

Pershing County Master Plan

Pershing County, Nevada

Adopted by the Pershing County Commission December 15, 2012

❖ Acknowledgments ❖

Pershing County Board of County Commissioners

Patrick Irwin, Chairman
Carol Shank, Vice Chairman
Darin Bloyed
Karen Wesner, Administrative Assistant to the County Commission

Pershing County Planning Commission

Galen Reese, Chairman
Clarence Hultgren, Vice Chairman
Alan List
Lynn “Lou” Lusardi
Elaine Pommerening
Margie Workman
Carl Clinger

Project Staff

Michael K. Johnson, Planning & Building Director
CJ Safford, Building Inspector

Consultant

Much of the data included in this plan came from the 2002 Master Plan with Stantec Consulting Inc gather this information.
Cynthia J. Albright, MA, AICP
Stantec Consulting Inc.
6980 Sierra Center Parkway,
Reno, NV 89511
775-850-0777

For additional information please visit the Pershing County web-site www.pershingcounty.net or contact the Planning & Building office (775) 273-2700, Fax (775) 273-3617.

Pershing County Planning & Building
PO Box 1656
Lovelock, Nevada, 89419

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❖ Introduction ❖

Why Plan?

Successful communities don't just happen; they must be continually shaped and guided. 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 that initially attracted those residents to the community.

Residents of Pershing County value the high quality of the natural environment, public services, cultural resources and outdoor recreational opportunities, as well as a strong sense of community.

This plan anticipates changes in Pershing County and establishes a framework for public and private decisions that will help the County manage the impacts of growth.

What is in the Master Plan?

This Master Plan focuses on land use and development issues facing Pershing County. The Plan:

- ◆ Defines a vision for the County's structure;
- ◆ Summarizes existing conditions, trends and issues that provide a context for the planning process;
- ◆ Establishes goals, policies and strategies for the County; and
- ◆ Outlines the process of monitoring, updating and amending the Comprehensive Plan to ensure that it continues to serve the community.

Chapter One establishes a context for planning in the County, while exploring the natural and built environments, demographic characteristics, growth trends, and community values. The geographic conditions that make Pershing County such a desirable place to live also impose some constraints. The basin and range topography produces excellent views and a dry moderate climate, but topography and lack of water limit development potential. Growth raises concerns about fiscal resources. These challenges require careful planning to maintain the quality of life residents' desire.

Chapters Two through Five are the heart of the Master Plan -- defining goals, policies and specific strategies to achieve the County's vision. These chapters include the following Master Plan elements: Land Use & Growth Coordination, Chapter Two; Transportation, Chapter Three; Public Facilities & Services, Chapter Four; and Conservation & Resources, Chapter Five.

Chapter Six describes the process of maintaining an up-to-date Master Plan. It describes the processes for monitoring and amending the plan to ensure that it continues to address vital community issues. Plan monitoring is an on-going process of measuring the County's effectiveness in achieving plan goals and carrying out plan strategies. Together with the reference information included in the appendices, these six chapters comprise Pershing County's Master Plan -- a guide to the future growth near the City of Lovelock, and the surrounding area.

How was the Master Plan Prepared?

Considerable public participation, coordination and cooperation have occurred in creating a consistent and comprehensive document addressing both economic and physical development. Over the course of the preparation of the 2002 Master Plan, numerous public regional workshops, interviews, Regional Planning Commission and Board of County Commissioner meetings were held. These efforts all had a common purpose of gathering public ideas and desires for development of the 2002 Pershing County Master Plan and Development Code. This 2012 Master Plan is designed to update and add features to make the Master Plan more comprehensive and complete.

Preliminary goals and policies were developed from public input to provide a basis for discussion and refinement of the Master Plan. The Regional Planning Commission and Board of County Commissioners refined the goals and policies.

How Should the Plan be Used?

The Master Plan is a guide to action. It is not, itself, an implementation tool. By ensuring that individual actions are consistent with the policies of the Master Plan, the County can effectively achieve its goals. For example, the Regional Planning Commission and the Board of County Commissioners will use the Plan's policies and maps to decide whether to approve proposed changes to the Land Use Map. Land use designations, subdivision, building and construction codes and standards will regulate development. Some amendments to these regulations will be necessary, however, to more effectively carry out the Master Plan.

The Pershing County Master Plan defines policies and recommends measures governing the application, modification and interpretation of these development regulations. The master plan should guide the preparation of detailed facility plans for the County's water, wastewater, flood control, and transportation systems. The policies of the master plan also should guide the preparation and update of capital improvement programs and the annual budget. The master plan should be a dynamic document, subject to periodic amendment when conditions within the County change and warrant changes to this document. Periodic updates will be needed to ensure that the master plan continues to meet the needs of County businesses and residents.

Community Vision

Successful communities just don't happen; they must be continually shaped and guided. 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 that initially attracted those residents to the community. This type of long-range planning comes about only if a community has a vision of what it aspires to be. This Master Plan emanates from the following shared community vision for the County's future and should be reviewed every 3 years:

❖ Our Vision For Pershing County ❖

Pershing County retains a rural atmosphere, characterized by natural hillsides overlooking thriving agricultural operations around the City of Lovelock, open rangeland in most of the County and a few well-defined, healthy communities. Lovelock's downtown is an active and attractive retail center for the County. Rye Patch and Grass Valley have developed into self-supporting communities offering residents a full range of public and private services. All residents enjoy access to more diverse, stable employment opportunities, varied recreational activities, educational choices and an active, competitive market for goods and services.

Throughout the Pershing County Master Plan, the vision is translated into more specific goals, policies and programs. The vision serves as the common thread that weaves the chapters into one consistent document.

This vision reflects a broad spectrum of community values and aspirations. Residents of the County value the mix of rural, agricultural and small town lifestyles. They also treasure the abundant open space and available public services. Concerns about the impacts of growth have increased as residents experience development of open areas, depletion of current water supplies and new growth that is not funding its fair share of capital cost. The vision reflects a shared belief -- that through effective growth management, the community can address these concerns.

Guiding Principles

The following principles guide most of the policies and strategies recommended in this plan. These core principles emanate from the County's vision for the future.

- ❖ **Preserving Agricultural Land.** The County's efforts to retain agricultural land have been well received, but should be monitored to reduce potential conflicts between residential development and agricultural operations. The plan should provide clear direction for future urban expansion in the Lovelock area that does not threaten agricultural operations.
- ❖ **Retaining a Rural County Character.** Growth should be managed to retain the existing mix of rural, agricultural and small town lifestyles. Urban and suburban growth should be directed to existing communities. Protection of property values and enhancement of community image will require the political will to support property maintenance.
- ❖ **Fostering Economic Development.** The County's resource based economy is subject to serious fluctuations as mineral prices shift, mines open and close and agricultural production varies. Agricultural employment has decreased as operations have become more mechanized. More economic stability is needed, particularly in the form of more secure middle wage jobs. The industrial park in Lovelock could become a valuable asset if the County is able to attract potential end users of the park. Mining will continue to be a boom/bust market that should be buffered with greater employment diversity. Quality medical and educational facilities are other important elements of economic development activities.

- ❖ **Coordinating Growth and Service Provision.** Increased cooperation between the County, city, state and federal agencies will enhance each jurisdiction's effectiveness. City/County growth coordination is particularly important in the area surrounding Lovelock. Cooperation between the County and BLM will be important to maintain access to public lands, to provide for a variety of appropriate uses and to review potential land swaps. Coordination with the school district will be needed to help secure appropriate sites and to ensure that student demands do not exceed school capacities.
- ❖ **Promoting Positive Fiscal Impacts from Growth.** The County and communities should promote a mix of development that provides an adequate tax base. In addition, greater effort should be made to ensure that new growth funds its fair share of capital costs.
- ❖ **Managing Land Use and Development.** Development standards and land use should support County goals to encourage development within communities. The land use plan should provide for a mix of residential, commercial and industrial development that reflects the County's values, economic needs, fiscal capacity and natural resources. Planning for the development of lands formerly owned by the railroad should address the need to secure access to public lands and protect private lands with high recreational or environmental value.
- ❖ **Providing Efficient Public Services.** Appropriate levels of services should be defined for urban, suburban and rural development areas. The Plan also should identify where these areas are located and the strategies for funding County services.
- ❖ **Enhancing Recreational Opportunities.** More public and private recreational opportunities are needed in the Lovelock area. Expanded youth sports programs, golfing and indoor recreation/entertainment opportunities may require joint efforts of the public and private sectors. Continued access to BLM lands and some riverfront areas should be an important focus of the County's recreational efforts.
- ❖ **Protecting Limited Water Resources.** Water is the primary limit to growth in Pershing County, yet its availability is unclear. Future development should be limited to that which is sustainable with known water supplies. (Pershing County is currently creating a Water Resource Plan to be completed within 2013 and shall be considered part of this Master Plan.)
- ❖ **Preserving Historic Resources.** The residents of Pershing County and tourists need access to historical information and cultural programs related to development of the area. Historical buildings, including the County Courthouse, should be preserved to serve as the venue and focal point for programs in the arts and humanities in the interest of preserving our history. **Appendix A:** (Pg. 91) lists a number of Historical sites such as ghost towns and mining projects located in Pershing County.

—❖ (Chapter One) Context for Planning❖—

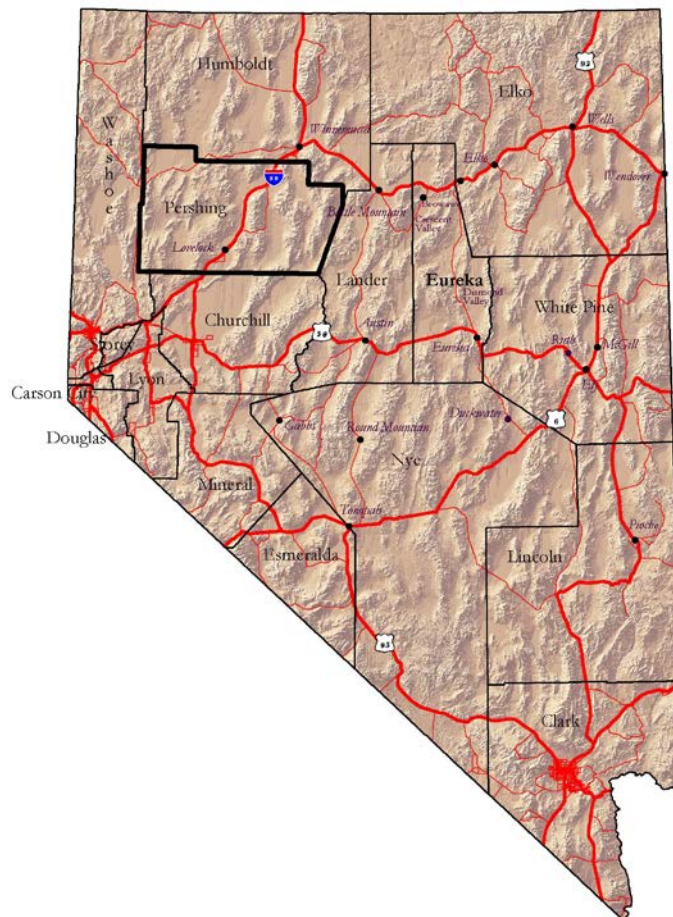
Overview

This chapter addresses aspects of the physical environment, growth trends and community values that most directly impact the Master Plan.

