

Humboldt County Regional Master Plan

2012 Update



Humboldt County Regional Master Plan

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Appendix II – Humboldt County Capital Improvement Plan

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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 7,142 and Humboldt County, a total population of 16,528.

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 one of the largest potato fields in the United States and one of the largest potato dehydration facilities 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.

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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 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

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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.

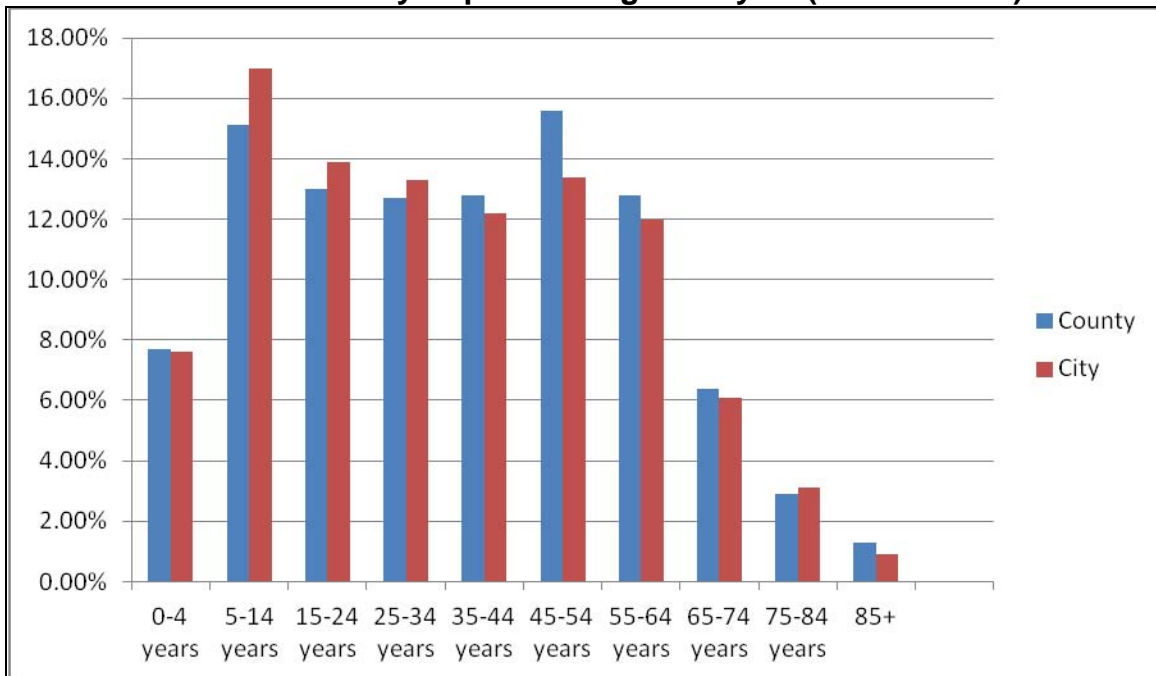
George Nixon, a Central Pacific telegraph operator, opened his first bank in Winnemucca and created a financial empire that extended as far as Tonopah and Goldfield. In September 1900, a gang widely believed to be **Butch Cassidy's gang** may have ridden **into town and stole \$32,000 from Nixon's bank**, although discussion **continues as to whether it was actually Butch Cassidy's gang**.

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 2010 population totals for Humboldt County and Winnemucca are 16,528 and 7,142. Humboldt County experienced a less than 10% growth rate since the last census in 2000. Mining is still a strong industry in Humboldt County. The median age in the county is 36.2 years; in the city it is 33.6 years.

Humboldt County Population Age Analysis (2010 Census)



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.

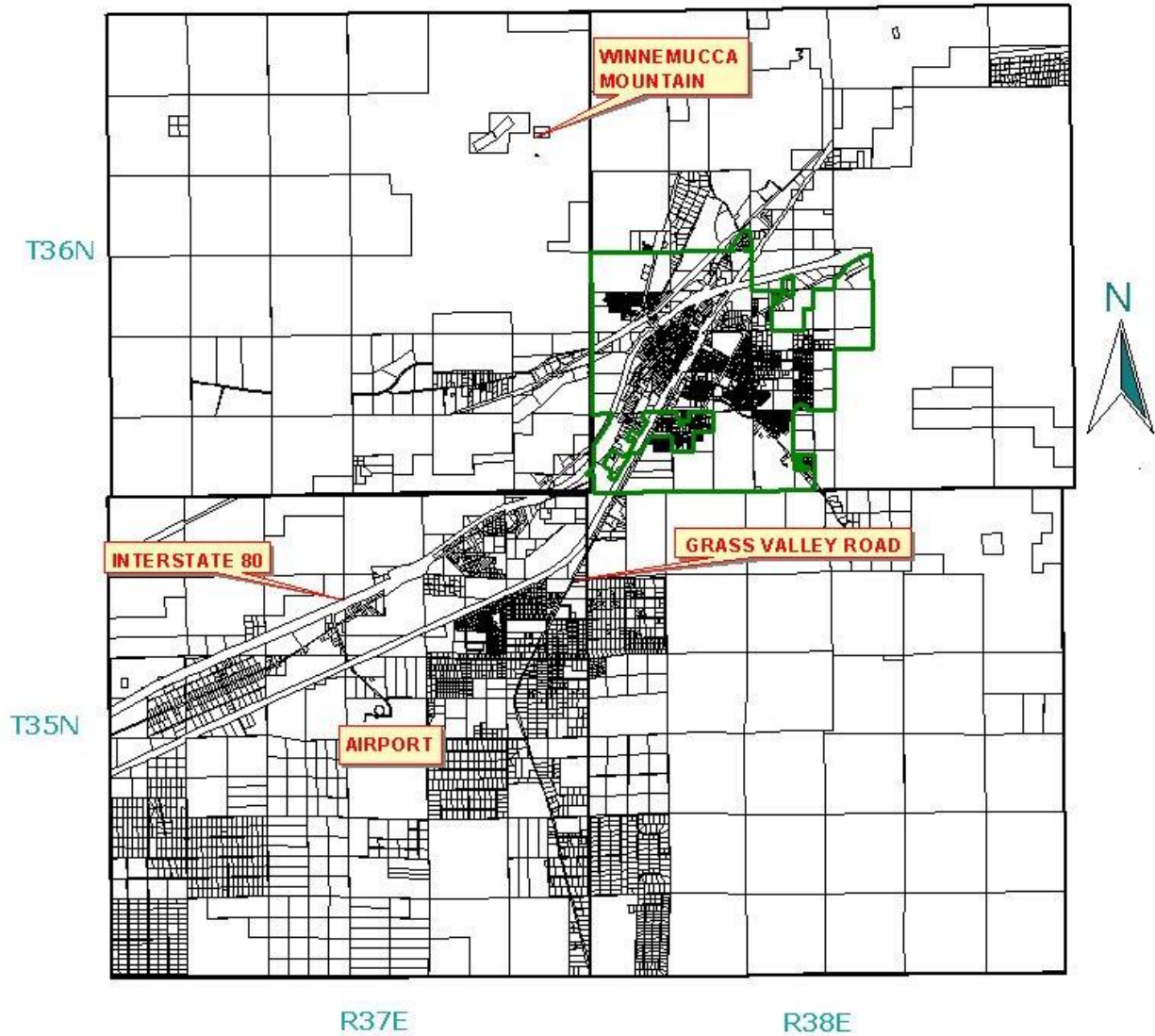
- ◆ The land use inventory utilized the parcel descriptions found in County Assessor Property Books 10, 13 and 14 and City Property Books 15 and 16. Rather than examining only the developed or urbanized portion of each property book, the exhaustive set of records was inventoried. This provided known 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 and Jungo Road is residential; the outer county is range land, agricultural and mining. 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
KRISTI SCHEIDT
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 has increased water quality impacts on the aquifer. The Grass Valley groundwater basin (071) is one of three in Humboldt County, which has been designated as depleted by the Nevada Division of Water Resources.

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

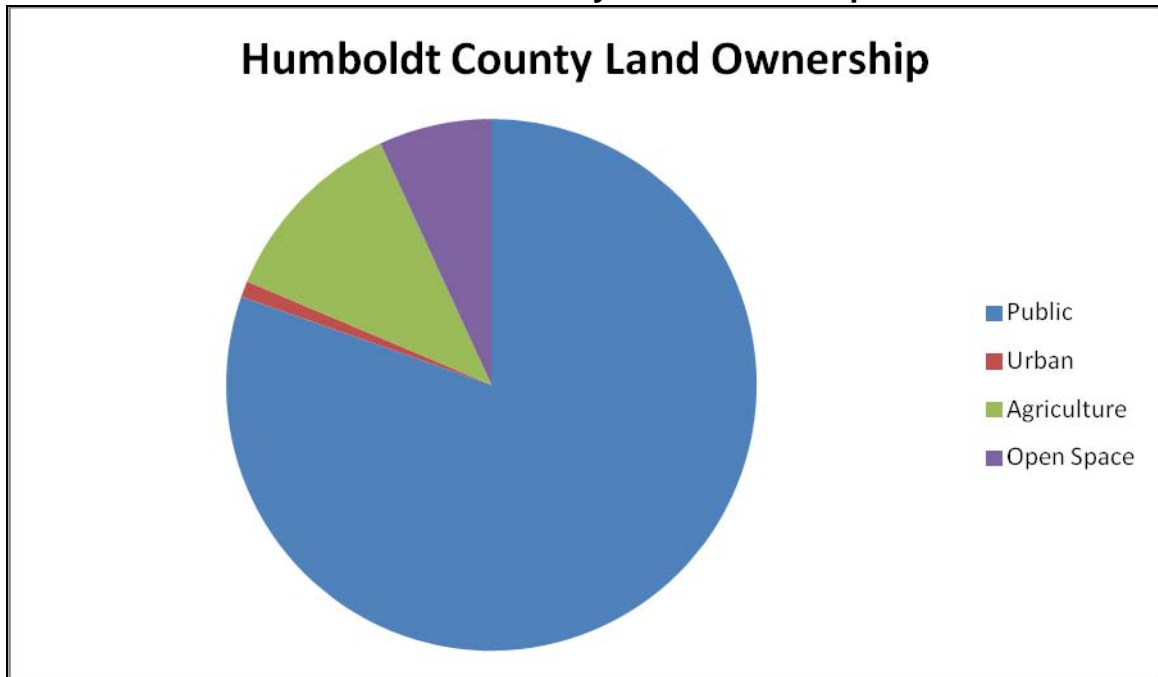
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vacant land within the city boundaries is designated commercial. The challenge for the community will be to direct commercial growth to areas inside the city in order to achieve its desired outcome of new commercial growth taking place largely inside the 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.

There are 6.2 million acres in Humboldt County, of which a little more than 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



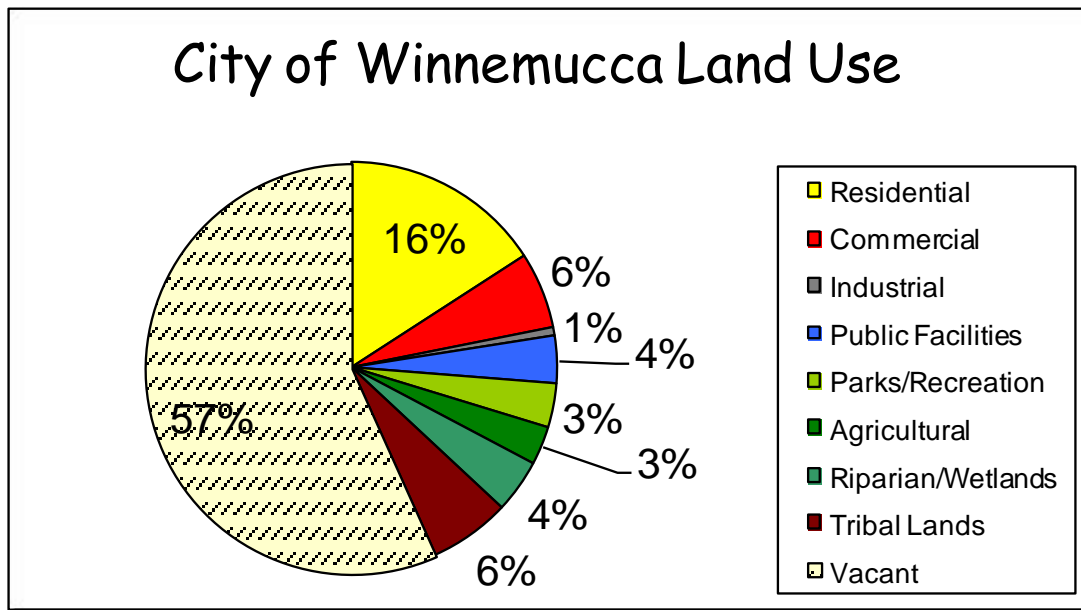
Humboldt County Land Ownership / Use		
Public Ownership	Acres	Percent
Bureau of Land Management	4,405,194	71%
United States Forest Service	288,402	5%
United States Fish and Wildlife Service	390,866	6%
Bureau of Indian Affairs	14,069	<1%
TOTAL	5,098,531	80.4%
Private Ownership		
Agriculture	738,041	12%
Urban	32,000	<1%
Other (primarily range)	453,708	7%
TOTAL	1,223,749	19.5%
	6,210,560	

Sources: Dept. of Agriculture, 2007 Census; US Forest Service, US Dept. of Fish & Wildlife; US Bureau of Land Management; BIA (Assessor's information for land ownership)

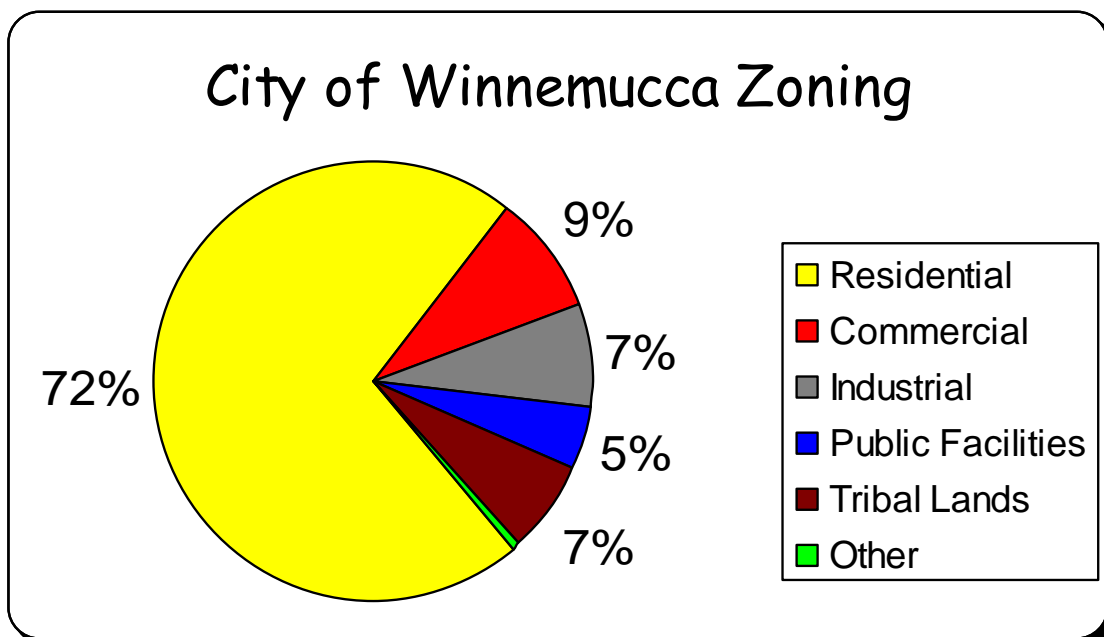
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A mix of urban land uses is found in both the City of Winnemucca and the surrounding unincorporated areas. The following graphs demonstrate what the developed land uses are and allow comparison of those land uses to current zoning. There has been no significant change in the City of Winnemucca zoning. Seven properties had the zoning designation changed to PF (Public Facility).

City of Winnemucca Land Use



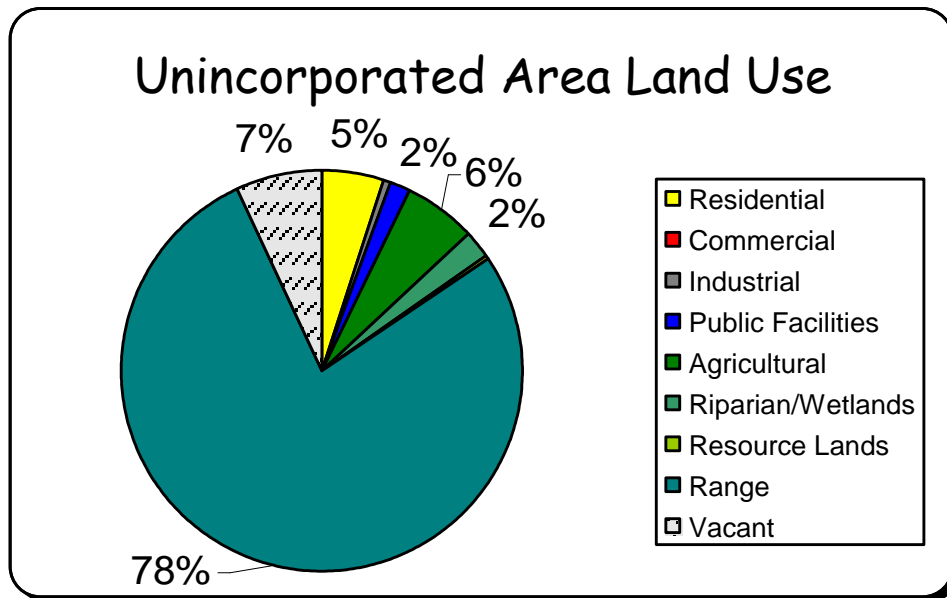
City of Winnemucca Zoning



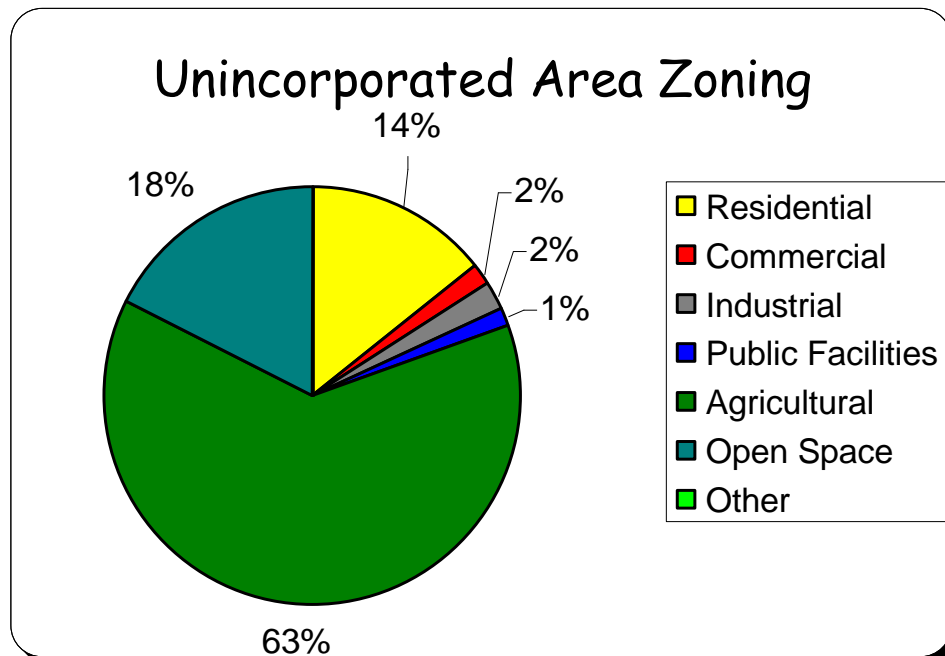
Source: Eastern Washington University Land Use Survey, 1998.

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. There has been no significant change in the Unincorporated Area zoning. Eight properties had the zoning designation changed to PF (Public Facility).

