CHURCHILL COUNTY 2015 MASTER PLAN

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Adopted on December 16, 2015 by the Churchill County Board of County Commissioners

Note: The Chapter 12 Policy Plan for Public Lands was carried over from the 2010 Master Plan. Updates will be considered following completion of the BLM Carson District Resource Management Plan (estimated summer or fall of 2019).

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The Master Plan is designed to establish Churchill County's vision for the future. It provides the framework and foundation for decision making for the Board of County Commissioners, the Planning Commission and the community on matters relating to growth and development through 2035.

The Master Plan focuses on land use and development issues facing Churchill County and establishes goals and policies that address county wide issues and concerns. It is a dynamic document that must be updated periodically as needs and conditions change. The Churchill County Planning Department is responsible for maintaining the Master Plan and coordinating implementation and review; however, every citizen in the County is responsible for the Plan and its implementation. Any action of a local government and private developer relating to the subdivision or development of land, capital improvements and similar activities must conform to the Master Plan.

A community must actively manage its growth and respond to changing circumstances if it is to meet the needs of its residents and retain the quality of life it enjoys. Therefore, on a regular basis, and at least every two years, the Planning Commission and Board of County Commissioners will review the Master Plan to determine if progress is being made toward the goals outlined in the Plan. Review of the Master Plan must include discussion and input from other County entities, state and federal agencies and review of other County plans to ensure goals are aligned and changing circumstances are addressed. The periodic review will also help to set budget priorities and aid in the implementation of the Capital Improvement Plan.

In accordance with Nevada Revised Statutes, the master plan may address, but is not limited to the following subject matter: community design, conservation plan, economic plan, housing plan, land use plan, population plan, public buildings, public services and facilities, recreation plan, seismic safety plan, streets and highways plan, transit plan, utility corridor, and transportation plan. The 2015 Churchill County Master Plan includes the following sections:

◊ **Introduction**- The purpose of the plan and plan implementation. This section includes a concise summary of all the goals and policies contained in each element.

◊ **Population, Housing and Education-** Projections of population, housing characteristics, and existing educational facilities.

◊ **Conservation and Natural Resources-** Information, goals and policies necessary for the protection and utilization of land, water, air and other resources.

◊ **Hazards and Hazard Mitigation-** Information on the hazardous conditions existing in the County and responsibility and plans for mitigation of these.

◊ **Historical Data and Preservation**– History and information on the historical resources and plans for preservation.

◊ **Economic Development**– Information regarding trends in employment, industry characteristics and resources contributing to the economy.

◊ **Recreation–** Information about the existing profile of County parks and recreational facilities and projected needs.

◊ **Transportation-** Information, goals, policies and maps describing the County's vision for transportation facilities needed for forecasted growth.

◊ **Public Services and Facilities** Information on public services and facilities and goals, policies and maps for provision of necessary water and sewer services to accommodate the land uses envisioned by the County.

◊ **Open Space**– Information, goals and policies to preserve the open spaces, protect our natural resources and maintain our rural character.
◊ **Land Use**– Information, maps, goals and policies establishing a planned pattern of development to promote sound land use decisions.
◊ **Policy Plan for Public Lands**–The plan was adopted into the 2010 Master Plan by the Board of County Commissioners on December 21, 2011. We are working towards adopting a new plan soon after completion of the BLM/RMP (expected 2019).

The remainder of this Introduction lists the goals from each chapter of the Master Plan:

2. POPULATION, HOUSING AND EDUCATION

- **GOAL PHE 1: Annually, prepare a population monitoring report by subareas in Churchill County showing housing count, population estimate, and well and septic count.**
- **GOAL PHE 2: Identify members of the elderly population potentially in need of housing assistance working through Churchill County Social Services, Senior Center, and other State agencies providing assistance to seniors. The County will support home rehabilitation and weatherization programs in order to reduce ownership expenses and improve health and safety concerns.**
- **GOAL PHE 3: Prepare annual housing unit count and build-out by number of available parcels to determine area/subarea build-out and meeting concentration thresholds for water and on-site septic treatment.**
- **GOAL PHE 4: Monitor demographics provided by the State Demographer and market trends and conduct a housing analysis at least every 3 years.**
  - Policy PHE 4.1 The County will continue to coordinate with NAS Fallon to monitor the availability and need for housing for NAS Fallon families.
- **GOAL PHE 5: Promote housing for special needs and elderly persons/households.**
  - Policy PHE 5.1 The County will support the provision of housing units accessible to persons with disabilities.
  - Policy PHE 5.2 Support efforts to establish housing rehabilitation programs for single family homes. Such programs are to focus on lower income, elderly and disabled households.
  - Policy PHE 5.3 Work to develop 20 to 40 units of affordable rental units within five years for elderly and disabled households.
  - Policy PHE 5.4 Increase housing opportunities for special needs households, including persons with physical and mental disabilities, the elderly and at-risk children.
  - Policy PHE 5.5 The County shall cooperate with developers in the production of dwelling units accessible to persons with disabilities and shall encourage developers to consider incorporating minimal changes in the percentage of new units, which would make them more usable for persons

with disabilities while not otherwise affecting their marketability.

- **GOAL PHE 6: Ensure the availability of higher density multi-family lands consistent with the demands generated locally.**
  - Policy PHE 6.1 Ensure adequate land is available for multi-family development and small lot residential development.
  - Policy PHE 6.2 Review development for multi-family housing in terms of water right dedication and sewer connection requirements to encourage more market rate development.
  - Policy PHE 6.3 Support higher density single-family ownership housing development.
  - Policy PHE 6.4 Encourage affordable senior housing opportunities in proximity to the new Churchill County Community/ Senior Center and solicit interest from potential developers.
- **GOAL PHE 7: Encourage housing rehabilitation to improve overall quality of the housing stock, reduce ownership costs, and improve neighborhood and living conditions.**
  - Policy PHE 7.1 Encourage housing development for senior citizens with an emphasis on low-income senior households. The County will monitor the progress of adding more senior housing through the Western Nevada Home Consortium and other groups and agencies.
  - Policy PHE 7.2 Work with local housing groups to assist disabled persons with accessibility modifications. Encourage housing finance agencies such as USDA, Nevada Housing Division and the Rural Nevada Housing Authority to make available housing rehabilitation funds for accessibility projects in Churchill County.
  - Policy PHE 7.3 Review Accessory Dwelling Unit and Accessory Building Requirements to assess whether this needs to be modified to meet current needs.
- **GOAL PHE 8: Encourage coordinated planning between the Churchill County School District, Churchill County, and Western Nevada College.**
  - Policy PHE 8.1 Continue supporting education programs at Western Nevada College which provide job skills applicable to Churchill County (e.g. geothermal plant management skills).
  - Policy PHE 8.2 Encourage coordinated planning of new school sites with developers**.**

3. CONSERVATION AND NATURAL RESOURCES

- **GOAL CNR 1: Protection of agricultural lands - minimize loss of productive and prime farmlands; maintain and protect water recharge areas; and limit the impacts of growth and development on Newlands Project delivery irrigation efficiency.**
  - Policy CNR 1.1 Churchill County will work with federal, state and local agencies and other groups to identify potential methods for protecting and maintaining agricultural lands. These methods may include: density transfers, tax relief, land banking, transfer of development rights, cluster developments and creation of agricultural districts.
  - Policy CNR 1.2 During development review, Churchill County will discourage incompatible land uses in or adjacent to designated agricultural areas and protect agricultural areas from infringement by activities or land uses which would impair their

physical and/or economic viability for continued agricultural use. Buffers and applicable friction zone standards will be required.

- Policy CNR 1.3 Manage the growth of developing areas to protect prime farmlands, farm operations, and lands that should remain open for other considerations. This includes lands that:
  - Are not planned to receive urban services.
  - Are subject to safety risks, such as flooding.
  - Contribute to groundwater recharge and protection of the watershed.
  - Serve the public good through the aesthetic, cultural and scenic benefits that open space and farmland provide.
  - Maintain Newlands Project water delivery efficiencies.

- **GOAL CNR 2: Protect water resources and recharge areas.**
  - Policy CNR 2.1 Support programs that retain water rights in the Lahontan Valley.
  - Policy CNR 2.2 Control stormwater runoff from new developments by ensuring that new development provides on-site detention and drainage facilities.
  - Policy CNR 2.3 Minimize the use of high water demand vegetation for decorative uses on public and private project landscaping and encourage new public and private development to use water conservation landscaping and fixtures.
  - Policy CNR 2.4 Encourage landowners adjacent to the Carson River to adopt best management practices to prevent bank erosion.
  - Policy CNR 2.5 Encourage landowners in recharge areas and adjacent to the Carson River to participate in programs to place conservation easements on the property in perpetuity.
  - Policy CNR 2.6 Provide incentives to new developments along the Carson River to maintain the river frontage as a park or other public facility.
  - Policy CNR 2.7 Implement *Churchill County Water Resource Plan* recommendations. (*The Churchill County Water Resource Plan* can be reviewed at the planning department or at the Churchill County web-site: http://nv-churchillcounty.civicplus.com/index.aspx?NID=565 .)

- **GOAL CNR 3: Encourage the coordination of floodplain management strategies.**
  - Policy CNR 3.1 Churchill County will coordinate floodplain management activities including floodplain review and mapping, ordinance development and related activities.
  - Policy CNR 3.2 Churchill County will continue to expand its floodplain management program to develop modeling, mapping and other information using the LIDAR (elevation) data to help analyze flood potential from failures and or breaches of Newlands Project conveyance facilities.
  - Policy CNR 3.3 Encourage participation in floodplain protection programs such as conservation easement programs, bank erosion prevention, and stream bank restoration programs.

- **GOAL CNR 4: Promote development of renewable energy projects and provide adequate regulation to minimize or eliminate potential adverse impacts associated with project development and operation.**
  - Policy CNR 4.1 Encourage and support development of renewable energy and geothermal activity which provides benefit to Churchill County without adversely impacting the surrounding community and environment, including migration

routes, nesting/roosting sites, unique habitats of wildlife and plant species, and monitor for no adverse impacts to wildlife and plant populations.

- Policy CNR 4.2 Ensure that renewable energy projects are viable, adequately maintained, compatible with surrounding environments, and that site rehabilitation will be completed once the project is terminated.
- Policy CNR 4.3 Renewable energy projects will be required to consult with NAS Fallon to ensure such projects will not interfere with aircraft operations throughout Churchill County.
- Policy CNR 4.4 Renewable energy projects will not encroach upon residential development, and shall be located a suitable distance from existing homes and neighborhoods.
- Policy CNR 4.5 Churchill County will implement measures to minimize impacts from geothermal projects and exploration activities on water resources.
- Policy CNR 4.6 Churchill County shall require adequate monitoring requirements to ensure performance standards of proposed facilities are met and adverse environmental impacts are detected, including migration routes, nesting/roosting sites, unique habitats of wildlife and plant species, and monitor for no adverse impacts to wildlife and plant populations.
- Policy CNR 4.7 Churchill County shall work with energy providers and Bureau of Land Management to establish utility corridors. AB239 (2013) created an Overhead Utility Corridor throughout the state in which corridors already recognized by the State Office of Energy and BLM no longer require approval from local jurisdictions as long as the transmission lines are within the corridor.
- Policy CNR 4.8 Churchill County shall consult with Nevada Department of Wildlife and/or US Fish & Wildlife Service with regard to wildlife habitat and potential effects on wildlife populations.
- Policy CNR 4.9 Seek further information on the impact of expanded geothermal activity on water resources in Dixie Valley and develop a plan that identifies management strategies for both these resources.

- **GOAL CNR 5: Ensure measures are taken by Churchill County to maintain good air quality and minimize soil erosion.**
  - Policy CNR 5.1 Encourage revegetation projects in areas of minimal ground cover to minimize soil erosion.
  - Policy CNR 5.2 Continue to implement dust control ordinance and require dust control permits when applicable.
  - Policy CNR 5.3 Consider impacts of new projects on air quality with regard to construction activity, open space, common areas, and roads.
  - Policy CNR 5.4 Encourage landowners who transfer water rights off their property to vegetate the site with native vegetation prior to the transfer of the water rights.
  - Policy CNR 5.5 Take appropriate steps to ensure new businesses comply with State of Nevada and Environmental Protection Agency standards and require monitoring plans when deemed necessary.
- **GOAL CNR 6: Churchill County shall ensure that its citizens are protected from nuisances, vectors and related diseases.**
  - Policy CNR 6.1 In cooperation with Mosquito, Vector and Noxious Weed Abatement District and Fallon/Churchill Fire Department, enforce NRS

555.150 requiring control of noxious weeds by landowners and users.
  - Policy CNR 6.2 Cooperate with other groups and agencies to control weed populations with control methods such as herbicide application, grazing, and an information/education program.
  - Policy CNR 6.3 Support Mosquito, Vector and Noxious Weed Abatement District's program of monitoring encephalitis by periodically testing flocks of chickens in partnership with Nevada State Health Laboratory.
  - Policy CNR 6.4 Support monitoring programs conducted by Mosquito, Vector and Noxious Weed Abatement District to provide information regarding mosquito populations to prevent disease transmission and reduce annoyance levels.

4. HAZARDS AND HAZARD MITIGATION

- **GOAL HHM 1: Minimize potential for loss of life and property or serious injury.**
  - Policy HHM 1.1 Maintain and enforce building codes and development standards.
  - Policy HHM 1.2 Encourage public awareness programs regarding hazardous conditions and mitigation plans.
- **GOAL HHM 2: Develop flood hazard mapping for irrigation infrastructure failure.**
  - Policy HHM 2.1 Require all new development to incorporate appropriate mitigation measures to minimize loss of life and property resulting from flooding. LIDAR (elevation) study data may be used to work with development proposals to seek to minimize flooding concerns.
- **GOAL HHM 3: Require adequate monitoring of geothermal activities to assess impact on seismic activities.**
  - Policy MMH 3.1 Collaborate with University of Nevada Reno (UNR) Seismology professionals to monitor seismic activity. (This is currently scheduled to be done late 2015 or 2016.)

5. HISTORICAL DATA PRESERVATION

- **GOAL HDP 1: Preserve and protect historical and prehistoric aspects of the county.**
  - Policy HDP 1.1 Encourage utilization of grants for restoration and renovation of historic sites.
- **GOAL HDP 2: Maintain and support the Churchill County Museum.**
- **GOAL HDP 3: Cooperate and support state and federal efforts to preserve historical sites on public and state lands.**

6. ECONOMIC DEVELOPMENT

- **GOAL ED 1: One of CEDA's goals is to develop a strategic business plan that identifies the level of public services, the optimum balance between residential and economic growth and the necessary revenues to support a community of 50,000.**
- **GOAL ED 2: Develop adequate infrastructure including water, sewer, electricity, rail, trails and highways to accommodate the level of commercial growth needed to sustain our economy.**
- **GOAL ED 3: Continue to seek to identify key factors/incentives that will result in establishment of new or expanded agriculture based businesses that support/sustain existing agriculture.**
- **GOAL ED 4: Ensure that new businesses do not adversely affect existing agricultural enterprises.**
  - Policy ED 4.1 Promote and support the Transfer of Development Rights (TDR) program/recordation of conservation easements thus ensuring an

adequate amount of water and land is secured to sustain agricultural production.
  - Policy ED 4.2 Any new and expanded development must comply with Truckee-Carson Irrigation District (TCID) requirements to ensure continued efficient and effective water delivery throughout the Newlands Project.
- **GOAL ED 5: Encourage renewable energy opportunities that expand job creation and provide revenues that support public services provided by Churchill County**.
  - Policy ED 5.1 Continue to work with the Congressional delegation to restore and continue geothermal rents and royalties.
  - Policy ED 5.2 Enforce Churchill County Payment in lieu of Taxes (PILT) policy.
- **GOAL ED 6: Protect operations of NAS Fallon.**
  - Policy ED 6.1 Prohibit high density development within the buffer zones or near target/training areas and encourage recordation of Conservation Easements thus perpetuating land uses compatible with NAS Fallon operations.
  - Policy ED 6.2 Establish a working group of representatives of local businesses, agencies and groups to devise methods and programs to accommodate the needs of expanded military operations.
  - Policy ED 6.3 Initiate discussions with NAS Fallon and tenant commands to establish an annual forum to discuss current Department of Defense (DOD) proposals in order to communicate with defense contractors and suppliers for potential business opportunities in Churchill County.
- **GOAL ED 7: Promote agri-tourism.**
- **GOAL ED 8: Promote athletic tourism in the way of tournaments including softball, baseball, basketball, Lacrosse Jamboree, SYFL football events, soccer and trap shooting events.**
- **GOAL ED 9: Promote synergy and cross-promotion between sports tournament events and agri-tourism opportunities, as well as with local businesses and restaurants.**
- **GOAL ED 10: Focus on food tourism including wine/distillery and local specialty crops.**
- **GOAL ED 11: Develop and continue to improve the regional park facilities at the fairgrounds and pursue feasibility studies of an indoor arena, more lighting for the existing fields, and development of the space south of Miners Road.**
- **GOAL ED 12: Possibly under tourism efforts, develop or facilitate the development of meeting rooms venues that can be used by community groups and draw regional meetings.**

7. RECREATION

- **GOAL R 1: Continue implementation/construction of improvements to regional park facilities and fairgrounds**.
  - Policy R 1.1 Prepare a master plan for the Fairgrounds and Regional Park to include:
    - Needed expansions of the facilities to accommodate increased use and demand for more recreational facilities;
    - Safe pedestrian and traffic routes to access different recreational facilities;
    - Parking and restroom facilities.
    - Covered Arena.
  - Policy R 1.2 Provide lighting to increase use of existing fields.

- Policy R 1.3 Develop newly acquired property on Miners Road, moving the soccer fields to the site.
- Policy R 1.4 Move festival area to the south side of the indoor pool where the soccer fields currently exist.
- Policy R 1.5 Maintain adequate buffers between existing land uses and regional park facilities.
- Policy R 1.6 Discourage non-compatible residential development adjacent to the fairgrounds complex.

- **GOAL R 2: Finalize a plan outlining improvements to River Park System.**
  - Policy R 2.1 Begin implementing improvements as funding becomes available.
- **GOAL R 3: Continue discussions for future use of the Indian Lakes recreation area and identify potential funding options.**
- **GOAL R 4: Require the dedication or reservation of park sites and trail easements in new developments.**
  - Policy R 4.1 When a tentative map for a residential development is proposed the developer will consult with the Churchill County Parks and Recreation Department and the Parks and Recreation Commission prior to the submittal of the proposal.
  - Policy R 4.2 Recommendations will be provided to the Planning Commission regarding parks and open space in new residential development when a final map is submitted.
  - Policy R 4.3 New parks and recreation facilities will be developed consistent with the demands of new growth and development.
- **GOAL R 5: Examine revenue options for the development of new park and recreation facilities and the maintenance of existing facilities.**
  - Policy R 5.1 Based on growth and development, the Parks and Recreation Commission shall provide recommendations to the County Commission regarding establishment of additional districts and service areas.
- **GOAL R 6: *Develop additional infrastructure: Lights, scoreboards, continued utility upgrades through technology advances (Wifi, hookups or charging stations), utilities, and playgrounds. Aquatic – splash pads, large attraction for indoor pool.***
- **GOAL R 7: Implement trail system development in accordance with the TRACC master plan.**
  - Policy R 7.1 Following American Association of State Highway Transportation Officials (AASHTO) guidelines for bicycle and pedestrian facilities, establish and expand a trail system that links parks, schools, open areas, and shopping areas to neighborhoods and encourage and support recreation and alternate forms of transportation. Include in the trail system walking paths, bike routes, mountain bike trails, and separated paved bike paths to accommodate all potential users.
  - Policy R 7.2 Establish equestrian trailheads and, where practical, equestrian trails that provide access to open space, water sources and historic trails.
  - Policy R 7.3 Work with Truckee-Carson Irrigation District (TCID) to identify ditches and canals that may be appropriate for trail use.
  - Policy R 7.4 Work with landowners and developers to obtain appropriate trail easements, especially along the Carson River.

8. TRANSPORTATION

- **GOAL T 1: Continue to explore and evaluate alternative modes of transportation.**
  - Policy T 1.1 Continue to explore the possibility of commuter rail service to Reno with a commuter parking area at Trento Lane.
- **GOAL T 2: Ensure safe and convenient movement by pedestrians and wheelchairs within the County to access schools, recreation facilities, and public facilities.**
  - Policy T 2.1 Continue to review sidewalk standards regarding width and timing of installation.
  - Policy T 2.2 Review and improve coordination of multi-use trail crossings of roadways identified on the TRACC system.
  - Policy T 2.3 Conduct a comprehensive assessment of the current pedestrian network that evaluates existing facilities and identifies recommended improvements. Particular attention should be given to the areas around schools, parks and the high traffic areas.
  - Policy T 2.4 Incorporate appropriate pedestrian crossing signs, striping, and signal buttons to facilitate safe crossing.
  - Policy T 2.5 Implement a process by which additional improvements can be constructed with available funds.
  - Policy T 2.6 Develop design policies for pedestrian circulation and access in developing areas of the County consistent with established Federal and State design standards and regulations, including American Disabilities Act (ADA) requirements.
- **GOAL T 3: Develop a safe and functional bicycle system that includes safety education for bicyclists and motorists, promotes bicycling as an alternative mode of transportation and recreation, and enforces regulations affecting cyclists.**
  - Policy T 3.1 Churchill County should continue to discuss any potential rail abandonment projects with railroad companies and existing rail line users to identify opportunities for trail projects as well as to investigate opportunities to permit trail easements on railroad property.
  - Policy T 3.2 Continue to implement the TRACC program throughout the County.
  - Policy T 3.3 Create and install a signage and marking program to identify the bicycle system as well as alert motorists to the presence of bicyclists and the necessity of sharing the road.
  - Policy T 3.4 Ensure all bicycle systems are consistent with the TRACC corridors and connections.
  - Policy T 3.5 Promote safe on-street routes along all streets and highways by removing portions of on-street parking or widening sections of the roadway to safely accommodate bicycles.
  - Policy T 3.6 Ensure maintenance of all streets and highways for safe bicycle riding.
  - Policy T 3.7 Continue to consider adding bike lanes or widened shoulders to County-maintained roads when road improvements are done.
  - Policy T 3.8 Continue to work with NDOT to build awareness of TRACC and ensure bike routes, lanes and facilities are incorporated into NDOT's highway maintenance and construction program.
  - Policy T 3.9 Ensure that public facilities are equipped with secure bike racks.
  - Policy T 3.10 Consult with Churchill County Cyclists to determine priorities regarding bicycle issues.

- **GOAL T 4: Identify locations in Churchill County that are appropriate for passenger and freight airport services.**
- **GOAL T 5: Develop a strategic plan that clearly identifies the actions, stakeholders and funding opportunities needed to secure and develop an airport facility.**
- **GOAL T 6: Fully support the Churchill Economic Development Authority's effort to reach out to industries that require rail access to include continued development of a rail supported business team to plan for, guide and work with industries requiring rail access.**
- **GOAL T 7: Focus on necessary actions to make the Fallon Branch rail industrial area near Hazen more attractive to industries to include making plans for improved infrastructure in the near term to compete with the Western Nevada Industrial Rail Park along the Lyon/Churchill County line.**
- **GOAL T 8: Explore the possibility of expanding rail service in the Trento Lane and Bango Industry area through use of the existing rail sidings servicing industries in those areas.**
- **GOAL T 9: Review and develop long range Churchill County rail plans around the Nevada State Rail Plan. Continue working with the class one railroads to ensure that the needs of Churchill County businesses are being considered in their future business plans.**
- **GOAL T 10: Identify appropriate locations west of the Fallon urban area for an industrial rail park.**
- **GOAL T 11: Develop plans for a rail served industrial park that accommodates current and future users.**
- **GOAL T 12: Identify potential uses for any future abandoned rail line rights of way and work with UPRR and NDOT to develop design changes to existing railroad crossings appropriate with the change of use.**
- **GOAL T 13: Adherence to adopted standards and specifications.**
  - Policy T 13.1 All work in Churchill County rights of way shall be constructed to Churchill County specifications in accordance with "Standard Specifications for Public Works Construction (Orange Book)".
  - Policy T 13.2 Legal and physical access shall be established prior to approval of development plans. Easements shall be provided as outlined in Churchill County Code and Uniform Fire Code.
  - Policy T 13.3 Traffic studies are required to adequately assess the impact of a proposed development on the existing and/or planned highway system.
  - Policy T 13.4 Churchill County shall work cooperatively with Nevada Department of Transportation, (NDOT), City of Fallon, Bureau of Reclamation (BOR), Bureau of Land Management (BLM), the Truckee-Carson Irrigation District (TCID) and Union Pacific Rail Road (UPRR).

9. PUBLIC SERVICES AND FACILITIES

- **GOAL PSF 1: To protect and preserve water rights and water supply in Churchill County.**
  - Policy PSF 1.1 Implement the recommendations of the Churchill County Water Resources Plan.
    - Policy PSF 1.1.1 Churchill County shall monitor water supply and water quality which satisfies all water resource goals, objectives, and policies contained in the Master Plan, and that attains and maintains federal, state, and local water quality standards.

- Policy PSF 1.2 Coordinate all water supply management facilities in Churchill County.
  - Policy PSF 1.2.1 Churchill County shall have planning, design, construction, plus operation and maintenance responsibility for all new water supply facilities in unincorporated Churchill County. See Map 9-1.
- Policy PSF 1.3 Consolidate water management and supply in Churchill County to reduce the duplication of services and facilities and provide consistent non-competitive water management.
- Policy PSF 1.4 Prohibit the creation of new private water and wastewater utility companies in Churchill County.
- Policy PSF 1.5 Ensure that existing private water and sewer companies with insufficient equity to remain viable do not become certificated utilities under the jurisdiction of the Public Utilities Commission of Nevada.
  - Policy PSF1.5.1 Churchill County will review all water and sewer utility applications for Certificates of Public Convenience within Churchill County, and make recommendations to the Public Utilities Commission of Nevada.
- Policy PSF 1.6 New facilities or water rights required by a private water utility shall be financed, built, and owned by the utility or shall be provided by developers and retained in public ownership by dedication to Churchill County. Churchill County will then lease the facilities to the private utility at a cost of the normal maintenance of the facilities.
- Policy PSF 1.7 When a parcel is created in a Public Utilities Commission of Nevada created or recognized service area, the type and amount of water rights to be dedicated will be the type and amount required by Churchill County. The water rights will be dedicated to Churchill County, and leased to the water purveyor by Churchill County when service is extended to the parcel.
- Policy PSF 1.8 When a parcel is created in a Public Utilities Commission of Nevada created or recognized service area, water service to the new parcel must be capable of meeting drinking water standards and providing adequate fire flow and pressure to the parcel. Facilities shall meet County standards to serve new parcels.
- Policy PSF 1.9 Ensure water systems and facilities meet all applicable state and local requirements and make adequate provision for matters including, but not limited to, minimum size of system, inspection, fee collection, and maintenance. The standards and procedures for the creation of water systems and facilities are subject to review and approval by the Board of County Commissioners.
- Policy PSF 1.10 Require the uniform mandatory installation and use of water meters in Churchill County when connecting to the county water system or assisted by the county system. Water meters are essential to provide for water conservation, equity in billing for water use and effective management of water resources.
  - Policy PSF 1.10.1 Water meters will be required on all new residential, commercial and industrial construction, to the extent allowed by law.
  - Policy PSF 1.10.2 Allow the use of water meters to monitor and enforce water conservation.
- Policy PSF1.11 Discourage long term groundwater withdrawals when such withdrawals exceed available aquifer recharge.
  - Policy PSF 1.11.1 Churchill County shall work with state agencies to manage local

groundwater resources to provide for annual use of these resources which does not exceed levels sustainable at current rates of inflow and recharge.

- Policy PSF 1.12 Churchill County will continue to examine and evaluate potential water supply alternatives, including Carson Water Subconservancy District (CWSD) Regional Water Plan, that are capable of meeting future demands in Churchill County consistent with its Water Resource Plan as updated periodically.
- Policy PSF 1.13 Plan water supply for Churchill County based upon meeting the average water demand in normal to dry years with additional water conservation measures or other actions in periods of severe drought.
- Policy PSF 1.14 Ensure that a safe and dependable water supply is provided.
  - Policy PSF 1.14.1 Areas planned for urban or suburban development [residential densities greater than one unit per five (5.0) acres **or** comparable non-residential development] will be served by a community water supply system. In accordance with adopted and existing County policies and ordinances, all new systems and facilities shall be dedicated to Churchill County.
  - Policy PSF 1.14.2 Churchill County in cooperation with other departments and agencies, shall develop water service plans to coordinate the expansion of existing and new water systems. Where appropriate, the plans shall include groundwater recharge and the identification of recharge areas to be reserved from development.
  - Policy PSF 1.14.3 Stored water without a replenishing source shall not be used for purposes other than for fire protection. The use of stored water for fire protection is allowed only with the approval of the appropriate fire protection agency.
  - Policy PSF 1.14.4 Water supply planning and development must not adversely impact adjacent water users or other uses of water.
  - Policy PSF 1.14.5 The cost of water service to serve new development shall be paid by the new development and the cost of service shall include the cost of extending service lines or facilities to the site.
  - Policy PSF 1.14.6 Churchill County will work with the State Engineer to develop water budgets for each hydrographic groundwater basin that has the potential to support future growth and development.
  - Policy PSF 1.14.7 Churchill County will work toward preparing an estimate of total water demands in Lahontan Valley (Basin 101) based upon current zoning, water right commitments, existing parcels and future parcel creation.
- Policy PSF 1.15 Acquire and manage existing irrigation water rights as a method to increase the total municipal water supply by maintaining recharge and by providing a supplemental source of water for municipal and industrial use.
- Policy PSF 1.16 Require dedication of water rights to Churchill County as outlined in Churchill County Code. A plan approved by Churchill County for the transfer, change in point of diversion, or change in use shall be outlined in sufficient detail to clearly state intended use.

- Policy PSF 1.17 Protect groundwater recharge areas.
  - Policy PSF 1.17.1 Known recharge areas along the river and canals shall be protected and maintained to allow recharge to continue.
  - Policy PSF 1.17.2 Churchill County will consider the adoption of an ordinance to protect recharge areas along the river and canals.
- Policy PSF 1.18 Encourage new public and private development to use water conservation landscaping and fixtures, including xeriscape landscaping, reclamation, and reuse of wastewater for parks, medians, golf courses, and other appropriate application uses.
- Policy PSF 1.19 The County will include provisions for reclamation of water resources and appropriate uses for wastewater application in the Churchill County Development Code.
- Policy PSF 1.20 For proposed or existing development to be served by Churchill County utilities, adequate land or rights-of-way shall be dedicated for public facilities. During development review process, necessary easements, rights-of-way and lands shall be made available for the installation, construction and operation of public facilities and utilities.
- Policy PSF 1.21 All planned unit developments and subdivisions shall be included in the service area of a centralized/community municipal water system. The centralized/community water system may not be provided to areas planned for agricultural districts or rural resource [density less than one unit per five (5.0) acres or a density equal to or less than A-5].

- **Goal PSF 2: To protect, improve, and maintain water quality, both surface and underground, in Churchill County.**
  - Policy PSF 2.1 Coordinate all wastewater management facilities in Churchill County.
    - Policy PSF 2.1.1 Churchill County shall have planning, design, construction, plus operation and maintenance responsibility for all wastewater treatment and collection facilities in unincorporated Churchill County and will consult the City of Fallon on service areas adjacent to City limits.
    - Policy PSF 2.1.2 Wastewater treatment and collection facilities will be developed in accordance with a capital improvements program. See Map 9-1.
  - Policy PSF 2.2 Construct sewage treatment facilities concurrent with development of land uses generating demand for those facilities.
    - Policy PSF 2.2.1 All planned unit developments and subdivisions with residential densities of more than one unit per five (5.0) acres shall be included in the service area of a community sewage treatment facility. Sewage treatment facility service areas shall not overlap. Centralized/community sewage treatment facilities may not be provided to areas planned for rural development [density less than one unit per five (5.0) acres or a density equal to or less than A-5].
    - Policy PSF 2.2.2 Churchill County will ensure that all capital improvements programming, funding, and construction for sewage treatment facilities shall be consistent with the goals, objectives and policies contained in the

Churchill County Master Plan and the appropriate service and facility plans.

- Policy PSF 2.2.3 Churchill County shall establish programs for the provision of centralized service to those areas with failing septic tanks or other service inadequate to meet existing needs, and areas with potential to pollute the water supply if developed on septic systems. Churchill County will continue to monitor areas which have a history of domestic well and septic failures. Areas with high failure rates will be considered for municipal sewer and water service. Churchill County should continue to seek financing sources which can address problem areas. If percolation test results on parcels being created show very poor percolation results, an alternative method of sewage disposal shall be required.
- Policy PSF 2.2.4 New development proposals should be encouraged to utilize treated effluent including the installation of conveyance facilities for landscaping, common areas and median strips where treated effluent is shown to be cost effective to reuse.
- Policy PSF 2.2.5 The Churchill County Planning Department will coordinate with the Building department to review all projects to ensure that sewer costs directly attributable to new development are paid for by the new development. Costs of service shall include the cost of extending service lines or facilities to the site.
- Policy PSF 2.2.6 New development proposing lot sizes of less than one unit per five (5) acres or smaller shall not be approved if it proposes to use on-site sewage treatment and disposal systems, unless it qualifies for one of the following exceptions:
  a. The development combines or reconfigures existing parcels, which have the legal right to use individual on-site sewage treatment systems, and the new or recombined lots are equal to or larger than the existing parcels.
  b. The development is designated for E-1 (First Estate District) or less dense development by the appropriate Churchill County Land Use Plan map and:
     (1) The area is scheduled to be sewered within the next five years; and
     (2) The development is served by a community water system and will have minimum one-half (1/2) acre lot sizes; and
     (3) The project includes dry sewer lines and is designed for future connection to a community sewer system; and
     (4) The conditions of project approval require the creation of a financing mechanism, such as an improvement district for sewers, so that property owners will make regular payments toward future sewer connection and construction costs; and
     (5) The conditions of project approval require a recorded waiver of protest to the formation of a sewer improvement district and to the payment of sewer financing charges by the original and subsequent purchasers.
- Policy PSF 2.3 Design and construct sewage treatment facilities which minimize their impacts on the environment and on surrounding development.

- Policy PSF 2.3.1 Churchill County will support efforts to reuse effluent for irrigation, wetlands production, groundwater recharge, or other activities consistent with accepted public health and water quality objectives.
- Policy PSF 2.3.2 Churchill County shall ensure that discharge and disposal of effluent and sludge from sewage treatment facilities do not violate applicable discharge and water quality standards.
- Policy PSF 2.3.3 New development will be encouraged to incorporate effluent reuse into open space and common area irrigation systems.

- Policy PSF 2.4 Ensure that a safe and effective wastewater treatment system is provided.
  - Policy PSF 2.4.1 All new projects may be required to connect to a sub-regional or regional wastewater treatment plant or to design the project so that the residences can be served by sewers installed in the public rights-of-way.
- Policy PSF 2.5 Ensure future and proposed development is consistent with wastewater disposal facilities and the ability of the environment to assimilate effluent without violating applicable water quality standards.
- Policy PSF 2.6 Establish a water quality-monitoring program in Basin 101 in the urbanizing areas to determine the rate and extent of contamination that may result from wastewater disposal practices.
  - Policy PSF 2.6.1 Churchill County in cooperation with the State Engineer and the Nevada Division of Environmental Protection, will establish a groundwater quantity and quality monitoring program.
- Policy PSF 2.7 Churchill County will work to implement a wellhead protection community source water protection plan for current and future municipal groundwater wells including areas where future wells will be developed or have been identified in the Churchill County Water Resources Plan as areas having potential for groundwater development.
- Policy PSF 2.8 Churchill County will work to ensure that public drinking water sources are protected by working with the owners of property within each Community Source Water Protection Area (CSWP Plan), so that they are aware of the need to protect these areas from contaminants for the health and safety of the public.

- **GOAL PSF 3: Provide adequate public services and facilities that support development, improve the overall quality of life and meet future needs in a cost-effective manner.**
  - Policy PSF 3.1 Churchill County will coordinate with other utility providers to determine if undergrounding of utilities such as telephone and power will have a long-term cost benefit. Open space and aesthetic values will also be a consideration for underground utility requirements. Reliability and safety are also concerns. Underground broadband facilities are less likely to suffer from outages. In cases where an underground facility is cost prohibitive, exceptions should be made.
  - Policy PSF 4.1 Churchill County will coordinate the creation or amendment of aboveground utility corridors as follows:
    - Policy PSF 4.1.1 Creation or amendment of corridors will involve cooperation with adjacent

jurisdictions, the Nevada State Office of Energy, and the Bureau of Land Management (BLM) to ensure that the aboveground utility plan is consistent with any resource management plan prepared by the BLM, any transmission plan adopted by the Office of Energy or any above ground utility plan of any adjacent jurisdiction.

- ♦ Policy PSF 4.1.2 Corridors will not conflict with any existing or planned infrastructure or utility projects.
- ♦ Policy PSF 4.1.3 Proximity of the proposed corridor to any school, hospital, or urban residential area with a dwelling density greater than 2 units per gross acre will be taken into consideration and appropriate setbacks will be applied.

- o Policy PSF 4.2 Prior to a public hearing on the creation or amendment of an aboveground utility corridor Churchill County will follow the following process to ensure consistency and continuity with other aboveground utility plans:
  - ♦ Policy PSF 4.2.1 County staff will coordinate with the following entities: any electric transmission service providers within Churchill County; adjacent jurisdictions including all adjacent counties; the Nevada State Office of Energy; and the Bureau of Land Management.
  - ♦ Policy PSF 4.2.2. Churchill County will hold at least one public workshop to discuss the location of the aboveground utility corridors and provide information to the public about proposed changes to this Section of the Master Plan.
- o Policy PSF 5.1 Provide adequate levels of police and fire protection and appropriate response times for areas within the Lahontan Valley including areas adjacent to Lahontan Reservoir, and the Hazen area.
  - ♦ Policy PSF 5.1.1 Encourage the development of fire protection and police protection facilities in relationship to planned development
  - ♦ Policy PSF 5.1.2 The adopted Land Use Plan map shall be used as a guide in determining where additional fire protection and police protection facilities are to be located. Funding mechanisms for public safety facilities shall be included as part of the development review process..
  - ♦ Policy PSF 5.1.3 Churchill County should give high priority to addressing the fire and police protection needs of the developing areas which are currently not protected or are under-protected.
  - ♦ Policy PSF 5.2 Future development will require water distribution systems to meet fire department standards.

10. OPEN SPACE

- **GOAL OS 1: Support agricultural programs that promote sustainable agriculture.**
  - o Policy OS 1.1 Support the Newlands Water Protective Association and other agricultural groups and their projects.

- Policy OS 1.2 Support the Small Business Development Center.
- Policy OS 1.3 Support crop diversification programs and groups, such as the Churchill Grape Growers.
- Policy OS 1.4 Support Churchill Economic Development Authority (CEDA) efforts to encourage agriculture related industries to relocate to the area.
- Policy OS 1.5 Support alternative energy sources based on agricultural products.
- Policy OS 1.6 Support the continuation of a Cooperative Weed Management Area and other weed control programs.
- Policy OS 1.7 Support education programs, such as Ag in the Classroom, FFA, and 4H.
- Policy OS 1.8 Support the efforts of Lahontan and Stillwater Conservation Districts to provide assistance to landowners regarding soil and water conservation practices, irrigation efficiency analysis, and agricultural sustainability.
- Policy OS 1.9 Support vegetation conservation and enhancement programs such as the carbon sequestration program.
- Policy OS 1.10 Support water conservation programs such as those of the conservation districts, Truckee-Carson Irrigation District, Bureau of Reclamation, and the Carson Water Subconservancy District (CWSD).

- **GOAL OS 2: Support river corridor restoration projects.**
  - Policy OS 2.1 Develop standards to prevent degradation of the Carson River corridor in new land divisions and residential developments.
  - Policy OS 2.2 Support Churchill County Noxious Weed Abatement District and Lahontan Conservation District programs to control noxious weeds in the river corridor.
  - Policy OS 2.3 Support the Lower Carson River Coordinated Resource Management Project sponsored by Lahontan Conservation District.
  - Policy OS 2.4 Support efforts to purchase property along the river to develop a learning center.
  - Policy OS 2.5 Support programs sponsored by the Carson Water Subconservancy District to restore and maintain the river corridor.
  - Policy OS 2.6 Develop floodplain management strategies.
- **GOAL OS 3: Cooperate with the Bureau of Land Management (BLM) to maintain public lands in the viewshed.**
  - Policy OS 3.1 Participate in decision-making processes related to public lands by attending cooperator meetings and providing comments to Environmental Impact Statements and Environmental Assessments.
  - Policy OS 3.2 Provide information and input for the BLM Resource Management Plan amendment.
  - Policy OS 3.3 Identify BLM properties in the County that the community wants to remain in public ownership and those that may be eligible for disposal.
- **GOAL OS 4: Promote land development design that provides for adequate open spaces and park areas.**
  - Policy OS 4.1 Seek to provide multi-use facilities which incorporate open space, active and passive recreation opportunities, maximize access to water resources, maintain wildlife habitat, provide trails, and maximize maintenance resources.

- Policy OS 4.2 Preserve and utilize Newlands Project canals and reservoirs to provide recreation, trails, and wildlife habitat.
- Policy OS 4.3 Preserve and/or acquire recreation and open space easements along the Carson River corridor.
- Policy OS 4.4 Promote cluster developments.
- Policy OS 4.5 Retain low-density residential use around the Fallon Municipal Airport and Naval Air Station (NAS) Fallon.

- **GOAL OS 5: Promote land development design that provides for adequate sewage and water distribution systems.**
  - Policy OS 5.1 Develop County Codes that address the effects of new residential developments on water quantity and quality.
  - Policy OS 5.2 Continue to apply for grants to extend countywide water and sewer systems.
  - Policy OS 5.3 Ensure aquifers serving existing domestic wells are recharged until alternative services are provided.
- **GOAL OS 6: Implement conservation easements.**
  - Policy OS 6.1 Promote conservation easements that preserve open space by conserving agricultural lands and valued wildlife habitat.
  - Policy OS 6.2 Continue monitoring of conservation easements.
- **GOAL OSP 7: Transfer and purchase of development rights (PDR).**
  - Policy OS 7.1 Explore funding sources to pursue PDR projects.
  - Policy OS 7.2 Identify an administrator and funding sources for PDR programs.
- **GOAL OS 8: Support NAS Fallon plans and projects that coordinate with the County's plans.**
  - Policy OS 8.1 Coordinate land use planning in the buffer zone area around NAS Fallon to maintain low housing density in flyover areas.
  - Policy OS 8.2 Support Navy projects to maintain open space in buffer areas around NAS Fallon.
  - Policy OS 8.3 Support Navy projects to create bike trails, wildlife viewing areas, etc. in buffer areas.
  - Policy OS 8.4 Aid the Navy in applying for funding for cooperative open space projects.
- **GOAL OS 9: Support development and use of renewable (green) energy sources such as geothermal, wind and solar.**
  - Policy OS 9.1 Coordinate with Federal agencies and industry leaders promoting renewable resource development.
  - Policy OS 9.2 Optimize economic benefit and environmental protection for Churchill County.

11. LAND USE

- **GOAL LU 1: Retain the rural character of the County while providing opportunities for managed growth and development.**
  - Policy LU 1.1 Churchill County shall identify incentives for developers that will encourage preservation of agriculture and open spaces and expand commercial or industrial opportunities.
  - Policy LU 1.2 Promote Conservation Easements to protect and preserve agriculture, open spaces and our water resources.
  - Policy LU 1.3 Track population growth and update data on resource use and revenues.
  - Policy LU 1.4 New development must buffer existing agricultural uses to prevent conflicts.

- **GOAL LU 2: All new development must be comprehensively designed to ensure a sustainable, safe, and healthy environment that integrates into the surrounding neighborhoods.**
  - Policy LU 2.1 In reviewing any development proposal Churchill County shall consider issues of community character, balance, sustainability, environmental impact, safety, aesthetics and efficient service provision.
  - Policy LU 2.2 Water and sewer infrastructure shall be constructed to County standards.
  - Policy LU 2 3 Walking trails/sidewalks and bike lanes should be designed and located to provide connectivity with adjoining development and parks in the vicinity.
  - Policy LU 2.4 On and off-site road improvements shall be consistent with the County transportation plan and meet development standards.
  - Policy LU 2.5 Churchill County shall only approve requests for rezoning, special use permit, land division and other development proposals that are consistent with the land use map, and the policies contained within the Master Plan.
  - Policy LU 2.6 Enforce friction zone standards.
- **GOAL LU 3: Development shall be beneficial to the County and promote sustainability.**
  - Policy LU 3.1 Churchill County shall promote green energy projects that adhere to environmental standards and have a positive impact on the community.
  - Policy LU 3.2 Minimize development and encroachment within the buffer zone around NAS Fallon and its bombing ranges.
  - Policy LU 3.3 Promote and encourage conservation easements or cluster developments to retain agriculturally productive lands.
- **GOAL LU 4: Infrastructure expansion shall be cost effective.**
  - Policy LU 4.1 Encourage infill development particularly in the urbanizing area to ensure cost effective provision of utilities.
  - Policy LU 4.2 Coordinate planning activities with the City of Fallon.
- **GOAL LU 5: Ensure industrial expansion is supportive of community goals for sustainability, compatibility and promotes a positive image.**
  - Policy LU 5.1 All new or expanding land uses within the gateway corridors must comply with current landscaping and signage requirements and shall not adversely affect the neighborhood.

12. POLICY PLAN FOR PUBLIC LANDS

- GOAL: Prevent significant deterioration of the air quality found in Churchill County.
  - OBJECTIVES: Churchill County supports and it is our objective to continue to support:
    1) Engaging state and federal agencies in their industrial air quality permitting process for proposed development that may impact air quality in Churchill County.
    2) Developing local ordinances and requirements where gaps in state and federal law, oversight, or enforcement exist that may allow threats to local health, welfare or environmental conditions; or threat to the economic/developmental future of the local communities.
- GOAL: In coordination with federal, state, and local government planning agencies, tribal leadership, and interested members of the public, identify cultural, historical, and archaeological resources that may increase the opportunity for educational, recreational,

socio-cultural enjoyment for the people of Churchill County.

- OBJECTIVES: Churchill County supports and it is our objective to continue to support:
  1) The federal designation of historic districts and cultural landscapes and development of cultural parks, museums, and cultural areas for preservation with open access for all. The County should be notified for coordination of these plans and be afforded an opportunity to respond.
  2) The reasonable nomination of cultural resources to the National Register of Historic Places. The County should be notified for coordination prior to nomination and be afforded an opportunity to comment.
  3) The excavation of archaeological sites for scientific research with limited time constraints. The County should be given the opportunity to enter into an agreement with federal agencies that would allow the artifacts to be displayed at the Churchill County Museum on at least a temporary basis.
  4) Cultural, historical, and archaeological studies. A copy of the final report from these studies should be made available to the Churchill County Museum and Churchill County Library.

- GOAL: It is Churchill County's goal to provide for landscape vegetation maintenance and improvement that will optimize Animal Unit Months (AUM) while maintaining a thriving ecological balance.
  - OBJECTIVES: Churchill County supports and it is our objective to continue to support:
    1) Implementing rangeland improvement programs, including but not limited to water developments, rangeland restoration, pinyon-juniper control, and weed control to increase forage production; improve livestock grazing management to increase stocking rates. Appropriation of water for each beneficial use and use of that water will be in accordance with Nevada water law. It is the policy of Churchill County that water rights for livestock uses are to be held solely in the name of the permittee and not held jointly with a federal agency.
    2) Identification and development off-stream water sources where such opportunities exist, in all allotment pastures with sensitive riparian areas and in all allotments where improved livestock distribution will result from such development.
    3) Stocking level adjustments only after scientifically sound monitoring techniques and the expertise and practical knowledge of each permittee demonstrate that grazing management (including range improvements and specialized grazing systems) are not supporting basic soil, vegetation, wildlife and watershed goals.
    4) Monitoring history, actual use or authorization of Temporary Non-Renewable grazing (TNR) demonstrates that supplemental use is continuously available, and can or should be used to improve or protect rangelands (e.g., reduction of fuel loads to prevent recurring wildfire), initiate a process to allocate such use to permittees as active grazing preference.
    5) Use of additional forage during those years when climatic conditions result in additional availability.
    6) Temporary "voluntary non-use" of all or a portion of adjudicated forage if necessary, on occasion, due to drought, economic difficulties, animal health, etc., is an acceptable

management strategy. "Voluntary non-use" for the purpose of long-term or permanent retirement of a grazing allotment is considered detrimental.

- GOAL: It is Churchill County's goal to provide for multiple recreation uses on Churchill County, federal and state administered lands located within its boundaries for residents and visitors to the County. Provide high quality recreational opportunities at developed and dispersed/undeveloped recreation sites by allowing historic uses and access while maintaining existing amenities and by providing new recreation sites for public enjoyment. Maintain public access opportunities in both motorized and non-motorized settings through the identification of rights-of-way or easements across government administered lands and private lands at the invitation of the property owner. Recognize that multiple recreation uses are mandated by the multiple use concepts and that adequate resources must be provided on the federal administered areas; keeping open all existing access roads and the ability to maintain those same roads or accesses.
  - OBJECTIVES: Churchill County supports and it is our objective to continue to support:
    1) Multiple recreation uses for residents and visitors to Churchill County and to provide recreation in special and extensive recreation management areas.
    2) Cooperative and coordinated planning of trailhead facilities for both motorized and non-motorized access, development and/or maintenance of roads and trails for both motorized and non-motorized access, restoration of those areas that are open to the public for historical recreational uses, e.g. motorized and equestrian access for recreational and competitive events, hunting, fishing, and camping.
    3) Optimizing outdoor recreation uses based on a thriving ecological balance.
    4) Planning and establishment of limited (existing roads and trails) trail systems for compatible recreational, agricultural, off highway vehicle and other passive and active multiple uses.
    5) Maintaining existing facilities at developed recreational sites and upgrade, reconstruct, and/or increase recreation facilities.
    6) The recognition that hunting and fishing are valid uses of public resources. All public lands and waters should be open to fishing and hunting sanctioned under all federal, state, and local laws. However, recreation on private property without the approval of the owner is not permitted or approved.
- GOAL: Churchill County strives to protect and enhance the general safety and security of its residents and visitors on public lands. Churchill County appreciates the presence and cooperation of federal law enforcement officers on public lands but is opposed to any increase in BLM law enforcement authority. The County recognizes the Churchill County Sheriff as the primary law enforcement agency. Unless otherwise granted to another agency by specific federal or state law or memorandum of understanding, the Churchill County Sheriff shall be the controlling authority for any law enforcement action on public lands in Churchill County.
  - OBJECTIVES: Churchill County supports and it is our objective to continue to support:

1) Ensuring that the people of Churchill County are adequately represented in all law enforcement activities that occur on state and federal lands within the County's borders or involve federal actions affecting private property within the County's borders.
2) Resolving questions of law regarding appropriate authority over the regulation of natural resources on state and federal land and access to state and federal lands through regularly updated Memorandums of Understanding.
3) Supporting cooperative training in areas of public safety such as search and rescue, fire and emergency responses, and hazardous materials. Federal agencies and State agencies should work with the County to ensure adequate personnel, training and equipment to meet the demand for back country rescues.
4) Fully supporting the coordinated efforts of the Churchill County Sheriff's Department, Nevada Highway Patrol, Federal agency law enforcement, and other pertinent entities, in the interdiction of illegal drug production and trafficking on public lands.

- GOAL: Churchill County is supportive of economic development and creating a diverse base of commercial, industrial, agricultural and military growth in our community. Sustainment and expansion of military operations and training at the NAS Fallon, surrounding ranges and airspace are desired to bring additional economic benefits to the county.
  - OBJECTIVES: Churchill County supports and it is our intention to continue to support:
    1) The protection of NAS Fallon operations through the use of conservation and restrictive use easements requiring compatible development within the NAS Fallon Buffer Zone. This buffer zone is established through the use of noise contours generated by flight operations from NAS Fallon. The noise contours will be updated as aircraft types and usage change at the air station.
    2) The protection of the airspace used by manned and unmanned aerial vehicles.
    3) The protection of bombing ranges and electronic warfare ranges against encroachment from incompatible land development and frequency spectrum interference.
    4) The growth of the Navy mission and expansion of its ranges for new weapons, tactics, and ground forces. Churchill County realizes the desired growth of the Navy's mission may necessitate the potential increase in withdrawing more land. Many of those areas currently allow public access. The County supports the permitted use of federal lands for training, greater than casual use, without the need to withdraw from public access. If land is withdrawn, Navy should compensate and mitigate for improvements and infrastructure impacted by withdrawal.
    5) The Navy's exploration and development of renewable energy for the use of NAS Fallon without fees or taxes. All power developed greater than used by NAS Fallon and its facilities are expected to pay all fees and taxes as a private developer would on public lands.
    6) Navy management of resources on Navy lands and training areas, maximizing their sustainment, minimizing detrimental impacts, allowing access to the public as much as

possible without interfering with the Navy's training mission.

- GOAL: Facilitate environmentally responsible exploration, development and reclamation of oil, gas, geothermal, locatable minerals, aggregate and similar resources on federal lands.
  - OBJECTIVES: Churchill County supports and it is our objective to continue to support:
    1) Efforts ensuring that lands remain open and available for exploration and utilization of natural resources unless withdrawn by Congress or federal administrative action. To the extent practicable, land with high mineral or oil and gas values shall remain open for economic use. Closure or exclusion of federal lands containing mineral or fluid resources requires coordination.
    2) Active engagement in NEPA analysis of environmental and community impacts related to proposed mineral, geothermal, oil and gas development, including social, economic, and fiscal impacts.
    3) Working cooperatively with industry to make county permitting processes as clear and efficient as practicable.
    4) The requirement for industrial projects on federal lands to be coordinated with and permitted by Churchill County for the purpose of evaluation and monitoring.
- GOAL: To maintain or improve the soil, environmental conditions, water, natural vegetation and watershed resources in a manner that perpetuates and sustains a diversity of life and uses while fully supporting the custom, culture, economic stability and viability of Churchill County and its individual citizens.
  - OBJECTIVES: Churchill County supports and it is our objective to continue to support:
    1) Development of a systematic procedure to coordinate all federal and state land use inventory, planning, and management activities with Churchill County, to assure that consideration is given to County natural resource strategies and County land use plans, and to assure that agency land use plans are consistent with the Churchill County Master Plan to the extent required by Federal law.
    2) Review and adjustment of livestock (grazing) stocking levels only in accordance with developed Allotment Management Plans (AMP) and/or trend in ecological status. Monitoring data, as obtained through the use of standardized rangeland studies such as ecological status inventory and frequency/trend monitoring completed at scheduled intervals or when triggered by climatic or environmental events following implementation of AMPs, will be required for stocking level adjustments. Other studies such as Rangeland Health evaluation, Riparian Functional condition, stubble height, and livestock utilization may be useful as indicators of the need for additional examination and objective monitoring techniques.
    3) Development of prescribed fire and wildfire management plans to re-establish historic fire frequencies for appropriate vegetation types and include in such plans livestock grazing techniques as a tool for fire fuel management related to both wildfires and prescribed fires.
    4) Inclusion with fire line and site rehabilitation plans, identification, utility and limitations of native or exotic vegetation capable of supporting watershed function and habitat for wildlife and livestock.

5) Development of grazing management plans following wild or prescribed fire through careful and considered consultation, coordination and cooperation with all affected permittees and affected landowners to provide for optional use of grazing animal management to enhance recovery.
6) Development of surface disturbance mitigation plans on soils with a high or very high erosion hazard rating within plans for multiple recreation use, road building, timber harvest, mechanical range treatments, prescribed fires, range improvements and vegetation manipulation.
7) Management of wildlife at levels (population numbers) that preclude adverse impacts to soil, water and vegetation until monitoring studies and allotment evaluations demonstrate that population adjustments are warranted by changing resource conditions. Seek to restore mule deer and sage grouse population numbers to highest healthy sustainable levels.
8) Management of wild horse and burro populations within Herd Management Areas (HMAs) at levels (population numbers) that preclude adverse impacts to soil, water and vegetation until monitoring studies and allotment evaluations demonstrate that population adjustments are warranted by changing resource conditions.
9) Integration of recreational uses into all planning efforts to preclude adverse impacts to soil, water and vegetation. Impacts to private property rights, including water rights and easements must be considered and may exclude some types of recreation or recreational development.
10) Prevention of the introduction, invasion or expansion of undesirable plants and noxious weeds into native rangelands and improve the ecological status of sites that are currently invaded by undesirable plants or noxious weeds by integrating, through consultation with the Churchill County Mosquito, Vector and Weed Control District and Churchill County Planning Department, appropriate control methods into all planning efforts. Prescriptions for control of undesirable plants and noxious weeds may include, but are not limited to burning, grazing, mechanical, manual, biological and chemical methods. Range Improvement Fund money (8100 Fund) may be a source of payment for these activities where ever it is lawful.
11) Protection and improvement of the natural ecology and environmental health of all watersheds for the prevention of erosion, over use, pollution of surface and ground waters, or deterioration of riparian habitats.

- GOAL: Churchill County supports the requirements for water quality contained in the Nevada Administrative Code (NAC) Section 445, to the extent they can be met while complying with constitutional and statutory law as to vested water rights, and to maintain or improve riparian areas and aquatic habitat that represents a range of variability for function condition. Churchill County recognizes that precipitation, transpiration, evaporation, surface waters, ground waters, and geothermal reservoirs are all interconnected and interdependent.
  - OBJECTIVES: Churchill County supports and it is our objective to continue to support:
    1) The doctrine of prior appropriation as established by state law; and that the right to

appropriate water is a compensable property right available to individuals and municipalities. Ownership of the right to use water has, as a key principals, those provisions set forth in Nevada Revised Statutes 533.0010 through 533.085, including, but not limited to, first right, first use, beneficial use, and point of diversion.

2) The promotion of private development of water resources on state and federal land for beneficial use in Churchill County, including, but not limited to geothermal reservoirs, power generation, municipal water supplies, irrigation, stock water, and wildlife.
3) As an important part of the county economy, the continuation and maintenance of grazing allotment owners and grazing permit holders, owning and continuing to acquire new sources for livestock watering rights on federal lands as security to their continued ability to grazing on federal land.
4) The use of peer-reviewed science in the assessment of impacts related to water resource development.
5) Riparian monitoring data in view of technical limitations that may be present such as intermittent or ephemeral stream flows, soils or substrate susceptibility to erosion, expected stream flow of perennial waters, and site specific base data for water quality.
6) Opposition to any transfer of water out of the county which may impact current practices, the local economy or potential future growth, and will adamantly oppose such transfers that do not (a) pass the highest test of scientific rigor in demonstrating minimal impacts to existing water rights and (b) show a long-term benefit to the economic viability and community stability of the County. Out-of-basin and out-of-county transfers of water shall be accorded full attention of NRS 533.370, NRS 533.438 and other applicable state laws.
7) The maintenance of its water resources in a condition that will render it useable by future generations for the full range of beneficial uses that further a viable and stable economic and social base for its citizens.
8) Retaining authority of States to protect water quality under the Clean Water Act. The County does not support abrogation of that authority to any other governmental or non-governmental entity.
9) Water quality standards that are (a) consistent with actual uses for which a particular water source or body is lawfully appropriated, and (b) based on accurate information regarding its natural state and range of variability.
10) Coordination among all responsible and affected federal agencies when considering water quality actions.
11) Modeling and monitoring of any significant commercial/industrial pumping of ground water or geothermal resources.
12) Water rights, which are private property, for livestock grazing. Churchill County opposes Wild Horse and Burro use of privately held water unless there is an agreement between the water rights owner and the appropriate land management agency.
13) Provision of additional water resources from innovative treatment of water or wastewater.

- <u>GOAL:</u> The water for the Newlands Project arises on Federal land and terminates on Federal land, as many of its structures and facilities are on or traverse Federal land. The Project was created by and is still controlled

by the United States Bureau of Reclamation. As the water passes through the farming district of Lahontan Valley in Churchill County, it augments the quality of life to the county in numerous ways, indeed it is the reason for the community's existence.

- OBJECTIVES: Churchill County supports and it is our objective to continue to support:
  1) Opposition to the transfer of irrigation water rights from productive agricultural lands and encourages all alternatives to be exhaustingly pursued and all agricultural water transfers to be designed to minimize health, ecological and economic impact to the community.
  2) Opposition to the transfer of irrigation water rights to upstream out-of-county uses.

- GOAL: Riparian areas and wetlands are critically important to well-balanced and productive rangeland ecosystems. Many riparian areas and wetlands in Churchill County exist on private ranches and farms.
  - OBJECTIVES: Churchill County supports and it is our objective to continue to support:
    1) Consultation, cooperation and coordination as provided under Section 8 of the Public Rangelands Improvement Act of 1978 for riparian areas and wetlands under the jurisdiction of a federal agency.
    2) Retaining responsible private ownership of sustainable riparian areas and wetlands that improve the economic environment for the ranching and farming community.
    3) Water quality standards that are realistic and attainable for the specific location that the regulation will be applied. Consequently, standards for water quality must be applied on the basis of sound baseline data that is specific to each perennial body of water or naturally occurring reach of perennial stream. Water quality standards for naturally occurring streams or lakes, reservoirs, or other impoundments are based on mean water quality determined throughout the course of entire years, over multiple year time frames. Point in time measurements of water quality may provide an indication that more sampling and analysis is warranted, but such limited samples will not provide sufficient evidence to justify regulatory action on a basis that water quality has been impaired.

- GOAL: Immediate Congressional designation action on all WSAs and special or restrictive land classifications based on Churchill County policy to release these areas for multiple use management and in the interim prevent, minimize or mitigate impairment or degradation of such areas to the extent that Congressional actions are not pre-empted. Provide the amenities promised by wilderness designation through multiple use management that includes dispersed recreation where appropriate and opportunities for solitude.
  - OBJECTIVES: Churchill County supports and it is our objective to continue to support:
    1) Multiple-use of federal lands as vital to the economy of Churchill County, the County is opposed to the designation of any additional Wilderness Areas or Wilderness Study Areas within its geographic boundaries. Churchill County calls for removal of Wilderness Study Area designations and re-introduction of active stewardship of these lands that do not meet the suitability criteria of the 1964 Wilderness Act. Churchill County demands coordination, local input and decision-making in the designation and management of parks, refuges, Areas of Critical Environmental Concern, road-less areas

or any other legislative action, regulatory decision or policy that limits access to or use of federal land or resources within the geographic boundaries of the County.