As shown in **Figure 1**, (Pg. 9) Pershing County is located in the northwest quadrant of the State of Nevada. Pershing County is bordered by the following counties: Humboldt on the north, Lander on the east, Churchill on the south, and Washoe on the west. Pershing County encompasses 6068 square miles, of which 31 square miles are water. Most of the development is located in the Lovelock Valley and in the north-eastern area of Grass Valley.

The City of Lovelock is the county seat, located in the southern portion of Pershing County, with the majority of the county's population located near or within Lovelock. Lovelock is located approximately 90 miles from Reno and 60 miles from Fernley on Interstate 80. The Union Pacific Railroad (UPRR) follows Interstate-80 along the Humboldt River.

FIGURE 1. Pershing County Location Map



Physical Environment

The natural environment is one of the County's most valuable resources. The abundance of federally owned open space, the temperate climate, and relatively clean air have made Pershing County a desirable place to live and work. The community's topography, soils, water supply, and climate provide both opportunities and constraints. Decisions affecting growth and development have long-term impacts on the condition of these resources for future generations. The community's challenge is to provide for the needs of residents and businesses without sacrificing these natural assets.

Topography

The basins and mountains ranges in Pershing County create a dramatic landscape. As shown in **Figure 2**, (Pg. 11) General Topography, the basin areas are approximately 4,500 to 5,500 feet above sea level, while the highest mountain Star Peak reaches 9,834 feet above sea level. Star Peak, located in the Humboldt Range, is approximately 30 miles northeast of Lovelock. Crossing Pershing County from west to east, one encounters the following mountain ranges:

- ◆ Nightingale Mountains-Selenite Range
- ◆ Sahwave Mountains-Bluewing Mountains
- ◆ Kamma Mountains
- ◆ Seven Troughs Range
- ◆ Trinity Range
- ◆ Eugene Mountains
- ◆ West Humboldt Range
- ◆ Humboldt Range
- ◆ East Range
- ◆ Sonoma Range
- ◆ Stillwater Range
- ◆ Tobin Range
- ◆ Augusta Mountains

Hydrology

Water concerns are a limiting factor to growth within Pershing County. Because of these concerns, Pershing County will be completing a Water Resource Plan in 2013 to get a comprehensive overview of water resources throughout the county. The major source of irrigation water for Pershing County is the Humboldt River. Pershing County receives approximately 8 inches of precipitation annually in the Grass Valley area, 7 inches in Imlay, and 3 inches in the Lovelock Valley. **Figure 3**, (Pg. 13) illustrates the County's hydrologic resources. The Humboldt River drains the northern parts of the County, flowing in a southwesterly direction. For the most part, valleys drain into sinks, with little water escaping to neighboring counties. At higher elevations, small springs provide water for livestock and wildlife. Wells or springs provide water for domestic uses in the valleys. Water is the primary constraint to growth in Pershing County. While proof of water rights is a condition for development in the County, there is concern that water rights may exceed reliable supplies. As with much of the arid west, agricultural rights will need to be purchased in some areas to provide adequate water for domestic use. The most appropriate location from a growth management and community perspective would have to be explored. Research and application to federal agencies for grant monies would also have to be completed.

FIGURE 2: General Topography

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FIGURE 3: Hydrology and Spring Locations

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Soils

Soil quality in Pershing County varies based on geography. The soils in the mountainous areas of Pershing County, having been developed on sedimentary or volcanic deposits, are stony or gravely, medium textured and drain too excessively well. Generally, these areas are not suitable for agricultural production or for any type of urban development. Soils tend to be shallow, unstable, or subject to severe erosion. **Table 1**, (Pg. 15) describes the soil associations located within the Lovelock area of Pershing County. Soils on upland benches and terraces have developed primarily in alluvial deposits. They are moderately deep, stony and well drained. Salt and alkali concentrations are slight and some of these soils are underlain by a cemented clay-pan or cemented gravel.

Very gentle slopes or nearly flat land occur in association with the floodplain of the Humboldt River. Much of the built-up portion of the County, including the area in the vicinity of Lovelock, possesses this characteristic. Soils in the floodplains are primarily composed of lake sediments or reworked lake sediments, which may have mixtures of alluvium and loess. They are deep, fine textured and poorly drained. The Lovelock Valley soils have been formed primarily under conditions of a high water table and poor drainage. Soils have a medium texture and a high concentration of organic matter. Farmers created a system of drainage canals to lower the high water table and enhance drainage. Because much of the valley is irrigated and receives little rain, naturally occurring alkali has been increasing the pH of some agricultural lands. This trend can significantly impact long term productivity without implementation of a mitigation program.

TABLE 1. Soil Association Descriptions

Association	Slope	Topography/ Physiography	Uses	Drainage	% of Lovelock Area	Location in Pershing County
Sonoma-Placeritos	Smooth to Nearly Level	Loamy Alluvium	Pasture and Crops	Imperfectly Drained	45%	Flood Plain of the Humboldt River
Humboldt-Rye Patch	Smooth to Nearly Level	Somewhat Stratified Loamy and Clayey Alluvium	Pasture and Crops	Imperfectly Drained	32%	Flood Plain and Upper Delta Plain of the Humboldt River
Lovelock-Kodak	Level to Nearly Level	Loamy Eolian to Alluvium	Pastures and Crops	Poorly and Imperfectly Drained	17%	Lower Delta Plain of the Humboldt River and Former Bed of the Humboldt Lake
Mazuma-Unionville	Nearly Level To Sloping	Loamy Alluvium to Residuum	Sand and Gravel Mining	Well-Drained	6%	Strip Along the Western Boundary and Several Small Areas Along the Eastern Boundary

Source: U.S. Soil Survey, 1973.

Agricultural Land

In 1965 the Soil Conservation Service (SCS) of the U.S. Department of Agriculture (USDA) conducted a soil survey of the area in and around the City of Lovelock in Pershing County. The survey was made to determine the types of soils in the area, where they are located, and how they could be used. The Lovelock area is composed of the four predominant soil types described above in **Table 1**, (Pg. 15): Sonoma-Placeritos, Humboldt-Rye Patch, Lovelock-Kodak, and Mazuma-Unionville. Sonoma-Placeritos is a light-colored, very deep, and imperfectly drained soil on the flood plain of the Humboldt River. The native vegetation, consisting of greasewood and saltbush, which grows on this soil type, provides little grazing for livestock. While this soil type is not generally conducive to agriculture, irrigation and proper drainage measures have allowed for successful returns of alfalfa, corn and small grain. Humboldt-Rye Patch is dark-colored and similar to Sonoma-Placeritos soil. Lovelock-Kodak soil is suitable only for the growth of small grains and alfalfa due to poor drainage and high salt content. Mazuma-Unionville soils cover large sand and gravel reserves. Due to the high elevation, this soil type is typically unsuitable for farming.

In terms of defining prime agricultural lands, the SCS utilized “capability” ratings that show how the soils would perform for most kinds of farming. The Lovelock area received a Class II rating. Class II encompasses soils that present some limitations and challenges for farming. With effort and good management techniques, Class II soils have been used successfully for agricultural purposes. The pressure to expand the Lovelock urbanizing area will have to be weighed against the community desire to preserve existing farmlands. Class I soils are those that have few limitations to restrict their uses. Unfortunately, no Class I soils were found in the Lovelock area. **Figure 4**, (Pg. 18) illustrates the current Agricultural Preservation District Boundary.

Mineral Resources

Pershing County's rich mining history reflects its abundance of mineral deposits, which include copper, iron, tungsten, fluorspar, mercury, gold, silver, antimony, beryllium, diatomite, clays, geothermal resources and perlite. Dolomite and gypsum may also be found in parts of Pershing County. **Table 2**, (Pg. 17) identifies the general location and availability of these minerals. Pershing County is desirous of cooperation from the Bureau of Land Management (BLM) 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.

TABLE 2. Mineral Resources in Pershing County

Mineral Name	Location	Classification
Copper	Eastern half of Pershing County	Abundant
Iron	Southern Portion of Pershing County (from Toulon to Lander County border)	Abundant
Tungsten	Pershing County (except for Black Rock Desert)	Abundant
Fluorspar	Central and Southeastern Pershing County	Abundant
Mercury	Pershing County	Abundant
Gold	Eastern two-thirds of Pershing County (north of Lovelock)	Abundant
Silver	Eastern two-thirds of Pershing County (north of Lovelock)	Abundant
Antimony	Eastern three-quarters of Pershing County	Abundant
Beryllium	Central Pershing County (near the drainage area of the Humboldt River)	5 Known Occurrences
Perlite	Central Pershing County	Abundant

Source: Nevada Division of Water Resources Report, Forecasts for the Future---Mining, 1973.

FIGURE 4: Agriculture Preservation District Boundary

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Demographic Characteristics and Trends

Demographic and socio-economic characteristics highlight many of the County's short- and long-term planning needs. This section discusses the historical population, housing and employment trends.

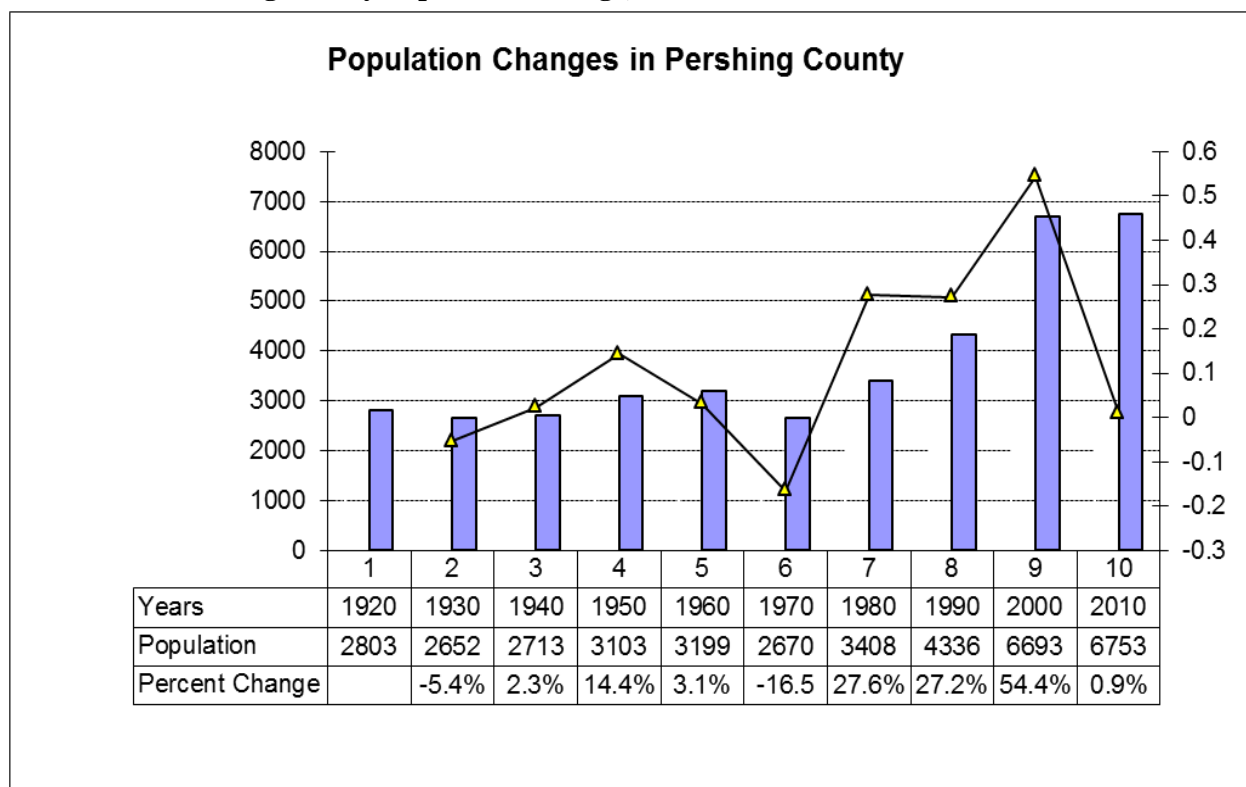
Population Overview

Nevada's population increased 66 percent during the 1990's, raising the state's total to nearly two million in 2000. Migration contributed to about 81 percent of the population growth. The growth rate in Nevada was the highest among all states, raising the state's 1990 population rank to 35 in 2000. According to the U.S. Census 2010 data Nevada has a population of 2.7 million, still ranked 35th, which was a 35% increase from 2000. The information in the data below shows that Pershing County has not grown at the same rate as the overall state in any of the decades listed.