Unincorporated Area Land Use



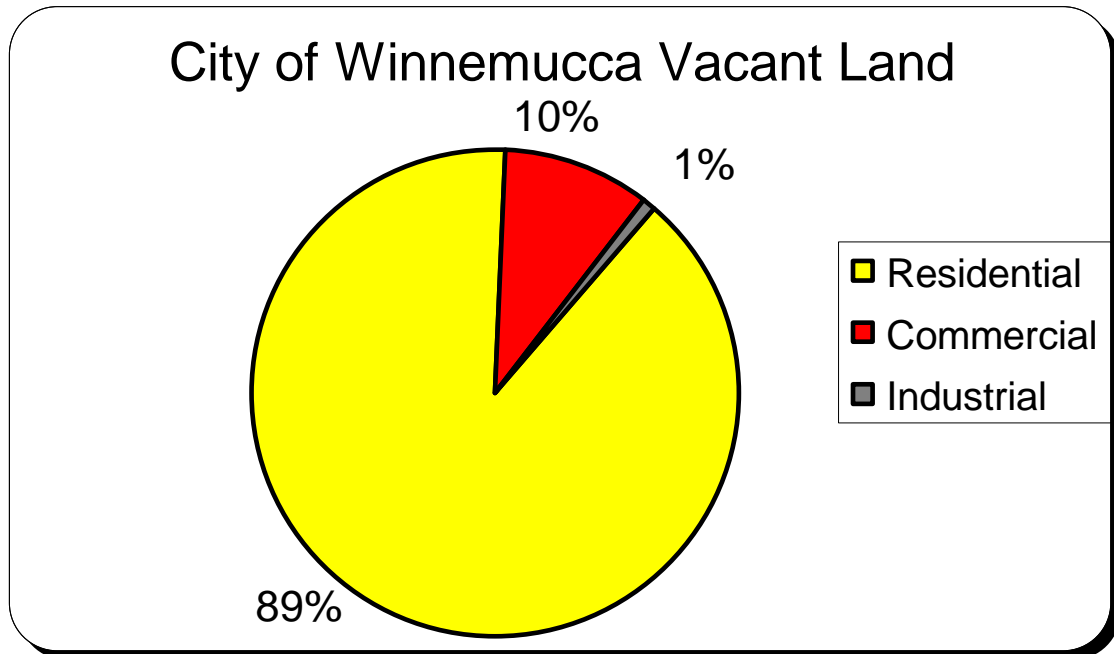
Unincorporated Area Zoning



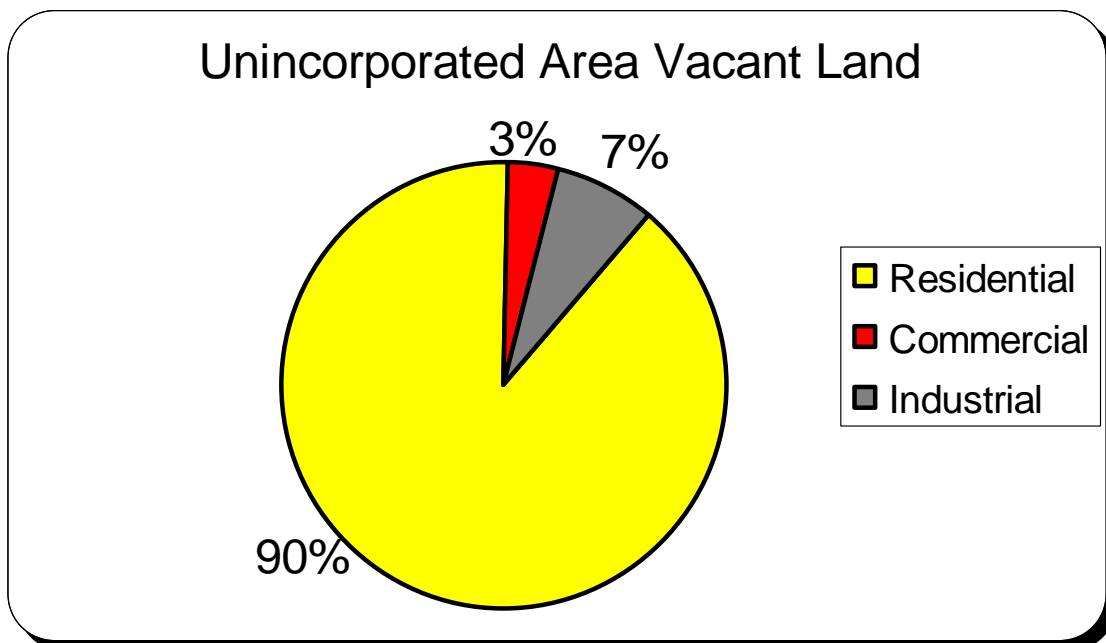
Source: Eastern Washington University Land Use Survey, 1998.

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.

City of Winnemucca Vacant Land



Unincorporated Area Vacant Land



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 floodplain

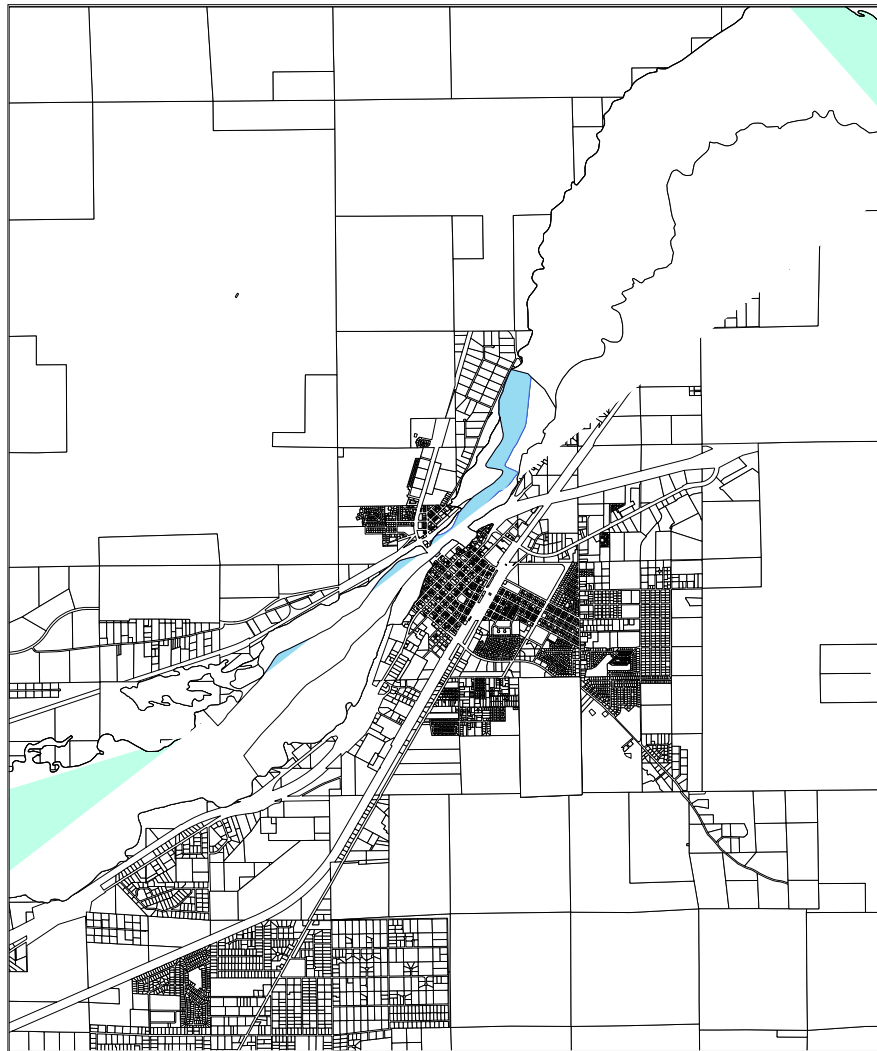
A preferred location is a prominent site on a major highway. This gives good advertising opportunity and is also good for employee access.

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 floodplain.

Special Flood Hazard Area Inundated by 100-Year Flood (FEMA)

Effective March 17, 2010






For more information, go to the FEMA website



Legend

S_FLD_HAZ_AR

FLD_ZONE, FLOODWAY

-  A-NO BASE FLOOD ELEVATION DETERMINED
-  AE-BASE FLOOD ELEV DETERMINED
-  AE, FLOODWAY
-  D-AREAS UNDETERMINED/POSSIBLE
-  X-OUTSIDE 0.2% ANNUAL CHANCE

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 floodplain beg the following questions:

- ◆ What are the costs associated with raising an industrial building off the ground to meet flood protection requirements?
- ◆ **What is the cost to the city to “flood proof” water and waste water systems within the floodplain?**
- ◆ 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 (2010), 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 (March 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 (March 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

The Nevada State Demographer is projecting an increase in population to 19,123 in Humboldt County. This is based on a 2011 estimate and would be a 4.1% increase from the 2010 census population for Humboldt County of 18,364.

City of Winnemucca Current Zoning (January 2013)		
LAND USE	ZONED ACRES	%
Residential	2,943	61%
Commercial	950	20%
Industrial	291	6%
Public Facilities	241	5%
Parks/Recreation	61	1%
Agricultural		
Riparian/Wetlands		
Tribal Lands	329	7%
TOTAL	4,815	100%

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 and maintain 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 and Jungo Road is residential; the outer county is range land, agricultural and mining. 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 – 2011	3 rd QTR – 2010	Percent Change
TOTAL LABOR FORCE	10,070	9,522	5.8%
UNEMPLOYMENT	718	771	6.9%
UNEMPLOYMENT RATE	7.1%	8.1%	
TOTAL EMPLOYMENT	9,352	8,751	6.9%
Note: Unemployment rates are not seasonally adjusted.			
Percent changes calculated from values that are not rounded.			

Source: Nevada Workforce Informer Data Analysis

The 3rd quarter 2011 labor force of 10,070 is approximately 60% of the population of Humboldt County. That means that 9,352 persons are working or willing to work and seeking employment. The unemployment rate for the 3rd quarter 2011 was 7.1 percent or 718 potential employees.

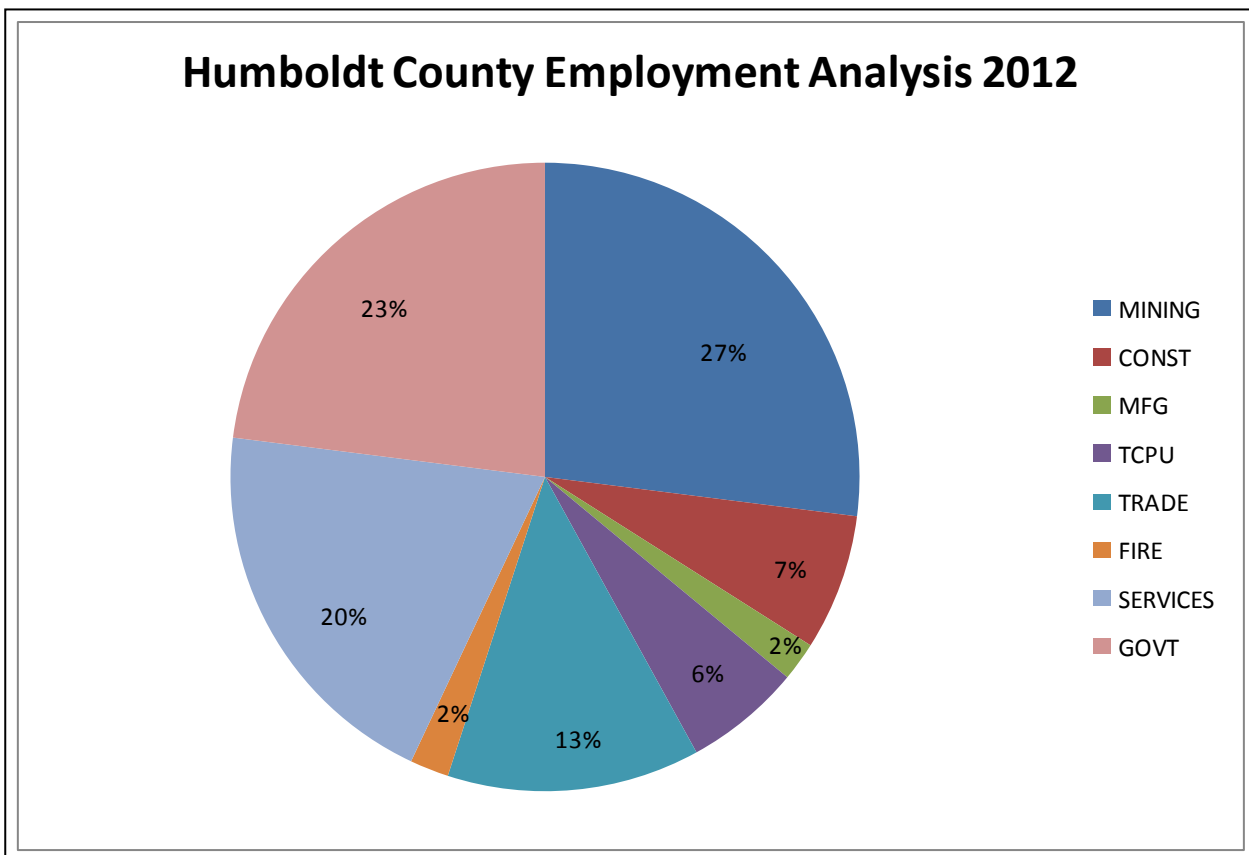
Historically mining, with its boom-and-bust cycles, has dominated the economy of Humboldt County. However, its previous 28% share of the labor force has declined to 20%. Its 2001 share is essentially the same as trade, services and government. The boom-and-bust cycle results in significant economic impacts 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.

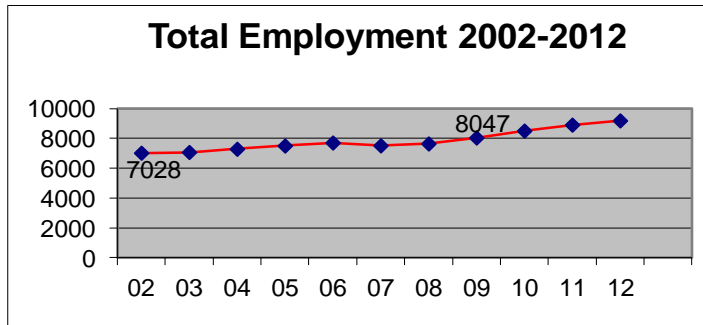
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Industrial Employment and Wage Data				
	2 nd Qtr 2012	2012 Average Weekly Wage	2 nd Qtr 2011	Percent Change
MINING	1,730	\$1,652	1,526	13.3%
CONSTRUCTION	444	\$1,128	773	-42.6%
MANUFACTURING	113	\$1,228	120	-5.8%
TCPU	378	\$1,027	218	73.4%
TRADE	810	\$814	738	9.8%
FIRE	99	\$562	93	6.4%
SERVICES	1,299	\$661	1,311	-1.0%
GOVT (Fed, State, Local)	1,457	\$900	1,457	0%
TOTAL	6,330	\$997	6,236	1.5%

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





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 2007 Census of Agriculture reports that there were 234 farms in the County with a total of 756,313 acres. Farm is defined as a place with agricultural sales of \$1,000 or more. The market value of agricultural products sold was \$74,355,000. The inventory of cattle and calves as of the 2007 Census of Agriculture was 61,977 head; the inventory of sheep and lambs was 1,740 head. Information regarding the inventory of alfalfa and hay is not available to avoid disclosure of individual operators.



Development of industrial areas is required for both current and future investment in the industrial sector. Strategies need to be monitored and refined to attract distribution, warehousing and other businesses. Capital improvements programming should include provisions for

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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 2nd Quarter 2012 / April—June				
Number of Firms by Size of Firm	June 2012			
Total	463			
Less than 10 Employees	309			
10-19 Employees	76			
20-49 Employees	48			
50-99 Employees	14			
100-299 Employees	11			
300-599 Employees	4			
600-999 Employees	1			
1000 + Employees	0			

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Number of Firms by Industry				
	June 2012			
Total Number of Firms	463			
Manufacturing	10			
TCPU	23			
Trade	87			
FIRE	23			
Services	120			
Public Administration	24			
Other Firms	86			
Size of Firm by Employment				
	June 2012			
	# of Firms	Pct of Total	Employees	Pct of Total
Total	463	100.0%	8721	100.0%
Less than 10 Employees	309	66.7%	1246	14.3%
10-19 Employees	76	16.4%	1021	11.7%
20-49 Employees	48	10.4%	1426	16.4%
50-99 Employees	14	3.1%	1030	11.8%
100-299 Employees	11	2.4%	1766	20.2%
300-699 Employees	5	1%	2232	25.6%

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

Retirement Population		
Age Cohort	Population	% of Total
55--59	1,175	4.6%
60--64	937	5.7%
65--74	1,053	6.4%
75--84	483	2.9%
85--Older	156	0.9%
	3,804	23%

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.

The most recent personal income data available for Humboldt County is from the Bureau of Economic Analysis (US Department of Commerce). In 2010 personal income in the county totaled \$658,842,000 (this includes farm and nonfarm income). The *Consolidated Federal Funds Report* for fiscal year 2010 reveals total federal expenditures in Humboldt County of \$98,515,000.

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 2010, a total of 408,113 beneficiaries received OASDI payments in the amount of \$450,839,000 in Nevada.

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 (2010) for an individual living in his or her own household and with no other countable income is \$674, and for a couple, \$1,011. In the month of December 2010, a total of 41,269 beneficiaries received SSI payments in the amount of \$22,006,000 in Nevada.

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Consolidated Federal Funds Report (CFFR) FY 2010

CONSOLIDATED FEDERAL FUNDS REPORT (CFFR): Fiscal Year 2010	
Nevada	
Humboldt County Congressional District: 02	
Population (Fiscal Year 2010) 16,528	
Amount in whole numbers	
DIRECT EXPENDITURES OR OBLIGATIONS – TOTAL	
Defense	
Non-defense	
RETIREMENT AND DISABILITY PAYMENTS – TOTAL	42,419,000
Social Security	
Federal retirement and disability payments	
Veterans benefit payments	
All other	
OTHER DIRECT PAYMENTS – TOTAL	21,632,000
Other direct payments for individuals	
Food Stamps	
Medicare	
Unemployment Compensation Benefit Payments	
Excess Earned Income Tax Credits	
Lower Income Housing Assistance	
Section 8 Moderate Rehabilitation	
All other	
Direct Payments Other Than For Individuals	
GRANT AWARDS – TOTAL	21,301,000
Highway Planning and Construction	
Family Support Payments to States (AFDC+TANF)	
Medical Assistance Program (Medicaid)	
Other	
PROCUREMENT CONTRACT AWARDS – TOTAL	3,677,000
Defense	
Non-Defense	
SALARIES AND WAGES – TOTAL	9,486,000
Defense	
Non-Defense	
US Postal Service	
Other	
OTHER FEDERAL ASSISTANCE – TOTAL	
Direct Loans	
Guaranteed Loans	
Insurance	

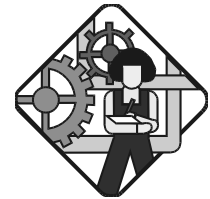
Source: U.S. Census Bureau

Findings

- ◆ Variables in the mining sector have 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 and airport industrial park for viable economic use by maintaining a current airport master plan and airport layout plan and by implementing capital improvements for the airport properties including utilities and roadways.

Policy: Promote strategies that 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.

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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, the Chamber of Commerce and other agencies.

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

Humboldt Development Authority
September 2011

Vision

Our **vision** for Humboldt County is captured in the **'Shared Abundance'** scenario for the future. While mining, agriculture, and tourism are still the important backbones of the economy, they are now part of a **diverse economy** that is complemented by other industries such as specialist manufacturing, value added resources, logistic services, and renewable energy. This diversification has reduced exposure to the 'boom and bust' nature of commodity cycles. The region has become known for its ability to apply **creative entrepreneurial solutions** and **capitalizes on challenges and new opportunities**.

Winnemucca and surrounding areas have pulled together in a cohesive way to create a **vibrant and responsive regional community**. A diversified economy has allowed for greater community prosperity, and has reduced the gap between the rich and poor. There is an **expanded sense of community** and Winnemucca has transitioned into a **cooperative adaptable community that is shaping its own future**. It is an inviting community that has **high levels of active participation, good community infrastructure and a healthy culture and spirit**. This makes the community attractive to young people and professionals who see a future for themselves in Humboldt County.

Mission

To identify and develop economic improvement opportunities, provide recommendations concerning economic development and improvement to the governing bodies of the City of Winnemucca and Humboldt County, and to assist in the attraction, retention, expansion, and growth of business that is compatible with the interests and concerns of the residents of Winnemucca and Humboldt County.

Goals:

- Ensure adequate infrastructure to support existing and potential future business.
- Diversify the local economy to maintain and improve the economic health of Humboldt County.
- Identify and pursue opportunities to develop additional public and private partnerships that enhance tourism and economic development.

About the HDA:

The Humboldt Development Authority is a partnership of public and private entities and individuals formed by a cooperative agreement between the City of Winnemucca and the Humboldt County Commission.