2) Provision for optimum scenic value in Churchill County through achievement of vegetation and soils watershed objectives and implementation of non-degrading, non-impairing range improvement activities, construction, use and maintenance of livestock management facilities, and facilities for public enjoyment of the land.
3) Development and establishment of objective scientific classifications of areas providing the amenities of wilderness experience under multiple use management based upon ecological site potential, desired plant community, and ecological condition and trend criteria, soil stability, topography, and proximity of disturbance such as designated military air space.
4) Identify measurable benefits that will be obtained through future designation of restricted use areas; no designation of restricted use areas such as Roadless, ACEC, or others will be completed until it is clearly demonstrated that such designations will not be detrimental to existing property rights, recreation including hunting or fishing, livestock grazing management, wildlife habitat management, County administrative needs, and future mining or energy development.
5) Designation of ACEC, Roadless Area, or other use restrictions serve as surrogate for Wilderness designation but do not fall within the limitations of the Wilderness Act; therefore, such designations must not impair existing rights and must not impair public safety including search and rescue or drug law enforcement.
6) No Wilderness Areas will be supported or permitted in Churchill County without coordination and local support.

- GOAL: Churchill County recognizes the value of healthy wildlife populations and their habitat and strives to support efforts to protect, preserve, manage, and restore wildlife and its habitats for their aesthetic, scientific, educational, recreational, and economic benefits to its citizens. We support wise human use of wildlife through consumptive and non-consumptive uses. The County is committed to the maintenance and enhancement of the diverse wildlife habitats that occur here. When appropriate and the opportunity is available, we will work to enhance citizen understanding of the County's wildlife resources and how they may enhance the quality of life of its citizens and visitors.
  - OBJECTIVES: Churchill County supports and it is our objective to continue to support:
    1) The active protection and management of wildlife habitats within the county.
    2) Major projects on public lands such as fishery development, range rehabilitation, guzzler installation, wildlife management areas and water manipulations to benefit wetlands.
    3) Recognition of the strong public desire to enjoy the wildlife resources of the county and will work to ensure the public has access to those wildlife resources.
    4) Efforts to recover potentially threatened species and habitat so they may be safely removed from candidate or special status listing.
- GOAL: It is Churchill County's goal to maintain or improve native species such as aspen, cottonwood pinyon, and juniper, and to maintain tree health,

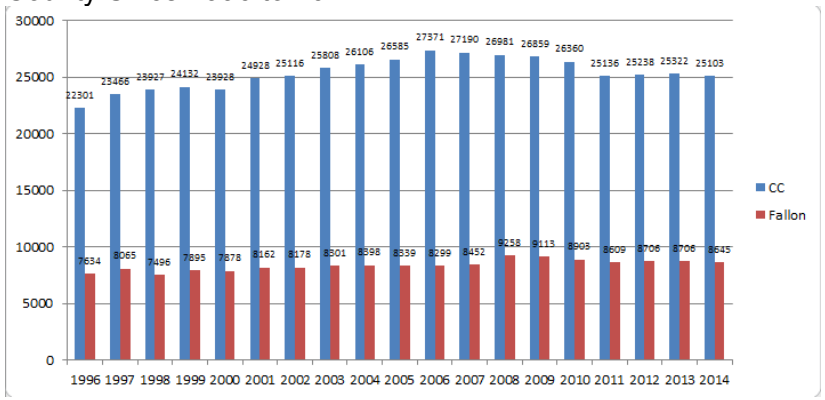
vegetation diversity, wildlife, and watershed values through active management of woodland sites to include thinning, removal, or other management measures. Churchill County supports historic and economic use of our woodland resources and supports continued multiple use public land management and open public access for recreational uses such as hunting, camping, and hiking.

- OBJECTIVES: Churchill County supports and it is our objective to continue:
  1) The planning and implementing, where necessary and useful, of programs to improve pinyon and juniper woodland health, e.g.: selective fence post, Christmas tree and firewood harvesting, or other operations such as biomass fuels and green-cuts.
  2) The reclamation of disturbed forest sites.
  3) The removal of pinyon or juniper from plant communities that are identified as non-woodland (rangeland) ecological sites and restore the vegetation that is appropriate for those respective sites.
  4) Documentation of woodland product harvest activities on the BLM administered lands as necessary to promote customary and new economic use of woodland resources (i.e. pine nuts, firewood, posts, Christmas trees, etc.)
  5) Wildlife habitat improvements and grazing management strategies designed to enhance woodland or forest goals for aspen, cottonwood, pinyon-juniper, or other woodland types.
  6) Mitigating actions for the occurrence of insects and diseases that threaten the health of woodland resources.
  7) Maintaining the ability of local residents to cut firewood and cut Christmas trees as a historic tradition of the residents of the County.

POPULATION

In 2000 Churchill County accounted for 1.2% of Nevada's total population of 1,998,257 with 23,928 residents. In 2014 the population of 25,103 accounted for 0.88% of the state's population of 2,843,264 (Nevada State Demographer).

Figure 2-1 below shows the population of Churchill County Since 1996 to 2014.



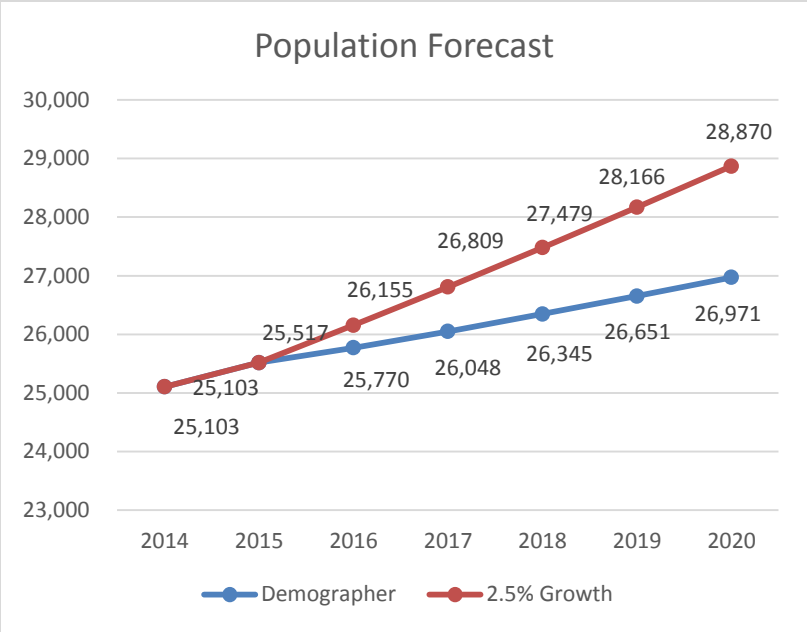
Source: US Census Bureau 2015, Nevada State Demographer

Churchill County population growth over the next 5 years is expected to range from 1 to 1.5 percent annually, increasing from 25,103 in 2014 to 26,971 (Table 2-1). It is unlikely growth will be less than the forecasted rate, but could accelerate based on regional economic development. An alternate growth forecast is included to provide a potential range of projected population.

The greatest growth is expected to occur in western Churchill County due to the proximity to a strong regional job market and industrial development prospects.

Under a slower growth scenario as forecast by the State Demographer, Churchill County population may continue to experience an aging of population and a decline in families with children. From 2000 to 2010 the number of households

Table 2-1



with their own children under 18 declined from 3,316 to 2,849 (Table 2-2). Offsetting this decline is an increase in non-family households and persons living alone, a trend seen across the nation.

A number of factors may influence population demographics including military activity at NAS Fallon, local and regional job creation, and migration of retirees. Regional economic activity does have an impact on Churchill County. A large number or employees commute to Lyon, Washoe and Storey counties for employment, a trend which could increase as several large companies are relocating to the region. In 2009, more than 15 percent of the workforce commuted (Table 2-3). Population tends to concentrate in and around the Fallon area driven by land use patterns and availability of services including municipal sewer and water.

Table 2-2

Households in Churchill County and Nevada, 2000 and 2010

	State of Nevada				Churchill County			
Type of Household	2010		2000		2010		2000	
Total households	1,006,250	100.0%	751,165	100.0%	9,671	100.0%	8,912	100.0%
Family households (families) [1]	656,621	65.3%	498,333	66.3%	6,631	68.6%	6,465	72.5%
With own children under 18 years	301,400	30.0%	238,846	31.8%	2,849	29.5%	3,316	37.2%
Husband-wife family	462,509	46.0%	373,201	49.7%	5,028	52.0%	5,144	57.7%
With own children under 18 years	197,148	19.6%	166,072	22.1%	1,882	19.5%	2,419	27.1%
Male householder, no wife present	66,525	6.6%	41,650	5.5%	511	5.3%	395	4.4%
With own children under 18 years	33,343	3.3%	22,099	3.0%	294	3.0%	254	2.85%
Female householder, no husband present	127,587	12.7%	83,482	11.1%	1,092	11.3%	926	10.4%
With own children under 18 years	70,909	7.0%	50,675	6.7%	673	7.0%	643	7.2%
Non-Family Households	349,629	34.7%	252,832	33.7%	3,040	31.4%	2,447	27.5%
Average Household Size	2.65		2.62		2.53		2.64	
Average Family Size	3.20		3.14		3.01		3.09	

Source: 2000 and 2010 Census. [1] Family households consist of a householder and one or more other people related to the householder by birth, marriage or adoption.

Outside the City of Fallon, population tends to distribute along major highways in Churchill County.

Appendix B has more detailed information concerning Population Housing and Education. In Appendix B (Table 2) lists the Subarea Population, Housing Units; Wells and Septic Systems in early 2015. Map 2-1 and 2-2 show the subareas of Churchill County which are to be monitored each time the Master Plan is updated to show changes of population within these subareas.

Table 2-3

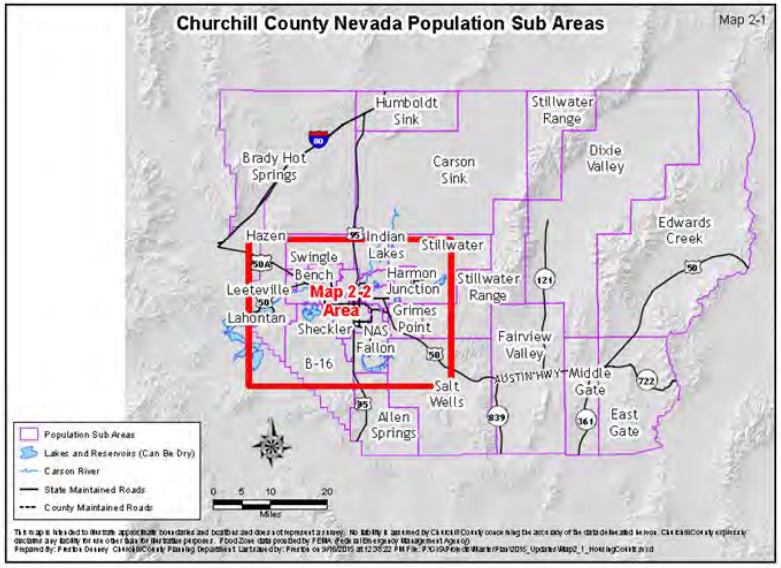
Migration of Churchill County Workers, 2009

Area	Commuters
Churchill	9,270
Douglas	64
Lyon	663
Mineral	53
Pershing	145
Washoe	504
Carson City	95
Other areas in Nevada	31
Areas Outside Nevada	144
Total	10,969

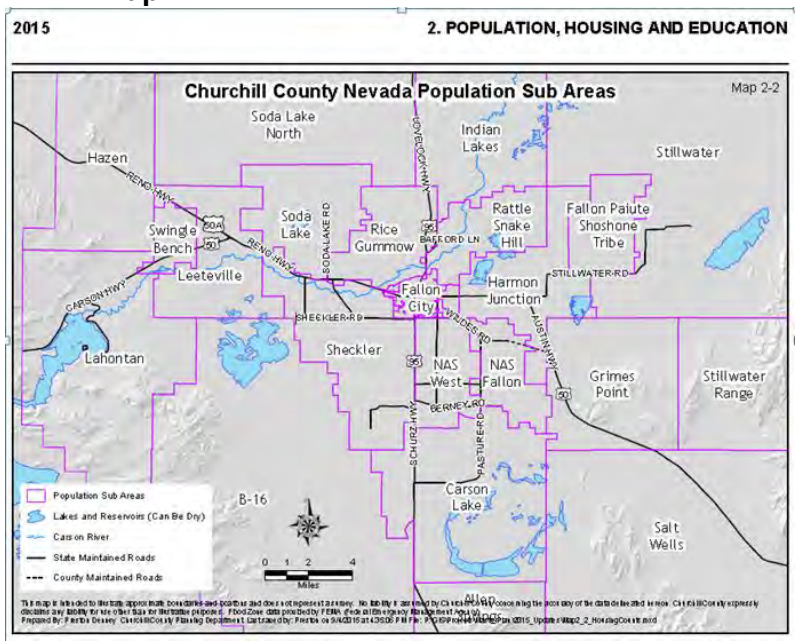
Source: American Community Survey

Map 2-1

2015 2. POPULATION, HOUSING AND EDUCATION



Map 2-2



GOAL PHE 1: Annually, prepare a population monitoring report by subareas in Churchill County showing housing count, population estimate, and well and septic count.

GOAL PHE 2: Identify members of the elderly population potentially in need of housing assistance working through Churchill County Social Services, Senior Center, and other State agencies providing assistance to seniors. The County will support home rehabilitation and weatherization programs in order to reduce ownership expenses and improve health and safety concerns.

GOAL PHE 3: Prepare annual housing unit count and build-out by number of available parcels to determine area/subarea build-out and meeting concentration thresholds for water and on-site septic treatment.

HOUSING

Housing Conditions

Housing structures in Churchill County are largely dominated by conventional single family detached homes and mobile homes. Traditional multi-family structures comprise about 10 percent of the total housing inventory (Table 2-4).

Table 2-4

Churchill County Housing Inventory: 1990 and 2014

Housing Type	1990	Percentage of Total Units	2014	Percentage of Total Units
SF-Detached	4,067	55.8%	6,167	59.4%
SF-Attached	278	3.8%	318	3.1%
Manufactured Home	2,039	28.0%	2,852	27.4%
Multifamily Units	906	12.4%	1,048	10.1%
TOTAL	**7,290**	**100.0%**	**10,385**	**100.0%**

Source: Nevada State Demographer and 1990 Census

The limited number of traditional multi-family units is somewhat surprising when almost 63 percent of Fallon households are renters which make up 38 percent of County households. A large number of single-family homes and mobile homes are being used as rental housing (Table 2-5).

Table 2-5

Tenure and Units in Structure: 2013

	Churchill County, Nevada	
	Estimate	Percent
Total:	9,253	
Owner-occupied housing units:	5,728	
1, detached	4,452	77.7%
1, attached	53	0.93%
2	0	0.00%
3 or 4	12	0.21%
5 to 9	2	0.03%
10 to 19	7	0.12%
20 to 49	0	0.00%
50 or more	0	0.00%
Mobile home	1,197	20.90%
Boat, RV, van, etc.	5	0.09%
Renter-occupied housing units:	3,525	
1, detached	1,723	48.9%
1, attached	257	7.3%
2	235	6.7%
3 or 4	438	12.4%
5 to 9	247	7.0%
10 to 19	85	2.4%
20 to 49	101	2.9%
50 or more	49	1.4%
Mobile home	372	10.6%
Boat, RV, van, etc.	18	0.5%

Source: American Community Survey 2013 Estimates

Over the last 20 years, the trend toward renter households has accelerated in Fallon (see Table 2-6).

Table 2-6

Tenure in Churchill County and City of Fallon: 1990 to 2013

	Churchill County		City of Fallon		Unincorporated	
Year	Owner	Renter	Owner	Renter	Owner	Renter
1990	63.1%	36.9%	47.8%	52.2%	72.9%	27.1%
2000	65.8%	34.2%	45.2%	54.8%	76.3%	23.7%
2010	64.3%	35.7%	33.8%	66.2%	78.3%	21.7%
2013	61.6%	38.4%	37.5%	62.5%	75.5%	24.5%

Source: Census and 2013 American Community Survey Estimate

One reason for this condition is general housing affordability in the County. The purchase market in Churchill County is affordable relative to local income levels. Most homes (78%) sold for less than $200,000 in 2014 (Table 2-7).

Table 2-7

Table 17 Churchill County Single Family Detached Housing Sales 2007, 2008, 2009, 2010, 2011, 2012, 2013, and 2014

	2007	2008	2009	2010	2011	2012	2013	2014	
Low Sale Price	$33,000	$25,000	$30,000	$24,000	$15,000	$20,000	$18,000	$18,350	
High Sale Price	$720,000	$500,000	$925,000	$368,000	$350,000	$312,000	$400,000	$400,000	
Median Price	$200,000	$170,000	$135,000	$132,000	$110,150	$118,000	$135,000	$141,500	
Average Price	$216,136	$182,131	$152,690	$139,065	$124,358	$122,388	$141,797	$147,500	
Housing Sales	2007 Units Sold	Percent of Total	Cumulative Percent	2013 Units Sold	Percent of Total	Cumulative Percent	2014 Units Sold	Percent of Total	Cumulative Percent
< $100,000	25	6.9%	6.9%	65	42.0%	42.0%	69	24.9%	24.9%
$100K-$150K	53	14.7%	21.6%	71	26.8%	68.8%	84	30.3%	55.2%
$150K-$200K	94	26.1%	47.7%	46	16.8%	85.6%	63	22.7%	77.9%
$200K-$250K	76	21.1%	68.8%	30	8.8%	94.4%	37	13.4%	91.3%
$250K-$300K	51	14.2%	83.0%	10	5.2%	99.6%	20	7.2%	98.5%
$300K-$350K	36	10.0%	93.0%	7	0.3%	99.9%	3	1.1%	99.6%
$350K-$400K	12	3.3%	96.3%	0	0	99.9%	0	0	99.6%
$400K+	13	3.6%	100.0%	1	.1	100.0%	1	.04%	100.0%
Total Sales	360	100.0%		218	100.0%		277	100%	

Source: Churchill County Assessor's Sales Records

A large number of homes trade at prices suitable for the rental market, particularly at the higher end. As a result, the construction of new multi-family units has been limited. Some evidence suggests that household income is fairly stratified between the high end and the lower end with fewer middle and upper middle income households. Households making more than $50,000 have few housing affordability challenges in Churchill County. However, lower income households (below $35,000) face a housing cost burden (See Table 2-8 below).

Table 2-8 Ownership Affordability Churchill, 2013

	Churchill County, Nevada	
	Estimate	Percent
Total:	9,338	
Owner-occupied housing units:	5,754	
Less than $20,000:	634	
Less than 20 percent	142	22.4%
20 to 29 percent	73	11.5%
30 percent or more	419	66.1%
$20,000 to $34,999:	708	
Less than 20 percent	239	33.8%
20 to 29 percent	48	6.8%
30 percent or more	421	59.5%
$35,000 to $49,999:	944	
Less than 20 percent	315	33.4%
20 to 29 percent	200	21.2%
30 percent or more	429	45.4%
$50,000 to $74,999:	1,071	
Less than 20 percent	574	53.6%
20 to 29 percent	345	32.2%
30 percent or more	152	14.2%
$75,000 or more:	2,373	
Less than 20 percent	1,972	83.1%
20 to 29 percent	246	10.4%
30 percent or more	155	6.5%
Zero or negative income	24	1.0%

Source: American Community Survey, 2013 Estimate

Based upon Census information, many Churchill County households in the lower income levels are elderly households and single-parent households.

With the exception of smaller apartment buildings, duplexes and some townhomes, no major multi-family development has occurred in Churchill County for a number of years. Single-family attached housing is very limited in Churchill County because such housing also competes with townhomes and affordable single family conventional housing. Another contributing factor is the need to have public water and sewer connections for multi-family housing limits where such housing could be placed outside of the city of Fallon.

Future demographic trends, single unaccompanied military personnel, and older fixed income retirees moving to the community may require housing different than traditional single-family conventional housing stock. Smaller and higher density units and rental options are needed to accommodate a large share of the market.

Another factor affecting the housing market is the number of finished lots and tentative map subdivisions which have not been built out. A number of these subdivisions have moved through foreclosure and are now available for development. In general, residential densities in Churchill County are relatively low, mostly in the range of 3 units per acre. Higher density subdivisions offset some development costs, result in more efficient land utilization, and reduce municipal service costs.

There are several mobile home parks in Churchill County. Most of these parks operate without municipal sewer and water services. A number of parks have difficulty meeting state and federal regulations for drinking water quality and wastewater treatment. Over the last 6 years, Churchill County has connected three parks to its municipal water and wastewater facilities to resolve compliance related problems. Mobile home parks in the South Maine area have had difficulty meeting drinking water standards and substantial state and federal funds have been spent to correct compliance problems. Those parks are adjacent to the City of Fallon and are best served by the City's municipal systems as it is cost prohibitive for the County to provide services. There are 15

mobile home parks listed for a total of 351 spaces available for mobile homes and 89 spaces for RVs.

There are a growing number of secondary residential units created under temporary and special use permits. Neither type of permit captures the entire number of secondary units occupying parcels in Churchill County because many existed before the current policy went into place and are considered grandfathered in. A number of problems arise from unpermitted units including the density of housing on individual well and septic systems and whether such systems are adequately designed to handle demands.

Temporary use permits allow for units such as RVs and trailers to be used as housing. Such units are allowed as a temporary use but can be renewed each year thereby creating a more permanent use. The County allows this use for farm help, hardship cases, etc. The permit requires removal of the mobile home unit once the use stops, or the RV/Camper being disconnected from services and may not be lived in. There are approximately 60 temporary units primarily for hardship allowing, in many cases, elderly parents to live in the unit or farm help. Because the permit requires removal of the unit, it is likely the "temporary units" are occupied.

Special use permits are issued for accessory dwelling units such as mother-in-law units or guest houses. Occupancy of such units is unknown. There are currently 28 special use permits for second permanent dwellings. The Assessor's housing count does not include special or temporary use permit dwelling units.

Special needs housing includes housing for persons with disabilities and the elderly who are capable of living independently. Special needs housing requires some level of assistance or case management services. With the exception of frail elderly (convalescent care or assisted living) special needs housing is not available in Churchill County.

Constraints to the Development of Affordable Housing

In 2007, Churchill County completed an analysis of affordable housing. In that study, several potential constraints to the development of affordable housing were identified. Foremost is the limited amount of lands currently zoned R-2, Multi-family Residential, in the unincorporated areas of the county. A planned unit development does allow for multi-family housing, but since the maximum density for a planned unit development is 8 units per acre this will limit the number of multi-family units built in any one development.

If market trends and demographics create a limited supply of housing that is affordable and desirable to large sectors of the community in the future, Churchill County should review and amend the codes and policies to encourage developers to meet the market demand.

Churchill County should encourage housing rehabilitation/ weatherization programs to help offset housing costs and additional energy and utility assistance programs for low and moderate income homeowners, particularly elderly homeowners. In most cases, housing costs would exceed the ability of households at or below 120 percent of the Churchill County median income.

(For further information regarding Population and Housing, including Fallon, please go to Appendix B in the Master Plan online at the Churchill County web-site at: www.Churchillcounty.org.)

GOAL PHE 4: Monitor demographics provided by the State Demographer and market trends and conduct a housing analysis at least every three years.

Policy 4.1 The County will continue to coordinate with NAS Fallon to monitor the availability and need for housing for NAS Fallon families.

GOAL PHE 5: Promote housing for special needs and elderly persons/households.

Policy PHE 5.1 The County will support the provision of housing units accessible to persons with disabilities.

Policy PHE 5.2 Support efforts to establish housing rehabilitation programs for single family homes. Such programs are to focus on lower income, elderly and disabled households.

Policy PHE 5.3 Work to develop 20 to 40 units of affordable rental units within five years for elderly and disabled households.

Policy PHE 5.4 Increase housing opportunities for special needs households, including persons with physical and mental disabilities, the elderly and at-risk children.

Policy PHE 5.5 The County shall cooperate with developers in the production of dwelling units accessible to persons with disabilities and shall encourage developers to consider incorporating minimal changes in the percentage of new units, which would make them more usable for persons with disabilities while not otherwise affecting their marketability.

GOAL PHE 6: Ensure the availability of higher density multi-family lands consistent with the demands generated locally.

Policy PHE 6.1 Ensure adequate land is available for multi-family development and small lot residential development

Policy PHE 6.2 Review development for multi-family housing in terms of water right dedication and sewer connection requirements to encourage more market rate development.

Policy PHE 6.3 Support higher density single-family ownership housing development.

Policy PHE 6.4 Encourage affordable senior housing opportunities in proximity to the new Churchill County Community/Senior Center and solicit interest from potential developers.

GOAL PHE 7: Encourage housing rehabilitation to improve overall quality of the housing stock, reduce ownership costs, and improve neighborhood and living conditions.

Policy PHE 7.1 Encourage housing development for senior citizens with an emphasis on low-income senior households. The County will monitor the progress of adding more senior housing through the Western Nevada Home Consortium and other groups and agencies.

Policy PHE 7.2 Work with local housing groups to assist disabled persons with accessibility modifications. Encourage housing finance agencies such as USDA, Nevada Housing Division and the Rural Nevada Housing Authority to make available housing rehabilitation funds for accessibility projects in Churchill County.

Policy PHE 7.3 Review Accessory Dwelling Unit and Accessory Building Requirements to assess whether this needs to be modified to meet current needs.

EDUCATION

The Churchill County School District is the largest education system in the County with 3488 students for the 2014-15 school year. In 2006 the school district had 4548 students but has been declining steadily and is expected to be near 3300 for 2015-16. (See Table 2-9)

Table 2-9

Churchill County School District HISTORIC ENROLLMENT COMPARISIONS 2005-2015				
	Elementary Enrollment	Secondary Enrollment	Total Enrollment	Percent Increase or Decrease
2005-2006	2407	2141	4548	0.91
2006-2007	2367	2096	4463	-1.87
2007-2008	2327	2082	4409	-1.21
2008-2009	2342	2010	4352	-1.29
2009-2010	2260	1946	4206	-3.35
2010-2011	2219	1950	4169	-0.88
2011-2012	2035	1882	3917	-6.04
2012-2013	1639	2084	3723	-4.95
2013-2014	1669	2005	3674	-1.32
2014-2015	1541	1947	3488	-5.06
Enrollement Projection 2015 - 2020				
2015-2016	1464	1836	3300	-1.87
2016-2017	1519	1713	3232	-2.06
2017-2018	1537	1653	3190	-1.30
2018-2019	1552	1628	3180	0.31
2019-2020	1545	1630	3175	0.16

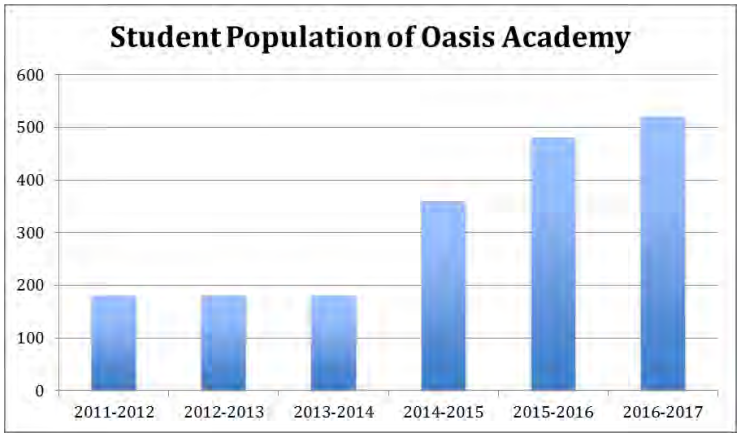
Courtesy of Churchill County School District

There are four elementary schools, and a middle school (grades 6-8) all located within a 3 mile radius of the High School (grades 9-12). Grade level schools will start as a part of the 2015-16 school year. Lahontan Elementary School will have kindergarten and first grade, E.C. Best Elementary School will have second and third grade, and Numa Elementary School will have fourth and fifth grade. Northside Elementary School will still be the Early Learning Center with the Pre-K program. Distance Education is offered to students in grades 6-12 that learn best in a non-traditional environment. The Adult Education Program provides services to adult learners at the West End Facility.

Part of the declining enrollment rates for the Churchill County School District is due to the establishment of the Oasis Academy Charter School to which there has been a shift in enrollment.

Oasis Academy is a five star public charter school which began in 2011 with 180 students K-8. In 2014-15 they increased to 360 Students. Beginning in the 2015-16 school year they started high school 9-12 as well and are expecting 480 students with 520 students in 2016-17.

Figure 2-2



Courtesy of Oasis Academy

Logos Academy was founded in 2000 as a classical Christian school averaging about 80 students K-8.

The Seventh-day Adventist School is an accredited school which began in 1905 and offers grades K-8 for approximately 10 students a year.

Western Nevada College opened as Western Nevada Community College in 1981 and now serves approximately 400 students in-person each semester representing just under

200 full-time student equivalents and offers multiple college degree, certificate, and career-building programs. Since 2004 WNC has graduated or awarded certificates for 30 to 50 students a year with credits transferable to other colleges and universities within Nevada.

Table 2-10

WNC Degrees and Certificates Awarded to Students with Churchill County Addresses

DEGREE	COUNTY	2010-11	2011-12	2012-13	2013-14
AA	Churchill	12	10	17	20
AAS	Churchill	15	12	7	5
AGS	Churchill	16	6	3	3
AS	Churchill	5	3	3	1
CT	Churchill	2	2	3	2
	Total	50	33	33	31

Courtesy of WNC

Western Nevada College (WNC) students can complete their first two years of transfer courses toward a bachelor's degree in education and then enroll in Nevada State College junior and senior level courses offered at the WNC campus and by Internet. Students are able to complete a bachelor's degree in elementary or special education without leaving WNC's service area. Classes are offered at a rate allowing students to finish at the same pace as other four-year institutions.

In Fall 2014, a partnership between local high schools and Western Nevada College was formed. Jump Start College offers high-achieving high school juniors and seniors the opportunity to complete up to a college associate degree prior to graduating from high school.

In Fall 2015, the Fallon Campus will be opening a Veterans Resource Center in Sage Hall. The center will provide veterans with access to the VA Benefit information, counseling services, tutoring and mentorship, and a place for veterans to relax and interact with other veterans.

GOAL PHE 8: Encourage coordinated planning between the Churchill County School District, Churchill County, and Western Nevada College.

Policy PHE 8.1 Continue supporting education programs at Western Nevada College which provide job skills applicable to Churchill County (e.g. geothermal plant management skills).

Policy PHE 8.2 Encourage coordinated planning of new school sites with developers.

School Locations
Map 2-3
Northside Elementary School
Western Nevada College
Oasis Academy
E.C. Best Elementary School
Numa Elementary School
Churchill County Middle School
The Seventh-day Adventist School
Lahontan Elementary School
Churchill County High School
Logos Academy
School Locations
City of Fallon
Churchill Roads Maintained By
State
County
City
Navy
Tribe
Private/Other
Rail Road
0 500 1,000 2,000
Feet

The Conservation and Natural Resources element of the Master Plan outlines goals and policies to protect the County's vast open lands, renewable energy, water and air resources as growth and development occur. Because agriculture relies on natural resources, goals to protect agriculture are included in this chapter as well as the open space plan.

AGRICULTURE

Agriculture is an important part of life and the economy of Churchill County. Today the majority of the cropland produces alfalfa and grain, with some pasture. Producers have diversified to produce cantaloupes, teff, and other fruits and vegetables, along with wine grapes. Cattle and dairies remain a major economic factor. As the number of irrigated acres declines, there is an effect on farm-related businesses and employment in the community.

GOAL CNR 1: Protection of agricultural lands - minimize loss of productive and prime farmlands; maintain and protect water recharge areas; and limit the impacts of growth and development on efficiency of the Newlands Project irrigation delivery.

Policy CNR 1.1 Churchill County will work with federal, state and local agencies and other groups to identify potential methods for protecting and maintaining agricultural lands. These methods may include: density transfers, tax relief, land banking, transfer of development rights, cluster developments and creation of agricultural districts.

Policy CNR 1.2 During development review, Churchill County will discourage incompatible land uses in or adjacent to designated agricultural areas and protect agricultural areas from infringement by activities or land uses which would impair their physical and/or economic viability for continued agricultural use. Buffers and applicable friction zone standards will be required.

Policy CNR 1.3 Manage the growth of developing areas to protect prime farmlands, farm operations, and lands that should remain open for other considerations. This includes lands that:

- Are not planned to receive urban services.
- Are subject to safety risks such as flooding.
- Contribute to groundwater recharge and protection of the watershed.
- Serve the public good through the aesthetic, cultural and scenic benefits that open space and farmland provide.
- Maintain Newlands Project water delivery efficiencies.

WATER RESOURCES

The sole source of surface water for Lahontan Valley is provided by the Truckee and Carson Rivers. The cumulative impact of many federal actions has reduced the water supply to the Newlands Project over the last forty years.

Ground water recharge results directly from precipitation within Lahontan Valley (1300 AFA) and from infiltration of Newlands Project irrigation water (70,000 AFA).

Dixie Valley, located approximately thirty-five miles east of Fallon, has an estimated perennial groundwater yield on the order of 40,000 to 50,000 AFA. This may potentially be a future source of water to Lahontan Valley and the City of Fallon.

GOAL CNR 2: Protect water resources and recharge areas.

Policy CNR 2.1 Support programs that retain water rights in the Lahontan Valley.

Policy CNR 2.2 Control stormwater runoff from new developments by ensuring that new development provides on-site detention and drainage facilities. (Encourage Low Impact Development Standards, LIDs)

Policy CNR 2.3 Minimize the use of high water demand vegetation for decorative uses on public and private project landscaping and encourage new public and private development to use water conservation landscaping and fixtures.

Policy CNR 2.4 Encourage landowners adjacent to the Carson River to adopt best management practices to prevent bank erosion.

Policy CNR 2.5 Encourage landowners in recharge areas and adjacent to the Carson River to participate in programs to place conservation easements on the property in perpetuity.

Policy CNR 2.6 Provide incentives to new developments along the Carson River to maintain the river frontage as a park or other public facility.

Policy CNR 2.7 Implement *Churchill County Water Resource Plan* recommendations. (The *Churchill County Water Resource Plan* can be reviewed at the planning department or at the Churchill County web-site: http://nv-churchillcounty.civicplus.com/index.aspx?NID=565 .)

FLOOD ZONES

Flood areas are usually associated with the Carson River and not the various canals which run throughout Churchill County. Recently, a LIDAR (elevation) study was done along the canals using hypothetical breeches within the canal system to possibly get a clearer picture of where flooding could occur if there was a possible canal breech. Churchill County uses Flood Insurance Rate Maps (FIRM) on which Federal Emergency Management Agency has delineated special hazard areas and risk premium zones. FIRMs are used to locate properties and buildings in flood insurance risk areas; to administer floodplain management programs and to mitigate flood damage. Flood zone information can be obtained through the Planning or Building Department for specific parcels.

GOAL CNR 3: Encourage the coordination of floodplain management strategies.

Policy CNR 3.1 Churchill County will coordinate floodplain management activities including floodplain review and mapping, ordinance development and related activities.

Policy CNR 3.2 Churchill County will continue to expand its floodplain management program to develop modeling, mapping and other information using the LIDAR (elevation) data to help analyze flood potential from failures and or breaches of Newlands Project conveyance facilities.

Policy CNR 3.3 Encourage participation in floodplain protection programs such as conservation easement programs, bank erosion prevention, and stream bank restoration programs.

RENEWABLE ENERGY RESOURCES

Churchill County has abundant geothermal resources and great potential for wind and solar energy production. There are eight geothermal plants within the County that produce energy and several exploration projects are underway. Currently, many of these geothermal sites are seeking to include solar panels to improve the overall Megawatts being produced at their facility. Many of *the* sites are on properties managed by the Bureau of Land Management *(*BLM)**.** Churchill County supports the collaborative process that the BLM has initiated both through the public scoping process and *as* a cooperating agency participant. However, to ensure that the public health and safety is secured and all adverse impacts to the county's citizenry are minimized, Churchill County maintains the right to regulate all renewable energy projects proposed within the County.

GOAL CNR 4: Promote development of renewable energy projects and provide adequate regulation to minimize or eliminate potential adverse impacts associated with project development and operation.

Policy CNR 4.1 Encourage and support development of renewable energy and geothermal activity which provides benefit to Churchill County without adversely impacting the surrounding community and environment, including migration routes, nesting/roosting sites, unique habitats of wildlife and plant species, and monitor for no adverse impacts to wildlife and plant populations.

Policy CNR 4.2 Ensure that renewable energy projects are viable, adequately maintained, compatible with surrounding environments, and that site rehabilitation will be completed once the project is terminated.

Policy CNR 4.3 Renewable energy projects will be required to consult with NAS Fallon to ensure such projects will not interfere with aircraft operations throughout Churchill County.

Policy CNR 4.4 Renewable energy projects will not encroach upon residential development, and shall be located a suitable distance from existing homes and neighborhoods.

Policy CNR 4.5 Churchill County will implement measures to minimize impacts from geothermal projects and exploration activities on water resources.

Policy CNR 4.6 Churchill County shall require adequate monitoring requirements to ensure performance standards of proposed facilities are met and adverse environmental impacts are detected, including migration routes, nesting/roosting sites, unique habitats of wildlife and plant species, and monitor for no adverse impacts to wildlife and plant populations.

Policy CNR 4.7 Churchill County shall work with energy providers and Bureau of Land Management to establish utility corridors. AB239 (2013) created an Overhead Utility Corridor throughout the state in which corridors already recognized by the State Office of Energy and BLM no longer require approval from local jurisdictions as long as the transmission lines are within the corridor.

Policy CNR 4.8 Churchill County shall consult with Nevada Department of Wildlife and/or U.S. Fish & Wildlife Service with regard to wildlife habitat and potential effects on wildlife populations.

Policy CNR 4.9 Seek further information on the impact of expanded geothermal activity on water resources in Dixie Valley and develop a plan that identifies management strategies for both these resources.

AIR QUALITY AND SOILS

Information regarding the soils in the Lahontan Valley can be obtained from the USDA Natural Resources Conservation Service. The soil information is useful for development planning, determining plant species for revegetation projects, and evaluating soil properties as they pertain to engineering for road construction, building foundations, and other construction.

GOAL CNR 5: Ensure measures are taken by Churchill County to maintain good air quality and minimize soil erosion.

Policy CNR 5.1 Encourage revegetation projects in areas of minimal ground cover to minimize soil erosion.

Policy CNR 5.2 Continue to implement dust control ordinance and require dust control permits when applicable.

Policy CNR 5.3 Consider impacts of new projects on air quality with regard to construction activity, open space, common areas, and roads.

Policy CNR 5.4 Encourage landowners who transfer water rights off their property to vegetate the site with native vegetation prior to the transfer of the water rights.

Policy CNR 5.5 Take appropriate steps to ensure new businesses comply with State of Nevada and Environmental Protection Agency standards and require monitoring plans when deemed necessary.

MOSQUITO, VECTOR, AND NOXIOUS WEED CONTROL

Invasive plant and animal infestations reduce the

biological, agricultural, recreational and economic value of land, reduce native plant and animal populations and degrade ecosystems. There is a Churchill County Mosquito, Vector and Noxious Weed Abatement District that has programs to enforce state and local laws regarding these issues.

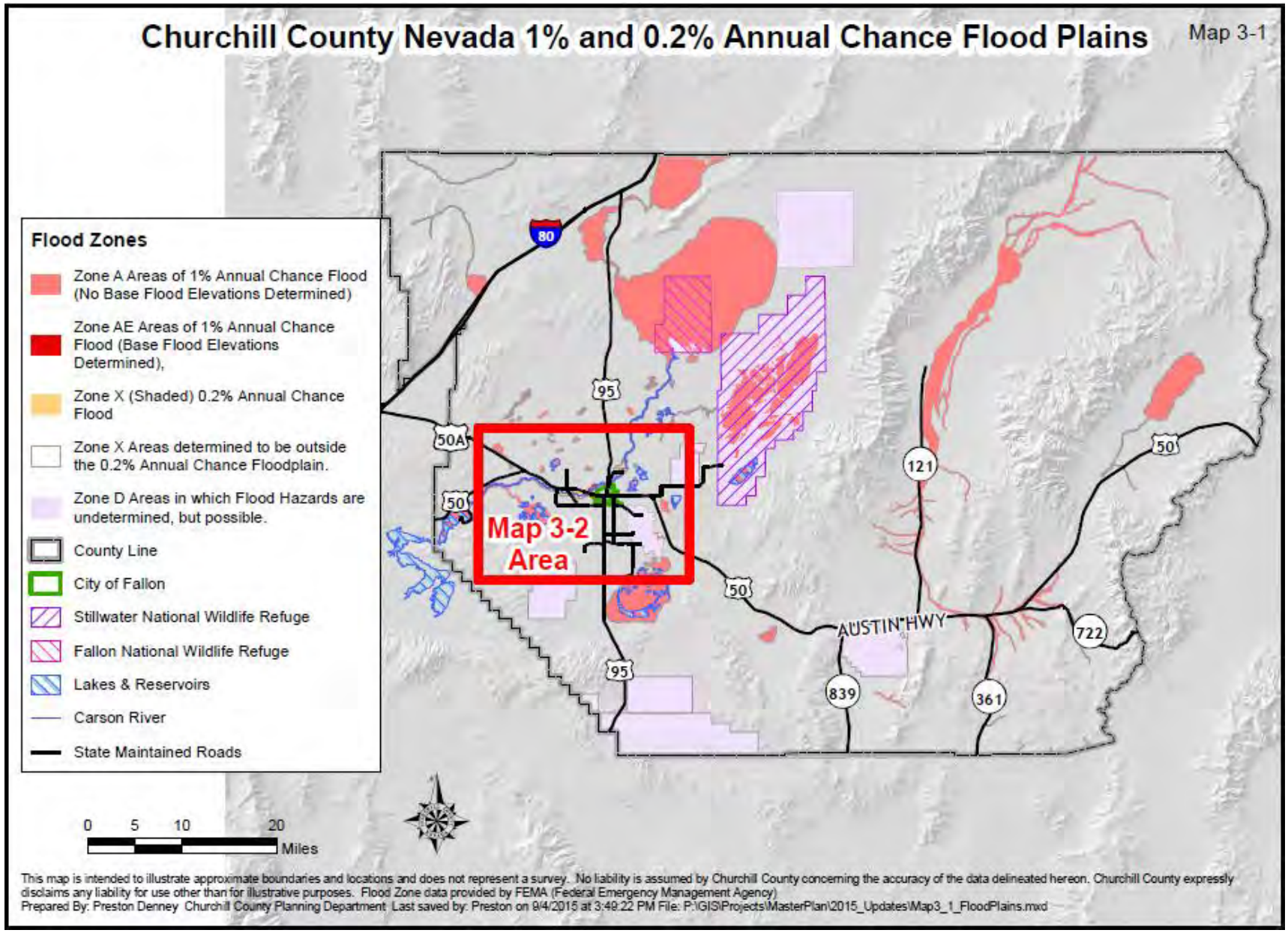
GOAL CNR 6: Churchill County shall ensure that its citizens are protected from nuisances, vectors and related diseases.

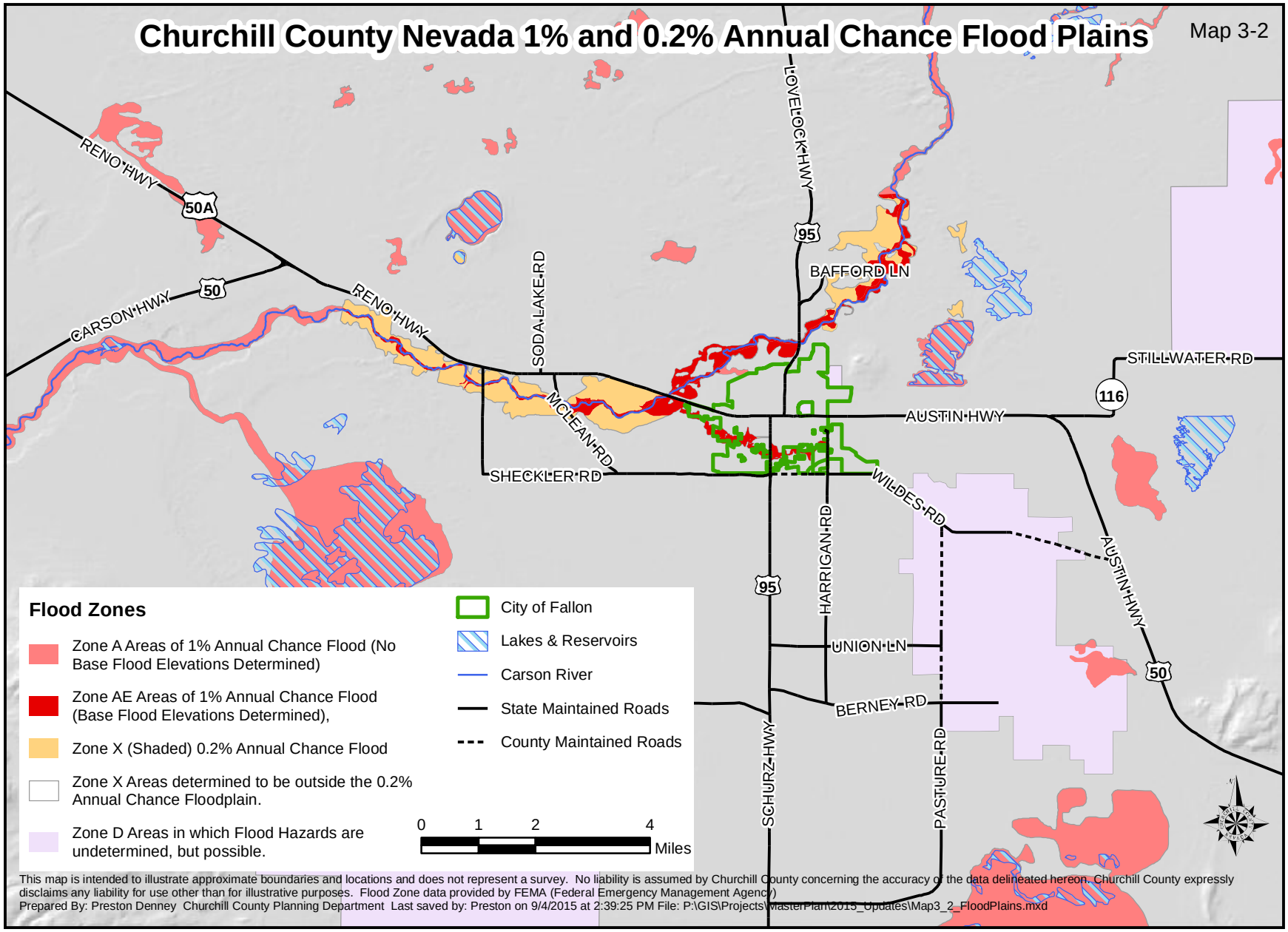
Policy CNR 6.1 In cooperation with Mosquito, Vector and Noxious Weed Abatement District and Fallon/Churchill Fire Department, enforce NRS 555.150 requiring control of noxious weeds by landowners and users.

Policy CNR 6.2 Cooperate with other groups and agencies to control weed populations with control methods such as herbicide application, grazing, and an information/education program.

Policy CNR 6.3 Support Mosquito, Vector and Noxious Weed Abatement District's program of monitoring encephalitis by periodically testing flocks of chickens in partnership with Nevada State Health Laboratory.

Policy CNR 6.4 Support monitoring programs conducted by Mosquito, Vector and Noxious Weed Abatement District to provide information regarding mosquito populations to prevent disease transmission and reduce annoyance levels.


Churchill County Nevada 1% and 0.2% Annual Chance Flood Plains
Map 3-1
Flood Zones
Zone A Areas of 1% Annual Chance Flood (No Base Flood Elevations Determined)
Zone AE Areas of 1% Annual Chance Flood (Base Flood Elevations Determined),
Zone X (Shaded) 0.2% Annual Chance Flood
Zone X Areas determined to be outside the 0.2% Annual Chance Floodplain.
Zone D Areas in which Flood Hazards are undetermined, but possible.
County Line
City of Fallon
Stillwater National Wildlife Refuge
Fallon National Wildlife Refuge
Lakes & Reservoirs
Carson River
State Maintained Roads
Map 3-2 Area
80
95
50A
50
121
AUSTIN HWY
722
839
361
0 5 10 20
Miles
This map is intended to illustrate approximate boundaries and locations and does not represent a survey. No liability is assumed by Churchill County concerning the accuracy of the data delineated hereon. Churchill County expressly disclaims any liability for use other than for illustrative purposes. Flood Zone data provided by FEMA (Federal Emergency Management Agency)
Prepared By: Preston Denney Churchill County Planning Department Last saved by: Preston on 9/4/2015 at 3:49:22 PM File: P:\GIS\Projects\MasterPlan\2015_Updates\Map3_1_FloodPlains.mxd


Churchill County Nevada 1% and 0.2% Annual Chance Flood Plains
Map 3-2
RENO HWY
50A
50
CARSON HWY
RENO HWY
SODA LAKE RD
MCLEAN RD
SHECKLER RD
LOVELOCK HWY
95
BAFFORD LN
STILLWATER RD
116
AUSTIN HWY
WILDES RD
HARRIGAN RD
AUSTIN HWY
UNION LN
BERNEY RD
SCHURZ HWY
PASTURE RD
Flood Zones
Zone A Areas of 1% Annual Chance Flood (No Base Flood Elevations Determined)
Zone AE Areas of 1% Annual Chance Flood (Base Flood Elevations Determined),
Zone X (Shaded) 0.2% Annual Chance Flood
Zone X Areas determined to be outside the 0.2% Annual Chance Floodplain.
Zone D Areas in which Flood Hazards are undetermined, but possible.
City of Fallon
Lakes & Reservoirs
Carson River
State Maintained Roads
County Maintained Roads
0 1 2 4 Miles
This map is intended to illustrate approximate boundaries and locations and does not represent a survey. No liability is assumed by Churchill County concerning the accuracy of the data delineated hereon. Churchill County expressly disclaims any liability for use other than for illustrative purposes. Flood Zone data provided by FEMA (Federal Emergency Management Agency)
Prepared By: Preston Denney Churchill County Planning Department Last saved by: Preston on 9/4/2015 at 2:39:25 PM File: P:\GIS\Projects\MasterPlan\2015_Updates\Map3_2_FloodPlains.mxd

Numerous hazardous conditions, both natural and manmade may occur in Churchill County. These include:

NATURAL HAZARDS
- Earthquake (seismic)
- Flooding
- Volcanic Activity
- Wildland Fire
- Wind Events
- Severe Weather
- Drought
- Epidemics

MANMADE HAZARDS
- Hazardous Materials Release
- Pipeline Ruptures
- Utility Failures
- Dam Inundation Areas
- Terrorism
- *Arson*

Building codes and development standards adopted by Churchill County provide some protection against seismic and flood damage. The County participates in the Flood Insurance Rate Map (FIRM) program to ensure that any development within special flood hazard areas is designed to minimize loss of life, and damage to property. Development standards addressing potential flooding from failure of the Newlands Project irrigation facilities are not included in the FIRM regulations. In areas of the County where increasing urbanization is replacing agricultural fields, significant property damage can occur when there is a breach in a canal. Proposed developments in areas of concern will need to provide an engineering report describing mitigation measures concerning canal issues.

The Churchill County Emergency Management Department is tasked with planning and preparing for all types of emergency situations, both natural and manmade. The department creates, maintains and revises plans and procedures to coordinate response and recovery from disasters.

The Emergency Management Department also administers a Local Emergency Planning Committee (LEPC). The Nevada Emergency Response Commission requires each county to have a LEPC. The Committee is comprised of members from private enterprise, elected officials, law enforcement, Fire Department, NAS Fallon, Tribes and other local jurisdictions. The LEPC holds public meetings at least quarterly. The committee focuses on all hazards; with particular attention to the use, transportation and storage of hazardous materials.

The County also maintains an Emergency Operations Center (EOC) which it activates during emergencies. The EOC's primary purpose is to acquire and integrate resources from numerous agencies such as, Federal, State, Military, Law Enforcement, Fire Services, other local governments and private corporations into a cohesive incident response. This organization conducts annual exercises and drills of all plans to ensure that first responders are prepared for anticipated incidents.

One of the plans developed by the Emergency Management Department, the Multi Jurisdiction Hazard Mitigation Plan (MJHMP) is described in detail below since it has such a direct impact on the Master Plan and future county development.

Hazard Mitigation is defined in Title 44 of the Code of Federal Regulations, Subpart M, Section 206.401, as "any action taken to reduce or eliminate the long-term risk to human life and property from natural hazards." The implementation of mitigation actions may include strategies such as planning,

policy changes, programs, projects and other activities that are the end result of this process.

The Robert Stafford Disaster Relief Act provides the basis for the Federal Emergency Management Agency (FEMA) to require formal mitigation plans from local jurisdictions. These plans are a prerequisite to applying for mitigation grant funds or recovery assistance after disasters.

The FEMA program necessitates that each local entity have an approved Multi Jurisdictional Hazard Mitigation Plan (MJHMP). The MJHMP was approved and adopted in 2012, and the plan must be updated at prescribed intervals as specified by FEMA. When a jurisdiction applies for grant funds, the project(s) must address long term mitigation measures for specific hazards identified in their plan.

Numerous hazardous conditions, both natural and manmade, have been studied and reported in the Churchill County approved MJHMP. This plan meets all FEMA requirements and is regularly updated as new or changing hazards are identified.

GOAL HHM 1: Minimize potential for loss of life and property or serious injury.

Policy HHM 1.1 Maintain and enforce building codes and development standards.

Policy HHM 1.2 Encourage public awareness programs regarding hazardous conditions and mitigation plans.

GOAL HHM 2: Develop flood hazard mapping for irrigation infrastructure failure.

Policy HHM 2.1 Require all new development to incorporate appropriate mitigation measures to minimize loss of life and property resulting from flooding. LIDAR (elevation) study data may be used to work with development proposals to seek to minimize flooding concerns.

GOAL HHM 3: Require adequate monitoring of geothermal activities to assess impact on seismic activities.

Policy MMH 3.1 Collaborate with University of Nevada Reno (UNR) Seismology professionals to monitor seismic activity. (This is currently scheduled to be done late 2015 or 2016.)

For further information on natural and manmade hazard protection contact:

Churchill County Emergency Manager
(775) 423-4188
Mobile: (775) 223-3182
mheidemann@churchillcounty.org

GENERAL HISTORY

Vast tracts of Churchill County's 3,144,320 acres were a part of prehistoric Lake Lahontan, dating back to North America's last glaciations which ended about 10,000 years ago.

Prior to the 19th century advent of the white man, Northern Paiutes inhabited the region. Following the seasonal sources of food and resources, these people were nomadic. Westward expansion brought early explorers, among whom were Joseph Walker, Peter Skene Ogden, and Captain James H. Simpson, to what would become Churchill County.

The earliest white man's settlements were way stations for emigrants, but the 19th century mining boom created many camps throughout the region. In 1861, the first mineral discovery was made in the Silver Hill District on the east flank of the Stillwater Range. Most mining of the 19th century was gold, silver, lead and copper. In the 1880's Churchill County's mineral production included diatomite, gold, iron ore, salt, silver, tungsten, lead and zinc.

Supplanted by the transcontinental railroad, the short-lived Pony Express traced Captain Simpson's route across the territory. Within Churchill County, major rail routes were established by The Carson & Colorado Railroad during 1880-1883 and the Nevada & California Railroad, which acquired the C&CRR, from 1905 to 1910.

The discovery of silver in the Comstock Lode lead to the development of ranching in the Lahontan Valley about 1860. This provided the mining camps with beef and forage. The first settlers range fed beef cattle from Texas or California on native hay. Techniques in the storage and distribution of irrigation waters from the Carson River were developed slowly, initially, to irrigate hay land. Alfalfa was introduced about 1864 and a few acres were cultivated for orchards. In the early 1870's sheep were introduced for mutton and wool.

Irrigated fields became necessary to produce sufficient hay or grain to feed the stock and with this came water right issues. In 1870 no more than 1,000 acres were irrigated, by 1880 it was 5,000 acres. By 1902, over 20,000 acres of water righted land existed.

In 1902, the Newlands Reclamation Act, named for its framer U.S. Senator from Nevada Francis G. Newlands, created the federal government's largest irrigation project to that date. With the completion of Lahontan Dam in 1915, the agricultural industry of Churchill County blossomed with waters from the Carson and Truckee rivers.

Churchill County, named for Fort Churchill in turn named for General Sylvester Churchill, was created by the Territorial Act of November 5, 1861, which organized the first nine counties of Nevada. The first county seat was Bucklands, declared by act on November 25, 1861. Population shifts in Churchill County resulted in three more county seat relocations. LaPlata was designed by act on February 19, 1864; Stillwater, by act of the state legislature in 1868; and Fallon, by an act approved March 5, 1903.

A major 20th century boom to Churchill County's economy came in the 1940's. At the urging of U.S. Senator Patrick McCarran, a graded dirt airfield was established in Fallon as a fall-back position for air bases along the California coast. The Navy needed a training facility for aircrews deploying to the Pacific theater, and in 1942 began training in Fallon. The base was commissioned on June 10, 1944, and provided critical training for carrier-based aircraft in air-to-air, air-to-ground and torpedo deliveries. After WWII, the base was closed, but reopened in 1951 in response to the Korean

conflict. Today Naval Air Station Fallon is one of the country's major military training bases.

CUSTOM AND CULTURE

Churchill County actively supports the preservation and interpretation of its many and varied pre-historic and historic elements:

- Prehistoric resources,
- Socio-cultural diversity,
- Economic impacts, and
- Visual/architectural resources.

These elements are recognized for their importance in forming the foundation of the community. There is a wealth and diversity of customs and cultures which have developed from the past and continue to evolve with recent augmentations. As a whole these customs and cultures provide the unique heritage of Churchill County.

Some components are well documented, presented and protected and undergo programs of continuing maintenance. Others, however, require attention to ensure they are recorded before their contribution is lost. An identification of all the elements, the appropriate support and action required is needed. The ability of Churchill County to ensure an appreciation of and support for its cultural and customs heritage lies in the commitment of the residents. Since support of all the identified elements may be beyond the immediate capability of Churchill County, a prioritization reflecting the community's perception of their importance should be prepared. The Churchill County Museum provides an excellent base for this effort and should be afforded the necessary resources to implement the effort.

Prehistoric Resources

Protection of identified and potential archeological sites and resources is provided through federal and state laws, statutes and policy directives. Churchill County has a wealth of identified sites, which furnish indicators of early life in the region. State Historic markers, tours, education programs and research ensure information on those of greatest significance is available to all.

Concern for the protection against vandalism of those sites not fully documented and explored has necessitated controlled release of site location data and strict legal recourse against theft. These controls have helped stem the loss.

It is important that the public, especially students, have access to these pre-historic resources. Churchill County Museum, if provided with adequate facilities for storage cataloging and display, is capable of fulfilling that responsibility in conjunction with Bureau of Land Management, the Nevada State Museum and the Bureau of Indian Affairs.

GOAL HDP 1: Preserve and protect historical and prehistoric aspects of the county.

Policy HDP 1.1 Encourage utilization of grants for restoration and renovation of historic sites.

Socio-Cultural Diversity

Many racial groups, nationalities and other American regional cultures have been assimilated into Churchill County's community: the Native American, pioneers, and immigrants of European heritage. The early pioneers, settlers, farmers, ranchers, and miners brought with them customs from other regions of the United States of America. Today, this blending continues with the addition of eastern and Asian nationalities along with Hispanic influences.

Those stationed at the Naval Air Station, if only temporarily, provide their unique ingredient to the local culture. A significant number of people who worked in Churchill County

and loved and admired the quality of life return as retirees.

As the county grows, all these elements are in danger of becoming absorbed in the melting pot and the individuality of each lost. It is important to capture and record each fragment of this fabric. We are fortunate to have the technologies with video recording and image processing to attempt this task.

We recognize the enormous value of the photographic records of the past. There is still time to capture and document the socio-cultural elements through programs encouraging representatives of the various groups to present, demonstrate and record their histories, folklore, customs, work, handicrafts, foods, music, and storytelling. Additionally, donations of artifacts to the museum provide a valuable inventory in recording the customs and cultural background of the community. Both these approaches are applicable to the historical past, the recent past and the present. It is particularly important to include recording of the present cultural contributions to the community.

Examples of these are:

4th of July in the park
Barrette World Champion Fast Draw
Cantaloupe Festival & Country Fair
Churchill Arts Council
Dairy farms
Fallon Lions Club Junior Rodeo
New Year's Eve Fireworks and Bon Fire
Portuguese Festival
Phil Am Society
TCID (Truckee-Carson Irrigation District)

GOAL HDP 2: Maintain and support the Churchill County Museum.

Economic Impacts

The earliest economic developments of mining came to the Lahontan Valley in the mid-nineteenth century. Nevada's and California's mining boom and bust periods were unstable elements and only an occasional small precious metal strike was located in the Valley.

While the direct impact of mining was minimal, ranching and farming were needed to support the mining enterprises with food and hay. While slow in expansion, the agricultural economy thrived and developed. Later in the nineteenth century, land was developed by irrigation to produce more. The ranchers and farmers established a settled community building schools, churches and local government.

Historians have provided excellent documentation of the agricultural heritage of Churchill County. This heritage is evident and exists today in the hard-working, independent ideology of the community and in the attractiveness of the irrigated lands. The Hearts of Gold Cantaloupe Festival, the Oasis Stampede and the Country Fair provide the community a joyous celebration of its agricultural heritage. Agriculture, in addition to being a very important economic factor to Churchill County's well being, is also an imperative substance of the County's cultural heritage.

Visual/architectural Resources

All available opportunities must be explored to ensure the preservation of identified buildings of historical significance. Community pride is expressed in the commitment to an environment that is visually and architecturally pleasing and whose ambience is reflective of the image desired by the citizens. Churchill County and Fallon have no single major architectural element to exploit but there are several buildings which demonstrate a particular period or style and are worthy of preservation.

Several buildings in Fallon were designed by Frederic DeLongchamps, including Fallon City Hall, Oats Park Grammar

School, and the Fallon Theatre, along with residences such as the Frey Ranch main residence. Frederic DeLongchamps (1882-1969) was one of Nevada's most prolific architects. He designed both private and public buildings including nine county courthouses in Nevada and California. He designed courthouses in Washoe County, Douglas County, Lyon County and Pershing County, along with many other public buildings and many private residences in Reno.

The County Courthouse, listed on the National Register of Historic Places, was renovated in 2000 and opened in January 2001. This project ensures the building has the potential for long and useful service.

Several buildings in downtown Fallon have recently been renovated and are in use. These include the Frazzini Furniture Store built in 1920 of rock quarried from nearby Rattlesnake Hill, the Kolhoss Cash Store, and the First National Bank building, all located on Maine Street. There is an historic walking tour of 44 buildings on Maine Street, with a descriptive brochure available at the Churchill County Museum.

Churchill County Library located on historical Maine Street completed a Repurpose Project in March of 2015. The library was designed by architect Edward S. Parsons and built in 1967. New windows, seismically anchored shelving, updated electrical and lighting, new finishes, furniture, and the infrastructure for an RFID system were included in the project.

The Churchill County High School (now referred to as the "Old High School"), located at 690 South Maine Street, was built in 1917 and opened in 1918. At the time, it was the third largest high school in Nevada. It was an advanced building for its time, with many features we take for granted today, including forced air heating and an emphasis on natural lighting in the classrooms.