Year	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010
Nevada Population	77,407	91,058	110,247	160,083	285,278	488,738	800,493	1,201,833	1,998,257	2,700,551
Pershing Population	2,803	2,652	2,713	3,103	3,199	2,670	3,408	4,336	6,693	6,753
NV % Change	-5.5%	17.6%	21.1%	45.2%	78.2%	71.3%	63.8%	50.1%	66.3%	35.1%
Pershing % Change		-5.4%	2.3%	14.4%	3.1%	-16.5%	27.6%	27.2%	54.4%	0.9%

Figure 5, (Pg. 21) illustrates the historical boom/bust population growth cycles for the last 90 years. Population growth from 1940 through 1960 was due to post-WWII prosperity and demand for tungsten. From 1960 to 1970, the County's population decreased due to the flight of young people searching for more promising employment in urban areas. The closure of an iron mine, the phasing out of the railroad roundhouse at Imlay, as well as increased mechanization of the railroad and farms curtailed County employment significantly. In the 1970s through the 1990s, however, the County's population grew dramatically at an annual growth rate of approximately 27.2 to 54.4 percent, reaching a population to nearly 7000 residents by 2000. Pershing County's strong rate of growth in the 1990's was due, in large part, to the opening of the correctional facility north of Lovelock, and the surge of development in the Grass Valley area. Growth was minimal from 2000 to 2010 based on mining closures and the economic recession effecting most of the United States.

FIGURE 5. Pershing County Population Change, 1920 - 2010



Source: U.S. Bureau of the Census

With the addition of the state prison opening in Pershing County in 1995, the gender distribution of the population in Pershing County changed quite significantly between 1990 and 2000. According to the U.S. Census, the population distribution in 1990 was 51.3 percent male and 48.7 percent female. In 2000, 61.4 percent were male and 38.6 percent were female. The female population increased from 2,113 persons in 1990 to 2,586 in 2000, and decreased to 2485 by 2010. The male population increased from 2,223 in 1990 to 4,107 in 2000, an increase of 84.8 percent mainly due to the prison opening. From 4107 in 2000, to 4268 in 2010 in male population is an increase of 3.9%. The data above is shown in the chart below.

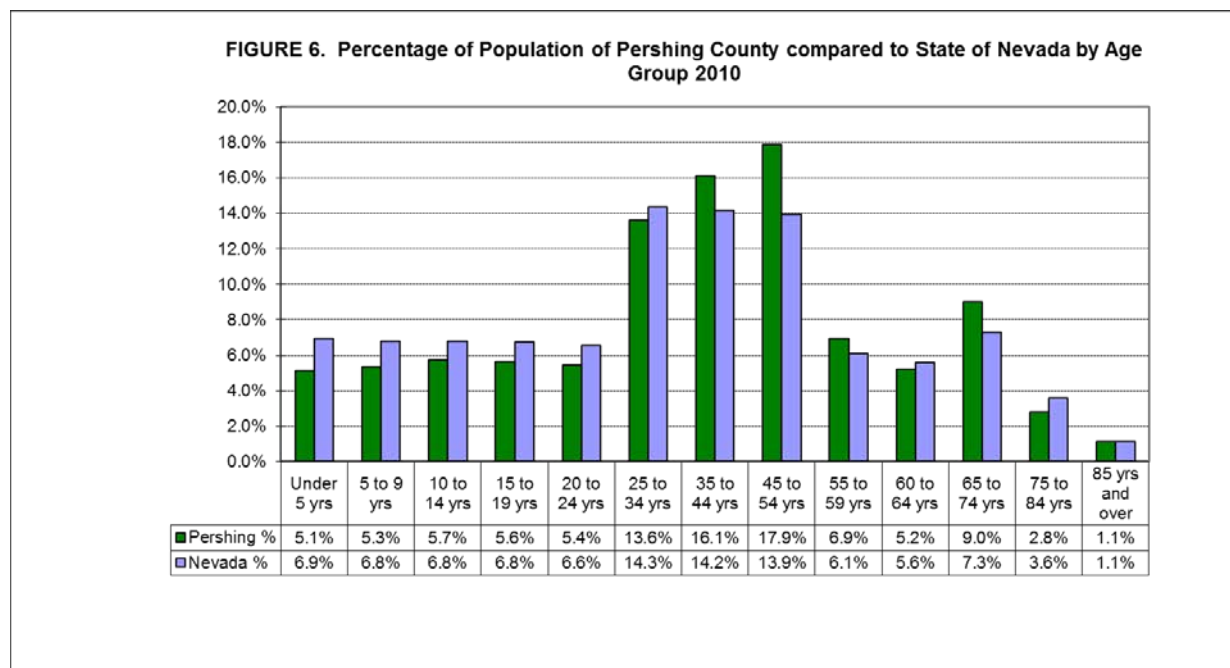
	Pershing 1990	1990 Pop %	Pershing 2000	2000 Pop %	Pershing 2010	2010 Pop %
Male	2223	51.3%	4107	61.4%	4268	63.2%
Female	2113	48.7%	2586	38.6%	2485	36.8%

The compositions of the population, according to U.S. Census figures, from 2010 indicate that 68.2 percent of the population is Caucasian, 22.3 percent is Hispanic. The balance is comprised of relatively small numbers of persons from the African American, Native American, and Asian/Pacific Island origin.

In terms of population distribution throughout Pershing County, Lovelock is the only incorporated city comprises the majority of the population with 28 percent of the county living in Lovelock (1,894 in 2010). Upper and Lower Valley, surrounding Lovelock, also has a large percentage of the population, but this percentage is not calculated. Grass Valley has been the fastest growing residential area in the county

(1,161 in 2010), comprising nearly 17.2 percent of the total population in 2010. The balance of the county, consisting of other rural communities including Humboldt River Ranch, Rocky Canyon, Mill City, Humboldt, Oreana, Imlay, and Unionville comprise a relatively small proportion of the county's population.

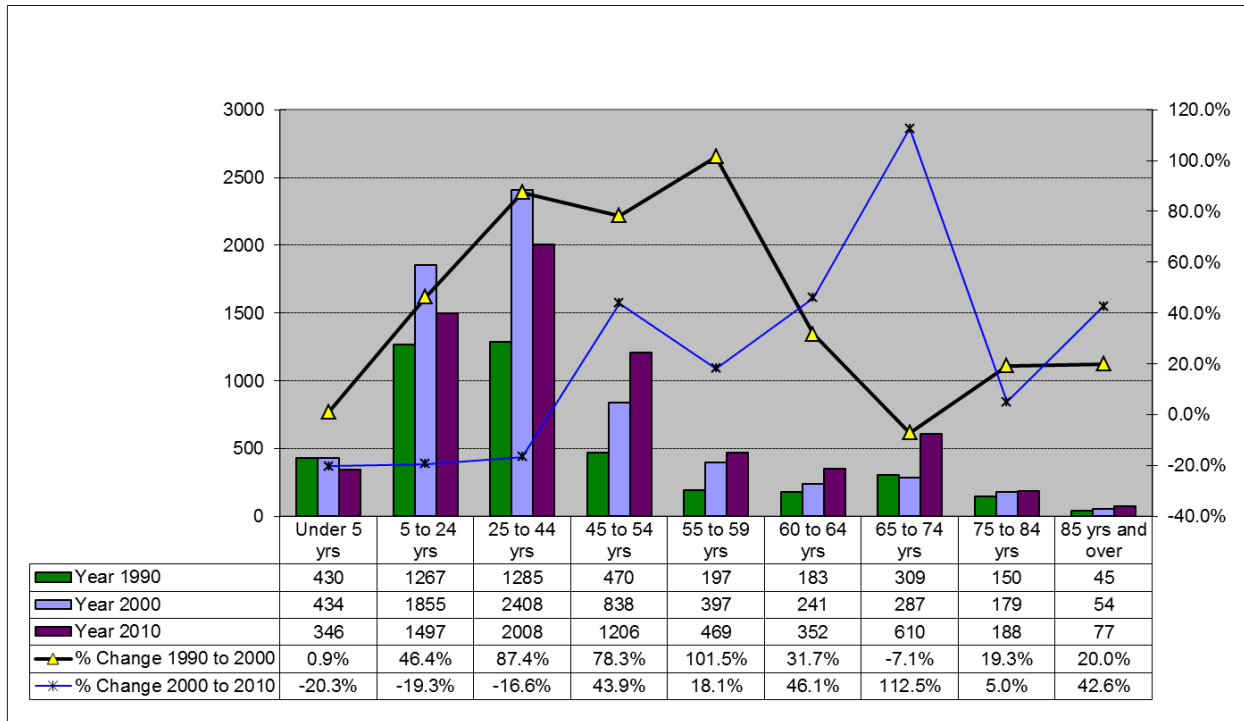
The number of persons in the “work force population” (ages 20 – 64) totaled 4,051 or 60 percent of the total population in 2010. Approximately 1600 men age 20 – 60 are in part of the correctional facilities population, lowering the work force population to around 2500. The dependent population consists of persons under 20 years and over the age of 65. Seniors comprised approximately 18.2 percent of the total population; persons below the age of 20 comprised approximately 21.8 percent of the total population in 2010. The dependent population totals 40 percent. Therefore Pershing County’s population is roughly three-fifths work force and two-fifths dependent. The number of persons that fall into the dependent category rose from 36 percent in 1990 to 40 percent in 2010. Pershing County’s current dependent population compares favorably with both the state and national averages. **Figure 6**, (Pg. 22) illustrates the population by age group compared to the State of Nevada for 2010.



Source: U.S. Census Bureau

Figure 7, (Pg. 23) illustrates the change in county population for each age group between 1990 and 2000. The graph shows significant proportionate increases in all age groups except in the under 5 year olds and those persons between the ages of 65-74. Persons between the age of 18 and 44 years are typically mobile and frequently relocate based on job availability. Therefore, increases of 70-80 percent are noteworthy. The older age groups continue to increase steadily. The number of seniors in a community increase the demand for medical facilities and passive recreational amenities (i.e., trails, senior recreation centers and golf courses). It is interesting to note that figures from the 1990 Census reveal a population decrease on the order of 25% from the 1980 Census in the 60-69 age groups. The relative decline in these age groups as a percent of the total population explains the small decline reported in the 2000 Census of -7.1 percent for the 65-74 age group.