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.

These regional transportation routes in combination with the local roadway network comprised of approximately 2,699

Humboldt County Regional Master Plan

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 City of Winnemucca has a Street Master Plan, which was adopted in 2012. There is a copy of the City of Winnemucca Street Master Plan map at City Hall and in the Regional Planning Department.

The Winnemucca Municipal Airport is strategically located just five miles from downtown Winnemucca. There are 34 aircraft based at the airport (2012). The airport has a 7,000 foot asphalt runway available to accommodate business jets up to a Boeing 737 and has a fixed base operator on site. A BLM/Forest Service dispatch center, a Civil Air Patrol squadron base and a BLM fire operation seat base operate at the airport. A daily UPS cargo service serves the airport and the City/County continues to pursue a daily commercial airline service for our 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.

The airport industrial park currently has two large industrial clients. Phase I of the industrial park has all utilities available, with the exception of sewer service, with approximately 30 acres available. Phase II of the industrial park has approximately 300 acres of undeveloped land and is adjacent to a mainline railroad with the potential of a rail siding and/or spur.

The Pleasant Senior Center provides transport services to local senior citizens over 60/disabled. The Disabled American Veterans (DAV) provides transportation for veterans travelling to Fallon and Reno. The Retired & Senior Volunteer Program (RSVP) also provides transport service for residents outside of the Winnemucca area (Golconda, Paradise, etc.).

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Humboldt Area Rural Transit no longer exists. There is still a need for a local transit service. This need is above and beyond what is provided by the Pleasant Senior Center, RSVP, DAV and local cab service.

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. State Route 140 provides transportation access west from Highway 95.
- ◆ 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.
- ◆ The Airport facilities currently meet the needs 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 or 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: The existing transportation facilities have been inventoried and a functional classification has been developed for those facilities.

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, which 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. Insure that land use decisions do not adversely impact current and future aviation uses and airport operations.

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.

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, senior center, hospital, healthcare clinics, 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 Winnemucca municipal water system serves approximately 9,000 customers plus the hotels, motels, RV parks and other businesses located within the City. The system has five deep water wells with capacities of between 1,000 gallons per minute (gpm) and 3,500 gpm. One completely enclosed spring provides an annual average output of between 80 and 140 gpm.

The system's water quality is excellent but has a high mineral content (hardness is approximately 200 mg/l or 12 grains/gallon). The system has five water pumping stations and ten steel

tanks with a total capacity of nearly ten million gallons. The annual average water use of the system varies between 3.0 and 3.5 million gallons per day (mgd), while the peak month water use varies between 5.5 and 8.0 mgd.



Other community water systems operating within Humboldt County are found in Golconda, McDermitt, Orovada, Star City and Gold Country Estates. Developed areas located outside of the above listed established service areas receive their water from private individual wells, developed springs or localized non-community systems.

Wastewater Treatment Systems

The Winnemucca municipal sewer system serves approximately 9,000 customers plus the hotels, motels, RV parks and commercial businesses located within the City. The annual average sewage flow rate at the treatment facility is between 0.8 and 1.3 mgd. The sewage treatment plant capacity is 2.0 mgd and the collection system includes two large and three small pumping stations. The City is planning to replace one of its large pumping stations with a new gravity sewer interceptor through its downtown area. The treated effluent from the plant is placed into five rapid infiltration ponds where it percolates into the ground and evaporates into the air. The City is planning to upgrade its treatment plant headworks and is considering installation of a treated effluent discharge pipeline system with irrigation pivot systems.

Other community sewage treatment lagoon systems operating within Humboldt County are found in McDermitt, Paradise Valley and Orovada. Developed areas located outside of the above listed established service areas are served by individual sewage disposal systems (septic tanks).

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 (NRS) 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 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 on a lot served by a well. For a lot that is part of a tentative map that is approved before January 1, 2000, a minimum area of ¼ acre (10,890 square feet)...is required for the installation of an individual sewage disposal system on a lot served by a community water supply. For a lot that is part of a tentative map that is approved on or after January 1, 2000, a minimum area of ½ 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)**.

The County currently monitors 8 wells in the Grass Valley area. The wells are monitored for nitrates, chloride and total dissolved solids.

The Grass Valley area is located in hydrographic basin 71 with an allowable septic density of 81 per square mile; the Winnemucca segment is located in hydrographic basin 70 with an allowable septic density of 74 per square mile, as established by the Nevada Division of Environmental Protection (2012).

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). 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 (2) electric companies: NV Energy and Harney Electric. NV Energy 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 throughout the county.

Public Education

Humboldt County School District provides instruction for 3,509 students at 13 schools (as of the second school month of the 2012-2013 school year). 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.



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Humboldt County School List - September to October 2012			
School	City	Grade Span	Enrollment
Denio Elementary School	Denio	K-8	8
McDermitt Elementary School	McDermitt	K-6	68
McDermitt High School	McDermitt	7-12	61
Kings River Elementary School	Orovada	K-8	13
Orovada Elementary School	Orovada	K-8	34
Paradise Valley Elementary School	Paradise Valley	K-8	30
Grass Valley Elementary School	Winnemucca	K-4	447
Sonoma Heights Elementary School	Winnemucca	K-4	507
Winnemucca Grammar School	Winnemucca	K-4	389
Jackson Mountain Elementary School	Winnemucca	4-8	Inactive
French Ford Middle School	Winnemucca	5-6	494
Winnemucca Junior High School	Winnemucca	7-8	493
Albert M Lowry High School	Winnemucca	9-12	949
Leighton Hall	Winnemucca	8-12	16
TOTAL ENROLLMENT			3,509

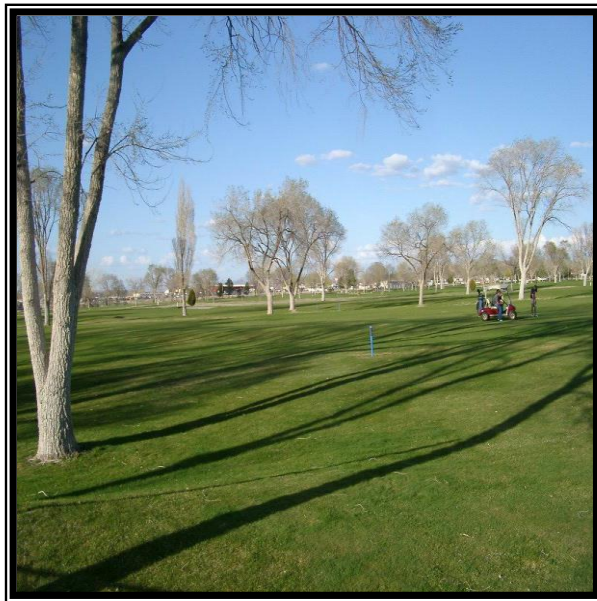
Humboldt County School District

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 – 2012		
Total persons 25 years and over	10,603	
Less than 9th grade	654	6.2%
9th to 12th grade, no diploma	1,327	12.5%
High school graduate	3,515	33.2%
Some college, no degree	2,787	26.3%
Associate degree	752	7.1%
Bachelor's degree	1,213	11.4%
Graduate or professional degree	349	3.3%



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.
- ◆ Infrastructure and utilities for projected future expansion are needed.
- ◆ Legal access (rights-of-way and easements) is insufficient in many cases for development of private sections in the checkerboard and other areas.
- ◆ Educational facilities meet current and future projected needs.
- ◆ More rural recreational parks and facilities 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.

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

Humboldt County Regional Master Plan

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.

Policy: Support the county and community in the development and education of alternative energy resources.

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 groundwater management issues.

Policy: Encourage water conservation efforts and technologies.

Humboldt County Regional Master Plan

Policy: Encourage policies that would protect groundwater 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 groundwater 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)

Humboldt County Regional Master Plan

8. Maintain Airport Master Plan and Airport Layout Plan as part of the Humboldt County Regional Master Plan and adopt/implement land use policies that are consistent with, and not in conflict with, aviation uses.
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.

APPENDIX I – DATA TABLES

Humboldt County Population Age Analysis - 2010						
Age	Total Humboldt County		City of Winnemucca		Unincorporated County	
0-4	1,274	7.71%	606	8.19%	668	7.31%
5-9	1,227	7.42%	559	7.56%	668	7.31%
10-14	1,278	7.73%	592	8.00%	686	7.51%
15-19	1,153	6.98%	515	6.96%	638	6.99%
20-24	996	6.03%	484	6.54%	512	5.61%
25-29	1,119	6.77%	563	7.61%	556	6.09%
30-34	971	5.87%	465	6.29%	506	5.54%
35-39	1,058	6.40%	450	6.08%	608	6.66%
40-44	1,063	6.43%	455	6.15%	608	6.66%
45-49	1,277	7.73%	553	7.48%	724	7.93%
50-54	1,308	7.91%	533	7.21%	775	8.49%
55-59	1,175	7.11%	492	6.65%	683	7.48%
60-64	937	5.67%	397	5.37%	540	5.91%
65-69	621	3.76%	253	3.42%	368	4.03%
70-74	432	2.61%	163	2.20%	269	2.95%
75-79	297	1.80%	119	1.61%	178	1.95%
80-84	186	1.13%	105	1.42%	81	0.89%
85+	156	0.94%	92	1.24%	64	0.70%
Total	16,528		7,396		9,132	

Source: U. S. Census Bureau

Humboldt County Regional Master Plan

Humboldt County Land Ownership / Use		
Public Ownership	Acres	Percent
Bureau of Land Management	4,405,194	71%
United States Forest Service	288,402	5%
United States Fish and Wildlife Service	390,866	6%
Bureau of Indian Affairs	14,069	<1%
TOTAL	5,098,531	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, 2007 Census; US Forest Service, US Dept. of Fish & Wildlife; US Bureau of Land Management; BIA (Assessor's information for land ownership)

City of Winnemucca Land Use – 1998		
Land Use	Acreage	Percentage of Total Area
Residential	776	16%
Commercial	294	6%
Industrial	32	1%
Public Facilities	183	4%
Parks/Recreation	170	3%
Agricultural	148	3%
Riparian/Wetlands	206	4%
Tribal Lands	310	6%
Vacant	2,776	57%
Totals	4,895	100%

Source: Eastern Washington University Land Use Survey, 1998.

Humboldt County Regional Master Plan

City of Winnemucca Zoning – 2012		
Land Use by Zoning	Acreage	Percentage of Total Area
Residential	2,943	61%
Commercial	950	20%
Industrial	291	6%
Public Facilities	241	5%
Tribal Lands	329	7%
Parks & Recreation	61	1%
Totals	4,815	100%

Source: Eastern Washington University Land Use Survey, 1998.

City of Winnemucca Vacant Land –1998		
Land Use Types	Acreage	Percentage of Total Vacant Land
Residential	2,482	89.4%
Commercial	272	9.8%
Industrial	22	0.8%
Totals	2,776	100%

Source: Eastern Washington University Land Use Survey, 1998.

Unincorporated Area Land Use – 1998		
Land Use	Acreage	Percentage of Total Area
Residential	3,900	5%
Commercial	215	0.27%
Industrial	256	0.32%
Public Facilities	1,459	2%
Agricultural	4,649	6%
Riparian/Wetlands	1,739	2%
Resource Lands	226	0.28%
Range	62,053	77%
Vacant	5,605	7%
Totals	80,102	100%

Source: Eastern Washington University Land Use Survey, 1998.

Humboldt County Regional Master Plan

Unincorporated Area Zoning – 1998		
Land Use by Zoning	Acreage	Percentage of Total Area
Residential	11,299	14%
Commercial	1,443	1.80%
Industrial	1,814	2.26%
Public Facilities	1,009	1%
Agricultural	50,537	63%
Open Space	14,049	18%
Other	13	0%
Totals	80,164	100%

Source: Eastern Washington University Land Use Survey, 1998.

Unincorporated Area Vacant Land – 1998		
Land Use Types	Acreage	Percent of Total
Residential	5,053	89.3%
Commercial	193	3.4%
Industrial	413	7.3%
Totals	5,659	100%

Source: Eastern Washington University Land Use Survey, 1998.

Humboldt County Regional Master Plan

Humboldt County, Nevada				
Firm Data Report For 2nd Quarter 2012 / April—June				
Number of Firms by Size of Firm				
	June 2012			
Total	463			
Less than 10 Employees	309			
10-19 Employees	76			
20-49 Employees	48			
50-99 Employees	14			
100-299 Employees	11			
300-599 Employees	4			
600-999 Employees	1			
1000 + Employees	0			
Size of Firm by Employment				
	June 2012			
	# of Firms	Pct of Total	Employees	Pct of Total
Total	463	100.0%	8721	100.0%
Less than 10 Employees	309	66.7%	1246	14.3%
10-19 Employees	76	16.4%	1021	11.7%
20-49 Employees	48	10.4%	1426	16.4%
50-99 Employees	14	3.1%	1030	11.8%
100-299 Employees	11	2.4%	1766	20.2%
300-699 Employees	5	1%	2232	25.6%
Number of Firms By Industry				
	June 2012			
Total Number of Firms	463			
Agriculture, Forestry & Fishing	29			
Mining	12			
Construction	49			
Manufacturing	10			
TCPU	23			
Trade	87			
FIRE	23			
Services	120			
Public Administration	24			
Other Firms	86			

Source: Nevada Department of Employment, Training and Rehabilitation

Humboldt County Regional Master Plan

Allowable Septic Tank Density by Hydrographic Area in Humboldt County					
Area No.	Area Name	Density	Area No.	Area Name	Density
NORTHWEST REGION			31	Desert Valley	196
1	Pueblo Valley	128	32	Silver State Valley	*200
2	Continental Lake Valley	100	33	Quinn River Valley	*200
3	Gridley Lake Valley	72	SNAKE RIVER BASIN		
4	Virgin Valley	*50	34	Little Owyhee River Area	*200
5	Sage Hen Valley	*200	HUMBOLDT RIVER BASIN		
6	Guano Valley	*50	64	Clovers Area	99
7	Swan Lake Valley	*200	65	Pumpnickel Valley	98
BLACK ROCK DESERT REGION			66	Kelly Creek Area	76
24	Hualapai Flat	68	67	Little Humboldt Valley	79
25	High Rock Lake Valley	*50	68	Hardscrabble Area	98
26	Mud Meadow	96	69	Paradise Valley	78
27	Summit Lake Valley	89	70	Winnemucca Segment	74
28	Black Rock Desert	136	71	Grass Valley	81
29	Pine Forest Valley	184	CENTRAL REGION		
30	Kings River Valley	*200	131	Buffalo Valley	184

* Adjusted for maximum of 200 and minimum of 50.

Density is equal to the total number of septic systems per square mile. In order to calculate existing density, transcribe a circle with a 2,979 foot radius from the center of the subject property. Count the total number of equivalent dwelling units (EDUs) inside the circle which are on or proposed to be on septic systems. One EDU is defined as a unit producing 350 gallons per day of sewage.

APPENDIX II
CAPITAL IMPROVEMENTS PLANS

CITY OF WINNEMUCCA FIVE-YEAR CAPITAL IMPROVEMENT PLAN JUNE 2000						
FUND NAME/PROJECT DESCRIPTION	FY 00/01	FY 01/02	FY 02/03	FY 03/04	FY 04/05	SOURCE OF FUNDING
Capital Improvement Fund:						
Equipment Replacement & Additions	250,000 ¹	10,000	10,000	10,000	10,000	Property Tax Transfer
Public Buildings/ Pools	10,000	25,000 ²	25,000	25,000	25,000	Cap Imp Reserve Property Tax Transfer
Street Projects	170,000	440,000 ³	450,000	460,000	470,000	Cap Imp Reserve Gas Tax Transfer
Storm Drains	120,000	100,000	100,000	100,000	100,000	Property Tax Transfer
Park Improvements/Sports Complex		25,000	25,000	25,000	25,000	Property Tax Transfer
Miscellaneous	9,000					Property Tax Transfer
Economic Development ⁶		50,000	50,000	50,000	50,000	Cap Imp Reserve Property Tax Transfer
Capital Improvement Fund Total	\$559,000	\$650,000	\$660,000	\$670,000	\$680,000	
General Fund:						
Airport Capital Projects	90,000	35,000	35,000	35,000	35,000	
General Fund Total	\$90,000	\$35,000	\$35,000	\$35,000	\$35,000	

**CITY OF WINNEMUCCA
FIVE-YEAR CAPITAL IMPROVEMENT PLAN
JUNE 2000**

FUND NAME/PROJECT DESCRIPTION	FY 00/01	FY 01/02	FY 02/03	FY 03/04	FY 04/05	SOURCE OF FUNDING
Sewer Fund:						
Collection System Improvement	110,000	50,000	50,000	50,000	50,000	Use Fees
Treatment Plant Improvement		250,000 ⁴				Use and Connection Fees
Sewer Fund Total	\$110,000	\$300,000	\$50,000	\$50,000	\$50,000	
Water Fund:						
Distribution System Improvement		50,000	50,000	50,000	50,000	Use Fees
Well Development		10,000			300,000 ⁵	Use and Connection Fees
Water Fund Total		\$60,000	\$50,000	\$50,000	\$350,000	

¹ Fire Truck

² City is attempting to put together a funding package for its proposed Community Cultural Center Project. Will proceed when this goal is accomplished.

³ Annual target amount is \$150,000 (for slurry-seal project) plus gas tax revenues (~\$290,000) to be used on miscellaneous street projects.

⁴ Sewage treatment Plant Project Scope will be defined by growth experienced by City during next year or two.

⁵ The need for an additional well will be determined by the growth rate during the next few years.

⁶ The City has reserved funds for economic development purposes and plans to expand them on infrastructure improvements when appropriate projects present themselves.

SUMMARY: RESOLUTION ADOPTING 7/02 UPDATE TO HUMBOLDT COUNTY CAPITAL IMPROVEMENT PLAN

RESOLUTION NO. _____

WHEREAS, In order to allow time for careful planning and coordination of capital improvement projects in Humboldt County and to prepare financially for those projects which represent major expenses for the County, it is essential for the Board of Commissioners to identify the County's capital improvement needs, set priorities, and allocate financial resources for a multi year period; and

WHEREAS, Humboldt County lacks the financial resources to undertake all capital improvement projects making it necessary for the Board of County Commissioners to determine whether to borrow money to finance capital improvement projects, whether to dedicate a portion of local revenue sources to a capital reserve account each year to accumulate until the savings are sufficient to undertake large projects, whether to seek voter approval of tax rate increases to finance capital projects, or whether to use some combination of these and other financing options that may be available; and

WHEREAS, NRS 350.0035 1(c) requires that each governing body of a political subdivision submit to the Department of Taxation and the county's Debt Management Commission a "plan for capital improvements for the ensuing 3 fiscal years, which must include any contemplated issuance of general obligation debt during this period and the sources of money projected to be available to pay the debt..."; and

WHEREAS, Humboldt County adopted its first multi-year Capital Improvement Plan ("CIP") by Resolution No. 5/16/94 and updated the plan by Resolutions 7-8-96A, 7-7-97, 7-13-98, 6-21-99, 6-19-00 and 6-18-01A to serve as planning documents identifying community needs for a variety of public improvements, potential financing sources and projected construction time frames; and

///
///

WHEREAS, NRS 350.0035 (3) requires that the CIP be updated not less frequently than annually; and

WHEREAS, An updated Capital Improvement Plan is attached hereto as Exhibit "A"; and

WHEREAS, this CIP identifies projects in priority order for completion in each of the following categories: Culture & Recreation, Economic Development, Public Safety and Public Works; and

WHEREAS, this CIP does not include road construction and improvement projects--those projects are prioritized in a "Five-Year Road Plan" which is updated and adopted annually by Resolution; and

WHEREAS, this CIP is not intended to be construed as formal Board approval for undertaking any specific project identified nor as a commitment of any public funding for the potential projects identified; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Humboldt County, Nevada, as follows:

1. The July, 2002 Update to the Humboldt County Capital Improvement Plan, attached hereto as Exhibit "A", is hereby adopted to serve as a planning document identifying community needs for a variety of public improvements, potential financing sources and projected construction time frames.
2. The County Comptroller \ Auditor is hereby directed to submit copies of this approved CIP update to the Nevada Department of Taxation and the Humboldt County Debt Management Commission.

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ADOPTED this _____ day of _____, 2002.