In 2012, the Old High School was renovated to provide office space for school district administrative and support staff. The Old High School's two wings and twelve-classroom addition on the west side of the building now form the 6th grade wing for the Churchill County Middle School, co-located on the property with the Old High School.

The Old High School's stage and balcony (referred to as the "Pit") remain in the same configuration as when the building was built and are used as a meeting area and performing arts auditorium. The Pit is used for school board meetings and district training events; student-centered school events such as the Academic Olympics, Spelling Bees, Multicultural Night, and band and choir concerts; and as a community meeting area. Since the renovation, Churchill County High School has elected to hold their annual Prom in the Pit, carrying on the tradition of their parents and grandparents. The Pit can also be rented privately for weddings or other social events.

HISTORIC RESOURCES

This section contains three subsections--National Register of Historic Places located within Churchill County, Nevada State Historic Marker sites located within Churchill County and Specific Historic Sites located within Churchill County.

NATIONAL and STATE REGISTER OF HISTORIC PLACES :

Building/Property	State Register	National Register
Carson River Diversion Dam		1981
Churchill County Courthouse	1992	1992
Cold Springs (Rock Creek Station)		1972
Cold Springs Pony Express Station	1981	1978

Cottage Schools	2008	2008
Fallon City Hall	2004	2004
Federal Building & Post Office	2006	2006
Harmon School	1988	1989
Humboldt Cave		1976
Lahontan Dam and Power Station		1981
Lovelock Cave		1984
Oats Park Grammar School		1990
Overland Hotel	1999	
Sand Springs Pony Express Station	1981	1980
Stillwater Marsh		1975
R.L. Douglass House/Cottage Hospital	2001	2001
Hazen General Store	2002	2002
Old County Jail Building	2002	2002

Note: Because of future nominations, amendments to existing listings, and declarations of eligibility to the National Register of Historic Places, to remain current with accurate information contact the Division of Historic Preservation and Archeology, Capitol Complex, Carson City, Nevada 89710.

STATE HISTORIC MARKERS, CHURCHILL COUNTY

This program is under the jurisdiction of the State of Nevada Historic Preservation Office.

Marker No. 10.	Sand Mountain
Marker No. 19.	Ragtown
Marker No. 26.	Forty-Mile Desert
Marker No. 27.	Grimes Point
Marker No. 83.	Rock Creek (Cold Springs Station)
Marker No. 110.	Wagon Jack Shelter
Marker No. 111.	Edwards Creek Valley
Marker No. 135.	New Pass Station
Marker No. 147.	A Home of Early Man
Marker No. 161.	Churchill County Courthouse
Marker No. 178.	Hazen
Marker No. 201.	Wonder
Marker No. 202.	Fairview
Marker No. 215.	Lahontan Dam
Marker No. 216.	Stillwater

The historic marker program currently is unfunded. Contact the State of Nevada Historic Preservation Office, Capitol Complex, Carson City, Nevada 89710 for information.

SPECIFIC HISTORIC SITES, CHURCHILL COUNTY

SEE APPENDIX A

GOAL HDP 3: Cooperate and support state and federal efforts to preserve historical sites on public and state lands.

HAZEN TOWNSITE

Hazen is located on Highway 50 Alternate on the western border of Churchill County. Hazen was named for Brigadier General William Babcock Hazen, who achieved military recognition in the Civil War at Shiloh and at Stones River, where the oldest Civil War Monument is dedicated to Hazen's Brigade. His additional accomplishments included scientific research in technical areas related to agriculture, weather, and polar exploration.

It is believed the Hazen community was settled as early as 1869 close to the route of the Central Pacific Railroad. With acquisition of Central Pacific by Southern Pacific Railroad and the re-routing of the railroad line between Wadsworth and Lovelock in 1902, Hazen was founded as a railroad station and a stop on the mainline. Throughout the first decade of the twentieth century, Hazen grew in importance as a railroad town.

In the first half of the decade, with plans for construction of a

canal between the Truckee River and the Carson River, Lahontan Reservoir and the Newlands Irrigation Project, Hazen became the principal location and junction for materials consignment. The railroad laid out the townsite in 1903 and the plat was filed in Fallon in 1905. Lots were offered for sale to the public. Several saloons, stores, a hotel, post office, and an office of the U.S. Reclamation Service were built in Hazen by 1904. As the population of canal laborers residing in Hazen increased so did the population of criminals taking advantage of the booming community and the lack of law enforcement at that time.

Southern Pacific built a depot, roundhouse, and terminal in Hazen. This served the northern terminus for freighting to Tonopah and Goldfield, and the railhead, until the line was extended to Fallon, for freight wagons supplying Churchill County's boom towns of Fairview and Wonder and enabling farmers of the Lahontan Valley means of shipping their produce.

In 1908, a fire almost destroyed the business district. The town was rebuilt with an elegant hotel, the Palace Hotel. Hazen had matured from its rough period into a small trading center of approximately 250 residents. Today, however, the grand buildings are gone and the population is approximately *155* people.

PONY EXPRESS

The Pony Express was a mail delivery system from St. Joseph, Missouri to San Francisco, California, from April 1860 to October, 1861. There were 184 Pony Express stations placed at intervals of about 10 miles along the 2,000-mile route. This was roughly the maximum distance a horse could travel at full gallop and the rider changed to a fresh horse at each station.

In Churchill County, there were three stations—Carson Sink, an adobe station built in 1860 on the south side of the valley; Sand Springs near Sand Mountain, and Cold Springs, east of Fallon. Sand Springs and Cold Springs Stations are on the National Register of Historic Places.

LINCOLN HIGHWAY

The Lincoln Highway was the first road across the United States, originally spanning through 13 states, from Times Square in New York City to Lincoln Park in San Francisco, California. In Nevada, the Lincoln Highway followed approximately the route of Highway 50. In the City of Fallon, the route went from Harrigan Road to Stillwater Avenue, north on East Street to Center Street, west on Center Street to Maine Street, north on Maine Street to Williams Avenue, and west on Williams Avenue to Auction Road.

The highway brought great prosperity to the hundreds of cities, towns and villages on the route and became known as “The Main Street Across America.”

WAGON JACK SHELTER

The Wagon Jack Shelter is a cave shelter located off of U.S. Highway 50 on State Route 2 at Eastgate, approximately 50 miles west of Austin and 55 miles east of Fallon. The base of this cliff is the site of Wagon Jack Shelter excavated in 1958 by Robert F. Heizer and Martin A. Baumhoff through the University of California, Berkeley. The archaeologists named the shelter in honor of Wagon Jack, a Western Shoshone Indian who may have camped here while working at the Eastgate Ranch around 1900. Wagon Jack was purportedly a rabbit boss, leader of communal jackrabbit drives, in neighboring Smith Creek Valley.

A curved wall formerly extended from the cliff face and

probably represented the perimeter of a prehistoric brush-covered shelter. A variety of chipped stone projectile point styles were recovered from this site reflecting a succession of prehistoric cultures. Eastgate Series arrow points were first described from these Eastgate archaeological sites. Bones of bighorn sheep dominated the animal remains accompanied by a few deer and pronghorn bones. Four stone tools or fragments of tools were associated with grinding seeds, pine-nuts, and other dried foods. A radiocarbon date from the bottom of this site indicates occupation beginning around 3,150 years ago. *Courtesy of the Nevada State Historic Preservation Office*

A vibrant economy is essential to the wellbeing of any community. "A globally competitive community is one that is focused on innovation and the sustainability of economic growth" (Angelou Economics-*Northern Nevada Visioning Document*). The economic pillars of the Lahontan Valley are agriculture, the military presence and the vast geothermal resources. Labor force and total employment have been fairly constant over the last decade or more. Economic activity in the County has been relatively stable and not as susceptible to cyclical fluctuations as other Nevada counties.

Major local employers in Churchill County include agricultural production and processing, manufacturers, government (local state, federal), CC Communications, and health care (Banner Churchill Hospital).

The U.S. Department of Defense, with the operation of Naval Air Station Fallon, maintains a significant military and contractor workforce. This has a stabilizing effect that has historically buffered the local economy against the rapid fluctuations that affect state and national economies. Agricultural related activities provide 25% of the overall employment in the County.

Through 2008 the unemployment rate remained below state and national measures. However, the impact of the world-wide economic downturn resulting in the closure of several retail businesses in 2008 and 2009 in the community has resulted in Churchill County's numbers nearing state norms with higher than normal unemployment.

Table 6-1 Employment Status: 2005-2014

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Labor Force	12421	12789	13152	13493	13505	11199	11321	11096	11235	10761
Total Employment	11938	12255	12585	12687	12340	9814	9914	9882	10221	9961
Unemployed	483	534	567	806	1165	1385	1407	1214	1014	800
Unemployment Rate	3.90%	4.20%	4.30%	6.00%	8.60%	12.40%	12.40%	10.90%	9.00%	7.40%

Source: Nevada Employment Security Department

Table 6-1 shows the employment status in Churchill County over the last 10 years. Although total employment in the County has increased modestly, a significant number of Churchill County workers commute to neighboring Lyon County (Fernley industrial area) and Washoe County (Table 6-2). Although not captured by the Census there are a number of workers who also travel to Storey County for employment at the Tahoe Reno Industrial Center.

Table 6-2 Migration of Workers Residing in Churchill County but who work elsewhere-2009

Churchill	9,270
Douglas	64
Lyon	663
Mineral	53
Pershing	145
Washoe	504
Carson City	95
Other areas in Nevada	31
Areas Outside Nevada	144

Source: 2009 Census

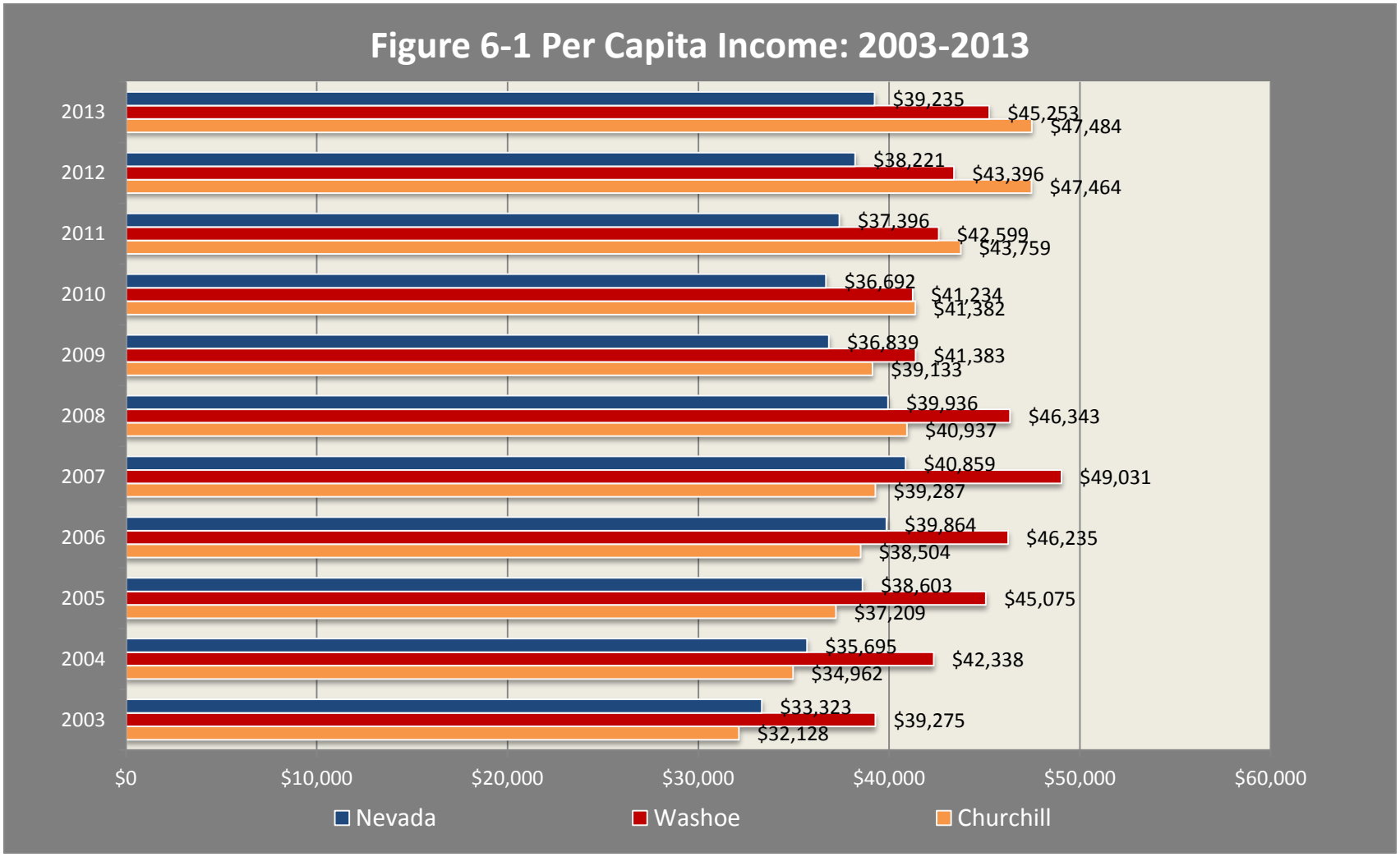
Table 6-3 shows Churchill County wages as compared to those in the State of Nevada. One important difference in the wage levels is the service component. In Churchill County the wage levels in the service sector are influenced by support contractors operating at Naval Air Station Fallon. Wage levels in other industrial sectors tend to be just below those reported for the State.

Table 6-3
Industrial Employment and Wages: Churchill County: 2014

	Churchill County			State of Nevada		
Industry	**Avg. Emp.**	**% of Total**	**Wages**	**Avg. Emp.**	**% of Total**	**Wages**
Total	7,675	100.0%	$799	1,202,657	100.0%	$860
Natural Resources/Mining	295	3.8%	$603	16,791	1.4%	$1,564
Construction	454	5.9%	$1,072	63,226	5.3%	$1,011
Manufacturing	450	5.9%	$1,097	41,451	3.4%	$1,052
Trade, Transportation,	1,995	26.0%	$834	236,200	19.6%	$766
Information	156	2.0%	$932	14,720	1.2%	$1,116
Financial Activities	231	3.0%	$643	55,275	4.6%	$1,097
Professional Services	562	7.3%	$992	156,927	13.0%	$1,069
Education & Health Serv.	1,590	20.7%	$820	190,121	15.8%	$943
Leisure and Hospitality	974	12.7%	$336	337,931	28.1%	$604
Other Services	214	2.8%	$427	29,950	2.5%	$651
Government	755	9.8%	$977	59,312	4.9%	$1,193
Unclassified	*	*	*	755	0.1%	$1,376

Source: Nevada Department of Business and Industry

Figure 6-1 shows a comparison in per capita income between Nevada, Churchill County, and Washoe County from 2003 to 2013. Per capita income for Churchill County jumped above Nevada and Washoe County in 2010. Both the average wage levels and per capita income suggest that economic development efforts should focus on employment which increases the income of workers and households.



Source: U.S. Department of Commerce, Bureau of Labor Statistics

Taxable Sales and Assessed Value

In 2013 Churchill County taxable sales increased to an all-time high of $387 million. The following year taxable sales fell to $252 million before rebounding to $283 million by the end of fiscal year 2014-15. In 2012 and 2013 taxable sales jumped due to one-time expenses associated with geothermal power plant construction (Table 6-4).

Property Taxes are the second largest revenue resource for the County. Despite a continued, though greatly reduced increase in assessed value as seen in Table 6-4, collection of property taxes by the County has been impacted by State imposed abatements on industrial/renewable energy construction and legislative caps on property taxes, 3% for residential housing and 8% for commercial and industrial properties in any one year.

Table 6-4

TAXABLE SALES as of fiscal year ended June 30, 2015			
Year	**Taxable Sales**	**Prior Year Change**	**Percentage Change**
2002	$ 220,679,253		
2003	$ 226,454,294	$5,775,041.00	2.6%
2004	$ 238,731,811	$12,277,517.00	5.4%
2005	$ 279,114,753	$40,382,942.00	16.9%
2006	$ 324,645,606	$45,530,853.00	16.3%
2007	$ 306,426,359	$(18,219,247.00)	-5.6%
2008	$ 294,410,639	$(12,015,720.00)	-3.9%
2009	$ 321,713,562	$27,302,923.00	9.3%
2010	$ 251,257,089	$(70,456,485.00)	-21.9%
2011	$ 249,111,479	$(2,145,610.00)	-0.85%
2012	$ 320,188,210	$71,076,453.00	28.5%
2013	$ 387,569,985	$67,381,775.00	21.0%
2014	$ 252,675,060	$(134,894,925.00)	-34.8%
2015	$ 283,496,646	$30,821,586.00	12.2%

Source: Churchill County Comptroller

Churchill Economic Development Authority

The Churchill Economic Development Authority (CEDA) is the lead agency in the County responsible for increasing economic and business activity. CEDA serves as the voice of Fallon and Churchill County businesses on public policy and regulatory issues affecting our business climate.

CEDA promotes private/public partnerships, bringing business experience and technology to the public forum. Its mission is to identify strategies that support the development of jobs and business opportunities that both retain and expand existing businesses and recruit new business to Churchill County.

CEDA's primary goals include:

- Economic Development: seeking new opportunities to attract industry as well as assist with the retention and expansion of existing businesses.

- Workforce Development: Working to facilitate programs that provide training and experience to support a highly trained, qualified, skilled workforce.
- Community Development: preserve and protect a community culture focused on supporting agriculture and military presence that is prepared to attract and welcome ancillary industry that builds on existing industry.
- Sustainable Growth: fostering business development and providing opportunities that incorporate the character of the community and our vision for the future, while sustaining open spaces.

GOAL ED 1: One of CEDA's goals is to develop a strategic business plan that identifies the level of public services, the optimum balance between residential and economic growth and the necessary revenues to support a community of 50,000.

GOAL ED *2*: Develop adequate infrastructure including water, sewer, electricity, rail, trails, and highways to accommodate the level of commercial growth needed to sustain our economy.

Since 2000, a number of economic vitality studies have been conducted all of which recommend the promotion of businesses and industry related to our primary economic pillars: agriculture, NAS Fallon/military presence and our vast geothermal and renewable energy resources, while also enhancing the services and tourism industry.

NEVADA BOARD of ECONOMIC DEVELOPMENT

In February 2012 Nevada Governor Brian Sandoval initiated a statewide economic development plan. The Governor's Office of Economic Development (GOED) was created and tasked with working with regional and local partners to implement the strategies and initiatives of the Plan. In 2012 Regional Development Authorities (RDA) were designated including Northern Nevada Development Authority (NNDA) with whom Churchill County had established membership in 2011 and the City of Fallon's US95 Corridor group which includes both Pershing and Mineral Counties.

AGRICULTURE

Churchill County maintains a relatively large agricultural sector centered on the Newlands Irrigation Project. Within the County there are approximately 50,000 acres of irrigated cropland. The principal agricultural commodities are alfalfa hay, cattle, dairy, and to a lesser extent other grass hay, corn, winter wheat, teff and specialty table crops. Wine and spirits are now being produced in the Lahontan Valley.

According to the Census of Agriculture there were *672* farms with total agricultural sales of $*89.9* million, an increase of nearly $20.3 million from *2007*. Net cash farm income also increased substantially in 2007. Realized net income paid to Churchill County farmers was $16.7 million. The cattle inventory has fluctuated between 40,000 to 50,000 head from 2001 to 2009. Modest increases in the sheep inventory have occurred over the same period.

Total tons of hay produced ranges from 150,000 to 160,000 tons annually depending upon hydrologic conditions and the availability of water for irrigation. Between 2001 and 2009 the total number of milking cows fluctuated between 11,000 and 12,000 producing on average 20,300 lbs per head.

In 2012, total value of output generated by Churchill County's agricultural sector was $145.8 million. Applying multipliers, the total economic activity generated by Churchill County agricultural sectors was $171.9 million.

In 2012, the Churchill County economy realized $96.5 million more in exports than imports. All agricultural sectors in Churchill County had $52.3 million more in exports than imports in 2007. The agricultural sectors in Churchill County are a positive economic sector in their contribution to the balance of trade in Churchill County. Dairy cattle and milk production, crop farming, and cattle ranching sectors were

some of the leading economic exports (Technical Report UCED 2009/10-01).

Because of Churchill County's location, transportation does have an impact on the cost to deliver products to markets outside northern Nevada, most notably California. Having local abilities to produce and process certain finished products can be very beneficial to farm and ranch operators. Additionally, agricultural processing facilities will assist in the County's efforts to achieve economic diversification in the agricultural sectors as well as other sectors in the local economy.

In April 2012 Dairy Farmers of America, Inc. began construction on a milk dehydration plant which dehydrates 2,000,000 lbs. of milk into 250,000 lbs. per day of dried dairy ingredients. 22 dairy farms in the Fallon area currently produce about 1,000,000 lbs. of milk per day, therefore expansion of dairies and cattle feed should continue into the near future.

GOAL ED 3: Continue to seek to identify key factors/incentives that will result in establishment of new or expanded agriculture based businesses that support/sustain existing agriculture.

The Churchill Economic Development Authority was awarded a technical assistance grant from the Environmental Protection Agency in partnership with United States Department of Agriculture to establish a co-op Food Hub facility that will give farmers a value added place to prepare their product in Fallon. The Food Hub will be located on Maine Street in an existing building with a commercial kitchen in the basement of the store, so the farmers and other local producers have the ability to package in a commercial kitchen which allows them to sell to a school district, a senior center, restaurants, stores, or other retail markets that may not be available to them at this time. This will be a regional project benefiting farmers and producers from Silver Springs, Dayton, Schurz, and the Fallon Paiute-Shoshone Tribe.

GOAL ED 4: Ensure that new businesses do not adversely affect existing agricultural enterprises.

Policy ED 4.1 Promote and support the Transfer of Development Rights (TDR) program/recordation of conservation easements thus ensuring an adequate amount of water and land is secured to sustain agricultural production.

Policy ED 4.2 Any new and expanded development must comply with Truckee-Carson Irrigation District (TCID) requirements to ensure continued efficient and effective water delivery throughout the Newlands Project.

ALTERNATIVE ENERGY RESOURCES

Churchill County has significant geothermal resources. Currently, Churchill County has eight (8) geothermal plants producing 230 mega-watts. There are several additional planned projects in Churchill County. There are also three (3) hydro electric power plants owned and operated by TCID producing 7 mega-watts.

Churchill County also has the potential for solar and biofuel energy development. To date three solar projects have been approved and at least two more expected in 2016. These facilities have the ability to operate in relatively remote areas of the County as well as areas which can be in close proximity to population. Site development impacts can create conflicts among the alternative energy facilities and adjacent property owners and land users. Understanding potential impacts along with monitoring and mitigation is essential to ensure that conflicts are eliminated or minimized. Because there is some uncertainty associated with the life span of alternative energy facilities, Churchill County along with State and Federal agencies need to ensure that facilities and sites have adequate reclamation standards.

State and Federal taxation currently provides little in the way of local revenue source while local expenditures to support these facilities can be significant. Major companies involved in the alternative energy industry reside outside Churchill County. Such companies should be encouraged to

have a greater presence in Churchill County.

The current circumstances associated with alternative energy require Churchill County to take a stronger role in the permitting and regulatory process of site and facility development and operations. As Churchill County becomes one of the largest producers of geothermal power in the U.S., efforts must also be made to ensure that the economic benefits in terms of jobs and tax revenues accrue to Churchill County.

GOAL ED 5: Encourage renewable energy opportunities that expand job creation and provide revenues that support public services provided by Churchill County.

Policy ED 5.1: Continue to work with the Congressional delegation to restore and continue geothermal rents and royalties.

Policy ED 5.2: Enforce Churchill County Payment in lieu of Taxes (PILT) policy.

NAVAL AIR STATION (NAS) FALLON

Naval Air Station Fallon provides a significant positive economic impact to Churchill County. From payroll and contract figures for the installation, to the influx of up to 20,000 personnel annually that come to the base for training, the increase in revenues and taxes are felt throughout the local community. Service personnel and contractors that are employed at NAS Fallon require technical skills. Churchill County's ability to develop the education and training necessary for the work force to provide or support these skills will afford an opportunity for enhancement of job opportunities. Continued partnerships with the Navy will allow for the protection and preservation of land and airspace necessary to support the base's military training mission.

GOAL ED *6*: Protect operations of NAS Fallon

Policy ED 6.1 Prohibit high density development within the buffer zones or near target/training areas and encourage recordation of Conservation Easements thus perpetuating land uses compatible with NAS Fallon operations.

Policy ED 6.2 Establish a working group of representatives of local businesses, agencies and groups to devise methods and programs to accommodate the needs of expanded military operations.

Policy ED 6.3 Initiate discussions with NAS Fallon and tenant commands to establish an annual forum to discuss current Department of Defense (DOD) proposals in order to communicate with defense contractors and suppliers for potential business opportunities in Churchill County.

TOURISM

Tourism plays a role in the economic development of the county. As tourists are drawn to our area, they tend to spend money at local businesses and improve the quality of life that draws people to Churchill County as a place they would like to live and bring their businesses.

GOAL ED 7: Promote agri-tourism

GOAL ED 8: Promote athletic tourism in the way of tournaments including softball, baseball, basketball, Lacrosse Jamboree, SYFL football events, soccer and trap shooting events

GOAL ED 9: Promote synergy and cross-promotion between sports tournament events and agri-tourism opportunities, as well as with local businesses and restaurants

GOAL ED 10: Focus on food tourism including wine/distillery and local specialty crops

GOAL ED 11: Develop and continue to improve the regional park facilities at the fairgrounds and pursue feasibility studies of an indoor arena, more lighting for the existing fields, and development of the space south of Miners Road

GOAL ED 12: Possibly under tourism efforts, develop or facilitate the development of meeting room venues that can be used by community groups and draw regional

meetings.

- **Stillwater National Wildlife Refuge**

The Stillwater National Wildlife Refuge reported a total of 21,163 total visitors for the year 2006. Hunters were counted at 4,010 which could be some of the same person counted twice on one day (coming in the AM, leaving and coming back during the PM).

In 2014 6,116 visitors were reported at the Stillwater National Wildlife Refuge of which 1,064 were hunters, 2583 were Wildlife Observations, 1,948 were Environmental Education, 200 were Interpretation, and 50 were Photography, leaving the rest as other as the reason for visit. This drop in visitors may be attributed to continued drought conditions in the Lahontan Valley and a reduction in wetland acres for wildlife.

- **Sand Mountain**

The sand dunes at Sand Mountain cover 4,795 acres of recreation area. The area attracts off-highway vehicle users attracting approximately 40,000-50,000 people annually. Many people visiting the area also take time to explore the historic 1860 Pony Express station and Sand Springs Desert Study Area. Most Sand Mountain users travel from areas outside Churchill County including California.

In recent years, the existence of an endangered species (Sand Mountain blue butterfly) and its food source, Kearney buckwheat, have threatened to reduce or eliminate OHV use at Sand Mountain. Conservation efforts are now underway and an adaptive management plan is in place to restore important habitat, establish approved routes, and place information kiosks at key locations.

- **Lahontan Reservoir**

Lahontan Reservoir and State Park is the second most used facility in the Nevada system. In 2005 there were 365,333 visitors and through August, 2006 the count was at 318,801. In 2007 the visitor count dropped to 308,000 primarily due to lower water levels in the reservoir and possibly the higher cost of fuel. Visitors utilize the reservoir for water sports, fishing, camping and day use. Competitive water sports functions are also held at the reservoir. Visitation will vary with water levels in the reservoir. The reservoir is an important recreational resource for Churchill County residents.

- **Grimes Point/Hidden Cave**

Grimes Point is a petroglyph trail site located approximately ten to twelve miles from downtown Fallon just off of Highway 50. The Grimes Point Petroglyph Trail was constructed by the Youth Conservation Corps for the enjoyment of visitors and the protection of the cultural resources. Markers are placed at points of interest. Many of the petroglyphs are not marked, but can be viewed from the path. In 1978 this area was designated as a National Recreation Trail and is one of the largest petroglyph sites in the United States.

Hidden Cave is located approximately one mile up the road (east) from Grimes Point. In the mid-1920's, the cave was discovered by four school boys. The cave has since been excavated three times: once in 1940, again in 1951, and finally in 1979-1980. A high proportion of the artifacts found in Hidden cave were unbroken and arranged in concentrations. That led to the conclusion that 3,500 to 3,800 years ago people used Hidden Cave more for a cache site than for their own shelter.

Tours of Hidden Cave are the second and fourth Saturdays of each month with the exception of Thanksgiving, Christmas, or any three day weekend where the Friday or Monday is a federally recognized holiday. The Bureau of Land Management and Churchill County Museum provide tours to around 1,500 people annually.

- **Other Local Tourism and Visitor Sites**

The Churchill County Fairgrounds attracts a number of

visitors for livestock events, agricultural festivals and other community activities. Some of these events include, but are not limited to, rodeos, livestock shows, fairs/festivals, farmer's markets, cultural events, carnivals, motorsports events, recreation programs/events (cycling, running, camps, tournaments, fitness, dog obedience, summer day camp, and after school programming), aquatic facilities (water aerobics, swimming lessons, swim teams, swim meets, swimming events), challenge course (rock climbing wall), disk golf course (a 9 hole course that is open to the public), athletic fields and tennis courts. Additionally, the fairgrounds provide overnight camping and space rentals for recreational vehicles. Stall rentals are also available for animals.

There are many private tourism venues in Churchill County. These facilities support tourism and visitor activity in the county and attract significant non-local visitation creating economic activity in Churchill County. As an example, annually more than 45,000 visitors attend events at the raceways, and there are many people who come to visit local specialty farms and businesses. 2013 estimates show that Fallon Major Special Events have approximately 88,000 attendees. (Churchill County Baseline Report-Update 2015)

The recreation component contains information about the existing profile of Churchill County's Parks and Recreation facilities, projected needs for the coming years, and guidelines and recommendations to achieve the goals.

There is a great diversity of recreational opportunities available in Churchill County for both residents and visitors. These include sight-seeing, swimming, boating, birding, bicycling, picnicking, camping, hunting, fishing, hiking, rock hounding, and organized sports.

Churchill County's vast number of natural areas, historical and archaeological sites and developed recreational facilities are valued and used by the residents and provide significant potential for increasing the tourism economy.

A Community Needs Survey was completed in 2004. Fifty-two percent of the respondents indicated that parks and recreation were very important, while 38 percent ranked parks and recreation as important. According to the survey results, the following is a list of the community's top desires for recreational facilities:

Athletic Fields and Courts	Outdoor Basketball Courts
Bicycle Paths	Picnic and BBQ Areas
Children's Playground/tot lots	Public Golf Course
Hiking/jogging Trails	Off-Highway Vehicle Trails
Hunting and Fishing	Sand Mountain
Multi-use Events Center	Shooting Range
Open Space/Natural Areas	Stage and Drama Facilities

These survey results coincide with the results of the previous community surveys conducted in the years 1991, 1995, and 1999.

Survey respondents were supportive of impact fees to cover the cost of new parks and improvements. Seventy-four percent were strongly in favor or in favor of impact fees. The majority of respondents (56 percent) were in favor of a bond or tax override to support development of parks. A majority of respondents were willing to pay additional taxes in the amount of $20 to $75 per year to support facility improvements. Survey respondents were about evenly split on the question of the redistribution of county general funds to support parks.

In 2005, the County Commission passed a resolution imposing a residential construction tax on new residential dwellings. The funds are to be used for acquiring, improving and expanding parks and recreation facilities.

GOLF COURSE

Churchill County currently owns the Fallon Golf Course. This nine-hole golf course located along the Carson River is the only golf course in the community. The County acquired the course in 2013 and it is currently operated under a five-year lease by Duncan Management. The benefits of this golf course include the recreation opportunity, but also the benefit of over 120 acres of open space, much of which is irrigated. That acreage includes approximately 34 acres on the south side of the river, which could be developed into an additional nine holes.

PARKS

The City of Fallon and Churchill County have a variety of park facilities administered by the two government entities.

The City of Fallon oversees Laura Mills Neighborhood Park, Oats Community Park, Venturacci Park, Millennium Park, Pioneer Park, the men's softball field and three small neighborhood mini parks. The parks have a variety of amenities such as picnic tables, barbecue grills, an outdoor stage, playgrounds, an outdoor swimming pool, a rose garden and gazebo, a skate park and restrooms.

Through a joint effort between the City of Fallon and Churchill County an indoor multi-use facility at Venturacci Park was constructed. A $350,000 Community Development Block Grant was received to erect a pre-engineered steel building with bleachers and restrooms. The facility is used for basketball, volleyball and other indoor sports.

Churchill County administers the 114-acre Regional Park, the Churchill County/University Research Park, Churchill County Fairgrounds and multi-purpose building, the Lions Park softball fields (North Maine Street) and the 1001-acre Soda Lake Conservation Area.

The Regional Park facilities include an Olympic-sized indoor swimming pool, lighted softball field, hard ball field, a four and one-half acre multi-use field for soccer, football and baseball, group picnic area, concession stand, sand volleyball court, horseshoe pits, playground, Pioneer Gardens, four tennis courts, a nine-hole disc golf course, a five-station high challenge course and a twelve station low challenge course and climbing wall.

The Churchill County/University Research Park, located on Schurz Highway, includes eight acres of open play area, Liberty Pond community fishing facility with accessible pier, restrooms, concession, disabled accessible playground, and a dog park.

The Multi-Purpose Building, available for events or classes, sits beside a festival area with a covered performance pavilion with stage, and five acres of grassy area with electricity and water.

The Cottonwood building for Summer Day Camp, SUMFun and after school programming, CARE, from ages 6 – 12 years old has a capacity of 55 campers and 25 students.

Churchill County Fairgrounds is a regionally important events center providing important economic benefits to the community. With two arenas and covered seating for 3000, 200 animal stalls, 10 acres of camping with 88 RV hook up sites this complex continues to draw more and larger events. In 2003, 84,000 people attended events such as rodeos and motor sport special events at the Fairgrounds, over 45% from out of town. Recent improvements included grant funded paving and grandstand improvements to enhance accessibility along with updated lighting and sound system, and an expanded secondary arena (Green Arena) with roping capabilities. The facility also has three solar field parking or covered structures, two are 15 KWH and one is 100 KWH.

The Soda Lake Conservation Area was recently acquired by the County and improvements are planned for the site such as a trail system, parking for horse trailers and limited site amenities. Churchill County is also acquiring properties along the Carson River to provide access for canoeists and floaters. One parcel on Sheckler Cut Off has been purchased and there is a proposed park downstream in the Onda Verde planned unit development. The Sheckler Cut Off parcel is currently being used by the Fallon Bowmen as an outdoor shooting range. In 2006, the County acquired a parcel in the proposed River Park planned unit development, downstream of the other river parks. The 3.26-acre park will be accessed from Rice Road and will include a walking trail along the river, wildlife viewing, and watershed education.

Since 2005, several planned unit developments (PUD) were proposed in Churchill County. As a requirement of the development, park space or open space was set aside within the PUD. In light of the change in the economic climate and the slowdown in the building and development industry, the PUD's and the design and construction of these parks

have been postponed. Therefore, they are not specified in this Master Plan as the future of the developments is unclear. However, the provision of parks and/or open space will remain a requirement of County Code.

Facility Standards-Parks

Following is a list of different classes of park facilities based on size, service area and use. Developers shall work with the Planning Department and Parks and Recreation Commission to determine which park is appropriate for the development based on location, number of people served, and desired recreation opportunities. Refer to National Recreation and Parks Association standards and specifications for specific information regarding parks.

Mini-Parks

Mini-parks, pocket parks, tot lots and children's playgrounds are all small, single purpose areas designed for active use for children and passive use for adults.

Design Standards:

- A children's playground
- Small, open grass play area
- Site amenities (picnic tables, benches, bike racks, drinking fountains, trash receptacles, etc)
- Security lighting and clear unobstructed visibility where possible

Neighborhood Parks

Neighborhood parks are generally 5 to 10 acres in size. Approximately 2.5 acres of park is required for each 1,000 people. They serve an area with a .5-mile to 1-mile radius based on other available recreational resources. Typical facilities include picnic areas, playground, open grass area, trails, sports courts and fields. Portable or permanent restrooms may also be included. Parking is generally provided on the street. Neighborhood parks are ideal for location next to elementary schools.

Design Standards:

- Unobstructed open play areas and practice fields
- Children's playground
- Picnic areas with shade shelters and shade trees
- Pathways and access trails
- Site amenities
- Security lighting and clear unobstructed visibility
- On street parking
- Optional—basketball and tennis courts, handball walls

Community Parks

A community park is planned to primarily provide active and structured recreation opportunities. They are designed for organized activities although passive activities are encouraged. They typically serve an area up to 3 miles in radius and range in size from 10 to 30 acres. Community parks are intended to support a variety of needs ranging from those that are neighborhood in orientation to those that are more "community" in scale such as undeveloped open space, large group picnic areas and formal/informal activity areas.

At least two thirds of the park should be made available for active structured recreation activities. Community parks should be located in an area that provides adequate vehicle access.

Design Standards:

- Designated sports facilities (lighted fields)
- Tennis and volleyball courts
- Parking facilities

- Site amenities including permanent restroom facilities
- Location of non-traditional recreational facilities such as community gardens, skate parks, challenge areas and natural areas
- Complementary recreational, educational, cultural and public facilities
- Trail system
- Picnic area with shade shelters and shade trees
- Adequate buffering to existing residential areas

Regional Park

A regional park contains unique natural features and ranges in size from 100 to 200 acres. It offers recreational opportunities that are not generally available in neighborhood or community parks. Although a regional park can include structured recreational facilities such as an athletic complex or swimming pool, in Churchill County the emphasis will be on natural features and open natural areas.

Design Standards:

- Open multi-use natural open space areas
- Multi-use trails
- Limited site amenities
- Structured recreational facilities (reserved)
- Shooting or archery ranges
- Community fishing resource and support facilities
- Complementary recreational, cultural, educational and public facilities (reserved)
- Picnic and group areas
- Equestrian facilities

TABLE 7-1 PARK FEATURES

Features	Venturacci	Laura Mills Neighborhood Park	Oats Community Park	Churchill County Regional Park	Pioneer Park	Neighborhood Park(s)	Lions Fields	Research Park
Picnic Tables		10	14	12	6	3	2	3
Group Picnic Area			1	1	1			
Gazebo or Pergola	1	1					1	
Play Grounds	1	2	1	1	1	3	1	1
Exercise Course		1						
Restrooms	1	1	2	6			2	1
Open Space/Walkway	1	1						1
Swimming Pool/Outdoor			1					
Swimming Pool/ Olympic size				1				
Tennis Court			2					
Lighted Tennis Court				4				
Fairgrounds				1				
Arena				3				
Pens				40				
Stalls				200				
Concession	1	1	1	2				
Multi-Purpose Room				1				
Staging				1				
Baseball Field				5				
Softball Field							5	~~1~~
Multi-Use Field				1				1
Horseshoe Pits				12				
Skate park	1							
Basketball court			1	1				
Dog Park								1
Gym	1		1					
Nine hole Disk Golf				1				

GOAL R 1: Continue implementation/construction of improvements to regional park facilities and fairgrounds.

Policy R 1.1 Prepare a master plan for the Fairgrounds and Regional Park to include:

- Needed expansions of the facilities to accommodate increased use and demand for more recreational facilities;
- Safe pedestrian and traffic routes to access different recreational facilities;
- Parking and restroom facilities.
- Covered Arena

Policy R 1.2 Provide lighting to increase use of existing fields.

Policy R 1.3 Develop newly acquired property on Miners Road, moving the soccer fields to the site.

Policy R 1.4 Move festival area to the south side of the indoor pool where the soccer fields currently exist.

Policy R 1.5 Maintain adequate buffers between existing land uses and regional park facilities.

Policy R 1.6 Discourage non-compatible residential development adjacent to the fairgrounds complex.

GOAL R 2: Finalize a plan outlining improvements to River Park System.

Policy R 2.1 Begin implementing improvements as funding becomes available.

GOAL R 3: Continue discussions for future use of the Indian Lakes recreation area and identify potential funding options.

GOAL R 4: Require the dedication or reservation of park sites and trail easements in new developments.

Policy R 4.1 When a tentative map for a residential development is proposed the developer will consult with the Churchill County Parks and Recreation Department and the Parks and Recreation Commission prior to the submittal of the proposal.

Policy R 4.2 Recommendations will be provided to the Planning Commission regarding parks and open space in new residential development when a final map is submitted.

Policy R 4.3 New parks and recreation facilities will be developed consistent with the demands of new growth and development.

GOAL R 5: Examine revenue options for the development of new park and recreation facilities and the maintenance of existing facilities.

Policy R 5.1 Based on growth and development, the Parks and Recreation Commission shall provide recommendations to the County Commission regarding establishment of additional districts and service areas.

GOAL R 6: Develop additional infrastructure:

- **Lights, scoreboards, continued utility upgrades through technology advances (Wifi, hookups or charging stations), utilities, and playgrounds.**
- **Aquatic – splash pads, large attraction for indoor pool.**

TRAILS ACROSS CHURCHILL COUNTY (TRACC)

In 1998 a planning group was formed to develop a Master Plan for trail development. In August of 1998, a route plan was recommended by the Parks and Recreation Commission and passed by the Churchill County Commission to become part of the County's Master Plan (See TRACC Map 7-1).

Since adoption of the TRACC plan in 1998 a number of bicycle routes have been designated with signs and widened shoulders, including Highway 50 west, Allen Road-St. Clair- Bass Road-Solias Road –Lone Tree Road. A paved bicycle lane north of the Churchill County Regional Park between Allen Road and the Schurz Highway was added to the plan and installed in 2008. In 2015 the *Churchill County*

Bike Plan, which is part of the overall state of Nevada Plan, was updated and approved. The Churchill County Bike Plan can be found at the Churchill County website under the Master Plan as Appendix C, www.churchillcounty.org.

GOAL R 7: Implement trail system development in accordance with the TRACC master plan.

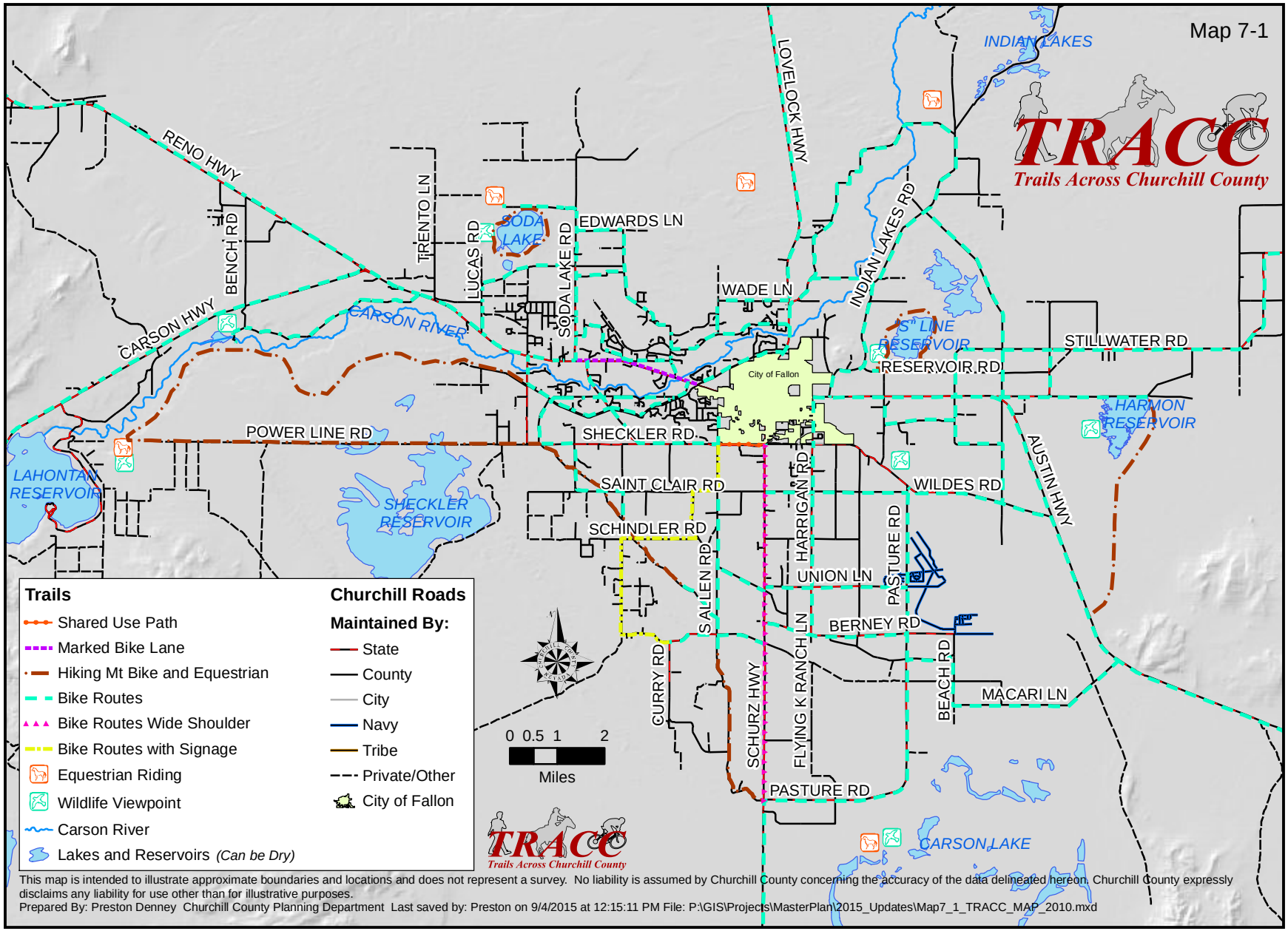
Policy R 7.1 Following American Association of State Highway Transportation Officials (AASHTO) guidelines for bicycle and pedestrian facilities, establish and expand a trail system that links parks, schools, open areas, and shopping areas to neighborhoods and encourage and support recreation and alternate forms of transportation. Include in the trail system walking paths, bike routes, mountain bike trails, and separated paved bike paths to accommodate all potential users.

Policy R 7.2 Establish equestrian trailheads and, where practical, equestrian trails that provide access to open space, water sources and historic trails.

Policy R 7.3 Work with Truckee-Carson Irrigation District (TCID) to identify ditches and canals that may be appropriate for trail use.

Policy R 7.4 Work with landowners and developers to obtain appropriate trail easements, especially along the Carson River.

The Transportation element of the Master Plan has additional goals and policies addressing pedestrian and bicycle facilities.


Map 7-1
TRACC
Trails Across Churchill County
RENO HWY
BENCH RD
CARSON HWY
TRENTO LN
LUCAS RD
SODA LAKE
SODA LAKE RD
EDWARDS LN
CARSON RIVER
WADE LN
LOVELOCK HWY
INDIAN LAKES
INDIAN LAKES RD
"S" LINE RESERVOIR
STILLWATER RD
RESERVOIR RD
City of Fallon
HARMON RESERVOIR
AUSTIN HWY
POWER LINE RD
SHECKLER RD
LAHONTAN RESERVOIR
SHECKLER RESERVOIR
SAINT CLAIR RD
WILDES RD
SCHINDLER RD
HARRIGAN RD
PASTURE RD
UNION LN
S ALLEN RD
BERNEY RD
CURRY RD
SCHURZ HWY
FLYING K RANCH LN
BEACH RD
MACARI LN
PASTURE RD
CARSON LAKE
Trails
Shared Use Path
Marked Bike Lane
Hiking Mt Bike and Equestrian
Bike Routes
Bike Routes Wide Shoulder
Bike Routes with Signage
Equestrian Riding
Wildlife Viewpoint
Carson River
Lakes and Reservoirs (Can be Dry)
Churchill Roads
Maintained By:
State
County
City
Navy
Tribe
Private/Other
City of Fallon
0 0.5 1 2
Miles
This map is intended to illustrate approximate boundaries and locations and does not represent a survey. No liability is assumed by Churchill County concerning the accuracy of the data delineated hereon. Churchill County expressly disclaims any liability for use other than for illustrative purposes.
Prepared By: Preston Denney Churchill County Planning Department Last saved by: Preston on 9/4/2015 at 12:15:11 PM File: P:\GIS\Projects\MasterPlan\2015_Updates\Map7_1_TRACC_MAP_2010.mxd

NATURAL AREAS

Several natural areas and historical and archaeological sites are located within Churchill County, which could enable the County to become an important vacation area.

Lahontan State Recreation Area: Lahontan State Recreation Area is located on the Carson River, 18 miles southwest of Fallon. The reservoir is almost 17 miles long with 69 miles of shoreline and has 10,000 acres of water surface when full. This recreation area is open all year with maximum use during the late spring and through summer. Lahontan became a Nevada State Recreation area on July 1, 1971.

Facilities at Lahontan State Recreation Area include picnic areas, boat launching areas, and shower facilities. Fishing and hunting activities are permitted. Anticipated improvements and additions consist of a marina, concession, and developed campgrounds. User days have exceeded 500,000 in past years.

Sand Mountain, 4,705 acres, is a historical site under the jurisdiction of the Department of Interior Bureau of Land Management. It is located in central Churchill County about 23 miles east of Fallon. The mountain itself is about 3.5 miles long, one mile wide, and rises 600 feet above the valley floor. Composed predominantly of well rounded, well sorted quartz sand, the mountain is known to be a sound producing dune that "booms"- emitting a low frequency sound when steep unstable slopes are disturbed. This has given rise to the local name for the dune of "Singing Sand Mountain". The peak elevation of the mountain is 4,610 feet. The area also contains the Sand Springs Pony Express Station ruins.

Sand Mountain receives more than 40,000 recreational visits per year making it one of the most popular recreational attractions. In the past, most of this area's use was passive in nature such as sightseeing, hiking, and nature study. However, with the advent of the motorcycle, four-wheel drive vehicles, three wheelers and dune buggies, the types and number of visitors to Sand Mountain increased dramatically. Today, motorized recreation accounts for over 90% of the total visits to the area. About 53% of the visitors to Sand Mountain originate in California or other states. Most overnight visitors are in fully self-contained motor homes, travel trailers or campers. The average length of stay for campers is about 32 hours. Day use (mostly from Fallon and Reno) ranges 1 hour to 8 hours.

Grimes Point and Hidden Cave encompasses about~~,~~ 720 acres, and is an archaeological area located ten miles east of Fallon along Highway 50. The elevation ranges from 3,900 to 4,400 feet. The surrounding Carson Desert is a dry to marshy inter-mountain basin which represents the terminus of the Carson River as it flows eastward from the Sierra. While today the hills overlook an arid, sparsely vegetated landscape, the setting was dramatically different several thousand years ago. During the Ice Age the Carson Desert was intermittently filled with water. This setting attracted prehistoric people. With the numerous caves and rock shelters, Grimes Point provided storage and shelter for the prehistoric hunters.

Today the area is readily accessible to the public and contains several hundred petroglyph bearing boulders, pictographs, and caves associated with prehistoric people. The Bureau of Land Management has provided covered picnic tables; restroom parking area, and interpretive center and trails to preserve this cultural heritage and reduce vandalism. The Bureau of Land Management and Churchill County Museum provide tours to around 1,500 people each year. (Check with the Churchill County Museum for times and dates of tours.)

Cold Springs Pony Express Station, 3,840 acres, is a historical site, located 59 miles east of Fallon along Highway 50. Cold Springs has been known for some time as perhaps the best-preserved Pony Express Station in Nevada, along the trail

ridden by the Pony Express from April 1860 through October 1861. During its 18 months of operation, the Pony Express carried mail between St. Joseph, Missouri, and Sacramento, California.

There are few historical remains of the actual Pony Express Trail because the solitary riders left little trace of their passage. Also the trail often changed from week to week because of weather, stream run-off conditions**,** or danger of Indian attacks.

Each June, there is a "re-ride," a re-enactment of the Pony Express ride, coordinated by the Nevada Division of the National Pony Express.

The Clan Alpine Mountains, 196,128 acres, and **Desatoya Mountains**, 51,262 acres, are proposed as wilderness areas. An environmental impact statement is being prepared by the Bureau of Land Management to analyze the consequences of designating or not designating these areas as wilderness areas. These mountain ranges are important destinations for campers, hikers and hunters.

Under the proposed alternative, motorized recreational use will not be allowed within designated wilderness areas. These proposals are preliminary and subject to change by the BLM Director, Secretary of the Interior, or the President before they are presented to Congress for legislative action.

Stillwater Wildlife Management Area is approximately 20 miles northeast of Fallon and encompasses the largest marsh in Nevada and serves thousands of geese**,** ducks and other water birds flying along the east side of the Sierra Nevada. In 1948, action was taken to prevent complete loss of the marshes. The Department of the Interior and the Nevada Fish and Game Commission entered into an agreement with the Truckee-Carson Irrigation District to develop and manage 224,000 acres of Newlands Irrigation Project lands. These were designated as the Stillwater Wildlife Management area. In 1990, the boundaries of Stillwater NWR were expanded to 79,570 acres, incorporating a portion of the Stillwater WMA. The added portion remained open to public use, while the original 24,200 acres remained as sanctuary. In 2002, the U.S. Fish and Wildlife Service submitted a proposal to Congress to modify the boundaries of Stillwater NWR. This proposal would consolidate portions of the Stillwater WMA and Fallon NWR, as well as riverine riparian habitat along the Carson River and sand dune habitat, into one refuge. Under this proposal, the Stillwater NWR would encompass approximately 137,500 acres. About 24,200 acres of the Management Area were reserved as the Stillwater National Wildlife Refuge, for administration as a non-hunted sanctuary. Without this marsh, most of the Flyway through western Nevada would be lost.

CULTURAL ACTIVITIES AND PROGRAMS

The Churchill County Museum, located at 1050 Maine Street in Fallon, brings the past to life. The quality and variety of the exhibits is largely due to the generous contributions of the county residents. Visitors can experience in vivid detail the events of historical significance as well as the everyday patterns of life of the peoples of Churchill County. The Museum also organizes tours to historical sites such as Grimes Point.

Western Nevada College is located at 160 Campus Way, Fallon. The college offers a broad curriculum including art, music, theatre and recreation and physical education classes.

Churchill County Senior Center, located at 310 East Court Street in Fallon, in Fallon, offers various activities, arts and crafts in a social setting.

The historic **Oats Park Art Center** is located at 151 E. Park Street in Fallon, and includes a performing arts theater, galleries, exhibits, classrooms, and a store and has become an invaluable community resource. It is a performing and visual

arts venue that hosts exhibitions by regional artists and presents concerts featuring an eclectic range of musical arts. The facility is managed by the Churchill Arts Council, a nonprofit local arts agency.

The **Churchill County High School** (now referred to as the "Old High School"), located at 690 South Maine Street, was built in 1917 and opened in 1918. At the time, it was the third largest high school in Nevada. It was an advanced building for its time, with many features we take for granted today, including forced air heating and an emphasis on natural lighting in the classrooms. In 2012, the Old High School was renovated to provide office space for school district administrative and support staff. The Old High School's two wings and twelve-classroom addition on the west side of the building now form the 6th grade wing for the Churchill County Middle School, co-located on the property with the Old High School.

The stage and balcony (referred to as the "Pit") remain in the same configuration as when the building was built and are used as a meeting area and performing arts auditorium. The Pit is used for school board meetings and district training events; student-centered school events such as the Academic Olympics, Spelling Bees, Multicultural Night, and band and choir concerts; and as a community meeting area. Since the renovation, Churchill County High School has elected to hold their annual Prom in the Pit, carrying on the tradition of their parents and grandparents. The Pit can also be rented privately for weddings or other social events.

NAVAL AIR STATION FALLON

Naval Air Station Fallon provides parks and recreational services through their Morale, Welfare, & Recreation Department and serves exclusively Navy personnel and their families. Their facilities include fields, swimming pools, fitness centers and many other forms of recreation. These facilities generally are not open to the public and are for use only by military personnel, retired military, civilian employees and their dependents.

The purpose of the Transportation Element is to provide guidance for the development of transportation improvements in Churchill County through 2020. The recommendations and proposed activities in this transportation element are driven largely by the *Fallon Urban Area 2020 Transportation Plan that was* adopted by the Planning Commission in 2000.

The Churchill County Road Department is responsible for the maintenance of roads that have been approved and adopted into the County Road maintenance program. A 5-year maintenance plan is adopted by the Highway Commission each year and implemented as funding is made available through gas tax revenues and road impact fees.

The best planning and the best plans involve an ongoing, dynamic process that allows choice, accommodates change, and responds to growth and the development of the community. The transportation plan is not a commitment or promise to implement any of the recommendations. This plan identifies recommended transportation improvements and provides justification for the expenditure of funds from various sources. Future implementation of any plan recommendations will be based on periodic review and decision-making, and on the availability of federal, state and local funding specifically approved and committed in a timely manner by the appropriate public officials. Ideally, this plan will be updated periodically to ensure that it is responsive to the transportation needs of Churchill County.

The purpose of the *Fallon Urban Area 2020 Transportation Plan* project was:

1) to analyze the Fallon area transportation system, including the roadway network, transit and para transit services, pedestrian/bikeway facilities, airport facilities and the freight movement system including trucking and rail;
2) to identify future travel demand and transportation needs for the year 2000, 2010, and 2020;
3) to evaluate alternative transportation improvements;
4) to recommend short-range and long-range transportation system improvements;
5) to identify funding sources and opportunities; and
6) to develop a fiscally-constrained, multi-modal 2020 Transportation Plan for the Fallon Urban Area.

The intent is to develop the most appropriate long-range (year 2020) transportation plan, given expected growth and development patterns, as well as desired travel patterns.

This Transportation Plan is not intended to address all of the small-scale transportation issues such as pothole problems, snowplowing, sign placement, speed limits, bus schedules, etc. This plan also does not dictate project priorities for implementation, but rather, provides input to the annual process of developing the Capital Improvement Plan (CIP).

The Transportation Plan contains key principal elements: 1) public transportation element, 2) pedestrian and bicycle element, 3) airport, rail and freight movement, and 4) street and highway element.

PUBLIC TRANSPORTATION

Commuter Rail Service

There currently is no rail service for commuters between Fallon and Reno. It was suggested in the Community Assessment performed in February, 2010, that a commuter rail system should be considered. Commuter Rail systems are currently not economically viable in most areas of Nevada, and until the population increases to the point that one could be considered it will be a desire more than a reality.

GOAL T 1: Continue to explore and evaluate alternative modes of transportation.

Policy T 1.1 Continue to explore the possibility of

commuter rail service to Reno with a commuter parking area at Trento Lane.

Existing Public Transportation Services

The Churchill Area Regional Transportation Program (CART) is a 501(c)3 non-profit transportation provider that uses vehicles purchased by the Nevada Department of Transportation (NDOT) with funding supplied by Federal Grants from the Federal Transit Administration. CART has been operating in Churchill County since January 2000. CART has expanded their public services to accommodate growing needs of the clients, i.e. Lift Assist transportation for persons using mobility aids, giving priority to Seniors, Low Income, minorities and persons with disabilities. CART also provides daily transportation services for Humboldt Shredders, a workshop for persons with disabilities. This service provides a ride from home to the work site and a return ride home.

CART has been working with the Fallon Paiute-Shoshone Tribe Transit program, providing training and technical assistance as needed for their drivers. CART has been working with other agencies toward a United We Ride Program and as funding becomes available for a Tri-County system, this coordination is becoming an urgent message from the Federal Transit Administration for agencies to combine resources to link counties together so services and routes are not being duplicated to make the funds more cost effective in the future.

The Churchill County School District provides transportation for Pre-K, elementary, middle school and high school students with 40 buses and 2 wheelchair buses. The Transportation department also provides students transportation to the various after school programs throughout the county. The Churchill County Department of Parks and Recreation, the Veterans Administration, the Paiute-Shoshone Tribe, and Naval Air Station Fallon *also* provide services as depicted in Table 8-1.

There is one private, for-profit taxi company–Capitol Cab Company–providing service for the general public. Some casinos also provide shuttle service between NAS Fallon and their facilities.

Table 8-1 Fallon Urban Area Existing Para transit Services

Agency	Clientele	Days/Hours of Service	Average Pass. Trips per Month	Vehicles
CART	Elderly, Disabled, General Public	Mon.-Fri	2,500-3,000(incl. Trips to/from Reno). Approx. 3,000 riders per month	12-14 pass. Buses with 2 wheel chair stations, ADA compliant for accessibility
Churchill County Dept. of Parks & Recreation	General Public; students	As needed	20 (special events only)	40-pass.bus
Veterans Admin. Hospital	Vet. Patients	3-days per week	200 (trips to/from Reno)	10-pass. Van
Paiute-Shoshone Tribe	Colony and reservation residents	As needed	500 (incl. Out-of-area trips)	5 vans, incl. One accessible
Fallon Naval Air Station	FNAS personnel	As needed	200	Bus, van & cars

PEDESTRIAN AND BICYCLE

Pedestrian and bicycle facilities represent additional non-motorized modes of travel that offer alternatives to the single occupant automobile. This element of the 2020 Transportation Plan focuses on these two modes and the recommended improvements.

Pedestrian Element

Improvement to pedestrian facilities should be targeted toward the safety and convenience of the user. Amenities for pedestrians such as lights, benches, and adequate crosswalks with associated warning signs can further encourage walking as a viable form of transportation.

Many parts of the City and County are limited in the availability of pedestrian facilities. A dedicated trail system is planned as illustrated in the TRACC (Trails Across Churchill County) plan (see Map 7-1 of the previous section). It identifies key locations in the downtown central business district and commercial areas along Williams Avenue. It also identifies a need to educate drivers about the fact that pedestrians have the right-of-way at crosswalks. *The State of Nevada Bike Plan* was updated in 2015 which includes additional changes and improvements to the TRACC plan.

GOAL T 2: Ensure safe and convenient movement by pedestrians and wheelchairs within the County to access schools, recreation facilities, and public facilities.

Policy T 2.1 Continue to review sidewalk standards regarding width and timing of installation.

Policy T 2.2 Review and improve coordination of multi-use trail crossings of roadways identified on the TRACC system.

Policy T 2.3 Conduct a comprehensive assessment of the current pedestrian network that evaluates existing facilities and identifies recommended improvements. Particular attention should be given to the areas around schools, parks and the high traffic areas.

Policy T 2.4 Incorporate appropriate pedestrian crossing signs, striping, and signal buttons to facilitate safe crossing.

Policy T 2.5 Implement a process by which additional improvements can be constructed with available funds.

Policy T 2.6 Develop design policies for pedestrian circulation and access in developing areas of the County consistent with established Federal and State design standards and regulations, including American Disabilities Act (ADA) requirements.

Bicycle Element

The Bicycle Element of the Transportation Plan is based on the TRACC which was updated in the 2015 State of Nevada Bike Plan that identifies a multipurpose trail system within the County. Within the city limits, a potential network of bicycle routes was identified following a simple compatibility analysis. Development of the TRACC plan included public participation. Further public opinion was solicited during the public workshop held during the overall planning process.

The major areas of public concern related to bicycling in Churchill County are:

- Lack of continuous routes to major destinations.
- Major physical barriers (canals, US 50, US 95 and railroads).
- Conflicts with motor vehicles.
- Need for additional trails and the completion of crucial trail links.
- Need to promote bicycling as *a* beneficial, legitimate form of alternative transportation.

