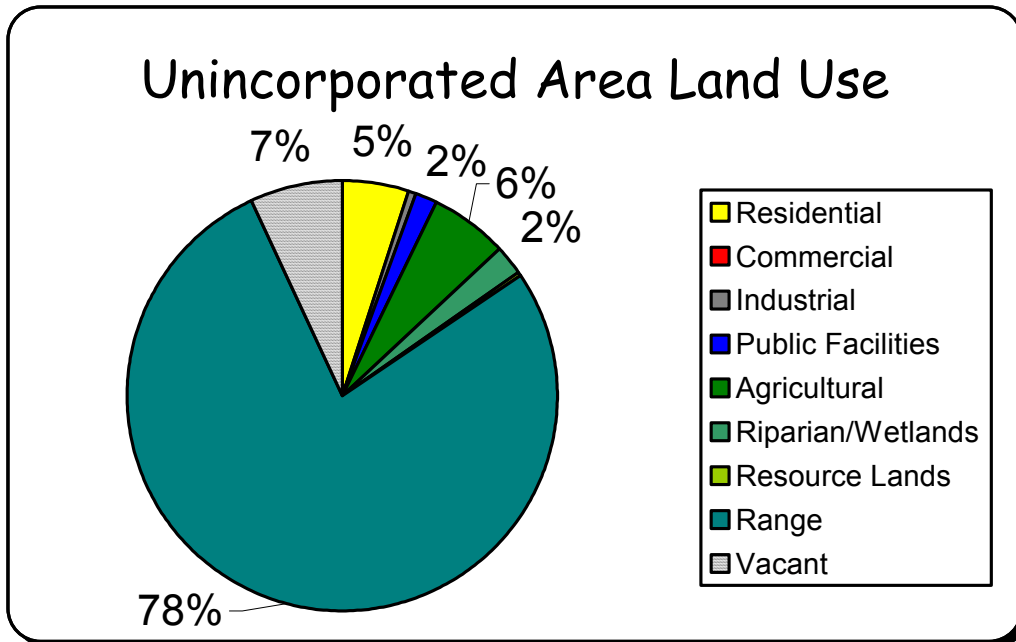


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A mix of urban land uses is found in both the City of Winnemucca and the surrounding unincorporated areas. The following graphs demonstrate what the developed land uses are and allow comparison of those land uses to current zoning.



Source: Eastern Washington University Land Use Survey, 1998.

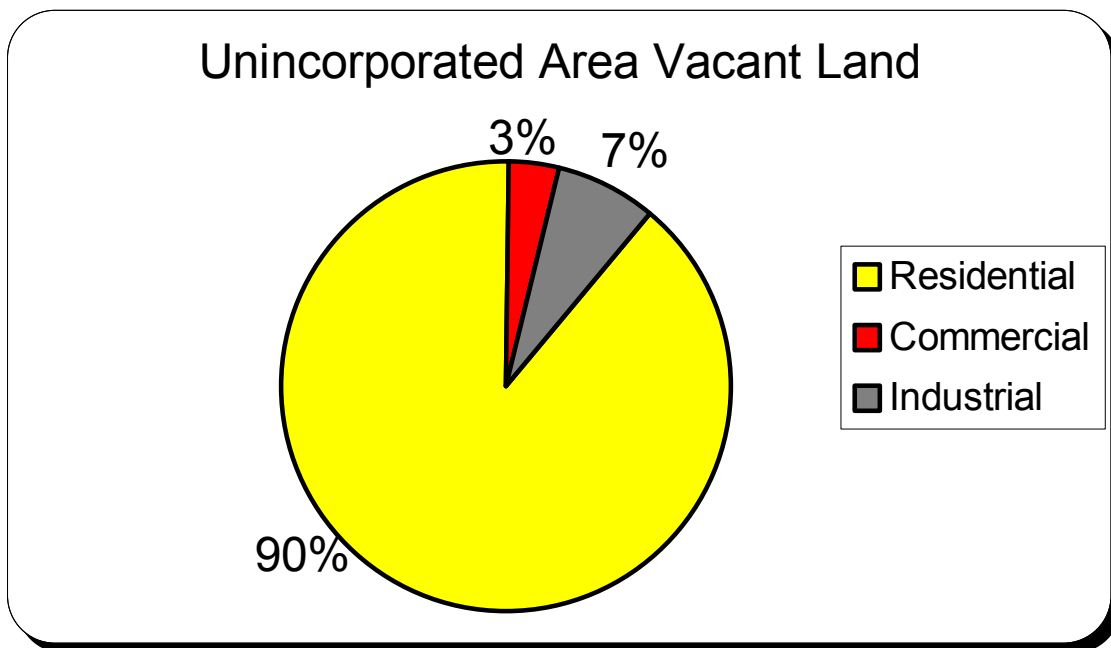
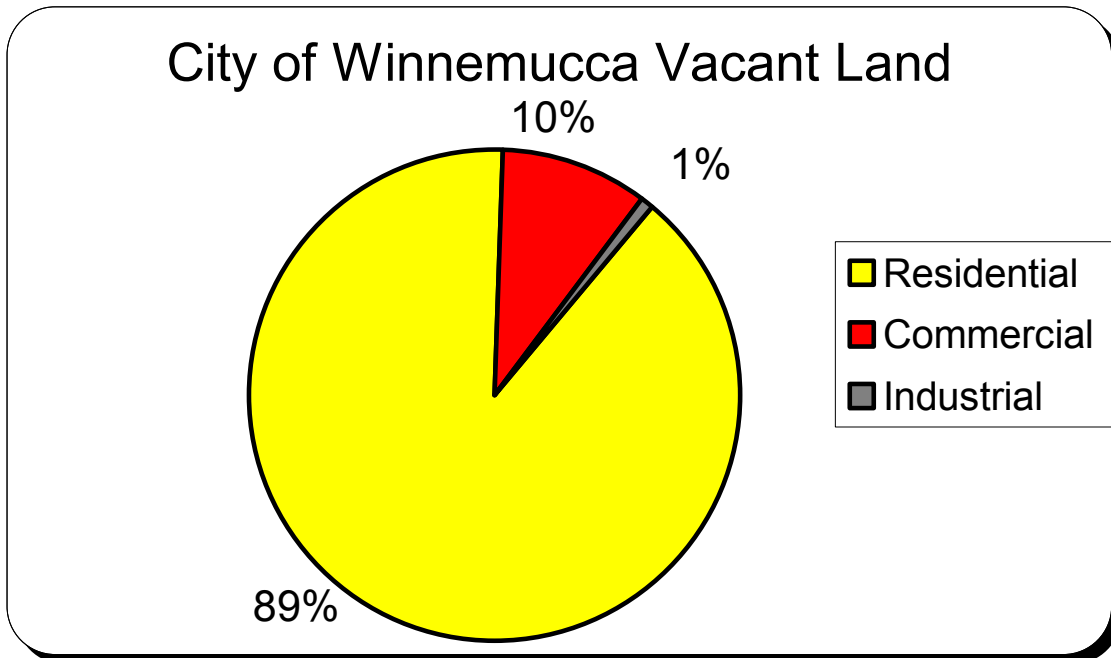


Source: Eastern Washington University Land Use Survey, 1998.

Over 90 percent of the land in the unincorporated area surrounding Winnemucca is undeveloped. The developed lands are primarily residential with small amounts of commercial and industrial land. Currently, there are no parks in the unincorporated area, but dedicated acreage is included in the amount shown for public facilities.

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A 1992 survey conducted by the American Planning Association resulted in average land use ratios for communities around the nation with less than 100,000 population: residential 52 percent; commercial 10 percent; industrial 7 percent; and public use 31 percent.



Source: Eastern Washington University Land Use Survey, 1998.