FIGURE 7. Pershing County Population Change by Age Group, 1990, 2000 and 2010



Source: U.S. Bureau of the Census

As indicated in **Table 3**, (Pg. 23), the median age of Pershing County residents declined steadily from 1950 until 1980 when gradual increases were reported. The increase to 34.4 years in 2000 from 31.6 years was the largest single increase since 1950, but recent 2010 data shows that Pershing County was up 6.6 years from 2000. The median age of Pershing County's population historically used to be older than the state and the nation; but more recently, the median age had dropped below the state and the nation, until the 2010 census data. This change could be due to the recent economic recession throughout the United States which has affected Nevada significantly.

TABLE 3. Median Age by Year, 1950 - 2010

Year	Pershing County	Nevada	U.S.
1950	34.0	31.7	30.2
1960	32.7	29.5	29.5
1970	32.2	27.9	28.3
1980	30.5	30.2	30.0
1990	31.6	33.3	32.9
2000	34.4	35.0	35.3
2010	41.0	36.3	36.8

Source: U.S. Census Bureau

Household Demographics

The number of households countywide in 2010 totaled 2,018. More than 68.1 percent are considered family households. Of the 1,375 family households, 1,048 or 76.2 percent are married couples with children. The number of female-headed households totals 183 or 9.1 percent of all family households. Of the 643 non-family households, approximately 31.7 percent or 204 are considered households 65 years and over. The number of persons per household is 2.51 for Pershing County, which is slightly lower than the state average of 2.65. The number of children under 18 is 19.6 percent in Pershing County compared to 24.6 percent state wide revealing that Pershing County has 20 percent less minors than the state average per capita.

In the 1980s, Pershing County experienced an 18 percent increase in the number of people (from 476 to 560) living on incomes below the poverty level at the same time the overall population increased by twenty-seven percent. This compares with a 10.5 percent increase in poverty for the nation as a whole. 2010 U. S. Census Data shows that the percentage of persons classified as below poverty level (2006-2010) is slightly higher in Pershing County 13.7 percent compared to 11.9 percent state wide. The Federal Department of Health and Human Services sets the guidelines for income levels considered as poverty status. **Table 4**, (Pg. 24) shows the 1990, 1995 and 2012 income levels for this designation. Increased poverty highlights several challenges for a community, including the provision of affordable housing, social services and the absence of higher wage employment opportunities. The median household income in Pershing County is higher than the state: \$56,491, as compared to \$55,726.

TABLE 4. Poverty Guidelines by Income and Size of Family, 1990, 1995 and 2012

Size of Family	1990	1995	2012
1	\$6,310	\$7,763	\$11,170
2	\$8,076	\$9,933	\$15,130
3	\$9,885	\$12,158	\$19,090
4	\$12,674	\$15,569	\$23,050
5	\$14,990	\$18,408	\$27,010
6	\$16,921	\$20,804	\$30,970
7	\$21,328	\$23,552	\$34,930
8	\$25,480	\$26,237	\$38,890

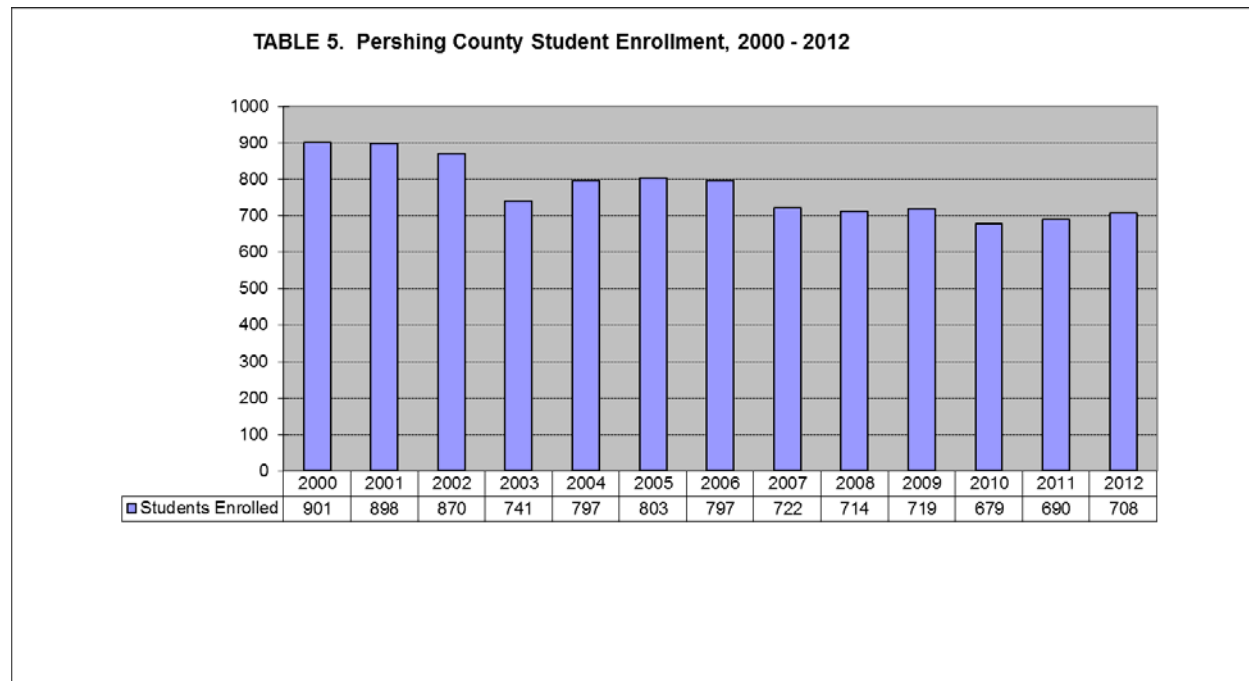
Source: U.S. Census Bureau

Education

Education is an important resource in every community. Grass Valley students have been bused to Humboldt County schools in nearby Winnemucca, since there are no school facilities in Grass Valley.

Students Enrolled	901	898	870	741	797	803	797	722	714	719	679	690	708
Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012

Table 5, (Pg. 25) shows the changes in Pershing County School enrollment since 2000 reflecting a range of 222 students from the high of 901, to a low of 679 this past decade.



Housing

The total number of housing units in Pershing County increased by three percent to 2,469 units between 2000 and 2010. Approximately 81.9 percent of the county's housing units were occupied. Of the occupied units, 69.1 percent were owner-occupied and 30.9 percent were renter-occupied. The remaining 446 housing units were considered vacant. The number of vacant units increased by 4 percent between 2000 and 2010.

In 2010, Pershing County had 2469 housing units of which 10.4% of them were housing units in multi-unit structures. **Table 6**, (Pg. 25) lists the number of housing units in Pershing County reported by the U.S. Census since 1980. The total number of housing units had steadily increased and the proportion of renter occupied units had steadily decreased, until the 2010 figures which showed a 5.8% increase in renters.

TABLE 6. Pershing County Housing Units by Status, 1980-2010

	1980	% of Total	1990	% of Total	2000	% of Total	2010	% of Total	% Change 1990 - 2000	% Change 2000 - 2010
Total Units	1382	100%	1908	100%	2398	100%	2469	100%	25.7%	3.0%
Occupied	1256	90.9%	1614	84.6%	1962	81.8%	2018	81.7%	21.6%	2.9%
-Renter	777	56.2%	980	51.4%	1353	56.4%	1394	56.5%	38.1%	3.0%
-Owner	479	34.7%	634	33.2%	599	25.0%	624	25.3%	-5.5%	4.2%
Vacant	126	9.1%	294	15.4%	427	17.8%	446	18.1%	45.2%	4.4%

Source: U.S. Bureau of the Census

The cost of owner occupied housing units increased in the 1980s as shown in **Table 7**, (Pg. 26). The median value of these housing units was approximately \$134,500 in 2010, compared to \$82,200 in 2000. This represents a 63 percent increase. Between 2000 and 2010, the price of rental housing increased by 26 percent (\$498 a month in 2000 compared to \$627 a month in 2010). While this is less than the 1990 national average of \$437 a month for rental units, recent increases have made it more difficult for low and moderate income families to find affordable rental property.

TABLE 7. Pershing County Housing: Median Rent and Median Home Value, 1970-2010

Year	Median Gross Rent	Median Owner Occupied Value
1970	101	\$12,449
1980	208	38,600
1990	389	66,500
2000	498	82,200
2010	627	134,500

Source: U.S. Bureau of the Census

Figure 8, (Pg. 26) identifies the number of housing permits issued in Pershing County since 1993. The data indicates a significant decline from a high of 119 in 1996, to one conversion into real property in 2012.

FIGURE 8. Housing Units Authorized by Building Permits, 1993 – 2012

Year	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Manufactured Homes	75	83	112	119	96	75	49	39	38	9	8	9	13	22	9	8	4	2	2	1
Stick Built	1	1	1	3	2	2	2	3	1	2	0	3	2	4	10	1	2	1	1	0

Source: Pershing County Assessor's office on conversions to real property, and Stick Built data records

Employment

Figure 9, (Pg. 27) illustrates the trend in county employment between 1990 and 2012. The graph illustrates the volatility of Pershing County's resource-based economy. While the unemployment rate was nearly seven percent or less from 1990 – 2008, the rate increased in 2009 to 2012 to over ten percent.

FIGURE 9. Pershing County Employment Changes, by Labor Force Participation and Unemployment Rates, 1990 – 2012

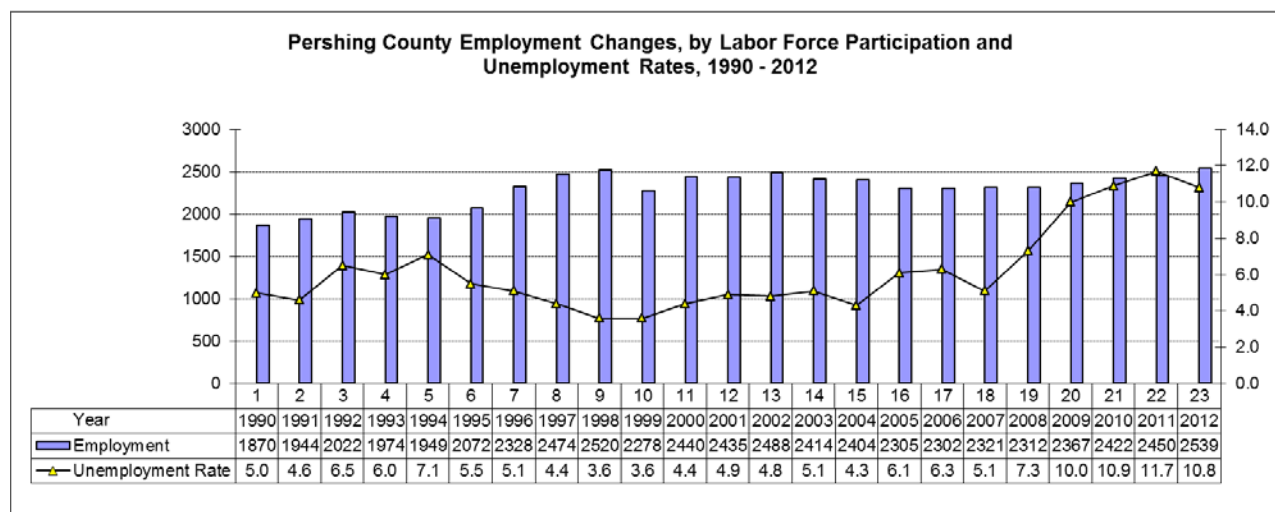


Table 7, (Pg. 28) shows Pershing County's employment trends by industry for the years 1969 through 2012. Data from 1969 to 2000 was through the Standard Industrial Classification system (SIC). In 2001, the system was changed to the North American Industrial Classification System (NAICS) to create a more segregated system to allow for a more defined list. Therefore, the figures from 2000 to 2001 are slightly disconnected.