GOAL T 3: Develop a safe and functional bicycle system that includes safety education for bicyclists and motorists, promotes bicycling as an alternative mode of transportation and recreation, and enforces regulations

affecting cyclists.

Policy T 3.1 Churchill County should *continue to* discuss *any* potential rail abandonment projects with railroad companies and existing rail line users to identify opportunities for trail projects as well as to investigate opportunities to permit trail easements on railroad property.

Policy T 3.2 Continue to implement the TRACC program throughout the County.

Policy T 3.3 Create and install a signage and marking program to identify the bicycle system as well as alert motorists to the presence of bicyclists and the necessity of sharing the road.

Policy T 3.4 Ensure all bicycle systems are consistent with the TRACC corridors and connections.

Policy T 3.5 Promote safe on-street routes along all streets and highways by removing portions of on-street parking or widening sections of the roadway to safely accommodate bicycles.

Policy T 3.6 Ensure maintenance of all streets and highways for safe bicycle riding.

Policy T 3.7 Continue to consider adding bike lanes or widened shoulders to County-maintained roads when road improvements are done.

Policy T 3.8 Continue to work with NDOT to build awareness of TRACC and ensure bike routes, lanes and facilities are incorporated into NDOT's highway maintenance and construction program.

Policy T 3.9 Ensure that public facilities are equipped with secure bike racks.

Policy T 3.10 Consult with Churchill County Cyclists to determine priorities regarding bicycle issues.

AIRPORT, RAIL AND FREIGHT MOVEMENT

Airport Facilities/Roadway Access

Most area aviation activity occurs at Naval Air Station (NAS) Fallon approximately five miles southeast of the City of Fallon. This facility is exclusively for military use and allows limited private or civilian air activity. Access to NAS Fallon is provided from Pasture Road on the west edge of the facility, accessed via Union Lane, Berney Road, and Wildes Road. A few minor access locations exist, however, these have secured gates and are not available to the general public. Wildes Road traverses the northern portion of NAS Fallon as a connection to State Highway 50 (Austin Highway) on the eastern edge of NAS Fallon. On the south, Macari Lane and Depp Road provide a southern route around NAS Fallon and connect Highway 50 on the east to Highway 95 on the west.

The City of Fallon maintains a general aviation facility approximately 2 miles northeast of the City covering approximately 440 acres. This facility has no scheduled air service and currently can support most general aviation aircraft up to small business jets. There are approximately 11,000 annual flight operations for the airport. The primary runway, 3/21 is 5,703 feet in length with an asphalt surface. The secondary runway, 31/12 is 3,650 feet in length and constructed of graded dirt. There are no passenger facilities and only general use buildings for the businesses that operate in the vicinity of the airport.

Access to the Municipal Airport is accommodated by Rio Vista Drive from State Highway 50 (Williams Avenue) on the south. Secondary access is provided from State Highway 95 via Airport Road. This access route travels through residential neighborhoods on the west. Additional traffic from future expanded airport operations will need to be investigated to determine any adverse impacts to this access route.

Future travel demand for passenger or freight air service is not currently projected for this facility. The Carson River on the northwest and the 225-foot hill on the southeast limit any potential expansion of the airport. The existing land area of the airport property could accommodate expansion of

the existing businesses at the airport. The adjacent property could be used to establish an industrial or light-manufacturing center to serve the Fallon area.

As Northern Nevada continues to urbanize there may be increasing encroachment around the Reno Tahoe International Airport and the smaller airports and airfields in the region. Alternative locations within the region should be identified to ensure both passenger and freight airport services can expand and accommodate the economic needs of the region. The northwest area of Churchill County, south of the Union Pacific Rail Road main branch line and north of the Reno Highway, may be an appropriate location for an airport in the future. Efforts should be undertaken to determine the appropriateness of this area for both passenger and freight air services.

GOAL T 4: Identify locations in Churchill County that are appropriate for passenger and freight airport services.

GOAL T 5: Develop a strategic plan that clearly identifies the actions, stakeholders and funding opportunities needed to secure and develop an airport facility.

Railroad

Having access to rail infrastructure provides a significant economic boost to local economies. Churchill County is served by two class one railroads; Union Pacific Railroad (UP) and Burlington Northern Santa Fe Railway (BNSF). Union Pacific is the primary railroad having access to Fallon as well as the “Mina Branch” that runs to Hawthorne Nevada. BNSF has trackage rights on the UP and at this time only serves a small portion of Churchill County called Darwin to the West of Hazen.

Churchill County is “rail ready” particularly just to the East of Hazen where UP has already put in a “run around” track with a siding on the Fallon branch line. This is of significant importance since installing in a siding for a rail supported business can run into the millions of dollars.

Train service is on both branch lines is normally every other day, but should an industry prove it financially beneficial to the railroad then service could expand to daily.

The Fallon branch line has older lighter rail which requires slower train speeds. This is an issue should industries who want to haul heavier loads move into the area. UP again, most likely, would be willing to upgrade the track should it prove economically beneficial to the railroad. The “Mina Branch” is heavier rail and can handle slightly heavier loads.

Churchill County should aggressively advertise its ability to provide rail service for various industries.

The challenge will be competing with the soon to be developed Western Nevada Industrial Rail Park to be located along the Fernley/Lyon County and Churchill County line which is proposed to have a significant rail infrastructure. This has yet to be built which Churchill County may be able to take advantage of since the County already has some rail infrastructure in place.

GOAL T 6: Fully support the Churchill Economic Development Authority’s effort to reach out to industries that require rail access to include continued development of a rail supported business team to plan for, guide and work with industries requiring rail access.

GOAL T 7: Focus on necessary actions to make the Fallon Branch rail industrial area near Hazen more attractive to industries to include making plans for improved infrastructure in the near term to compete with the Western Nevada Industrial Rail Park along the Lyon/Churchill County line.

GOAL T 8: Explore the possibility of expanding rail service in the Trento Lane and Bango Industry area through use of the existing rail sidings servicing industries in those areas.

GOAL T 9: Review and develop long range Churchill County rail plans around the Nevada State Rail Plan. Continue working with the class one railroads to ensure that the needs of Churchill County businesses are being considered in their future business plans.

Freight Movement Services & Facilities

This transportation plan addresses the movement of people and goods, both of which are very important to the overall economic condition of the area. The Fallon Urban Area is a significant hub for freight movement with its location at the crossroads of US Highway 95 and US Highway 50. These two routes carry the majority of truck traffic to/from and through the city, with some segments carrying more than 1,200 trucks per day (more than 8,000 tons per day), which represents as much as 27% of the average daily traffic (ADT). Typically, trucks represent 9-12% of total traffic. Food is the commodity with the highest truck tonnage through the area, followed by lumber and wood products, petroleum and coal products, farm products, metal products and general freight. Currently, there are no intermodal (e.g., truck/rail transfer) facilities in the Fallon urban area. However, transfers of an intermodal nature occur in the yard just east of the county offices on North Taylor Street where materials are transferred from trucks directly to railcars. Also there are some sites along the tracks where grain products are conveyed directly from gondolas to trucks.

There is an average daily volume of about 30 hazardous materials shipments by truck through the Fallon urban area. The hazardous materials include a wide variety of flammable liquids, gases, explosives, and poisonous materials, but very little radioactive material.

A Union Pacific Rail Road (UPRR) mainline that crosses the northwest corner of Churchill County, with a 15.9-mile branch line that extends from the mainline at Hazen to Fallon, provides rail transportation. A north-south UPRR mainline *(Mina branch)* also extends south from Hazen to Hawthorne. Additional study of potential increased railroad usage is recommended in order to evaluate economic development opportunities that will attract new industries to the Fallon area, additional industrial spur tracks to serve new customers, possible freight intermodal facilities, and other railroad improvements.

There are twelve at-grade crossings of the railroad tracks by local streets in the Fallon urban area and one overpass. Maintenance and upgrade of the railroad crossings to accommodate the increased traffic, primarily from residential development is very costly. Residential growth in and around the truck/rail transfer facilities also creates potential conflicts. To minimize the costs of maintenance and upgrade of these crossings and to ensure safe and effective pedestrian and traffic routes, alternative rail design and locations should be identified.

GOAL T 10: Identify appropriate locations west of the Fallon urban area for an industrial rail park.

GOAL T 11: Develop plans for a rail served industrial park that accommodates current and future users.

GOAL T 12: Identify potential uses for any future abandoned rail line of way and work with UPRR and NDOT to develop design changes to existing railroad crossings appropriate with the change of use.

In summary, the largest current freight movement facilities and services are trucks that transport various goods and freight through the Fallon Urban Area. The impacts of

these freight movements and alternative improvements are addressed in other studies and reports.

STREETS AND HIGHWAYS

Level of Service & System Deficiencies Analysis

In the *Fallon Urban Area 2020 Transportation Plan,* the transportation system in Churchill County was assessed to determine the current operating characteristics (level of service) and was also examined for system deficiencies. The system was examined from the perspective of roadway capacity, intersection capacity, ability to handle both general vehicle and truck vehicle traffic and general circulation.

A capacity analysis was performed for the 1998 roadway network and counted street volumes. Based on the volume-to-capacity ratio analysis, there are a few roadway segments that have capacity deficiencies under observed traffic volumes, but specific characteristics of roadway traffic may create conditions that are unacceptable to the motoring public including side street delay, inability to maneuver, hindered travel speeds and roadway ingress/egress. Based on analysis of current traffic conditions, interviews with City and County staff and input from the general public, the following roadways were found to operate under less-than-desirable conditions of congestion:

- US 50—from approximately the V-Line canal to US 95/Maine Street intersection in the downtown area;
- US 95—from Front Street on the north to St. Clair Road on the south away from the business district; and
- Wildes Road—from Taylor Street to Pasture Road.

System Deficiencies and Potential Solution Alternatives

The transportation system deficiencies are summarized below, based on analysis and modeling, interviews with City and County staff and maintenance personnel, as well as input from the general public which were utilized to formulate the list of issue areas.

- Congestion on access routes to NAS Fallon:
- Intersection safety along Wildes Road;
- Sheckler/Taylor/Maine/Wildes intersection;
- Wildes Road/Pasture Road intersection congestion & safety;
- Wildes Road/Harrigan Road intersection congestion & safety;
- Williams Avenue/Taylor Street geometry & safety;
- Williams Avenue/Maine Street geometry & safety;
- Pedestrian safety and traffic congestion at Sheckler/ Maine/Taylor/Wildes intersection (school related);
- Railroad crossing at York Lane;
- Maintenance of roadways;
- Multiple jurisdiction maintenance; geometric deficiencies for truck travel;
- Sheckler Road truck traffic;
- Congestion on Williams Avenue.

Improvement Alternatives Development and Analysis

Based on the existing and expected system deficiencies, various improvement alternatives were developed. Alternatives were developed to alleviate current and expected congestion, improve circulation, decrease accident experience and improve both regional and community mobility. Many individual system improvement alternatives were developed for testing (by the travel demand model) and further evaluation. Improvement project alternatives that address these deficiency locations are illustrated in Tables 7 and 8 of the *Fallon Urban Area 2020 Transportation Plan*. Included in the system evaluation was testing of a “bypass” facility for truck and other through traffic, illustrated in Figure 25 of the *Fallon Urban Area 2020 Transportation Plan*. A bypass facility is currently being evaluated under a separate study as a solution for transport of

hazardous materials and was also evaluated, as part of this study, to assess its utility to address local transportation system deficiencies.

Selection/Prioritization of Long Range Street & Highway Improvements

Table 7 of the *Fallon Urban Area 2020 Transportation Plan* provides the list of potential long-range street and highway improvement projects that could be considered to meet future travel needs in the Fallon Urban Area. This list includes all of the possible projects that could support future travel demand, for 20 years and beyond. The table also contains planning level cost estimates for the long-range project alternatives. The total cost range of $30M to $67M far exceeds the available funding over the next 20 years.

Churchill County undertook efforts in 2005 to determine major improvements to the transportation system to accommodate growth in the urbanizing area of the County. The study (*Fallon Area Transportation Study*, *June 2005* prepared by Lumos & Associates and adopted by Churchill County on June 15th, 2005) identifies new roadways, road alignments and road and intersection improvements necessary to accommodate the increased traffic resulting from new growth. Map 8-1 identifies needed improvements. The analysis and resulting costs associated with these improvements form the basis of the Capital Improvement Plan for road system improvements and expansion and must be implemented as developments are approved through the collection of impact fees or developer constructed roadways.

Several approved subdivisions and planned unit developments approved in 2005 were required to make improvements to the existing transportation system as outlined in the *Fallon Area Transportation Study, June 2005* and the *Fallon Urban Area 2020 Transportation Plan*. As these developments are constructed, they will be required to conduct additional traffic analyses and studies to verify current and cumulative future impacts.

Standards and Specifications for Road Construction

Design standards and specifications for streets are adopted by the Board of County Commissioners and amended as necessary. The Churchill County Road Department and Planning Department review all developments located within Churchill County to evaluate impacts on the existing road network and determine the most appropriate improvements to ensure appropriate and effective highways and streets are constructed.

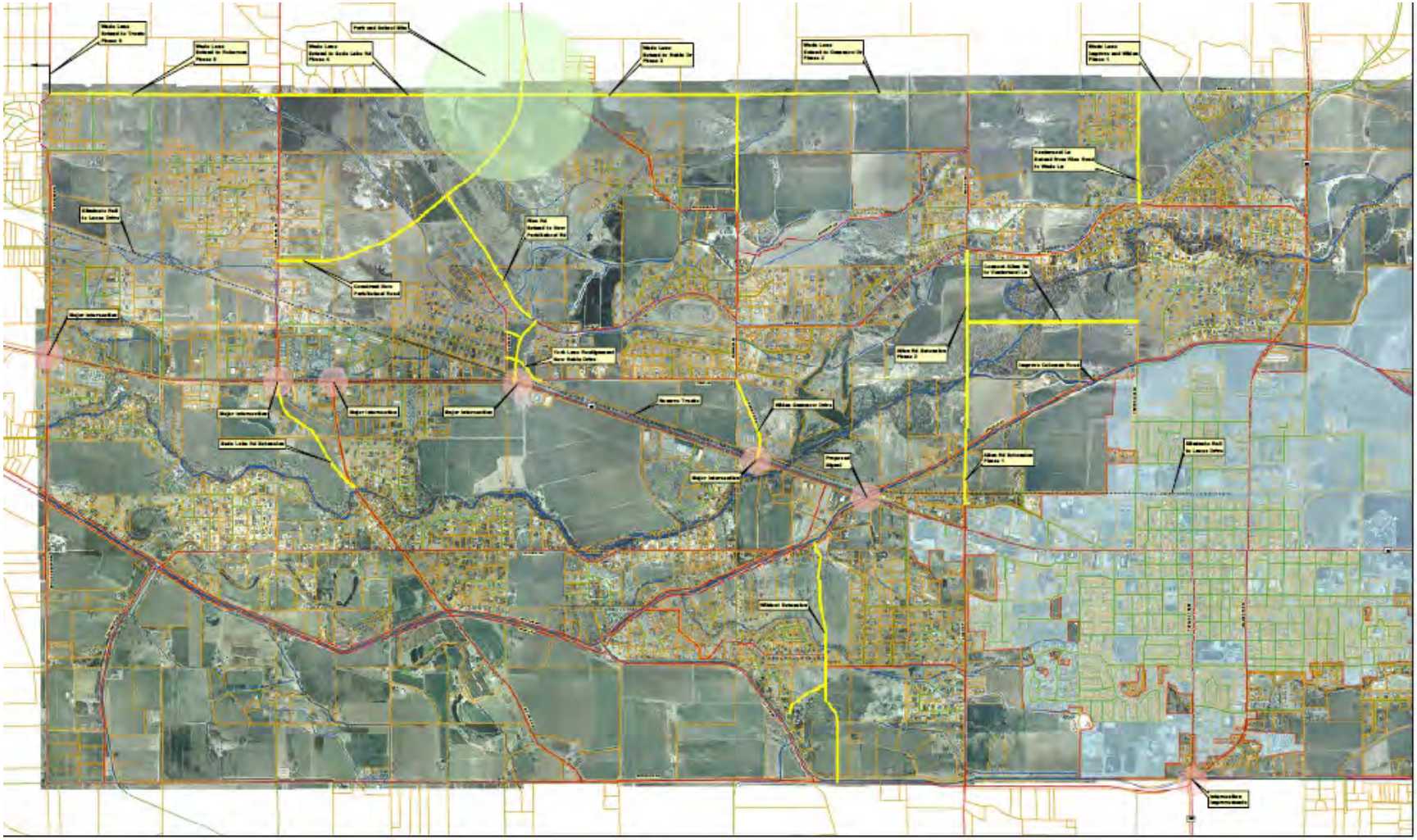
GOAL T 13: Adherence to adopted standards and specifications.

Policy T 13.1 All work in Churchill County rights of way shall be constructed to Churchill County specifications in accordance with "*Standard Specifications for Public Works Construction (Orange Book)".*

Policy T 13.2 Legal and physical access shall be established prior to approval of development plans. Easements shall be provided as outlined in Churchill County Code and Uniform Fire Code.

Policy T 13.3 Traffic studies are required to adequately assess the impact of a proposed development on the existing and/or planned highway system.

Policy T 13.4 Churchill County shall work cooperatively with Nevada Department of Transportation (NDOT), City of Fallon, Bureau of Reclamation (BOR), Bureau of Land Management (BLM), the Truckee-Carson Irrigation District (TCID) and Union Pacific Rail Road (UPRR).



Map 8-1
Churchill County, Nevada
Fallon Area Transportation Study
Adopted into the Churchill County Master Plan July 2005

As growth continues to occur, the demand for public services and facilities will increase. The intent of this section is to provide a guide for orderly and planned extension of the public services and facilities needed for the present and future residents of Churchill County.

The section includes information on water services, sanitary sewer service, other utilities, schools, fire, and police protection. Other public facilities, such as recreation and transportation, are contained in separate sections of the Master Plan. Existing and proposed land uses, existing services and facilities, and service standards are used to determine future services and facilities needs in Churchill County.

Public services and facilities goals and policies are presented within this section. These goals and policies along with those contained in other parts of the Churchill County Master Plan serve as a guideline for providing public services and facilities necessary for growth to occur as anticipated in the Land Use Plan. The Churchill County Master Plan also seeks to reinforce specific goals for current and future public facilities and services needs.

WATER AND SEWER FACILITIES

Municipal Water

Churchill County water system provides services to customers in the unincorporated areas located to the west of the City of Fallon. Development of a water system by Churchill County seeks to:

1. Consolidate private water systems into a municipal system,
2. Curtail the development of individual domestic wells,
3. Facilitate economic development, particularly for commercial and industrial development, and;
4. Create infrastructure to support future development.

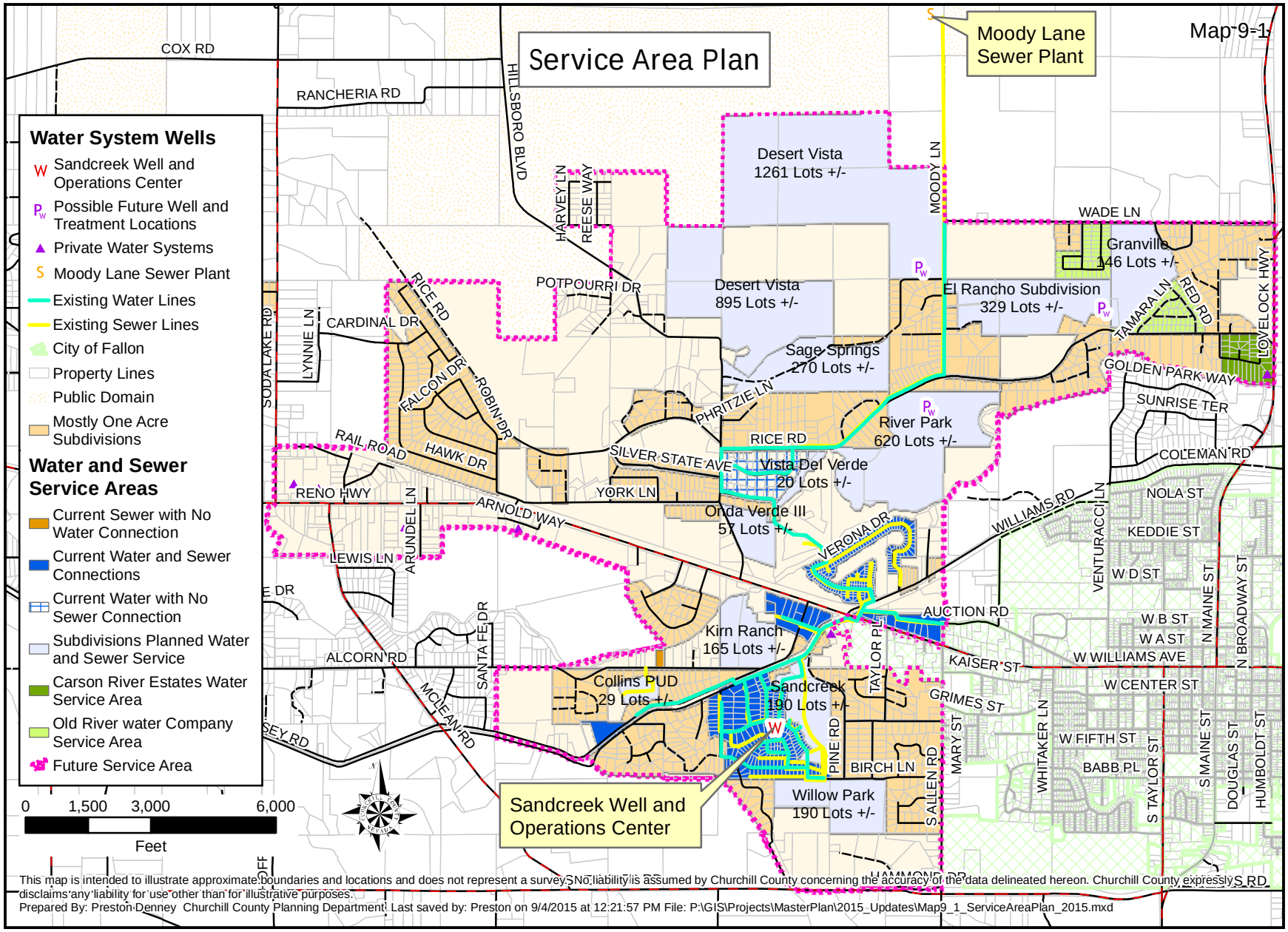
With very real concerns regarding the quantity of domestic water being provided from groundwater wells in the Lahontan Valley including the basalt aquifer, changing the customary development pattern was essential to serve growing areas in unincorporated Churchill County. Currently, the vast majority of businesses and residents in Churchill County rely upon individual unregulated domestic wells for water service. There are nearly 6,000 domestic wells in Lahontan Valley.

Municipal water system development in Churchill County will occur in areas currently zoned for higher density development. Initially, the Churchill County system consolidated four private systems by developing the Sand Creek Operations Center and distribution system shown in Map 9-1.

The Sand Creek operations center is capable of providing service to approximately 1,000 single-family residential equivalent dwelling units. With the expansion of storage and pumping facilities, the *Sand Creek* system will be capable of providing service to approximately 1,350 dwelling units. The Sand Creek operations center meets and exceeds all current drinking water standards and is capable of providing commercial fire suppression flow.

Also shown on Map 9-1 is the proposed water system service area along with planned facilities required for future expansion. System expansion will likely occur to the north of U.S. 50. Churchill County will also need to develop additional water resources to augment the County system.

In addition to serving new development, there are a number of existing areas which could be candidates for future water service expansion, including the Alcorn Road area where water lines have already been installed. Other areas include higher density subdivisions and private water systems operating within or adjacent to the service area. Commercial and industrial development will require distribution system expansion west along U.S. 50. A second crossing of U.S. 50


Service Area Plan
Map 9-1
Moody Lane Sewer Plant
Water System Wells
Sandcreek Well and Operations Center
Possible Future Well and Treatment Locations
Private Water Systems
Moody Lane Sewer Plant
Existing Water Lines
Existing Sewer Lines
City of Fallon
Property Lines
Public Domain
Mostly One Acre Subdivisions
Water and Sewer Service Areas
Current Sewer with No Water Connection
Current Water and Sewer Connections
Current Water with No Sewer Connection
Subdivisions Planned Water and Sewer Service
Carson River Estates Water Service Area
Old River water Company Service Area
Future Service Area
0 1,500 3,000 6,000
Feet
Desert Vista 1261 Lots +/-
Desert Vista 895 Lots +/-
El Rancho Subdivision 329 Lots +/-
Granville 146 Lots +/-
Sage Springs 270 Lots +/-
River Park 620 Lots +/-
Vista Del Verde 20 Lots +/-
Onda Verde III 57 Lots +/-
Kirn Ranch 165 Lots +/-
Collins PUD 29 Lots +/-
Sandcreek 190 Lots +/-
Willow Park 190 Lots +/-
COX RD
RANCHERIA RD
HILLSBORO BLVD
HARVEY LN
REESE WAY
MOODY LN
WADE LN
POTPOURRI DR
RICE RD
CARDINAL DR
LYNNIE LN
SODA LAKE RD
FALCON DR
ROBIN DR
PHRITZIE LN
SILVER STATE AVE
YORK LN
RAIL ROAD
HAWK DR
RENO HWY
ARNOLD WAY
ARUNDEL LN
LEWIS LN
VERONA DR
WILLIAMS RD
TAMARA LN
RED RD
LOVELOCK HWY
GOLDEN PARK WAY
SUNRISE TER
COLEMAN RD
NOLA ST
KEDDIE ST
VENTURACCI LN
W D ST
N MAINE ST
N BROADWAY ST
AUCTION RD
W B ST
W A ST
W WILLIAMS AVE
KAISER ST
W CENTER ST
GRIMES ST
W FIFTH ST
BABB PL
WHITAKER LN
S MAINE ST
DOUGLAS ST
HUMBOLDT ST
S TAYLOR ST
TAYLOR PL
BIRCH LN
PINE RD
S ALLEN RD
MARY ST
ALCORN RD
SANTA FE DR
MCLEAN RD
HAMMOND DR
S RD
Sandcreek Well and Operations Center
This map is intended to illustrate approximate boundaries and locations and does not represent a survey. No liability is assumed by Churchill County concerning the accuracy of the data delineated hereon. Churchill County expressly disclaims any liability for use other than for illustrative purposes.
Prepared By: Preston Denney Churchill County Planning Department Last saved by: Preston on 9/4/2015 at 12:21:57 PM File: P:\GIS\Projects\MasterPlan\2015_Updates\Map9_1_ServiceAreaPlan_2015.mxd

and the Carson River is needed to create a service loop to provide for expansion to commercial parcels and system redundancy. Churchill County may also develop additional water sources to serve industrial development on lands further removed from the current service area. The Churchill County Water Conservation Plan which discusses the Churchill County water system in more detail along with water conservation information can be reviewed on the Churchill County website within the Planning Department's Water Resources tab.

Public Water Systems

Within Churchill County are multiple water systems that provide the public with water for human consumption and are regulated "public water systems" by the State of Nevada. These systems include Churchill County's Sand Creek systems and others such as: The Fallon Paiute Shoshone Tribe, NAS Fallon, mobile home parks, restaurants, gas and convenience stores, and small sub-divisions. Many of these water systems participated in developing the 2015 "Community Source Water Protection Plan for Public Water Systems in Churchill County" (CSWP Plan). Source water protection aims at creating awareness of the importance of protecting areas of influence surrounding community wells in order to continue to provide safe drinking water to the public. The CSWP plan was presented and approved by the Board of County Commissioners and can be reviewed on the Churchill County web-site within the Planning Department's Water Resources tab.

Wastewater Treatment

Churchill County provides wastewater treatment and collection services for areas shown in Map 9-1. The Moody Lane wastewater treatment facility is capable of processing approximately 600,000 gallons per day. Much of the existing capacity is currently allocated to a number of residential subdivisions. The Moody Lane facility incorporates the most advanced wastewater treatment process producing high quality effluent. The County selected this technology to meet the ever-increasing requirements for treated effluent and the difficulty associated with effluent disposal in the service area. Application and reuse of effluent was also an important consideration of the Moody Lane facility. In 2009, Churchill County received a permit to discharge treated effluent into the TCID/BOR drainage system. When available the treated effluent can be used to supplement flows to local wetlands. As demand increases, treated effluent from the Moody Lane facility can be applied to a variety of outdoor irrigation uses including but not limited to parks and recreation facilities, local crop irrigation, and common area landscaping associated with new development or as a drinking water source. The Moody Lane Service area is included in Map 9-1. Expansion of the service area will likely coincide with water system expansion.

Most of the current and future service area is virtually flat. As a result, careful planning is needed to minimize lift station use in the collection system. Whenever possible, Churchill County will require installation of gravity sewer collection lines to reduce sewage collection system operating costs.

Sewer collection and treatment services are intended to limit both the number and the density of individual septic systems in Lahontan Valley*, especially larger commercial systems.* Additionally, there are several existing higher density residential developments and commercial sites currently served by individual septic systems. Upgrades and expansions are needed with the Pine Grove subdivision to better serve that area. These areas as identified in Map 9-1 could receive services in the future.

GOAL PSF 1: To protect and preserve water rights and water supply in Churchill County.

Policy PSF 1.1 Implement the recommendations of the Churchill County Water Resources Plan.

Policy PSF 1.1.1 Churchill County shall monitor water supply and water quality which satisfies all water resource goals, objectives, and policies contained in the Master Plan, and that attains and maintains federal, state, and local water quality standards.

Policy PSF 1.2 Coordinate all water supply management facilities in Churchill County.

Policy PSF 1.2.1 Churchill County shall have planning, design, construction, plus operation and maintenance responsibility for all new water supply facilities in unincorporated Churchill County. See Map 9-1.

Policy PSF 1.3 Consolidate water management and supply in Churchill County to reduce the duplication of services and facilities and provide consistent non-competitive water management.

Policy PSF 1.4 Prohibit the creation of new private water and wastewater utility companies in Churchill County.

Policy PSF 1.5 Ensure that existing private water and sewer companies with insufficient equity to remain viable do not become certificated utilities under the jurisdiction of the Public Utilities Commission of Nevada.

Policy PSF1.5.1 Churchill County will review all water and sewer utility applications for Certificates of Public Convenience within Churchill County and make recommendations to the Public Utilities Commission of Nevada.

Policy PSF 1.6 New facilities or water rights required by a private water utility shall be financed, built, and owned by the utility or shall be provided by developers and retained in public ownership by dedication to Churchill County. Churchill County will then lease the facilities to the private utility at a cost of the normal maintenance of the facilities.

Policy PSF 1.7 When a parcel is created in a Public Utilities Commission of Nevada created or recognized service area, the type and amount of water rights to be dedicated will be the type and amount required by Churchill County. The water rights will be dedicated to Churchill County, and leased to the water purveyor by Churchill County when service is extended to the parcel.

Policy PSF 1.8 When a parcel is created in a Public Utilities Commission of Nevada created or recognized service area, water service to the new parcel must be capable of meeting drinking water standards and providing adequate fire flow and pressure to the parcel. Facilities shall meet County standards to serve new parcels.

Policy PSF 1.9 Ensure water systems and facilities meet all applicable state and local requirements and make adequate provision for matters including, but not limited to, minimum size of system, inspection, fee collection, and maintenance. The standards and procedures for the creation of water systems and facilities are subject to review and approval by the Board of County Commissioners.

Policy PSF 1.10 Require the uniform mandatory installation and use of water meters in Churchill County when connecting to the county water system or assisted by the county system. Water meters are essential to provide for water conservation, equity in billing for water use and effective management of water resources.

Policy PSF 1.10.1 Water meters will be required on all new residential, commercial and industrial construction, to the extent allowed by law.

Policy PSF 1.10.2 Allow the use of water meters to monitor and enforce water conservation.

Policy PSF1.11 Discourage long term groundwater withdrawals when such withdrawals exceed available aquifer recharge.

Policy PSF 1.11.1 Churchill County shall work with state agencies to manage local groundwater resources to provide for annual use of these resources which does not exceed levels sustainable at current rates of inflow and recharge.

Policy PSF 1.12 Churchill County will continue to

examine and evaluate potential water supply alternatives, including Carson Water Subconservancy District (CWSD) Regional Water Plan, that are capable of meeting future demands in Churchill County consistent with its Water Resource Plan as updated periodically.

Policy PSF 1.13 Plan water supply for Churchill County based upon meeting the average water demand in normal to dry years with additional water conservation measures or other actions in periods of severe drought.

Policy PSF 1.14 Ensure that a safe and dependable water supply is provided.

Policy PSF 1.14.1 Areas planned for urban or suburban development [residential densities greater than one unit per five (5.0) acres or comparable non-residential development] will be served by a community water supply system. In accordance with adopted and existing County policies and ordinances, all new systems and facilities shall be dedicated to Churchill County.

Policy PSF 1.14.2 Churchill County in cooperation with other departments and agencies, shall develop water service plans to coordinate the expansion of existing and new water systems. Where appropriate, the plans shall include groundwater recharge and the identification of recharge areas to be reserved from development.

Policy PSF 1.14.3 Stored water without a replenishing source shall not be used for purposes other than for fire protection. The use of stored water for fire protection is allowed only with the approval of the appropriate fire protection agency.

Policy PSF 1.14.4 Water supply planning and development must not adversely impact adjacent water users or other uses of water.

Policy PSF 1.14.5 The cost of water service to serve new development shall be paid by the new development and the cost of service shall include the cost of extending service lines or facilities to the site.

Policy PSF 1.14.6 Churchill County will work with the State Engineer to develop water budgets for each hydrographic groundwater basin that has the potential to support future growth and development.

Policy PSF 1.14.7 Churchill County will work toward preparing an estimate of total water demands in Lahontan Valley (Basin 101) based upon current zoning, water right commitments, existing parcels and future parcel creation.

Policy PSF 1.15 Acquire and manage existing irrigation water rights as a method to increase the total municipal water supply by maintaining recharge and by providing a supplemental source of water for municipal and industrial use.

Policy PSF 1.16 Require dedication of water rights to Churchill County as outlined in Churchill County Code. A plan approved by Churchill County for the transfer, change in point of diversion, or change in use shall be outlined in sufficient detail to clearly state intended use.

Policy PSF 1.17 Protect groundwater recharge areas.

Policy PSF 1.17.1 Known recharge areas along the river and canals shall be protected and maintained to allow recharge to continue.

Policy PSF 1.17.2 Churchill County will consider the adoption of an ordinance to protect recharge areas along the river and canals.

Policy PSF 1.18 Encourage new public and private development to use water conservation landscaping and fixtures, including xeriscape landscaping, reclamation, and reuse of wastewater for parks, medians, golf courses, and other appropriate application uses.

Policy PSF 1.19 The County will include provisions for reclamation of water resources and appropriate uses for wastewater application in the Churchill County Development Code.

Policy PSF 1.20 For proposed or existing development to be served by Churchill County utilities, adequate land or rights-of-way shall be dedicated for public facilities. During

development review process, necessary easements, rights-of-way and lands shall be made available for the installation, construction and operation of public facilities and utilities.

Policy PSF 1.21 All planned unit developments and subdivisions shall be included in the service area of a centralized/community municipal water system. The centralized/community water system may not be provided to areas planned for agricultural districts or rural resource [density less than one unit per five (5.0) acres or a density equal to or less than A-5].

Goal PSF 2: To protect, improve, and maintain water quality, both surface and underground, in Churchill County.

Policy PSF 2.1 Coordinate all wastewater management facilities in Churchill County.

Policy PSF 2.1.1 Churchill County shall have planning, design, construction, plus operation and maintenance responsibility for all wastewater treatment and collection facilities in unincorporated Churchill County and will consult the City of Fallon on service areas adjacent to City limits.

Policy PSF 2.1.2 Wastewater treatment and collection facilities will be developed in accordance with a capital improvements program. See Map 9-1.

Policy PSF 2.2 Construct sewage treatment facilities concurrent with development of land uses generating demand for those facilities.

Policy PSF 2.2.1 All planned unit developments and subdivisions with residential densities of more than one unit per five (5.0) acres shall be included in the service area of a community sewage treatment facility. Sewage treatment facility service areas shall not overlap. Centralized/community sewage treatment facilities may not be provided to areas planned for rural development [density less than one unit per five (5.0) acres or a density equal to or less than A-5].

Policy PSF 2.2.2 Churchill County will ensure that all capital improvements programming, funding, and construction for sewage treatment facilities shall be consistent with the goals, objectives and policies contained in the Churchill County Master Plan and the appropriate service and facility plans.

Policy PSF 2.2.3 Churchill County shall establish programs for the provision of centralized service to those areas with failing septic tanks or other service inadequate to meet existing needs, and areas with potential to pollute the water supply if developed on septic systems. Churchill County will continue to monitor areas which have a history of domestic well and septic failures. Areas with high failure rates will be considered for municipal sewer and water service. Churchill County should continue to seek financing sources which can address problem areas. If percolation test results on parcels being created show very poor percolation results, an alternative method of sewage disposal shall be required.

Policy PSF 2.2.4 New development proposals should be encouraged to utilize treated effluent including the installation of conveyance facilities for landscaping, common areas and median strips where treated effluent is shown to be cost effective to reuse.

Policy PSF 2.2.5 The Churchill County Planning Department will coordinate with the Building Department~~s~~ to review all projects to ensure that sewer costs directly attributable to new development are paid for by the new development. Costs of service shall include the cost of extending service lines or facilities to the site.

Policy PSF 2.2.6 New development proposing lot sizes of less than one unit per five (5) acres or smaller shall not be approved if it proposes to use on-site sewage treatment and disposal systems, unless it qualifies for one of the following exceptions:

a. The development combines or reconfigures existing parcels, which have the legal right to use individual on-site sewage treatment systems, and the new or

recombined lots are equal to or larger than the existing parcels.

b. The development is designated for E-1 (First Estate District) or less dense development by the appropriate Churchill County Land Use Plan map and:
   (1) The area is scheduled to be sewered within the next five years; and
   (2) The development is served by a community water system and will have minimum one-half (1/2) acre lot sizes; and
   (3) The project includes dry sewer lines and is designed for future connection to a community sewer system; and
   (4) The conditions of project approval require the creation of a financing mechanism, such as an improvement district for sewers, so that property owners will make regular payments toward future sewer connection and construction costs; and
   (5) The conditions of project approval require a recorded waiver of protest to the formation of a sewer improvement district and to the payment of sewer financing charges by the original and subsequent purchasers.

Policy PSF 2.3 Design and construct sewage treatment facilities which minimize their impacts on the environment and on surrounding development.

Policy PSF 2.3.1 Churchill County will support efforts to reuse effluent for irrigation, wetlands production, groundwater recharge, or other activities consistent with accepted public health and water quality objectives.

Policy PSF 2.3.2 Churchill County shall ensure that discharge and disposal of effluent and sludge from sewage treatment facilities do not violate applicable discharge and water quality standards.

Policy PSF 2.3.3 New development will be encouraged to incorporate effluent reuse into open space and common area irrigation systems.

Policy PSF 2.4 Ensure that a safe and effective wastewater treatment system is provided.

Policy PSF 2.4.1 All new projects may be required to connect to a sub-regional or regional wastewater treatment plant or to design the project so that the residences can be served by sewers installed in the public rights-of-way.

Policy PSF 2.5 Ensure future and proposed development is consistent with wastewater disposal facilities and the ability of the environment to assimilate effluent without violating applicable water quality standards.

Policy PSF 2.6 Establish a water quality-monitoring program in Basin 101 in the urbanizing areas to determine the rate and extent of contamination that may result from wastewater disposal practices.

Policy PSF 2.6.1 Churchill County in cooperation with the State Engineer and the Nevada Division of Environmental Protection, will establish a groundwater quantity and quality monitoring program.

Policy PSF 2.7 Churchill County will work to implement a community source water protection (CSWP) plan for current and future municipal groundwater wells including areas where future wells will be developed or have been identified in the Churchill County Water Resources Plan as areas having potential for groundwater development.

Policy PSF 2.8 Churchill County will work to ensure that public drinking water sources are protected by working with the owners of property within each Community Source Water Protection Area (CSWP Plan), so that they are aware of the need to protect these areas from contaminants for the health and safety of the public.

GOAL PSF 3: Provide adequate public services and facilities that support development, improve the overall quality of life and meet future needs in a cost-effective manner.

SOLID WASTE MANAGEMENT

Unincorporated areas of Churchill County do not have mandatory trash collection and recycling programs. The City of Fallon operates a landfill site south of Fallon on U.S. 95 and a transfer station on Enterprise Way and has mandatory trash collection within the city limits. Trash burning occurs throughout the area outside of one mile from the city limits. Over the next few years, Churchill County should consider the necessity of trash collection and recycling programs for urbanizing areas of Lahontan Valley and evaluate disposal alternatives. It is illegal to dump trash and debris on public or private land. The Fallon transfer site on Enterprise Way does accept recyclables at no cost. The transfer station has a reasonable fee for the disposal of residential trash. It is also illegal to dispose of household trash in the City of Fallon receptacles. For further information please contact the Churchill County Planning Department.

CEMETERY

The cemetery located northeast of Fallon on Rio Vista is maintained by the Cemetery Staff under the County Parks and Recreation Department.

The facility has approximately 32 *usable* acres of property, with 14 acres landscaped and in use. An outcropping of buildings to the north side include an office building, a large shop, a storage shed, an information/restroom kiosk, and a wall of columbarium niches. A large green fence surrounds the yard where vehicles and maintenance equipment are kept.

The turf area is divided into mostly regular grave spaces. Each regular size space can accommodate one adult coffin or several cremains. There are approximately 9,500 burials within the 14 acres. The original section is approximately 85% full with the majority of the remaining spaces already reserved. To provide additional capacity in the original section, walkways were developed as burial plots many years ago and are to capacity as well.

The bulk of the remaining spaces are located in the “newer” three acre section to the east of the developed area. Spaces available will sustain the needs of the community for several years to come but expansion plans are in the works to develop more areas to create enough spaces to last several decades at least. The cemetery averages approximately 100 burials per year, counting full burials and cremations as well.

The cemetery master plan has been developed and approved by the county commissioners, which outlines the future direction of the expansion of the facility. Upon completion of the master plan, almost 8,500 new grave spaces will be provided, along with rest areas, maintenance facilities, and many other decorative and functional additions. More recent additions to the cemetery include the implementation of a memorial tree or a memorial bench placement program, the information kiosk to aid visitors on the weekends, and a columbarium wall for cremated remains.

The cemetery is taken care of all year long by 2 full time staff members. During the busy growing season of the summer months 2 *additional* part time employees are brought on to help keep up with the work. The cemetery owns all the necessary equipment used for all burial needs instead of using those belonging to the funeral homes, allowing the cemetery to earn additional revenue to help replenish the general fund of the county from which it gets its budget.

Note: The cemetery has a policy that they remove all of the flowers, vases, and anything else left at grave-sites in order to care for the facility one week after **Memorial Day** and one week after **New Year’s Day**. Family members are encouraged to come and gather the things they want to keep before the end of the week then they can bring them back to the grave site after the clean-up of the property is completed.

TELEPHONE & BROADBAND

Churchill County Telephone, dba CC Communications, is the telephone provider of last resort (POLR) for Churchill County. While the 1996 Telecommunications Act, together with revised FCC regulations, allows for competitive providers of telephone service in Churchill County, CC Communications is the only provider required to serve the entire County. CC Communications is currently the only facilities based landline telephone provider in Churchill County, however, the FCC has licensed seven wireless companies in the major trading area covering Churchill County. Three of the seven licensees maintain local retail offices, while the others provide customer service in Reno or online. At least three of the licensees offer mobile data plans in Churchill County.

Telephone service is available throughout Churchill County. The area most readily served is within a nine-mile radius of the center of Fallon. Continuing technological improvements are being made to improve the quality of the system. Widespread use of fiber optics is in place and in conjunction with road construction, most services have been installed underground. The POLR currently passes more than *70*% of residents with FTTH (fiber to the home) and *85*% with FTTN (fiber to the node). The POLR continues with a plan to install FTTH to all new developments, while overbuilding FTTH to existing copper fed homes and businesses.

Landline telephone penetration is projected to follow national trends and continue to fall as more residents choose substitute services, abandon second lines and move from dial up Internet to a broadband connection. As such, capacity with respect to voice is not likely to be an issue.

Broadband connectivity for residents of Churchill County is vitally important. For individuals, broadband provides access to many services and opportunities that used to be lacking in rural communities. For businesses and government, broadband connections are vital for communication both up and down the supply channel. For education, broadband enhances educational opportunities and helps prepare students for the world today. A robust and ubiquitous broadband network is necessary for both economic development as well as an increased quality of life for individuals. Churchill County enjoys two facilities based broadband providers with speeds that far exceed the FCC's definition. Speeds in excess of 3mbps are offered by the POLR as well as the incumbent cable company. The FCC has increased the speed for broadband to 10 Mbps. Further, while CC Communications can meet this standard, other local providers may not be able to meet the new standard except within their footprint. Greater than 50% of households are taking broadband service, and over 96% of homes can receive broadband service today.

While the ability of facilities based providers to deliver broadband service is significant, one issue shared by providers is the lack of "smart" homes, or homes wired to receive today's communication technology. The provider's equipment (electronics and fiber) stops at the network interface device (NID) attached to the home. While it is expected that older homes will not be wired to take full advantage of today's services, new homes continue to be constructed without regard for the broadband connection. This may cause the homeowner additional costs to get their home ready for the services ordered, or may even prevent them from receiving the service altogether.

Policy PSF 3.1 Churchill County will coordinate with other utility providers to determine if undergrounding of utilities such as telephone and power will have a long-term cost benefit. Open space and aesthetic values will also be a consideration for underground utility requirements.

Reliability and safety are also concerns. Underground broadband facilities are less likely to suffer from outages. In cases where an underground facility is cost prohibitive, exceptions should be made.

ABOVEGROUND UTILITY CORRIDOR

"**Aboveground utility" defined.** "Aboveground utility" means an aboveground electric transmission line which is designed to operate at 200 kilovolts or more and which has been approved for construction after October 1, 1991, by the State or Federal Government or a governing body." Nev. Rev. Stat §278.0103

Aboveground Utility Plan: Churchill County adopts the maps on file with the Nevada State Office of Energy, and the Bureau of Land Management depicting corridors for aboveground electric transmission lines as presently depicted and as may be amended. (Map 9-2 demonstrates both the Nevada Office of Energy and the Bureau of Land Management (BLM) various recognized corridors, but those listed as over 200 kV will need to be verified through the Nevada Office of Energy, BLM and Churchill County Planning Department.) Transmissions lines under 200kV, or not recognized by the Nevada Office of Energy, BLM, or Churchill County are required to follow the Churchill County Special Use Permit procedure in Churchill County Code section 16.08.080. The width of the corridor may differ across BLM districts or Regional Management Plans so verification of the easement width may be required.

As required by NRS 278.160, and upon request from a developer of aboveground utility projects, amendments may be proposed to create, amend, or delete utility corridors as designated in this section.

Policy PSF 4.1 Churchill County will coordinate the creation or amendment of aboveground utility corridors as follows:

Policy PSF 4.1.1 Creation or amendment of corridors will involve cooperation with adjacent jurisdictions, the Nevada State Office of Energy, and the Bureau of Land Management (BLM) to ensure that the aboveground utility plan is consistent with any resource management plan prepared by the BLM, any transmission plan adopted by the Office of Energy or any above ground utility plan of any adjacent jurisdiction;

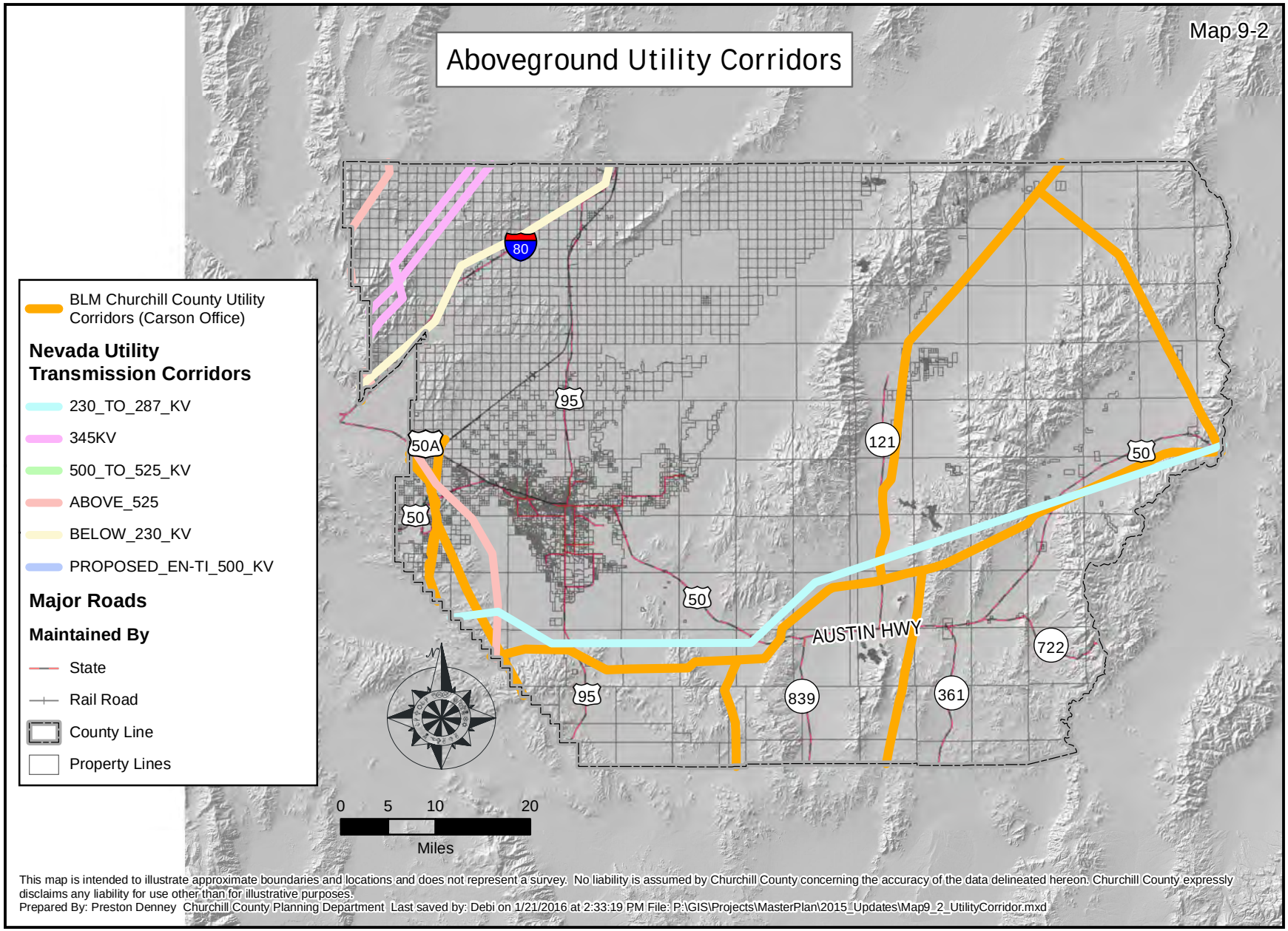
Policy PSF 4.1.2 Corridors will not conflict with any existing or planned infrastructure or utility projects;

Policy PSF 4.1.3 Proximity of the proposed corridor to any school, hospital, or urban residential area with a dwelling density greater than 2 units per gross acre will be taken into consideration and appropriate setbacks will be applied.

Policy PSF 4.2 Prior to a public hearing on the creation or amendment of an aboveground utility corridor Churchill County will follow the following process to ensure consistency and continuity with other aboveground utility plans:

Policy PSF 4.2.1 County staff will coordinate with the following entities: any electric transmission service providers within Churchill County; adjacent jurisdictions including all adjacent counties; the Nevada State Office of Energy; and the Bureau of Land Management.

Policy PSF 4.2.2. Churchill County will hold at least one public workshop to discuss the location of the aboveground utility corridors and provide information to the public about proposed changes to this Section of the Master Plan.


Aboveground Utility Corridors
Map 9-2
BLM Churchill County Utility Corridors (Carson Office)
Nevada Utility Transmission Corridors
230_TO_287_KV
345KV
500_TO_525_KV
ABOVE_525
BELOW_230_KV
PROPOSED_EN-TI_500_KV
Major Roads
Maintained By
State
Rail Road
County Line
Property Lines
80
95
50A
50
121
AUSTIN HWY
722
839
361
0 5 10 20
Miles
This map is intended to illustrate approximate boundaries and locations and does not represent a survey. No liability is assumed by Churchill County concerning the accuracy of the data delineated hereon. Churchill County expressly disclaims any liability for use other than for illustrative purposes.
Prepared By: Preston Denney Churchill County Planning Department Last saved by: Debi on 1/21/2016 at 2:33:19 PM File: P:\GIS\Projects\MasterPlan\2015_Updates\Map9_2_UtilityCorridor.mxd

PUBLIC SAFETY

Law Enforcement

The Churchill County Sheriff's Office provides effective, professional public safety and law enforcement services to the citizens and visitors of Churchill County, Nevada. They maintain a 24-hour dispatch/911 center and provide security for the courts as well as the detention facility.

The men and women of the Sheriff's Office are responsible for enforcing all of Nevada's Revised Statutes and Churchill County's Criminal Codes, while providing services to all citizens of Churchill County. Delivery of these services to almost 28,000 residents and visitors is no small task when pitted against a County that spans approximately 5,000 square miles of land within its borders. Included are over a thousand miles of county and state roads that encompass portions of two of Nevada's major east/west highways (I-80 and U.S. 50) and one of Nevada's major north/south highways (U.S. 95.) The population of Churchill County is comprised of many different and varied ethnic and socio-economic groups, as well as a transient population mostly in the form of military and support personnel. This provides daily challenges to the personnel of the Sheriff's Office in completing its mission.

Recognizing the importance of adopting an active stance in the fight against crime the Sheriff's Office stands ready to provide information, assistance, training, and prevention inspections to all citizens of the county. D.A.R.E. (Drug Abuse Resistance Education) remains the most predominant educational program provided by the Sheriff's Office.

We have a responsibility to the residents and visitors of Churchill County to provide a safe place to live, work, learn, play, and visit. The Sheriff's Office takes that responsibility seriously and planning for the future needs of the County is a big part of that.

Currently, (June 2015), the Sheriff's Office resides in three separate buildings on the same block on North Maine Street. The jail and communications are housed in the law enforcement building which is also occupied by District Court. The patrol division is housed in a building which was converted several years ago from a telephone company garage to temporarily house Sheriff's Office personnel. Sheriff's Office administration, civil division, and investigations division is housed in a building which was once a bank, and then a telephone company office prior to its conversion to use by the Sheriff's Office.

The County and Sheriff's Office have a legal responsibility for the operation of the detention facility. They expect to break ground in 2016 on a new facility that will house the jail, patrol and communications. The current jail was opened in 1973. The new facility will modernize the jail, making it safer for staff and inmates. The facility is being planned and designed with a hopeful useful life of 3-4 decades.

As our community grows and, *as* has been the current procedure, the Sheriff's Office needs to continue to be a component of the review process for proposals for new residential and industrial development projects.

Churchill County Juvenile Justice Center (Juvenile Probation Department and Teurman Hall Detention Facility)

The Churchill County Juvenile Probation Department is the arm of the Juvenile Division of the Tenth Judicial Court and is charged with the responsibility of working with juvenile offenders and their families and providing prevention services to youth and families in the community. The Department's efforts are to be such that each juvenile is to receive such care, guidance and control, preferably in their own home, as will be conducive to the best interests and safety of the

community and the offender.

The Churchill County Juvenile Probation Department holds juvenile offenders accountable for their actions by providing meaningful consequences which restores the victim and rehabilitates the offender, to create methods and programs which reintegrates them into the community through the process of competency development, and to provide the supervision necessary to protect the community.

The Churchill County Juvenile Probation Department will provide, to the extent possible, community-based programming for those youth and families referred for services. Community based programming provides for family involvement, a continuum of care for the youth and eliminates the problem and stigma associated with a youth attempting to be reintegrated into the community after several months in a correctional facility. No recommendation for correctional care should be made until all avenues within the community setting have been explored, unless the risk to the community is too great. This department also creates and promotes programs pertaining to the prevention of delinquency, to defer youth from formal court proceedings whenever possible, and to create and promote programs that deter further delinquent behavior, develop competency and protect the community.

The probation personnel work primarily with school age youth between the ages of 10 and 18, although pursuant to NRS, these youth may be supervised per the Court until age 21.

Youth are referred to the juvenile authorities by numerous agencies, including: Churchill County Sheriff's Department; Fallon Police Department; Nevada Highway Patrol; Churchill County School District; Nevada Divisions of Parks and Recreation; Division of Wildlife; Child and Family Services; and Fallon Rural Mental Health. In addition, youth are also referred by their parents or they may contact the Department on their own and request assistance.

The Churchill County Juvenile Probation Department opened a Detention Facility (Teurman Hall) on August 15, 2011. Teurman Hall is located within the Churchill County Juvenile Justice Center. It is a 16-bed secure detention facility designed to detain male and female delinquent youth offenders on a short-term basis. There is also a programing component within the facility. Teurman Hall contracts with other counties to detain their youth as well.

The Churchill County Juvenile Justice Center consists of the following staff: a Chief Juvenile Probation Officer, a Deputy Chief Juvenile Probation Officer, a Senior Deputy Juvenile Probation Officer, three Deputy Juvenile Probation Officers, an Office Supervisor, a Legal Secretary, and an Office Specialist, a Deputy Chief of Detention Operations, a Detention Program Coordinator and 10 Detention Specialists.

The Churchill County Juvenile Justice Center is located at 335 North Broadway Street, Fallon, Nevada.

Fire Service

The fire department protects a population in the city of approximately 9,000 and in Churchill County of about 16,000 spread out over 250 of the 5,000 square miles of the County.

In August 1995 the department was awarded an Insurance Services Offices (ISO) Class 1 rating within 1000 feet of all hydrants and a Class 3 rural rating (shuttles, drafting and relays) within 5 miles of all four county fire stations. Both ratings are the best ratings ever given a volunteer fire department. (The rural rating is the lowest ever given any fire department paid or volunteer.) The department has the 25th ISO Class 1 ever awarded out of approximately 88,000 ratings. Fallon was awarded the first ISO Class 3 out of only two ever given to departments without a water system.

The department runs two matching compressed air foam pumper tankers and two pumper tanker aerials, three conventional engines, three 3500-gallon tankers, a dozen tenders, a small tower ladder, a medium duty rescue, Hazardous Materials trailer, a dive van, and a rescue boat. The apparatus are staffed by volunteer fire fighters. The department runs 400 fire and extrication calls a year. The department does not run EMS. Average response time for all calls is less than 6 minutes.

Policy PSF 5.1 Provide adequate levels of police and fire protection and appropriate response times for areas within the Lahontan Valley including areas adjacent to Lahontan Reservoir, and the Hazen area.

Policy PSF 5.1.1 Encourage the development of fire protection and police protection facilities in relationship to planned development.

Policy PSF 5.1.2 The adopted Land Use Plan map shall be used as a guide in determining where additional fire protection and police protection facilities are to be located. Funding mechanisms for public safety facilities shall be included as part of the development review process.

Policy PSF 5.1.3 Churchill County should give high priority to addressing the fire and police protection needs of the developing areas which are currently not protected or are under-protected.

Policy PSF 5.1.4 Future development will require water distribution systems to meet fire department standards.

DISTRICT ATTORNEY AND THE COURTS

District Attorney

As the population in Churchill County continues to increase, the number and complexity of crimes prosecuted by the District Attorney's Office rises annually. The District Attorney's office is also asked to provide legal assistance and guidance to other County departments in addition to maintaining a child support office for the collection and enforcement of child support obligations.

A number of technological advances have been made by the District Attorney's office in recent years to manage the ever-increasing caseload and stay abreast of current laws and courts' interpretations of those laws. A state-funded grant made it possible to install a sophisticated case management system to aid in tracking and managing cases. The Child Support Division has recently changed its method of tracking payments and histories on their cases as a result of federal mandates.

The District Attorney's office relocated to North Ada Street in proximity to the County Administrative complex and the Law Enforcement complex.

Court Services

The Court Services Department was established by the Board of County Commissioners and began operation on November 30, 2009. Creation of this department in conjunction with other components of our 'Corrections Master Plan' will directly benefit our community in many ways, not only in saving taxpayer dollars by reducing current inmate population and the number of beds in a future jail, but also to provide much needed services to the courts, detention facility, law enforcement, prosecutors, defense attorneys, and our criminal offenders themselves, reducing recidivism. It is the eventual plan for this department to offer services, in phases, in the following areas: Pre-Trail, Misdemeanor Probation, Alternative Sentences and Work Programs. Initially, they will implement Phase 1 or Pre-Trial services.

The main function of pre-trial services is to interview all

defendants who are arrested and incarcerated to collect background information regarding residence, employment, phone numbers, references, assets, possible addictions, family, and ties to the community, etc., then verify that information and provide reports to the court, D.A. and public defender. Then in cases where appropriate, include recommendations for release along with the required conditions of release to be set. The screening process will also include the necessary indigence screening for the purposes of appointment of counsel.

All persons released to the program will be monitored on a consistent basis. Referrals will be made to appropriate community agencies based on need or conditions of release. In addition, Court Services will track defendants' court dates and remind and/or accompany defendants to their court hearings. This process will positively impact the failure to appear and re-arrest rates. It will also allow non-violent offenders to remain or become employed and assist them in becoming more productive citizens and family contributors, while saving the county the high cost of needlessly housing these individuals.

When Churchill County is planning for a new jail facility, consideration should be given to providing space for a portion of Court Services in the jail itself to conduct the interviews, but also for office space, preferably in close proximity to the jail and the courts, to conduct its administrative and supervision functions.

Courts-Justice Court

The current staff of the Justice Court consists of one Justice of the Peace, one Court Administrator, four Court Clerks and one part-time student helper. The court is in the process of re-opening the downstairs office which will assist with the volume of customer services they process daily.

The court is currently using the new case management system, CourtView. This program is managed by the state; this saves the court time and money as they automatically update the program with each new statute requirement. They update the program periodically to add useful enhancements for the court. The Multi County Integrated Justice Information System (MCIJIS) is now online; this allows for uploading of citations into our case management system from law enforcement. Also, the charge dispositions are automatically submitted to DMV once entered into the case management system. Justice Court is in the process of making online payments available to the public, for a more convenient and efficient process.

As an option for the court patrons the Audio/Video Teleconference System and the CourtCall Program are available to allow out-of-town witnesses or attorneys to make appearances without the travel expense and time.

The civil and criminal case loads continue to be filed in high volume. New legislation is being implemented continually, even with the efficiencies the court implements; the average time spent on each case continues to increase. We are continuing to focus on finding ways to make this a more efficient office.