By: BOARD OF COMMISSIONERS

Chuck Giordano, Chairman

ATTEST:

Susan E. Harrer, County Clerk

EXHIBIT "A"
RESOLUTION NO. _____

HUMBOLDT COUNTY, NEVADA
TEN YEAR CAPITAL IMPROVEMENT PLAN

Project Priority Rating	Project Description	Estimated Cost	Estimated Completion Date	Tentative Source(s) Of Funding	Tentative Repayment Source(s)	Estimated Annual Operation Costs	Source(s) of Funding For Estimated Operational Costs
<u>Culture & Recreation</u>							
#1	18 HOLE GOLF COURSE *To be determined as project planning proceeds further.	*Unknown	*Unknown	*Unknown	*Unknown	*Unknown	*Unknown

HUMBOLDT COUNTY, NEVADA
TEN YEAR CAPITAL IMPROVEMENT PLAN

Project Priority Rating	Project Description	Estimated Cost	Estimated Completion Date	Tentative Source(s) Of Funding	Tentative Repayment Source(s)	Estimated Annual Operation Costs	Source(s) of Funding For Estimated Operational Costs
<u>Economic Development</u>							
#1	Long-Term Visitors Center *To be determined as project planning proceeds further.	*Unknown	*Unknown	*Unknown	*Unknown	*Unknown	*Unknown
#2	Cyanco Industrial Park-Water/sewer *To be determined as project planning proceeds further.	*Unknown	*Unknown	*Unknown	*Unknown	*Unknown	*Unknown
#3	FAIRGROUNDS – MULTI-PURPOSE EVENTS CENTER: Construction of indoor events center at Humboldt County Fairgrounds to target out-of-area and local events COMPLETED	\$5.1 Million	FY 2002	<ul style="list-style-type: none"> ◆Humboldt County: Building Reserve Fund – Savings began in FY 93-94 Budget (\$2,600,000 saved to date) ◆\$800,000 Economic Development Administration Grant & other grants possible Medium term general obligation financing (1.6 mil) ◆Community Donation: \$200,000 target 	2% Room Tax increase Private Donations WCVA Reserves Annual County Budget allocations	\$79,200 (estimate from 3/00 Multi-Purpose Events Center Construction Plan)	Event Center Revenues WCVA Budget allocations Humboldt County Budget allocations
#4	VISITOR'S CENTER – NORTHERN NEVADA: Development of Northern Nevada Visitor's Center – identified as OEDP priority 1996-1998 as part of implementing marketing study recommendations for WCVA COMPLETED NOTE: NOT A COUNTY OWNED OR OPERATED FACILITY	\$65,500	FY 2002	<ul style="list-style-type: none"> ◆Winnemucca Convention & Visitors Authority \$23,500 City of Winnemucca \$20,000 Humboldt County \$20,000 Newmont Gold \$2,000 	No County debt anticipated	\$5,000-\$10,000	City, WCVA and County annual budget allocations
#5	COMMUNITY CULTURAL CENTER (formerly Performing Arts Center): County participation with City of Winnemucca in cost of constructing new City-owned multi-purpose cultural center to replace the Nixon Hall NOTE: COUNTY OWNS PROPERTY UPON WHICH THE CENTER IS TO BE LOCATED	\$15,000,000 <u>City Share</u> committed to date = \$1.9 million insurance settlement \$725,000 <u>County Share</u> committed to date = \$900,000	Unknown	<ul style="list-style-type: none"> ◆City of Winnemucca Insurance settlement \$1.9 million & budget allocations (FY 97-98 - 2000-01) ◆Humboldt County budget allocations (FY 98-99 - 2000-01) ◆WCVA budget allocations (FY 98-99 - 2000-01) <ul style="list-style-type: none"> ◆School District in-kind contributions ◆Grants & Foundations ◆Private donations 	Annual budget allocation – no County debt anticipated	\$150,000/Year (estimate from 1/98 draft Business Plan)	<ul style="list-style-type: none"> ◆Room tax – WCVA \$30,000 ◆Center Revenues \$10,000 <ul style="list-style-type: none"> ◆Winnemucca \$47,500 ◆Humboldt County \$47,500 ◆Community Memberships \$15,000

**HUMBOLDT COUNTY, NEVADA
TEN YEAR CAPITAL IMPROVEMENT PLAN**

Project Priority Rating	Project Description	Estimated Cost	Estimated Completion Date	Tentative Source(s) Of Funding	Tentative Repayment Source(s)	Estimated Annual Operation Costs	Source(s) of Funding For Estimated Operational Costs
<u>Public Safety</u>							
#1	COMMUNICATION CENTER: Construction of new facility to house emergency and non-emergency communications equipment	\$400,000	FY 2003-2005	♦County Building Reserve Fund – Savings for future construction began in FY 96-97 budget (\$250,000 saved to date)	Annual budget allocations – no debt anticipated	Unknown*	Humboldt County General Fund – Communications
<u>Public Works</u>							
#1	COUNTY CAPITAL IMPROVEMENTS: -Restriking Courthouse exterior -Paradise Valley Community Center/RV Park Completed -Miscellaneous Future Projects -Airport Improvements Completed -Grass Valley Well Development	\$100,000 \$60,820 \$1,000,000 \$100,000 \$30,000	FY 2003 FY 2002 FY2003 – 2005 FY 2002 FY2003-2005	County Building Res Fund County Building Reserve Fund ♦County General Fund allocations – Buildings & Grounds County Bldg Res. Fund County Bldg Res. Fund	Annual budget allocations – no debt anticipated \$35,000 loan to be repaid by Community Board \$25,820 grant from County Annual budget allocations – no debt anticipated Annual Budget Allocation Annual Budget Allocation	No new operating costs anticipated Self-supporting No new operating costs anticipated None Unknown*	Humboldt County General Fund – Buildings & Grounds None for County None None General Fund Allocations
#2	RECORDS RETENTION / BUILDING MAINTENANCE BUILDING	*Unknown*	FY 2005-2007	County Building Reserve Fund (\$50,000 set aside)	Annual Budget Allocations	Unknown*	Humboldt County General Fund – Buildings & Grounds
#3	GRASS VALLEY SEWER SYSTEM: Construction of a sewer system to serve densely populated portion of unincorporated Grass Valley area	\$6,272,000 (Engineering Feasibility & Financing Reports 1997 & 98)	Unknown	♦State Revolving Loan Fund ♦USDA Rural Development Loan ♦Possible grant funding	System User and Connection Fees	Unknown*	Sewer Utility Enterprise Fund in Humboldt County budget – funded by user & connection fees

*To be determined as project planning proceeds further.

APPENDIX III --Trails to the Future Visioning Project Community Choices for Comprehensive Planning

A good community involvement project allows participants to express their opinions and priorities, and creates a sense of ownership in the implementation of the plan. It helps to clarify values, attitudes and preferences in the community. The process promotes the identification of alternative proposals and solutions, and gives direction and confidence for the decision-making process.

The “Trails to the Future” Visioning Project included the design and implementation of a series of community participation activities in support of master planning for the City of Winnemucca and Humboldt County, Nevada. There were two essential objectives for the project:

- Determine community values and preferences that would guide the plan
- Determine community choices for future land use locations

Alternative sets of activities were designed to engage the community in response to project objectives. They included traditional attitudinal surveys, interactive planning murals, community values story boards and a color-the-map exercise.

During the second week of May 1999 attitudinal surveys were conducted with community interest groups such as the Chamber of Commerce and Lions club.

Surveys were also conducted with three high school government classes and at the Senior Citizens Center.

Teams were deployed at six different sites—post office, food stores, downtown and shopping centers—over a two-day period as community listening posts.

Citizens participated in the values story boards exercise on planning issues.

These activities were followed by a community dinner and workshop attended by approximately 170 citizens.

The results of the data collection are described in the tables on the following pages.

Special Places Survey

The Special Places Survey was conducted both during the community workshop and during a visit to two government classes at the local high school. The survey listed the most popular and prominent locations in and around the community. The option of not specifying any particular place was included as well as the option of writing in another location. Respondents were given the survey and instructed to choose their three favorite places.

SPECIAL PLACES SURVEY				
Place	Community Workshop	High School	Total Responses	Rank
Mountains/Desert	58	14	72	1
My Neighborhood	38	13	51	2
Water Canyon	27	15	42	3
Downtown	14	22	36	4
Library	32	0	32	5
City Park	23	9	32	5
Fairgrounds	21	6	27	7
My Church	23	3	26	8
WalMart	17	8	25	9
School	17	4	21	10
No Single Place	19	1	20	11
Golf Course	15	4	19	12
Winnemucca Mtn.	10	6	16	13
Courthouse	14	2	16	13
Other	12	4	16	13
Museum	6	0	6	16
City Hall	3	2	5	17
Along River	5	0	5	17
Total Responses	354	113	467	
Total Respondents	115	37	152	

The results of the survey indicate the importance that residents place on the surrounding environment and recreational opportunities. These abundant outdoor opportunities—so close to Winnemucca—are appreciated assets and **help to shape the area's image.** In addition, community facilities such as the library, parks and fairgrounds ranked highly. These are quality of life issues critical for building a healthy and desirable community. The choice of downtown as a special place is a good sign—recognition of its role as an economic anchor and community **focal point.** Finally, it's important to note that many respondents chose their own neighborhoods as a favorite place which underscores the role neighborhoods play within the community and the need to pay special attention to them in community planning.

Sustainable Choices Survey

The Sustainable Choices Survey asked respondents how they felt about selected attributes that sustain community. Its purpose was to identify specific areas of consensus on strengths and **weaknesses of community life**. The survey reveals that the community's greatest strength is its air quality, and its greatest weakness is the economy.

	Disagree				Agree	
Question	1	2	3	4	5	Total
1 Building a sense of commitment	3	5	18	25	33	84
2 Develop a common vision	6	18	32	20	7	83
3 Living wage jobs available	8	17	26	17	13	81
4 Education and training available	7	22	26	20	12	87
5 Affordable housing available	14	26	25	12	7	84
6 Committed to well-being of community	5	13	29	25	10	82
7 Purchase goods and services locally	4	20	28	24	4	80
8 Local businesses are innovative	4	19	30	17	8	78
9 Businesses add value locally	7	17	24	15	12	75
10 Natural systems are ecologically healthy	4	10	23	27	13	77
11 Citizens participate in community activities and organizations	4	14	18	28	13	77
12 Sufficient diversity in local economy	31	27	14	4	1	77
13 Promote biological diversity	3	20	30	14	6	73
14 Local organizations help community define and advance economic, social and environmental goals	5	7	29	26	4	71
15 Adequate infrastructure	16	19	17	17	8	77
16 Adequate social support networks	6	12	28	21	7	74
17 Water quality and quantity adequate	16	13	14	27	14	84
18 Air is clean to breathe	0	1	9	21	44	75
19 Practice energy conservation	3	20	38	12	2	75
20 Natural resource lands protected	8	12	28	15	9	72
21 Critical habitats identified and protected	5	14	25	19	12	75
22 Reduce, reuse and recycle solid waste	24	19	19	8	3	73
23 Dialogue about natural resource lands	5	10	33	21	5	74
24 Positive working relationships	4	13	32	24	8	81
25 Take advantage of external markets	4	21	34	12	7	78
26 Businesses work together	6	4	20	29	19	78
27 Public organizations cooperate to improve services	5	10	28	28	9	80
28 Consider well-being of future generation	5	8	28	26	14	81
29 Access to community decision-making	5	11	17	27	18	78
30 Burdens & benefits equitably distributed	15	20	21	16	8	80

Listening Post Survey

Ten statements describing a variety of community values were generated from previous surveys and comments made by community members. The ten statements were selected to represent the most significant issues facing the community as they develop their comprehensive plan. The objectives of this activity were:

- Encourage people to participate in an informal citizen participation activity to indicate their priorities for values to guide the development of the master plan for the community.
- **Demonstrate community leaders' commitment to listen to citizen perspectives.**
- Encourage people to attend the Community Planning Workshop the following evening.

Five busy locations were chosen for Listening Posts. Passersby were given a brief overview and a handout with instructions.

LISTENING POST SURVEY			
VALUE STATEMENT	COUNT	RANK	RESPONDENTS
Importance of Planning	179	1	56%
Water Quality and Supply	179	1	56%
Smart Growth	155	3	49%
Private Property Rights	134	4	42%
Preserve Open Space	131	5	41%
Downtown Revitalization	128	6	40%
Cultural/Historic Preservation	96	7	30%
Environmental Protection	95	8	30%
Political Leadership	88	9	28%
Reduce Economic Leakage	86	10	27%
Total Dots Placed: 1271			
Estimated # of Respondents: 318			

The fact that participants chose planning and growth issues among their top concerns **shows their recognition of its importance on the community's future. It may also reflect** the fact that those most interested in planning participated in the workshop. Water issues were equally important and will play an increasingly important role for future development in the West.

Community Values Survey

The Community Values Survey was conducted at the Winnemucca convention Center as part of a larger evening community workshop. The Community Values Survey contained 19 values statements. Ten statements were taken directly from the Listening Post activity without modification. Nine more were added for this activity.

COMMUNITY VALUES SURVEY			
VALUE STATEMENT	COUNT	RANK	RESPONDENTS
Smart Growth	60	1	71%
Education is Key	55	2	65%
Downtown Revitalization	46	3	54%
Importance of Planning	43	4	51%
Infrastructure Improvement	40	5	47%
Water Quality and Supply	27	6	32%
Private Property Rights	26	7	31%
Environmental Protection	21	8	25%
Public/Private Partnerships	21	8	25%
Social Investment	21	8	25%
Preserve Open Space	20	11	24%
Good Neighborhoods	20	11	24%
Cultural/Historic Preservation	19	13	22%
Community Involvement	19	13	22%
Public Finance	18	15	21%
Political Leadership	15	16	18%
Private Sector Leadership	14	17	17%
Reduce Economic Leakage	12	18	14%
Limits to Planning	10	19	12%
Total Dots Placed: 507			
Estimated # of Respondents: 85			

In general, the ten statements used in the Listening Post Survey were ranked similarly at the community workshop. Planning issues were again at the top and most likely reflected the fact that those most interested in planning showed up to participate. Also important were physical and community needs shared by all: education, infrastructure and water. The more contentious issues relating to personal values such as property rights, environmental and historic preservation, and social needs lacked consensus. Interestingly, the importance of downtown ranked as one of the top concerns, yet reducing economic leakage—critical for a strong downtown—was at the bottom. This may be due to either a lack of understanding of economic leakage or a lack of specific ideas on how to reduce it.

Color-The-Map Activity








The color-the-map exercise involved organizing workshop participants into 15 small interactive groups to create future generalized land use maps of the community. Participants were asked to imagine themselves floating over Winnemucca in a hot air balloon in the year 2020 and to visualize the land use patterns they would like to see. At the end of the exercise, the maps displayed some remarkable similarities. Thirteen maps identified open space as their future land use preference for the river corridor. The preferred land use for the areas of Jungo Road, Winnemucca Farms, the southern end of the Southern Pacific Railroad and the airport was industrial.

ACTIVITY INSTRUCTIONS

YOUR FUTURE LAND USE PREFERENCES

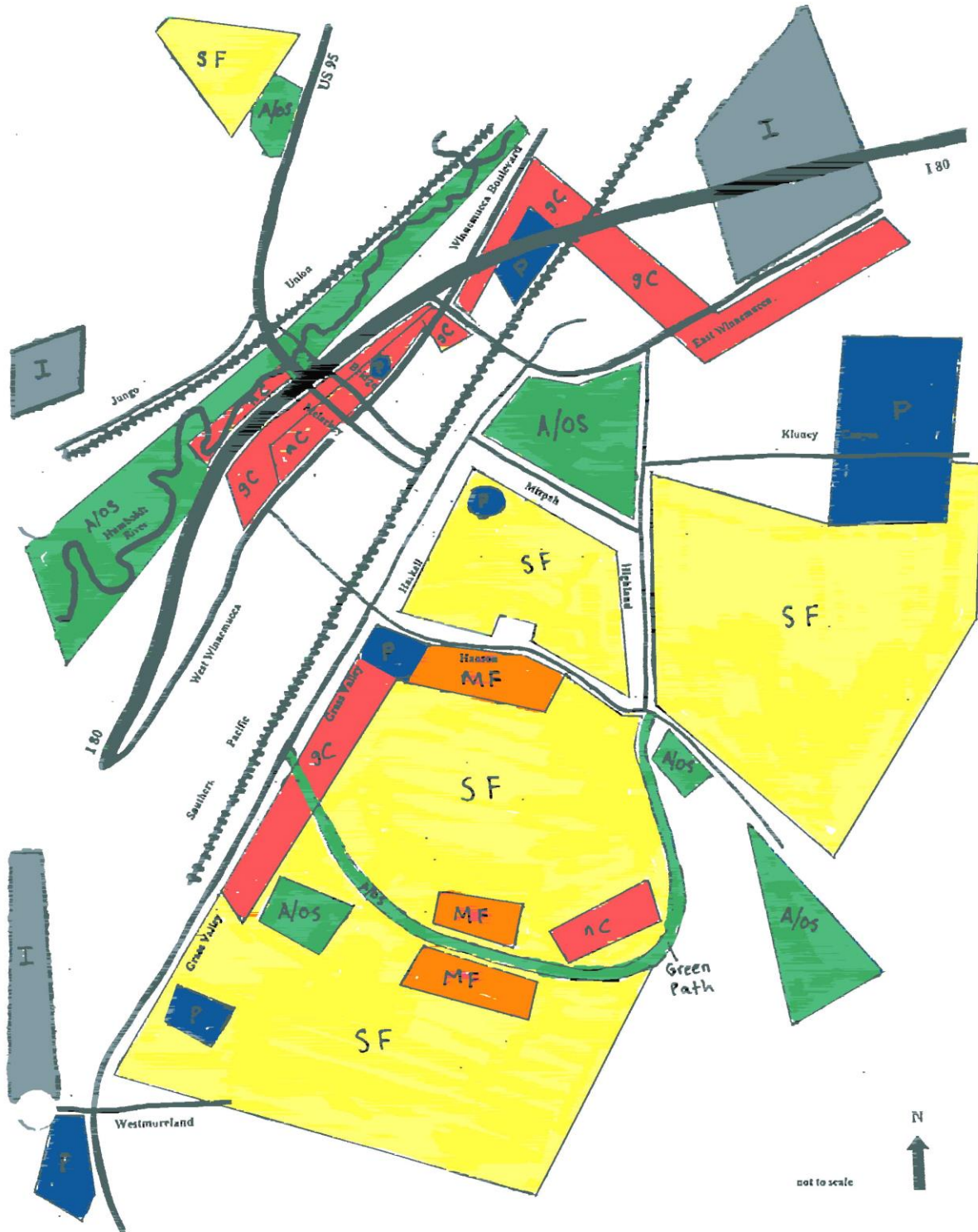
This is a fun group activity in which everyone helps design what the community will look like in the future. Your group has been given a blank map and it's your job to identify your group's preference for future land use.

To complete this activity, attach the colored construction paper to the map to indicate your preferred land uses. Use the generalized map legend below for color guidance, but don't limit yourself to these categories. You are licensed to be creative, use the scissors and pens to add style and specifics to your preferences. Discussion is encouraged, but agreement is not necessary, so everyone should select land uses for the map. Also, feel free to add comments or diagrams to your map.

	Agriculture/Open Space (A/OS) --parks, public lands, farm land, and river corridor
	Neighborhood Commercial (nC) -- small shops like mom and pop grocers, cleaners, and video stores
	Public Facilities (F) -- schools, fire and police stations, recreation centers, and hospitals
	Residential (Low Density) (SF) --single family houses
	Residential (Medium Density) (MF) --apartment buildings, manufactured housing courts
	Industrial (I) --manufacturing, production facilities
	General Commercial (gC) --larger stores, restaurants, etc.