In the 1998 land use survey, vacant land was defined as subdivided land that was unoccupied. The land use type was based on the prevailing use surrounding the parcel as opposed to zoning.

Industrial Land

It is immediately apparent that the majority of the “vacant” land in both the City of Winnemucca and the unincorporated area is residential. It is equally apparent that the commercial and industrial land base needs to be increased to promote economic development.

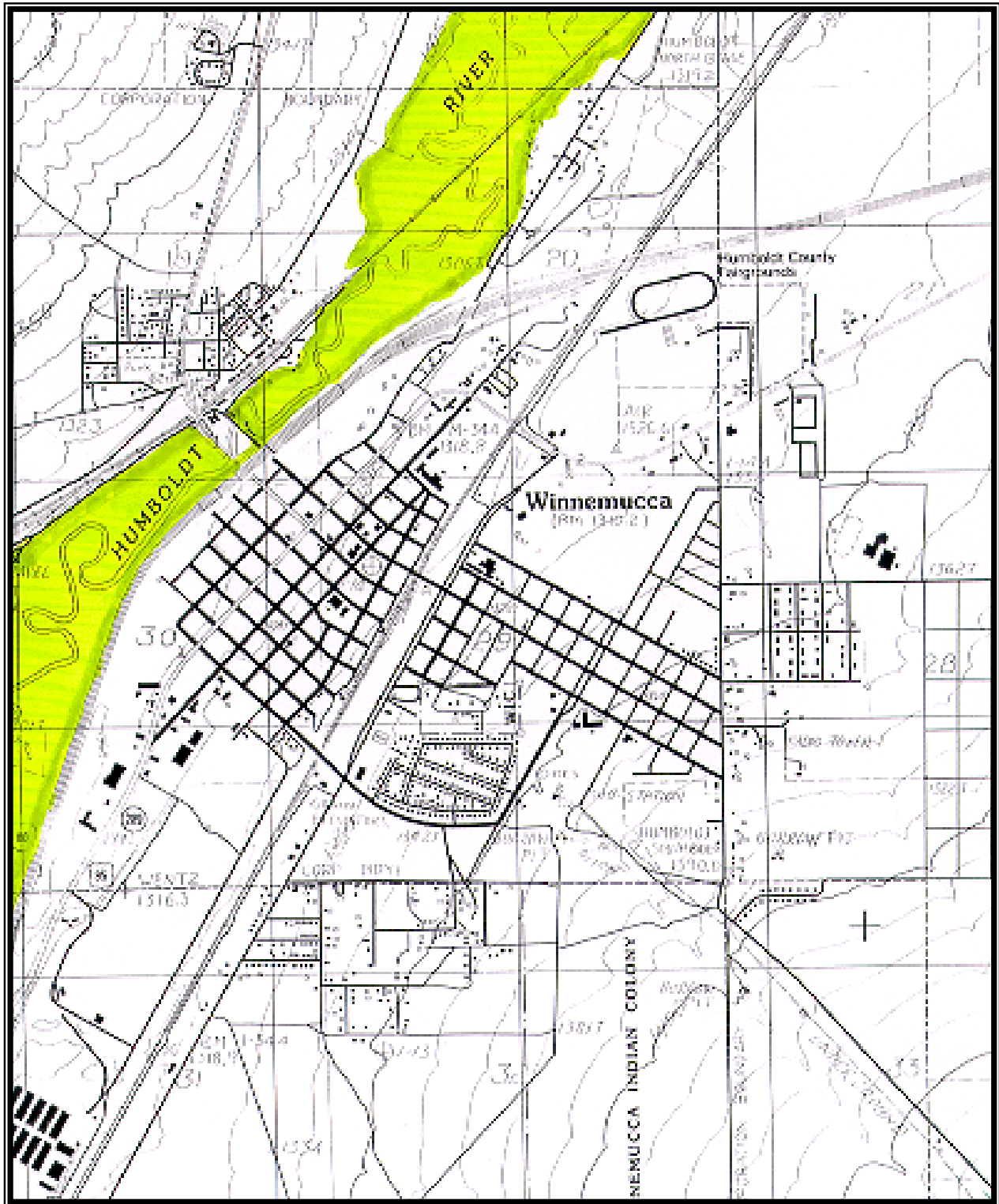
When designating land for future industrial use, the following site criteria should be considered:

- ◆ Level or less than five percent slope.
- ◆ Minimum five acres to provide sufficient room for storage, access and parking.
- ◆ Utilities available at, or at least near, the site.
- ◆ Direct access to commercial transport.
- ◆ If the industry involves wastes, then adequate space for on-site pretreatment may be required.
- ◆ Located outside the flood plain.

A preferred location is a prominent site on a major highway. This gives good advertising opportunity and is also good for employee access.

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The land use inventory identified 338 acres of industrially zoned land within the city. Of this amount, 32 acres are developed and 152 acres are located within the flood plain.



Special Flood Hazard Area Inundated by 100-Year Flood

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Since the city is a participant in the National Flood Insurance Program (NFIP), it is required to adopt and enforce a floodplain management ordinance that meets minimum NFIP requirements. Communities that do not enforce these ordinances can be placed on probation or suspended from the program. When a community is placed on probation, an additional \$50 charge is added to the premium for each policy sold or renewed in the community.

Flood insurance is not available within a community that does not participate in the National Flood Insurance Program. Federal agencies are prohibited from approving any form of financial assistance for acquisition or construction purposes in a Special Flood Hazard Area in a non-participating community, i.e., loans guaranteed by the Department of Veterans Affairs, insured by the Federal Housing Administration or secured by the Rural Housing Services. If a presidentially declared disaster occurs in a non-participating community, no federal financial assistance can be provided for the permanent repair or reconstruction of insurable buildings.

The following standards of construction are required in all special flood hazard areas:

- Electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities must be designed or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- Nonresidential construction must either be elevated to or above the base flood elevation.
- All new construction with fully enclosed areas below the lowest floor (excluding basements) that are usable solely for parking of vehicles, building access or storage, must be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters.
- All new and replacement water supply systems must be designed to minimize or eliminate infiltration of floodwaters into the system.
- All new and replacement sanitary sewage systems must be designed to minimize or eliminate infiltration of flood waters or discharge from the systems into flood waters.
- On-site waste disposal systems must be located to avoid impairment to them or contamination from them during flooding.

The constraints associated with development in the flood plain beg the following questions:

- What are the costs associated with raising an industrial building off the ground to meet flood protection requirements?

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- What is the cost to the city to “flood proof” water and waste water systems within the flood plain?
- Would this be an attractive industrial site to a prospective investor or employer?

Forecasting Future Land Requirements

Numerous methodologies exist for forecasting future land requirements. The following is a step-by-step description of the calculations made to project land requirements.

DATA SOURCE: Current population, average household size and total housing units were obtained from the U. S. Census Bureau. Projected increase in population was obtained from the Nevada State Demographer. Average total labor force and unemployment (2000), total industrial workers, and total retail, service and office employees were obtained from the Nevada Department of Employment, Training and Rehabilitation. Employee density was obtained from *Land Use Planning Made Plain*.