Courts-District Court

The Tenth Judicial District Court is established within Churchill County. Court facilities are located in Fallon. There is one District Court judge handling the Court as of January 2012. The staffing for the District Court includes a Court Administrator who supervises three Deputy Court Clerks; the CASA Project Manager and the Law Clerk for the Judge. The District Court has two courtrooms—one is sufficient for jury trials and the other for bench trails. At this time, staffing is adequate. The Sheriff's Department provides an armed bailiff in the courtrooms when required and provides security outside the Courtroom when Court is in session. The major requirements for space allocation are conference rooms for counsel and their clients and separate waiting rooms for victims and witnesses.

Computers have maintained the records of the Clerk's office since 1989 allowing for better service to the public when searches are conducted. The Court upgraded its Case Management system and Jury system in 2014 to be able to be in compliance with the requirements of the Nevada Supreme Court.

PUBLIC HEALTH

Hospital

Banner Churchill Community Hospital is a 40-bed licensed hospital that opened in 1996. The hospital offers acute and primary care, including comprehensive emergency care with an ambulance service that covers more than 5,900 square miles. Services include 24-hour emergency care, obstetrics and women's services, surgical care, orthopedics, intensive care, heart care, hospitalist care, nutrition services, medical imaging, laboratory, cancer care and rehabilitation. Banner Churchill offers an array of services including: Community Resource and Wellness Center; Birthing Center; Care Coordination; Surgical Services; and Trauma Center.

Serving a rural population of approximately 45,000 people, Banner Churchill Community Hospital employs over 300 people and has over 40 active physicians and allied health professionals. Banner Churchill offers an intelligent OB program, which is a computerized system designed to reduce complications during labor and delivery.

Banner Churchill offers Banner Telehealth. This advanced technology enhances the care and safety of critically ill patients by teaming our on-site medical staff with intensive-care specialists who follow patients' care from a remote monitoring center 24 hours a day, seven days a week.

Public Health Nurse

The Community Health Nursing Services Office provides generalized public health nursing activities in counties other than Clark and Washoe. Services include community-focused health assessment, individual and group education for health promotion and risk reduction, and delivery of individualized preventative health clinical services in clinics, schools, homes and other community settings.

The Churchill County Community Health Nursing Services Office is located at 485 West B Street in the County Administrative Complex Annex Building.

Social Services

Churchill County Social Services' goal is to facilitate the self-sufficiency of program recipients. Our emergency, temporary assistance programs provide for the health and welfare of eligible county residents. Their offices are located in the County Administrative complex annex at 485 West B Street.

Individuals and families have opportunities to develop, grow, and prosper as valued, respected residents of the community. Our community is welcoming, responsive and offers opportunity and respect for all residents through:

- Quality education
- Livable wage jobs
- Affordable housing
- Recreational opportunities
- Family oriented
- Informal support networks
- Skilled workforce
- Active faith community
- Diverse economy
- Drug-free
- Safety

Social Services prides itself on being a Community Action Agency and is dedicated to providing wrap-around

service coordination to employment, housing, food programming, other local, and state stabilizing programs. Through dedicated community volunteers it allows programs to be maintained and meet the growth of the community by not only participating in day to day planning, looking to the future needs to address poverty.

State Health Inspector

Frontier and Rural Health is responsible for safeguarding the health of Nevada residents and visitors by preventing avoidable death and disease. From our proactive stance, we utilize the following public health protection tools: education, frequent inspections and enforcement action, when necessary. They establish reasonable standards, perform yearly inspections, issue permits, and operate in the following public health arenas: food establishments, drug and cosmetic manufacturers, dietary supplement manufacturers, public bathing, correctional facilities, schools (these are inspected twice yearly), RV parks, state parks, child care facilities, private on-site sewage systems, septic pumpers and landfills. The Frontier and Rural Health staff responds to emergencies impacting public health such as food truck wrecks, floods, sewage discharge, fires, and food borne illness outbreaks.

The local office for this state agency is located at 485 West B Street in the County Administrative complex annex.

Veteran's Services

Veteran's Services are available in two locations with one service located at 485 West B Street in the County Administrative Complex Annex building, and another located at 365 West A Street.

Churchill County Senior Center

The Churchill County Senior Center, located at 310 East Court Street in Fallon, serves 70 daily lunches in a social setting and 102 meals on wheels. Other specific features of the center include a monthly blood pressure clinic, classes, and the Aging and Disability Resource Center. The resource center is a one stop shop for information and assistance for seniors. There is benefits access (social security, energy assistance, disability); long term planning; and advocacy assistance. The Senior Center also has a home care program which consists of Meals on Wheels and the Homemaker Program which provides light housekeeping and errands. The goal of the programs is to provide support to keep them independent and in their homes.

LIBRARY

Churchill County Library located on historical Maine Street completed a Repurpose Project in March of 2015. The library was designed by architect Edward S. Parsons and built in 1967. New windows, seismically anchored shelving, updated electrical and lighting, new finishes, furniture, and the infrastructure for an RFID system were included in the project.

The history of the Churchill County Library dates back to 1905 when Fallon's first lending library was established in the old post office. A Repurpose Project, designed to update finishes and provide improved workflow for staff and the public, was completed in 2015. The library provides materials for all ages including books, magazines, films, and books on cd. Public internet stations are available and WiFi is offered throughout the building. The library is accessible 24/7 at www.churchillcountylibrary.org. Downloadable eMedia resources include ebooks, eaudios, emagazines and databases on a wide range of topics.

The Open Space element is a guide for the whole community to use in sustaining our resources and maintaining the quality of life we enjoy. It provides specific suggestions and tools that may be used to aid leaders in their decision-making.

The vision is to evolve and grow into a community that maintains its rural character, manifested in the abundance of open spaces that provide wildlife habitat, recreational opportunities and economic benefits from agricultural activities, while ensuring economic vitality. This is a sustainable community realized by:

- Securing, enhancing and protecting our resources
- Optimizing the use of our resources
- Promoting a balance between residential and commercial growth

The County Planning Department initiated the early stages of implementation of the Open Space Plan after its approval by the Board of County Commissioners in 2003. Success of the plan is ultimately dependent upon community ownership and implementation by citizens. Initially, efforts must be focused on achieving collaboration and support of all stakeholders, defining responsibilities, identifying funding alternatives, and reaching consensus on our vision. This plan is not intended to be all-inclusive in terms of on-going projects and future plans. It is a dynamic document that will change as situations change and as projects, programs, and funding become available.

The Newlands Project created an oasis in the desert of northwestern Nevada. Churchill County is a community with a small urban center surrounded by fields of alfalfa and other crops, through which weave complex systems of canals and drains. The water is used to irrigate fields, provide recreational opportunities, recharge the underground aquifer, and provide rich wildlife habitat. The desert and mountains surrounding the irrigation project provide abundant renewable energy resources, a view of wide-open spaces, outdoor recreation, and wildlife habitat. Churchill County comprises approximately 3,144,000 acres, 85 percent of which is in federal management or ownership.

The goal of this plan is to aid Churchill County leaders and citizens in protecting the important agricultural lands, wildlife habitat, and scenic open spaces today and for future generations.

HISTORY

Since the late 1800's, the Lahontan Valley has been farmed and ranched. In an arid desert valley, irrigated agriculture was possible due to the Carson River which provided not only a dependable water source but, also, due to the river's meandering course and the annual spring flooding, lush meadows and grasslands. In 1903, with the construction of a federally supported reclamation project, the Lahontan Valley was envisioned to be a productive agricultural oasis.

As the Newlands Project was developed, various agricultural and commercial ventures were tried with both successes and failures. Since the formation of the Project the principal activity on most farms has been the production of alfalfa and the Lahontan Valley evolved into an oasis of green, wide-open spaces, interspersed with abundant wetlands and wildlife habitat.

Naval Air Station Fallon was built during WWII as an auxiliary air station, and was alternately deactivated and reactivated, finally achieving status as a fully operational base in 1972. Fallon Naval Air Station and the nearby Fallon Range Training Complex are vital to national defense. Low population density and availability of unencroached operating and training space attracted Department of Defense (DOD) investment in Northern Nevada and produces jobs and economic stability and brings over 200 million dollars per year into the local economy. The lands within the air station have been farmed and irrigated for many years. Those very same resources valued by the community, water and open spaces, are required to maintain the viability and growth of DOD operations.

Many agencies, groups and organizations have been involved in agriculture and water issues over the years. There are groups that provide technical conservation assistance to landowners as well as organizations that provide legal help in water right disputes. The many groups have been involved in programs and methods to protect and enhance the rural agricultural way of life.

As people move to the area and the population increases, the agricultural areas are being converted into residential areas. Water rights have been removed from productive farm ground, creating unsightly acreages of weeds, dust hazards, and declining wells. Citizens became alarmed at the rapidly decreasing acreages of agriculture, wildlife habitat and open space.

In 1990, landmark legislation known as Public Law 101.618 created and authorized programs for the purchase of water rights in the Newlands Project and the conversion of those water rights from an agricultural use in Churchill County to a water quality, endangered species, or wetlands purpose. This legislation has had a great impact on Lahontan Valley and its residents.

In 1994, the Lahontan Valley Environmental Alliance commissioned a quality of life study to assess the attitudes of Churchill County residents with respect to their view of future development within the County. Telephone interviews were completed with 397 residents, asking for their opinions on issues such as whether or not the County should take steps to retain agriculture, if there is an adequate water supply, and whether or not there are adequate recreation facilities. The conclusions drawn as a result of those interviews are:

1. There is strong support for the retention and protection of agriculture.
2. There are strong concerns about the availability and quality of water.
3. There is a need for economic diversification.

In each category, respondents indicated that they would be willing to contribute funds to address the issue. Since the 1994 study these concerns have remained and are relevant.

In 2002, the Churchill County Planning Commission embarked on an exercise to strategically plan for a sustainable community. Faced with the possibility of losing most or all of the water that encouraged creation of the Newlands Project and is the source of the community's irrigation and drinking water supply, they recognized that open space planning and the development of strategies to encourage agricultural activities to continue are the keys to preserving those water resources. After several workshops, the Open Space Plan was approved by the Board of County Commissioners in July 2003 as part of the Master Plan.

THE REASON FOR AN OPEN SPACE PLAN

The population of Churchill County has increased greatly over the last 25 years. From 1970 to 1997, Churchill County's population increased by 127 percent, from 10,513 in 1970 to 23,860 in 1997 (U.S. Census and Nevada State Demographer). The State Demographer's statistics indicate that the population in 2006 was a high of 27,371 and declined to 25,103 in 2014. It is anticipated that the population will grow over the next 20 years as people and businesses are attracted to rural areas and the overall world, national, regional and local economies improve.

Over the last decade the water resources of the Newlands Project have declined due to purchases from competing interests and litigation by the Pyramid Lake Paiute Tribe. In addition, less water is being used for irrigation due to required levels of efficiency in the conduits of the water system and the U.S. Fish & Wildlife Service (USFWS) mandate to obtain and maintain 25,000 acres of wetlands in the Stillwater National Wildlife Refuge, the Carson Lake and Pasture and on the Fallon Paiute Shoshone Tribe Reservation.

The water used by irrigators in the Newlands Project has a multitude of uses and benefits. It is used not only to produce crops,

but also to provide hydro-power resources, recharge the aquifer, maintain and enhance wildlife habitat and wetlands, and provide recreation opportunities. Studies suggest future potential shortages of water in the western United States. It is important for the Lahontan Valley to conserve its water resources and optimize its use so that the many benefits we enjoy are maximized. There may be a conflict between the retention of agriculture and other interests, and there must be a balance and a compromise between the competing interests.

Unirrigated areas of the county, primarily managed by the Bureau of Land Management, also provide rangeland resources, renewable energy resources, recreation, wildlife habitat, and viewsheds. The unobstructed view of the mountains in the distance is important to many residents who choose to live in Churchill County for the “wide open space” atmosphere. (Chapter 12, Policy Plan for Public Lands, deals with many issues and concerns with the use of Public Lands.)

With an increase in population comes land use change. In an area like Churchill County, which is historically an agricultural community, these changes can have drastic effects. Unmanaged changes in land use from agricultural to residential can result in a loss of open space and have unforeseen environmental and economic impacts. Churchill County is in need of a plan to provide guidelines and tools to effectively preserve appropriate assets. It is important to note that this plan is not a method to stop growth. Growth is important and inevitable, but there must be provisions to identify which viewsheds and lands are worth preserving in an undeveloped state and an understanding of the methods available to accomplish the goal of preservation.

Adequate open spaces benefit all members of the community, enhance environmental health and improve the livability and salability of the valley. Economic diversification is important and attracts new businesses that appreciate a diverse community with green agricultural lands, beautiful viewsheds, recreational opportunities, wildlife habitat, sufficient water quality and quantity, and open space. Open spaces are important because they provide an opportunity for people, especially children, to see, comprehend, and value relationships that exist between air, land, water, temperature, climate, plants, humans and animals.

Developing an open space plan helps community leaders to prioritize goals for the future and enables coordinated planning efforts and identification of funding sources. An open space plan helps to assure that the resources of the community are used most effectively in the conservation of open space and water resources.

OPEN SPACE RESOURCES

According to Nevada Revised Statutes, open space land is defined as land that is undeveloped natural landscape. The major components of open space land in Churchill County are:

- **Agriculture**—Agriculture is an important part of life and the economy of Churchill County, and an important aspect of open space. Today, the majority of the cropland produces alfalfa and grain, with some pasture. Producers have diversified to produce cantaloupes, other fruits and vegetables, and wine grapes. Cattle and dairies remain a major economic factor.

View of the mountains from agricultural land

As the number of irrigated acres declines, there is an effect on farm-related businesses and employment in the community.

Table 10-1 AGRICULTURAL TREND DATA				
Year	# of Farms	Land in Farms (ac)	Avg. Farm Size	Cropland Acreage
1978	464	338,252	729	Not available
1982	497	356,330	717	64,023
1987	542	366,213	767	63,386
1992	529	268,043	507	56,921
1997	511	129,058	253	53,933
2007	529	131,448	248	Not available

Information from Nevada Agricultural Statistics, Univ. of NV & NV Dept of Ag

- **Water—**Water is the most limited resource in the state and water quantity and quality are foremost in priority in any countywide plan. Water supply is dependent upon the snow pack in the Sierra Nevada Range. Water stored in Lahontan Reservoir comes from both the Carson and Truckee Rivers, and is released and diverted as needed. Churchill County only receives about 4-6 inches of precipitation annually.

  Water is utilized not only by agricultural irrigators, but it recharges the aquifer for most of the area's domestic, municipal, and industrial wells, generates hydro-power, and supports wildlife and wetland habitat and recreational opportunities.

  The water supply in the Valley has been decreasing over the years for many reasons. There are competing users of the water along with pressure from federal agencies to improve irrigation project efficiencies. Water supply forecasts provided by the Natural Resources Conservation Service are based upon thirty-year-old data regarding use. A "100% year" which should supply irrigators with their total water allotment may not supply as much water as needed due to increasing pressures from competing interests and upstream uses. The cumulative effect of all the competing interests has a net result of less water in the Lahontan Valley.

Table 10-2 AVAILABLE RESOURCES		
Resource	2002	2009
Irrigated acreage	59,000±	59,110±
Amount of water delivered by TCID to farmers	192,311 acre-feet	183,560
Lands of statewide importance	69,000±	69,000±
Prime farmland	39,000±	39,000±
Amount of water coming down Truckee Canal to Lahontan Reservoir from Truckee River* 30-year average	116,000 acre-feet/year	109,300±
Number of parcels in County (incl. City)	11,781	13,433
Surface water rights owned by County	405 acre-feet	956 acre-feet

*This number will steadily decrease with OCAP, WQ Settlement Agreement, and upstream pressures on Truckee River.

- **Wildlife, wildlife habitat, and wetlands**—There is great diversity in wildlife species and habitat in Churchill County. Stillwater Wildlife Management Area, Stillwater National Wildlife Refuge, and Fallon National Wildlife Refuge support a variety of habitats, including marshes, riverine riparian areas, alkali playas, salt desert shrublands, and sand dunes, which attract nearly 400 species of wildlife, including over 260 bird species. Waterfowl, shorebirds, and other water birds are abundant during the spring and fall migrations. In many years, up to 70 percent of Nevada's migrating waterfowl rely on Lahontan Valley wetlands.

  Mule deer are found in the mountain ranges and in the agricultural areas along the Carson River. Pronghorn are

scattered throughout the mountain ranges with the highest densities found along the southern and western slopes of the Stillwater Range. The Nevada Division of Wildlife has re-established bighorn sheep into many of the historic ranges in Churchill County. The 2001 population estimate for bighorn sheep in Churchill County was approximately 490 animals. Sage grouse, chukar partridge, quail, and wild turkeys are all found in Churchill County.

There also are many non-game species in the County. Many of them are associated with the Carson River and the associated drains and ditches of the irrigation project. There also are species that use the agricultural fields immediately after irrigation (for example, white-faced ibis). Examples of other species found in the Valley are beaver, muskrat, badger, coyotes, owls, eagles, hawks, waterfowl, and many species of birds, reptiles, bats, insects, and fish.

The importance of agriculture to wildlife is immeasurable. The variety of animals living in and around agricultural lands is extensive. Wildlife species thrive where there are large, undisturbed parcels. The riparian zone along the Carson River is critical.

Liberty Fish Pond

- **Recreational opportunities**—These are abundant in Churchill County. The Department of Parks and Recreation manages many programs and recreational areas, including the Regional Park and Fairgrounds, Liberty Pond, Soda Lakes Conservation and Resource Area, and Trails Across Churchill County *(TRACC)*. There are many parks within the city limits of Fallon, with plans for expansion and improvement.

  The Carson River and reservoirs such as Lahontan, S-Line, Harmon, and Indian Lakes provide boating, canoeing, camping, wildlife viewing and fishing opportunities. Stillwater National Wildlife Refuge and Carson Lake Pasture are well known for hunting, bird watching, and photography.

  Mountain ranges surrounding the Valley are ideal places for hiking, hunting, camping, firewood, pine nut and Christmas tree gathering, and off road vehicle use.

- **Rangeland resources**—The Lahontan Valley is surrounded by mountain ranges, the majority of which are managed by the Bureau of Land Management.

  The Dead Camel Mountains, Stillwater Range, Clan Alpine Mountains, and Desatoya Mountains all provide grazing resources, wildlife habitat, hunting and fishing opportunities, hiking and camping, and other recreational opportunities. They also provide a beautiful viewshed and provide citizens with a feeling of "wide open spaces."

- **Historic landmarks**—There are many sites in Churchill County that are listed on the National Register of Historic Places, from schoolhouses to petroglyph sites and caves. The Newlands Project is over 100 years old and its components are also historic (see Element 5 Historical Data and Preservation for a list of important historical sites). NRS 376.010 includes the preservation of natural resources and sites that are designated as historic by the office of historic preservation as an open space use.

DEFINING THE PLAN

In order to develop an effective open space plan, the landscapes that we cherish and the resources vital to these landscapes must be identified. There are two major categories of resources—those within the Newlands Project boundary, and those outside the boundaries.

Outside the Newlands Project, these landscapes include:

- Rangeland resources
- Historically significant sites
- Viewsheds
- Wildlife habitats
- Recreational sites
- Irrigated land outside the Project boundaries, such as those by Lahontan Reservoir using pumped water, those at the other end of the system using Carson River water rights to irrigate, and areas such as Alpine and Middlegate east of the Newlands Project
- Stillwater National Wildlife Refuge Complex
- Renewable energy (primarily geothermal on Bureau of Land Management and Navy lands)

The landscapes or features within the Newlands Project include:

- Lahontan Dam and Reservoir
- Irrigation canals, drainage ditches and regulating reservoirs
- Wetlands on private lands
- Prime/irrigated agricultural fields
- Carson River corridor
- Carson Lake Pasture
- Stillwater National Wildlife Refuge Complex
- Lahontan Valley Trail System

The Newlands Project boundaries are identified in Map 10-1 and includes the City of Fallon and the urbanizing area around the City. Map 10-2 shows the major features of the Newlands Project, such as the reservoirs.

Some of these landscapes were a part of the environment before the Newlands Project was developed, e.g., the Carson River. These landscapes provided wildlife habitats and were key to the attraction of the valley as pastureland. Open spaces outside the boundaries of the Newlands Project or those within the project boundaries that are not part of the Project infrastructure, such as city parks, public lands recreation areas, and wildlife habitats, are identified on Map 10-3.

EXISTING MEASURES TO PROTECT OPEN SPACE

Churchill County

The County has existing ordinances to protect and maintain open space and agriculture:

- Chapter 8.04 addresses the issue of illegal dumping on any public or private highway or road, or any public or privately

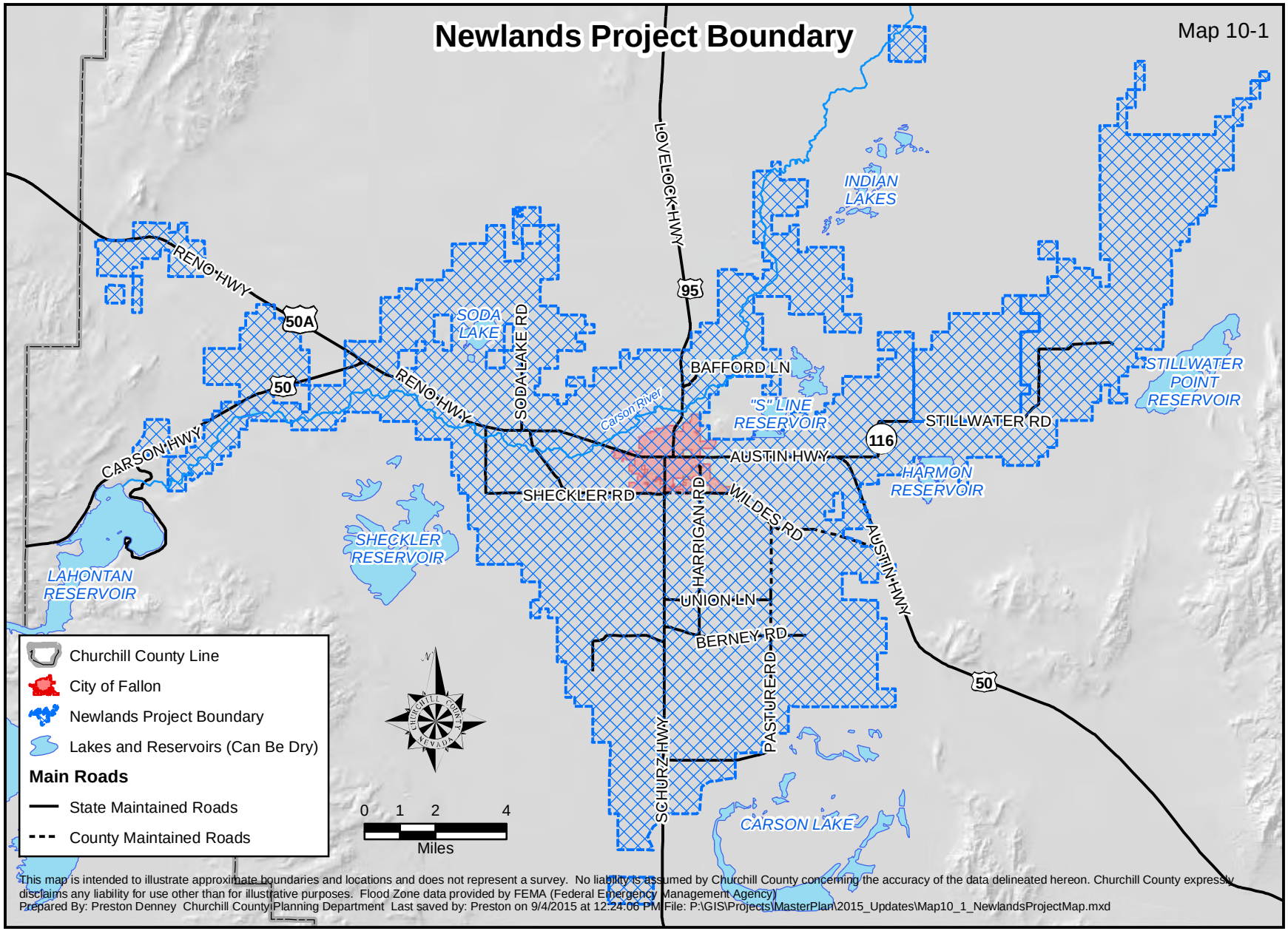
owned land including any portion of the right of way thereof, or in any drain or irrigation ditch or in any public park or other public property. In 2007, a group of concerned citizens organized the Churchill Desert Defense Coalition, a non-profit organization that relies on donations from CC Communications, grants and other soft funding. This group worked to clean up areas on public land.

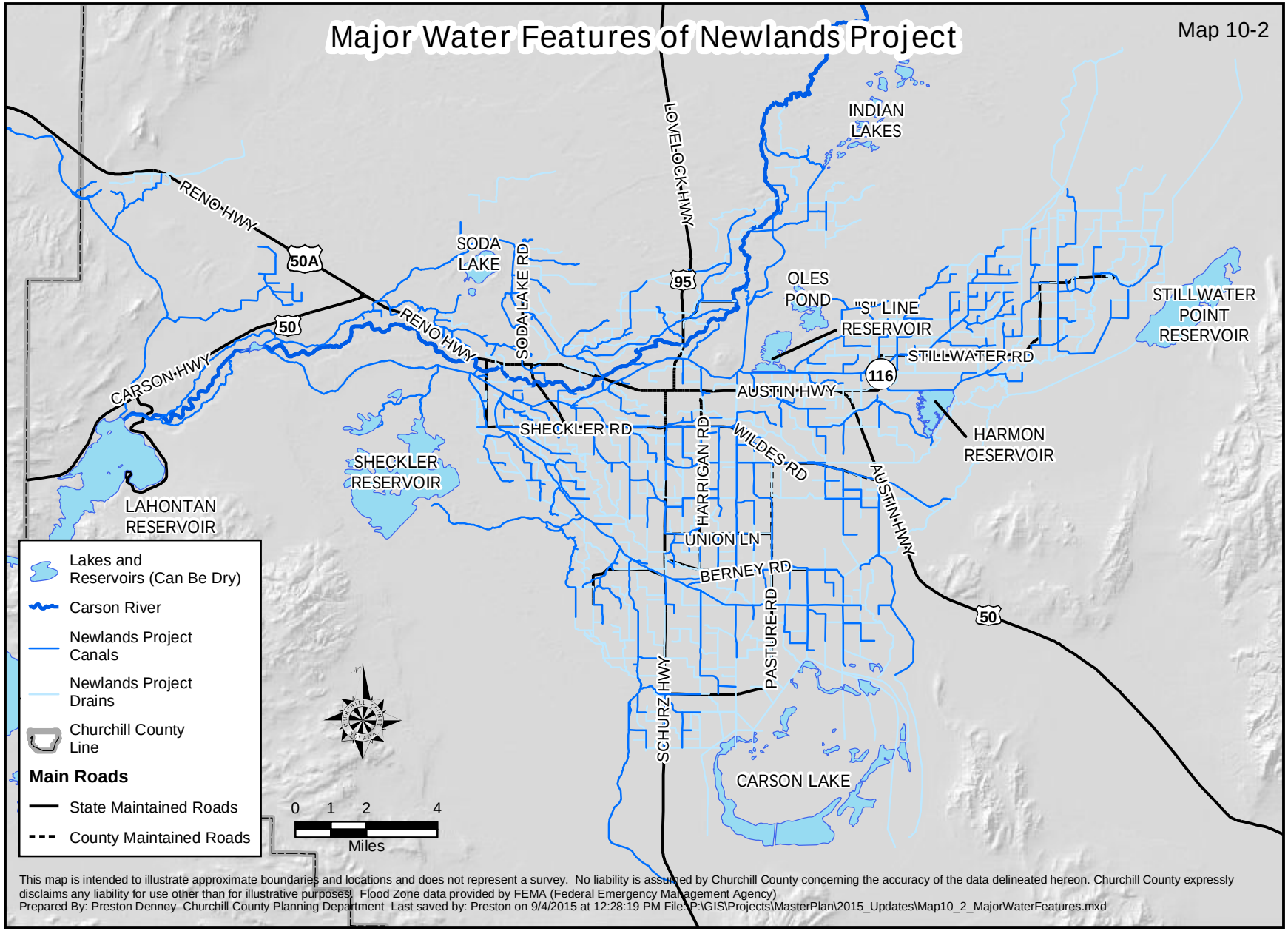
- Chapter 16.04.020 states that the purpose of zoning is:

To promote the public health, safety, morals, convenience, general welfare; to lessen traffic congestion in the streets; to provide light and air for all buildings; to avoid undesirable concentrations of population; to prevent overcrowding of land and to facilitate adequate provision of transportation, water, sewage, schools, parks; to protect, enhance and preserve the county's vast and valuable agricultural lands and related water resources, and to provide for the continued beneficial use of all irrigation waters allocated to lands and other public requirements; and to provide the economic and social advantages gained from a comprehensively planned use of resources.

- Right to Farm Ordinance—Churchill County Code Chapter 16.04.020(F). This section of the code states, in summary, that the right to farm all land is recognized to exist as a natural right and is a permitted use in all land use districts. This includes all uses and activities associated with generally accepted farming practices. Examples are the use of large equipment, aerial and ground spraying and seeding, application of fertilizer, insecticide and herbicide, all for the purpose of producing agricultural products. Noise, odors, dust and fumes may be caused by these practices at any time of night or day, any day of the week. Whatever nuisance may be caused by such uses is more than offset by the benefits from farming to the neighborhood and community, and to society in general, by the preservation of open space, the beauty of the countryside and clean air.

As a condition of approval of any subdivision or parcel map of any land in Churchill County, the owner or developer of such land and their heirs, assigns and successors, shall agree to provide notice to any and all subsequent purchasers of the provision of NRS 40.140 and this chapter. Such notice shall include a signed acknowledgement on the tentative and final maps. Thereafter, such notice shall be included in the chain of title.


Newlands Project Boundary
Map 10-1
RENO HWY
50A
50
CARSON HWY
SODA LAKE
SODA LAKE RD
LOVELOCK HWY
95
INDIAN LAKES
BAFFORD LN
Carson River
"S" LINE RESERVOIR
STILLWATER RD
116
AUSTIN HWY
STILLWATER POINT RESERVOIR
HARMON RESERVOIR
SHECKLER RD
HARRIGAN RD
WILDES RD
SHECKLER RESERVOIR
LAHONTAN RESERVOIR
UNION LN
BERNEY RD
PASTURE RD
SCHURZ HWY
CARSON LAKE
Churchill County Line
City of Fallon
Newlands Project Boundary
Lakes and Reservoirs (Can Be Dry)
Main Roads
State Maintained Roads
County Maintained Roads
0 1 2 4
Miles
This map is intended to illustrate approximate boundaries and locations and does not represent a survey. No liability is assumed by Churchill County concerning the accuracy of the data delineated hereon. Churchill County expressly disclaims any liability for use other than for illustrative purposes. Flood Zone data provided by FEMA (Federal Emergency Management Agency)
Prepared By: Preston Denney Churchill County Planning Department Last saved by: Preston on 9/4/2015 at 12:24:06 PM File: P:\GIS\Projects\MasterPlan\2015_Updates\Map10_1_NewlandsProjectMap.mxd


Major Water Features of Newlands Project
Map 10-2
INDIAN LAKES
LOVELOCK HWY
RENO HWY
50A
50
SODA LAKE
SODA LAKE RD
95
OLES POND
"S" LINE RESERVOIR
STILLWATER POINT RESERVOIR
STILLWATER RD
116
AUSTIN HWY
CARSON HWY
SHECKLER RD
HARRIGAN RD
WILDES RD
HARMON RESERVOIR
SHECKLER RESERVOIR
LAHONTAN RESERVOIR
UNION LN
BERNEY RD
PASTURE RD
SCHURZ HWY
CARSON LAKE
Lakes and Reservoirs (Can Be Dry)
Carson River
Newlands Project Canals
Newlands Project Drains
Churchill County Line
Main Roads
State Maintained Roads
County Maintained Roads
0 1 2 4
Miles
This map is intended to illustrate approximate boundaries and locations and does not represent a survey. No liability is assumed by Churchill County concerning the accuracy of the data delineated hereon. Churchill County expressly disclaims any liability for use other than for illustrative purposes. Flood Zone data provided by FEMA (Federal Emergency Management Agency)
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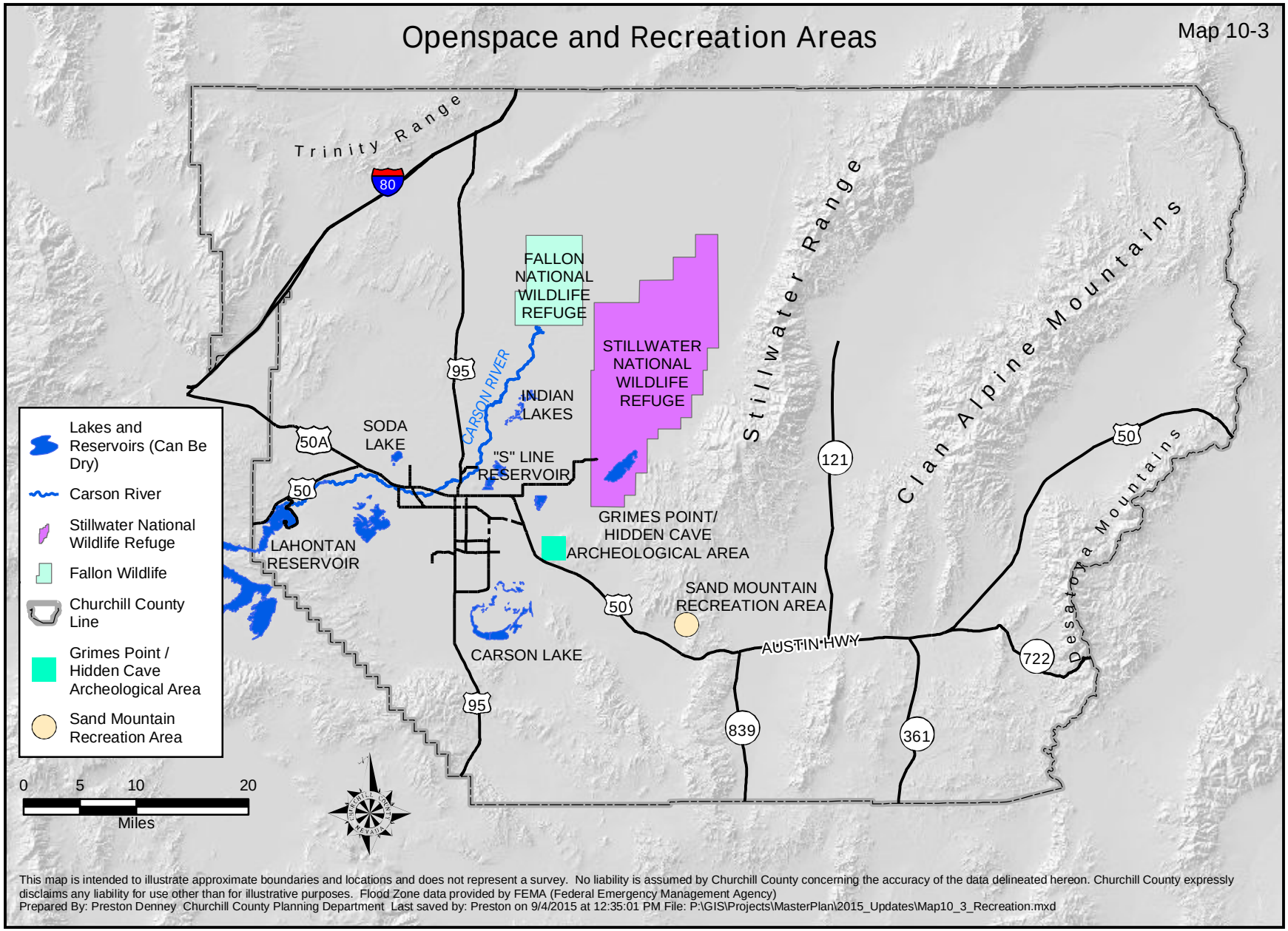
Openspace and Recreation Areas
Map 10-3
Trinity Range
80
FALLON NATIONAL WILDLIFE REFUGE
STILLWATER NATIONAL WILDLIFE REFUGE
Stillwater Range
Clan Alpine Mountains
Desatoya Mountains
95
CARSON RIVER
INDIAN LAKES
SODA LAKE
50A
"S" LINE RESERVOIR
50
121
LAHONTAN RESERVOIR
GRIMES POINT/ HIDDEN CAVE ARCHEOLOGICAL AREA
SAND MOUNTAIN RECREATION AREA
AUSTIN HWY
CARSON LAKE
722
839
361
Lakes and Reservoirs (Can Be Dry)
Carson River
Stillwater National Wildlife Refuge
Fallon Wildlife
Churchill County Line
Grimes Point / Hidden Cave Archeological Area
Sand Mountain Recreation Area
0 5 10 20
Miles
This map is intended to illustrate approximate boundaries and locations and does not represent a survey. No liability is assumed by Churchill County concerning the accuracy of the data delineated hereon. Churchill County expressly disclaims any liability for use other than for illustrative purposes. Flood Zone data provided by FEMA (Federal Emergency Management Agency)
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As a condition of approval of any subdivision or parcel map of any land in Churchill County adjacent to an existing agricultural operation, the developer shall include a plan to buffer the odors, sights and noises of the existing agricultural operation from the proposed residences and/or businesses.

- The open space requirements in a planned unit development are outlined in Chapter 16.12.040.3:

The purpose of a planned unit development (PUD) is to encourage more efficient use of the land and public and private services; to encourage flexibility to promote the most appropriate and compatible use; to facilitate adequate and economical provision of streets and utilities; and to preserve the agricultural and open space areas of our community.

For exclusively residential projects and the residential components of industrial and commercial PUD's, a minimum of 20% of the project site must be retained in common open space.

- Chapter 16.12.040.4 defines cluster developments as a situation where a parcel is developed to cluster lots for residential uses, while designating the remainder of the parcel or another parcel for agricultural retention or open space. Several landowners in Churchill County have established cluster developments and signed a conservation easement with the County to ensure the non-developed property remains in agriculture.

- Chapter 16.14 explains the Transfer of Development Rights Program:

The purpose of the transfer of development rights (TDR) program is to provide a voluntary, incentive-based process for permanently preserving rural resources which provide significant community benefit such as agriculture, open spaces, aquifer recharge for current and future water supply (water recharge area) and a military installation buffer area. The intent of this chapter is to reduce development pressures and minimize development on agricultural lands, habitats, water recharge areas, flood zones and Naval Air Station (NAS) Fallon and associated ranges notification areas by providing landowners a mechanism to sustain existing land uses and develop lands more compatible for urbanization. The TDR provisions are intended to supplement land use regulations, resource protection efforts, open space acquisition programs and to encourage increased residential development density inside designated areas, where those provisions can best accommodate little impact on the natural environment and provide for efficient public services.

Chapter 16.14 defines sending sites and receiving sites, and explains how to calculate the number of qualified development rights per parcel, as well as describing the application process.

- Dust and Sand Control Requirements—Chapter 16.16.010.11 states that any landowner effecting a division of land as provided for by this title or who is otherwise subject to the provisions of this title, or any person engaging in any construction activity or other disturbance to real property, must comply with all the provisions of Title 8, Chapter 8.15 of this code. The provision also includes dust caused by discontinuance of irrigation.

The purpose of the above ordinance is to limit the amount of sand and dust emitted into the atmosphere. Emissions may injure human health or welfare, animals, plants or other property; limit visibility or interfere with scenic, aesthetic and historical values of Churchill County; or interfere with the enjoyment of life or property. Land development design, acquisition of properties, designation of public trails, and other projects must comply with the ordinance.

- Weed Control—Nevada Revised Statute 555.150 states:

Every railroad, canal, ditch or water company, and every person owning, controlling or occupying lands in this State, and every county, incorporated city or district having the supervision and control over streets, alleys, lanes, rights-of-way, or other lands, shall cut, destroy or eradicate all weeds declared and designated as noxious as provided in NRS 555.130, before such weeds propagate and spread, and whenever required by the State Quarantine Officer.

Churchill County has a Mosquito, Vector and Noxious Weed District which provides assistance to landowners in the identification of weed species and the recommendation for control. However, it is the landowner's responsibility to eradicate the weeds. The District applies herbicides to roads and other public areas. Bureau of Land Management and Nevada Division of State Parks conduct weed control projects on the lands they manage and Truckee-Carson Irrigation District (TCID) has a weed control program in their easements in the Newlands Project.

U.S. Fish & Wildlife Service

The Stillwater National Wildlife Refuge Complex is managed by the U.S. Fish & Wildlife Service (USFWS). The USFWS is responsible for planning, implementation, and monitoring. Public involvement is encouraged during the planning process.

Bureau of Land Management

The mountain ranges surrounding the valley are managed by the Bureau of Land Management (BLM). The BLM has a land use plan and encourages input and participation from all residents and entities within Churchill County.

U.S. Navy

Zoning by the County has attempted to keep the density of houses around the base low for safety reasons. In order to prevent an increase in density, the Navy has considered programs such as purchase of development rights, conservation easements, and a system of trails and buffer zones. The transfer of development rights program is very successful and has encouraged landowners to place conservation easements and restrictive use easements on many properties in the accident potential zones and noise zones around NAS Fallon.

Wetlands

Wetlands are regulated by the U.S. Army Corps of Engineers and a landowner must receive a permit to develop property within a designated wetland. There also may be mitigation requirements, either on-site or off-site.

Carson River

The channel of the river, up to the average high water mark, is owned and managed by the Nevada Division of State Lands. An adjacent landowner must receive permission from the Division to do any work in the channel itself and also may need a permit from the Army Corps of Engineers.

USING THE PLAN

This Open Space Plan is part of the Churchill County Master Plan. As such, it will provide a coordinated guide to the County, City, and other agencies for change over time. It is understood, that while making decisions, not all the goals and policies will be met to the same degree. The Plan is flexible and should be amended and altered as circumstances change, but it puts on record the community's desires and goals to preserve its rural lifestyle while ensuring both a quality of life and sustainable community.

There must be a balance between competing interests in Churchill County, with the net result being a healthy, sustainable community. There must be compromise and cooperation. For example, agricultural interests may continue to explore low water use crops, or the County may begin to require the installation of community water systems to help lessen dependence on surface water and reduce the number of septic systems.

It also is important to note that the protection of open spaces does not occur in a vacuum with no effect on other resources or people. A piece of land that has been cleared of vegetation or has had the water rights removed may contribute to soil erosion, weed infestations, and other problems in the area. Therefore, this plan advocates responsible management of open spaces, not lack of management.

The Open Space Plan will be used in the new development review process. Developers will be encouraged to provide methods to conserve open spaces and irrigated acres, utilize renewable resources, and create parks, trails, and other projects that retain the quality of life currently enjoyed in Churchill County.

Management of open spaces will require cooperation and coordination among the many entities involved with resource protection and management. Examples of coordinated planning are:

- The Churchill County Parks and Recreation Department is responsible for designating appropriate regional parks and implementing the Lahontan Valley Trail System. When projects are designed and approved, the Department should work with the County to determine whether or not it should be included in the Open Space Plan.
- The Bureau of Land Management is developing an amendment to its land use plan. This involves a detailed analysis of the resources, including cultural resources, wildlife, endangered species, grazing resources, and public access. The County and the Navy must participate in this exercise and determine what information from the BLM should be included in the County Open Space Plan. For example, designation of wilderness areas, designation of off-road vehicle use areas, etc.
- The U.S. Navy is interested in providing an adequate buffer around the Naval Air Station to prevent encroachment. This may include green space, which will remain in irrigated agriculture, or it may be recreational trails or other options. The County and the Navy should work together to identify these areas.
- Conservation Districts, United States Department of Agriculture (USDA) Natural Resources Conservation Service, and private landowners have been cooperating for the last 50 years to promote and install conservation practices on farmland, wildlife lands, rangeland and other lands.

CRITERIA FOR OPEN SPACE PLAN COMPONENTS

The resources that this plan is attempting to conserve and sustain are outlined in another section. However, there must be certain criteria by which resources and projects are judged in order to prioritize them. Important factors to consider when considering a project are:

- Resources--a project must attempt to help maintain, enhance or sustain one or more of the following resources while not creating a significant adverse impact on other resources:
    - Agriculture
    - Wildlife habitat
    - Wetlands and riparian areas
    - Viewshed
    - Historical/cultural resources
    - Water—aquifer recharge, flood protection

- Accessibility to the public
- Connection to existing open space, such as the Lahontan Valley Trail System
- Support from the public
- Interagency cooperation
- Funding
- Consistency with the Open Space Plan and the Master Plan
- Potential benefits to the community

IMPLEMENTATION

Implementation of the Open Space Plan can be accomplished by support of programs and projects by County administration, cooperation with other agencies and groups, and by specific actions that the County Planning Department and Planning Commission can accomplish. The tools and mechanisms to implement this plan have been divided into eight categories, with specific objectives outlined in each category. It is understood that each category includes an education component to provide information to residents concerning each of the programs and to encourage community support. As projects and programs are implemented, the Open Space Plan will be updated or amended as necessary.

GOAL OS 1: Support agricultural programs that promote sustainable agriculture. Agriculture provides economic benefits and jobs, reduces soil erosion and weed infestation, provides wildlife habitat and open space, and recharges the groundwater aquifer.

Policy OS 1.1 Support the Newlands Water Protective Association and other agricultural groups and their projects.

Policy OS 1.2 Support the Small Business Development Center.

Policy OS 1.3 Support crop diversification programs and groups, such as the Churchill Grape Growers.

Policy OS 1.4 Support Churchill Economic Development Authority (CEDA) efforts to encourage agriculture related industries to relocate to the area.

Policy OS 1.5 Support alternative energy sources based on agricultural products.

Policy OS 1.6 Support the continuation of a Cooperative Weed Management Area and other weed control programs.

Policy OS 1.7 Support education programs, such as Ag in the Classroom, FFA, and 4H.

Policy OS 1.8 Support the efforts of Lahontan and Stillwater Conservation Districts to provide assistance to landowners regarding soil and water conservation practices, irrigation efficiency analysis, and agricultural sustainability.

Policy OS 1.9 Support vegetation conservation and enhancement programs such as the carbon sequestration program.

Policy OS 1.10 Support water conservation programs such as those of the conservation districts, Truckee-Carson Irrigation District, Bureau of Reclamation, and the Carson Water Subconservancy District (CWSD).

GOAL OS 2: Support river corridor restoration projects. A healthy river corridor provides recreation, wildlife habitat, hydro-power, a water delivery system, good water quality, and a scenic area.

Policy OS 2.1 Develop standards to prevent degradation of the Carson River corridor in new land divisions and residential developments.

Policy OS 2.2 Support Churchill County Noxious Weed Abatement District and Lahontan Conservation District programs to control noxious weeds in the river corridor.

Policy OS 2.3 Support the Lower Carson River Coordinated Resource Management Project sponsored by Lahontan Conservation District.

Policy OS 2.4 Support efforts to purchase property along the river to develop a learning center.

Policy OS 2.5 Support programs sponsored by the Carson Water Subconservancy District to restore and maintain the river corridor.

Policy OS 2.6 Develop floodplain management strategies.

GOAL OS 3: Cooperate with the Bureau of Land Management (BLM) to maintain public lands in the viewshed. Land managed by the Bureau of Land Management provides a viewshed, wildlife habitat, recreation opportunities, and grazing resources.

Policy OS 3.1 Participate in decision-making processes related to public lands by attending cooperator meetings and providing comments to Environmental Impact Statements and Environmental Assessments.

Policy OS 3.2 Provide information and input for the BLM Resource Management Plan amendment.

Policy OS 3.3 Identify BLM properties in the County that the community wants to remain in public ownership and those that may be eligible for disposal.

GOAL OS 4: Promote land development design that provides for adequate open spaces and park areas. Provisions for open space and parks in developments provide wildlife habitat, recreation, and may aid in aquifer recharge if the open space is irrigated.

Policy OS 4.1 Seek to provide multi-use facilities which incorporate open space, active and passive recreation opportunities, maximize access to water resources, maintain wildlife habitat, provide trails, and maximize maintenance resources.

Policy OS 4.2 Preserve and utilize Newlands Project canals and reservoirs to provide recreation, trails, and wildlife habitat.

Policy OS 4.3 Preserve and/or acquire recreation and open space easements along the Carson River corridor.

Policy OS 4.4 Promote cluster developments.

Policy OS 4.5 Retain low-density residential use around the Fallon Municipal Airport and NAS Fallon.

GOAL OS 5: Promote land development design that provides for adequate sewage and water distribution systems. A countywide water and sewer system will conserve water and prevent groundwater pollution from septic systems.

Policy OS 5.1 Develop County Codes that address the effects of new residential developments on water quantity and quality.

Policy OS 5.2 Continue to apply for grants to extend countywide water and sewer systems.

Policy OS 5.3 Ensure aquifers serving existing domestic wells are recharged until alternative services are provided.

GOAL OS 6: Implement conservation easements.

Policy OS 6.1 Promote conservation easements that preserve open space by conserving agricultural lands and valued wildlife habitat.

Policy OS 6.2 Continue monitoring of conservation easements.

GOAL OS 7: Transfer and purchase of development rights (PDR).

Policy OS 7.1 Explore funding sources to pursue PDR projects.

Policy OS 7.2 Identify an administrator and funding sources for PDR programs.

GOAL OS 8: Support NAS Fallon plans and projects that coordinate with the County's plans.

Policy OS 8.1 Coordinate land use planning in the buffer zone area around NAS Fallon to maintain low housing density in flyover areas.

Policy OS 8.2 Support Navy projects to maintain open space in buffer areas around NAS Fallon.

Policy OS 8.3 Support Navy projects to create bike trails, wildlife viewing areas, etc. in buffer areas.

Policy OS 8.4 Aid the Navy in applying for funding for cooperative open space projects.

GOAL OS 9: Support development and use of renewable (green) energy sources such as geothermal, wind and solar.

Policy OS 9.1 Coordinate with Federal agencies and industry leaders promoting renewable resource development.

Policy OS 9.2 Optimize economic benefit and environmental protection for Churchill County.

The Land Use element of the Master Plan establishes a planned pattern for the development of Churchill County for the next 20 years and is designed to promote sound land use decisions. Through the development and implementation of the goals and policies of the land use element, county government is attempting to provide for the health, safety and welfare of the area's present and future residents.

It is important to keep in mind the differences between the land use element and the zoning of property. Zoning has immediate legal effect, precise boundaries and detailed regulations. Nevada law requires zoning ordinances to be consistent with the goals and policies contained in the Master Plan. The translation of the land use element to current zoning thus requires continual interpretation and application of the master plan to specific situations by the Planning Commission and the County Commission.

The County zoning ordinances designate 5 distinct types of land use districts: Agricultural (A-5 & A -10), Residential (E-1, R-1 and R-2) Rural Resource (RR-20), Commercial (C-1 and C-2) and Industrial (I). Title 16, Consolidated Development Code, describes the densities, uses and development standards for each zoning specific designation. The overall intent of the 5 land use districts is as follows:

Agricultural: The purpose of this district is for agricultural uses, with large lot single-family residences. This district is intended to preclude premature development of rural land on the fringes of the urban area while protecting the environment and providing for large lot single-family uses.

Residential: The purpose of this district is to provide for residential development.

Rural Resource district (RR-20): The purpose of this district is to protect and enhance all natural resources including historical and archeological sites by limiting, controlling and prohibiting certain use of lands.

Commercial: The primary purpose of this district is to promote commercial and service enterprises

Industrial: The purpose of this district is to provide for industrial activities and land uses that have the most potential for impacting adjacent land uses and infrastructure.

The pattern of land uses—their location, mix, and density is a critical component of any community's character. The Land Use element is intended to provide sufficient land for residential, commercial, industrial and public uses; to locate these various uses appropriately in order to enhance community balance and character; to preserve and protect important natural resources; and to enable the County to provide adequate public services to the community.

The land use map developed in the 1990 Master Plan supported a concept to provide for commercial, industrial, and residential expansion by concentric expansion from the existing urban center of Fallon. This concept satisfied the then-stated goals by:

a. allowing for gradual expansion of the County's services as the growth occurs and not requiring the provision of remote facilities,
b. retaining farmland for agricultural use,
c. directing urban development to vacant parcels in existing areas of like development,
d. preserving the County's agricultural and open spaces and the character of Churchill County,
e. providing greater financial justification for the future development of county or joint city/county services such as water and sewage,
f. providing justification for increased joint city/county planning efforts.

In 2005, following the County's decision to construct and

operate water and sewer utilities, a revised land use map was adopted into the Master Plan (Map 11-1). In addition to describing general locations appropriate for agriculture and low density residential uses, the plan designates an urbanizing area where it is intended that more intensive, mixed uses, conducive to an urban environment will, over time be encouraged.

Churchill County values its agricultural heritage which, in conjunction with the vast open spaces, provides a quality of life that is hard to beat. The County's agricultural, open spaces, Carson River corridor and other valuable resources must be protected. Future urbanizing development should be guided **away from** the County's important wetland and wildlife refuges in the north and southeast areas of the County. The Land Use Plan designates these areas and the area around Naval Air Station (NAS) Fallon and west toward Lahontan reservoir, for **low-intensity uses**. Agricultural uses and open spaces should be promoted in this area to protect the County's water resources and preserve the County's important farmlands, wildlife, and open spaces. Residential growth that requires provision of water and sewer services should not be permitted in these areas but encouraged to locate within the urbanizing area.

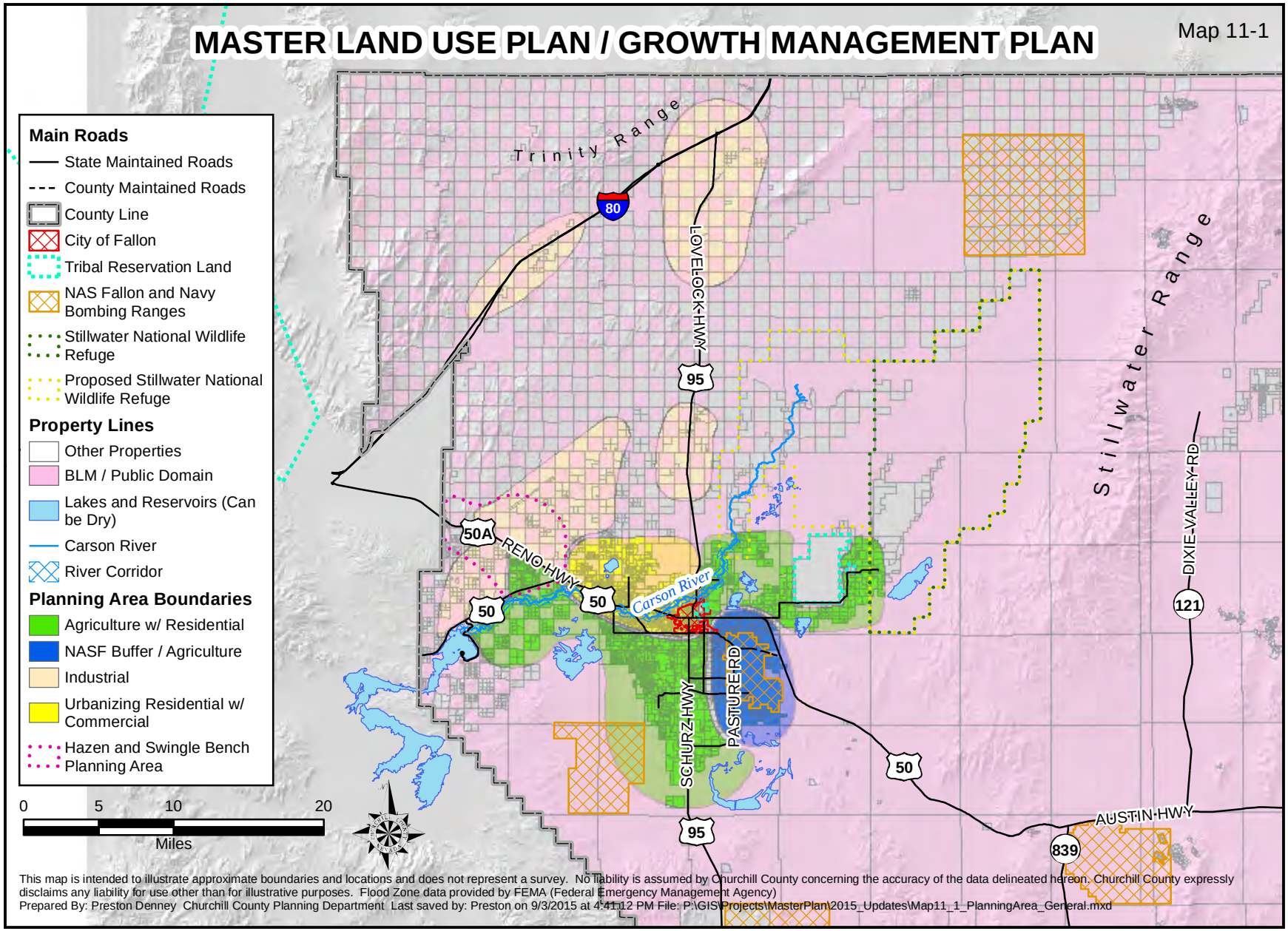
Residential growth without a diverse and stable economy cannot sustain itself. The need to attract and expand the industrial base to provide sufficient employment opportunities and strengthen the county's economic base is therefore vital. As described in the Economic Development element, our primary economic pillars are agriculture, NAS Fallon/military presence and our renewable energy resources, particularly geothermal. Expansion of each of these economic pillars will require varying degrees of public services and infrastructure and support industries must be appropriately located to ensure compatibility with surrounding land uses.

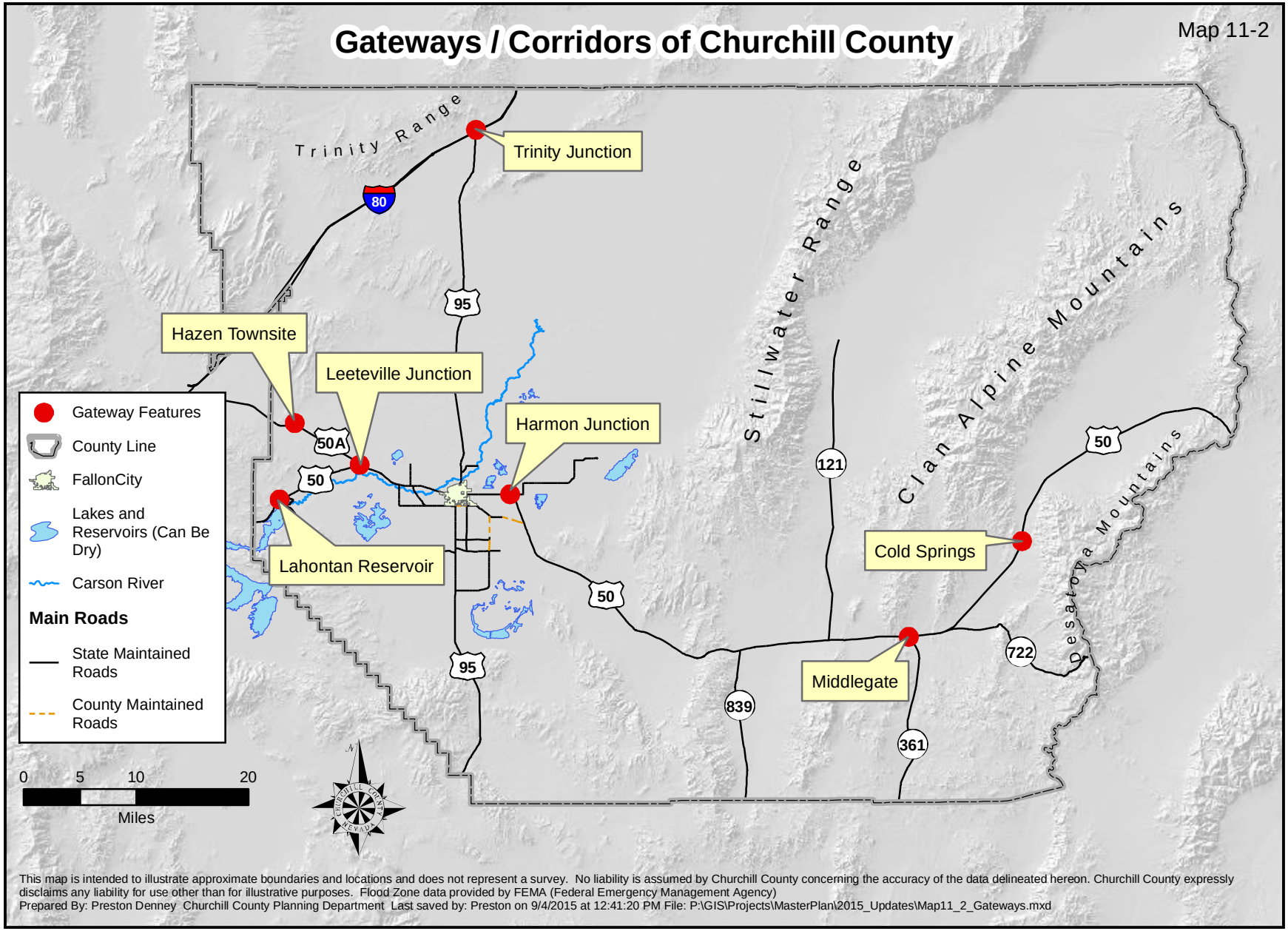
As the population grows, market demand for services and commercial facilities will increase. Sites and facilities are required to accommodate a variety of economic conditions and a number of factors should be considered to ensure each business is located appropriately:

- Group convenience and service facilities to minimize transportation
- Commercial use land must be easily accessible by the residents
- Encourage appropriate building design, signage and landscaping that promote a positive business image.

The appearance of a community as seen from the main streets and highways expresses the community character and leaves a lasting impression on visitors and potential future residents and businesses. Special attention should therefore be given to the types of land uses that are permitted along these corridors. Map 11-2 depicts the major highways that bisect the community and the environment/landscape that is visible from these highways. Within these corridors there are specific landmarks that signify you're in Churchill County. These include:

- Brady Hot Springs
- Churchill County border signs
- Cold Springs
- Harmon Junction
- Hazen Townsite
- Lahontan Dam and Reservoir
- Leeteville Junction
- Middlegate Station
- Trinity Junction


MASTER LAND USE PLAN / GROWTH MANAGEMENT PLAN
Map 11-1
Main Roads
State Maintained Roads
County Maintained Roads
County Line
City of Fallon
Tribal Reservation Land
NAS Fallon and Navy Bombing Ranges
Stillwater National Wildlife Refuge
Proposed Stillwater National Wildlife Refuge
Property Lines
Other Properties
BLM / Public Domain
Lakes and Reservoirs (Can be Dry)
Carson River
River Corridor
Planning Area Boundaries
Agriculture w/ Residential
NASF Buffer / Agriculture
Industrial
Urbanizing Residential w/ Commercial
Hazen and Swingle Bench Planning Area
0 5 10 20
Miles
Trinity Range
Stillwater Range
80
95
LOVELOCK HWY
50A
RENO HWY
50
Carson River
SCHURZ HWY
PASTURE RD
DIXIE VALLEY RD
121
AUSTIN HWY
839
This map is intended to illustrate approximate boundaries and locations and does not represent a survey. No liability is assumed by Churchill County concerning the accuracy of the data delineated hereon. Churchill County expressly disclaims any liability for use other than for illustrative purposes. Flood Zone data provided by FEMA (Federal Emergency Management Agency)
Prepared By: Preston Denney Churchill County Planning Department Last saved by: Preston on 9/3/2015 at 4:41:12 PM File: P:\GIS\Projects\MasterPlan\2015_Updates\Map11_1_PlanningArea_General.mxd



Printing Date: 8/24/2010 11:06:15 AM
Prepared By: Preston Denney
Churchill County Planning Department
File: P:\GIS\Projects\MasterPlan\Gateways.mxd

To promote a positive image of the County, all development within these gateways must adhere to appropriate landscaping and signage requirements and only those land uses that are aesthetically appealing should be encouraged.