Workshop Map
Table 1

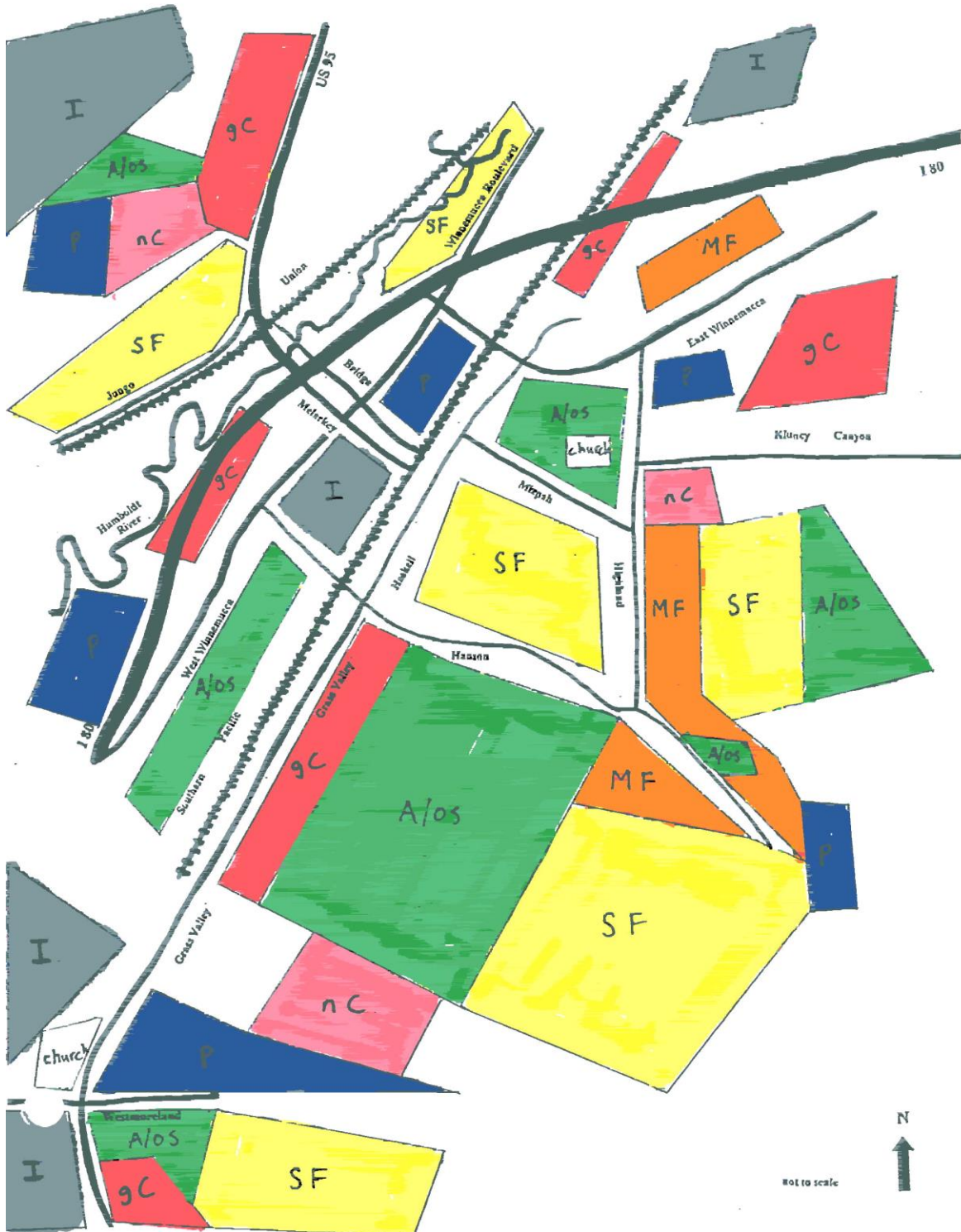
Future Land Use



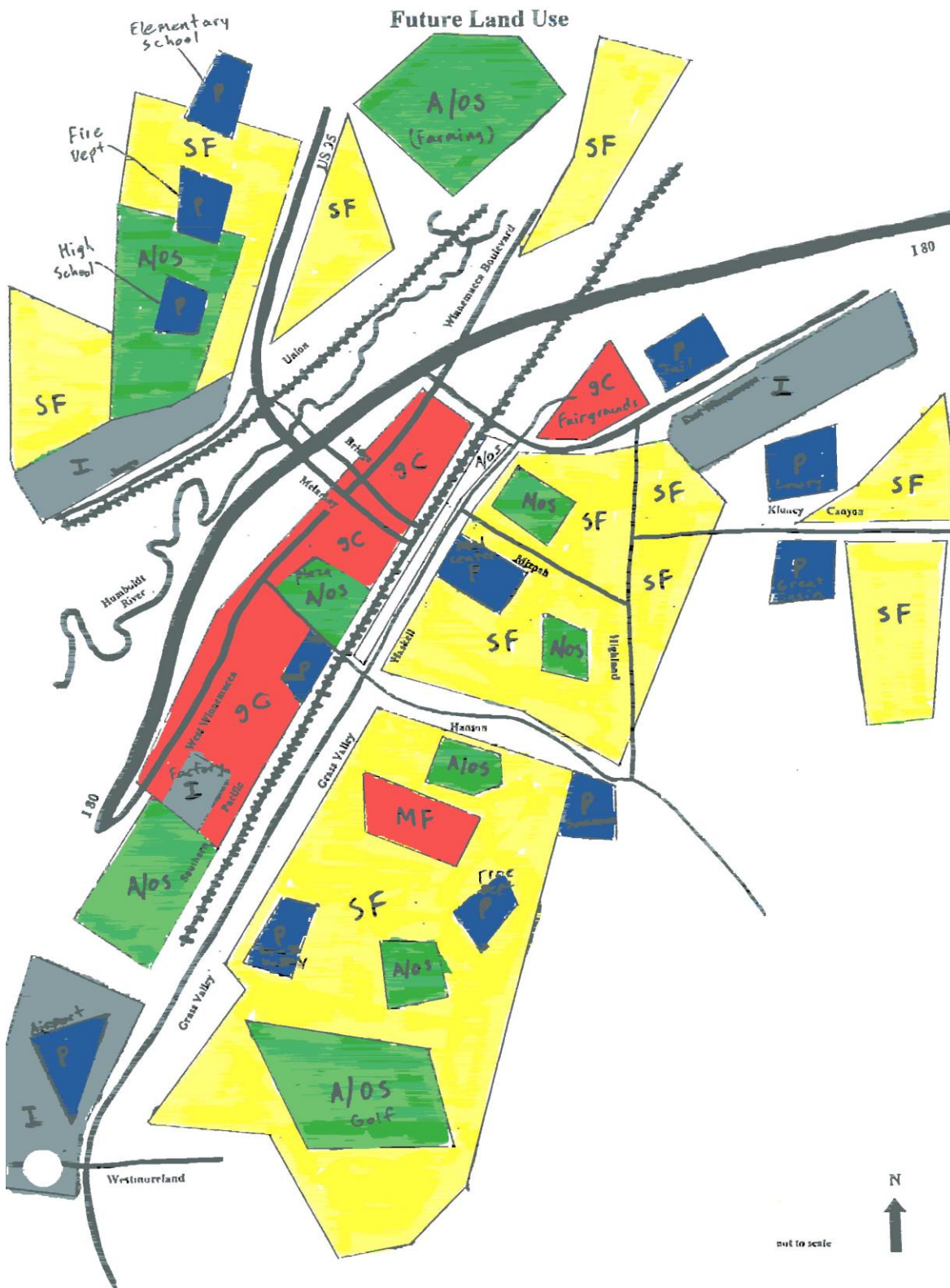
Workshop Map

Table 2

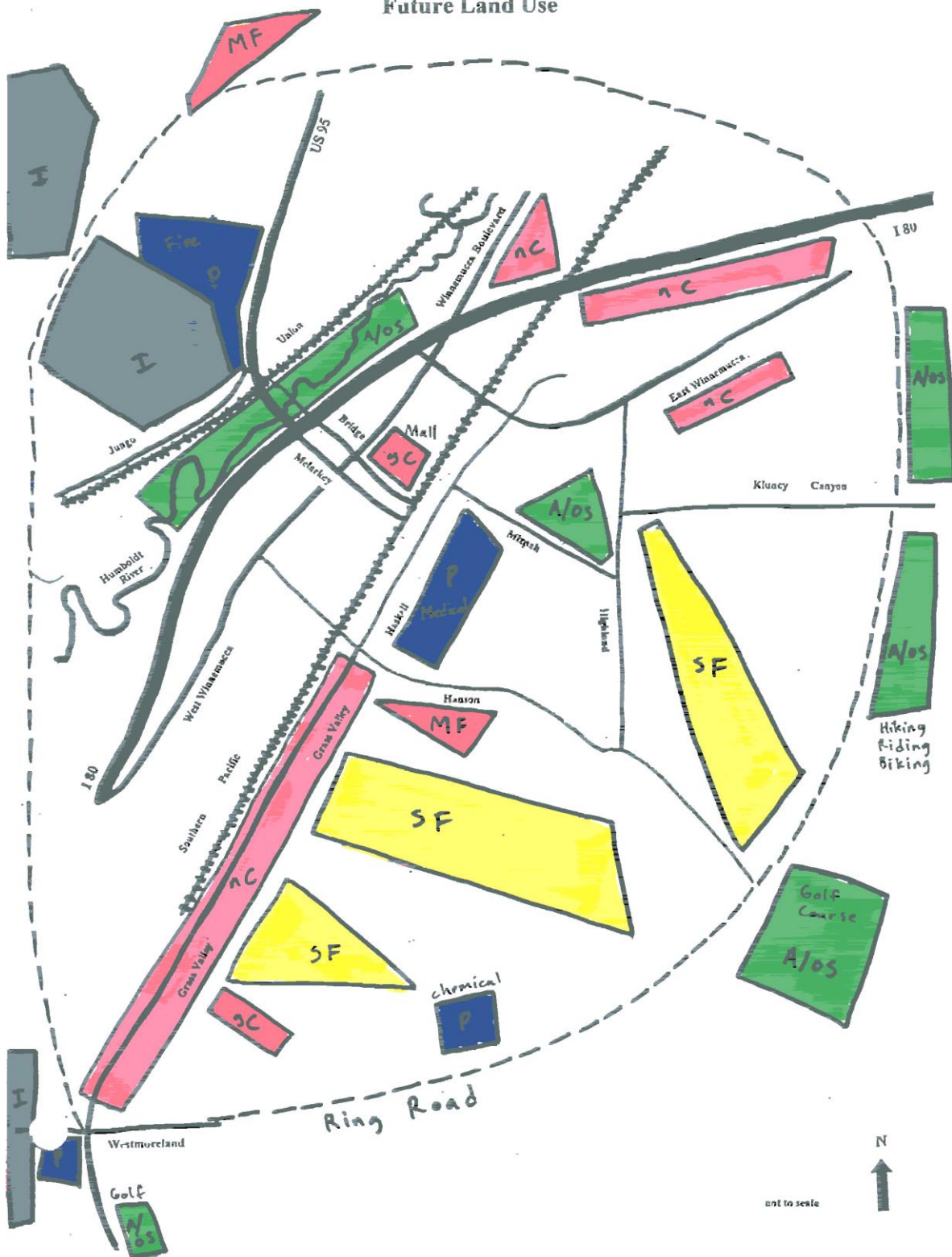
Future Land Use



Workshop Map
Table 3

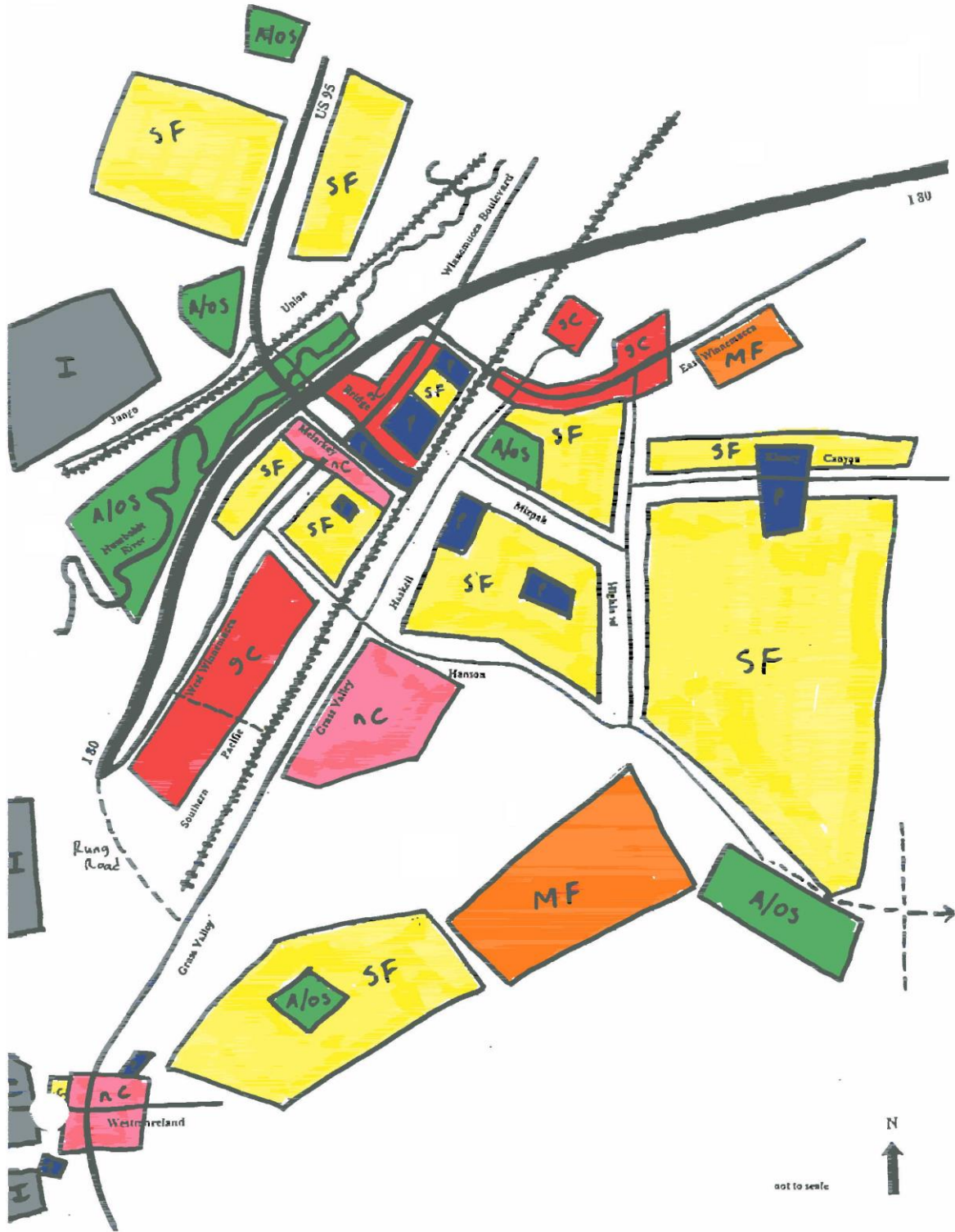


Workshop Map
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Future Land Use

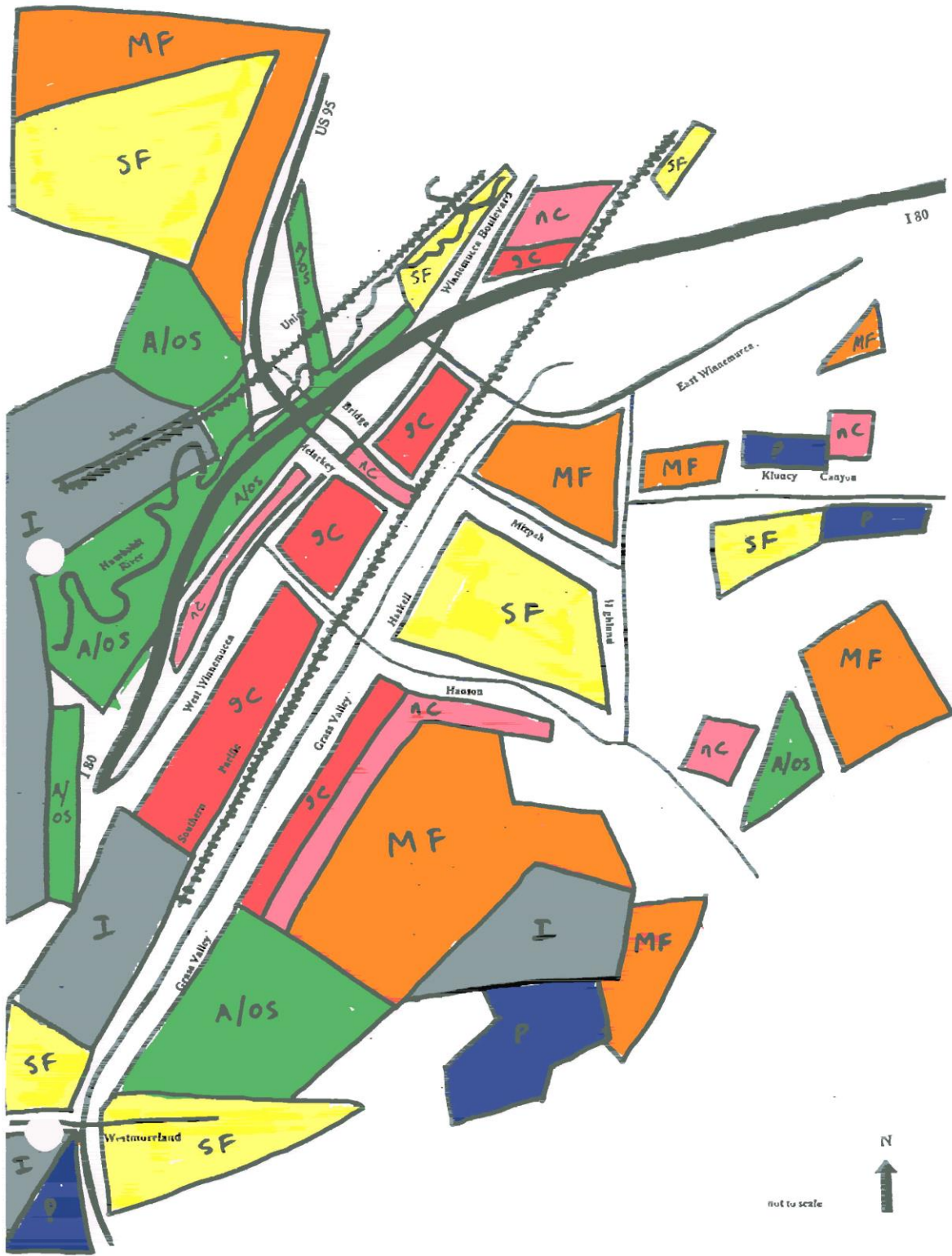


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Workshop Map
Table 5
Future Land Use