TABLE 7. Pershing County Employment by Sector, 1969 – 2010

Year	Farm	Ag Services	Mining	Construction	Manufacturing	TC & PC	Wholesale Trade	Retail Trade	Fire	Services	Gov't	Total
SIC/NAICS	70/70	100/100	200/200	300/400	400/500	500/300 + 800	610/600	620/700	700/ 100 + 1100	800/ 1200 thru 1900	900/2000	
1969	258	D	157	20	L	53	17	279	31	D	240	1055
1970	276	D	185	20	L	59	23	274	36	D	244	1117
1971	262	D	162	26	L	59	18	274	21	D	251	1073
1972	258	D	132	40	12	67	25	268	56	D	243	1101
1973	246	D	153	14	18	75	L	302	45	D	241	1094
1974	243	D	196	28	27	76	L	341	31	D	233	1175
1975	249	D	178	35	29	72	29	347	34	D	237	1210
1976	286	D	177	26	41	75	23	361	35	D	234	1258
1977	299	D	180	17	41	64	17	351	35	D	236	1240
1978	329	D	186	41	48	68	21	366	34	D	248	1341
1979	293	D	176	20	67	65	18	364	30	D	246	1279
1980	274	D	240	24	74	72	18	369	30	D	260	1361
1981	255	D	458	34	68	73	20	411	35	D	297	1651
1982	217	41	359	48	53	90	D	418	38	D	308	1572
1983	222	46	249	19	48	96	D	338	35	D	311	1364
1984	208	47	235	16	51	100	D	285	40	D	309	1291
1985	227	D	208	18	61	109	L	272	44	D	308	1247
1986	238	D	294	77	73	104	L	279	51	D	316	1432
1987	230	D	488	29	79	74	L	290	64	D	313	1567
1988	245	37	694	29	81	78	L	378	54	255	331	2182
1989	229	D	734	31	67	81	18	398	0	254	327	2139
1990	230	26	722	35	61	89	27	406	53	267	373	2289
1991	198	25	682	28	62	89	19	438	52	291	364	2248
1992	198	20	694	47	68	87	22	416	52	257	380	2241
1993	234	19	677	72	40	82	14	413	44	266	376	2237
1994	254	26	717	30	40	73	14	420	38	291	387	2290
1995	227	49	722	47	47	68	14	438	61	277	470	2420
1996	265	D	855	58	49	63	19	444	D	262	607	2622
1997	309	D	897	63	54	71	25	456	D	265	653	2793
Year	Farm	Ag	Mining	Construction	Manufacturing	TC & PC	Wholesale	Retail	Fire	Services	Gov't	Total

		Services					Trade	Trade				
1998	273	D	828	69	62	63	26	452	D	220	716	2709
1999	253	D	700	39	73	63	22	392	D	244	709	2495
NAICS	codes	below										
2000	237	D	689	36	69	61	14	370	D	249	709	2434
2001	220	D	588	D	D	48	D	232	59	171	728	2046
2002	182	D	D	D	D	39	D	211	73	132	736	1373
2003	206	D	D	D	D	38	D	199	79	148	754	1424
2004	207	D	D	D	D	31	D	203	83	97	780	1401
2005	217	D	D	37	89	36	D	209	30	129	762	1509
2006	226	D	440	48	50	D	27	212	97	158	766	2024
2007	225	D	436	55	55	D	D	210	101	149	779	2010
2008	229	D	466	43	72	D	30	186	85	141	790	2042
2009	224	D	360	38	88	38	21	196	116	307	750	2138
2010	231	D	368	31	86	37	D	197	D	298	740	1988

Source: Bureau of Economic Analysis and Nevada State Demographer

<http://www.bea.gov/iTable/print.cfm?fid=6AFE3B305B5D2F6FF1829BC284D5F1209...> (See folder containing data research for this plan.)

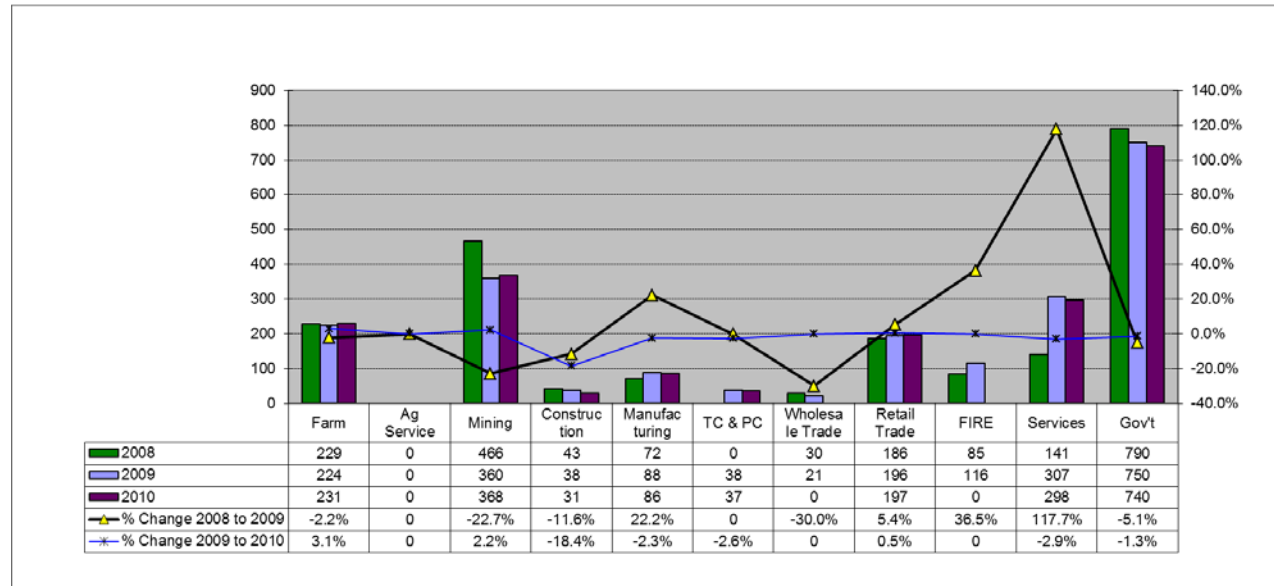
Ag Service: Agricultural Services, Forestry, Fishing, and Other

TC & PU: Transportation, Communication & Public Utilities

FIRE: Finance, Insurance & Real Estate

Figure 10. (Pg. 30) illustrates the change in sector employment between 2008 and 2010 showing the percent of change between 2008 and 2009 and 2010.

FIGURE 10. Pershing County Employment, 2008, 2009, and 2010



Source: Bureau of Economic Analysis and Nevada State Demographer

<http://www.bea.gov/table/print.cfm?fid=6AFE3B305B5D2F6FF1829BC284D5F1209...> (See folder containing data research for this plan.)

Ag Service: Agricultural Services, Forestry, Fishing, and Other

TC & PU: Transportation, Communication & Public Utilities

FIRE: Finance, Insurance & Real Estate

Table 8, (Pg. 30) lists the ten major employers in the Pershing County area by number of employees. This list shows the importance of mining and farming to the local community. Other employers in Pershing County include Pershing County School District, Pershing General Hospital, Federal and State government, City of Lovelock, Pershing County and Safeway Stores, Inc.

TABLE 8. Top Ten Major Employers in Pershing County, 2012

	Name	Approximate # of Employees	Product/Service
	Top Employers in Pershing County, 2012		
1	State of Nevada (include Prison)	452	General Government / State Prison
2	Florida Canyon Mining	294	Silver/Gold Ore
3	Coeur Rochester, Inc	250	Gold Ore
4	Eagle-Picher Minerals, Inc	153	Miscellaneous Nonmetallic Minerals
5	Pershing County School District	148	Elementary and Secondary Schools
6	Pershing County	108	County Government
7	Pershing General Hospital	106	Medical Services
8	Safeway	30	Super Market
9	City of Lovelock	23	City Government
10	Nevada Soy	15	Soy Processing

Farming remains extremely important in Pershing County, but the employment figures for any specific farm are not available. Despite its importance, the following declines are evident: the number of individuals farming and the number of farms in operation. Approximately half as many persons farmed in 1990 as did in 1970. In 1990, farmers only made up less than five percent of the total population of Pershing County. This decrease is due in part to increased reliance on farm machinery and reduced reliance on manual labor. Table 9 and Table 10 show the available information for selected years.

TABLE 9. Farm Population, Selected Years

Year	Persons	% of Total Population
1970	414	15.5%
1980	253	7.4
1990	213	4.9
1997	176	2.9

Source: U.S. Census Bureau

Note: "Land in farms" consists primarily of agricultural land used for crops, pasture or grazing. The State Demographer stated that this data may no longer be gathered since 2000 Census and the conversion from SIC to NAICS code system.

TABLE 10. Number and Size of Farms, Selected Years

Year	Number of Farms	Average Size of Farm (Acres)
1969	102	6,962
1978	107	5,860
1987	120	5,506
1992	128	4,880
1997	120	995
2002	115	1140
2007	135	1809

Source: U.S. Census Bureau

According to Table 10, the average size of an individual farm has decreased since 1969. The 1997 figure reported by the U.S. Census suggests a tremendous decrease to an average size of 995 acres. The change is possibly explained by a variation in the reporting methods rather than an actual change of this magnitude in the size of farms in Pershing County. The 2002 and 2007 figures show an increase in farm size according to the 2007 census of agriculture county profile.

❖Chapter Two: Land Use & Growth Coordination❖

Overview

The factors that influence the patterns of land use and growth within an area include historic growth patterns, existing development trends, location of public land, and development constraints. Growth and development bring new challenges to Pershing County. Growth has typically followed a pattern of large lot residential set among farms and ranches and large tracts of publicly owned land. Pershing County includes several distinct residential communities developed around transportation crossroads. Some of these communities have densities that have (or will require) urban services. These include Grass Valley, Imlay, Humboldt River Ranch, Rocky Canyon, Oreana and Unionville. Development should occur in a planned and orderly fashion whether inside or outside a distinct residential community or not. In order to monitor development of lands converted from rural to a more intense use; Pershing County will require that all new development be evaluated to show:

- ◆ Compatibility with the adjacent development pattern in the area;
- ◆ Adequate and timely provision of services; and
- ◆ Consistency with the character and development standards for the area.

This chapter identifies key issues and establishes the County's land use and growth coordination goals. In addition to establishing a land use plan that provides abundant opportunity for projected growth, this chapter outlines the County's policies and strategies to ensure that the quality of life is maintained or enhanced for the County's existing and future residents. The land use plan provides the general pattern for future development. The generalized land use types, discussed in more detail in **Table 11**, (Pg. 34 - 35) and **Table 12**, (Pg. 36 - 46) are residential, commercial, industrial, public and semi-public, general rural and open space.