Residential

- ◆ $\text{Current population} + \text{Projected Increase} / \text{Average Household Size} = \text{Projected Housing Units Needed}$
- ◆ $\text{Projected Housing Units Needed} - \text{Existing total housing units} = \text{Surplus Housing Units}$

Commercial and Industrial

- ◆ $\text{Average total labor force} / \text{Current population} = \text{Labor force as a percent of total population}$
- ◆ $\text{Projected increase (population)} * \text{Labor force as a percent of total population} = \text{Projected employment increase}$
- ◆ $\text{Total industrial workers (Mar 2001)} / \text{Total all employment (Mar 2001)} = \text{Industrial workers as a percent of total employees}$
- ◆ $\text{Projected employment increase} * \text{Industrial workers as a percent of total employees} = \text{Projected industrial employment increase}$
- ◆ $\text{Projected industrial employment} / \text{Employee density} = \text{Industrial acreage needed}$
- ◆ $\text{Total retail, service and office (Mar 2001)} / \text{Total all employment (Mar 2001)} = \text{Retail, service and office workers as a percent of total employees}$
- ◆ $\text{Projected employment increase} * \text{Retail, service and office workers as a percent of total employees} = \text{Projected retail, service and office employment increase}$
- ◆ $\text{Projected retail, service and office employment} / \text{Employee density} = \text{Industrial acreage needed}$

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PROJECTED LAND NEEDS TO 2010			
	TOTAL HUMBOLDT COUNTY	CITY OF WINNEMUCCA	PERCENT
Current population	16,106	7,174	44.5%
Projected increase	1,888	841	44.5%
RESIDENTIAL LAND USE			
Average household size (persons per d/u)	2.77	2.6	
Current residential density (d/u per acre)	1.8	4.2	
Projected housing units needed	6,496	3,083	
Existing total housing units	6,954	3,280	
Surplus housing units	458	197	
COMMERCIAL AND INDUSTRIAL LAND USE			
Average total labor force (2000)	7,350		
Unemployment	380		
Labor force as percent of total populations			45.6%
Projected employment increase	862		
Total employment (March 2001)	6,560		
Total industrial workers (Mar 2001)	2,390		36.4%
Projected industrial employment increase	314		
Unemployed industrial workers	138		
Total projected industrial employment	2,842		
Total industrial acreage needed	203		
Total retail/service/office (Mar 2001)	4,180		63.6%
Projected ret/serv/off employment increase	548		
Unemployed retail/service/office workers	242		
Total projected retail/service/office employees	4,970		
Total retail and commercial acreage needed	331		

Employee density "intermediate industry" = 14 employees per net acre

Employee density "retail and commercial" = 15 employees per net acre

CITY OF WINNEMUCCA CURRENT ZONING AND LAND USE				
LAND USE	ZONED ACRES	%	DEVELOPED ACRES	VACANT ACRES
Residential	3,302	72%	776	2,526
Commercial	412	9%	294	118
Industrial	338	7%	32	306
Public Facilities	215	5%	183	32
Parks/Recreation			170	
Agricultural			148	
Riparian/Wetlands			206	
Tribal Lands	318	7%	310	
TOTAL	4,585	100%	2,119	2,982

Findings

- ◆ Based upon current uses and projected needs, there is substantially more residentially zoned land than required.
- ◆ There is a sufficient quantity of commercially zoned land to meet future needs.
- ◆ Additional industrially zoned land is needed to support economic development.
- ◆ There is sufficient existing infrastructure within the City of Winnemucca (land with water, sewer, utilities, roads) to support projected growth for the next ten years.
- ◆ In unincorporated areas, there is not adequate infrastructure to support expansion of commercial and industrial uses.
- ◆ The majority of land in Humboldt County is owned by the federal government.

Statement of Land Use Goals and Policies

Goal: To ensure an adequate supply of land to meet the community's projected growth for the next 20 years while managing urban expansion and maintaining a small community atmosphere.

Policy: Increase average density of residential uses within the city boundaries to five dwelling units per acre.

Policy: Increase multi-family housing to ten percent of total housing.

Policy: Encourage commercial and industrial development primarily within areas serviced by adequate infrastructure.

Policy: Encourage infill development to maximize the use of land and infrastructure.

Goal: To provide for a high quality, compatible and functional mix of land uses including urban and rural residential, commercial, industrial, agricultural and open space.

Policy: Provide incentives to developers willing to provide urban services, to redevelop areas of the central community, to increase density along utility corridors and to reduce lot sizes.

Urban Residential

Policy: Identify a wide range of residential development types and densities in various parts of the city to meet the needs of a diverse population.

Policy: Encourage neighborhood planning and development including school, day care and recreation sites.

Policy: Provide safe and attractive pedestrian pathways and bikeways.

Policy: Ensure privacy and noise reduction in residential areas through separation distances and buffers including trees, hedges or walls.

Rural Residential

Policy: Allow only large lot residential uses (minimum 1.25 acres) in areas that lack adequate infrastructure, i.e., public water, sewer, utilities and roads.

Policy: Encourage clustering, purchase of development rights, conservation easements and other innovative rural development techniques that provide flexibility for development while conserving open space, protecting environmental quality and preserving property rights.

Commercial

Policy: Ensure quality, diversity and appearance of commercial activities within the city.

Policy: Promote well-designed commercial areas which are compatible with adjoining uses, improve traffic flow and safety, and maximize existing infrastructure and services.

Policy: Mitigate off-site impacts such as noise, odor, light, glare and vibration through the use of pollution abatement, setbacks, landscaping and screening of storage and parking areas.

Policy: Encourage efforts to attract convention and tourist visitors through increased amenities, parking improvements, parks and public facilities.

Policy: Provide safe and attractive pedestrian pathways and bikeways with landscaped buffers to link stores, parking areas, hotels, public facilities and nearby residential neighborhoods.

Policy: Provide adequate lighting, sidewalks, street furniture, vegetation maintenance, street cleaning, signage and roadway markings in all commercial areas.

Policy: Provide a full range of municipal services to meet the needs of expanding and new businesses.

Industrial

Policy: Encourage a full range of industrial uses to increase economic diversity.

Policy: Promote identification of potential industrial sites and development of phased programs to provide urban services to those sites.

Policy: Promote well-designed industrial areas which are compatible with adjoining uses, improve traffic flow and safety, and maximize existing infrastructure and services.

Policy: Encourage mitigation of off-site impacts such as noise, odor, light, glare and vibration through the use of pollution abatement, setbacks, landscaping and screening of storage and parking areas.

Agricultural

Policy: Retain areas for agricultural use that are suitable for long-term production.

Policy: Encourage clustering, purchase of development rights, conservation easements and other innovative rural development techniques that provide flexibility for development while preserving and protecting agricultural lands.

Open Space Element

Open space areas are intended to set aside lands for preservation of natural resources, remnant landscapes and to preserve natural settings for active and passive recreation opportunities. Such open space areas can provide active and passive recreational opportunities and contribute to the quality of life of the community by protecting views, vistas and panoramas; by protecting air, water, soil, plant and wildlife habitat; unstable soils or areas of geological instability; and by protecting airport approach and departure areas.

The “Trails to the Future” activities produced community consensus on a common vision for a sustainable Winnemucca and Humboldt County based on the ideals of a livable community, healthy environment and diverse economy:

Provide orderly growth and development for the citizens of Humboldt County. Ensure the health, safety and welfare of those who reside here through sound planning and regulation. Encourage community development and downtown redevelopment. Diversify our economic base through incentives, private partnerships and governmental cooperation. Foster full utilization of our airport and provide for additional parks and open space. Encourage the involvement of citizens in the planning and decision-making process. Protect the property rights of landowners from arbitrary and discriminatory actions; no private property shall be taken without just compensation.

The dominant land use in the combined urbanized area of Winnemucca, Grass Valley, Rose Creek, Jungo Road and outer county is range land. These lands make up the scenic vistas and provide important open space buffers and watershed protection for the urban area. The surrounding ridgelines provide a pleasing landscape boundary, and the prominent peak of Winnemucca Mountain is an important landscape and cultural symbol. The river and riparian corridor is another prominent and valuable landscape feature providing visual resource, economic benefit, wildlife habitat, natural amenities, flood way and water quality benefits.

Goal: To guide development within well-defined boundaries that will enhance the health, safety and welfare of the community and its residents, promote economic development, and protect the region’s natural environment.