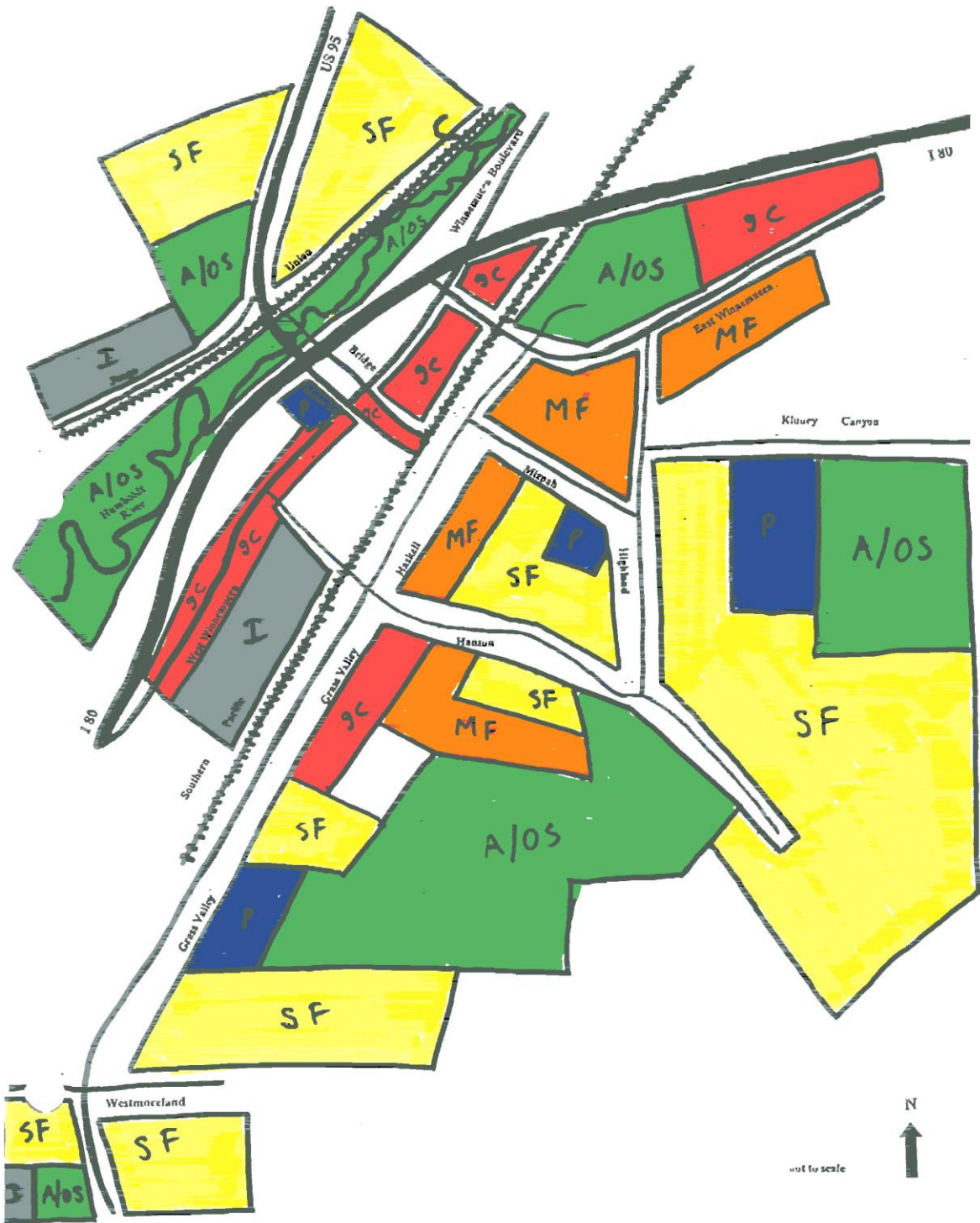
Workshop Map
Table 6
Future Land Use



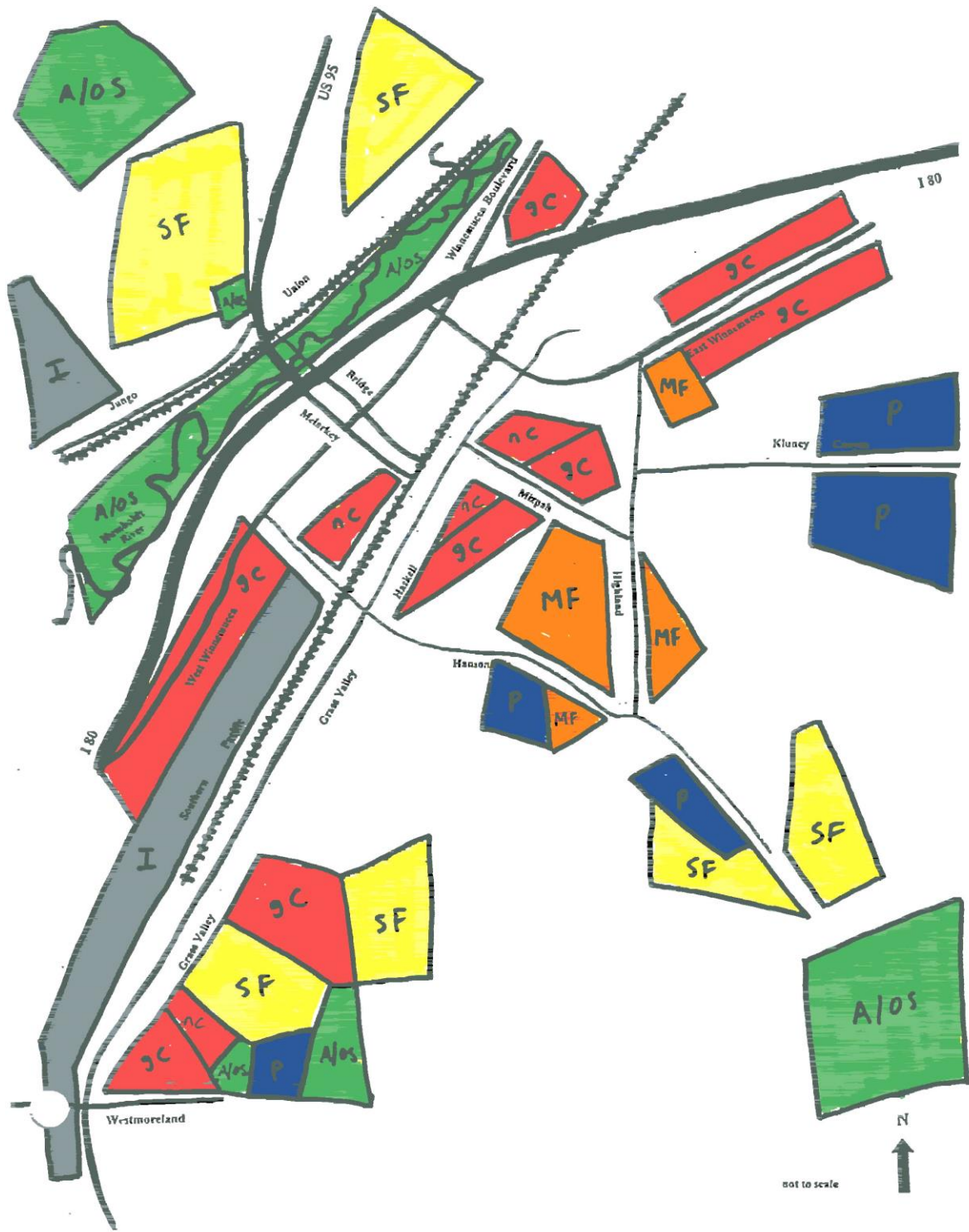
Workshop Map
Table 7
Future Land Use



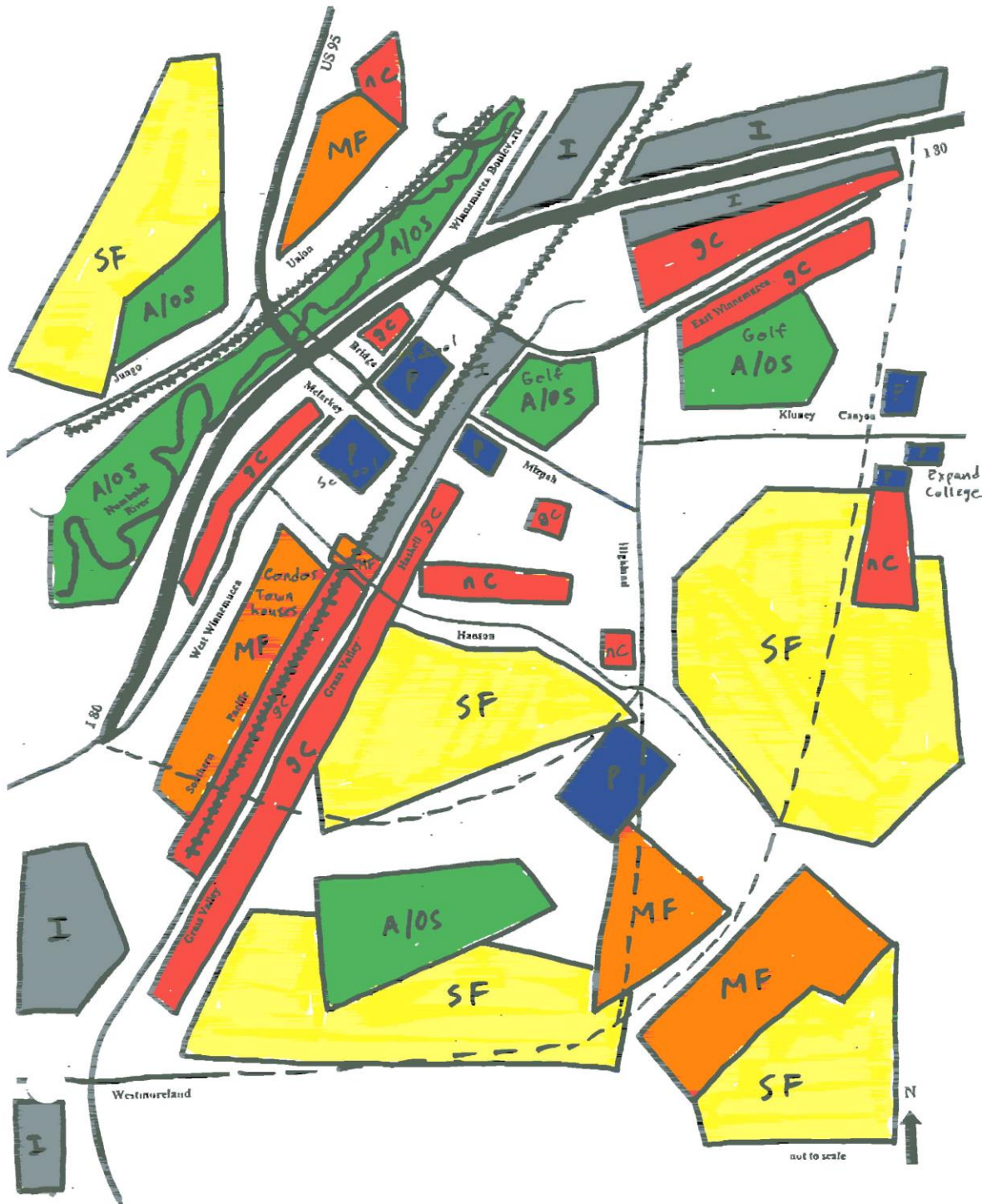
Workshop Map
Table 8
Future Land Use



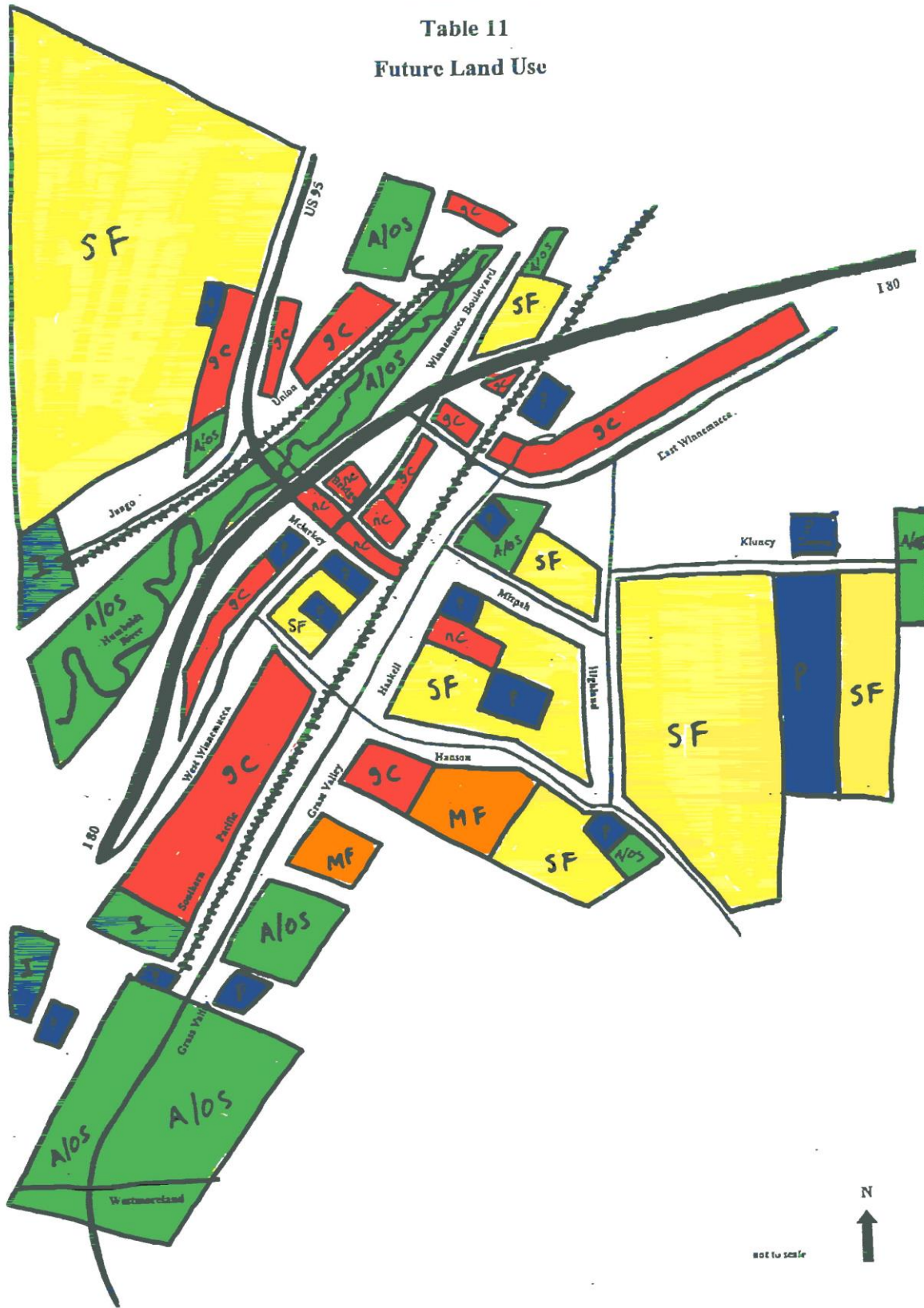
Workshop Map
Table 9
Future Land Use



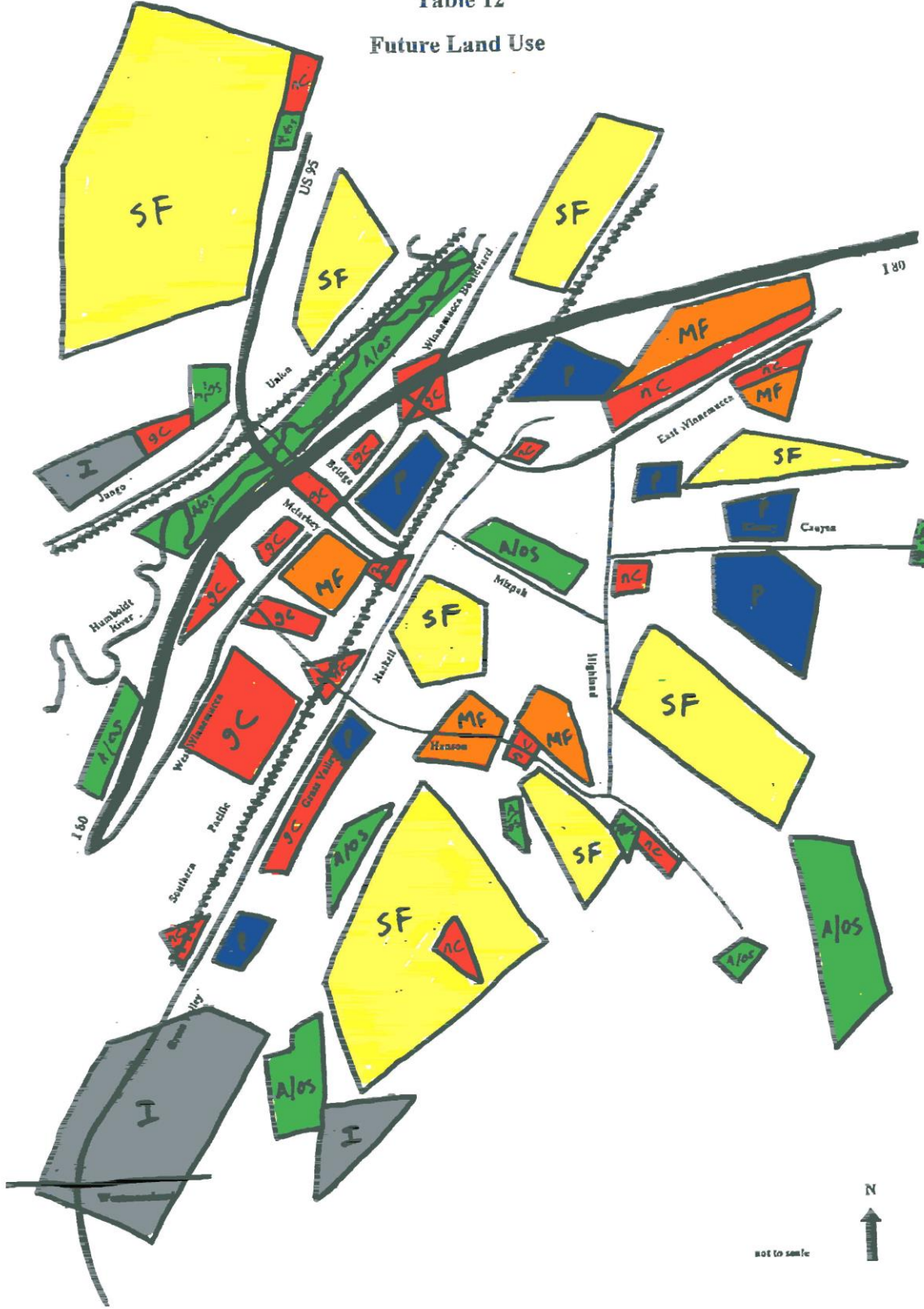
Workshop Map
Table 10
Future Land Use



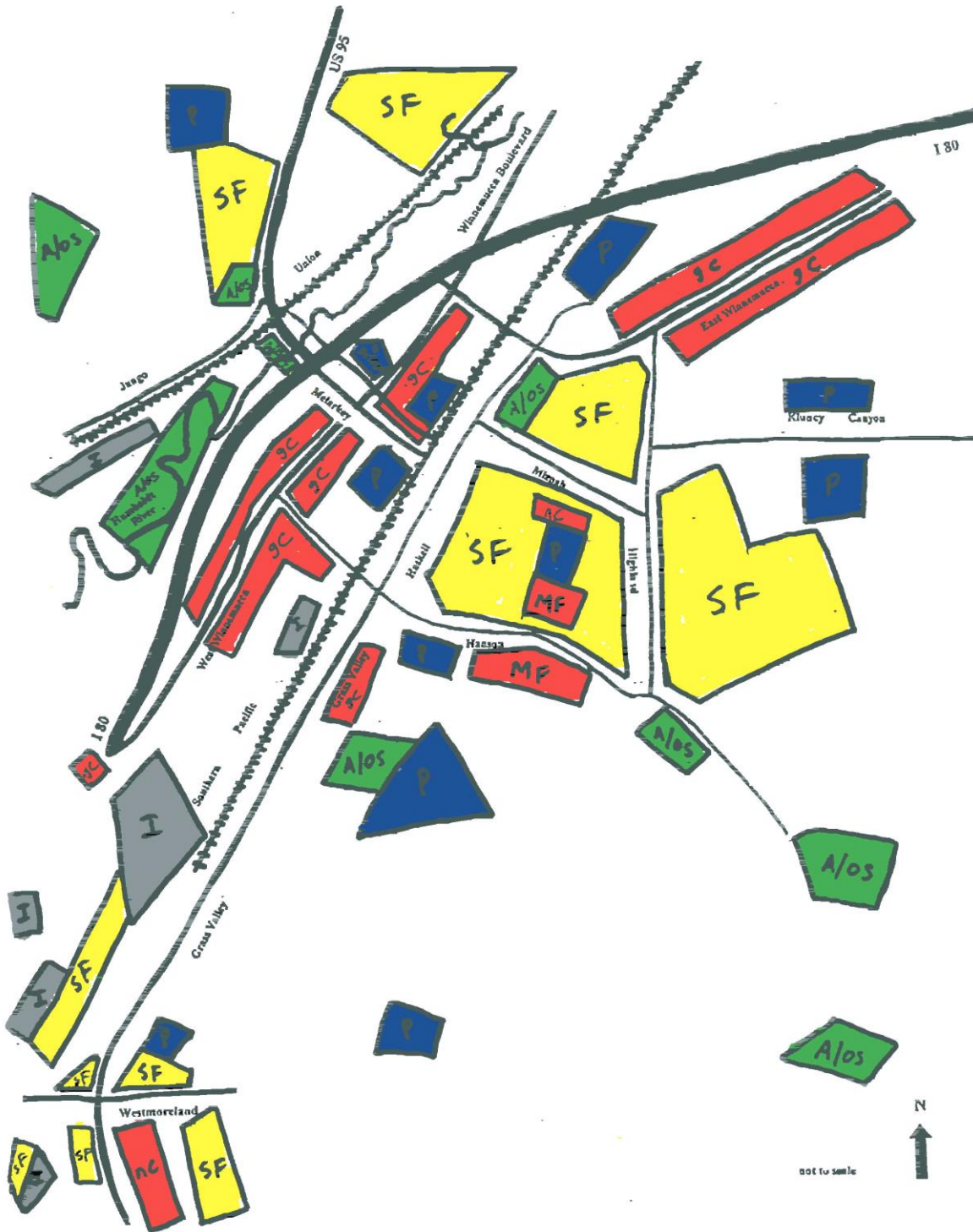
Workshop Map
Table 11
Future Land Use



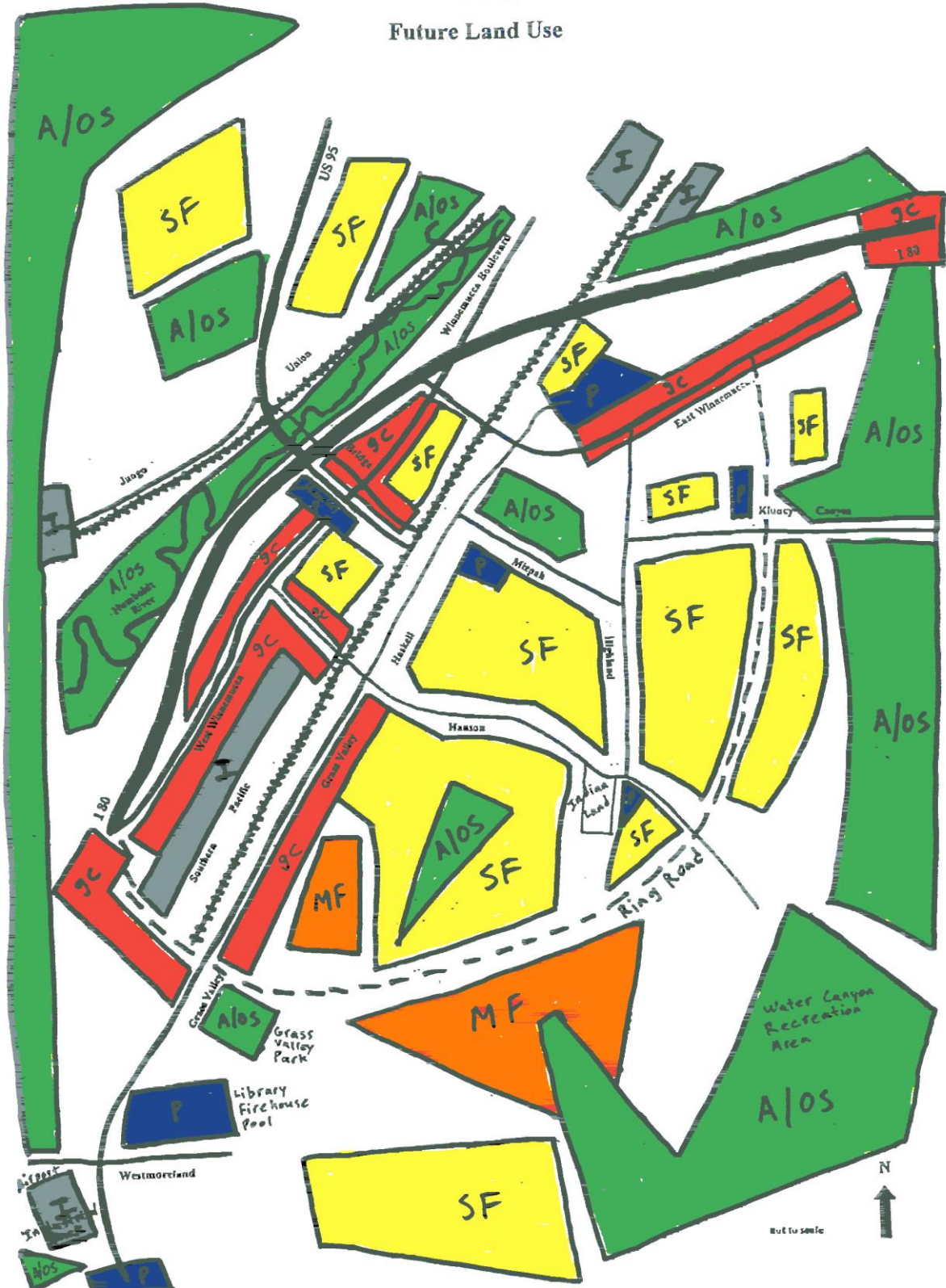
Workshop Map
Table 12
Future Land Use



Workshop Map
Table 13
Future Land Use

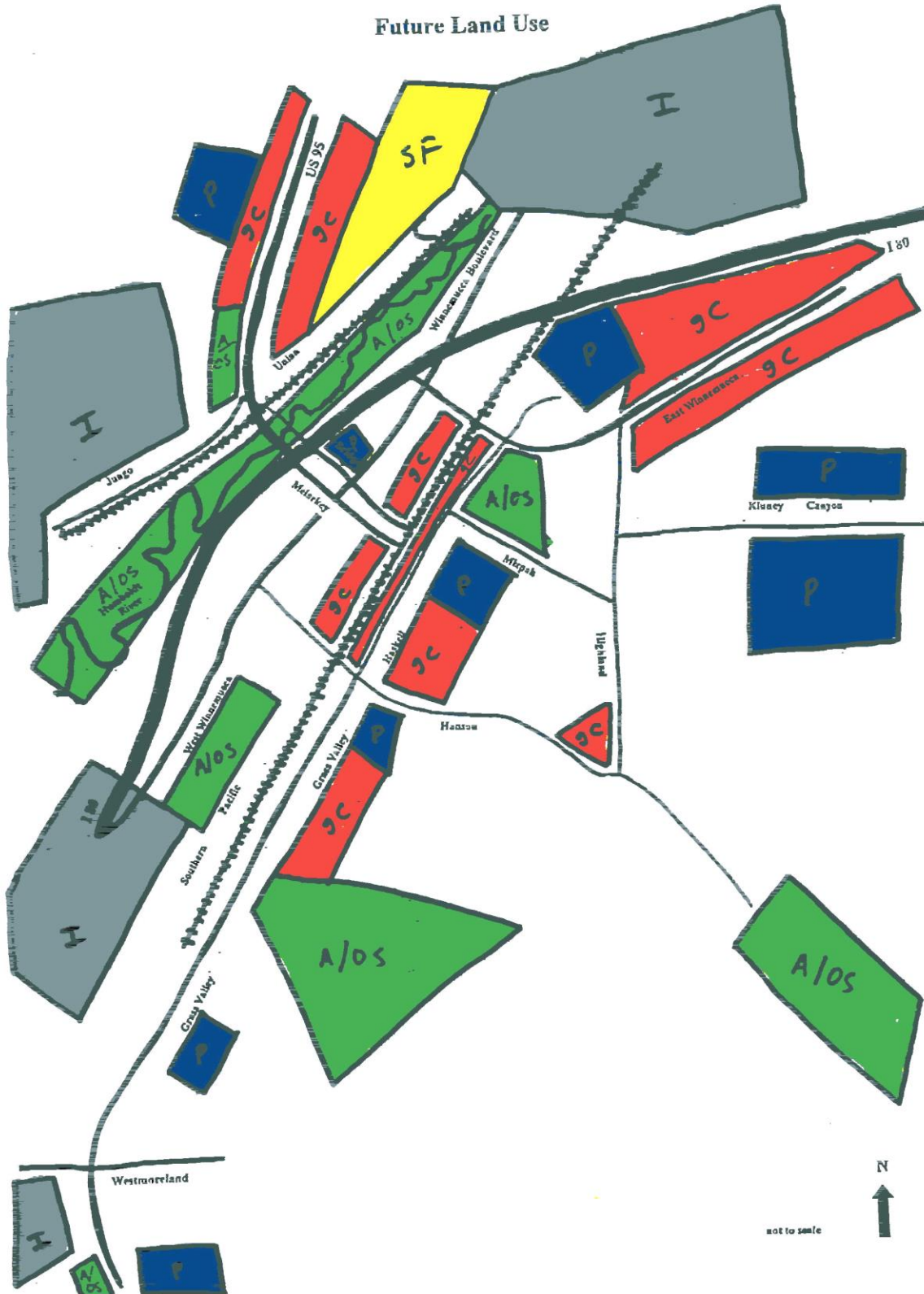


Workshop Map
Table 14
Future Land Use



Workshop Map

Table 15
Future Land Use



Humboldt County Regional Master Plan

A second workshop/open house was held in October 1999. The purpose of this event was to present the information developed in the previous workshop, validate the results and prioritize goals for the future. Participants were presented with four "menus" of options developed through analysis of the previous public input. The cost of each option had been calculated, and participants were invited to vote with their "Trail Dollars" for those initiatives, any one or combination of choices, which were most important to them. More than 150 citizens participated in this exercise either at the workshop or by going to the planning office during the following two weeks.

"Old Campsite"

- ✓ No change in current policies
- ✓ Minimum infrastructure investment and pay-as-you-go financing
- ✓ Development occurs at the edge and moves outward over the years
- ✓ A short-range view rather than long-range vision

"Green Valley" Choices

- ✓ Greenway/Greenbelts \$946K
 - One mile of trees on river corridor in town
 - Extension of Water Canyon riparian vegetation area
 - Street trees along selected arterials
- ✓ Parks and Recreation \$1.2M
 - Two to three new parks in city
 - One to two parks in Grass Valley
- ✓ Water Quality \$37.2M
 - Sewer to selected areas in Grass Valley
 - Upgrade of waste water treatment plan
- ✓ Human Resource Investment \$34.6M
 - Public school facilities
 - Expansion to four-year college
 - Job/skill training
 - Adult continuing education
 - Advanced information technologies

"Gray Hills" Choices

- ✓ Develop Industrial Areas \$4.5M
 - Sewer, water, utilities to:
 - Winnemucca Farms area
 - Airport
 - Jungo Road
 - East Second—Interstate 80
 - Distribution and warehousing

Humboldt County Regional Master Plan

✓ <u>Transportation System Improvements</u>	\$36.3M
Arterial upgrades	
Loop road	
Alternative transportation	
Pedestrian	
Bicycle	
Paratransit (Dial-A-Ride for seniors)	
✓ <u>Economic Diversity</u>	\$786K
Assessment of "value-added" opportunities	
Small business retention/expansion programs	
"Buy Local" campaigns	
Promote small-scale manufacturing	
✓ <u>Livable Neighborhoods</u>	\$693K
Safe and friendly streets	
Accessible services (neighborhood commercial)	
Central focal points	
"Red Rock" Choices	
✓ <u>Downtown Revitalization</u>	\$5.2M
Improved parking	
Revolving business loans	
Sidewalk enhancements	
Street trees/furniture	
Public spaces	
Anchor stores/services	
Planning and Marketing	
✓ <u>Airport Services Improvement</u>	\$2.6M
Sewer, water, roads	
Master plan	
✓ <u>Expanded Tourism/Visitor Opportunities</u>	\$21.9M
Covered events arena	
Convention Center expansion/parking garage	
Performing arts complex	
Target marketing	
✓ <u>Historical/Cultural Celebration</u>	\$1.8M
Expanded cultural events	
Cultural diversity celebrations	
Historical educational programs/activities	
Preservation of important buildings/sites	

A total of \$3,667,000 in "Trail Dollars" was deposited by participants in the exercise. Of this amount only \$6,000 was "invested" in the status quo—"Old Campsite." The activity was designed to accommodate the realities of economics and municipal budgeting:

Humboldt County Regional Master Plan

limited resources, unlimited wants. The result of this exercise is to prioritize community values as it relates to public investment.

RANK	OPTION	TOTAL DOLLARS	PERCENT OF TOTAL
1	Airport Services Improvement	563,000	15%
2	Develop Industrial Areas	480,000	13%
3	Economic Diversity	398,000	11%
4	Expanded Tourism/Visitor Opportunities	397,000	11%
5	Downtown Revitalization	376,000	10%
6	Human Resource Investment	344,000	9%
7	Transportation System Improvement	217,000	6%
8	Historical/Cultural Celebration	195,000	5%
8	Parks and Recreation	195,000	5%
10	Water Quality	186,000	5%
11	Greenways/Greenbelts	183,000	5%
12	Livable Neighborhoods	127,000	3%
13	"Old Campsite"	6,000	.02%
	TOTAL DEPOSITED	\$3,667,000	100%

It is immediately apparent that the number one priority is economic development. The five top-ranked options total 60% of all dollars invested and in each case directly promote economic diversification.

APPENDIX IV – LAND USE PLANNING TOOLS AND TECHNIQUES

The following authorities have been granted by the Nevada State Legislature to govern the use of land. The Legislature has made it very clear that planning is a local issue and has granted substantial flexibility and discretion to local entities.

Legislative findings and declaration (NRS 321.640):

- ◆ It is in the public interest to place the primary authority for the planning process with the local governments, which are closest to the people;
- ◆ Unregulated growth and development of the state will result in harm to the public safety, health, comfort, convenience, resources and general welfare;
- ◆ The cities of the state have a responsibility for guiding the development of areas within their respective boundaries for the common good, and the counties have similar responsibilities with respect to their unincorporated areas;
- ◆ City, county, regional and other planning must be done in harmony to ensure the orderly growth and preservation of the state.

Community Planning

For the purpose of promoting health, safety, morals or the general welfare of the community, the *governing bodies* of cities and counties are authorized and empowered to regulate and restrict the improvement of land (NRS 278.020).

Authority for Zoning

The *governing body* may divide the city, county or region into zoning districts (NRS 278.250). The zoning regulations must be adopted in accordance with the master plan and should be designed to meet the following objectives, among others:

- ◆ To Preserve Air And Water Resources,
- ◆ Promote The Conservation Of Open Space,
- ◆ Provide For Recreational Needs,
- ◆ Protect Life And Property From Natural Hazards,

- ◆ Provide For Transportation, Public Facilities And Services,
- ◆ Promote Health And The General Welfare, And
- ◆ Encourage the Most Appropriate Use of Land.

In exercising the powers granted in this section, the *governing body* may use any controls relating to land use or principles of zoning that the governing body determines to be appropriate, including, without limitation, density bonuses, inclusionary zoning and minimum density zoning.

All cities with a population of 25,000 or more and all counties with a population of 40,000 or more are required to create a *planning commission*. In cities and counties below the population threshold, the governing body may either create a planning commission or perform all the functions and have all of the powers which would otherwise be granted to and be performed by the planning commission (NRS 278.030).

The Planning Commission

- ◆ Shall prepare and adopt a comprehensive, long-term general plan for the physical development of the city, county or region. The "master plan" must be prepared so that all or portions of it may be adopted by the governing body (NRS 278.150).