Development must also promote a safe and healthy environment consistent with our rural life style and high quality of living. In 2003, in anticipation of accelerated growth and the need to prepare for the provision of efficient public services and facilities while ensuring protection of our water and other valuable resources, Churchill County embarked on the development of a County-owned water and sewer system which is described in more detail under Public Services and Facilities. In conjunction with the provision of these utilities, in 2005, the County adopted development standards that will require appropriate infrastructure such as water, sewer, streets, and sidewalks, and will require all new development to buffer existing, low density development. Development standards, in conjunction with elements of the Master Plan such as the Recreation and Transportation elements, will also ensure appropriate connectivity between developments not only via the road network but also via bike routes and trails that will connect and provide access to open spaces and parks.

The Land Use element establishes a planned pattern for the development of Churchill County for the next 20 years. When reviewing any development proposals consideration must be given to the Master Plan as a whole to ensure that all goals and policies are addressed and that growth is sustainable, protects the environment and our natural resources and promotes livable attractive neighborhoods.

GOAL LU 1: Retain the rural character of the County while providing opportunities for managed growth and development.

Policy LU 1.1 Churchill County shall identify incentives for developers that will encourage preservation of agriculture and open spaces and expand commercial or industrial opportunities.

Policy LU 1.2 Promote Conservation Easements to protect and preserve agriculture, open spaces and our water resources.

Policy LU 1.3 Track population growth and update data on resource use and revenues.

Policy LU 1.4 New development must buffer existing agricultural uses to prevent conflicts.

GOAL LU 2: All new development must be comprehensively designed to ensure a sustainable, safe, and healthy environment that integrates into the surrounding neighborhoods.

Policy LU 2.1 In reviewing any development proposal Churchill County shall consider issues of community character, balance, sustainability, environmental impact, safety, aesthetics and efficient service provision.

Policy LU 2.2 Water and sewer infrastructure shall be constructed to County standards.

Policy LU 2 3 Walking trails/sidewalks and bike lanes should be designed and located to provide connectivity with adjoining development and parks in the vicinity.

Policy LU 2.4 On and off-site road improvements shall be consistent with the County transportation plan and meet development standards.

Policy LU 2.5 Churchill County shall only approve requests for rezoning, special use permit, land division and other development proposals that are consistent with the land use map, and the policies contained within the Master Plan.

Policy LU 2.6 Enforce friction zone standards.

GOAL LU 3: Development shall be beneficial to the County and promote sustainability.

Policy LU 3.1 Churchill County shall promote green energy projects that adhere to environmental standards and have a positive impact on the community.

Policy LU 3.2 Minimize development and encroachment within the buffer zone around NAS Fallon and its bombing ranges.

Policy LU 3.3 Promote and encourage conservation easements or cluster developments to retain agriculturally productive lands.

GOAL LU 4: Infrastructure expansion shall be cost effective.

Policy LU 4.1 Encourage infill development particularly in the urbanizing area to ensure cost effective provision of utilities.

Policy LU 4.2 Coordinate planning activities with the City of Fallon.

GOAL LU 5: Ensure industrial expansion is supportive of community goals for sustainability, compatibility and promotes a positive image.

Policy LU 5.1 All new or expanding land uses within the gateway corridors must comply with current landscaping and signage requirements and shall not adversely affect the neighborhood.

HAZEN TOWNSITE

The Hazen Townsite area is 157.41 acres. This includes approximately 74 acres of railroad and highway rights of way leaving approximately 83 acres for development and streets. The townsite is divided into small parcels; the configuration and size of these parcels varies due to the irregular shape of the townsite and dissection by the railroad and highway, but the majority of parcels are rectangular with a standard size of 50' x 130.' The townsite is zoned A-10-agricultural. Contiguous property to the north of the townsite is zoned Industrial. The remaining property to the north is zoned RR 20-Rural Resource. Property to the south is zoned either A-10 where ranching is in operation, or RR-20. To the northeast are sections zoned RR-20 and in the southeast are large parcels zoned RR-20 and Industrial. With the exception of the existing ranches and the remaining homes of the townsite, the vast majority of land in the Hazen area is undeveloped.

Access to Hazen is excellent with its adjacency to US 50A and its proximity to Interstate 80. Highway 50A was recently widened to four lanes but was not realigned to the south as previously discussed. The railroad link provides a service which would support economic and employment development to the area as it did in the past.

Infrastructure

Water

Surface water used to serve agriculture is available from the Truckee Canal. Water is also piped to the townsite from this source. For this to provide adequate quality and quantity of potable water, a considerable investment must be made in a water treatment system. The extent of water rights available and adequate for increased development is unknown.

Ground water is heavily saline and has other mineral content even to a depth of more than 1,000 feet. Consequently this source also will require treatment for its suitability as a potable supply.

While the supply of adequate quality and quantity of water currently is undetermined, it is reasonable to assume that proper technical solutions can be applied to ensure the provision of a healthy water supply to the townsite for the needs of future development. Such development will bear responsibility for providing the necessary water supply.

Sewer

Sewage disposal currently is by individual septic systems. Any future development will necessitate evaluation and provision of sewage disposal adequate for the

development's needs and will be the responsibility of the development.

Streets

Streets within the townsite are unpaved and do not exactly follow the plat of the townsite. Where parcels are vacant and under common ownership, realignment of streets and parcels will provide the opportunity for increased land use.

Construction of streets and sidewalks will be required to the standards and approval of Churchill County.

Public Services

All public services—police, fire and administration—to Hazen are provided from centralized operations located in Fallon. No new facilities are planned for Hazen.

APPROPRIATE LAND USES FOR THE HAZEN TOWNSITE

The Hazen Townsite is designated as a Special Planning Area. This land use designation allows any individual land use or land uses in combination, which are compatible and complementary within the project boundaries and to adjacent properties. The Special Planning Area is designated to allow flexibility in land use and adjustment to transition to higher use or where Churchill County wishes to encourage potential for additional investment.

The townsite will have intense uses. These can include commercial (retail, restaurant, farmer's market), traveler services, historical/cultural interpretive center, live-work artist space, residential. One or two attractively landscaped centralized parking areas should be provided, encouraging a pedestrian environment throughout the townsite area.

The area surrounding the townsite to the north is anticipated to be industrial/employment or rural resource. It is important that any development in this area provide for an appropriate buffer zone to the townsite.

The south boundary of the townsite is adjacent to agricultural land and is appropriate for highway landscaping to act as a buffer zone between the highway and the agricultural usage.

A highway-landscaping project should be initiated for the area along the perimeter of US 50A for a distance of one mile on either side of the townsite. Churchill County is recognized as the oasis of the desert and warrants a gateway, which reflects this.

Traffic control along US 50A can be accomplished initially by a speed control zone and turning lanes. As traffic volumes necessitate, this may require signalization.

All new and alteration projects within the Special Planning Area shall require a special use permit. This Hazen Townsite location is appropriate for designation as a Special Planning Area with emphasis on highway, commercial land uses, which include such uses as general retail, food and beverage service, public services and facilities, recreation and cultural facilities. The County recognizes that not all properties will be ready for development at the zoning intensity which is most consistent with the overlaying land-use objectives. However, as land is developed to a higher intensity, the following design standards should be considered:

A. Establish and maintain high aesthetic standards appropriate to the townsite's use. Landscaping, parking and signage shall be consistent with Churchill County Code.
B. Preserve the best of the County's history, natural beauty and visual character.
C. Ensure compatibility and complementary development of each Townsite use.
D. Provide shared infrastructure elements: entrances, parking, common areas, and signage.

The Policy Plan for Public Lands Section of this Master Plan was carried over from the 2010 Master Plan. Updates will be considered following completion of the BLM Carson District Resource Management Plan (estimated summer or fall of 2019).

In 1983, the Nevada State Legislature enacted Senate Bill 40 to take advantage of the accommodation provisions {Section 202(c)(9)} in the Federal Land Policy and Management Act (FLPMA). This section of public law requires the Bureau of Land Management to develop land use plans consistent with state and local land use plans to the extent that the Secretary of the Interior finds these consistent with federal law and the purposes of FLPMA. SB40 directed the State Land Use Planning Agency, with cooperation from state agencies and local governments throughout the state to prepare plans and policy statements concerning the acquisition and use of lands in Nevada which are under federal management and/or ownership. The purpose of this effort is to increase the role of Nevadans in determining the management of public lands. With such a large percentage of state land under control of the federal government, it is important that the federal land managing agencies understand and address the concerns and needs of Nevada. The final documented policy plan was completed in June 1985. Churchill County, as part of this effort, developed the "Churchill County Policy Plan for Public Lands." This was reviewed and adopted by the City of Fallon City Council and The Churchill County Board of County Commissioners on June 4, 1985 and June 6, 1985 respectively. The legislation did not provide for periodic updating of the plan. Churchill County will continue to review and update its policies with respect to federal lands as part of the Churchill County Master Plan process.

LAND OWNERSHIP

The federal and state government control~~s~~ over 86% of the land in Churchill County. Only 13% of the land in the county is on the tax roll. Data in the following table is as of October 2011.

TABLE 12-1

Land Ownership	Acreage 2011	Percentage of County
Federal	2,704,533	83.88%
BLM	2,182,644	67.69%
BOR	456,231	14.15%
Military	38,261	1.19%
US Government (Incl. Postal)	27,397	0.85%
Tribal	50,938	1.58%
State	18,261	0.57%
Local Government	36,840	1.14%
TCID	3,268	0.10%
Private Lands	410,400	12.73%
Total	3,224,240	100.00%

Break Down of Federal Ownership

These numbers were derived by using the exemption codes in the Assessor's database, rounded to whole numbers. The Acreage for BOR is as reported by the BOR. The BOR acreage was subtracted from the BLM acreage found from Assessor data. All numbers are estimates and are subject to change.

INTRODUCTION

Public Lands form the vast majority of Churchill County. As such, they contribute to the open spaces and broad vistas that give a unique character to the high desert of Northern Nevada. The citizens and visitors of Churchill County enjoy many advantages and opportunities afforded by these public lands.

The Churchill County policy plan for public lands is a guide developed by the citizens and their local government regarding the use of public lands (all lands that are not privately owned) in Churchill County. The plan addresses federal land

use management issues and is intended to be used as a positive guide for federal land management agencies in their development and implementation of federal land plans and management actions.

Public Lands are part of the rich heritage of Churchill County. From the earliest mining activities, to modern day ranching, energy development, and military training, the use of public land resources has been an integral part of the rural lifestyles and local economy. The county and citizens support the continued multiple use of the public lands in Churchill County. The policies are intended to further agriculture, mining, military training, renewable energy development, and recreation as principal economic bases of the county.

Open public access to recreation, wildlife, and resources should be available to all. The multi-use nature of public lands requires that management decisions be made with the public's interest at the forefront, and careful consideration to maintaining sustainable resources for future generations. The county desires to maintain a thriving ecological balance among all species and resources found on public lands. This includes wild horse herds, managed at populations that are consistent with the land's capacity to support them, wildlife populations that are sustainable via hunting and natural predation, and livestock populations controlled by careful management of grazing permits.

Churchill County recognizes that certain private property interests exist on public lands. Any established private property, to include mining claims, water rights, access easements, or any other private interests, must be upheld and the property owners should be considered as equal stakeholders in decisions that may affect their interests.

This policy portion of the Churchill County Master Plan outlines expectations and desires of the people of Churchill County, and requires consultation prior to decisions that affect public lands within the County's boundaries. Churchill County is desirous of cooperation from the Bureau of Land Management and other Federal agencies in being guided by these policies. If at any time, according to the National Environmental Protection Act (NEPA), FLPMA or any other legislation, the U.S. Government (under any agency) intends to change uses or availability of resources on public lands in a way that will impact current historical and cultural uses, input from the citizens of the county is required and the Board of County Commissioners will be consulted. In addition, the County Commission should be consulted on any interpretation of these policies.

AIR QUALITY

GOAL: Prevent significant deterioration of the air quality found in Churchill County.

OBJECTIVES: Churchill County supports and it is our objective to continue to support:

1) Engaging state and federal agencies in their industrial air quality permitting process for proposed development that may impact air quality in Churchill County.
2) Developing local ordinances and requirements where gaps in state and federal law, oversight, or enforcement exist that may allow threats to local health, welfare or environmental conditions; or threat to the economic/developmental future of the local communities.

3) Opposition to the reduction in, or export of surface or ground water and other commercial/industrial actions that may create uncontrolled dust/particulate matter, increased local temperature or other deterioration or air quality. Any proposal that impacts water resources shall trigger coordination.
4) Encouraging the use of water for recreation, irrigation, wildlife habitat, plant life (including phreatophyte) and surface disturbing activities as known methods of air quality sustainment.
5) Conducting limited controlled burning and/or grazing to control threat of wildfire and resultant large-scale smoke and wind-blown dust pollution.

CULTURAL, HISTORIC, AND PALEONTOLOGICAL RESOURCES

GOAL: In coordination with federal, state, and local government planning agencies, tribal leadership, and interested members of the public, identify cultural, historical, and archaeological resources that may increase the opportunity for educational, recreational, socio-cultural enjoyment for the people of Churchill County.

PRIMARY PLANNING GUIDANCE:

- Antiquities Act of 1906
- National Historic Preservation Act of 1966
- National Environmental Policy Act of 1970
- Archaeological Resource Protection Act of 1979
- State Protocol Agreement Between BLM and SHPO (2009)
- OPNAVINST 5090.1

GUIDANCE: The National Historic Preservation Act is the single largest piece of legislation that governs the treatment of cultural resources. It states that "…the historical and cultural foundations of the Nation should be preserved as a living part of our community life and development in order to give a sense of orientation to the American people…" Put simply, the Act requires that federal land managers consider the impacts of federal undertakings on cultural, historical, and archaeological resources. Other important federal cultural resource laws include the Antiquities Act of 1906 and the Archaeological Resources Protection Act of 1979, which: require protection of archaeological resources; require permits for excavation or appropriation of such resources; and impose fines for the disturbance or destruction of cultural resources. The National Environmental Policy Act requires that federal agencies examine their actions in regard to the environment and requires consultation with the public. OPNAVINST 5090.1 requires that the Navy follow the requirements of the above-mentioned federal laws. The State Protocol Agreement between the BLM and the Nevada State Historic Preservation Office outlines the BLM's duties under the NHPA.

OBJECTIVES:

Churchill County supports and it is our objective to continue to support:

1) The federal designation of historic districts and cultural landscapes and development of cultural parks, museums, and cultural areas for preservation with open access for all. The County should be notified for coordination of these plans and be afforded an opportunity to respond.
2) The reasonable nomination of cultural resources to the

National Register of Historic Places. The County should be notified for coordination prior to nomination and be afforded an opportunity to comment.

3) The excavation of archaeological sites for scientific research with limited time constraints. The County should be given the opportunity to enter into an agreement with federal agencies that would allow the artifacts to be displayed at the Churchill County Museum on at least a temporary basis.
4) Cultural, historical, and archaeological studies. A copy of the final report from these studies should be made available to the Churchill County Museum and Churchill County Library.

FORAGE AND LIVESTOCK GRAZING

GOAL: It is Churchill County's goal to provide for landscape vegetation maintenance and improvement that will optimize Animal Unit Months (AUM) while maintaining a thriving ecological balance.[1]

OBJECTIVES:

Churchill County supports and it is our objective to continue to support:

1) Implementing rangeland improvement programs, including but not limited to water developments, rangeland restoration, pinyon-juniper control, and weed control to increase forage production; improve livestock grazing management to increase stocking rates. Appropriation of water for each beneficial use and use of that water will be in accordance with Nevada water law. It is the policy of Churchill County that water rights for livestock uses are to be held solely in the name of the permittee and not held jointly with a federal agency.
2) Identification and development off-stream water sources where such opportunities exist, in all allotment pastures with sensitive riparian areas and in all allotments where improved livestock distribution will result from such development.
3) Stocking level adjustments only after scientifically sound monitoring techniques and the expertise and practical knowledge of each permittee demonstrate that grazing management (including range improvements and specialized grazing systems) are not supporting basic soil, vegetation, wildlife and watershed goals.
4) Monitoring history, actual use or authorization of Temporary Non-Renewable grazing (TNR) demonstrates that supplemental use is continuously available, and can or should be used to improve or protect rangelands (e.g., reduction of fuel loads to prevent recurring wildfire), initiate a process to allocate such use to permittees as active grazing preference.
5) Use of additional forage during those years when climatic conditions result in additional availability.
6) Temporary "voluntary non-use" of all or a portion of adjudicated forage if necessary, on occasion, due to drought, economic difficulties, animal health, etc., is an acceptable management strategy. "Voluntary non-use" for the purpose of long-term or permanent retirement of a grazing allotment is considered detrimental.

[1] Thriving Ecological Balance (Interior Board of Land Appeals definition): The goal of wild horse and burro management should be to maintain a thriving ecological balance between wild horse and burro populations, wildlife, livestock and vegetation, and to protect the range from the deterioration associated with over population of wild horses and burros. (109 IBLA 115; also ref. Dahl vs. Clark supra at 592)

HUNTING, FISHING, AND OUTDOOR RECREATION

Outdoor recreation is important to the citizens of Churchill County. The unique outdoor recreational opportunities found in Churchill County are many of its greatest assets. Churchill County values the opportunity and freedom these lands provide and encourages balanced management goals that include hiking, camping, wildlife viewing, hunting, fishing, off highway vehicle and other outdoor recreation activities. Churchill County strongly advocates the rights of recreationists to continued lawful access to public lands.

GOAL: It is Churchill County's goal to provide for multiple recreation uses on Churchill County, federal and state administered lands located within its boundaries for residents and visitors to the County. Provide high quality recreational opportunities at developed and dispersed/undeveloped recreation sites by allowing historic uses and access while maintaining existing amenities and by providing new recreation sites for public enjoyment. Maintain public access opportunities in both motorized and non-motorized settings through the identification of rights-of-way or easements across government administered lands and private lands at the invitation of the property owner. Recognize that multiple recreation uses are mandated by the multiple use concepts and that adequate resources must be provided on the federal administered areas; keeping open all existing access roads and the ability to maintain those same roads or accesses.

PRIMARY PLANNING GUIDANCE: The Federal Land Policy & Management Act declares it to be the policy of the United States that BLM administered lands be managed on the basis of multiple use in a manner which provides for outdoor recreation and human occupancy and use, while at the same time protecting scenic, ecological, environmental, water, and archaeological values. The Act also mandates that outdoor recreation be considered one of the principle uses in the multiple use concept for the BLM administered lands. In 1963, Congress enacted the Outdoor Recreation Coordination Act declaring it "desirable that all American people of present and future generations be assured adequate outdoor recreation resources". Churchill County supports the mandate that trails for multiple recreation uses be made available for a diversity of motorized and non-motorized uses. Multiple recreation uses must also be provided for the elderly, physically challenged and very young in order to provide diversity of recreation opportunities. All areas historically accessed by off-road recreational vehicles, mechanized vehicles, horses and boats should continue to be available for their historical uses.

OBJECTIVES: Churchill County supports and it is our objective to continue to support:

1) Multiple recreation uses for residents and visitors to Churchill County and to provide recreation in special and extensive recreation management areas.
2) Cooperative and coordinated planning of trailhead facilities for both motorized and non-motorized access, development and/or maintenance of roads and trails for both motorized and non-motorized access, restoration of those areas that are open to the public for historical recreational uses, e.g. motorized and equestrian access for recreational and competitive events, hunting, fishing, and camping.

3) Optimizing outdoor recreation uses based on a thriving ecological balance.
4) Planning and establishment of limited (existing roads and trails) trail systems for compatible recreational, agricultural, off highway vehicle and other passive and active multiple uses.
5) Maintaining existing facilities at developed recreational sites and upgrade, reconstruct, and/or increase recreation facilities.
6) The recognition that hunting and fishing are valid uses of public resources. All public lands and waters should be open to fishing and hunting sanctioned under all federal, state, and local laws. However, recreation on private property without the approval of the owner is not permitted or approved.

LAW ENFORCEMENT

GOAL: Churchill County strives to protect and enhance the general safety and security of its residents and visitors on public lands. Churchill County appreciates the presence and cooperation of federal law enforcement officers on public lands but is opposed to any increase in BLM law enforcement authority. The County recognizes the Churchill County Sheriff as the primary law enforcement agency. Unless otherwise granted to another agency by specific federal or state law or memorandum of understanding, the Churchill County Sheriff shall be the controlling authority for any law enforcement action on public lands in Churchill County.

OBJECTIVES: Churchill County supports and it is our objective to continue to support:

1) Ensuring that the people of Churchill County are adequately represented in all law enforcement activities that occur on state and federal lands within the County's borders or involve federal actions affecting private property within the County's borders.
2) Resolving questions of law regarding appropriate authority over the regulation of natural resources on state and federal land and access to state and federal lands through regularly updated Memorandums of Understanding.
3) Supporting cooperative training in areas of public safety such as search and rescue, fire and emergency responses, and hazardous materials. Federal agencies and State agencies should work with the County to ensure adequate personnel, training and equipment to meet the demand for back country rescues.
4) Fully supporting the coordinated efforts of the Churchill County Sheriff's Department, Nevada Highway Patrol, Federal agency law enforcement, and other pertinent entities, in the interdiction of illegal drug production and trafficking on public lands.

MILITARY LANDS AND ACTIVITIES

GOAL: Churchill County is supportive of economic development and creating a diverse base of commercial, industrial, agricultural and military growth in our community. Sustainment and expansion of military operations and training at the NAS Fallon, surrounding ranges and airspace are desired to bring additional economic benefits to the county.

OBJECTIVES:

Churchill County supports and it is our intention to continue to support:

1) The protection of NAS Fallon operations through the use of conservation and restrictive use easements requiring compatible development within the NAS Fallon Buffer Zone. This buffer zone is established through the use of noise contours generated by flight operations from NAS Fallon. The noise contours will be updated as aircraft types and usage change at the air station.
2) The protection of the airspace used by manned and unmanned aerial vehicles.
3) The protection of bombing ranges and electronic warfare ranges against encroachment from incompatible land development and frequency spectrum interference.
4) The growth of the Navy mission and expansion of its ranges for new weapons, tactics, and ground forces. Churchill County realizes the desired growth of the Navy's mission may necessitate the potential increase in withdrawing more land. Many of those areas currently allow public access. The County supports the permitted use of federal lands for training, greater than casual use, without the need to withdraw from public access. If land is withdrawn, Navy should compensate and mitigate for improvements and infrastructure impacted by withdrawal.
5) The Navy's exploration and development of renewable energy for the use of NAS Fallon without fees or taxes. All power developed greater than used by NAS Fallon and its facilities are expected to pay all fees and taxes as a private developer would on public lands.
6) Navy management of resources on Navy lands and training areas, maximizing their sustainment, minimizing detrimental impacts, allowing access to the public as much as possible without interfering with the Navy's training mission.

MINERALS, FLUID MINERALS, AND GEOTHERMAL RESOURCES

GOAL: Facilitate environmentally responsible exploration, development and reclamation of oil, gas, geothermal, locatable minerals, aggregate and similar resources on federal lands.

OBJECTIVES:

Churchill County supports and it is our objective to continue to support:

1) Efforts ensuring that lands remain open and available for exploration and utilization of natural resources unless withdrawn by Congress or federal administrative action. To the extent practicable, land with high mineral or oil and gas values shall remain open for economic use. Closure or exclusion of federal lands containing mineral or fluid resources requires coordination.
2) Active engagement in NEPA analysis of environmental and community impacts related to proposed mineral, geothermal, oil and gas development, including social, economic, and fiscal impacts.
3) Working cooperatively with industry to make county permitting processes as clear and efficient as practicable.
4) The requirement for industrial projects on federal lands to be coordinated with and permitted by Churchill County for the purpose of evaluation and monitoring.

SOIL, VEGETATION, AND WATERSHEDS

GOAL: To maintain or improve the soil, environmental conditions, water, natural vegetation and watershed resources in a manner that perpetuates and sustains a diversity of life and uses while fully supporting the custom, culture, economic stability and viability of Churchill County and its individual citizens.

PRIMARY PLANNING GUIDANCE: To insure State and Federal agencies comply with the multiple use goals and objectives of the Congress as stated in the various statutory laws, such as: Taylor Grazing Act, Federal Lands Policy & Management Act, Public Rangelands Improvement Act, Forest and Rangelands Renewable Resources Act, Mining Laws of 1866 and 1872, Mining & Mineral Policy Act of 1970, National Materials and Minerals Policy, Research & Development Act of 1980, and other related federal and state laws concerning recreational and other multiple use of natural resources which impact the soils, vegetation, and watersheds. The National Environmental Policy Act requires consideration of all environmental actions on the culture, heritage and custom of local government (16 U.S.C. sec. 4331 (a) (4)).

OBJECTIVES:

Churchill County supports and it is our objective to continue to support:

1) Development of a systematic procedure to coordinate all federal and state land use inventory, planning, and management activities with Churchill County, to assure that consideration is given to County natural resource strategies and County land use plans, and to assure that agency land use plans are consistent with the Churchill County Master Plan to the extent required by Federal law.
2) Review and adjustment of livestock (grazing) stocking levels only in accordance with developed Allotment Management Plans (AMP) and/or trend in ecological status. Monitoring data, as obtained through the use of standardized rangeland studies such as ecological status inventory and frequency/trend monitoring completed at scheduled intervals or when triggered by climatic or environmental events following implementation of AMPs, will be required for stocking level adjustments. Other studies such as Rangeland Health evaluation, Riparian Functional condition, stubble height, and livestock utilization may be useful as indicators of the need for additional examination and objective monitoring techniques.
3) Development of prescribed fire and wildfire management plans to re-establish historic fire frequencies for appropriate vegetation types and include in such plans, livestock grazing techniques as a tool for fire fuel management related to both wildfires and prescribed fires.
4) Inclusion with fire line and site rehabilitation plans, identification, utility and limitations of native or exotic vegetation capable of supporting watershed function and habitat for wildlife and livestock.
5) Development of grazing management plans following wild or prescribed fire through careful and considered consultation, coordination and cooperation with all affected permittees and affected landowners to provide for optional use of grazing animal management to enhance recovery.

6) Development of surface disturbance mitigation plans on soils with a high or very high erosion hazard rating within plans for multiple recreation use, road building, timber harvest, mechanical range treatments, prescribed fires, range improvements and vegetation manipulation.
7) Management of wildlife at levels (population numbers) that preclude adverse impacts to soil, water and vegetation until monitoring studies and allotment evaluations demonstrate that population adjustments are warranted by changing resource conditions. Seek to restore mule deer and sage grouse population numbers to highest healthy sustainable levels.
8) Management of wild horse and burro populations within Herd Management Areas (HMAs) at levels (population numbers) that preclude adverse impacts to soil, water and vegetation until monitoring studies and allotment evaluations demonstrate that population adjustments are warranted by changing resource conditions.
9) Integration of recreational uses into all planning efforts to preclude adverse impacts to soil, water and vegetation. Impacts to private property rights, including water rights and easements must be considered and may exclude some types of recreation or recreational development.
10) Prevention of the introduction, invasion or expansion of undesirable plants and noxious weeds into native rangelands and improve the ecological status of sites that are currently invaded by undesirable plants or noxious weeds by integrating, through consultation with the Churchill County Mosquito, Vector and Weed Control District and Churchill County Planning Department, appropriate control methods into all planning efforts. Prescriptions for control of undesirable plants and noxious weeds may include, but are not limited to burning, grazing, mechanical, manual, biological and chemical methods. Range Improvement Fund money (8100 Fund) may be a source of payment for these activities where ever it is lawful.
11) Protection and improvement of the natural ecology and environmental health of all watersheds for the prevention of erosion, over use, pollution of surface and ground waters, or deterioration of riparian habitats.

WATER RESOURCES, RIPARIAN AERAS AND AQUATIC HABITATS

GOAL: Churchill County supports the requirements for water quality contained in the Nevada Administrative Code (NAC) Section 445, to the extent they can be met while complying with constitutional and statutory law as to vested water rights, and to maintain or improve riparian areas and aquatic habitat that represents a range of variability for function condition. Churchill County recognizes that precipitation, transpiration, evaporation, surface waters, ground waters, and geothermal reservoirs are all interconnected and interdependent.

Water Resources

OBJECTIVES:

Churchill County supports and it is our objective to continue to support:

1) The doctrine of prior appropriation as established by state law; and that the right to appropriate water is a compensable property right available to individuals and municipalities. Ownership of the right to use water has, as a key principals, those provisions set forth in Nevada

Revised Statutes 533.0010 through 533.085, including, but not limited to, first right, first use, beneficial use, and point of diversion.

2) The promotion of private development of water resources on state and federal land for beneficial use in Churchill County, including, but not limited to geothermal reservoirs, power generation, municipal water supplies, irrigation, stock water, and wildlife.
3) As an important part of the county economy, the continuation and maintenance of grazing allotment owners and grazing permit holders, owning and continuing to acquire new sources for livestock watering rights on federal lands as security to their continued ability to grazing on federal land.
4) The use of peer-reviewed science in the assessment of impacts related to water resource development.
5) Riparian monitoring data in view of technical limitations that may be present such as intermittent or ephemeral stream flows, soils or substrate susceptibility to erosion, expected stream flow of perennial waters, and site-specific base data for water quality.
6) Opposition to any transfer of water out of the county which may impact current practices, the local economy or potential future growth, and will adamantly oppose such transfers that do not (a) pass the highest test of scientific rigor in demonstrating minimal impacts to existing water rights and (b) show a long-term benefit to the economic viability and community stability of the County. Out-of-basin and out-of-county transfers of water shall be accorded full attention of NRS 533.370, NRS 533.438 and other applicable state laws.
7) The maintenance of its water resources in a condition that will render it useable by future generations for the full range of beneficial uses that further a viable and stable economic and social base for its citizens.
8) Retaining authority of States to protect water quality under the Clean Water Act. The County does not support abrogation of that authority to any other governmental or non-governmental entity.
9) Water quality standards that are (a) consistent with actual uses for which a particular water source or body is lawfully appropriated, and (b) based on accurate information regarding its natural state and range of variability.
10) Coordination among all responsible and affected federal agencies when considering water quality actions.
11) Modeling and monitoring of any significant commercial/industrial pumping of ground water or geothermal resources.
12) Water rights, which are private property, for livestock grazing. Churchill County opposes Wild Horse and Burro use of privately held water unless there is an agreement between the water rights owner and the appropriate land management agency.
13) Provision of additional water resources from innovative treatment of water or wastewater.

Newlands Project: Irrigation System

GOAL: The water for the Newlands Project arises on Federal land and terminates on Federal land, as many of its structures and facilities are on or traverse Federal land. The Project was created by and is still controlled by the United States Bureau of Reclamation. As the water passes through the farming district of Lahontan Valley in Churchill County, it augments the quality of life to the county in

numerous ways, indeed it is the reason for the community's existence.

Churchill County relies on Nevada State water law in connection with the water rights associated with the Project.

Churchill County also relies on a rapport with the Bureau of Reclamation to continue this valuable resource to the county. Before the Bureau does a plan, program, action, or prepares to make a decision, Churchill County requires, through this County Master Plan, to be contacted, and consulted, for coordination, so that the Bureau may address and rectify any inconsistencies between their actions and this County Master Plan.

OBJECTIVES:
Churchill County supports and it is our objective to continue to support:

1) Opposition to the transfer of irrigation water rights from productive agricultural lands and encourages all alternatives to be exhaustingly pursued and all agricultural water transfers to be designed to minimize health, ecological and economic impact to the community.
2) Opposition to the transfer of irrigation water rights to upstream out-of-county uses.

Riparian Habitat and Wetlands

GOAL: Riparian areas and wetlands are critically important to well-balanced and productive rangeland ecosystems. Many riparian areas and wetlands in Churchill County exist on private ranches and farms.

OBJECTIVES:
Churchill County supports and it is our objective to continue to support:

1) Consultation, cooperation and coordination as provided under Section 8 of the Public Rangelands Improvement Act of 1978 for riparian areas and wetlands under the jurisdiction of a federal agency.
2) Retaining responsible private ownership of sustainable riparian areas and wetlands that improve the economic environment for the ranching and farming community.
3) Water quality standards that are realistic and attainable for the specific location that the regulation will be applied. Consequently, standards for water quality must be applied on the basis of sound baseline data that is specific to each perennial body of water or naturally occurring reach of perennial stream. Water quality standards for naturally occurring streams or lakes, reservoirs, or other impoundments are based on mean water quality determined throughout the course of entire years, over multiple year time frames. Point in time measurements of water quality may provide an indication that more sampling and analysis is warranted, but such limited samples will not provide sufficient evidence to justify regulatory action on a basis that water quality has been impaired.

WILDERNESS, WILDERNESS STUDY AREAS (WSA), AREAS OF CRITICAL ENVIRONMENTAL CONCERN (ACEC), AND OTHER RESTRICTIVE LAND USE CLASSIFICATIONS

GOAL: Immediate Congressional designation action on all WSAs and special or restrictive land classifications based on Churchill County policy to release these areas for

multiple use management and in the interim prevent, minimize or mitigate impairment or degradation of such areas to the extent that Congressional actions are not pre-empted. Provide the amenities promised by wilderness designation through multiple use management that includes dispersed recreation where appropriate and opportunities for solitude.

Existing land uses and pre-existing property rights are described in other sections of this Master Plan. As every area of Churchill County includes pre-existing property rights and existing uses that are best served through multiple use management. Churchill County is committed to the protection of those existing rights.

As discussed within the Master Plan, Churchill County is committed to future development of mining, communication infrastructure, and energy production. Locations for many of the future developments cannot be identified at this time; therefore, all currently available land must remain available and not be included in Wilderness Areas, Roadless Areas, ACEC, or other restrictive designations.

OBJECTIVES: Churchill County supports and it is our objective to continue to support:

1) Multiple-use of federal lands as vital to the economy of Churchill County, the County is opposed to the designation of any additional Wilderness Areas or Wilderness Study Areas within its geographic boundaries. Churchill County calls for removal of Wilderness Study Area designations and re-introduction of active stewardship of these lands that do not meet the suitability criteria of the 1964 Wilderness Act. Churchill County demands coordination, local input and decision-making in the designation and management of parks, refuges, Areas of Critical Environmental Concern, road-less areas or any other legislative action, regulatory decision or policy that limits access to or use of federal land or resources within the geographic boundaries of the County.
2) Provision for optimum scenic value in Churchill County through achievement of vegetation and soils watershed objectives and implementation of non-degrading, non-impairing range improvement activities, construction, use and maintenance of livestock management facilities, and facilities for public enjoyment of the land.
3) Development and establishment of objective scientific classifications of areas providing the amenities of wilderness experience under multiple use management based upon ecological site potential, desired plant community, and ecological condition and trend criteria, soil stability, topography, and proximity of disturbance such as designated military air space.
4) Identify measurable benefits that will be obtained through future designation of restricted use areas; no designation of restricted use areas such as Roadless, ACEC, or others will be completed until it is clearly demonstrated that such designations will not be detrimental to existing property rights, recreation including hunting or fishing, livestock grazing management, wildlife habitat management, County administrative needs, and future mining or energy development.
5) Designation of ACEC, Roadless Area, or other use restrictions serve as surrogate for Wilderness

designation but do not fall within the limitations of the Wilderness Act; therefore, such designations must not impair existing rights and must not impair public safety including search and rescue or drug law enforcement.

6) No Wilderness Areas will be supported or permitted in Churchill County without coordination and local support.

WILDLIFE AND WILDLIFE HABITAT

GOAL: Churchill County recognizes the value of healthy wildlife populations and their habitat and strives to support efforts to protect, preserve, manage, and restore wildlife and its habitats for their aesthetic, scientific, educational, recreational, and economic benefits to its citizens. We support wise human use of wildlife through consumptive and non-consumptive uses. The County is committed to the maintenance and enhancement of the diverse wildlife habitats that occur here. When appropriate and the opportunity is available, we will work to enhance citizen understanding of the County's wildlife resources and how they may enhance the quality of life of its citizens and visitors.

PRIMARY PLANNING GUIDANCE: Churchill County recognizes that wildlife resources in Nevada belong to the people of the state and the protection, management, restoration, and use of these resources are the responsibility of the State. We also recognize that public input with regard to management and use of wildlife resources in an important part of the process, and the appropriate vehicle for that input is through the Churchill County Advisory Board to Manage Wildlife to the Nevada Board of Wildlife Commissioners.

OBJECTIVES: Churchill County supports and it is our objective to continue to support:

1) The active protection and management of wildlife habitats within the county.
2) Major projects on public lands such as fishery development, range rehabilitation, guzzler installation, wildlife management areas and water manipulations to benefit wetlands.
3) Recognition of the strong public desire to enjoy the wildlife resources of the county and will work to ensure the public has access to those wildlife resources.
4) Efforts to recover potentially threatened species and habitat so they may be safely removed from candidate or special status listing.

WOODLAND RESOURCES

GOAL: It is Churchill County's goal to maintain or improve native species such as aspen, cottonwood pinyon, and juniper, and to maintain tree health, vegetation diversity, wildlife, and watershed values through active management of woodland sites to include thinning, removal, or other management measures. Churchill County supports historic and economic use of our woodland resources and supports continued multiple use public land management and open public access for recreational uses such as hunting, camping, and hiking.

OBJECTIVES: Churchill County supports and it is our objective to continue:

1) The planning and implementing, where necessary and useful, of programs to improve pinyon and juniper woodland health, e.g.: selective fence post, Christmas

tree and firewood harvesting, or other operations such as biomass fuels and green-cuts.

2) The reclamation of disturbed forest sites.
3) The removal of pinyon or juniper from plant communities that are identified as non-woodland (rangeland) ecological sites and restore the vegetation that is appropriate for those respective sites.
4) Documentation of woodland product harvest activities on the BLM administered lands as necessary to promote customary and new economic use of woodland resources (i.e. pine nuts, firewood, posts, Christmas trees, etc.)
5) Wildlife habitat improvements and grazing management strategies designed to enhance woodland or forest goals for aspen, cottonwood, pinyon-juniper, or other woodland types.
6) Mitigating actions for the occurrence of insects and diseases that threaten the health of woodland resources.
7) Maintaining the ability of local residents to cut firewood and cut Christmas trees as a historic tradition of the residents of the County.

APPENDIX AND REFERENCES

FEDERAL LAWS, STATE LAWS, AND OTHER LEGAL CITATIONS THAT SUPPORT THE REQUIREMENT FOR COORDINATION AND DEFINE STATE, LOCAL AND PRIVATE PROPERTY RIGHTS

Following are excerpts from various laws, regulations, and some supporting court decisions that have been used to guide development of this document. This section is not intended to be a comprehensive source of reference, but is illustrative of the Federal and State laws and regulations that may support or aid in coordination.

Churchill County recognizes that each regulation in the Code of Federal Regulations (CFR) has, as its authority, an original law recorded in the United States Code (USC) that specifies or limits the scope of the regulation. Any reference to a portion of the CFR is also, by inference, dependent on the specific language of the respective law(s). Similarly, Nevada Administrative Code (NAC) is founded in an original law recorded in Nevada Revised Statute (NRS). Section 8.2.2 guides state and federal proposals for land use regulation or management, and Churchill County cooperation with these agencies.

Federal Land Policy and Management Act ("FLPMA" *as amended*)

The Bureau of Land Management ("BLM") must follow the consistency and coordination requirements in FLPMA "when the Secretary is making decisions directly affecting the actual management of the public lands," whether formally characterized as "resource management plan" activity or not. Uintah County, Utah v. Norton, Civ. No. 2:00-CV-0482J (Memorandum Opinion, September 21, 2001) citing State of Utah v. Babbitt, 137 F. 3d 1193, 1208 (10th Cir. 1998).

In addition to public involvement, the BLM is obligated to coordinate its planning processes with local government land use plans. 43 C.F.R. § 1610.3-1(a).

In providing guidance to BLM personnel, the BLM State Director shall assure such guidance is as "consistent as possible with existing officially adopted and approved resource related plans, policies or programs of other Federal agencies, State agencies, Indian tribes and local governments that may be affected. . . ." 43 C.F.R. § 1610.3-1(c)(1).

The BLM is obligated to take all practical measures to resolve conflicts between federal and local government land use plans. Additionally, the BLM must identify areas where the proposed plan is inconsistent with local land use policies, plans or programs and provide reasons why inconsistencies exist and cannot be remedied. 43 C.F.R. §§ 1610.3-1(c),(2),(3).

The BLM "shall provide other Federal agencies, State and local governments, and Indian tribes opportunity for review, advice, and suggestion on issues and topics which may affect or influence other agency or other government programs. To facilitate coordination with State governments, State Directors should seek the policy advice of the Governor(s) on the timing, scope and coordination of plan components; definition of planning areas; scheduling of public involvement activities; and the multiple use

opportunities and constraints on public lands." 43 C.F.R. § 1610.3-1(b).

"A notice of intent to prepare, amend, or revise a resource management plan shall be submitted, consistent with State procedures for coordination of Federal activities, for circulation among State agencies. This notice shall also be submitted to Federal agencies, the heads of county boards, other local government units and Tribal Chairmen or Alaska Native Leaders that have requested such notices or that the responsible line manager has reason to believe would be concerned with the plan or amendment. These notices shall be issued simultaneously with the public notices required under § 1610.2(b) of this title." 43 C.F.R. § 1610.3-1(d).

"Federal agencies, State and local governments and Indian tribes shall have the time period prescribed under § 1610.2 of this title for review and comment on resource management plan proposals. Should they notify the District or Area Manager, in writing, of what they believe to be specific inconsistencies between the Bureau of Land Management resource management plan and their officially approved and adopted resources related plans, the resource management plan documentation shall show how those inconsistencies were addressed and, if possible, resolved." 43 C.F.R. § 1610.3-1(e)

The BLM plan must be consistent with officially approved and adopted local land use plans, as long as such local plans are consistent with federal law and regulations. 43 C.F.R. § 1610.3-2(a).

Prior to BLM resource management plan or management framework plan approval, the BLM shall submit a list of known inconsistencies between the BLM plans and local plans to the governor. 43 C.F.R. § 1610.3-2(e).

The BLM has no duty to make its plan consistent with a local government plan, if the BLM is not notified by the local government of the existence of its local plan. 43 C.F.R. § 1610.3-2(c).

Public Rangelands Improvement Act of 1978 (PRIA)
(43 U.S.C. 1901-1908)

The Public Rangelands Improvement Act of 1978. 43 U.S.C. § 1901-1908, provides that the Secretary of Interior "shall manage the public rangelands in accordance with the Taylor Grazing Act, the Federal Land Policy and Management Act of 1976 and other applicable law consistent with the public rangelands improvement program pursuant to this Act." See 43 U.S.C. §1903, which also provides that: "the goal of such management shall be to improve the range conditions of the public rangelands so that they become as productive as feasible in accordance with the rangeland management objectives established through the land use planning process, and consistent with the values and objectives listed in [Section 1901]." The values and objectives listed in Section 1901 by which the Secretary was to be guided include a finding and declaration by the Congress that: "to prevent economic disruption and harm to the western livestock industry, it is in the public interest to charge a fee for livestock grazing permits and leases on the public lands which is based on a formula reflecting annual changes in the costs of

production." 43 U.S.C. § 1901 (a) (5)."

The Congress further found and declared that one of the reasons the Public Rangelands Improvement Act was necessary is that segments of the public rangelands were producing less "than their potential for livestock" and that unsatisfactory conditions on some public rangelands prevented "expansion of the forage resource and resulting benefits to livestock and wildlife production." 43 U.S.C. § 1901(a)(3). The Act mandates improvement of the rangelands in order to increase the potential for livestock development and to prevent economic harm to the "western livestock industry."

Taylor Grazing Act of 1934 (TGA)
(43 U.S.C. 315)

The Taylor Grazing Act of 1934, 43 U.S.C. § 315, was passed primarily to provide for stabilization of the western livestock industry. The Act authorized the Secretary of Interior to establish grazing districts in those federally managed lands which were "chiefly valuable for grazing and raising forage crops." The Secretary was authorized to act in a way that would "promote the highest use of the public lands." 43 U.S.C. § 315. The Act authorized the Secretary to issue grazing permits on a preferential basis with preference to be given to those "land owners engaged in the livestock business," "bona fide occupants or settlers," or "owners of water or water rights." 43 U.S.C. § 315 (b). The Secretary was authorized to take action to stabilize the livestock industry which was recognized as necessary to the national well-being.

The Act also recognized the property interests of a permittee in the form of an investment backed expectation in § 315 (b). That Section provided that no preference would be given to any person whose rights were acquired during the year 1934 except that the Secretary could not deny the renewal of any such permit "if such denial will impair the value of the grazing unit of the permittee, when such unit is pledged as security for any bona fide loan."

The Forest and Rangeland Renewable Resources Planning Act of 1974

Public Law 93-378 Approved Aug 17, 1974 and as amended by P.L.106-580 December 31, 2000;. Section 4 (16 U.S.C. 1602) and Section 6 (16 U.S.C. 1604) requires coordination with State and Local Governments. FS can cooperate with other agencies, but coordination is mandatory with the local governments. http://www.fs...fed.us/emc/nfma/includes/range74.pdf

Clean Air Act

[T]he prevention and control of air pollution “at its source is the primary responsibility of States and local governments . . . ." 42 U.S.C. § 7401(a)(3).

"[F]ederal financial assistance and leadership is essential for the development of cooperative Federal, State, regional, and local programs to prevent and control air pollution." 42 U.S.C. § 7401(a)(4).

The federal government "shall encourage cooperative activities by the States and local governments . . . ." 42 U.S.C. § 7402(a).

Each State "shall provide a satisfactory process of

consultation with general purpose local governments . . . ." 42 U.S.C. § 7421.

Clean Water Act

"Federal agencies shall co-operate with State and local agencies to develop comprehensive solutions to prevent, reduce and eliminate pollution in concert with programs for managing water resources." 33 U.S.C. § 1251(g).

The Environmental Protection Agency "shall, after careful investigation, and in cooperation with other Federal agencies, State water pollution control agencies, interstate agencies, and the municipalities and industries involved, prepare or develop comprehensive programs for preventing" water pollution. 33 U.S.C. § 1252(a).

Section 404 of the Clean Water Act regulates the placement of fill material into wetlands, and defines what wetlands are for purposes of regulation. This section is jointly administered by at least four federal agencies.

Endangered Species Act

"[N]ot less than ninety days before the effective date of the regulation," the U.S. Fish and Wildlife Service ("FWS") is required to give actual notice to local governments of its intent to propose a species for listing or change or propose critical habitat. 16 U.S.C. § 1533(b)(5)(A)(ii).

Once notified, the local government has the opportunity to comment on the proposed species listing or critical habitat designation. 50 C.F.R. § 424.16(c)(i)(ii).

The FWS must directly respond to the "State agency"[2] comments. 16 U.S.C. § 1533(i).

Other federal agencies must also consider local government and public comments regarding the management of threatened or endangered species. 16 U.S.C. § 1533(f)(5).

Section 2 (c)(2) instructs federal agencies to cooperate with State and local agencies to resolve water resource issues in concert with conservation of endangered species. 16 U.S.C. § 1531 (c)(2)

The listing of a species as threatened or endangered by the FWS is to be based on the "best scientific and commercial data available." 16 U.S.C. § 1533(b)(1)(A).

The FWS shall list species only after taking into account efforts of State or political subdivisions to protect the species. 16 U.S.C. § 1533(b)(1)(A).

Critical habitat designations must take economic impacts into account. Areas may be excluded as critical habitat based upon economic impacts unless the failure to designate the area as critical habitat would result in extinction of the species. 16 U.S.C. § 1533(b)(2).

The FWS is required to complete full NEPA documentation when designating critical habitat. Commission of Catron County v. U.S.F.W.S., 75 F.3d 1429 (10th Cir. 1996).

The Secretary "shall develop and implement [recovery]

plans for the . . . survival of endangered species . . . unless he finds that such a plan will not promote the conservation of the species." 16 U.S.C. § 1533(f)(1).

According to the ESA section 7 consultation regulations, an applicant "refers to any person . . . who requires formal approval or authorization from a Federal agency as a prerequisite to conducting agency action. 50 C.F.R. § 402.02. "Although early consultation is conducted between the Service [FWS] and the Federal agency, the prospective applicant should be involved throughout the consultation process. 50 C.F.R. § 402.11(a). The Biological Assessment or Biological Evaluation ("BA"), i.e., the document created by the federal agency containing the proposed action, may be prepared by a non-Federal representative. 50 C.F.R. § 402.12(a) to (c).

The Sensitive Species Program was created on January 6, 1989 by the FWS and is implemented by all federal agencies. These federal agencies are to give "special consideration" to those plant and animal species that the FWS is considering for listing but lacks the scientific data to list. 54 Fed. Reg. 554 (January 6, 1989).

General Mining Act of 1872

The General Mining Act of 1872 is a United States federal law that authorizes and governs prospecting and mining for economic minerals, such as gold, platinum, and silver, on federal public lands. This law, approved on May 10, 1872, codified the informal system of acquiring and protecting mining claims on public land, formed by prospectors in California and Nevada from the late 1840s through the 1860s, such as during the California Gold Rush. All citizens of the United States of America 18 years or older have the right under the 1872 mining law to locate a lode (hard rock) or placer (gravel) mining claim on federal lands open to mineral entry. These claims may be located once a discovery of a locatable mineral is made. Locatable minerals include but are not limited to platinum, gold, silver, copper, lead, zinc, uranium and tungsten.

Nevada Revised Statutes Chapter 517

- Locating Mining Claims 43 CFR 3830
- Locating Mining Claims 43 CFR 3832
- Recording Mining Claims and Sites 43 CFR 3833
- Required Fees for Mining Claims or Sites 43 CFR 3834
- Waivers From Annual Maintenance Fees 43 CFR 3835
- Annual Assessment Work Requirements for Mining Claims 43 CFR 3836
- Acquiring a Delinquent Co-Claimant's Interest in a Mining Claim or Site 43 CFR 3837
- Locating Mining Claims on Stockraising Homestead Act Lands 43 CFR 3838

National Environmental Policy Act ("NEPA")

All federal agencies shall prepare an environmental impact statement ("EIS") or an environmental assessment ("EA"), (i.e. a NEPA document) for "every recommendation or report on proposals for legislation and other major Federal actions significantly affecting the quality of the human environment." 42 U.S.C. § 4332(2)(c).

Such EIS or EA shall include, among other things,

alternatives to the proposed action. 42 U.S.C. § 4332(C)(iii).

Each EIS or EA shall also contain a "no action" alternative which describes the status quo. Natural Resources Defense Council v. Hodel, 624 F.Supp. 1045, 1054 (D. Nev. 1985).

Copies of comments by State or local governments must accompany the EIS or EA throughout the review process. 42 U.S.C. § 4332(C).

Federal agencies shall "consult early with appropriate state and local agencies and Indian tribes and with interested private persons and organizations when its own involvement is reasonably foreseeable." 40 C.F.R. § 1501.2(d)(2).

Local governments shall be invited to participate in the scoping process. 40 C.F.R. § 1501.7(a)(1).

Federal agencies shall cooperate "to the fullest extent possible to reduce duplication" with State and local requirements. Cooperation shall include:
(1) Joint planning
(2) Joint environmental research
(3) Joint hearings
(4) Joint environmental assessments. 40 C.F.R. § 1506.2
40 C.F.R. § 1506.2(b).

Agencies shall cooperate with State and local agencies to the fullest extent possible to reduce duplication between NEPA and comparable State and local requirements, unless the agencies are specifically barred from doing so by law. Such cooperation shall to the fullest extent possible include joint environmental impact statements. In such cases one or more Federal agencies shall be joint lead agencies. Where State laws or local ordinances have environmental impact statement requirements in addition to but not in conflict with those in NEPA, Federal agencies shall cooperate in fulfilling these requirements as well as those of Federal laws so that one document will comply with all applicable laws. 40 C.F.R. § 1506.2(c).

Federal, State, or local agencies, including at least one Federal agency, may act as joint lead agencies to prepare an environmental impact statement. 40 C.F.R. § 1501.5(b).

Any Federal agency, or any State or local agency or a private person substantially affected by the absence of lead agency designation, may make a written request to the potential lead agency that a lead agency be designated. 40 C.F.R. § 1501.5(d).

A State or local agency of similar qualifications [one who has special expertise] . . . may by agreement with the lead agency become a cooperating agency. 40 C.F.R. § 1508.5.

To better integrate EIS into State or local planning processes, such statement shall discuss any inconsistency of a proposed action with any approved State or local plan and laws (whether or not federally sanctioned). Where an inconsistency exists, the statement should describe the extent to which the agency would reconcile its proposed action with the plan or law. 40 C.F.R. § 1502.16(c).

Environmental impact statements must discuss any "inconsistency of a proposed action with any approved State or local plan and laws (whether or not federally sanctioned). Where an inconsistency exists, the [EIS] should describe the extent to which the agency would reconcile its proposed action with the plan or law." 40 C.F.R. § 1506.2(d).

Appropriate mitigation measures much be included in the EIS. 40 C.F.R. § 1502.14(F). Mitigation includes (a) avoiding the impact altogether, (b) limiting the degree of the impact, (c) repairing, rehabilitating or restoring the affected environment, (d) reducing the impact by preservation opportunities, or (e) compensating for the impact by replacing or providing substitute resources or environments. 40 C.F.R. § 1508.20.

Federal agencies shall circulate the entire draft and final EIS, or if the EIS is unusually long, a summary of the EIS, to State and local agencies authorized to develop and enforce environmental standards. 40 C.F.R. § 1502.19(a).

A local government, because of a concern for its environment, wildlife, socio-economic impacts and tax base, has standing to sue federal agencies and seek relief for violations of NEPA. Commission of Catron County v. U.S.F.W.S., 75 F3d 1429 (10th Cir. 1996).

Revised Statute 2477 (R.S. 2477)

Revised Statute 2477 provides that "the right of way for the construction of highways over public lands, not reserved for public uses, is hereby granted." The Act of July 26, 1866, ch. 262, § 8, 14 STAT. 251, 253 (1866) (formerly codified at 43 U.S.C. § 932).

The grant is self–executing; an R.S. 2477 right–of–way comes into existence "automatically" when the requisite elements are met. See Shultz v. Department of Army, 10 F.3d 649, 655 (9th Cir. 1993).

One hundred and ten years after its enactment, R.S. 2477 was repealed with the passage of the Federal Land Policy and Management Act of 1976 ("FLPMA"), 43 U.S.C. § 1701 *et seq*. See 43 U.S.C. § 932, repealed by Pub. L. No. 94–579, § 706(a), 90 STAT. 2743, 2793 (1976). However, FLPMA explicitly preserved any rights–of—way that existed before October 21, 1976, the date of FLPMA's enactment. See 43 U.S.C. § 1769(a).

Wild and Free-Roaming Horse and Burro Act

The Wild and Free-Roaming Horse and Burro Act of 1971 (as amended by the Public Range Land Improvement Act of 1978) requires the BLM to "immediately remove excess animals from the range so as to achieve appropriate management levels". Congress defines 'excess animals' as "wild free roaming horses or burros which must be removed from an area in order to preserve and maintain a thriving natural ecological balance and multiple-use relationship." The 1978 Conference Committee stated: "The goal of wild horse and burro management, as with all Range Management Programs, should be to maintain a thriving ecological balance between wild horse and burro populations, wildlife, livestock, and vegetation, and to protect the range from the deterioration associated with over population of wild horses and burros." There are no

provisions in the Wild and Free-Roaming Horse and Burro Act for allocating forage or water to horses and burros protected under the law.

Federal Advisory Committee Act, October 6, 1972

Public Law 92-463 (86 Stat.770) is enforceable through the Administrative Procedure Act (APA).

Committee requires clear designation of name, purpose, duties, and duration (time it will be in place).

Each Advisory Committee meeting shall be open to the public, allow for interested parties to attend, appear before the committee, and file statements.

Records, reports, transcripts, minutes, agendas, and other records shall be available for public display.

Federal Data Quality Act ("FDQA")
(See the Paperwork Reduction Act, also)

Congress originally included this process in the Paperwork Reduction Act of 1995. OMB and other levels of organization within the Executive Branch ignored the law until, in 2000, Congress ordered specific actions and deadlines for the Executive branch to complete by 2002. Some agencies refer to their compliance with Data Quality as Information Quality.

The FDQA directs the Office of Management and Budget ("OMB") to issue government-wide guidelines that "provide policy and procedural guidance to Federal agencies for ensuring and maximizing the quality, objectivity, utility and integrity of information (including statistical information) disseminated by Federal agencies." 515(a) of Pub.L. No. 106, 554, 114 Stat. 2763 (2000).

See Office of Management and Budget (OMB), "Guidelines for Office of Management and Budget (OMB), "Guidelines for Ensuring and Maximizing the Quality, Objectivity, Utility, and Integrity of Information Dissemination by Federal Agencies," *Federal Register*, Vol. 67, No. 2, January 3, 2002

The OMB guidelines apply to all federal agencies and require that information disseminated by the Federal government will meet basic informational quality standards. 66 Fed. Reg. 49719. This "standard of quality" essentially requires that data used and published by all Federal agencies meet four elements. These elements include:

(a) quality
(b) utility (i.e. referring to the usefulness of the data for its intended purpose)
(c) objectivity (i.e. the data must be accurate, reliable, and unbiased)
(d) integrity

66 Fed. Reg. at 49719.

In addition to following the OMB guidelines, all federal agencies were to issue data quality guidelines by October 1, 2002. (67 Fed. Reg. 9797). Each agency has complied, and now has both the requirements for data quality assessment in accordance with law, and in accordance with their specific policies.

Peer review, as a requirement to assure the quality and

credibility of scientific data, has been extensively discussed by the Office of Management and Budget in the "Final Information Quality Bulletin for Peer Review", 45 pages, as released December 16, 2004 (file code M-05-03). OMB defines the term "Peer Review", and specifies the procedures each agency is to follow including the qualifications required of peer reviewers.

OMB defines peer review as: "one of the important procedures used to ensure that the quality of published information meets the standards of the scientific and technical community. It is a form of deliberation involving an exchange of judgments about the appropriateness of methods and the strength of the author's inferences. Peer review involves the review of a draft product for quality by specialists in the field who were not involved in producing the draft. The peer reviewer's report is an evaluation or critique that is used by the authors of the draft to improve the product. Peer review typically evaluates the clarity of hypotheses, the validity of the research design, the quality of data collection procedures, the robustness of the methods employed, the appropriateness of the methods for the hypotheses being tested, the extent to which the conclusions follow from the analysis, and the strengths and limitations of the overall product."

Federal Data Access Act

Requires data obtained with federal funds be made available for analysis by interested parties, in addition to the scientists who generated the data.

Freedom of Information Act ("FOIA")

Under the FOIA, "each agency, upon any request for records which (A) reasonably describes such records and (B) is made in accordance with published rules stating the time, place, fees (if any), and procedures to be followed, shall make the records promptly available to any person." 5 U.S.C. § 552(a)(3).

Intergovernmental Cooperation Act ("ICA")

The Intergovernmental Cooperation Act, 31 U.S.C. §§ 6501-6506 and companion Executive Order 12372, require all federal agencies to consider local viewpoints during the planning stages of any federal project. 31 U.S.C. § 6506(c).

The obligation of federal agencies to consider local government concerns is a legally enforceable right. City of Waltham v. U.S. Postal Service, 11 F.3d 235, 245 (1st Cir. 1993).

Injunctive relief is available in those cases in which federal agencies fail to comply with the ICA. City of Rochester v. U.S. Postal Service, 541 F.2d 967, 976 (2nd Cir. 1976).

The consideration of local government plans and policies must occur on the record. Federal agencies have an affirmative duty to develop a list of factors which support or explain an agency's decision to act in disharmony with local land use plans. Village of Palatine v. U.S. Postal Service, 742 F. Supp. 1377, 1397 (N.D. Ill. 1990).

Regulatory Flexibility Act see 5 U.S.C. §601 – 612

Includes requirements for agencies to publish notification of proposed rules that are likely to have significant economic impact on small entities and complete

a regulatory flexibility analysis.

Resource Conservation Act of 1981

"It is the purpose of this subchapter to encourage and improve the capability of State and local units of government and local nonprofit organizations in rural areas to plan, develop, and carry out programs for resource conservation and development." 16 U.S.C. § 3451.

"In carrying out the provisions of this subchapter, the Secretary [of Agriculture] may . . . (2) cooperate with other departments and agencies of the Federal Government, State, and local units of government, and with local nonprofit organizations in conducting surveys and inventories, disseminating information, and developing area plans . . . ." 16 U.S.C. § 3455.

The Secretary of Agriculture may provide technical and financial assistance only if "the works of improvement provided for in the area plan are consistent with any current comprehensive plan for such area." 16 U.S.C. § 3456(a)(4).

Soil and Water Resources Conservation Act

"Recognizing that the arrangements under which the Federal Government cooperates . . . through conservation districts, with other local units of government and land users, have effectively aided in the protection and improvement of the Nation's basic resources, . . . it is declared to be policy of the United States that these arrangements and similar cooperative arrangements should be utilized to the fullest extent practicable. . . ." 16 U.S.C. § 2003(b).

"In the implementation of this [Act], the Secretary [of Agriculture] shall utilize information and data available from other Federal, State, and local governments . . . ." 16 U.S.C. § 2008.

Examples of federal law enforcement statutes within Federal enclaves:

Federal law enforcement authority of the Bureau of Land Management over activities on public lands is provided in the Federal Land Policy and Management Act of 1976 at 43 USC § 1733. Pertinent provisions are:

§ 1733. Enforcement authority

(a) Regulations for implementation of management, use, and protection requirements; violations; criminal penalties

The Secretary shall issue regulations necessary to implement the provisions of this Act with respect to the management, use, and protection of the public lands, including the property located thereon. Any person who knowingly and willfully violates any such regulation which is lawfully issued pursuant to this Act shall be fined no more than $1,000 or imprisoned no more than twelve months, or both. Any person charged with a violation of such regulation may be tried and sentenced by any United States magistrate judge designated for that purpose by the court by which he was appointed, in the same manner and subject to the same conditions and limitations as provided for in section 3401 of title 18 of the United States Code.

(b) Civil actions by Attorney General for violations of regulations; nature of relief; jurisdiction

At the request of the Secretary, the Attorney General may institute a civil action in any United States district court for an injunction or other appropriate order to prevent any person from utilizing public lands in violation of regulations issued by the Secretary under this Act.