Policy: Encourage clustering, purchase of development rights, conservation easements and other innovative rural development techniques that provide flexibility

for development while conserving open space, protecting environmental quality and preserving property rights.

Policy: Retain suitable open space areas for active or passive recreation, scenic areas or natural areas.

Policy: Use natural boundaries such as rivers, streams, gullies and changes in topography; major transportation routes such as highways, arterials, collectors and railroad lines; platted blocks, lots and improved alleys for zoning district boundaries.

Policy: Encourage compatible land uses with development incentives in addition to regulatory mechanisms.

Economic Development Element

Socioeconomic data, specifically related to population and employment, is a critical component of the planning process. Population and economic trends as well as forecasts are essential in developing a basis for projections of the future demand of both land and the services required by the land users. The amount, distribution and density of existing and future population provides a basis for determining the type, location, character and extent of public facilities and services that will be required to meet present as well as future needs of the urbanized area of Humboldt County. Perhaps, more importantly, economic data relating to employment and commerce is required for a community to evaluate its tax base and revenue sources in order to determine what proportion of the required public facilities and services it has the capacity to provide.

HUMBOLDT COUNTY, NEVADA			
Total Labor Force – Two Year \ Quarterly Comparison			
	3 rd QTR – 2001	3 rd QTR – 2000	Percent Change
TOTAL LABOR FORCE	7,080	7,450	-5.0%
UNEMPLOYMENT	390	380	2.6%
UNEMPLOYMENT RATE	5.4%	5.0%	8%
TOTAL EMPLOYMENT	6,690	7,070	-5.4%
Note: Unemployment rates are not seasonally adjusted.			
Percent changes calculated from values that are not rounded.			

Source: Nevada Department of Employment, Training and Rehabilitation

The 3rd quarter 2001 labor force of 7,080 is approximately 44% of the population of Humboldt County. That means 7,080 persons are working or willing to work and seeking employment. The unemployment rate for the 3rd quarter 2001 was 5.4 percent or 390 potential employees.

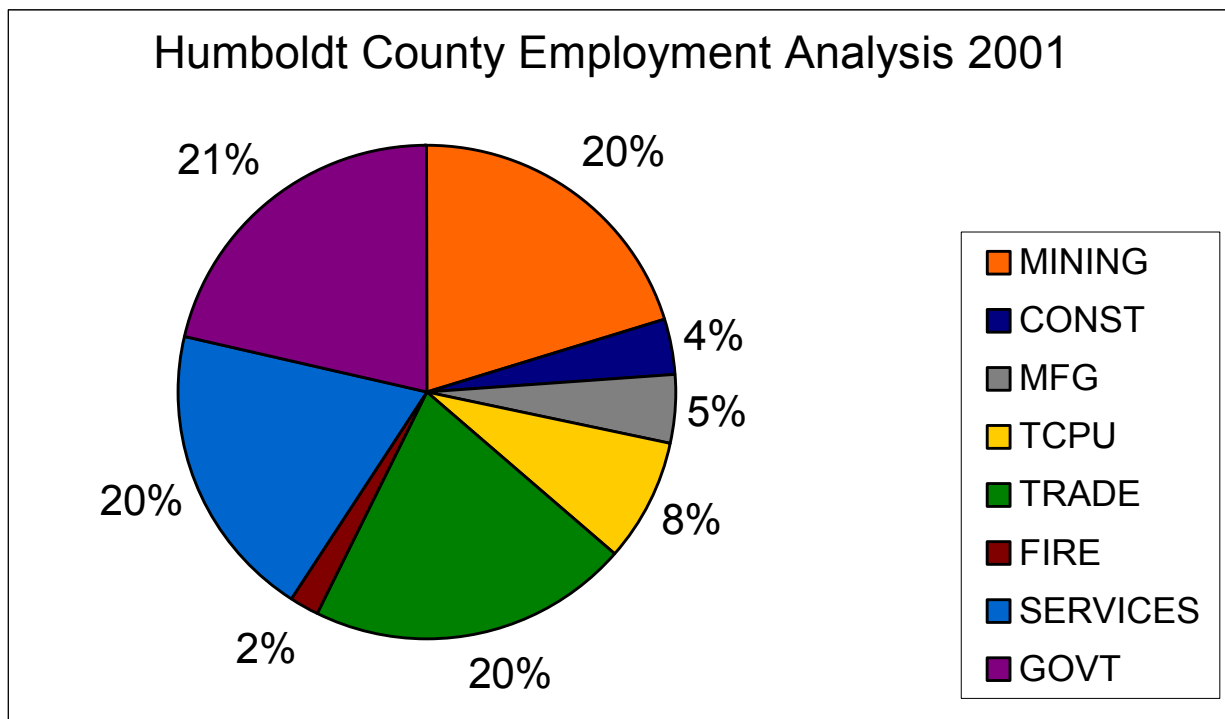
Historically mining, with its boom-and-bust cycles, has dominated the economy of Humboldt County. However, its previous 28% share of the labor force has declined to 20%. Its 2001 share is essentially the same as trade, services and government. The boom-and-bust cycle results in significant economic impacts either up or down. A review of the current data reveals that a decline in all other employment sectors as well as population follows the decline in mining activity. Greater economic diversity is necessary to stabilize the economy and soften the impacts of this mercurial industry.

Humboldt County Regional Master Plan

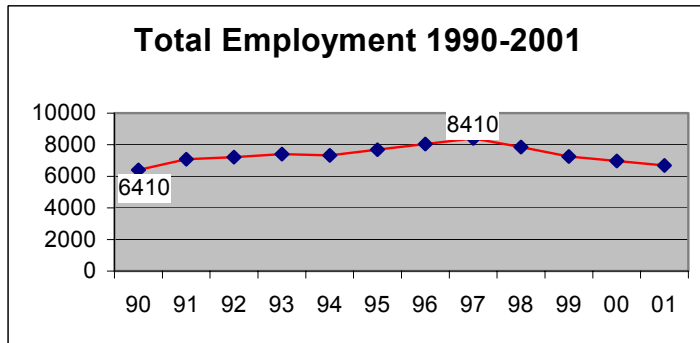
INDUSTRIAL EMPLOYMENT AND WAGE DATA				
	Mar 2001	2001 Average Weekly Wage	Mar 2000	Percent Change
MINING	1,340	\$1,284	1,560	-14.1%
CONSTRUCTION	230	\$592	280	-17.7%
MANUFACTURING	300	\$639	320	-5.6%
TCPU	520	\$881	560	-6.8%
TRADE	1,370	\$361	1,460	-6.3%
FIRE	120	\$475	130	-6.4%
SERVICES	1,290	\$307	1,440	-10.1%
GOVT	1,400	\$630	1,460	-4.4%
TOTAL	6,570	\$662	7,210	-8.8%

Note: Percent changes calculated from values that are not rounded.
 TCPU=Transportation, Communications & Public Utilities
 Trade=Wholesale & Retail Trade
 FIRE=Finance, Insurance & Real Estate

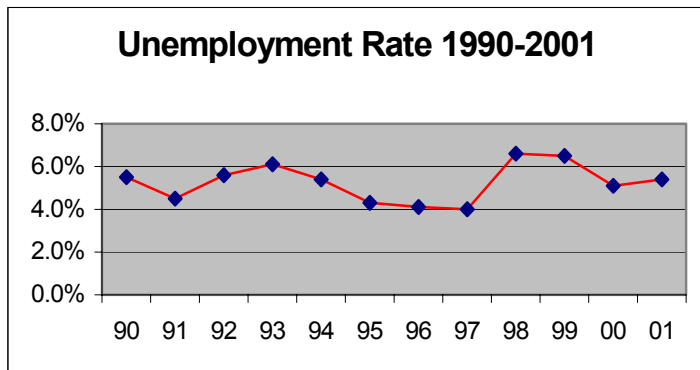
Source: Nevada Department of Employment, Training and Rehabilitation



Humboldt County Regional Master Plan



The mining economy represents the single greatest concentration of capital investment, human resources and skills, technology, equipment and land. It should be examined closely for development opportunities to determine if any of these assets can be shared, value-added, reused or reclaimed.