- ◆ Shall promote public interest in and understanding of the plan, and consult and advise public officials and agencies, public utility companies, civic, educational, professional and other organizations, and with citizens generally in relation to carrying out the plan (NRS 278.185).
- ◆ Shall annually make recommendations to the governing body for implementation of the plan (NRS 278.185).

Controls Relating To Land Use Or Principles Of Zoning

A very strong property rights ethic exists in Nevada due, in part, to the fact that approximately 86 percent of all lands in the state are managed by federal agencies. Private property is relatively scarce and is, therefore, jealously guarded from what is perceived to be excessive regulation by local, state and federal agencies. In

order to meet statutory requirements while preserving property rights, local governments should take advantage of creative techniques and incentives for managing land use within their jurisdictions. Building flexibility into the zoning ordinance not only makes it less contentious, but also is also more likely to produce "the most appropriate use of land."

Density Bonus

A density bonus is an incentive granted to a developer in exchange for performance of certain functions considered desirable by the governing body. It is most commonly used to promote the development of affordable housing or senior housing in single-family or multi-family residential areas.

In a single-family residential zone with a minimum lot size of 10,000 square feet, maximum density would be equal to approximately 4 units per acre. A 10-acre development would normally contain 40 dwelling units. A density bonus could allow a 30% increase in the number of dwelling units if 20% of the total number of units were reserved for affordable housing:

$$\begin{aligned} 40 \text{ dwelling units} + 30\% &= 52 \text{ dwelling units} \\ 52 \text{ dwelling units} \times 20\% &= 10 \text{ "affordable" dwelling units} \\ &42 \text{ "market rate" dwelling units} \end{aligned}$$

In a multi-family residential zone with a maximum density of 15 units per acre, a 7-acre development would have 105 dwelling units. With the same 30% density bonus, there could be 136 dwelling units with 27 units (20%) reserved for affordable housing.

Senior housing has special requirements that might not be met without the incentive of a density bonus. Adjacent land uses should be free of health, safety or noise problems. The site needs to be fairly level to accommodate persons with limited mobility. It should also be in proximity to commercial development that provides for food shopping, drugstores, banks, medical and dental facilities, public transit and appropriate recreation facilities.

A density bonus might also be used in commercial areas to encourage the development of child care, amenities for seniors or recreational facilities.

Infill Development

Infill development is the development of homes and businesses on vacant, underutilized or redeveloped land within the urbanized area. It reduces the need to convert agricultural or open space lands to residential or commercial uses, minimizes municipal expenditures for infrastructure, promotes restoration of historic properties, revitalizes neighborhoods and encourages people to move back into the "downtown." Demographic changes, including an aging population, smaller household size and an increasing number of single person households, create a potential market for infill development. The diversity of needs created by these demographics cannot be met by the traditional single-family home. Infill development encourages a variety of housing options, i.e., granny cottages, townhouses and studios as well as business opportunities. Incentives to encourage infill development include mixed-use zoning (residential and commercial uses within a district or on the same site), proximity to public amenities (parks, library, schools, senior center), density bonuses, flexibility in performance standards, reduction in fees and expedited permit processing.

Cluster Development

Cluster development can be used to preserve the rural landscape, protect valuable agricultural land, minimize infrastructure costs and maintain density when confronted with development challenges such as steep slopes, flood plains, wetlands or other natural features which shouldn't be disturbed.

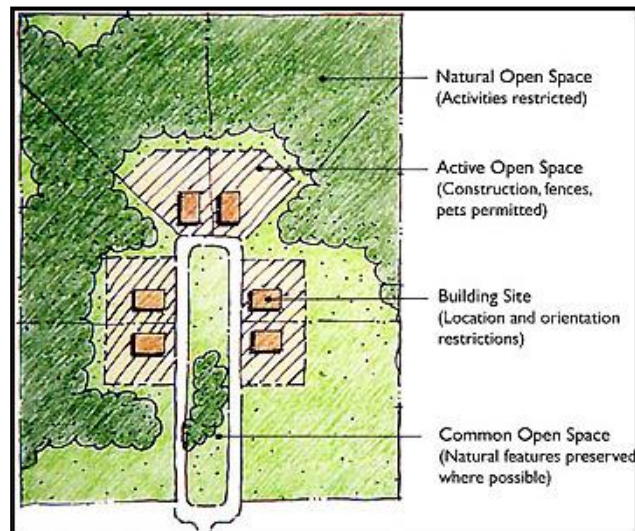


Traditional zoning specifies minimum lot size, maximum lot coverage, identical setbacks and uniform street rights-of way. The result is homes that are placed in the same location, on lots of the same size, regardless of the unique characteristics of the land. No remnant of the open space or natural features from which the subdivision was carved remains. Each of the lots in the subdivision is privately owned.

In contrast, given the same parcel of land, a cluster subdivision groups homes together on smaller individual lots. Each of these lots is individually owned, but each property owner also holds an undivided interest in the open space. Cluster development maintains density while it preserves natural features such as woodland areas, meadows, streams or wetlands. All property owners have access and enjoy the natural attributes of the land.



The closer proximity of homes in a cluster subdivision minimize infrastructure costs by reducing the length and, therefore, the costs of pipe and pavement—connection to public water and waste water systems and construction of roads. In an environment not served by public sewer and water, clustering homes together allows for community water and waste water treatment facilities rather than individual wells and septic tanks. Street maintenance costs are also lower for the local government.



As a practical matter, there are few, if any, subdivisions of this size in rural Nevada. Cluster development is, nevertheless, a valuable land use management tool. The following situation occurred in a rural Nevada community, and cluster development provided one possible solution.

A property owner had a 40-acre parcel zoned for one dwelling unit per each five acres. Under that zoning designation, he would be entitled to create eight five-acre parcels, each supporting one dwelling unit. However, a substantial portion of the property was located in the flood plain. There were numerous springs, and the property was continuously wet. Approximately 75 percent, or 30 acres, was not developable. Using principles of cluster development, the property owner could construct eight

dwelling units on the ten dry acres with the remaining property held in common ownership by the eight subsequent property owners, usually in the form of a homeowners' association.

In this case, the property owner wished to construct eight dwellings, one of which he would own, and retain ownership of the 30 acres. To ensure that no additional future development would occur on the property, a conservation easement would be required (see discussion below). The conservation easement could be donated to a land trust or to a government entity. The property owner retained ownership of the land and the right to use it. It could not, however, be further developed. It must remain in its natural state.

Conservation Easements

The fundamental rights of property ownership—frequently referred to as a “bundle of rights”—include the right to possess, the right to exclude others, the right to dispose of and the right to make economically viable use of the property. An easement grants one or more of these rights to someone who does not own the land. Easements are commonly granted to provide certain rights to governments and utilities, or to provide access to adjoining property.