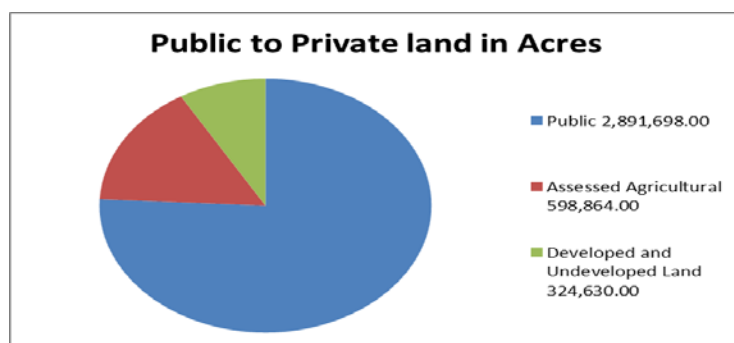
The land use and growth coordination chapter establishes a framework for the remaining chapters in this Master Plan. Transportation, Public Facilities & Services, Conservation & Resources arise from the type, intensity and location of future growth. Consequently, the recommendations of this chapter are closely related to the recommendations of subsequent chapters. By carrying out the recommendations of this chapter, Pershing County will help create an environment that offers greater opportunities for its residents and fosters community participation and pride.

Key Issues

- ❖ **Fostering Appropriate Growth and Economic Development.** The County has the ability to guide the type, location and timing of public and private development. This Master Plan provides the land use, facilities and services needed to encourage residential and non-residential development.
- ❖ **Preserving Agricultural Land.** Preserving existing agricultural lands while allowing suitable amounts of new residential development and economic prosperity within Pershing County requires careful planning. The Master Plan addresses this issue by designating specific areas for new development and reserving others for agricultural preservation.

- ❖ **Coordinating Growth and Public Facilities.** To maintain the levels of public services desired by community residents, the County must coordinate new growth with the expansion of those services. Fiscal constraints and concerns about the equity of funding require the County to take an active role to ensure that adequate facilities are provided in a cost-effective manner. This means that the City of Lovelock needs to help coordinate the timing of new development with the phasing of public service facility expansions and assist in the development of funding programs that fairly distribute the cost of facility expansions.
- ❖ **Ensuring Land Use Compatibility.** Residents have concerns about the redevelopment of agricultural land, the need for a more diversified employment base and the shortage of affordable housing, renter or owner occupied. The long-term viability of the community requires an adequate distribution of residential, commercial, and industrial uses. These uses must be balanced, arranged and regulated so that a quality environment for all these activities is maintained. This plan supports a mix of land uses and provides guidance for ensuring compatibility between different uses.
- ❖ **Retaining the Desired County Character.** There are and will continue to be distinct communities within Pershing County. The Master Plan recognizes that the variety of communities offers a choice to existing and future residents. Choice will enrich the lives of the general population.
- ❖ **Joint Planning and In-Fill Development.** Both the City of Lovelock and Pershing County have experienced growth and development related problems and each have limited resources to solve them. Resolving growth issues between jurisdictions and other service providers is an objective of this Master Plan. This coordination is necessary to provide for the orderly development and growth of areas surrounding the city.

According to the Pershing County Assessor, 2011-2012 the county consists of approximately 3,815,191 acres. Approximately 75.8 percent of the total, or 2,891,698 acres, is considered public lands. Approximately 15.7 percent of the total, or 598,864 acres, is assessed agriculture. The remaining area, 324,630 acres is divided between the categories of developed and undeveloped.



The existing development pattern has created significant demands for services in areas outside of established service area boundaries. The Land Use and Growth Coordination element supports the efficient use of public and private resources by promoting growth in areas where infrastructure is already in place. This in-fill development reduces the need for new public facilities and most efficiently utilizes existing infrastructure.

TABLE 11. Summary of Land use Designations

Land Use Designation	Maximum Density	Typical Uses (See <i>Pershing County Development Code</i> for a Complete List)	Location Factors (use Community Facilities Requirements)
Agriculture-Mining-Recreation	1 dwelling unit per 160 acres or ¼ Section	Applies to areas with limited access to infrastructure (e.g., transportation, water, schools, and emergency services), public open space lands, and environmentally sensitive areas.	Open Areas with: <ul style="list-style-type: none"> ▀ Limited highway or major road access; ▀ Limited water availability; ▀ No fire protection services; ▀ Limited employment opportunities.
General Rural (GR)	1 dwelling unit per 40 acres	Identifies rural lands that have low or very low development residential density; located near Lovelock.	Areas primarily included in the agricultural preservation district and in the more populated areas near Lovelock.
General Rural (non-agricultural) (GRNA)	1 dwelling unit per 40 acres	Identifies rural lands that have low or very low development residential density; located near Lovelock.	Areas not primarily included in the agricultural preservation district and in the more populated areas near Lovelock.
Low Density Rural (LDR)	1 dwelling unit per 20 acres	Large lot single-family detached residential with or without agricultural and livestock uses.	Areas that generally have limited public Services and facilities available.
Medium Density Rural (MDR)	1 dwelling unit per 10 acres	Large lot single-family detached residential with or without agricultural and livestock uses.	Areas that generally have limited public Services and facilities available.
Low Density Suburban (LDS)	1 dwelling unit per 2 1/2 acres	Identifies single family detached residential uses on parcels in a semi-rural setting. Livestock and agricultural uses are common secondary uses.	Areas near population centers or rural Communities.
Medium Density Suburban (MDS)	1 dwelling unit per 1 acre	Identifies single family detached residential on one acre lots.	Areas near population centers with access to community water systems.

Table 11 Continued
Land Use Designation

Maximum Density

Typical Uses
(See *Pershing County Development Code*
for a Complete List)

Location Factors
(use Community Facilities
Requirements)

High Density Suburban (HDS)	4 dwelling units per acre or 4:1	Identifies neighborhoods where the predominant housing type is single family detached homes typically connected to community water and wastewater systems. Attached single family units are also permitted, with special use permit approval but the overall density shall remain similar.	Areas within population or urban centers.
Neighborhood Commercial (NC)		Identifies areas for small neighborhood commercial centers that provide retail goods for the daily needs of an immediate neighborhood trade area.	Located near an intersection or on road constructed with cement treated base ¹ . Location should be within or adjacent to a suburban or rural residential area.
General Commercial (GC)		Commercial and wholesale retail stores, restaurants, specialty shops, hospitality, offices, personal services, and RV parks.	Areas near population or urban centers.
Industrial (I)		Manufacturing, warehouse, offices, truck stops, RV Parks, mining, and retail sales with special use permit.	Areas near population or urban centers.
Public and Semi-Public Facilities (PSF)		Public or semi-public facilities such as schools, churches, fire stations, hospitals, civic, community and utility buildings.	Areas near population or urban centers.
Open Space (OS)		Identifies certain critical lands and wildlife habitat areas. Open areas with limited or no road access, water, sewer, and emergency services.	Areas that generally have limited public services and facilities available.

Note: Urban areas include the area within 1 mile of the City of Lovelock and the northeast area of Grass Valley designated for urban and suburban residential development. Rural communities include Oreana, Humboldt River Ranch, Rocky Canyon, Oreana, Unionville, Imlay and Mill City.

¹ The compressive strength of the cement treated base shall be 650-700 psi and have a minimum thickness of 6 inches. The County Roads Superintendent shall review for appropriate thickness based on surrounding area and uses.

TABLE 12. Land Use Designation Descriptions

RESIDENTIAL

The following criteria are common to all residential land use designations:

- A. The area designated has slope, soil, geology and other physical conditions that make it suitable for the density of residential development being proposed.
- B. The following average daily noise levels are recommended for residential land uses. Sound attenuation measures shall be adhered to in areas where these levels are exceeded more than 10 percent of the time.

<u>Residential Land Uses</u>	
Outdoor	65 Ldn
Indoor	50 Ldn

- C. The following special development option is allowed for all residential designations: the grouping of residential structures is permitted on lots smaller than those allowed within each designation, providing that the overall density is maintained.

Low Density Rural (LDR) (20 Acres) (Currently Lower Grass Valley area)

Intent: The low density rural designation is intended to preserve areas where large lot single-family, detached residential, with or without agricultural and livestock uses predominate. These areas generally have limited public services and facilities available.

Development Guidelines: Development in the low density rural designation is appropriate under the following conditions.

- A. Conservation: The natural terrain, groundwater recharge capabilities, scenic qualities, agricultural uses and other natural surroundings shall be conserved.
- B. Land Use and Transportation: Typically one unit per 20 acres, but provides for a residential land use on lots smaller than 40 acres to a minimum size of 20 acres. Adjacent land uses shall be compatible. The low density rural designation is most compatible with the following land use designations: agriculture/mining/recreation, medium density rural, high density rural, open space and general rural when the proposed use is low intensity. Transportation facilities should be sized for an average trip generation of one trip/acre/day and a peak hour trip generation of 0.1 trips/acre/hour.
- C. Public Services and Facilities: The site shall be served by facilities that have existing capacity based on the following general guidelines:
 - 1. Fire, EMS 30-35 minute response time
 - 2. Sheriff 35-40 minute response time

- | | | |
|----|---------|--|
| 3. | Water | 1.12 acre feet/dwelling unit/individual domestic well |
| 4. | Sewer | Individual sewage disposal systems need to comply with NAC 444.792 for locations. |
| 5. | Schools | 40 minutes one way (elementary)
55 minutes one way (junior high)
75 minutes one way (high) |

Medium Density Rural (MDR) (10 Acres) (Currently Upper Grass Valley area)

Intent: The medium density rural designation is intended to preserve areas where large lot single-family, detached residential, with or without agricultural and livestock uses predominate. These areas generally have limited public services and facilities available. Small neighborhood commercial uses may be permitted, subject to special review, when they serve the needs of the residents and are compatible with the residential character of the area.

Development Guidelines: Development in the medium density rural designation is appropriate under the following conditions.

- A. Conservation: The natural terrain, groundwater recharge capabilities, scenic qualities, agricultural uses and other natural surroundings shall be conserved.
- B. Land Use and Transportation: Typically one unit per 10 acres, but provides for a residential land use on lots smaller than 20 acres to a minimum size of 10 acres. Adjacent land uses shall be compatible. The medium density rural designation is most compatible with the following land use designations: agriculture/mining/recreation, low density rural, high density rural, open space and general rural when the proposed use is low intensity. Transportation facilities should be sized for an average trip generation of one trip/acre/day and a peak hour trip generation of .1 trips/acre/hour.
- C. Public Services and Facilities: The site shall be served by facilities that have existing capacity based on the following general guidelines:

1.	Fire, EMS	30-35 minute response time
2.	Sheriff	35-40 minute response time
3.	Water	1.12 acre feet/dwelling unit/individual domestic well
4.	Sewer	Individual sewage disposal systems need to comply with NAC 444.792 for locations.
5.	Schools	40 minutes one way (elementary) 55 minutes one way (junior high) 75 minutes one way (high)

Low Density Suburban (LDS) (2.5 Acres) (Currently Humboldt River Ranch area and Upper Valley area)

Intent: The low density suburban designation is intended for single family detached residential typically one unit on 2.5 acres, but provides for a residential land use on lots smaller than 10 acres to a minimum of 2.5 acres in a semi-rural setting. Livestock grazing and agricultural activities are common secondary uses. Small neighborhood commercial uses may be permitted, subject to special review, when they serve the needs of the residents are compatible with the residential character of the area.

Development Guidelines: Development in the low density suburban designation is appropriate under the following conditions.