The dominance of a single industry has major implications for planning. The upcoming cohort of individuals under the age of 25 could represent either a major challenge or opportunity for the community. Not only is it necessary for jobs to exist, but these jobs must provide a wage sufficient to ensure that these individuals and their families will be able to remain and invest in the community.

Agriculture continues to contribute to the economy of Humboldt County. This includes both ranching and the production of alfalfa hay, alfalfa seed, spring and winter wheat, and barley. A significant potato crop is produced and processed in the county. The 1997 Census of Agriculture reports that there were 218 farms in the County with total acreage of 733,418 acres. Farm is defined as a place with agricultural sales of \$1,000 or more. The market value of agricultural products sold was \$57,315,000 with net cash return of \$12,872,000. In 2000, the county's agricultural sector produced 265,000 bushels of winter wheat; 321,000 bushels of spring wheat; 52,000 bushels of barley; 293,000 tons of hay; and 7,840,000 pounds of alfalfa seed. The inventory of cattle and calves as of January 1, 2001, was 70,000 head; the inventory of sheep and lambs was 8,000 head. Increasing value-added manufacturing in order to export more "finished" and higher value agricultural products versus "raw" materials is a potential economic development opportunity.



Humboldt County Regional Master Plan



Development of industrial areas is required for both current and future investment in the industrial sector. Strategies to attract distribution and warehousing need to be developed. Capital improvements programming should include provisions for urban services to all industrial areas, i.e., water, wastewater, electric, gas, phone, high-speed communications. Public/private partnerships should be encouraged. Incentives may be made available for those private investors willing to provide services historically provided by the public sector. Incompatible uses require critical examination with corrective or mitigating actions taken as needed.

While the tendency in economic development is to focus on attracting new industry, new business and new capital investment, equal attention should be given to reducing the outflow of existing capital, both corporate and individual. Efforts should be directed to developing strategies that (1) provide goods and services for local residents, and (2) facilitate retention and growth of local businesses. Efforts should include providing assistance to existing home occupations that might ultimately enable them to become storefront operations. Both of these actions would promote job creation.

Humboldt County, Nevada				
Firm Data Report For 1st Quarter 2001 / Jan—Mar				
Number of Firms by Size of Firm	Mar 2001	Mar 2000	Mar 1999	1999 to 2001
				Pct. Change
Total	426	445	443	-3.8%
Less than 10 Employees	307	317	315	-2.5%
10-19 Employees	67	73	73	-8.2%
20-49 Employees	28	27	32	-12.5%
50-99 Employees	11	16	11	0.0%
100-249 Employees	10	9	8	25.0%
250-499 Employees	1	1	1	0.0%
500-999 Employees	2	1	2	0.0%
1000 + Employees	0	1	1	-100.0%

Humboldt County Regional Master Plan

Humboldt County, Nevada				
Firm Data Report For 1st Quarter 2001 / Jan—Mar				
Size of Firm by Employment	Mar 2001			
	# of Firms	Pct of Total	Employees	Pct of Total
Total	426	100.0%	6708	100.0%
Less than 10 Employees	307	72.1%	1065	15.9%
10-19 Employees	67	15.7%	837	12.5%
20-49 Employees	28	6.6%	730	10.9%
50-99 Employees	11	2.6%	848	12.6%
100-249 Employees	10	2.3%	1501	22.4%
250-499 Employees	1	0.2%	258	3.8%
500-999 Employees	2	0.5%	1469	21.9%
1000 + Employees	0	0.0%	0	0.0%
Number of Firms By Industry	Mar 2001	Mar 2000	Mar 1999	1999 to 2001 Pct Change
Total Number of Firms	426	445	443	-3.8%
Agriculture, Forestry & Fishing	31	29	26	19.2%
Mining	17	18	19	-10.5%
Construction	42	55	55	-23.6%
Manufacturing	11	11	12	-8.3%
TCPU	32	28	30	6.7%
Trade	122	128	133	-8.3%
FIRE	27	28	27	0.0%
Services	126	133	128	-1.6%
Public Administration	17	13	11	54.5%
Unclassified Firms	1	2	2	-50.0%

Source: Nevada Department of Employment, Training and Rehabilitation

A discussion of economic conditions is not complete without reference to transfer payments. Transfer payments are monies transferred from the federal government such as social security retirement and disability payments, railroad retirement and disability, military retirement and other veterans benefits, Medicare and Medicaid payments, unemployment benefits, education and training payments, food stamps, supplemental security income and others. A 1997 report by the Rural Policy Research Institute indicates that publicly funded transfers are an important source of income in rural areas. In 1993 transfers in rural counties equaled 22 percent of total personal income. Retirement and disability plus medical payments accounted for approximately 80 percent of those payments. This is indicative of a significant retired population with unique needs and interests in the local economy.

RETIREMENT POPULATION		
Age Cohort	Population	% of Total
55--59	743	4.6%
60--64	559	3.5%
65--74	708	4.4%
75--84	402	2.5%
85--Older	103	0.6%
	2,515	15.6%

The most recent personal income data available for Humboldt County is from the Bureau of Economic Analysis (US Department of Commerce). In 1999 personal income in the county totaled \$417,078,000. The *Consolidated Federal Funds Report* for fiscal year 2000 reveals total federal expenditures in Humboldt County of \$68,670,000).

Of particular interest for future planning are retirement and disability payments. The Social Security program (OASDI) provides monthly benefits to workers and their families when earnings stop or are reduced because the worker retires, dies or becomes disabled. Retired workers in Nevada received an average of \$851 per month; widows and widowers, \$822; disabled workers, \$835; and wives and husbands of retired and disabled workers, \$423. Average payments for children were: \$394 for children of retired workers; \$566 for children of deceased workers; and \$245 for children of disabled workers. In the month of December 2000 a total of 1,807 beneficiaries received OASDI payments in the amount of \$1,327,000 in Humboldt County.

Supplemental Security Income (SSI) is a federal cash assistance program that provides monthly payments to low-income aged, blind and disabled persons. The maximum monthly federal SSI payment for an individual living in his or her own household and with no other countable income is \$531, and for a couple, \$796. In the month of December 2000, a total of 184 beneficiaries received SSI payments in the amount of \$69,000 in Humboldt County.

Humboldt County Regional Master Plan

CONSOLIDATED FEDERAL FUNDS REPORT (CFFR): Fiscal Year 2000

Nevada

Humboldt County Congressional District: 02

Population (April 1, 2000) 16,106

Amount in whole numbers

DIRECT EXPENDITURES OR OBLIGATIONS - TOTAL	63,422,202
Defense	1,161,000
Non-defense	62,261,202
RETIREMENT AND DISABILITY PAYMENTS - TOTAL	21,896,100
Social Security	16,267,668
Federal retirement and disability payments	3,176,011
Veterans benefit payments	781,158
All other	1,671,263
OTHER DIRECT PAYMENTS - TOTAL	8,326,247
Other direct payments for individuals	7,268,167
Food Stamps	566,430
Medicare	5,878,080
Unemployment Compensation Benefit Payments	-
Excess Earned Income Tax Credits	-
Lower Income Housing Assistance	-
Section 8 Moderate Rehabilitation	-
All other	823,657
Direct Payments Other Than For Individuals	1,058,080
GRANT AWARDS - TOTAL	24,131,577
Highway Planning and Construction	16,468,940
Family Support Payments to States (AFDC+TANF)	391,038
Medical Assistance Program (Medicaid)	4,343,983
Other	2,927,616
PROCUREMENT CONTRACT AWARDS - TOTAL	2,537,108
Defense	38,000
Non-Defense	2,499,108
SALARIES AND WAGES - TOTAL	6,531,170
Defense	79,000
Non-Defense	6,452,170
US Postal Service	1,877,170
Other	4,575,000
OTHER FEDERAL ASSISTANCE - TOTAL	5,247,925
Direct loans	1,101,512
Guaranteed loans	1,934,467
Insurance	2,211,946

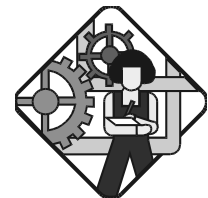
Source: U.S. Census Bureau

Findings

- ◆ The decline in the mining sector has had a ripple effect on employment in all other sectors of the economy.
- ◆ Diversification of business and employment opportunities is necessary for future economic prosperity.
- ◆ An adequate stable work force is available to support economic development.
- ◆ There is sufficient commercially zoned land to support projected community growth.
- ◆ There is insufficient useable industrially zoned land to support projected community growth.