(c) Contracts for enforcement of Federal laws and regulations by local law enforcement officials; procedure applicable; contract requirements and implementation

(1) When the Secretary determines that assistance is necessary in enforcing Federal laws and regulations relating to the public lands or their resources he shall offer a contract to appropriate local officials having law enforcement authority within their respective jurisdictions with the view of achieving maximum feasible reliance upon local law enforcement officials in enforcing such laws and regulations. The Secretary shall negotiate on reasonable terms with such officials who have authority to enter into such contracts to enforce such Federal laws and regulations. In the performance of their duties under such contracts such officials and their agents are authorized to carry firearms; execute and serve any warrant or other process issued by a court or officer of competent jurisdiction; make arrests without warrant or process for a misdemeanor he has reasonable grounds to believe is being committed in his presence or view, or for a felony if he has reasonable grounds to believe that the person to be arrested has committed or is committing such felony; search without warrant or process any person, place, or conveyance according to any Federal law or rule of law; and seize without warrant or process any evidentiary item as provided by Federal law. The Secretary shall provide such law enforcement training as he deems necessary in order to carry out the contracted for responsibilities. While exercising the powers and authorities provided by such contract pursuant to this section, such law enforcement officials and their agents shall have all the immunities of Federal law enforcement officials.

(2) The Secretary may authorize Federal personnel or appropriate local officials to carry out his law enforcement responsibilities with respect to the public lands and their resources. Such designated personnel shall receive the training and have the responsibilities and authority provided for in paragraph (1) of this subsection.

(d) Cooperation with regulatory and law enforcement officials of any State or political subdivision in enforcement of laws or ordinances

In connection with the administration and regulation of the use and occupancy of the public lands, the Secretary is authorized to cooperate with the regulatory and law enforcement officials of any State or political subdivision thereof in the enforcement of the laws or ordinances of such State or subdivision. Such cooperation may include reimbursement to a State or its subdivision for expenditures incurred by it in connection with activities which assist in the administration and regulation of use and occupancy of the public lands.

(e) Applicability of other Federal enforcement provisions

Nothing in this Act shall be construed as reducing or limiting the enforcement authority vested in the Secretary by any other statute.

(f) Unlawful activities

The use, occupancy, or development of any portion of the public lands contrary to any regulation of the Secretary or other responsible authority, or contrary to any order issued pursuant to any such regulation, is unlawful and prohibited.

PRESIDENTIAL EXECUTIVE ORDERS

Presidential Executive Order 12372 as amended by EO12416 - Intergovernmental Review of Federal Programs

See the discussion of Intergovernmental Cooperation Act ("ICA"), above.

Presidential Executive Order 12630 --- Governmental Actions and Interference With Constitutionally Protected Property Rights see 62 Fed. Reg. 48,445 (1988)

"The Fifth Amendment of the United States Constitution provides that private property shall not be taken for public use without just compensation . . . . Recent Supreme Court decisions, however, in reaffirming the fundamental protection of private property rights provided by the Fifth Amendment and in assessing the nature of governmental actions that have an impact on constitutionally protected property rights, have also reaffirmed that governmental actions that do not formally invoke the condemnation power, including regulations, may result in a taking for which just compensation is required." Section 1(a).

"The purpose of this Order is to assist Federal departments and agencies in undertaking such reviews and in proposing, planning, and implementing actions with due regard for the constitutional protections afforded by the Fifth Amendment and to reduce the risk of undue or inadvertent burdens on the public fisc resulting from lawful governmental action." Section 1(c).

"The Just Compensation Clause [of the Fifth Amendment] is self-actuating, requiring that compensation be paid whenever governmental action results in a taking of private property regardless of whether the underlying authority for the action contemplated a taking or authorized the payment of compensation. Accordingly, governmental actions that may have significant impact on the use of value or private property should be scrutinized to avoid undue or unplanned burdens on the public fisc." Section 3(e).

Agencies are required to prepare a Takings Implication Assessment prior to taking any action, issuing any rule, or making any decision which would constitute a taking of private property or private property interest including investment backed expectation.

Note: although not specified in this EO, agency actions may partially Take property as demonstrated in Loveladies Harbor Inc., et. al. vs. the United States, 21 C.L.C.T. 153 (1990) which have awarded compensation for partial takings where the takings have frustrated reasonable investment backed expectations and deprived the individual

of the economically viable use of his land and property rights and interests.

Presidential Executive Order 12866 --- Regulatory Planning and Review see 58 Fed. Reg. 51,735 (1993)

"The American people deserve a regulatory system that works for them, not against them: a regulatory system that protects and improves their health, safety, environment, and well being and improves the performance of the economy without imposing unacceptable or unreasonable costs on society; regulatory policies that recognize that the private sector and private markets are the best engine for economic growth; regulatory approaches that respect the role of State, local and tribal governments; and regulations that are effective, consistent, sensible, and understandable. We do not have such a regulatory system today." Introduction. "Wherever feasible, agencies shall seek views of appropriate State, local and tribal officials before imposing regulatory requirements that might significantly or uniquely affect those governmental entities. Each agency shall assess the effects of Federal regulations on State, local, and tribal governments, including specifically the availability of resources to carry out those mandates, and seek to minimize those burdens that uniquely or significantly affect such governmental entities, consistent with achieving regulatory objectives. In addition, as appropriate, agencies shall seek to harmonize Federal regulatory actions with related State, local and tribal regulatory governmental functions." Section 1(b)(9).

"State, local and tribal governments are specifically encouraged to assist in the identification of regulations that impose significant or unique burdens on those governmental entities and that appear to have outlived their justification or be otherwise inconsistent with the public interest." Section 5(b).

"In particular, before issuing a notice of proposed rule making, each agency should, where appropriate, seek the involvement of those who are intended to benefit from and those who are expected to be burdened by any regulation (including, specifically, State, local and tribal officials). Each agency also is directed to explore and, where appropriate, use consensual mechanisms for developing regulations, including negotiated rule making." Section 6(a)(1).

Presidential Executive Order 13352 --- Facilitation of Cooperative Conservation August 26, 2004

“Purpose of this order is to ensure that the Departments of Interior, Agriculture, Commerce, and Defense and the Environmental Protection Agency implement laws relating to the environment and natural resources in a manner that promotes cooperative conservation, with an emphasis on appropriate inclusion of local participation in Federal decision making, in accordance with their respective agency missions, policies, and regulations.”

Cooperative conservation means collaborative actions that relate to use, enhancement, and enjoyment of natural resources, protection of the environment, or both. Federal agencies are to take appropriate account of and respect the interests of persons with ownership or other legally recognized interests in land and other natural resources; properly accommodate local participation in Federal decision making; and provide that programs, projects, and

activities are consistent with protecting public health and safety.

STATE LAWS RELATED TO PLANNING

Nevada Constitution and standing of County Government

Nevada is among a handful of States which, according to the Nevada Association of Counties, is not considered to be organized under the concept of County home rule. Each County was originally organized in accordance with what became known as Dillon's Rule. It was named after Iowa Supreme Court Justice Dillon, who argued in the late 1800's that local government is to be limited in authority. This concept was largely a reaction to the widespread corruption among local officials of the late 1800's and early 1900's that some believed could only be solved with strict control by state legislatures. However, as the populations grew it was apparent that Counties needed more flexibility to organize and finance the functions of local government, including hiring individuals to serve in such capacity as County Manager, and arranging intergovernmental agreements between county and city governments. Home Rule of counties was developed to meet this need either through a "Charter" or, in the case of Nevada through legislation granting the necessary authority to the respective counties.

Churchill County's authority for components of this Master Plan also includes the passage of SB40 by the Nevada Legislature in 1983 and the resulting portions of NRS321, particularly NRS321.640 through NRS 321.770. Nevada law has provided the authority for each County to develop plans and strategies for resources that occur within lands managed by federal and state agencies. In turn, upon presentation of the Policy Plan for Public Lands of the Churchill County Master Plan this document will enable the federal agencies to fully comply with the intent of Congress as specified in various federal laws by incorporating the policies of Churchill County into agency documents and activities and resolving inconsistencies between federal proposals and County plans. Churchill County has done its part to meet the combined goals of the Nevada Legislature and the United States Congress by completion of this update of the Policy Plan For Public Lands.

Nevada Administrative Procedures Act

Nevada Revised Statutes Chapter 233B specifies proper public notice, procedural due process, and full due process obligations of a number of Nevada agencies as they propose or adopt rules and regulations, orders, decisions, and take certain other actions.

SPECIFIC HISTORIC SITES, CHURCHILL COUNTY

ALPINE, Churchill County, see CLAN ALPINE

ALKALI VALLEY, Churchill County, see SAND SPRINGS MARSH

ANTIMONY KING MINE, Churchill County

Location: 2.4 miles up Bernice Canyon on the east side of the Clan Alpine Mountains
Reference: Pendelton, et al (1982)

"The mine is developed by three adits, stopes, and several trenches. It was owned by Howard Turley in 1967 who was then working the mine. This is the most important antimony mine in the Bernice District. It is probably the mine worked by W.W. Van Reed in the 1880's. Through 1960, the production has been 175 tons of antimony metal."

ARRANCE PROSPECT, Churchill County

Location: 1.7 miles up Bernice Canyon on the west side of the Clan Alpine Mountains
Reference: Pendelton, et al (1982)

"Dan Arrance owned the property in 1957 and less than half a ton of antimony metal has been produced."

BANGO, Churchill County

Location: 4.5 miles south of Hazen
Reference: Pendelton, et al (1982)

Bango is a station on the Southern Pacific Railroad section from Hazen to Fort Churchill. Construction of this rail section took place from April, 1905, to September 1, 1905.

BELL MOUNTAIN MINE, Churchill County (Stockton Mine)

Location: In hills north of Bell Flat, about 3.5 miles south-southeast of Fairview Peak
Reference: Pendelton, et al (1982)

"The mine was located in March, 1914, by W.W. (Billy) Stockton. The early gold and silver ores averaged $19.00 to the ton. The Nevada Wonder Mining Company took an option on the property in October, 1916. They did several dollars worth of development work within the next few years, including a 580 foot adit and a 250 foot winze. Equipment failure and low ore values at depth caused the workings to be abandoned."

BERMOND STATION, Churchill County,
See FRENCHMAN

BERNICE, Churchill County, see also CASKET

Location: About 3 miles up Bernice Canyon on west side of Clan Alpine Mountains
Reference: Lincoln (1923)
Nevada State Writers Project (1941)
Pendelton (1982)

W.W. Van Reed was the first to ship antimony ore from the district. According to a letter from J.T. Reid, the product was going to the Star & Mathews Smelter in San Francisco. W.W. Williams worked a group of silver mines in the 1880's and 1890's. The last important shipments of antimony ore were made by Sanders & Young from 1893 to 1896.

According to Lincoln, *"A little antimony ore containing silver was shipped from the district in 1906."*

According to Pendelton, et al, *"Antimony continues to be mined up to the present."*

Bernice was purportedly named for a miner's sweetheart.

BERNICE DISTRICT, Churchill County, see BERNICE

BERNICE MINE, Churchill County, (Old Williams Mine)

Location: In the Clan Alpine Mountains between Bernice and Hoyt Canyons, 17 miles east-northeast of the settlement of Dixie Valley
Reference: Lincoln (1923)
Pendelton, et al (1982)

"W.W. Williams worked the Bernice Mine during the 1880's and the 1890's. He erected a 10-stamp mill and roaster to treat the ores."

According to Pendelton, et al, *"The mill ruins are still visible, and the mine was developed by three adits, two of which are still open."*

BISBYS STATION, Churchill County

Location: North side of Carson River, 1.4 miles east of Lahontan Dam
Reference: Pendelton, et al (1982)

"Bisbys, an early station, is shown on the 1868 cadastral survey. In addition to 'Bisbys Station,' the map located an 'adobe shanty' just to the south.

"Margaret Wheat located Bisbys in 1941 and described the site as follows: 'There were two large adobe stables and a three-room adobe house. A fireplace heated the room just off the kitchen.'

"There were probably other wood structures and many green broken bottles were at the site. The stables were made of brick and extra horseshoes were found by a forge in one corner."

BOLIVIA, Churchill County
See also, TABLE MOUNTAIN DISTRICT, Churchill County

Location: At the Nickel Mine in Cottonwood Canyon on east side of Stillwater Range.
Reference: Pendelton, et al (1982)

"Bolivia was a mining community in the Table Mountain District. It was discovered by Alva Boyer in about 1860, and several wagon trains of copper ore were hauled out in 1861. An arrastra was operated in the canyon in early days. Silver-lead ores were worked in the district during the 1870's."

BOYER COPPER MINE, Churchill County
See also, TABLE MOUNTAIN DISTRICT, Churchill County

Location: Near head of Bell Mare Canyon in the Stillwater Range, 2.2 miles west of Bolivia
Reference: Pendelton, et al (1982)

"Alva Boyer shipped several wagon trains of copper ore to Sacramento in 1961. There was intermittent work on the property until 1911. In recent years the work consisted of intermittent assessments. The workings are inaccessible, but totaled about 1500 feet. This may have been the earliest copper mine developed in the Carson City District (BLM designation)."

BRADSHAW COPPER MINE, Churchill County

Location: In Stillwater Range, 3.3 miles southeast of Anderson Ranch

Reference: Pendelton, et al (1982)

"This property has been worked by several trenches and short adits. Two cabins are located near the mine."

BROKEN HILLS DISTRICT, Churchill County

Location: The Broken Hills District occupies a group of low hills between the Fairview and Ellsworth Ranges in S.E. Churchill County on the Nye County border. Fallon on the S.P.R.R. lies 63 miles to the N.W. and Luning on the same railroad lies 48 miles to the S.W.

Reference: Lincoln (1923)

"The district was discovered by James Stratford and Joseph Arthur in 1913, who worked there till 1920 when they sold out to the Broken Hills Silver Corp. George Graham Rice's Fidelity Finance & Funding Co. started to finance this corporation but got it into difficulties and a re-organization was effected in 1921. W.H. Kinnon, Enge. of the Kansas City-Nevada Cons. Ms. Co., whose property is located in the Bruner District, Nye County, was appointed manager, and arrangements were made to treat the Broken Hill ore in the Bruner mill. The Broken Hills Mine produced about $70,000 from 1913 to 1920."

BROKEN HILLS MINE, Churchill County,
See BROKEN HILLS DISTRICT

BROWNS, Churchill County, see TOY DISTRICT

BUENA VISTA MINE, Churchill County

Location: In the Buena Vista Hills, 32 road miles southeast of Lovelock

Reference: Pendelton, et al (1982)

"This is an iron mine developed by open pit. 'The iron deposits were discovered in 1898 by John T. Reid, who sold them to Mineral Materials Co. in 1941. Production began in 1952 and continued intermittently until late in 1960, when the property was sold to Columbia Iron Mining Co., a subsidiary of United States Steel Corp....it has been idle since that time... Much of the ore produced has been exported to Japan, but some has gone to domestic steel plants and some has been used as a concrete aggregate for nuclear shielding proposes.'"
[Note: Nevada Iron is expected to open this project again in the near future.]

BUFFALO HUMP MINE, Churchill County

Location: In south Desatoya Mountains, 11 miles south-southeast of Eastgate

Reference: Pendelton, et al (1982)

"Several carloads of ore had been shipped from the property before 1940. One shipment had a gold and silver content of $15 per ton. The mine was developed by one inclined shaft along several levels with drifts, stopes, raises, and winzes."

BURTONS OVERLOOK, Churchill County

Location: A few hundred feet north of Simpson Pass, between the Bunejug and Cocoon Mountains

Reference: Pendelton, et al (1982)

"Richard Burton traveled over the Pony Express route in 1960. On October 17, he made a sketch of a west view of Carson Lake from the Pony Express Trial just north of Simpson Pass. The spot from where this picture was made is obvious from Burton's sketch. The drawing is topographically correct, though in perspective is somewhat telescoped.

"Remnants of the Pony Express trail are actually visible west of the divide. Here, a pathway has been made through volcanic boulders. This site appears to be eligible for nomination to the National Register of Historic Places."

CAMP TERRILL, Churchill County see also TERRILL

Location: In southwest Churchill County on the northeast side of Terrill Mountains
Reference: Paher (1970)
Pendelton, et al (1982)

In the Summer of 1911 initial discoveries were made and the new camp came to notice when George Wingfield examined the properties. By August of that year, Terrill boasted 50 inhabitants, three saloons, a corral and feed yard, and other businesses. The camp died soon thereafter. Decades later, a resurgence brought activity and from 1934 to 1956, gold, silver, copper, lead, and zinc ores yielded a yearly production equaling $72,262. The camp was named for one of its discoverers, Jud Terrill.

CARSON SINK STATION, Churchill County

Location: Three-quarters of a mile west of U.S. 95 at a point 14 miles south of Fallon.
Reference: Paher (1970)

"Pony Express and stage stations were here. In 1860, the latter consisted of stables and a frame house inside an adobe enclosure that doubled as a fort when Paiutes were on the warpath. When Dan De Quille came in 1861 he noted that an eight-foot fortification wall had been built around the one-story house. The polite station keeper invited him to use the kitchen firewood and anything else he might need. In contrast, Sir Richard Burton, passing through the previous summer, had to fetch his own water from a pond a mile away and gather his own firewood; though the station keeper had a generous pile....Carson Sink Station was abandoned by the mid-1860's. Little is left except crumbling bricks of a former wall, a heap of stones which suggests a corral."

CASKET, Churchill County, see also BERNICE

Location: About 3 miles up Bernice Canyon on west side of Clan Alpine Mountains
Reference: Paher (1970)
Pendelton, et al (1982)

"As early as 1863 silver mining was started on the west flank of the Clan Alpine Range, but the Bernice mines did not have a camp until about 1882 when a post office was opened and named Casket. The more cheerful name of Bernice was given to the post office that following summer, and two years later the camp had a ten-stamp mill, 50 miners, and tri-weekly mail service from Lovelock. The mill crushed ore until the mines closed about 1894 after producing over $300,000. Foundations of several buildings remain."

CASTLE ROCK STATION, Churchill County, see NEW PASS STATION

CHALK WELLS, Churchill County (Tuckers)

Location: In southeast Churchill County, 14 miles south-southeast of Middlegate
Reference: Pendelton, et al (1982)

"A historical site; needs more information."

CINNABAR HILL MINE, Churchill County

Location: In northwest end of Barnett Hills
Reference: Pendelton, et al (1982)

"Cinnabar ore was discovered here in 1937 by A.L. Robinson. The mine is developed by an inclined shaft and an adit totaling about 140 feet. A small amount of quicksilver was produced here in 1940."

CLAN ALPINE, Churchill County

Location: At east base of Clan Alpine Mountains at mouth of Cherry Creek Canyon
Reference: Lincoln (1923)
Pendelton, et al (1982)

A mill was built here in 1866, but the camp was abandoned soon thereafter. A post office existed at Clan Alpine from March 12, 1866 to May 21, 1868.
According to Pendelton, et al, *"These ruins were seen in 1977 and are some of the best preserved stone structures in the county."*

CLAN ALPINE DISTRICT, Churchill County

Location: At Alpine in W. Churchill County. Fallon on the S.P.R.R. is 79 miles west
Reference: Lincoln (1923)

The district was organized in 1864. A mill was built there in 1866, but the camp was short lived and was abandoned soon thereafter and has been inactive since.

According to Lincoln, *"Molybdenite is said to occur at Scott's Camp near Alpine."*

COLD SPRINGS STATION, Churchill County

Location: At west base of Desatoya Mountains, about two miles southeast of Cold Springs highway maintenance station.
Reference: Paher (197)
Pendelton, et al (1982)

According to Paher, *"Three stations known as Cold Springs existed in this vicinity early in the 1860s. When the Pony Express began running in the spring of 1860, its station was located east of this site as a change point where fresh ponies were saddled and readied for an incoming rider.*

"The next year the Overland stage and mail line established a station in the middle of Edwards Creek Valley, as its route ran through New Pass, north of the Pony Express trail. Later in 1861 the transcontinental telegraph line was built and its station was erected northwest of the Pony Express, which was discontinued when messages began passing on the wires. The stage line abandoned its Cold Springs station in 1869. Walls of this building and the nearby telegraph station remain."

According to Pendelton, et al, *"This rock wall, roofless Pony Express station was built in March 1860 by Bolivar Roberts, J.G. Kelly and others. The present ruins have four rooms which measure 52 x 121 feet with walls up to eight feet high. The station was susceptible to Indian attack and gunports were built into the walls. Today, the gunports, windows, doorways, and a fireplace are still recognizable at the old station.*

"A short distance west are a stage station and a telegraph station ruins. Published information on these ruins is scanty and will not be discussed here."
NOTE: State Historic Marker Number 83 marks this site.

COPPER KETTLE DISTRICT, Churchill County

Location: Situated in Copper Kettle or Grimes Canyon on the W. slope of the Stillwater Range in N. Churchill County. It adjoins the White Cloud District on the N.
Reference: Lincoln (1923)

"The district was discovered 15 years ago. Welsh and Green own a large group of claims from which several carloads of copper ore were shipped 6 years ago."

COPPEREID, Churchill County,
See also WHITE CLOUD CITY

Location: 1.5 miles up White Cloud Canyon on the west side of the Stillwater Range
Reference: Paher (1970)
Pendelton, et al (1982)

Early in 1869 copper discoveries in White Cloud Canyon saw the birth of a camp near the mines. The camp of about 40 people had a provision store and saloon.

According to Paher, *"In hope of further growth, White Cloud City was platted a mile and a half below, at the foot of the range, but the mines did not develop and the camp was abandoned. Early in the 1890s a small smelter was set up at the mouth of the canyon. It ran briefly and some copper ore was shipped in 1893."*

In March, 1907, John T. Reid of the Nevada United Mining Co., initiated large-scale copper mining. Coppereid post office was established on April 8, 1907. That same month a boarding house, a commissary and a saloon opened, but mining subsided within months. The only noticeable production between 1907 and 1912 was several carloads of hand sorted ore from surface workings. The Coppereid post office was closed on June 15, 1914.

COTTON WOOD CANYON, Churchill County
See TABLE MOUNTAIN

COTTONWOOD STATION, Churchill County

Location: Between U.S. Highway 50 and Carson River, 3.75 miles northeast of Lahontan Dam
Reference: Pendelton, et al (1982)

"A station on the emigrant trail that may also have been a freight station."

CREHORE MINE, Churchill County

Location: Head of Willow Canyon on east side of Stillwater Range
Reference: Pendelton, et al (1982)

"L.W. Crehore shipped a carload of ore that ran 31.9% lead, 4.2% copper, and 13.2% silver to the Western Ore Purchasing Company in Hazen in 1915. He sank a shaft 40 feet with drifts at the bottom."
"NOTE: The 1972 topographic map spells the mine name 'Creore.'"

CRESCENT CANYON MINE, Churchill County

Location: Near crest of Clan Alpine Mountains, 1/2 mile west of Mount Grant
Reference: Pendelton, et al (1982)

"This is a tungsten prospect developed by two short adits."

DESERT DISTRICT, Churchill County
See also WHITE PLAINS FLAT

Location: The Desert District lies at the N. end of the Hot Springs Mountains on the N.E. flank of Desert Peak in N.W. Churchill County. It is 8 mi. S.W. of White Plains (Huxley Station) on the S.P.R.R. The White Plains Flat saline district adjoins it on the N.E.
Reference: Lincoln (1923)

"The district was known as early as 1863 and a 5-stamp mill was built there to treat its ores. This mill proving unsuccessful, another was constructed at the outlet of the Humboldt, 14 m. distant. The principal mine was the Desert Queen which was worked continuously up to 1885 and has been worked intermittently since."

DIXIE, Churchill County

Location: West side Dixie Valley road at a point 45 miles north of its junction with U.S. 50
Reference: Paher (1970)

A purported rich silver strike in 1907 brought about the establishment of the camp during the month of May. Two weeks after word of the "strike" surveyors had laid out a townsite and lots had sold for $6,000 during the first week. The camp boasted five saloons, two restaurants, two general stores, a hotel, assay office, and bakery. A month after its founding, Dixie's population was 200 people. By the end of the summer, the camp folded and a USGS map published the following year listed Dixie as abandoned.

DIXIE COMSTOCK MINE, Churchill County

Location: On west side of Dixie Valley, 1/2 mile south of the old townsite of Dixie
Reference: Pendelton, et al (1982)

"The main mine is an inclined shaft with drifts and stopes. The mining was hindered by intense heat due to large quantities of hot water encountered less than 75 feet from the surface. The mine 'was discovered in April 1934 and...a 30-ton amalgamation mill was erected in the spring of 1935 with flotation equipment added that summer. The property was active to 1942 but apparently never reopened after World War II. Total production...has amounted to $293,304 from 17,880 tons of ore with a 2 to 3 gold- to-silver ratio.'"

DIXIE MARSH, Churchill County (Humboldt Salt Marsh)

Location: East of Stillwater Range in N.E. Churchill County. It covers about 9 square miles in the lowest part of the present valley, which was called the Osobb Valley by the geologists of the Fortieth Parallel Survey
Reference: Lincoln (1923)

"From 1861 to 1868, this marsh produced a large amount of salt which was shipped to the silver mills of Virginia City, Austin, Belmont, Unionville, and even as far as Silver City, Idaho. Some 10 cars of borax were produced by R. Nieschwander from the N. end of the marsh according to a letter from J.T. Reid. No production has been made for many years. Tests made by the U.S. Geological Survey and the Railroad Valley Co., in recent years show the potash content of this marsh to be commercially negligible."

DIXIE VALLEY, Churchill County

Location: 6 miles north and east of the Dixie Valley road at a point 28 miles north of its junction with U.S. 50
Reference: Paher (1970)

"This 20th century ranching community grew in the middle of the valley of the same name. Perhaps as many as fifty people were here at one time, and a post office was maintained between March 1918 and December 1933. A few families remain."

DROMEDARY HUMP MINE, Churchill County

Location: In Fairview Mining District, on the southwest side of Dromedary Hump
Reference: Pendelton, et al (1984)

"The property around Dromedary Hump was located in 1906. The gold and silver in the quartz veins were worked by several shafts and several thousand feet of laterals. Surficial ore was quite rich, but difficult to work because of the copper and manganese content. Overall, the mine has had very little production.

"A mill (called Dromedary or Golden Boulder) was built below the mine in 1914. It is unlikely that the mill was operable prior to 1916, and after for only a short time."

DRUMM MINE, Churchill County

Location: On east side of Clan Alpine Mountain, 3.8 miles up Bernice Canyon
Reference: Pendelton, et al (1982)

"The mine consists of a 22 foot wide adit, a 40 foot crosscut and a 95 foot inclined winze. 'In 1940, 28 tons of ore averaging 52 percent antimony were produced. During 1941 and 1942, 57 tons of ore containing 48.2 percent antimony were produced.' Total production has been over 43 tons of antimony metal."

EAGLE MARSH, Churchill County, see LEETE

EAGLEVILLE DISTRICT, Churchill County (Hot Springs)

Location: The Eagleville District is at Eagleville in S. Churchill County. Fallon on the S.P.R.R. is 64 miles to the N.W.
Reference: Lincoln (1923)

"Small productions were reported from the district in 1905 and 1908, and from 1915 to 1919 the Golden Extension Mine was shipping. Barite of good grade is said to occur in the district."

EASTGATE CITY, Churchill County

Location: About 3 miles south of Eastgate
Reference: Paher (1970)
Pendelton, et al (1982)

In May of 1906 gold strikes southeast of Eastgate ranch brought miners to Eastgate. A plat of Eastgate City was filed in Fallon at the County Recorder's Office on May 22, 1906.

According to Pendelton, et al, *"A few days later, the Churchill Standard reported that corner lots were selling for $100 and inside lots for $50. The paper noted that there were 'two saloons there, one restaurant, with several more projected, a butcher shop, and a general merchandise store will soon be in operation.'"*

Paher states, *"After additional discoveries a promoter tried to get the rival townsite of Cripple Creek started."*

No rich veins being discovered, both camps folded by the end of summer.

EASTGATE DISTRICT, Churchill County

Location: The district is situated at Eastgate on the W. slope of the Desatoya Range in S.E. Churchill County. Fallon on the S.P.R.R. lies 60 miles to the W.N.W. The district adjoins the Westgate District on the E. and the Gold Basin District in Lander County on the S.W.
Reference: Lincoln (1923)

"The district made small productions in 1908, 1917, and 1920. The Nevada Lincoln M. Co. incorporated in 1915 got into a legal controversy with the Nevada Wilson M. Co. in 1918 which is now said to be settled."

EASTGATE STATION, Churchill County

Location: On State Route 2 at a point 4 1/2 miles east of its junction with U.S. 50
Reference: Paher (1970)

"Eastgate's welcome location beside a stream at the mouth of a narrow canyon on the west flank of the Desatoya Mountains was an Indian campground in the middle of the last century, and sometime around 1870 a small vegetable farm and station was maintained. A blockhouse was built of tufa quarried four miles west. Eastgate was a noted landmark for travelers early in this century, and a service station and restaurant were added with the coming of autos. Those facilities remained in use through the late 1960s."

EIGHTMILE FLAT, Churchill County
See SAND SPRINGS MARSH

FAIRVIEW, Churchill County,
See also FAIRVIEW DISTRICT

Location: One mile south of U.S. Highway 50, and four miles east-southeast of Fallon
Reference: Paher (1970)

Pendelton, et al (1982)

From Pendelton, et al, *"Following discovery of rich silver ore in 1905, a stampede developed and surrounding hills were soon covered by 2,000 prospectors. Spring of 1906 found business lots in the new town selling for $100 per front foot, and for ten years Fairview was a lively place with numerous businesses.*

"Fairview is often compared with Rawhide, twenty miles to the southwest. Both were discovered about the same time, in the early twentieth century Nevada mining resurgence. Although Rawhide received most of the publicity, Fairview had more gold and silver, $3.8 million worth, according to production records."

According to Paher, *"Early in 1907 Fairview had hotels, banks, 27 saloons, assay offices, the News, which invited investors to 'first see Fairview,' post office, miners' union hall, and a population of 2,000."*

Pendelton, et al, states, *"After the initial excitement was over in 1908 and the promoters had left town, bonafide investors and operator began serious development of the district's mines."*

NOTE: State Historic Marker Number 202 marks this site.

FAIRVIEW CEMETERY, Churchill County

Location: 6/10 mile northeast of the site of Fairview
Reference: Pendelton, et al (1982)

"Fourteen graves are located in the cemetery. Burials there commenced in 1906. The graves are to be protected by the BLM, Forest Service, Churchill County, and its museum."

FAIRVIEW DISTRICT, Churchill County

Location: The Fairview District is located at Fairview on the W. slope of Fairview Peak in S. Churchill County. The town of Fairview is 42 m. E.S.E. of Fallon. Fairview has an altitude of 4,600 ft, the mines are about 1,000 ft. higher, and Fairview Peak rises to a height of 8,250 ft.

Reference: Lincoln (1923)

"The district was discovered by F.O. Norton in 1905. A boom ensued the following spring which gave the district a temporary population of 2,000. The principal mine is the Nevada Hills which was located by P. Langsden in January, 1906. The Nevada Hills M. Co. erected a 20-stamp mill at this mine which was operated from September, 1911, to June, 1917, when it was shut down for lack of ore. Since the Nevada Hills M. Co. ceased operations, a small amount of work has been done in the district by leasers and by other companies.

"Three companies have recently been active in the Fairview District. The Dromedary Hump Cons. Ms. Co., with a capital stock of 2,000,000 shares is in charge of E.W. Stratton, the Chalk Mt. Silver-Lead Ms. Co., is under the management of E.M. Dawes of Reno, D.C. Smith is Pres. of the Nevada Hills M. Co., Reorg.,...This company owns the Nevada Hills Mine..."

FAIRVIEW STATION, Churchill County

Location: Southwest Dixie Valley, 6.75 miles north-northeast of Frenchman

Reference: Pendelton, et al (1982)

"Fairview Station was on the Overland Mail route, in which this segment (from Westgate to Stillwater) was adopted in 1982."

FALLON, Churchill County

Location: The major community in the Carson Desert

Reference: Pendelton, et al (1982)

"The post office was established in 1896 on Mike Fallon's ranch, and was thus given the name of Fallon. It was a little 10 x 12 foot shack near the Fallon residence, where the people of the neighborhood called to get their mail. In 1902, the state legislature passed an act moving the county seat from Stillwater. At that time there were only two places of business in the town, plus a schoolhouse.

"Fallon grew rapidly during the establishment of the Truckee-Carson irrigation project and during the discovery of rich ore at the camps of Fairview and Wonder in the Spring of 1905. It has since become one of the leading agricultural centers in the state. Fallon turkeys were a well-known commodity during the 1930s and early 1940s, enjoying a high reputation for flavor.

"The Fallon Sugar Beet Factory was in 1913 the largest commercial enterprise in Churchill County. Located one mile from Fallon, it cost approximately $600,000 to build. It began production in the fall of 1911, and was supplied with beets from the Lahontan Valley and other parts of western Nevada.

"On July 6 and August 23, 1954, earthquakes near Fallon and Lovelock damaged walls and roofs, destroyed chimneys and cracked roads in both communities. Several hundred thousand dollars' worth of damage occurred. The sheriff's office and jail building in Fallon has an iron band around the second story just below the roof, as a result of the earthquake."

FALLON NAVAL AIR STATION, Churchill County

Location: In Carson Desert, 5.5 miles southeast of Fallon
Reference: Pendelton, et al (1982)

"Senator McCarran and other leaders urged the Army Air Force to consider the level terrain southeast of Fallon as an air base in 1941. The site was immediately chosen and the runways were completed in 1942. However, the site remained idle until the Navy took over the land and began construction of hangers and other buildings in late 1943. The station was commissioned on June 10, 1944 as Fallon Auxiliary Air Station. A month later, on July 5, the base accepted its first 1,000 cadets.

"The new jets required longer runways and these were upgraded in 1952-1953 with a force of over 200 men. To appease the farmers over the price paid for their farm land, the Navy named the base for Commander Bruce A. Van Voorhis, a Fallon war hero, in November 1959. The base became a full air station on January 1, 1972. Many of the older buildings were then replaced with new structures and the base was renamed Fallon Naval Air Station."

FORT CHURCHILL AND SAND SPRINGS ROAD, Churchill County

Reference: Pendelton, et al (1982)

"The road followed the old Pony Express Trail, veering north then east near Simpson Pass. The toll road was established in 1864, but the duration of use is unknown. North of Simpson Pass the road is bordered by dry-laid masonry walls. Sections of this old road may be eligible for nomination to the National Register of Historic Places (Hattori and McLane, 1980:19)."

FOURMILE FLAT, Churchill County,
See SAND SPRINGS MARSH

FRENCHMAN, Churchill County

Location: In Fairview Valley, north of Labou Flat
Reference: Paher (1970)
Pendelton, et al (1982)

Paher states, *"For about a decade after 1906 'Frenchy's' served as a teamsters' station with saloon and stables on the Fallon-Fairview-Wonder freight run, and here food and lodging were available. A post office known as Bermod was open between 1920 and 1926."*

From Pendelton, et al, *"The old freight road, between Fallon and Frenchman became U.S. Highway 50 and today a bar-cafe-gas station serves the traveling public."*

GOLD GRAIL MINE, Churchill County

Location: On north side of Buffalo Canyon, 15 miles southeast of Eastgate
Reference: Pendelton, et al (1982)

"Substantial ruins were noted here in the mid-1970's. The mill processed the gold-silver property located about one mile northeast. Willden and Speed (1974:71) list the mine as the Gold Trail. Additional information is needed on this site."

GUTHERIES HOUSE, Churchill County

Location: West side of Dixie Valley, 1.3 miles south-southeast of Dixie
Reference: Pendelton, et al (1982)

"Data from the 1882 cadastral survey."

HAZEN, Churchill County

Location: At a point 16 miles of Fallon on U.S. 95A
Reference: Paher (1970)

"When the Southern Pacific realigned its route east of Wadsworth in 1902, Hazen station was a stop on the right of way. A town developed and by April 1904 a post office opened, and saloons served workers engaged in digging a 31-mile canal from the Truckee River east and south of the Carson River. Hazen's importance grew after September 1905 when it became the northern terminus of the S.P.'s Nevada & California Railway on completion of the Hazen cutoff connecting the S.P. main line at this point with the N. & C. near Fort Churchill. Thereafter the heavy rail traffic to Goldfield and Tonopah passed through here. A weekly, the Harvest, appeared that fall but folded after a few months.

"During 1906 large freight wagons teamed supplies from Hazen to the county's outlying camps, especially Fairview and Wonder, but that trade was lost when the S.P. completed a line from here to Fallon early the next year. Hazen then became an important four-way junction point and the S.P. installed a handsome depot and round house, both of which managed to escape the fire of 1908 which wiped out most of the town.

"Hazen rebuilt and became a small trading center with school serving nearby ranches. The showcase of this town of 250 residents was the elegantly furnished Palace Hotel, which had a restaurant and grill. But the advent of the auto age and decrease of railroad traffic on the route to Mina brought the community into decline..."

NOTE: State Historic Marker Number 187 marks this site.

HELLMANS HOUSE, Churchill County

Location: In Dixie Valley on Cottonwood Canyon drainage, 1/2 mile northeast of Boyer Ranch
Reference: Pendelton, et al (1982)

"The 1882 cadastral survey indicated 'Hellman's House' near the 'graves' marked on the 1966 topographic map."

HERCULES, Churchill County

Location: Near head of Hercules Canyon, 1.7 miles north-northwest of the site of Wonder
Reference: Pendelton, et al (1982)

"The camp of Hercules was registered at the county recorder's office July 24, 1906. Within the month, the National Bar and Cafe was built. The townsite also had a grocery store and a two-story boarding house and hotel. The weekly Hercules Miner was published in 1907 and 1908, although few issues have survived. The town had a post office from December 18, 1906 to October 31, 1908. While Shamberger notes the town died in November 1908, that date seems somewhat premature as a newspaper item tells of a dance held in Hercules on November 18, 1912. The peak population for the town was about 500."

HILL, Churchill County (Hill and Grimes)

Location: On U.S. 50 at a point 11 miles southeast of Fallon
Reference: Paher (1970)

"This station near the foot of Grimes Point on the old central emigrant road across Nevada had a post office from 1882 to the 1900s, and early in this century it was the first water stop for teamsters east of Fallon on the freight run to Fairview."

HILLTOP MINE, Churchill County
See TUNGSTEN MOUNTAIN MINE

HISTORIC STRUCTURE, Churchill County

Location: On the southwest edge of Eightmile Flat, 1.7 miles northeast of Simpson Pass
Reference: Pendelton, et al (1982)

"Substantial sandstone walls, part of an historic structure, were located here in May 1980. Maximum height of the walls is 0.75 m with an inside area of the square building at 4 x 2.3 m. The Fort Churchill and Sand Springs Turnpike was surveyed through the area in 1865, and it appears that this building was associated with this early road. This structure warrants further research and may be eligible for nomination to the National Register of Historic Places."

HOLY CROSS DISTRICT, Churchill County

Location: The Holy Cross District is situated in S.W. Churchill County on the border of Lyon and Mineral Counties. Schurz on the S.P.R.R. is 12 miles to the S.W.
Reference: Lincoln (1923)

"The manganese deposit on the Bullion Group extends for 3,000 ft. Copper and lead were made from the district from 1923 to 1921. A few tons of manganese ore were shipped by R.Z. Hodges from the Bullion Group in 1918."

HORSE CREEK RANCH, Churchill County

Location: On the west side of Clan Alpine Mountains, 6.5 miles north-northwest of the townsite of Wonder
Reference: Pendelton, et al (1982)

"This is an early ranch which is now indicated by four buildings in ruins on the 1972 USGS quadrangle."

HOT SPRINGS, Churchill County, see EAGLEVILLE

HOT SPRINGS MARSH, Churchill County, see LEETE

HOUSE, Churchill County

Location: East base of the Stillwater Range, 1.1 miles south of the site of Dixie
Reference: Pendelton, et al (1982)

"No other information available at this time."

HOUSE, Churchill County

Location: Below Shamrock Canyon at west base of Stillwater Range
Reference: Pendelton, et al (1982)

"A 'house' is shown here on the 1882 cadastral survey."

HOYT MINE, Churchill County

Location: At head of Hoyt Canyon in Clan Alpine Mountains
Reference: Pendelton, et al (1982)

"Antimony ore containing some silver may have been shipped from the Hoyt Mine as early as 1906. 'In 1940-1941, 7 tons of ore containing 56 percent of antimony were produced. In 1949, 16 tons of ore containing 56 percent antimony were mined and shipped to Goldsmith Brothers in Chicago, Illinois.' Thirteen tons of antimony metal have been produced in all. In addition, approximately $60,000 worth of silver ore was mined and was treated in the Bernice Mill. The mines consist of four adits totaling more than 500 feet."

HUMBOLDT SALT MARSH, Churchill County
(Dixie Marsh)

Location: Near center of Dixie Valley, 10 miles northeast of the community of Dixie Valley
Reference: Pendelton, et al (1982)

" 'From 1862 to 1868, this marsh produced a large amount of salt which was shipped to the silver mills of Virginia City, Austin, Belmont, Unionville, and even as far as Silver City, Idaho.' The site has not been mined for 100 years and preservation of the site is likely to be excellent."

INX MINE, Churchill County

Location: 1.9 miles up Bernice Canyon on the west side of the Clan Alpine Mountains
Reference: Pendelton, et al (1982)

"The mine consists of several hundred feet of workings, but most are inaccessible. 'Several shipments of antimony ore were made in 1915-1917, and in 1940, five tons of ore are averaging 43.9 percent antimony produced.' Some 25-50 tons of antimony have been produced."

I.X.L. DISTRICT, Churchill County
See also SILVER HILL

Location: The I.X.L. District is located in the Stillwater Range in central Churchill County. I.X.L. Canyon is on the E. slope of the range,
70 m. S.E. of the town of Lovelock, which is on the S.P.R.R.; while Silver Hill in Cox Canyon across the range on the W. flank is but 45 m. from Lovelock and is sometimes considered a separate district. The Shady Run District adjoins the I.X.L. District on the N.E.
Reference: Lincoln (1923)
Pendelton, et al (1982)

"The I.X.L. District was organized in 1879 and the last activity in the district was in 1908. Total production was about $20,000."

JACKPOT MINE, Churchill County

Location: East of Hercules Canyon, 3/10 miles north of the site of Hercules
Reference: Pendelton, et al (1982)

"From 1906 to 1908, more than 4,000 tons of gold and silver ore averaging about $115 to the ton were shipped from the mine. Most of the ore went to the Western Ore Purchasing Co. at Hazen, but some was sent to Goldfield, Nevada, and Bingham, Utah."

JESSUP, Churchill County

Location: 4 miles northwest of I-80 at the Jessup exit (34 miles north of Fallon)
Reference: Paher (1970)

"After initial claims were located in February 1908, carloads of ore averaging over $100 per ton where shipped a few months later. Several small companies began extensive development, according to a New York mining paper, and during the next year Jessup's 300 residents supported three grocery stores, two lumber yards, seven saloons, and a meat market. A daily stage from Huxley on the Southern Pacific met the train and brought in additional settlers.

"The intimal boom apparently died out by the end of 1908, but during the next decade leasers made intermittent shipments of gold and silver. Wooden buildings remain, but no permanent residents."

JESSUP DISTRICT, Churchill County

Location: The Jessup District is at Jessup in N.W. Churchill County. White Plains (Huxley Station) on the S.P.R.R. lies 10 m. to the S.E. and the town of Lovelock on the same railroad, 35 m. to the N.E. White Plains Flat adjoins the Jessup District on the S.E., the Juniper Range District on the N.W., the Copper Valley District on the N., and the Toy District on the N.E.
Reference: Lincoln (1923)

"The district was discovered in 1908 and has made small shipments of gold ores and silver ores intermittently since that date. Diatomaceous (sic) earth deposits occur both to the N. and to the S. of Jessup, and small shipments have been made from the latter locality according to letter from J.T. Reid."

JOB PEAK, Churchill County

Location: Highest peak in the Stillwater Range located at the head of Government Trail Canyon
Reference: Pendelton, et al (1982)

"The geodetic point on Job Peak was established in 1878 by William Eimback of the U.S. Coast and Geodetic Survey. It was a primary station called 'Carson Sink' in their transcontinental triangulation system of stations. The center of the foundation pier was marked by a 1/2 inch copper bolt, covered with a light, porous rock, marked by a drill hole. Stone wall wind breaks were left standing when the station was abandoned.

"Eleven years earlier, the Clarence King party, of the Fortieth Parallel Survey, occupied this point on September 22, 1867. As King was about to read the angles of his theodolite to a distant station, an electrical flash came through his instrument, striking his right arm and side. King was staggered and his brain nerves were shocked. He was helped to camp several miles north in the Humboldt Range where he recovered in the course of a week (Bartlett 1962:169)."

KINGSTON, Churchill County

Location: Northwest edge of Louderback Mountains, about 4.5 miles northwest of the site of Wonder
Reference: Pendelton, et al (1982)

"Kingston was a satellite camp of Wonder which was recorded on December 6, 1906 by John O'Brien. The community lasted until August 1907. Kinston's existence was due to its location on the proposed road from Fallon to Wonder, which never materialized. Kinston's population was 25 on January 1, 1907. It had a post office from February 27, 1907 to July 20, 1907."

LAHONTAN DAM, Churchill County

Location: On Carson River, nine miles northeast of Silver Springs
Reference: Pendelton, et al (1982)

"Lahontan Dam was the nation's first U.S. Bureau of Reclamation project. The Federal Reclamation Act of 1902 authorized construction of irrigation projects in the 17 western states. The Newlands Project (Lahontan Dam and Reservoir, three diversion dam, two hydroelectric power plants, dam at Lake Tahoe and some 900 miles of canals, laterals and drains) was authorized in 1903 and construction began that year.

"Construction on Lahontan Dam started in January 1911 and was completed in June 1915. It is an earth fill structure 162 feet high, with a spillway crest at an altitude of 4,162 feet. Water sources for the reservoir are the Carson and Truckee Rivers which head in the Sierra Nevada. The

reservoir is capable of 293,000 acre-feet of storage."

NOTE: State Historic Marker Number 215 marks this site.

LAKE DISTRICT, Churchill County

Location: The Lake District lies to the E. of Humboldt Lake on the W. flank of the Humboldt Lake Range, and extends from N. Churchill County into S. Pershing Co.
Reference: Lincoln (1923)

"The James Say lead-silver-antimony deposits produced a few cars of ore in the sixties, seventies, and eighties, according to data supplied by J.T. Reid. They are located 3 m. E. of Ocala which is on the S.P.R.R. Say called attention to peculiar saline deposits in this neighborhood in 1868, and William Silverwood located niter deposits to the N.W. in the Pershing Co. end of the district that same year. These deposits attracted attention again recently, but were found too low grade to pay to work. Shell limestone which occurs at the S.W. extremity of the Humboldt Lake Range was shipped to California as a fertilizer some 20 years ago and has been burned locally for lime."

LA PLATA, Churchill County

Location: In La Plata Canyon in Stillwater Mountain, 3.2 miles due east of Mountain Wells
Reference: Pendelton, et al (1982)

"Silver ore was discovered in the Mountain Wells (La Plata) District in 1862. During the mid-1860's, La Plata attained prominence as a boom camp. Many claims were located which were sold to eastern financiers, but the results were generally discouraging. La Plata became the county seat of Churchill in 1864, but four years later the seat was moved to Stillwater.

"Remnants of an old building (photo in Shamberger, p.31 and Paher 1970:94) at La Plata is identified by Paher as a mill, but Shamberger found evidence that the ruins were of the old court house and that the walls were demolished in the 1940s to build a church in Fallon."

LA PLATA DISTRICT, Churchill County
See MOUNTAIN WELLS DISTRICT

LEETE DISTRICT, Churchill County

Location: The Leete District is at Leete on the S.P.R.R. in N.W. Churchill County on the Lyon County border. The salt producing section of the district is sometimes called the Eagle Salt Marsh; while that which produces borax is known as the Hot Springs Borax Marsh.
Reference: Lincoln (1923)

Leete discovered the Eagle Salt Marsh in 1870. The Eagle Salt Works began operations and the following year was supplying salt to all the mills of Virginia City. It continued to produce up to 1913. A company worked the Hot Springs Borax Marsh in 1871 but failed to make a financial success. The Nezelda Mine situated 6 m. N.W. of Leete was worked for gold, silver, and lead in the eighties, according to a letter from J.T. Reid.

"The Eagle Salt Works began by producing 3,000 tons of salt annually. From 1879 to 1884, it produced 334,400 tons, including table salt of which 200 tons per years were made in 1883 and 1884. The subsequent production was on a decreasing scale."

LEETEVILLE, Churchill County, see RAGTOWN

LITTLE SODA LAKES, Churchill County
See SODA LAKES

LOFTHOUSE, Churchill County

Location: Situated on west side of Clan Alpine of Dyer Canyon, 1.4 miles from its mouth
Reference: Pendelton, et al (1982)

"The mine is developed by two 100 foot adits and several trenches. A small amount of antimony ore reportedly was mined during World War I. 'In 1940, two tons of ore averaging 30 percent antimony were produced. In 1948, 40 tons of ore averaging 50 percent antimony were shipped to the Harshaw Chemical Co. in Los Angeles.' Antimony metal production has been 21 tons."

LOVELOCK MINE, Churchill County

Location: 2.5 miles up Cottonwood Canyon on the east side of the Stillwater Range
Reference: Pendelton, et al (1982)

"George Lovelock and Charles Bell discovered nickel and cobalt here about 1882. Some 500 tons of high-grade nickel-cobalt ore were shipped to Swansea near Hamilton in White Pine County in the early days. The mine consisted of several superficial burrowings and a shaft of about 100 feet deep that hit water."

MILL CANYON MILL, Churchill County

Location: Mouth of Mill Canyon on west side of Stillwater Range
Reference: Pendelton, et al (1982)

"A number of Virginia City miners built a small custom mill at the mouth of Mill Canyon in the eighties, but it operated for a brief period only."

MILL CANYON RUINS, Churchill County

Location: West side of Elevemile Canyon in Stillwater Range, 1/2 mile east of Black Knob Spring
Reference: Pendelton, et al (1982)

" 'Ruins' are shown on the topographic map two miles east of La Plata of which W.O. Vanderberg (quoted in Willden and Speed) says a 'mill was built in Eleven-Mile Canyon, several miles north of La Plata Canyon' and Shamberger notes 'a mill was built at Black Knob, about three miles southeast of La Plata.' The mill was built about 1864 and was unsuccessful, apparently for lack of ore."

MOUNTAIN WELL(S), Churchill County

Location: In Mountain Well Canyon in the Stillwater Range, 3 miles west of the site of La Plata
Reference: Pendelton, et al (1982)

"Mountain Well was a station on the Overland Mail route about midway between Stillwater and Fairview stations. Townley notes that J.J. Cushman and Dave Wightman 'operated the busy station at Mountain Wells in the 1860's, until the decline of mining canceled the need for the facility. In good years, hay grown in the valley and freighted to Mountain Wells brought $150 per ton to the partners.' Shamberger (1974:28,30) includes a photo of modern Mountain Wells and notes that it has been used by Ira H. Kent as a cattle camp for many years."

MOUNTAIN WELLS DISTRICT, Churchill County
(La Plata District)

Location: The Mountain Wells District is at Mountain Wells on the E. slope of the Stillwater Range in central Churchill County. Fallon on the S.P.R.R. is 30 m. to the W.
Reference: Lincoln (1923)

"The district was discovered and the town of La Plata founded in 1862. La Plata was made the county seat and by 1866 there were 3 mills in the district. The ore supply became exhausted at about the time of the White Pine rush, the district was deserted for the new discovery, and the county seat was moved to Stillwater in 1868. A little silver ore was shipped from the district by prospectors in 1919 and 1920."

NEVADA CITY, Churchill County

Location: 4 miles east of Fallon
Reference: Pendelton, et al (1982)

" 'The idea of a Socialist colony in Nevada was an outgrowth of the California experiment of the same nature at Llano del Rio, just north of Los Angeles. During the years prior to World War I, C.V. Egglestrom, a Socialist promoter, purchased several hundred acres of farmland in the fertile area just east of Fallon and planned to build a colony there. With cooperative farming as their basic industry, about 200 people gathered in the area and the town of Nevada City was born.

" 'The ambitious plans of the community, extensively publicized, included a large hotel, library, printing plant, community gas station, sunken gardens and even croquet grounds, but only twelve buildings were ever completed. A newspaper was established in 1917, and the building of numerous factories was planned, but the financial condition of the colony led to cancellation of the plans.

" 'Many of the resident of the city, not seriously interested in the Socialist experiment, were wanders, and the population of Nevada City was always fluctuating with their arrivals and departures. Others, though, were honestly concerned with the settlement, and these men tried to keep it going for as long as possible. Finally, on May 1, 1919, the debt incurred by the company had become too great and it went into receivership. The residents were no longer able to maintain a cooperative existence, and the town quickly deserted. Today, nothing of any consequence remains to mark the site.'"

NEVADA GOLD MINE, Churchill County

Location: East side of Stillwater Range in Stone Canyon, 2 1/2 miles by road from its mouth
Reference: Pendelton, et al (1982)

"The Nevada Gold Mine consists of several hundred feet of adits and shafts. The mine was active from 1934 to 1945, and gold silver and lead values have amounted to $3,498."

NEVADA HILLS, Churchill County

Location: Northwest side of Fairview Peak, 1.9 miles southeast of the former town of Fairview
Reference: Pendelton, et al (1982)

"Nevada Hills was a sister town to Fairview. Both were established in 1906. Nevada Hills survived seven years longer than Fairview, fading away in 1918. The area was occupied intermittently until the early 1960's."

NEVADA HILLS MILL, Churchill County

Location: In the Fairview Mining District, 1.5 miles northwest of Fairview Peak
Reference: Pendelton, et al (1982)

"The Nevada Hills Mining Company commenced construction of the 20-stamp cyanidation plant in September 1910; bullion production began on September 15, 1911. The greatest width of the mill was 56 feet with a

length of 308 feet and a vertical fall of 120 feet. The mill cost $354,000 to build.

"The bullion ratio from the ore amounted to one ounce of gold per 100 ounces of silver. The bullion was shipped to the Selby Smelter in San Francisco where it was further refined.

"Initially, the water for the mill was pumped from the nearby Webber Shaft (ultimately reaching a depth of 935 feet). The flow eventually became insufficient to operate the mill, so by 1913 water was pumped through a two-inch line 7.6 miles long from West Gate. The mill closed in June 1917 because of lack of ore and was dismantled and moved away."

NEVADA WONDER MILL, Churchill County

Location: On east side of Wonder Mountain the Wonder District
Reference: Pendelton, et al (1982)

"The 200-ton cyanide plant processed the gold and silver ore from the Nevada Wonder Mine from 1911 until December 1, 1919."

NEVADA WONDER MINE, Churchill County

Location: North side of Wonder Mountain in Wonder Mining District
Reference: Paher (1970)
Pendelton, et al (1982)

According to Pendelton, et al, *"The Nevada Wonder Mine was the principal mine in the Wonder District. The Nevada Wonder Mining Company was organized in September 1906, but the 1907 financial panic halted the company's operations. Mining operations resumed in 1911 and ceased on December 1, 1919, but sporadic production continued until 1955. Production from the district amounted to $6,350,186 in gold and silver, with minor amounts of copper and lead, the majority from the Nevada Wonder Mine.*

"The mine was developed to a depth of more than 2,000 feet by two vertical shafts and winzes. Total underground workings exceeded 12 miles."

Paher (1970:107) state, *"To run this 200-ton cyanide plant, electric power was brought in from Bishop, California; the transmission line was said to have been the nation's largest at that time. Piped water came from Dead Horse Creek, ten miles away.*

"In December 1919 the company ceased operations, after having paid to its fortunate stockholders over $1.5 million in dividends. In 1924 equipment and structures were razed and machinery sold."

NEW PASS STATION, Churchill County

Location: In New Pass in the Desatoya Mountains
Reference: Pendelton, et al (1982)

" 'The rocks in these ruins of New Pass Station were in neat array and roofed with willow bundles in 1863, when 'Stagecoach King' Ben Holladay reorganized the Central Overland California and Pike's Peak Express Company into the Overland Mail and Stage Co.
" 'New Pass Station's water spring on the hill was too small for the humans and horses. Overland Mail Division Superintendent Thomas Plain's support ranch one mile to the west kept their important water, rest and team replacement station operating. Even after the coming of the transcontinental railroad, stages faithfully and effectively linked outlying districts to steel rails and 'civilization'.'"

NOTE: Nevada Historic Marker Number 135 marks this site.

NICKEL MINE, Churchill County

Location: 1.5 miles up Cottonwood Canyon on the east side of the Stillwater Range
Reference: Pendelton, et al (1982)

"The Nickel Mine was opened about 1882 when a car load of 26% nickel ore was shipped to New Jersey. It operated until 1890 when it closed due to litigation. The mine was worked again in 1904 and closed in 1907. Paher (1970:109) has an undated photo of the mine buildings. A post office called Nickle operated here during March 1880 to March 1892, August 1893 to July 1895 and from October 1905 to March 1906. The townsite of Bolivia was located here."

OLD STATION HOUSE, Churchill County

Location: Below Grimes Canyon at the west base of Stillwater Range
Reference: Pendelton, et al (1982)

" 'Old Station House' and 'Well' are shown on the 1882 cadastral survey."

OSBURN'S HOUSE, Churchill County

Location: In Dixie Valley, 5.5 miles south of Boyer Ranch
Reference: Pendelton, et al (1982)

"Shown on the early cadastral survey."

PARRAN, Churchill County

Location: 32.5 miles north of Fallon
Reference: Pendelton, et al (1982)

"Parran is a station on the Southern Pacific Railroad. When this section was opened on October 19, 1902, it was part of the Central Pacific Railroad."

PARRAN DISTRICT, Churchill County
See WHITE PLAINS FLAT DISTRICT

PYRAMID MINE, Churchill County
See also CAMP TERRILL

Location: In Terrill Mountains, 1.4 miles west of Camp Terrill
Reference: Pendelton, et al (1982)

"This silver mine is in the Holy Cross District and was probably discovered in 1911 during the initial excitement at Camp Terrill. West dumps are small, indicating minimal production occurred."

QUARRY, Churchill County

Location: 3 miles west of Eastgate
Reference: Pendelton, et al (1982)
"The tuff at this site reportedly was quarried in the 1860's. The walls of two buildings at Eastgate were constructed of rock from this quarry. Zeolite (clinoptilolite and erionite species) beds are located at the quarry and extend south about 3/4 mile, with a thin zone continuing for 1.5 miles.

"The ores are used as catalysts and catalyst carriers, molecular sieves and as ion exchangers. A Union Carbide Corp. employee discovered the zeolites in 1959 and staked a claim that year. After extensive trenching, the claims were allowed to lapse. Shell Development Co. located additional claims in April 1966, but all claims have now lapsed."

QUICK-TUNG MINE, Churchill County

Location: 1 mile up Fondaway Canyon on the east side of the Stillwater Range
Reference: Pendelton, et al (1982)

"Fondaway Canyon contains tungsten, iron and cinnabar veins. The area was prospected as early as the 1860's, but there is no record of production until 1958 when tungsten was produced from the Quick-Tung property. The tungsten production amounted to about 10,000 units of WO_3 by June 1967."

RAGTOWN, Churchill County

Location: North side of Carson River, 8 miles west of Fallon
Reference: Pendelton, et al (1982)

"Ragtown was once the most noted spot in Churchill County. This was the place where emigrants stopped after crossing the Forty Mile Desert for the Humboldt. Since this was their first water stop after the desert, clothes were washed and hung on bushes and trees to dry, one source of the name, Ragtown (although it really was not a town). In the early 1850s California traders began bringing fresh stock and food to this spot on the Overland Trail. They erected tents which by the next spring would be in tatters. This too contributed to the name the site acquired.

"The emigrant cemetery once existed at Ragtown, with over 200 graves. These were the result of cholera, Rocky Mountain Fever and the other diseases which plagued overland travelers in the mid-nineteenth century. The graves were marked with log chains, wagon tires, etc. During the flood of 1861-62 the burying ground was completely obliterated by high water."

RED BIRD MINE, Churchill County

Location: In the northern Clan Alpine Mountains, 1.5 miles northeast of the Shoshone Creek Road, 8 miles northeast of the old camp of Bernice
Reference: Pendelton, et al (1982)

"The Red Bird Mine was discovered sometime after 1943. Forty-nine flasks of mercury were reported from several hundred feet of workings. The ore was retorted at the mine in a 2-inch pipe retort, which was later dismantled. The topographic map indicates two buildings at the mine."

REDMAN STATION, Churchill County
(Hill, Hill and Grimes)

Location: Between Fallon Naval Air Station and Grimes Point, about 7 miles southeast of Fallon
Reference: Pendelton, et al (1982)

"Angel gives the following on Redman:
An Act approved the same day (November 28, 1861) authorized Ellen Redman and others to construct a toll-bridge across Carson Slough at Redman Station, and to charge toll as follows:

For wagon drawn by six or eight animals	*$2.00*
For wagon drawn by four animals	*$1.50*
For wagon drawn by two animals	*$1.00*
For carriage and buggy, two horses	*$1.00*
For carriage and buggy, one horse	*$0.75*
For horseman	*$0.25*
For pack animals	*$0.125*
For loose stock	*$0.10*

"This place, on the Overland Central from Sand Springs to Ragtown, was later owned by William Hill.

"A post office, established here on May 18, 1882, was called Hill. It was discontinued July 30, 1912."

RED TOP, Churchill County

Location: Near head of Red Top Gulch in Loudenback Mountains, 2 miles west of Porphyry Peak
Reference: Pendelton, et al (1982)

"The brief occupation of Red Top camp lasted a few months from November 1906 to the fall of 1907 and was likely no more than a platted site."

REEDS STATION, Churchill County

Location: Between U.S. Highway 50 and Carson River, 3.4 miles northeast of Lahontan Dam
Reference: Pendelton, et al (1982)

"Location only; no other information available at this time"

REGENT, Churchill County

Location: 2 miles northwest of Rawhide
Reference: Pendelton, et al (1982)

" '...the Regent Mining District was organized on February 17, 1907...Regent was never developed, as a camp, and as the name of the district, was more or less forgotten. Everyone referred to the area as the Rawhide Mining District although officially it is the Regent Mining District.'"

ROCK SPRINGS STATION, Churchill County

Location: On southwest edge of Eightmile Flat, 2.7 miles east-northeast of Simpson Pass
Reference: Pendelton, et al (1982)

"This station was on the Wadsworth-Columbus Freighting Route which operated between 1873-1882. Little evidence of the station remains today. The station may have received only minor use as the spring water is not very palatable."

SALT WELLS, Churchill County

Location: On the northwest edge of Eightmile Flat, south of the Lahontan Mountains (Near Grimes Point)
Reference: Pendelton, et al (1982)

"This station was on the Wadsworth-Columbus Freighting Route which operated between 1873-1882. Salt Wells may have been established as early as 1863, when salt was mined nearby. In later years, Salt Wells became a service station."