Conservation easements are intended to preserve natural or man-made features of the land and prevent residential or commercial development. The objects of such preservation include natural, scenic or open space land; agricultural and ranch land; forest; recreational land; and historic properties. Conservation easements may be donated or purchased and constitute legally binding covenants. The easement is publicly recorded and runs with the deed to the property. A conservation easement is usually granted in perpetuity unless the instrument creating it specifies otherwise or a court orders that the easement be terminated or modified. Under Nevada law, conservation easements may be held by a governmental body or a charitable corporation, association or trust (NRS 111.390–111.440).

The value of a conservation easement is dependent on which of the property rights are granted, which are retained and whether the easement covers a portion or the whole of a property. Each conservation easement is negotiated, and each is unique.

While the land trust or government entity has as its primary interest the preservation of natural values of the land, the property owner benefits from the easement as well. The easement can be written to meet the needs of the property owner while protecting the natural values.

The property owner may agree to prohibit the construction of any structures or roads, prohibit any subdivision of the land, restrict land disturbance and chemical application in a flood plain or prohibit fill or dredging in a wetland. He may grant or restrict public access. The property owner may retain the right to live on the property, use it, lease or sell it. He may agree to a specified use of the property, for example, agriculture or ranching. Donation of a conservation easement may qualify as a tax-deductible gift for purposes of federal income tax. A conservation easement is likely to reduce the market value of the property and result in lower estate and property taxes.

Purchase of Development Rights

The purchase of development rights can be used by a local jurisdiction or land trust to preserve agricultural or open space land or other natural resource values such as riparian areas. This is a purchase of one of the "bundle of rights," leaving all the remaining rights, in order to promote a public good. Local governments pay for these purchases through some sort of taxation which usually requires approval of the local electorate.

This is an option which can greatly benefit farmers and ranchers who are cash poor and land rich. Rather than selling land for development, property owners can sell their development rights and retain the right to use the land for agricultural production.

Assume that a piece of land has an agricultural value of \$2,000 per acre. On the other hand, a developer is willing to pay \$5,000 an acre for the land. The development value is determined by subtracting the agricultural value from the fair market value. In this case, the development value would be \$3,000 per acre.

Purchase of development rights is a voluntary program. If a land trust or government agency makes an offer to purchase land, the property owner always has the option of refusing or trying to negotiate a higher price. When and if an

agreement is reached, a permanent deed restriction is placed on the property often in the form of a conservation easement (see discussion above). No development may occur on the restricted land, however, the property owner retains all other rights to use the land, sell the land or exclude others from the land.

Impact Fees

An impact fee is a charge imposed by a local government on *new development* to finance the costs of a capital improvement or facility expansion *necessitated by and attributable to the new development*. Capital improvements for which an impact fee may be charged are defined in NRS 278B.020 and include: drainage project, fire station project, park project, police station project, sanitary sewer project, storm sewer project, street project or water project. The costs which may be collected through the use of an impact fee are limited to: the estimated cost of actual construction, estimated fees for professional services, estimated cost to acquire the land, and fees paid for professional services for preparation or revision of a capital improvements plan.

Prior to imposing an impact fee, the local government must do the following:

- ◆ Establish by resolution a capital improvements advisory committee.
- ◆ Hold a public hearing to consider land use assumptions that will be used to develop the capital improvements plan.
- ◆ Approve or disapprove the land use assumptions within 30 days after the public hearing.
- ◆ Develop a capital improvements plan.
- ◆ Hold a public hearing to consider the adoption of the plan and the imposition of an impact fee.
- ◆ Consider the arguments and, by resolution or ordinance, pass upon the merits of each complaint, protest or objection.
- ◆ Approve or disapprove the adoption of the capital improvements plan and the imposition of an impact fee within 30 days after the public hearing.
- ◆ For additional requirements, see NRS Chapter 278B.

The impact fee per service unit must not exceed the amount determined by dividing the costs of the capital improvements by the total number of projected service units.

Example: If, in order to provide water and sewer service to new development, the water and sewer mains must be extended, then an impact fee for the extension may be charged to the developer. Suppose the new development consists of 100 units, but the facility extension enables the local government to provide services in the future to a total of 500 units. The developer of the 100 units would be charged a proportional amount, in this case 20%, for extension of services to his development.

Alternatively, the developer may enter into an agreement with the local government to construct or finance the capital improvement or facility expansion. In that case, the costs incurred would be credited against the impact fee for the development, or the local government would reimburse the developer from impact fees paid from other developments using the capital improvement or facility expansion.

Residential Construction Tax

The purpose of the residential construction tax is to raise revenue to enable cities and counties to provide neighborhood parks and facilities for parks which are required by the residents of new apartment houses, mobile homes and residences. In order to impose a residential construction tax, the city council or board of county commissioners must have an adopted master plan and recreation plan which includes future or present sites for neighborhood parks. It may then, by ordinance, impose a residential construction tax. The tax is imposed on the privilege of constructing apartment houses, residential dwelling units and developing mobile home lots. The tax may not exceed one percent of the valuation of each building permit issued or \$1,000 per residential dwelling unit. For additional requirements, see NRS 278.4983.

Tax for Improvement of Transportation

A board of county commissioners may by ordinance impose a tax for the improvement of transportation on the privilege of new residential, commercial, industrial and other development after having received the approval of a majority of the registered voters of the county or within the boundaries of a transportation district. Revenues from the tax must be used exclusively to pay the cost of projects related to the construction and maintenance of sidewalks, streets,

avenues, boulevards, highways and other public rights of way used primarily for vehicular traffic. The tax must not exceed \$500 per single-family dwelling unit of new residential development or 50 cents per square foot on other new development. For further details, see NRS 278.710.

APPENDIX V – GLOSSARY

Adverse impact: a condition that creates, imposes, aggravates, or leads to inadequate, impractical, unsafe or unhealthy conditions on a site proposed for development or on off-site property or facilities. Usually relate to circulation, drainage, erosion, potable water, sewage collection and treatment. May also relate to lighting and glare, aesthetics, quality of life and impact on environment.

Aesthetics: the pleasantness of the total environment. Aesthetics relates to the perceptual aspects of the physical surroundings—their appearance to the eye and the comfort and enjoyment offered to the other senses.

Affordable housing: housing that is affordable for a family with a total gross income less than 110 percent of the median gross income for the county concerned based upon the estimates of the United States Department of Housing and Urban Development of the most current median gross family income for the county.

Appeal: a private individual, group, or public agency may take the decision of the zoning administrator or planning commission to a higher authority for review of that decision.

Bulk regulations: zoning ordinance restrictions on the density, height, location, and lot coverage of buildings for the purpose of providing buildings with sufficient access, air, fire protection, light, and open space.

Capital improvements program (CIP): a program of when, where, and how much a governing body plans to invest in public services of the next five to ten years. Items commonly included in a capital improvements program are roads and bridges, school buildings, sewer and water lines and treatment plants, municipal buildings, solid waste disposal sites, and police and fire equipment.

Carrying capacity: the ability of an area or unit of land to absorb human development without experiencing a significant decline in environmental quality.

Concurrency: a policy that development can occur only if and when adequate public services are in place.

Conditional use: a land use in a certain zone which is neither permitted outright nor prohibited outright. A conditional or special land use permit may be granted after review by the planning commission.

Conservation easement: the grant of a property right stipulating that the described land will remain in its natural state and precluding future or additional development.

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Dedication: the deeding of land by a developer or landowner to the public. Dedications of land commonly occur in the subdivision process; a subdivider may donate land for schools, parks, roads, and other public uses.

Density: the number of buildings, offices or housing units on a particular area of land.

Design review: a formal process for reviewing the design and aesthetics of proposed new developments and building alterations; and for determining what improvements or changes might be made to make new developments compatible with the surroundings. A design review board appointed by the governing body or the planning commission can draft a design review ordinance listing design standards and design control district (such as a historic district). Design standards may also be incorporated into the zoning ordinance.

Downzone: a change in a property's zone designation to require a lower density or a less intense use.

Duplex: a building containing two single-family dwelling units totally separated from each other by an unpierced wall extending from ground to roof.

Dwelling unit: a building designed for and intended for human habitation. A dwelling unit generally, but not always, contains the following facilities: toilet and bath or shower; separate room for sleeping accommodations; kitchen for the preparation and storage of food; space, other than that listed above, for eating and/or living.

Easement: a grant of one or more of the property rights by the property owner to and/or for use by the public, a corporation or another person or entity.

Essential services: services and utilities needed for the health, safety, and general welfare of the community, such as electrical, gas, telephone, water, sewerage and other utilities and the equipment and appurtenances necessary for such systems to furnish an adequate level of service for the area in which it is located.

Floor area ratio: the gross floor area of all buildings or structures on a lot divided by the total lot area.

Highest and best use: an appraisal concept that determines the use of a particular property likely to produce the greatest net return in the foreseeable future.

Improvement: facilities which aid in land development. Improvements include streets, sewer and water lines, curbs, sidewalks, street lights, fire hydrants, and street signs.

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Infill development: the development of new housing or other buildings on scattered vacant sites in a built-up area.

Infrastructure: includes water, sanitary sewer, storm sewer, streets, schools, parks, fire, police and flood protection.

Intensity of use: the number of dwelling units per acre for residential development and floor area ratio (FAR) for nonresidential development, such as commercial, office and industrial.

Labor force: all the population sixteen years of age or older, having the potential for active work for wages.

Land use: a broad term used to classify land according to present use and according to the suitability for future uses, i.e., for housing, open spaces and parks, commercial, industrial, etc.

Level of service: a description of traffic conditions along a given roadway or at a particular intersection.

Lot coverage: the amount of a total lot covered by buildings. Limits on the area of a lot a building can cover. For example, in single-family residential zones maximum lot coverage of 35 percent is common. This restriction is designed to ensure adequate light, privacy and open space.

LULU: Locally Unwanted Land Use.

Maintenance guarantee: any security that may be required and accepted by a governmental agency to assure that necessary improvements will function as required for a specific period of time.

Minimum lot size: the smallest lot or parcel that can be built on in a particular land use zone. Also, the smallest lot that can be created by dividing a larger parcel.

Mitigation: methods used to alleviate or lessen the impact of development.

Mixed-use development: the development of a tract of land, building or structure with a variety of complementary and integrated uses, such as, but not limited to, residential, office, manufacturing, retail, public or entertainment in a compact urban form.

Mixed-use zoning: regulations that permit a combination of different uses within a single development.

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Multi-family dwelling: a building containing three or more dwelling units including units that are located one over the other.

NIMBY: Not In My Back Yard.

Nonconforming use: a land use that does not comply with the ordinance of the zone it is in or does not comply with other land use regulations. A nonconforming use that existed prior to the zoning regulation will generally be allowed to continue under a “grandfather” arrangement.

Nuisance: The use of land or behavior that brings harm or substantial annoyance to adjacent property owners or the public in general. Nuisances typically involve noise, odors, visual clutter and dangerous structures.

Open space: any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment or for the use and enjoyment of owners, occupants and their guests of land adjoining or neighboring such open space.

Overlay zone: a zoning district that encompasses one or more underlying zones and that imposes additional requirements above that required by the underlying zone.

Performance guarantee: any security that may be accepted by a municipality to assure that improvements required as part of an application for development will be satisfactorily completed.

Performance zoning: the use of standards in regulating land use location and density, rather than specific zones and districts. Performance standards regulate the impacts of land uses. Performance standards typically refer to noise, traffic, odors, air pollution and visual impact.

Plans: the master plan, comprehensive plan, or general plan explores the present condition of an area, projects possible futures, and investigates needs in order to develop the general policy goals and objectives through which planning can be implemented.

Police power: the right of government to restrict an owner’s use of property to protect the public health, safety and welfare. Restrictions must be reasonable and be conducted according to due process.

Public improvement: any improvement, facility or service together with its associated site or right-of-way necessary to provide transportation, drainage, utilities or similar essential services and facilities and that are usually owned and operated by a governmental agency.

Right-of-way: the right to cross over property. A right-of-way (ROW) usually refers to public land. For example, public land on which a street is built is a right-of-way and includes not only the street, but also land between the street and sidewalk and the sidewalk. Rights-of-way across private property are usually for utility lines or driveways.

Setback: the distance required to locate a building from a road, property line, or other building.

Spot zoning: the zoning of a particular lot for a use that is different from the uses permitted in the surrounding zone, i.e., a lot zoned for commercial use in the middle of an R-1 single-family residential zone. This practice should be avoided because of a potentially negative impact on neighborhoods and likely invalidation by the courts.

Steep slope: land areas where the slope exceeds 20 percent. Construction on slopes in excess of 20 percent requires additional safeguards against erosion and other potential problems.

Subdivision: the separation of a parcel of land into lots for future sale and/or development.

Swale: a depression in the ground that channels runoff.

Transfer of development rights: the removal of the right to develop or build, expressed in dwelling units per acre or floor area, from land in one zoning district to land in another district where such transfer is permitted.

Trip: A term used in transportation planning and analysis to denote travel within the planning area. Origin and destination studies, used to describe the trip process, attempt to interpret the point at which an individual trip originates, the path which the trip takes, and the final destination of the trip. ADT: average daily trips.

Variance: the decision to alter the provisions of a land use ordinance in order to avoid unnecessary hardship to a landowner. The burden is on the landowner to prove the hardship.

Zone: an area or areas in which certain land uses are permitted and other uses are prohibited by the zoning ordinance.

Zoning ordinance: a set of land use regulations enacted by the local governing body to create districts which permit certain land uses and prohibit others. Land uses in each district are regulated according to type, density, heights, and the coverage of buildings.

PLANNING ACRONYMS AND ABBREVIATIONS

AAG	Association of American Geographers
AASHTO	American Association of State Highway & Transportation Officials
ACEC	Area of Critical Environmental Concern
ADA	Americans with Disabilities Act (1990)
ADT	Average Daily Traffic (or Average Daily Trips)
ADU	Accessory Dwelling Unit
AF	Acre Foot
AFT	American Farmland Trust
AICUZ	Air Installation Compatible Use Zone
AICP	American Institute of Certified Planners
AOD	Airport Overlay District
APA	American Planning Association
APTA	American Public Transit Association
APWA	American Public Works Association
AQMP	Air Quality Management Plan
ASCE	American Society of Civil Engineers
ATV	All Terrain Vehicle
B – 1, 2 ...	Business zone/use of specified intensity
BAT	Best Available Technology
BLM	Bureau of Land Management (US)
BMP	Best Management Program (or Practice)
BOA	Board of Appeals or Board of Adjustment
BoCC	Board of County Commissioners
BOCA	Building Officials and Code Administrators, International
BoS	Board of Supervisors
BP	Building Permit
BTS	Bureau of Transportation Statistics
BZA	Board of Zoning Adjustment
C – 1, 2 ...	Commercial zone/use of specified intensity
CAA	Clean Air Act (see also FCAA)
CAD	Computer Aided Design
CBD	Central Business District
CCD	Census County Division
CC&Rs	Conditions, Covenants and Restrictions
CDBG	Community Development Block Grant
CofAs	Conditions of Approval
CF/S	Cubic Feet per Second
CIP	Capital Improvements Plan (or Program)
CMSA	Consolidated Metropolitan Statistical Area (see also MSA, SMSA, PMSA)
CO	Certificate of Occupancy

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COG	Council of Governments
CUP	Conditional Use Permit
DOE	Department of Energy (US)
DOT	Department of Transportation (US)
DRI	Developments of Regional Impact
DU	Dwelling Unit
EDA	Economic Development Administration
EIR	Environmental Impact Report
EIS	Environmental Impact Statement
EMF	Electromagnetic Field
EPA	Environmental Protection Agency
EZ	Enterprise Zone
FAA	Federal Aviation Administration
FAR	Floor Area Ratio
FCAA	Federal Clean Air Act
FCC	Federal Communications Commission
FEMA	Federal Emergency Management Agency
FHA	Federal Housing Administration
FHWA	Federal Highway Administration
FIRE	Finance, Insurance and Real Estate
FIA	Fiscal Impact Analysis (also Federal Insurance Administration)
FMHA	Farmers Home Administration
FNMA	Federal National Mortgage Administration (or Fannie Mae)
FTA	Federal Transit Administration
GDP	General Development Plan
GFA	Gross Floor Area
GID	General Improvement District
GIS	Geographic Information System
GLA	Gross Leasable Area
GM	Growth Management
GNIS	Geographic Names Information System
GPS	Global Positioning System
HO	Home Occupation
HOD	Highway Overlay District
HOV	High Occupancy Vehicle
HUD	US Department of Housing and Urban Development
I – 1, 2 ...	Industrial Zone/use of specified intensity
IDA	Industrial Development Authority

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ITE	Institute of Transportation Engineers
ICMA	International City/County Managers Association
ISTEA	Intermodal Surface Transportation Efficiency Act
LAFCO	Local Agency Formation Committee/Council
LCB	Legislative Counsel Bureau
LEPC	Local Emergency Planning Committee
LBCS	Land Based Classification System
LMC	Land Management Code
LOS	Level of Service (traffic flow rating)
LRV	Light Rail Vehicle
LUI	Land Use Intensity (standards developed by the Federal Housing Administration)
LULU	Locally Unwanted Land Use
LUR	Land Use Ratio
LWCF	Land and Water Conservation Fund
M – 1, 2 ...	Manufacturing Zone/use of specified intensity
MGD	Millions of Gallons per Day
MF	Multi-family
MH	Manufactured Housing
MPC	Master Planned Community
MPD	Master Planned Development
MPO	Metropolitan Planning Organization
MSA	Metropolitan Statistical Area (see also CMSA, PMSA, SMSA)
MTS	Metropolitan Transportation System
MXD	Mixed Use Development
NAHB	National Association of Home Builders
NAHRO	National Association of Housing & Redevelopment Officials
NAICS	North American Industrial Classification System
NARC	National Association of Regional Councils
NBGN	National/Nevada Board of Geographic Names
NEPA	National Environmental Policy Act
NFIP	National Flood Insurance Program
NGO	Nongovernmental Organization
NHPA	National Historic Preservation Act
NHS	National Highway System
NRCS	Natural Resources Conservation Service (formerly Soil Conservation Service)
NRI	Natural Resources Inventory
NRS	Nevada Revised Statutes
NTHP	National Trust for Historic Preservation

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OHV	Off-Highway Vehicle
ORV	Off-Road Vehicle
PC	Planning Commission
PCD	Planned Commercial Development
PCS	Personal Communication Services
PHT	Peak Hour Traffic (or Peak Hour Trips)
PID	Planned Industrial Development
PMSA	Primary Metropolitan Statistical Area
PRD	Planned Residential Development
PDR	Purchase of Development Rights
PPB	Parts Per Billion
PPM	Parts Per Million
PWS	Public Water Supply
PUD	Planned Unit Development
QOL	Quality of Life
R – 1, 2 ...	Residential Zone/use of specified intensity
RCRA	Resource Conservation and Recovery Act
RDA	Redevelopment Authority
RFP	Request for Proposals
RFQ	Request for Qualifications
RFRA	Religious Freedom Restoration Act
RPA	Regional Planning Agency
RPC	Regional Planning Commission
RTPA	Regional Transportation Planning Agency
RV	Recreation Vehicle
ROW	Right-of-way
SFD	Single-family dwelling
SAD	Special Assessment District
SCPEA	Standard City Planning Enabling Act
SEPC	State Emergency Planning Committee
SF	Single-family
SHPO	State Historic Preservation Office
SIC	Standard Industrial Classification (Code)
SID	special Improvement District
SIG	Street Index Guide
SLAPP	Strategic Lawsuits Against Public Participation
SLO	Sensitive Lands Ordinance
SLUPA	State Land Use Planning Agency
SLUPAC	State Land Use Planning Advisory Council
SMSA	Standard Metropolitan Statistical Area

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SoI	Sphere of Influence
SOV	Single Occupancy Vehicle
SPA	Specific Plan Area
SRO	Single Room Occupancy
STP	Surface Transportation Program
SUP	Special Use Permit
TAZ	Traffic Analysis Zone
TIF	Tax Increment Financing
TIP	Transportation Improvement Program
TDM	Transportation Demand Management
TDR	Transfer of Development Rights
TDS	Total Dissolved Solids
TMA	Transportation Management Association (also Transportation Management Area)
TOD	Transit Oriented Design (or Development)
TSM	Transportation System Management
ULI	Urban Land Institute
USDA	US Department of Agriculture
USDI	US Department of Interior
USFS	US Forest Service
USFWS	US Fish and Wildlife Service
USGS	US Geological Survey
USPLS	US Public Land Survey
UTM	Universal Transverse Mercator Grid
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compounds
WHPA	Wellhead Protection Area
WMP	Watershed Management Program
WP	<i>Western Planner</i> organization and publication
WPR	Western Planning Resources
WQMP	Water Quality Management Plan
ZLL	Zero Lot Line