Statement of Economic Development Goals and Policies

Goal: To achieve a diversified and stable economy that is compatible with planned growth and quality of life objectives, provides adequate employment and business opportunities for current and future generations, and strengthens the tax base.



Policy: Provide all basic commercial and business service needs for the residents of the community.

Policy: Use innovative and flexible land use regulations, expedited permit processing and planned capital facility improvement programming to implement the city's and county's economic development goals.

Policy: Develop the airport for viable economic use by adopting an airport master plan and providing capital improvements including sewer, water, utilities and roads.

Policy: Promote strategies which strengthen local businesses in order to become more competitive in the regional, state and national markets.

Policy: Provide public facilities and sites necessary to retain or expand existing businesses and to attract targeted industries.

Policy: Encourage public and private partnerships to achieve a diversified and stable economy.

Humboldt County Regional Master Plan

Goal: To maintain and enhance natural resource-based industries including mining, agriculture, ranching, recreation and tourism, and seek value-added manufacturing of those resources.



Policy: Identify and manage important natural resource lands to be used for resource-based industries.

Policy: Promote opportunities for additional products based on local resources and to increase production of resources that are underutilized within the region.

Policy: Encourage increased retail trade and tourism by protecting and enhancing the appearance of the built and natural environments.

Goal: To promote economic development that provides continuing employment, economic vitality, increased tax base, and is consistent with this plan's goals and policies.



Policy: Periodically analyze the local business sector to identify needs and opportunities in the community.

Policy: Encourage existing home occupations that might be nurtured into a commercial enterprise.

Policy: Support the linkage between the business community and the educational delivery system in order to increase the employability of Winnemucca's workforce.

Policy: Encourage development of advanced technologies including information technology to increase efficiency and production of local businesses and to facilitate local participation in regional, state and global markets.

Policy: Facilitate assistance and counseling for local businesses in cooperation with the Small Business Development Center, the Small Business Administration, Great Basin College, the University of Nevada, the Cooperative Extension service and other agencies.

Goal: To support and promote the vision and goals of the Humboldt Development Authority as follows:

VISION: Economic Development is our commitment to identify, develop and use resources to create sustainable prosperity.

MISSION: The mission of the Humboldt Development Authority is to assist in the retention, expansion and growth of business in the City of

Humboldt County Regional Master Plan

Winnemucca and Humboldt County while attracting new business which is compatible with the development area.

GOAL 1: Ensure adequate infrastructure to support existing and potential future businesses.

Goal 2: Diversify existing economic profile to improve and maintain the economic health of Humboldt County.

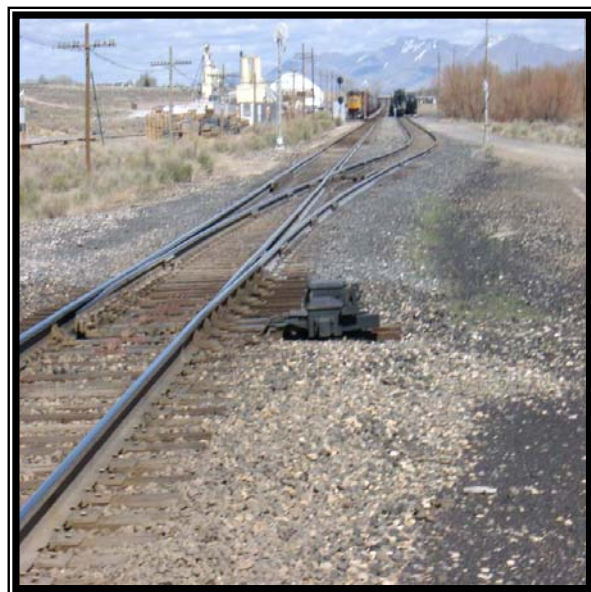
Goal 3: Work with existing businesses to maximize their capabilities.

Transportation Element

Winnemucca is at the crossroads of the two primary transportation routes that transect Humboldt County. Interstate 80 crosses through the southern portion of the county running east to Elko, Nevada, and Salt Lake City, Utah, and west to Reno, Nevada, and San Francisco, California. U.S. Highway 95 continues north of Winnemucca through Orovada and McDermitt, Nevada before heading into Oregon and Idaho. State Route 140 joins northwestern Humboldt County with Oregon to the north, northern California to the west and U.S. Highway 95 near Orovada. All these routes are heavily utilized by interstate trucking.



Burlington Northern and Union Pacific Railroad lines provide freight and Amtrak passenger service to Winnemucca. The Amtrak California Zephyr travels between Chicago and Oakland, California.



Greyhound Lines provides interstate bus service to the County on its route to and from Reno and Salt Lake City, while Boise-Winnemucca Stage Lines provide both inter and intrastate service between the County and Oregon and Idaho.

Humboldt County Regional Master Plan

These regional transportation routes in combination with the local roadway network comprised of 3,347 miles of maintained roadways as well as pedestrian and bicycle paths form the transportation system for the movement of people, goods and services throughout the area. The transportation system establishes the pattern for future land use and development in the community. Strategic planning that coordinates transportation, land use and economic development is the key to achieving the community's desired future.

The Winnemucca Municipal Airport is well located to serve aviation demands within the county. Just five miles from downtown Winnemucca, its location assures its continued importance to business and personal transportation. In 2001 there were approximately 40 aircraft based at the Winnemucca Airport which is equivalent to 25 aircraft per 10,000 population compared to 21 per 10,000 for the state as a whole and approximately 10 per 10,000 population for the United States. It is projected that the number of aircraft based at the Winnemucca airport will continue to increase.



The airport has a 7,000-foot asphalt runway constructed to accommodate business jets, B-737 and DC-9 aircraft. One fixed based operator serves the airport. To date, the county and city have been unsuccessful in attracting a daily commercial airline service to the airport.

The results of surveys, interviews, demographic and socioeconomic data reported in the *Humboldt County Transportation Needs Assessment* indicated a need and a significant potential ridership for local transit service that would serve seniors, the disabled, low-income and unemployed as well as the general population. This need also existed from outlying areas into the City of Winnemucca.

Since that time Humboldt Area Rural Transit has been established to provide public transportation for the transportation disadvantaged. The system is designed to accommodate the individual service needs of the elderly, minority, disabled and low-income citizens of Humboldt County. It is working toward expanding fixed route and demand response services to meet the transportation needs of all Humboldt County residents.

Humboldt County Regional Master Plan

Ongoing transportation planning is essential to identify existing system characteristics, to establish acceptable levels of service, to determine needed improvements and to ensure that efficient and effective programs are implemented and projects constructed. An integral part of transportation planning involves incorporating strategic funding for projects. External resources available for transportation improvements must be accessed and utilized to achieve growth management as well as community and economic development.