SALT WELLS MARCH, Churchill County
See SAND SPRINGS MARSH

SALT WORKS, Churchill County

Location: Northwest side of Humboldt Salt Marsh, 1.5 miles south-southeast of Dixie (site)
Reference: Pendelton, et al (1982)

"A structure termed 'Salt Works' is shown on the 1882 cadastral survey. A 'car track' is shown extending 1/2 mile from the works."

SAND SPRINGS MARSH, Churchill County

Location: Sand Springs Marsh begins at Salt Wells 15 m. S.E. of the town of Fallon, which is on the S.P.R.R.; and extends to Sand Springs, 30 m. S.E. of Fallon. It has an area of 37 sq. m. and an altitude of 3,960 ft.

Reference: Lincoln (1923)
Pendelton, et al (1982)

According to Lincoln, *"The Sand Springs salt deposit was discovered in 1836, and the Sand Springs Co. began shipping to the silver mills of the Comstock Lode that same year. Production practically ceased upon the discovery of the more accessible Eagle salt Marsh in the Leete District in 1870. William Throop discovered borax at Salt Wells, and the American Borax Co. erected borax works there in 1870. In 1871, this plant and a smaller one built by another company, were in operation, but they were abandoned a few years later. In recent years, the U.S. Geol. Survey tested the brines of Sand Springs Marsh for potash, and found the content to be commercially unimportant."*

From Pendelton, et al, *"The deposit is owned by Leslie Salt Co., and leased by a Fallon contractor. A large tonnage was shipped to the Leslie Salt Co. in San Francisco in 1957. Generally, though, the product is used locally for deicing roads, stock purposes, meat packing, and water-softening."*

And from Lincoln, *"The flat was formerly known as Alkali Valley, while the Carson Sink topographic map of the U.S. Geol. Survey calls it Fourmile Flat and Eightmile Flat. The section of the flat from which Borax was obtained was known as Salt Wells Marsh."*

SAND SPRINGS STATION, Churchill County

Location: Northeast of Fourmile Flat and 1.1 miles north-northeast of Sand Springs Pony Express historical marker
Reference: Pendelton, et al (1982)

"Bolivar Roberts, J.G. Kelley and others built Sand Springs Pony Express Station in March 1860. Three small rooms served as habitation areas, while an additional three rooms on the east served as stables and corrals. The acres of the structure was 56 x 102 feet, and the walls were built of two courses of rough rhyolite boulders 2.5 feet thick and 4 - 7 feet high. A well was dug in the northwest part of the structures."

SHADY RUN, Churchill County

Location: At the mouth of Shady Run Canyon on the west side of the Stillwater Range
Reference: Paher (1970)
Pendelton, et al (1982)

Exploration of the Shady Run District occurred in the 1860's. When gold was discovered 1/2 mile up the canyon in March, 1908, Shady Run was established. A feed yard and two saloons were operating by the end of April. The following month, $200-a-ton ore was being shipped, but mines gave out and the camp died that year.

SILVER HILL, Churchill County

Location: On east side of Stillwater Range, 1.5 miles up IXL Canyon
Reference: Pendelton, et al (1982)

"Silver, gold, lead, and copper have been prospected in IXL Canyon beginning in early 1861. When Dan De Quille arrived there in June of that year, the camp consisted of several tents and brush shanties. The IXL District was organized in 1879. About 1880, 20 miners were in the camp which consisted of 'two blacksmith shops, a boarding house, and a few cabins' (Angel 1881:364). The primary mines were the Black Prince and Bonanza. The last activity in the district was in 1908, with about $20,000 in total production."

SINK STATION, Churchill County

Location: About 13.5 miles south of Fallon and 3/4 mile west of U.S. Highway 95
Reference: Pendelton, et al (1982)

"This Pony Express Station was built by Bolivar Roberts, J.G. Kelley and others in March 1860. Today, only faint ruins remain."

SODA LAKES, Churchill County

Location: 2 miles north of U.S. Highway 50, 6 miles northwest of Fallon
Reference: Pendelton, et al (1982)

"Soda production for Little Soda Lake, 'which began in 1868, was the first in Nevada and the first important production in the west. Production began from Big Soda Lake, which lies just north of Little Soda Lake, in 1875. The combined annual production from the two lakes amount to between 300 and 800 tons from 1868 to 1893, when production ceased' (Willden and Speed, 1974:54)
"The gradual rise in ground water from irrigation inundated the old soda works about 1907. The ruins are still visible through the lake water from the air.

"Russell (1885) concluded that the cone lakes were a product of a long complex of eruptive volcanism. Russell (opposite p.74) also includes a sketch of lakes showing the locations of the soda evaporating vats."

ST. CLAIR, Churchill County
Location: 2 miles west-southwest of Fallon
Reference: Pendelton, et al (1982)

" 'St. Clair was a small agricultural community that existed three miles southwest of present-day Fallon. It began as the ranch of a man named St. Clair, in 1862. He constructed a ferry, bridge and a store; gradually a village was established.

" 'St. Clair had a post office from April, 1865 to November, 1869. It is probable that this small community was the first permanent settlement in Churchill County.'"

STILLWATER, Churchill County

Location: On Stillwater Slough, 13 miles east-northeast of Fallon
Reference: Pendelton, et al (1982)

In 1861, the Overland Stage Co. established a station at Stillwater. During the fall of 1862, several families settled there. The Stillwater post office was opened in 1865. The settlement prospered as an agricultural community and in December, 1868, the county seat was moved there.
According to Paher, *"Farming activity declined so severely after 1870 that Stillwater lost its post office for seven years, but by 1880 it had a wooden courthouse with jail in the basement, store, hotel, saloon, restaurant, post office, blacksmith shop, school, ice house, and hay yard.*

"By 1904, when the county seat was moved to Fallon, the community had barely three dozen residents, through it still had a fine two-story brick hotel and saloon."

From Pendelton, et al, *" 'Stillwater is now noted for being the center of the well-known Stillwater Wildlife Range.'"*

NOTE: State Historic Marker Number 216 marks this site.

STOCKTON MINE, Churchill County
See BELL MOUNTAIN MINE

SUMMIT KING MINE, Churchill County

Location: South of Sand Springs Pass, between Stillwater and Sand Springs Ranges
Reference: Pendelton, et al (1982)

"Gold was discovered in the Sand Springs District in 1905 at what was then known as the Dan Tucker (now Summit King) property. Development occurred in 1912 with initial production in 1919. Production records for 1923 to 1951 include 100,979 tons of gold and silver ore valued at $1,755,822. Other mines in the district are the Red Top and Jones Scheelite mines and Twilight and Summit Queen mines which have had limited or no production."

TABLE MOUNTAIN DISTRICT, Churchill County
(Boyer, Cottonwood Canyon, Bolivia)

Location: The Table Mountain District is at Table Mountain in N.E. Churchill Co. and S.E. Pershing Co. From the town of Lovelock on the S.P.R.R. it is 25 m. E.S.E. to New York Canyon on the W. side of the range at the N. end of the district and 44 m. to Boyer's Ranch on the E. flank. The nickel and cobalt properties are in Cottonwood Canyon a few miles N.W. of the ranch; the copper deposits lie to the S., the new gold discovery is to the N.; the lead-silver properties are further N. in Pershing Co.; while the kaolin is at the extreme N. of the district in New York Canyon.
Reference: Lincoln (1923)

"Alva Boyer discovered cooper ore on Table Mountain and several wagon trains of it were hauled to Sacramento in 1861. An arrastra was operated in New York Canyon in the early days and it is said that George Hearst had his first Nevada mining experience there. The silver-lead deposits of Cornish Camp were actively worked in the early seventies by John C. Fall and associates of Unionville; and the Linda-Jo silver-lead mine was discovered by Charles Gilbert about 1878 and produced some $30,000 from shallow workings. Antimony ore was shipped from Fenstonemaker Canyon on the W. side of the range opposite the Linda-Jo mine in the eighties. The nickel and cobalt deposits of Cottonwood Canyon were discovered by George Lovelock and Charles Bell about 1882. The Nickel Mine was worked from its discovery until 1890 when it was shut down on account of litigation; reopened in 1904, and again closed down in 1907. The Lovelock Mine shipped some 500 tons of high-grade nickel-cobalt ore to Swansea for treatment in the early days, but has been idle for many years. The Mines Dev. Co. of Nevada operated a copper-nickel-cobalt property under bond and produce several carloads of sorted high-grade copper ore containing but a trace of nickel while from the same workings they extracted ore containing 29% nickel.

"Gold was discovered in the district by F.L. Mason in 1922.

"The Table Mountain District was known as the Bolivia District in the early days."

TERRILL, Churchill County
See also CAMP TERRILL

Location: Six miles southeast of U.S. 95 at a point 24 miles south of Fallon
Reference: Paher (1970)

"After initial discoveries in the summer of 1911, the new camp came to notice when George Wingfield examined the properties. In August, Terrill had three saloons, corral and feed yard, other businesses and fifty inhabitants, but it soon died."

TOLL HOUSE, Churchill County

Location: On east side of Stillwater Range, 1.4 miles up East Job Canyon
Reference: Pendelton, et al (1982)

"The 1882 cadastral survey shows a 'Job's Toll Road' and 'Toll House.' According to Angel (1881:364), Moses Job settled at Stillwater in 1863, and sometime after that date he built his toll road."

TOY DISTRICT, Churchill County

Location: The Toy District is located in N.W. Churchill Co. on the Pershing Co. border. The Toy Mine is 2 m. S.W. of Toy section house, formerly known as Browns, which is on the S.P.R.R. and the Toy Mill is at Fanning siding a short distance S. of Toy on the same railroad.
Reference: Lincoln (1923)

"The Toy Mine was purchased by the St. Anthony Ms. Co., a subsidiary of the Atolia M. Co., in 1908, and developed slowly up to 1915 when a mill was erected at Fanning to treat its ores. The mill was operated by the company in 1916 and 1917 and by leases in 1918. The Bonanza King Group, 2 m. E. of the Toy Mine, has been prospected."

TOY MILL, Churchill County, see TOY DISTRICT

TOY MINE, Churchill County, see TOY DISTRICT

TUCKERS, Churchill County, see CHALK WELLS

TUGELA, Churchill County

Location: South of Carson River, 2.5 miles west of Ft. Churchill
Reference: Pendelton, et al (1982)

"Tugela was a station on the former Carson and Colorado Railroad."

TUNGSTEN MILL, Churchill County

Location: Southeast edge of Stillwater Range, about 4/10 mile east-southeast of Sand Springs Pony Express historical marker
Reference: Pendelton, et al (1982)

"Ruins are located here which the AMS map (complied from 1956 aerial photographs) shows as a 'Tungsten Mill.'"

TUNGSTEN MOUNTAIN MINE, Churchill County

Location: On east side of Tungsten Mountain in northeast Clan Alpine Mountains
Reference: Pendelton, et al (1982)

"The mine consists of extensive workings consisting of at least four adits and several open cuts. The mine was in production between 1954 and 1961. Over $100,000 in tungsten has been produced."

VAN VOORHIS FIELD, Churchill County
See FALLON NAVAL AIR STATION

VICTOR, Churchill County

Location: In northeast Louderback Mountains, 1/2 mile northeast of Dickey Peak
Reference: Paher (1970)
Pendelton, et al (1982)

From Paher, *"Several parts of the Wonder District were prospected in the spring of 1907, and on its western edge the camp of Victor sprang up."* The townsite of Victor was recorded February 7, 1907.

Paher states, *"It soon embraced a couple of saloons, a boarding house, post office, and several tent habitations, and at least four gold-producing mines were active nearby. Probably not more than sixty men worked claims in 1907, and only three women lived here, all married. Water came from Dead Horse Creek in Dixie Valley, and the camp's hauler charged five dollars a barrel. By the fall most work stopped and the post office was soon removed. Rock foundations remain."*

From Pendelton, et al, *"Victor had a post office from April 8, 1907 to December 31, 1907."*

VULTURE MINE, Churchill County

Location: East side of Hercules Canyon and 1/2 mile north of the site of Hercules
Reference: Pendelton, et al (1982)

"The Vulture Mine produced the first ore in the Wonder District during March 1907. The gold and silver mine was developed by a 600 foot adit, a 200 foot shaft and some crosscuts. The principal production was 40 tons of ore averaging $100 per ton. The mine became embroiled in legal difficulties in 1908 and not much work developed after that."

WADSWORTH-COLUMBUS FREIGHTING ROUTE, Churchill County

Reference: Pendelton, et al (1982)

"Freight traffic was along this route from 1873-1882. From Wadsworth eastward, the stations are as follows: Hazen, St. Clair, Salt Wells, Rock Spring Station, Deadhorse Well, Midway, Sargent and Deep Well (Luning)."

WAGON JACK SHELTER, Churchill County

Location: The Wagon Jack Shelter is located off of U.S. Highway 50 on State Route 2 at Eastgate, approximately 50 miles west of Austin and 55 miles east of Fallon, Nevada.

WESTGATE DISTRICT, Churchill County

Location: The Westgate District is at Westgate in S.E. Churchill Co., and adjoins the Eastgate District on the W. Fallon on the S.P.R.R. is 54 m. W.N.W. of Westgate
Reference: Lincoln (1923)

"Ore was produced in this district in 1915."

WHITE CLOUD CITY, Churchill County

Location: Below mouth of White Cloud Canyon on west side of Stillwater Range (NOTE: The topographic map shows this site as Coppereid, but that camp was actually located 1 1/2 miles further up the canyon.)
Reference: Pendelton, et al (1982)

"Copper ore was discovered in White Cloud Canyon in 1868. The first development took place in the early 1870's and a copper smelter was erected at White Cloud City which operated for a short time in the 1980's. Rock ruins were observed here in the early 1960's and the topographic map shows three ruins at the site."

WHITE CLOUD DISTRICT, Churchill County

Location: The White Cloud District is at Coppereid in White Cloud Canyon on the W. slope of the Stillwater Range in N. Churchill Co. The Copper Kettle District adjoins the White Cloud District on the N., and the Shady Run District on the S.W.

Reference: Lincoln (1923)

"The district was discovered in 1869 and a small copper smelter was in operation there about 1893. The Nevada United M. Co. under the management of J.T. Reid carried on active prospecting operations from 1893 to 1896 and shipped a little ore. For the past 10 years only assessment work has been done in the district."

WHITE PLAINS, Churchill County
See DESERT and WHITE PLAINS FLAT

WHITE PLAINS FLAT, Churchill County

Location: White Plains Flat is a White Plains (Huxley Station) in N.W. Churchill Co. and extends 4 m. S. to Parran and 4 m. N.E. to Ocala, all three places being on the S.P.R.R. The flat lies N.E. of the Desert District, S.E. of the Jessup District, and S.W. of the Lake District.
Reference: Lincoln (1923)

"Walter Smith located the salt deposit about 1870, and formed the Desert Crystal Salt Co. which produced salt by solar evaporation of the brine, according to a letter from J.T. Reid. About 200 tons of salt were shipped annually, principally to the silver mines of eastern Nevada, and some table salt was produced. Production was continued on a decreasing scale up to 1915. The International Salt Co. under a lease from the Desert Crystal Salt Co. made small productions at Parran in 1911 and 1912."

WILDCAT FREIGHT STATION, Churchill County

Location: Northeast edge of White Throne Mountains, south of Carson
Reference: Pendelton, et al (1982)
"Lemuel Allen moved to the site on December 1, 1863. 'He there established a station called 'The Wild Cat,' taking his father as partner...The station was on the old Pony Road, and the family remained until 1867...'"

WONDER, Churchill County

Location: In Badger Flat between the Louderback and Clan Alpine Mountains
Reference: Pendelton, et al (1982)

"T.L. Stroud made the first discoveries in the Wonder District on March 18, 1906. The gold and silver ore attracted numerous miners and a townsite was platted and filed with the recorder's office in Fallon on August 18, 1906. Water was carried to Wonder by pipelines from Bench and Horse Creeks.

"The town quickly grew and the Nevada State Journal (in its August 14, 1906 issue) recorded that there were 'three general stores, five saloons, two assay offices, two lodging houses, three restaurants, one laundry, one butcher shop, one real estate office, two brokers' offices and two surveyors' offices.'

"Wonder survived until August 1920. The financial panic of 1907 halted most of the operation in the district until 1911 when the Nevada Wonder Mining Co. constructed a 200-ton cyanide mill at its mine.

"Peak population for Wonder was about 600 and it had a paper, the Wonder Mining News, until November 1912. A post office operated from September 17, 1906 until August 14, 1920. The town had telephone service by November 1906, electric power in February 1911 and a school from 1907 to 1919."

NOTE: State Historical Marker Number 201 marks this site.

WONDER DISTRICT, Churchill County

Location: The Wonder District is situated at Wonder at the W. slope of the Clan Alpine Mts. in W. Churchill Co. Wonder is 55 m. by road E. of Fallon which is on the S.P.R.R.
Reference: Lincoln (1923)

"This district was discovered on March 15, 1906, by Thomas J. Stroud; the Nevada Wonder Mine which is the most important in the district being located shortly afterwards. A rush took place from the Fairview District to the new camp. The Nevada Wonder M. Co. began operations that year, and later constructed a 10-stamp cyanide mill which started on August 1, 1911 and was finally shut down for want of ore in Dec. 1919.

"The total production of the Wonder District from 1907 to 1921 was $5,838,765 according to Mineral Resources of the U.S. Geol. Survey. The greater part of this production was made by the Nevada Wonder Mine."

Other mines of the Wonder District were the Nevada Silver Cons. Co., Inc., and the New York Oro Corp.

YANKEE GIRL CAMP, Churchill County

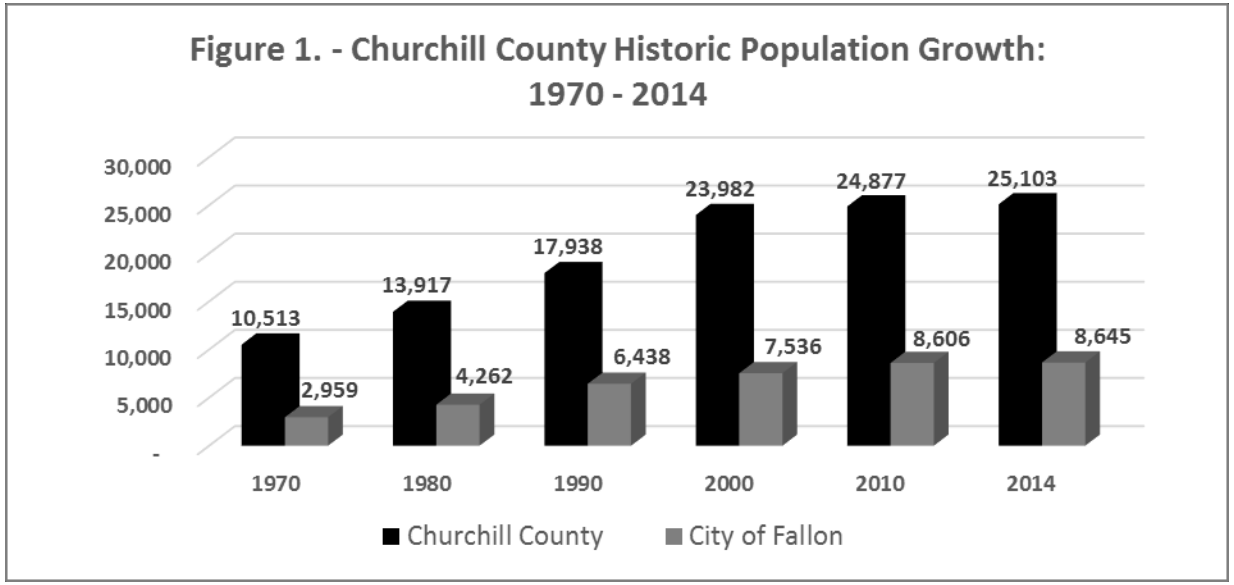
Location: About 4.5 miles north of Rawhide
Reference: Pendelton, et al (1982)

"A prospector named Gould discovered gold in 1907, shortly after the Rawhide discovery. Yankee Girl Camp was established, although the mines didn't do much. Shipment of gold-silver-copper ore amounted to $1,260.

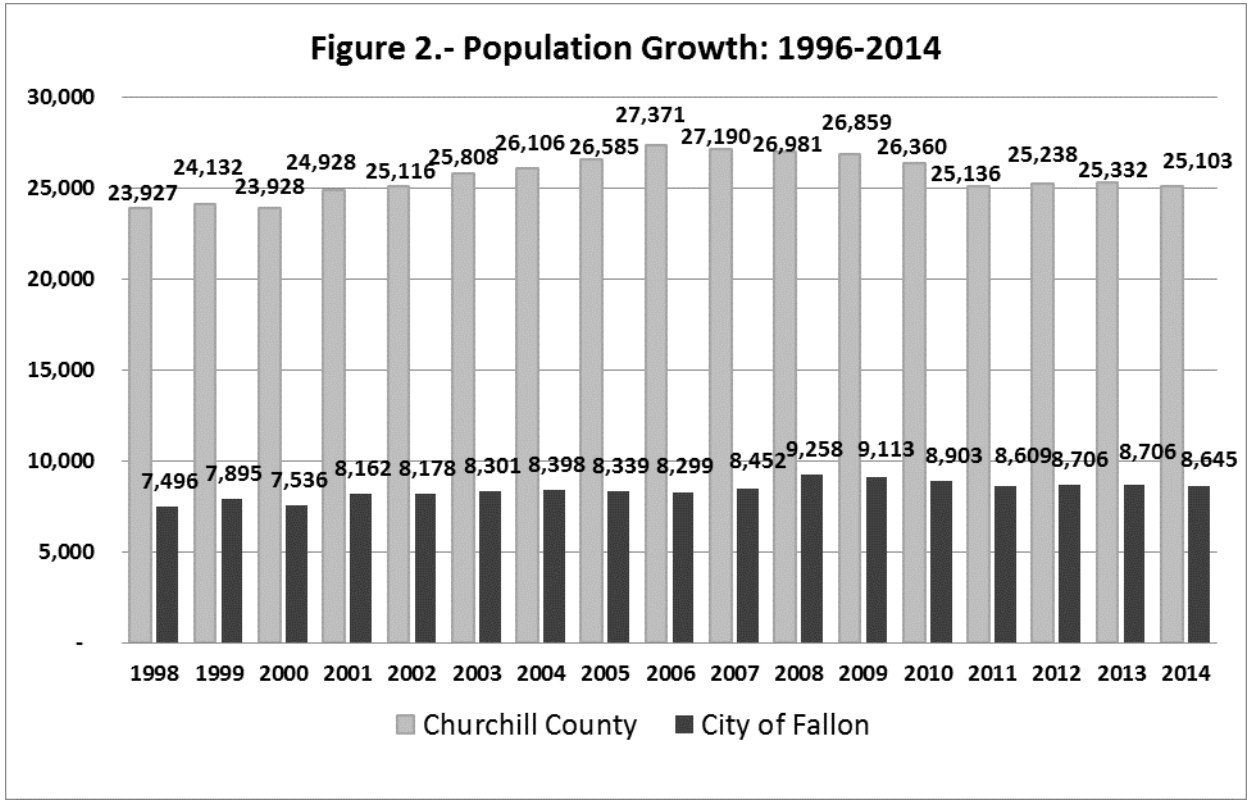
"The camp can't be located precisely without further research."

Churchill County Population Characteristics

The population of Churchill County and the City of Fallon has slowed since 2000 with only minor annual increases (Figure 1). Annual population estimates from 1996 to 2014 are shown in Figure 2.



Source: U.S. Census 1970-2010 and 2014 Nevada State Demographer



Source: Nevada State Demographer

Population Forecasts

Current population forecasts anticipate similar trends through 2020 (Table 1), with an annual growth rate around 1.2%. Population forecasts are prepared by the Nevada State Demographer's Office. Factors likely to influence population growth in Churchill County include: (1) military activity at NAS Fallon, (2) industrial growth and development in the western portion of the County, and (3) regional job growth in the Fernley area and the Tahoe-Reno Industrial Center.

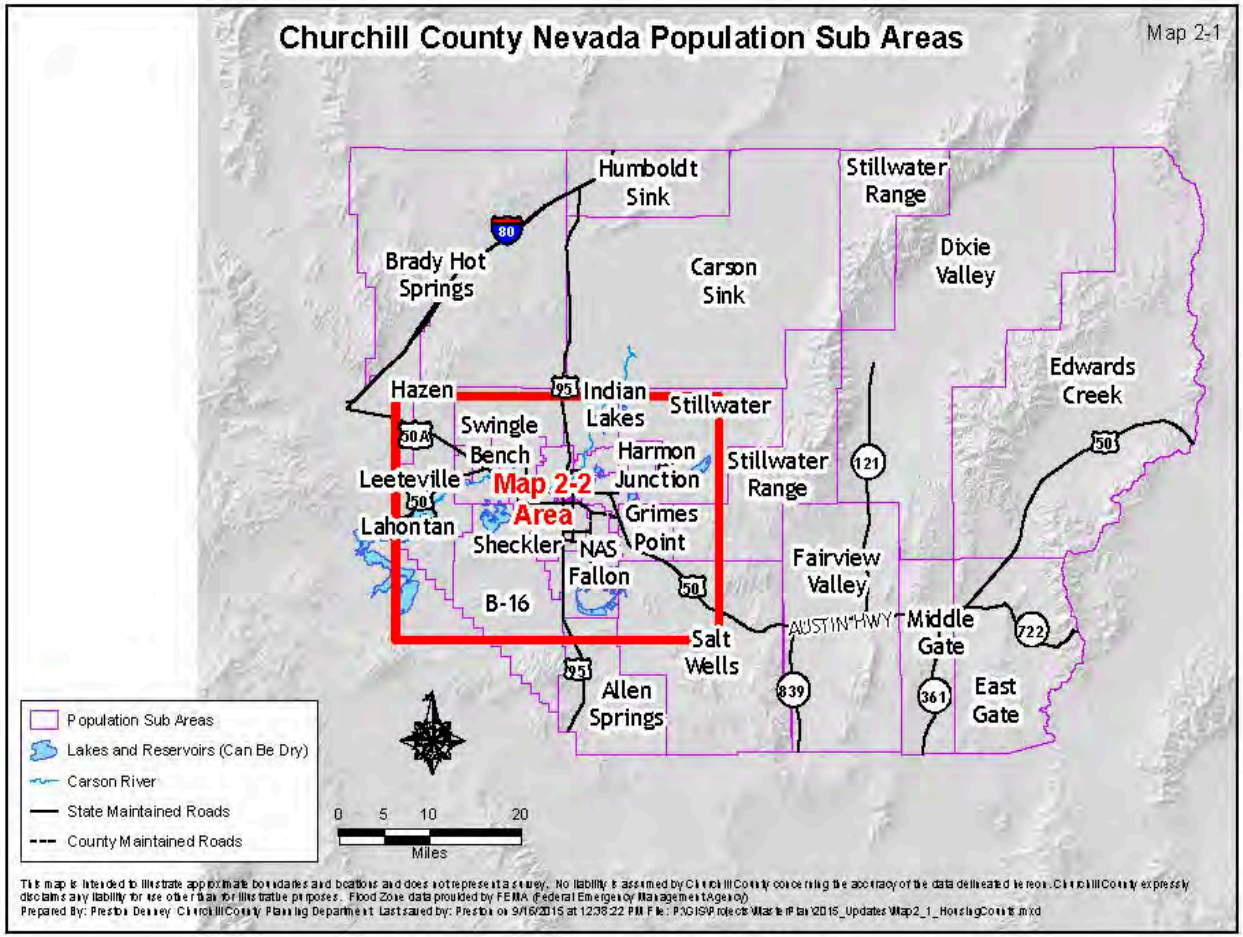
Table 1: Churchill County Population Forecasts: 2014-2020

	Churchill County	Unincorporated Churchill Co.	Annual Increase	City of Fallon	Annual Increase	Growth Rate
2014	25,103	16,468		8,635		
2015	25,517	16,739	272	8,778	142	1.6%
2016	25,770	16,905	166	8,865	87	1.0%
2017	26,048	17,087	182	8,961	96	1.1%
2018	26,345	17,282	195	9,063	102	1.1%
2019	26,651	17,483	201	9,168	105	1.2%
2020	26,971	17,693	210	9,278	110	1.2%

Source: 2014-2019 Nevada State Demographer, 2020 calculated using 1.2% growth rate.

Current Population Estimates by Sub-area of Churchill County

Population estimates for subareas of Churchill County area shown in Table 2. The areas to the west of the City of Fallon have an estimated population of 9,700. State demographer 2014 estimates are included for the City of Fallon, Fallon Paiute Shoshone Tribe and NAS Fallon. The County Assessor does not maintain a housing count for the Tribe and NAS Fallon and the total population estimate for the City of Fallon includes population not in housing units.


Churchill County Nevada Population Sub Areas
Map 2-1
Humboldt Sink
Stillwater Range
Brady Hot Springs
Carson Sink
Dixie Valley
Edwards Creek
Hazen
Indian Lakes
Stillwater
Swingle Bench
Harmon Junction
Stillwater Range
Leeteville
Map 2-2 Area
Lahontan
Grimes Point
Sheckler
NAS Fallon
Fairview Valley
B-16
AUSTIN HWY
Middle Gate
Salt Wells
Allen Springs
East Gate
80
95
50A
50
121
722
839
361
Population Sub Areas
Lakes and Reservoirs (Can Be Dry)
Carson River
State Maintained Roads
County Maintained Roads
0 5 10 20
Miles

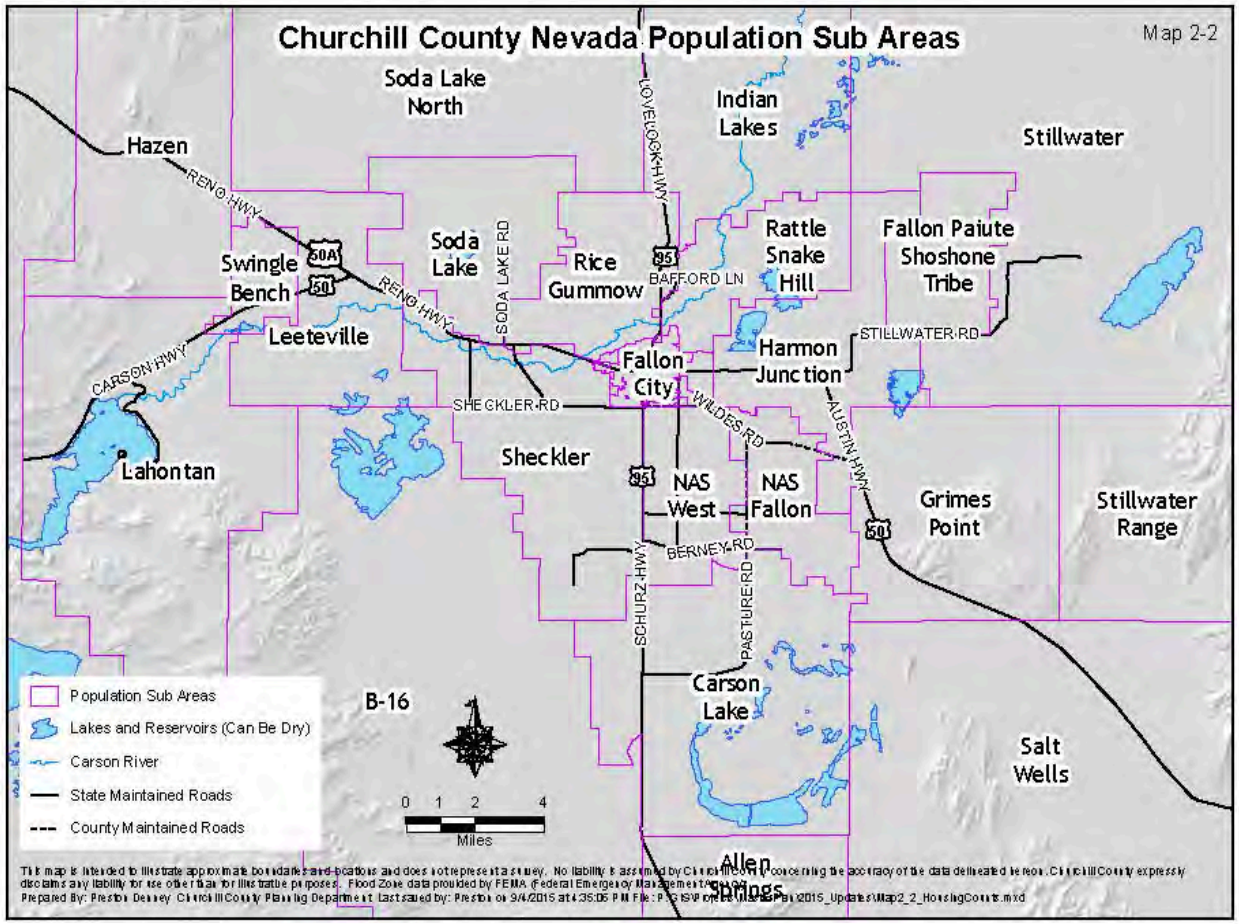

Churchill County Nevada Population Sub Areas
Map 2-2
Soda Lake North
Indian Lakes
Stillwater
Hazen
RENO HWY
LOVELOCK HWY
Soda Lake
SODA LAKE RD
Rice Gummow
BAFFORD LN
Rattle Snake Hill
Fallon Paiute Shoshone Tribe
Swingle Bench
Leeteville
STILLWATER RD
Fallon City
Harmon Junction
CARSON HWY
SHECKLER RD
WILDES RD
AUSTIN HWY
Lahontan
Sheckler
NAS West
NAS Fallon
Grimes Point
Stillwater Range
BERNEY RD
SCHURZ HWY
PASTURE RD
Carson Lake
Salt Wells
Allen Springs
Population Sub Areas
Lakes and Reservoirs (Can Be Dry)
Carson River
State Maintained Roads
County Maintained Roads
B-16
0 1 2 4
Miles

Table 2: Sub-area Population, Housing Units and Wells and Septic Systems-2015

Area	Single Family Detached	Mobile Home	Multi-Family	Single Family Attached	Estimated Population	Wells	Septic Tanks
Allen Springs	0	2	0	0	2	2	2
B-16	0	0	0	0	0	0	0
Brady Hot Springs	7	20	0	0	27	13	12
Carson Lake	99	250	0	5	353	142	157
Carson Sink	2	0	0	0	2	1	2
Dixie Valley	2	2	0	0	5	1	2
East Gate	5	2	0	0	7	2	2
Edwards Creek	18	32	0	0	50	11	15
Fairview Valley	0	0	0	0	0	0	0
Fallon City (pop. 8,625) (1)	4,891	735	2,145	606	8,377	13	21
Fallon County	286	349	19	14	668	166	175
Fallon Paiute Shoshone (2)	2	0	0	0	711	0	0
Grimes Point	0	0	0	0	0	1	2
Harmon Junction	386	370	0	0	756	297	325
Hazen	60	95	0	0	155	46	55
Humboldt Sink	0	0	0	0	0	1	1
Indian Lakes	150	50	0	0	200	78	86
Lahontan	35	216	0	0	250	71	69
Leeteville	65	166	0	0	230	105	108
Middle Gate	2	14	0	0	16	3	4
NAS Fallon (3)	0	0	0	0	705	0	0
NAS West	651	588	0	0	1,239	481	509
Rattle Snake Hill	263	109	2	9	384	149	167
Rice Gummow	2,389	572	0	23	2,983	999	1,194
Salt Wells	0	0	0	0	0	0	0
Sheckler	3,417	1,334	16	5	4,772	1,786	1,838

Area	Single Family Detached	Mobile Home	Multi-Family	Single Family Attached	Estimated Population	Wells	Septic Tanks
Stillwater	229	141	0	0	369	74	71
Stillwater Range	0	5	0	0	5	0	1
Swingle Bench	143	143	0	0	286	119	124
Totals	13,765	6,471	2,182	661	23,076	5,413	5,811

Source: Churchill County Planning Department & GIS, Churchill County Assessor's Office, and Nevada State Demographer.

(1) City of Fallon Population includes population in group quarters and long-term hotel/motel occupancy.
(2) Fallon Paiute Shoshone Tribe population estimate provided by the Nevada State Demographer, housing count not available.
(3) NAS Fallon population estimate provided by the Nevada State Demographer, housing count not available.

Age of Population

There is a general trend toward an aging population across the nation and in Churchill County. However, aging trends are accelerated in areas of the Country where job growth has been limited. In Churchill County, the percent of population 65 and older jumped from 11.9 percent to 15.2 percent in 2010 (Table 3). Churchill County is 2 percent above the national average. As shown in Table 4, the largest percentage change in age distribution is within the 25-44 year old cohort with increases in the 45-64 year old group.

Table 3: Percent of Population Age 65 and Older, 2000 and 2010

Area	2010	2000
Churchill County	15.2%	11.9%
Douglas County	20.2%	15.2%
Carson City	16.5%	14.9%
Washoe County	12.1%	10.5%
Lyon County	15.8%	13.7%
Nevada	12.0%	11.0%
United States	13.0%	12.4%

Source: 2010 and 2000 U.S. Census

Table 4: Population Estimates and Age Distribution: Nevada, Churchill and Fallon

Area	Churchill County 2010	City of Fallon 2010	State of Nevada 2010	Churchill County 2000	City of Fallon 2000	State of Nevada 2000
Population Estimates	24,877	8,606	2,700,551	23,936	8,190	1,998,275
% Pop. 0 – 4 yrs	8.0%	8.2%	5.6%	8.0%	8.5%	8.1%
% Pop. Under 18	26.2%	26.7%	24.6%	28.9%	28.4%	26.4%
% Pop. 18 – 24 yrs	6.0%	8.4%	6.6%	8.3%	7.1%	9.0%
% Pop. 25 – 44 yrs	23.9%	23.0%	28.6%	28.7%	29.8%	31.5%
% Pop. 45 – 64 yrs	27.3%	26.9%	25.7%	22.3%	18.4%	23.0%
% Pop. 65 +	15.2%	13.2%	12.0%	11.9%	12.2%	11.0%
% Pop. 85 +	1.5%	1.8%	1.1%	1.2%	1.8%	2.2%
Median age	39	33.0	36.3	34.7	32.3	35

Source: 2010 and 2000 Census

Table 5 shows the median age in Nevada counties. From 1990 to 2010 the median age of Churchill County residents increased by 6 years, from 33.0 to 39.0 years. Churchill County is near the lower end of median age in Nevada counties. Counties with lower median age also have strong employment growth and influx of working age people.

Table 5: Median Age by County in the State of Nevada: 1990, 2000 and 2010

	1990	2000	2010
County	years of age	years of age	Years of age
Carson City	36.6	38.7	41.7
Churchill	33.0	34.7	39.0
Clark	33.1	34.4	35.5
Douglas	36.2	41.7	47.4
Elko	29.4	31.2	33.4
Esmeralda	35.8	45.1	52.9
Eureka	33.3	38.3	42.4
Humboldt	30.6	33.4	36.2
Lander	28.7	34.1	37.1
Lincoln	33.4	38.8	39.9
Lyon	36.4	38.2	40.9
Mineral	33.9	42.9	49.2
Nye	36.5	42.9	48.4
Pershing	31.7	34.4	41.0
Storey	37.6	44.5	50.5
Washoe	33.6	35.6	37.0
White Pine	33.8	37.7	40.8
State Of Nevada	33.3	35.0	36.3
U.S.	32.9	35.3	37.2

Source: U.S. Department of Commerce. "Census 2000 and 2010 Redistricting Data (PL-94-171) Summary File, Table PL1 and 1990 Census."
Bureau of Census: Washington D.C. 2010, 2000, and 1990.

Certain factors have contributed to the aging of the population in Churchill County. Limited population growth over the past decade means that the population in Churchill County continues to age. Also, Navy personnel at Fallon NAS often report a different state of residence so their age demographic may not show up in Churchill County Census.

In addition to changes in age, there are also changes in Churchill County households. As shown in Table 6 family households with children in Churchill County declined substantially between 2000 and 2010 whereas family households with children in the State of Nevada changed very little as a percentage of the population. Another distinguishing characteristic in Churchill County is the percentage of husband and wife households only. In 2010, the percentage of Churchill County households with a husband and wife only was 6 percent higher than the State of Nevada (52.0% vs. 46.0%).

From 2000 to 2010 the percentage of family households and family households with children under 18 also declined in Churchill County. Family households with children in Churchill County represented only 29.5 percent of all households in 2010. In fact, the number of Churchill County households with children actually declined from 3,316 households in 2000 to 2,849 households in 2010.

Table 6: Households in Churchill County and Nevada, 2000 and 2010

	State of Nevada				Churchill County			
Type of Household	2010		2000		2010		2000	
Total households	1,006,250	100.0%	751,165	100.0%	9,671	100.0%	8,912	100.0%
Family households (families) [1]	656,621	65.3%	498,333	66.3%	6,631	68.6%	6,465	72.5%
With own children under 18 years	301,400	30.0%	238,846	31.8%	2,849	29.5%	3,316	37.2%
Husband-wife family	462,509	46.0%	373,201	49.7%	5,028	52.0%	5,144	57.7%
With own children under 18 years	197,148	19.6%	166,072	22.1%	1,882	19.5%	2,419	27.1%
Male householder, no wife present	66,525	6.6%	41,650	5.5%	511	5.3%	395	4.4%
With own children under 18 years	33,343	3.3%	22,099	3.0%	294	3.0%	254	2.85%
Female householder, no husband present	127,587	12.7%	83,482	11.1%	1,092	11.3%	926	10.4%
With own children under 18 years	70,909	7.0%	50,675	6.7%	673	7.0%	643	7.2%
Non-Family Households	349,629	34.7%	252,832	33.7%	3,040	31.4%	2,447	27.5%
Average Household Size	2.65		2.62		2.53		2.64	
Average Family Size	3.20		3.14		3.01		3.09	

Source: 2000 and 2010 Census. [1] Family households consist of a householder and one or more other people related to the householder by birth, marriage or adoption.

Economic Characteristics

Economic conditions in Churchill County continue to improve as local and regional employers begin to rehire. However, a large number of employers who may provide future job opportunities will probably lie outside Churchill County. New business expansion in the Fernley area and Tahoe Reno Industrial Center could have the greatest impact on new job creation. Table 7 shows labor force, employment, unemployed and the unemployment rate through 2014. Overall, employment status appears stable, but labor force and employment remain below recent peaks.

Table 7: Churchill County Employment Status: 2004 – 2014

Population 16 yrs and over	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Labor Force	12,120	12,420	13,030	13,323	13,433	13,692	13,314	13,426	13,220	12,776	12,591
Employment	11,560	11,900	12,450	12,706	12,621	12,450	11,799	11,954	11,960	11,765	11,765
Unemployed	560	520	580	617	1,259	1,242	1,515	1,472	1,260	1,012	826
Unemployment Rate	4.6%	4.2%	4.5%	4.6%	9.1%	9.1%	11.4%	11%	9.5%	7.9%	6.6%

Source: Nevada Employment Security Department

Table 8 shows migration of Churchill County workers. Lyon County and Washoe County provide some of the large job locations for Churchill County workers. The number of workers commuting from Churchill County may increase in the coming years as industrial development and job creation occurs in the Fernley area and the Tahoe Reno Industrial Center. Thousands of new jobs are coming to the area and will likely have direct or indirect impacts on Churchill County. Furthermore, USA Parkway will connect Tahoe Reno Industrial Center to the Silver Springs area making access for Churchill County commuters and workers easier, approximately 30 miles in length from Leeteville Junction. An additional 16 miles of USA Parkway will be built as part of the Tesla Gigafactory project in TRIC connecting Interstate 80 to Highway 50 near Silver Springs.

Table 8: Migration of Churchill County Workers, 2009

Area	Commuters
Churchill	9,270
Douglas	64
Lyon	663
Mineral	53
Pershing	145
Washoe	504
Carson City	95
Other areas in Nevada	31
Areas Outside Nevada	144
Total	10,969

Source: American Community Survey

Due to proximity and distance to TRIC and Fernley industrial areas, western Churchill County could see increased population growth. Table 9 shows employment and wages for the 3rd quarter of 2014. Only slight increases in wages and employment levels have occurred since 2013 in Churchill County.

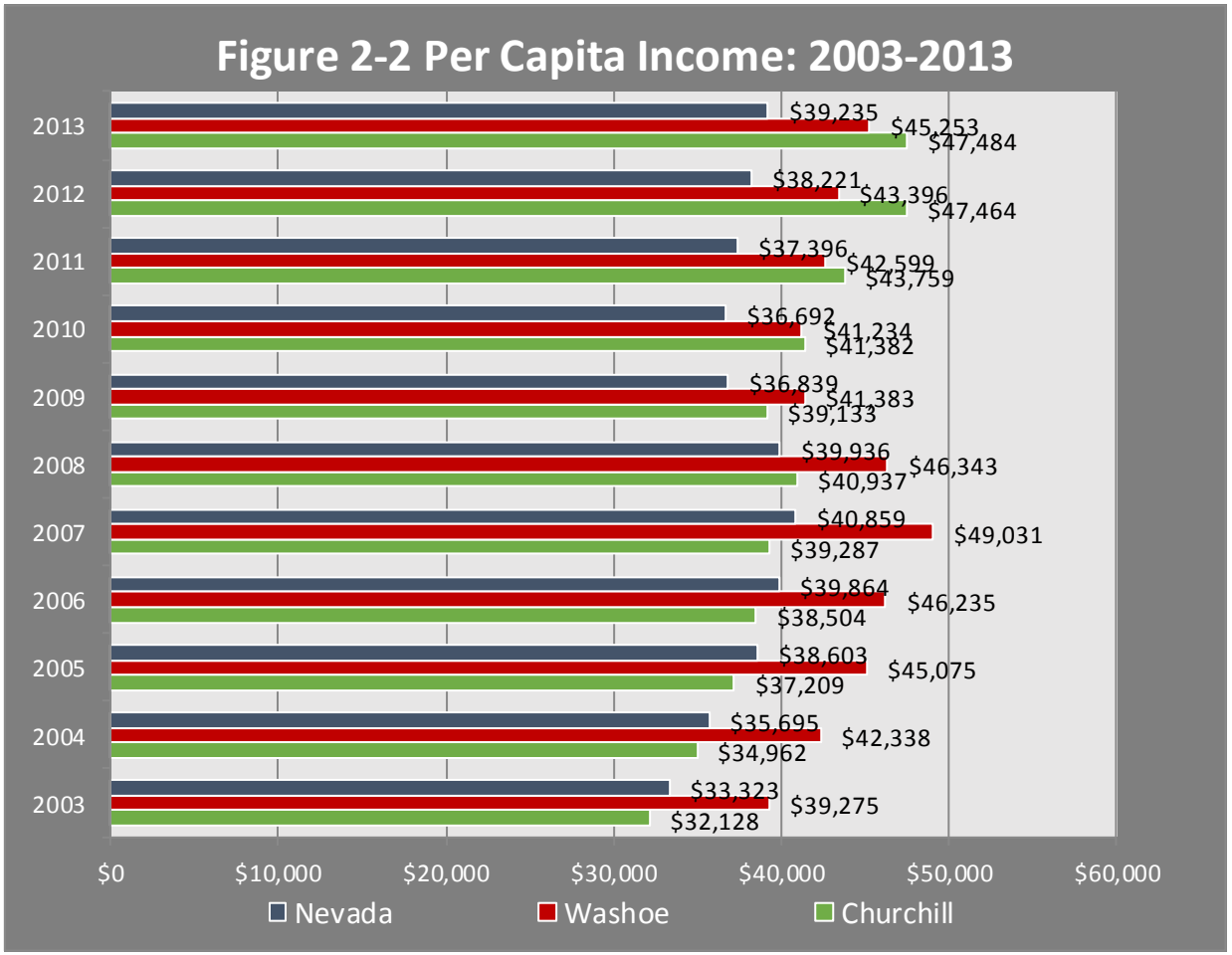
Table 9: Industrial Employment, 3rd Quarter 2014, Churchill County and Nevada

	Churchill County			State of Nevada		
Industry	Average Employ.	% of Total Employment	Weekly Wages	Average Employment	% of Total Employment	Weekly Wages
Total	7,754	100.0%	$792	1,204,970	100.0%	$840
Natural Resources/Mining	314	4.0%	$584	17,122	1.42%	$1,503
Construction	510	6.6%	$1,073	65,782	5.50%	$1,004
Manufacturing	462	5.9%	$1,065	41,613	3.45%	$999
Trade, Transportation, util.	2,000	25.8%	$791	236,044	19.60%	$758
Information	148	1.9%	$1,011	14,487	1.20%	$1,093
Financial Activities	225	2.9%	$614	55,263	4.60%	$1,051
Professional Services	553	7.1%	$1,003	156,020	12.94%	$995
Education & Health Serv.	1,559	20.1%	$829	183,344	15.21%	$951
Leisure and Hospitality	992	12.8%	$334	344,020	28.60%	$593
Other Services	217	2.8%	$427	30,544	2.53%	$649
Government	770	9.9%	$1,006	59,953	4.97%	$1,202
Unclassified	4	0.0%	$971	778	0.1%	$1,146

Source: Nevada Dept. of Employment, Training, and Rehabilitation

Per Capita Income

Churchill County maintains a relatively high per capita income, second only to Douglas County and almost $5,000 higher than the State average (Figure 2-2). Churchill County Per capita income grew only slightly from 2012 to 2013. Per capita income in 2013 was $47,484, second among all counties in Nevada (Figure 2-2).



Source: Bureau of Labor Statistics

Housing Characteristics

Housing Inventory

The housing inventory in Churchill County remains predominantly single-family detached units. As shown in Table 10, the total number of housing units in Churchill County increased from 7,290 to 10,385 from 1990 to 2014. Housing stock composition has changed very little since 1990 with a slight upward trend toward more single family detached homes and fewer multi-family dwellings.

Table 10: Churchill County Housing Inventory: 1990 and 2014

Housing Type	1990	Percentage of Total Units	2014	Percentage of Total Units
SF-Detached	4,067	55.8%	6,167	59.4%
SF-Attached	278	3.8%	318	3.1%
Manufactured Home	2,039	28.0%	2,852	27.4%
Multifamily Units	906	12.4%	1,048	10.1%
TOTAL	**7,290**	**100.0%**	**10,385**	**100.0%**

Source: Nevada State Demographer and 1990 Census

Household Tenure (Owner and Renters)

Household tenure (renter and owner) in the unincorporated County trended toward more owners and the City toward more renters from 1990 to 2013 (Table 11). This trend has reversed somewhat in Churchill County due to economic conditions which forced more households into renter status between 2010 and 2013. The City of Fallon has very high rates of renter households even by urban standards in Reno and Las Vegas.

Table 11: Tenure in Churchill County and City of Fallon: 1990 to 2013

	Churchill County		City of Fallon		Unincorporated	
Year	**Owner**	**Renter**	**Owner**	**Renter**	**Owner**	**Renter**
1990	63.1%	36.9%	47.8%	52.2%	72.9%	27.1%
2000	65.8%	34.2%	45.2%	54.8%	76.3%	23.7%
2010	64.3%	35.7%	33.8%	66.2%	78.3%	21.7%
2013	61.6%	38.4%	37.5%	62.5%	75.5%	24.5%

Source: Census and 2013 American Community Survey Estimate

Table 12 shows units in structure by household tenure (renter or owner). The interesting aspect of Churchill County is the number of households who occupy single family detached housing as rental units. Additionally, there are few single-family attached housing units in the County (townhomes, condominiums, etc.). Markets for single-family attached housing are typically driven by increasing costs and affordability of single-family detached housing. Churchill County and the City of Fallon offer affordable conventional single-family housing options, thereby creating a difficult market for traditional single family attached housing development. The next largest housing type in Churchill County is mobile homes which comprise about 27 percent of the housing stock. Traditional multi-family units account for about 12.5 percent of the housing stock. The largest apartment complex in the Fallon area is 100 units. Nearly all the larger apartment units are subsidized units with tenant income restrictions.

Table 12: Tenure and Units in Structure: 2013

	Churchill County, Nevada	
	Estimate	Percent
Total:	9,253	
Owner-occupied housing units:	5,728	100%
1, detached	4,452	77.7%
1, attached	53	0.93%
2	0	0.00%
3 or 4	12	0.21%
5 to 9	2	0.03%
10 to 19	7	0.12%
20 to 49	0	0.00%
50 or more	0	0.00%
Mobile home	1,197	20.90%
Boat, RV, van, etc.	5	0.09%
Renter-occupied housing units:	3,525	100%
1, detached	1,723	48.9%
1, attached	257	7.3%
2	235	6.7%
3 or 4	438	12.4%
5 to 9	247	7.0%
10 to 19	85	2.4%
20 to 49	101	2.9%
50 or more	49	1.4%
Mobile home	372	10.6%
Boat, RV, van, etc.	18	0.5%

Source: American Community Survey 2013 Estimates

Mobile Home Parks

There are several mobile home parks in Churchill County. Most of these parks operate without municipal sewer and water services and can exhibit problems meeting state and federal regulations for drinking water quality and wastewater treatment. Over the last 6 years, Churchill County has connected several parks to its municipal water and wastewater facilities. Mobile home parks now connected to the Churchill County system include Westar and Oasis. Recently, Riverside mobile home park connected to the County sewer system. Mobile home parks in the South Maine street area have difficulty meeting drinking water standards and substantial state and federal funds have been spent to correct drinking water problems.

There are 15 mobile home parks listed for a total of 351 spaces available for mobile homes and 89 spaces for RVs. There are a variety of other issues associated with mobile home parks in Churchill County or the City of Fallon. In several instances, County staff have observed recreational vehicles being used as permanent dwelling units in parks. Trailers and campers are often skirted and left in place long-term. Mobile homes are allowed to “age” in place resulting in a large number of older more dilapidated units populating local parks. Older mobile homes are difficult to move, and the financial responsibility often falls to the park owner to remove them. Mobile home parks can provide affordable housing options for residents.

Special Needs Housing

Special needs housing includes housing for persons with disabilities and the elderly who are capable of living independently. Special need housing typically requires some level of assistance or case management services. With the exception of frail elderly (convalescent care or assisted living) special needs housing is not available in Churchill County. Potential special needs projects:

Elderly-Other communities such as Carson City have been successful in developing affordable senior housing adjacent to a senior center. Churchill County is currently planning the development of a new senior center. Placing an adjacent senior affordable housing project near the center would create a supportive elderly community. The senior population tends to stay in their home unless it becomes difficult to manage and afford.

Independent Living for Persons with disabilities-Currently there is no availability of special needs housing in Churchill County. Such housing services are limited throughout the state because it requires a supportive service component, typically a case manager.

Secondary Residential Units

Secondary residential units are included under temporary use permits and special use permits. Neither permit captures the entire number of secondary units occupying parcels in Churchill County because many existed before the current policy went into place and are considered grandfathered in.

Temporary use permits for dwellings (RVs, trailers, etc.) are being used as housing units. Such housing is allowed as a temporary use but can be renewed each year. The County allows this use for farm help, watchman's quarters, and hardship cases, etc. The permit requires removal of the unit once the use stops. There are approximately 60 of these units primarily for hardship allowing, in many cases, elderly parents to live in the unit or farm help. Temporary use permits are issued annually and must demonstrate continuous need.

Discussions with the Assessor and Planning Department indicates there could be a large number of these units throughout the County, permitted or otherwise. The County Assessor is now tracking the number of units in its database.
Special use permits are issued for accessory dwelling units like mother-in-law units or guest houses. Occupancy of such units is unknown. There are 28 special use permits for second permanent dwelling unit. The Assessor's housing count does not include permitted dwelling units under a special use permit or temporary use permit. Going forward the Assessor is going to identify all dwelling units on the property so the County can reconcile with permitted units.

Hotels and Motels used as temporary housing units

There are a number of older motels in the City of Fallon which provide temporary and short-term housing options. In the City of Fallon there are 3 motels and 2 boarding houses offering weekly rentals.

Rental Market

Table 13 shows rent levels and an estimate of the number of units available. The majority of units in Churchill County have rents above $800 per month. Table 13 includes all units being rented including single family homes. In fact, single family housing units provide the majority of renter occupied housing units in the County as shown previously in Table 12.

Table 13: Rents in Churchill County, 2013

Rent Levels	Estimate	Percent	Cumulative %
Total:	3,584	100.0%	
With cash rent:	3,134	87.4%	
Less than $100	0	0.0%	0.0%
$100 to $149	5	0.1%	0.1%
$150 to $199	7	0.2%	0.3%
$200 to $249	71	2.0%	2.3%
$250 to $299	1	0.0%	2.3%
$300 to $349	93	2.6%	4.9%
$350 to $399	85	2.4%	7.3%
$400 to $449	18	0.5%	7.8%
$450 to $499	64	1.8%	9.6%
$500 to $549	37	1.0%	10.6%
$550 to $599	76	2.1%	12.8%
$600 to $649	85	2.4%	15.1%
$650 to $699	173	4.8%	19.9%
$700 to $749	142	4.0%	23.9%
$750 to $799	321	9.0%	32.9%
$800 to $899	729	20.3%	53.2%
$900 to $999	276	7.7%	60.9%
$1,000 to $1,249	665	18.6%	79.5%
$1,250 to $1,499	257	7.2%	86.6%
$1,500 to $1,999	29	0.8%	87.4%
$2,000 or more	0	0.0%	87.4%
No cash rent	450	12.6%	100.0%

Source U.S. Census

Nearly all of the large apartment complexes in Churchill County are subsidized units with some type of federal assistance tied to them. In return, these apartment complexes offer units at a prescribed level rental rates to income eligible tenants. In total there are 413 subsidized apartment units in the Fallon Area (Table 14).

Table 14: Subsidized Apartment Units in Churchill County

Name	Units
Arborwood I	36
Arborwood II	36
Arborwood III	24
Bellaire	21
Bellewood	21
Churchill Village	100
Desertaire	19
Desertwood	21
Morning Glory Courts	40
Saddlebrook	10
Stillwater Apartments	40
Sunridge Quarters	45

Rental Affordability

Rental housing affordability is generally defined as a lower income households paying more than 30 percent of their income on housing. In Churchill County, affordability problems generally appear with households earning less than $35,000 per year (Table 15). The vast majority of households earning less than $35,000 annually are paying more than 30 percent of their income on housing.

For a household earning less than $35,000 annually, monthly rent including essential utilities must fall below $875 per month. Essential utilities account for $90 to $150 per month depending upon the size of unit. Historically, lower income renter households in Churchill County are heavily populated by elderly, single parent households, and single persons living alone. Approximately 33 percent of the rental housing stock is affordable to households with annual incomes below $35,000.

Table 15: Rental Affordability Churchill County: 2013

	Households	Percent
Renter-occupied housing units:	**3,584**	**100%**
Less than $20,000:	**602**	
Less than 20 percent	3	0.5%
20 to 29 percent	102	16.9%
30 percent or more	497	82.6%
$20,000 to $34,999:	**779**	
Less than 20 percent	17	2.2%
20 to 29 percent	112	14.4%
30 percent or more	650	83.4%
$35,000 to $49,999:	832	
Less than 20 percent	133	16.0%
20 to 29 percent	535	64.3%
30 percent or more	164	19.7%
$50,000 to $74,999:	474	
Less than 20 percent	330	69.6%
20 to 29 percent	136	28.7%
30 percent or more	8	1.7%
$75,000 or more:	424	
Less than 20 percent	418	88.2%
20 to 29 percent	6	1.3%
30 percent or more	0	0.0%
Zero or negative income	23	4.9%
No cash rent	450	94.9%

Source: American Community Survey 2013 Estimate

Ownership Affordability

Table 16 shows the percentage of owner households paying more than 30% of their income toward housing. Paying more than 30 percent of household income on housing is generally considered a housing cost burden for those households at or below the median income. Traditionally, elderly households are the largest group in the lower income categories experiencing a housing cost burden. Additionally, ownership costs often outstrip the ability to fixed income households to maintain their home. Many lower income households facing ownership affordability problems are elderly households.

Table 16: Ownership Affordability, Churchill County, 2013

	Churchill County, Nevada	
	Estimate	Percent
Total:	9,338	
Owner-occupied housing units:	5,754	
Less than $20,000:	634	
Less than 20 percent	142	22.4%
20 to 29 percent	73	11.5%
30 percent or more	419	66.1%
$20,000 to $34,999:	708	
Less than 20 percent	239	33.8%
20 to 29 percent	48	6.8%
30 percent or more	421	59.5%
$35,000 to $49,999:	944	
Less than 20 percent	315	33.4%
20 to 29 percent	200	21.2%
30 percent or more	429	45.4%
$50,000 to $74,999:	1,071	
Less than 20 percent	574	53.6%
20 to 29 percent	345	32.2%
30 percent or more	152	14.2%
$75,000 or more:	2,373	
Less than 20 percent	1,972	83.1%
20 to 29 percent	246	10.4%
30 percent or more	155	6.5%
Zero or negative income	24	1.0%

Source: American Community Survey, 2013 Estimate

Ownership Market

Nearly all ownership options in Churchill County are single-family detached homes or mobile homes. There are few single family attached housing units. Churchill County Housing prices hit a low in 2011 with a median price of $110,150 for a conventional stick-built home (Table 17). Steady increases in the median value have occurred over the last three years, but remain below the highs reached in 2007.

Table 17: Churchill County Single Family Detached

Housing Sales 2007 through 2014									
	2007	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	
Low Sale Price	$33,000	$25,000	$30,000	$24,000	$15,000	$20,000	$18,000	$18,350	
High Sale Price	$720,000	$500,000	$925,000	$368,000	$350,000	$312,000	$400,000	$400,000	
Median Price	$200,000	$170,000	$135,000	$132,000	$110,150	$118,000	$135,000	$141,500	
Average Price	$216,136	$182,131	$152,690	$139,065	$124,358	$122,388	$141,797	$147,500	
Housing Sales	**2007 Units Sold**	**Percent of Total**	**Cumulative Percent**	**2013 Units Sold**	**Percent of Total**	**Cumulative Percent**	**2014 Units Sold**	**Percent of Total**	**Cumulative Percent**
< $100,000	25	6.9%	6.9%	65	42.0%	42.0%	69	24.9%	24.9%
$100K-$150K	53	14.7%	21.6%	71	26.8%	68.8%	84	30.3%	55.2%
$150K-$200K	94	26.1%	47.7%	46	16.8%	85.6%	63	22.7%	77.9%
$200K-$250K	76	21.1%	68.8%	30	8.8%	94.4%	37	13.4%	91.3%
$250K-$300K	51	14.2%	83.0%	10	5.2%	99.6%	20	7.2%	98.5%
$300K-$350K	36	10.0%	93.0%	7	0.3%	99.9%	3	1.1%	99.6%
$350K-$400K	12	3.3%	96.3%	0	0	99.9%	0	0	99.6%
$400K+	13	3.6%	100.0%	1	.1	100.0%	1	.04%	100.0%
Total Sales	360	100.0%		218	100.0%		277	100%	

Source: Churchill County Assessor's Sales Records

Any comments, questions, and suggestions are always welcome. Please submit them to the Churchill County Planning Department at 155 N. Taylor, Suite 194, Fallon, NV 89406, by telephone at (775)423-7627, or via email to planning-director@churchillcounty.org.

Thank you for your interest in our community!