- A. **Conservation:** The natural terrain, groundwater recharge capabilities, scenic qualities, agricultural uses and other natural surroundings shall be conserved.
- B. **Land Use and Transportation:** Typically one unit per 2.5 acres, but provides for a residential land use on lots smaller than 10 acres to a minimum size of 2.5 acres. Adjacent land uses shall be compatible. The low density suburban designation is most compatible with the following land use designations: agriculture/mining/recreation, low density rural, medium density rural, medium density suburban, open space and general rural when the proposed use is low intensity.
- C. **Public Services and Facilities:** The site shall be served by facilities that have existing capacity based on the following general guidelines:
 - 1. Fire, EMS 20-25 minute response time
 - 2. Sheriff 25-30 minute response time
 - 3. Water 1.12 acre feet/dwelling unit/individual domestic well
 - 4. Sewer Individual sewage disposal systems need to comply with NAC 444.792 for locations.
 - 5. Schools 40 minutes one way (elementary)
55 minutes one way (junior high)
75 minutes one way (high)

Medium Density Suburban (MDS) (1 Acre) (Currently South Imlay, Rocky Canyon, and Upper Valley area)

Intent: This designation creates areas of single family detached residential on one acre parcels.

Development Guidelines: Development in the medium density suburban designation is appropriate under the following conditions.

- A. **Conservation:** The natural terrain, groundwater recharge capabilities and scenic qualities shall be conserved.
- B. **Land Use and Transportation:** Typically one unit per acre, but provides for a residential land use on lots smaller than 2½ acres to a minimum size of 1.0 acre. Adjacent land uses shall be

compatible. The medium density suburban designation is most compatible with the following land use designations: high density rural, low density suburban, high density suburban and open space.

- C. Public Services and Facilities: The site shall be served by facilities that have existing capacity based on the following general guidelines:

1. Fire, EMS 20-25 minute response time
2. Sheriff 25-30 minute response time
3. Water 1.12 acre feet/dwelling unit/individual domestic well or connection with community water system
4. Sewer Individual sewage disposal systems need to comply with NAC 444.792 for locations.
5. Schools 15 minutes one way (elementary)
25 minutes one way (junior high)
35 minutes one way (high)

High Density Suburban (HDS) (1/4 acre) (Currently Grass Valley, Imlay, Oreana, and Upper Valley)

Intent: This designation creates and preserves neighborhoods of single family detached homes at four dwelling units per acre. Attached single family homes are also permitted, subject to special use permit, but the overall density shall remain the same.

Development Guidelines: Development in the high density suburban designation is appropriate under the following conditions.

- A. Conservation: The natural terrain, groundwater recharge capabilities and scenic qualities shall be conserved.
- B. Land Use and Transportation: Typically four units per acre, but provides for a residential land use range on lots smaller than one acre to a minimum size of four units per acre. Adjacent land uses shall be compatible. The medium density suburban designation is most compatible with the following land use designations: low density suburban, high density rural and open space. Transportation facilities should be sized for an average trip generation of forty trips/acre/day and a peak hour trip generation of four trip/acre/hour.
- C. Public Services and Facilities: The site shall be served by facilities that have existing capacity based on the following general guidelines:
1. Fire, EMS 10-15 minute response time
 2. Sheriff 15-20 minute response time
 3. Water 1.12 acre feet/dwelling unit/connection to community water system required

4. Sewer Connection to community sewage disposal system if possible /or may be required for developments with densities greater than 0.5 dwelling units per acre. Individual sewage disposal systems need to comply with NAC 444.792 for locations.
5. Schools 15 minutes one way (elementary)
25 minutes one way (junior high)
35 minutes one way (high)

NONRESIDENTIAL

The following criteria are common to all nonresidential land use designations:

- A. The area designated has slope, soil, geology, and other physical conditions that make it suitable for the density and use being proposed.
- B. An average daily outdoor noise level of 65 Ldn is recommended for nonresidential land uses adjacent to residential land uses. Sound attenuation measures shall be adhered to in areas where these levels are exceeded more than 10 percent of the time.
- C. Average annual water use of .175 acre foot/employee.
- D. Average daily wastewater use of 79 gallons/day/employee.

General Commercial (GC) (10,000 Square Feet) (Currently Cosgrave, Mill City, Imlay, Humboldt River Ranch, Oreana, and Lower Valley)

Intent: The general commercial designation creates and preserves areas for business that provide a variety of wholesale, retail goods and services, as well as business parks that contain professional services and serve a community or regional market. The primary uses may include wholesale and retail stores, shopping centers, specialty shops, personal services, hospitality, and automobile services. Other uses include restaurants, banking services and RV parking. This designation is intended to provide a transition or buffer between more intensive uses such as the highway and less intensive adjacent residential uses.

Development Guidelines: Development in the general commercial designation is appropriate under the following conditions.

- A. Conservation: Groundwater recharge capabilities and scenic qualities shall be conserved.
- B. Land Use and Transportation: Adjacent land uses shall be compatible. The general commercial designation is compatible with the following land use designations: industrial, public services and facilities open space, and medium density suburban.

Commercial uses near residential areas shall be limited to providing services in the form of neighborhood centers. These centers are encouraged to use design that reflects the character of the area and complements the surrounding environment. The standard to be used is 2½ acres per 1,000 population and:

Suburban	No more than 1 acre in size and no less than 1 mile between established or proposed general commercial uses.
Urban	No more than 1½ acres in size and no less than 0.5 miles between established or proposed general commercial uses.

Commercial property owners shall use the following access guidelines:

1. With the exception of shopping centers and other multi-use centers, each parcel will be allowed only one access point and adjoining properties will share a common access, which shall be constructed on or near the property line. Additionally, alternative access will be from the least impacted of the two streets.
2. Large or adjoining parcels shall, when practicable, construct a frontage road rather than allow multiple access routes to a roadway.

Transportation facilities shall be sized for the number of trips per day and peak trips per hour as determined from the latest edition of the Institute of Transportation Engineers Trip Generation Report.

C. Public Services and Facilities: The site shall be served by facilities that have existing capacity based on the following general guidelines:

1. Fire, EMS 10-15 minute response time
2. Sheriff 15-20 minute response time
3. Water Requirement will vary by individual development. For planning purposes, a figure of 1.73 acre/foot/year/acre (9.9 employees/acre) will be used; connection to community water system or state approved well required
4. Sewer Requirement will vary by individual development. For planning purposes, a figure of 780 gallons/day/acre (9.9 employees/acre) will be used; connection to community sewerage disposal system or an engineered septic system required. Individual sewage disposal systems need to comply with NAC 444.792 for locations.

Neighborhood Commercial (NC) (Currently Grass Valley and Imlay)

Intent: The neighborhood commercial designation creates and preserves areas for business that provide convenience goods (foods, drugs and sundries) and personal services (insurance, travel, and consulting), and those which meet the daily needs of an immediate neighborhood trade area.

Development Guidelines: Development in the neighborhood commercial designation is appropriate under the following conditions.

A. Conservation: Groundwater recharge capabilities and scenic qualities shall be conserved.

- B. Land Use and Transportation: Adjacent land uses shall be compatible. The neighborhood commercial designation is compatible with the following land use designations: low density suburban, high density suburban, medium density rural, public services and facilities, and open space. The standard to be used is 1 acre per 500 population and no more than 1 acre in size and no less than 5 miles between established or proposed neighborhood commercial uses.

Commercial property owners shall use the following access guidelines:

1. Each parcel will be allowed only one access point. Additionally, alternative access will be from the least impacted of two streets.

Transportation facilities shall be sized for the number of trips per day and peak trips per hour as determined from the latest edition of the Institute of Transportation Engineers Trip Generation Report.

- C. Public Services and Facilities: The site shall be served by facilities that have existing capacity based on the following general guidelines:

1. Fire, EMS 30-35 minute response time
2. Sheriff 35-40 minute response time
3. Water Requirement will vary by individual development. For planning purposes, a figure of 0.69 acre foot/year/acre per day/acre (4 employees/acre) will be used; connection to community water system or state approved well required
4. Sewer Requirement will vary by individual development. For planning purposes, a figure of 315 gallons/day/acre (4 employees/acre) will be used; connection to community sewerage disposal system or engineered septic system required. Individual sewage disposal systems need to comply with NAC 444.792 for locations.

Industrial (I) (10,000 Square Feet) (Currently Lovelock, Upper & Lower Valley, Oreana, Imlay, Cosgrave, and Grass Valley)

Intent: Activities associated with this designation include manufacturing, warehousing, mining and construction. The industrial designation is intended to create an environment in which industrial operations may be conducted with minimal impact on the natural environment and surrounding land uses. The natural environment is intended to be reclaimed following mining and aggregate related operations.

Development Guidelines: Development in the industrial designation is appropriate under the following conditions.

- A. Conservation: Groundwater recharge capabilities and scenic qualities shall be conserved.

B. Land Use and Transportation: Adjacent land uses shall be compatible. The industrial designation is compatible with the following land use designations: agriculture-mining-recreation and general rural. Industrial property owners shall use the following access guidelines:

1. Each parcel will be allowed only one access point and adjoining properties will share a common access, which shall be constructed on or near the property line. Additionally, alternative access will be from the least impacted of two streets.
2. Large or adjoining parcels shall, when practicable, construct a frontage road rather than allow multiple access routes to a roadway.
3. The proposal shall not have access to a local street that primarily serves residential uses.
4. The proposal shall have direct access to an existing or planned arterial road. Mining operations may utilize a collector road.

Transportation facilities shall be sized for the number of trips per day and peak trips per hour as determined from the latest edition of the Institute of Transportation Engineers Trip Generation Report.

C. Public Services and Facilities: The site shall be served by facilities that have existing capacity based on the following general guidelines:

- | | | |
|----|-----------|---|
| 1. | Fire, EMS | 20-25 minute response time |
| 2. | Sheriff | 25-30 minute response time |
| 3. | Water | Requirement will vary by individual development. For planning purposes, a figure of 1 acre/foot/year/acre (5.8 employees/acre) will be used; connection to community water system or state approved well required |
| 4. | Sewer | Requirement will vary by individual development. For planning purposes, a figure of 457 gallons/day/acre (5.8 employees/acre) will be used; connection to community sewerage disposal system or an engineered septic system required. Individual sewage disposal systems need to comply with NAC 444.792 for locations. |

Public and Semi-Public Facilities (PSPF)

Intent: These areas are intended for public or semi-public facilities such as schools, churches, fire stations, hospitals, civic and community buildings, and utility buildings and facilities.

Development Guidelines: Development in the public and semi-public designation is appropriate under the following conditions.

A. Conservation: Groundwater recharge capabilities and scenic qualities shall be conserved.

- B. Land Use and Transportation: Adjacent land uses shall be compatible. The public and semi-public facility designation is most compatible with the following land use designations: high density suburban, general commercial, neighborhood commercial, low density suburban, agriculture/mining/recreation, general rural and open space. Transportation facilities shall be sized for the number of trips per day and peak trips per hour as determined from the latest edition of the Institute of Transportation Engineers Trip Generation Report.
- C. Public Services and Facilities: The site shall be served by facilities that have existing capacity based on the following general guidelines:
1. Fire, EMS 30-35 minute response time
 2. Sheriff 35-40 minute response time
 3. Water Requirement will vary by individual development. For planning purposes, a figure of 1.47 acre foot/year/acre (8.4 employees/acre) will be used; connection to community water system or state approved well required
 4. Sewer Requirement will vary by individual development. For planning purposes, a figure of 664 gallons/day/acre (8.4 employees/acre) will be used; connection to community sewerage disposal system or engineered septic system required. Individual sewage disposal systems need to comply with NAC 444.792 for locations.