Findings

- ◆ The urbanized area has good transportation access north and south on Highway 95, east and west on Interstate 80, both of which have heavy commercial truck usage.
- ◆ Rail access is available for commercial/industrial and passenger usage.
- ◆ There are adequate transit options available for both local and interstate travel.
- ◆ The region provides an ideal location for a transportation hub.
- ◆ Airport facilities are sufficient for private and commercial aircraft. In order to provide passenger service, a terminal would be required.
- ◆ There is not adequate parking in the "downtown" area.
 - ◆ Pedestrian and bike paths need to be improved to better serve the area.
- ◆ Grant resources have not been adequately researched nor fully utilized.

Statement of Transportation Goals and Policies

Goal: A transportation system that provides safe, effective and efficient movement and access for people, goods and services throughout the region.

Policy: Existing transportation facilities need to be inventoried and a related functional classification developed.

Policy: Levels of service for transportation facilities in all areas of the region should be determined and deficiencies identified.

Policy: Encourage street/road improvements similar to those required by the subdivision process as a consideration for approval of all subsequent parcel maps regardless of the number of parcels.

Humboldt County Regional Master Plan

Policy: Promote traffic flow improvement strategies including bypass and ring road improvements, access management, traffic signalization, intersection improvements and on-street parking management.

Goal: A transportation system that is compatible with the land use of the region, protects the natural environment and enhances the community's quality of life.

Policy: Ensure that transportation facilities are designed to minimize intrusions into residential areas.

Policy: Initiate access policies to improve safety and circulation on busy streets.

Policy: Encourage new development to provide mitigation for traffic impacts generated by the development on adjoining properties and the natural environment.

Goal: A transportation system offering a variety of transportation choices including pedestrian routes, bicycle routes, transit and carpooling.

Policy: Encourage the development of pedestrian ways and bikeways.

Policy: Encourage the development of public transportation systems that provide safe, convenient access to residential, employment, shopping and recreational opportunities.

Policy: Support and encourage carpooling and park-and-ride systems.

Goal: Well-designed and adequate parking areas that meet the needs of the community and are designed to enhance the streetscape.

Policy: Encourage landscaping in all off-street parking areas.

Policy: Encourage development of landscaped boulevards and entryways to provide aesthetic corridors.

Policy: Consider parking and loading requirements for all new development to reduce congestion and improve safety.

Goal: To coordinate transportation planning and programming with federal, state and local agencies.

Humboldt County Regional Master Plan

Policy: Coordinate between local, regional, state and federal agencies to ensure that transportation, land use and economic development elements are directed toward consistent outcomes.

Policy: Utilize, when available, external resources and funding available for transportation improvements and enhancements.

Capital Facilities Element

Capital facilities include water and wastewater facilities, utilities, public streets and roads, parks and open space, schools, libraries, public buildings, fire and police services, and others. They are critical in order to ensure a safe and high quality of life, a healthy environment and supporting infrastructure for business and industry. Their provision significantly affects land use and development and represents a major investment for the community. Through a combination of public and private investments, good community facilities and utilities with sufficient capacity exist throughout Winnemucca and the surrounding urbanized area.

Water Systems

Most of the public water service is provided by the City of Winnemucca. The city's water system has a well capacity of 15,000,000 gallons per day (GPD) and a storage-tank capacity of 7,850,000 gallons. The Winnemucca water system serves approximately 9,000 customers. Average demand is 3,000,000 GPD with a peak demand of 6,000,000 GPD in the highest month. Additional water service within the county is provided by Golconda Water System, McDermitt Water System, Orovada Water District, Star City-Grass Valley and Gold Country-Grass Valley water systems. All other water service is obtained from private individual wells, developed springs or localized non-community systems.



Wastewater Treatment Systems

The City of Winnemucca Waste Water Treatment Facility (WWTF) serves 9,000 customers. The treatment plant capacity is 2,000,000 GPD. Average usage is 1,100,000 GPD with a peak day usage of 1,500,000 GPD. Also providing services within the county are the McDermitt Sewage Ponds, the Paradise Valley WWTF and the Orovada General Improvement District. Development outside the service areas of these treatment facilities is served by individual sewage disposal systems (septic tanks).

Humboldt County Regional Master Plan

In order to preserve public health and safety, high urban densities require public water and sewer services. Lower rural densities may be effectively serviced by private wells and septic systems. The Nevada Revised Statutes require the state board of health to adopt regulations to control the use of individual systems for disposal of sewage in this state (NRS 444.650). Those regulations direct that "a minimum area of 1 acre (43,560 square feet), including public streets and alleys or other public rights of way, lands or any portion thereof abutting on, running through or within a building site, is required for the installation of an individual sewage disposal system (ISDS)." Subsequent to January 1, 2000, a lot with "a minimum area of 1/2 acre (21,780 square feet) . . . is required for the installation of an individual sewage disposal system on a lot served by a community water supply" (NAC 444.790).

Between 1990 and 1993 the growth rate in Grass Valley was estimated to be as high as 12 percent. Grass Valley experienced a significant amount of growth in both Humboldt and Pershing Counties. Following the deceleration of the mining industry, by 1997 the growth rate declined to 9 percent. All of Grass Valley is served by individual sewage disposal systems on lots of varying sizes, such as one ISDS per unit in a mobile home park and 12,000 square foot lots in Gold Country. The sheer density of the systems creates a potential ground water pollution problem.

The County has been monitoring private wells for potential nitrate contamination in the Grass Valley area. The Board of County Commissioners has recently contracted with George Ball, Watersource Consulting Engineers Inc., to develop a plan for ground water monitoring including locations for test wells and an ongoing management program.

The Grass Valley area is located in hydrographic basin 70 with an allowable septic density of 75 per square mile as established by the Nevada Department of Environmental Protection (for a complete list of the allowable densities in each of the state's hydrographic areas, see Appendix I).



Solid Waste Disposal

Solid waste disposal is provided at the county landfill and four rural collection sites in Orovada, Paradise, Denio and Kings River with most being limited to individual collection and hauling. The Winnemucca area is served by two private collection companies. The Winnemucca Area Solid Waste Management District is operated by a private operator under contract with the City and Humboldt County. The landfill site is 240 acres in size and is adjacent to lands held by the Bureau of Land Management (BLM).

Humboldt County Regional Master Plan

Future expansion might be possible by identifying adjacent BLM land for transfer to the city or county.



Private Utilities

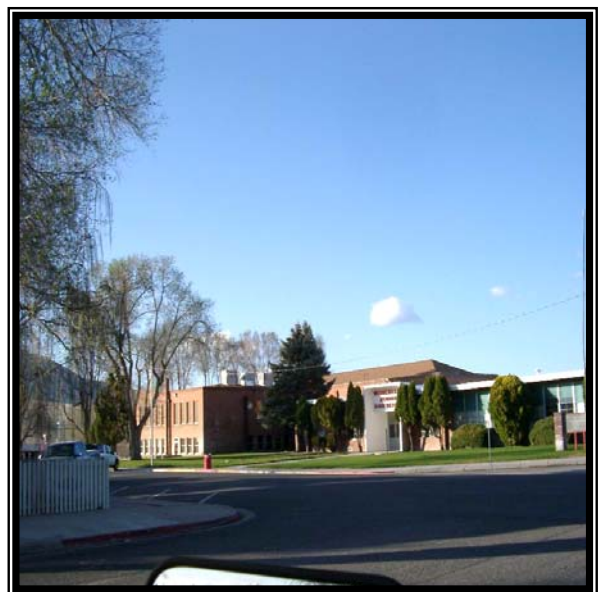
Humboldt County is served by two electric utilities. Sierra Pacific Power Company serves the eastern portion of the county including Winnemucca. Harney Electric Cooperative Inc. serves western Humboldt County including McDermitt, Orovada and Denio. Natural gas is distributed to Winnemucca and surrounding areas by the Southwest Gas Corporation. Several smaller companies provide heating fuels through the remainder of the county.

Public Education

Humboldt County School District provides instruction for 3,798 students at 13 schools. The District employs 268 teachers and 11 counselors. Average class size for K-6 students is approximately 16. In higher grades, the class size increases moderately. In the area of special programs, 67.2 percent



of all students participate in computer education utilizing 714 instructional computers. Student to computer ratio is 6:1. A total amount of \$6,100 is spent per student each year: instruction \$4,228; administration \$698; building operations \$723; staff support \$145; student support \$306.



Humboldt County Regional Master Plan

HUMBOLDT COUNTY SCHOOL LIST 2001-2002			
School	City	Grade Span	Enrollment
Denio Elementary School	Denio	K-8	11
McDermitt Elementary School	McDermitt	K-6	100
McDermitt High School	McDermitt	7-12	103
Kings River Elementary School	Orovada	K-8	20
Orovada Elementary School	Orovada	K-8	49
Paradise Valley Elementary School	Paradise Valley	K-8	46
Grass Valley Elementary School	Winnemucca	K-4	513
Sonoma Heights Elementary School	Winnemucca	K-4	501
Winnemucca Grammar School	Winnemucca	K-4	315
Jackson Mountain Elementary School	Winnemucca	4-8	5
French Ford Middle School	Winnemucca	5-6	548
Winnemucca Junior High School	Winnemucca	7-8	519
Albert M Lowry High School	Winnemucca	9-12	1,068
TOTAL ENROLLMENT			3,798

Nevada Department of Education

A collaborative effort between the school district and the Humboldt County Commissioners resulted in an expansion of the facilities housing the Alternative Education program in order to provide a more positive learning environment.

An Adult High School Diploma Program was initiated on the Fort McDermitt Reservation through cooperation with the local J.O.I.N., Inc. office.

Humboldt County is also served by a branch campus of Great Basin College. The college offers occupational and technical studies designed to meet the demands of the local economy. For the employer, the college provides short and long-range training programs that create a productive workforce that knows how to learn and to work in harmony with others. The college also collaborates with local and statewide businesses and industries to create or modify existing technical programs in order to bolster the state's economic climate.

HUMBOLDT COUNTY, NEVADA		
Educational Attainment – 2000		
Total persons 25 years and over	9,846	
Less than 9th grade	790	8.0%
9th to 12th grade, no diploma	1,349	13.7%
High school graduate	3,082	31.3%
Some college, no degree	2,604	26.4%
Associate degree	622	6.3%
Bachelor's degree	1,024	10.4%
Graduate or professional degree	375	3.8%

Parks and Recreation

Public recreation facilities in the City of Winnemucca include four developed parks, Bode Howard Memorial Pool, Sage Heights Pool, City Park with two tennis courts and a skateboard park, a municipal golf course, sports complex, 8 baseball/softball fields, 4 soccer fields, and 3 volleyball courts. The region also enjoys a library, museum, convention center, visitor center, fairgrounds and events center.



Participants in the Trails to the Future Workshop indicated a desire for an extension of the Water Canyon riparian vegetation area. Other preferences include one mile of trees on river corridor in town and street trees along selected arterials. In addition, two to three new parks in the City of Winnemucca and one to two parks in Grass Valley are desirable.

Findings

- ◆ There are sufficient water resources for projected development.
- ◆ Waste water treatment for the City of Winnemucca is sufficient for current needs and projected growth.
- ◆ Existing Humboldt County Ordinances are more restrictive on lot size requirements for ISDS than Nevada Revised Statutes.
- ◆ Density of Individual Sewage Disposal Systems in Grass Valley may create a potential for groundwater contamination.
- ◆ There are sufficient, well-maintained solid waste disposal facilities for the majority of Humboldt County.
- ◆ There is adequate infrastructure and utilities for projected future expansion.
- ◆ Educational facilities meet current and future projected needs.
- ◆ More rural parks are needed to support growth in the unincorporated portion of the County.
- ◆ The events center is sufficient to meet current and future needs.
- ◆ The City and County lack facilities for cultural events.

Statement of Capital Facilities Goals and Policies

Goal: To provide all necessary facilities, utilities and services for all land uses within the urbanized area.

Policy: Public utilities will be constructed to avoid significant adverse environmental impacts.

Policy: Wastewater treatment systems will be operated and maintained in a manner that will not impair water quality in lakes, rivers, streams, wells and aquifers.

Policy: Require water and sewer connections as a condition of approval for all parcel maps within the city service area regardless of the number of parcels.

Humboldt County Regional Master Plan

Policy: Solid waste will be collected and disposed in a manner that minimizes land, air and water pollution, and protects the public health.

Policy: Promote a regional program for solid waste reduction, curbside recycling and yard waste composting to reduce the volume of solid waste.

Goal: To ensure that community facilities and services will be available to new development at the time of occupancy without decreasing current service levels below established standards.

Policy: Prioritize capital improvements that stimulate employment opportunities, strengthen the tax base and encourage private investment.

Policy: Encourage public-private partnerships that provide capital facilities consistent with the land development anticipated by this plan.

Policy: Promote compact areas of development that facilitate efficient and effective delivery of service.

Policy: Require that all facilities and services essential to public health and safety are provided for or available in all individual development proposals.

Policy: Provide public facilities and services at levels that support existing and planned uses.

Goal: To improve and expand public services and facilities within the constraints of available funding.

Policy: Utilize, when available, state and federal funding sources for system extensions to serve new utility customers.

Policy: Encourage public-private partnerships that would share the costs of extending or expanding public facilities and services to new development.

Goal: To ensure that negative impacts on groundwater resources are minimized.

Policy: Promote public education and awareness regarding ground water management issues.

Policy: Encourage water conservation efforts and technologies.

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Policy: Encourage policies that would protect ground water quality through sound waste water and solid waste management.

Policy: Encourage compliance with the City of Winnemucca's Wellhead Protection Plan in land development proposals.

See City of Winnemucca Five-Year Capital Improvement Plan and Humboldt County Ten-Year Capital Improvement Plan in Appendix II.

Implementation

Implementation is the process that translates the vision and goals of the community as expressed in the Humboldt County Regional Master Plan into action. The strategies listed below provide the road map for fulfillment of that vision.

1. Develop Future Land Use Map.
2. Amend Zoning and Subdivision Ordinances to include tools such as: cluster development, mixed use development, density bonuses, planned unit developments, purchase of development rights, conservation easements and other strategies to increase density, provide for public services and facilities, protect the natural environment and preserve property rights. Develop standards for improvements on parcel maps.
3. Develop management policies, regulations and incentives to direct development to environmentally appropriate areas with adequate public services including sewer, water, utilities and roads.
4. Adopt capital improvement plan that would support the use of impact fees for new development, if necessary (see NRS Chapter 278B).
5. Continue to monitor and analyze ground water levels, use and quality.
6. Identify federal lands for local government needs and private purposes:
 - ◆ Compare lands needed with lands designated for disposal in applicable federal resource management plans;
 - ◆ Work with federal agencies to expedite disposal of lands designated for disposal or amend local resource management plans to allow for disposal of land that has not been designated for disposal.
7. Identify additional master plan elements, and establish a schedule for development and adoption.
 - ◆ Natural Resources Element
 - ◆ Historic Preservation Element
 - ◆ Housing Element
 - ◆ Public Lands Element (Policy Plan for Public Lands December 7, 1998)
8. Adopt Airport Master Plan as part of the master plan upon its completion and adoption.

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9. Develop Area Specific Plans for towns in Humboldt County where needed or desirable.
10. Conduct periodic review of the Humboldt County Regional Master Plan every five years to ensure that the plan continues to meet the needs of the community.