OTHER LAND USE CLASSIFICATIONS

Agriculture-Mining-Recreation (AMR) (160 acres) (Unionville)

Intent: The agriculture-mining-recreation designation is intended to allow agricultural, mining and recreation uses, along with housing needed in conjunction with these activities. This designation applies to open areas with limited or no road access, water, sewer, and emergency services.

Development Guidelines: Development in the agriculture-mining-recreation designation is appropriate under the following conditions.

- A. Conservation: The environmental character of sensitive or unique natural features must be identified (i.e., moderately steep or steep slopes, potential wetlands, and floodplains) and the impacts mitigated according to applicable policies and ordinances.
- B. Land Use and Transportation: Typically one unit per 160 acres (or ¼ of a section), but provides for additional single family dwellings or bunkhouse to support farms and mining operations, as well as commercial electricity generation, telecommunication facilities, feedlots and industrial activities, subject to special review. Adjacent land uses shall be compatible. The agriculture-mining-recreation designation is most compatible with the following land use designations: general rural, low density rural, public and semi-public facilities and open space.

- C. Public Services and Facilities: The area typically lacks public services and facilities necessary to support development. Approval of development shall be on a case-by-case basis based on type of development proposed and necessary requirements for public services and facilities.

General Rural (GR) (Currently Upper and Lower Valley area near Lovelock)

Intent: The general rural land use identifies areas that are (1) located within the agriculture preservation district boundary; (2) remote and will have no or very low density development (i.e., one dwelling unit per 40 acres); (3) in transition from agriculture/mining/recreation land use and rural residential land use designations; and (4) remote but where unique development may occur (i.e., destination resorts, bed and breakfast inns, telecommunications, commercial stables, wholesale nursery, mining) This designation identifies areas that are near Lovelock and do not have public infrastructure adjacent to or near the site.

Property owners will be encouraged to develop their property at densities and intensities compatible with surrounding existing and planned development. Where environmental and/or public infrastructure constraints cannot be effectively removed, the residential density shall be 1 dwelling unit per 40 acres. Other uses specified in the *Pershing County Development Code* may be appropriate, provided they deal effectively with the limitations and constraints noted, and the development represents an overall benefit to the County (i.e., unique employment opportunity).

Development Guidelines: Development in the general rural designation is appropriate under the following conditions.

- A. Conservation: The environmental character of sensitive or unique natural features must be identified (i.e., moderately steep or steep slopes, potential wetlands, and floodplains) and the impacts mitigated according to applicable policies and ordinances.
- B. Land Use and Transportation: Adjacent land uses shall be compatible. The general rural designation is most compatible with agriculture-mining-recreation, public and semi-public facilities and open space.
- C. Public Services and Facilities: The area typically lacks public services and facilities necessary to support development. Approval of development shall be on a case-by-case basis based on type of development proposed and necessary requirements for public services and facilities.

Open Space

Intent: The open space designation is intended to retain certain critical lands in the County. This designation applies to open areas with limited or no road access, water, sewer, and emergency services.

Development Guidelines: Development in the open space designation is appropriate under the following conditions.

- A. Conservation: The environmental character of sensitive or unique natural features must be identified (i.e., moderately steep or steep slopes, potential wetlands, and floodplains) and the impacts mitigated according to applicable policies and ordinances.

- B. Land Use and Transportation: This land use allows for managed grazing, agriculture, mining, watershed conservation structures and recreational activities. Dwellings for mining operations or managed grazing are permitted, subject to special review.
- C. Public Services and Facilities: The area typically lacks public services and facilities necessary to support development. Approval of development shall be on a case-by-case basis based on type of development proposed and necessary requirements for public services and facilities.

Planned Unit Development (PUD)

Currently Pershing County does not have Planned Unit Development in the development code, but has a reserved spot as Chapter 17.410.

Intent: The intent of the planned unit development (PUD) designation creates and preserves areas where detailed study and planning are required to address the unique conditions of an area, and the needs of landowners and the community. The PUD designation is appropriate for redeveloping existing areas, re-planning areas that have already begun to develop in an unplanned or uncoordinated manner, planning environmentally sensitive areas planning for a mixture of land uses and planning new communities. The PUD document serves as the regulatory framework for development within the PUD designation by identifying the appropriate land uses and associated infrastructure necessary to support development. When adopted by the Pershing County Board of County Commissioners, the PUD is used as a mechanism for systematic execution of the *Pershing County Master Plan*. Planned unit developments can also provide a tool to implement development agreements when it is appropriate and desirable to coordinate private funding, or cooperative funding, of public services.

An important function of an adopted PUD is to simplify the review procedures and permitting time necessary for subsequent development. At a minimum, the PUD shall contain plans for land use, circulation, water and sewer improvements, phasing, financing and implementation. The document should also contain design guidelines, if appropriate, and development regulations, if different than the *Pershing County Development Code*. Design guidelines address the aesthetic aspect of the proposed development. The planned unit development regulations reflect the needs and desires of the surrounding community as identified during the public input process.

Goals and Policies

Goal LU 1.0: *Maintain agriculture as a viable long-term land use in the Lovelock Area.*

- | | |
|---------------|---|
| Policy LU 1.1 | Protect existing agricultural uses from encroachment of incompatible development. |
| Policy LU 1.2 | Ensure that land use and subdivision decisions promote and encourage agriculture as an important industry and a desirable land use. <i>[Note: Such decisions shall recognize the importance of agricultural infrastructure, operations and maintenance activities which may be perceived as nuisances or conflicts with other</i> |

developed uses, but are essential to the long-term viability of agricultural uses.]

- Policy LU 1.3 Support state and federal programs that provide tax advantages or other economic incentives to insure long-term retention of agricultural lands, and consider similar local program.
- Policy LU 1.4 Within agricultural areas, planning and development regulations shall provide for a range of compatible and complementary secondary uses consistent with the primary agricultural uses.

Goal LU 2.0: To foster development in areas where adequate public services and facilities can be provided efficiently.

- Policy LU 2.1 Require adequate public services and facilities to be in place or assured prior to the approval of a development so that capacity will be available concurrently with new demands.
- Policy LU 2.2 Pursue State and federal programs and grants which can provide funding to replace or repair existing aging infrastructure.
- Policy LU 2.3 Evaluate the establishment of special districts as a means of funding services and facilities upgrades where inadequacies exist.
- Policy LU 2.4 Phase new development at a pace which can be adequately served by community services and facilities.
- Policy LU 2.5 Require phased development projects to be designed so the project is able to function effectively and independently at the completion of each cumulative phase.
- Policy LU 2.6 Consider community character, environmental impact, public health, public safety, aesthetics and efficient service provision on all development proposals.
- Policy LU 2.7 Review applications for discretionary projects or permits (including, but not limited to, Master Plan amendments, zone changes, tentative subdivision maps, parcel maps, and special use permits) to determine consistency with the policies of the Master Plan.
- Policy LU 2.8 Lower intensity land use may be used to limit development potential until adequate infrastructure is available to accommodate the higher density/intensity land use of the Future Land Use Map. **Figure 11** (Pg. 52) shows the overall county, with Figures 12 through 19 reflecting certain sections of the county and current land use zonings.

- Policy LU 2.9 Allow certain types of extended residential support services and institutional uses in areas in which residential uses are allowed by the Land Use Map. **Figure 11** (Pg. 52). This policy recognizes the need to provide support services to the urban, suburban and rural residential areas throughout the county.
- Policy LU 2.10 Ensure that new development occurs in locations that can be efficiently served.
- Policy LU 2.11 Require new development to provide its proportionate share of improvements to avoid a degradation of services for existing residents. This requirement should be applied regardless of the size of the development to avoid incremental erosion of services.
- Policy LU 2.12 Encourage development of vacant or under-utilized land within rural communities or urbanizing areas and discourage growth in outlying areas. Rural Communities include Grass Valley, Oreana, Humboldt River Ranch, Rocky Canyon, Mill City, Unionville, and Imlay. Urbanizing areas include the areas designated for urban development adjacent to the City of Lovelock.
- Policy LU 2.13 Require developers to provide studies demonstrating the traffic impacts of new development projects and to provide improvements or funding in lieu of improvements in proportion to the traffic impacts of their projects on the County's road system.

Goal LU 3.0: Achieve a balanced mix of land uses that are arranged to avoid conflicts and maximize public service and facilities efficiencies.

- Policy LU 3.1 **Figure 11**, (Pg. 52) illustrates the Pershing County Land Use Map. Use the Land Use Map in conjunction with the goals and policies of this Plan to guide land use development decisions.
- Policy LU 3.2 For areas within one mile of the City of Lovelock, seek comments from the City to ensure that the development proposal is consistent with the Land Use Map and compatible with site specific conditions. Site specific review is needed to ensure that development proposals are consistent with other County policies.
- Policy LU 3.3 Maintain the official copy of the Land Use Map on file at the Pershing County Planning and Building Department. Due to size limitations, the Land Use Map reproduced in the Master Plan document may not completely reflect the official copy.

Notes: The boundaries depicted on the Land Use Map are general and may not follow property lines. When there is some question as to which

designation applies to a particular property, the Director shall recommend to the Planning Commission based on public improvements and development patterns, the most appropriate land use designation. The Planning Commission's decision may be appealed to the Board of County Commissioners.

Goal LU 4.0: To retain or enhance the aesthetic value of Pershing County's natural and built environment.

- Policy LU 4.1: Minimize negative visual and safety impacts of hillside developments by limiting development on steep slopes and along ridgelines.
- Policy LU 4.2: Enhance development standards addressing foundations, access parking and buffering to improve the aesthetic value of development.
- Policy LU 4.3: Enforce minimum standards of property maintenance and screening of outdoor storage.
- Policy LU 4.4: Limit the location, number and size and appearance of signs and billboards to avoid visual clutter.
- Policy LU 4.5 Minimize the visual impact of telecommunications towers through co-location of antennas and use of designs that conceal antennas.

Goal LU 5.0: To encourage the development of a variety of housing types for community residents.

- Policy LU 5.1: Maintain a supply of land that is zoned for a variety of housing types and densities. *Note: When evaluating needs, the County will consider the housing opportunities in Lovelock and Winnemucca.*
- Policy LU 5.2: Support the provision of housing for groups with special needs, such as the elderly and handicapped. These homes should be located in areas with adequate support facilities, particularly medical, educational and recreational facilities.
- Policy LU 5.3: Allow the use of manufactured homes and modular homes as an alternative to conventionally constructed homes on all parcels where permanent residential uses are allowed, provided these homes are placed on permanent foundations as described in the Uniform Building Code (UBC 2003).
- Policy LU 5.4: Permit manufactured home parks in the rural communities and urbanizing areas, subject to the density standards according to the Pershing County Development Code (PCDC 17.310)

Policy LU 5.5: Support investment in higher-end housing development through land use standards that ensure the compatibility of adjacent development.

Policy LU 5.6: Prohibit the long-term use of non-permanent structures and vehicles as residences within subdivisions.

Goal LU 6.0: To conserve and rehabilitate the existing housing stock.

Policy LU 6.1: Support local efforts to obtain state and federal funding for housing and conservation and rehabilitation.

Policy LU 6.2: Support the retention and maintenance of existing housing. Ensure that rental units are maintained in safe condition.

Goal LU 7.0: Expand local employment opportunities, particularly jobs that pay “living” wages.

Policy LU 7.1: Designate adequate land for development of increased employment opportunities.

Policy LU 7.2: Support the development of an adequate inventory of developable industrial park land.

Policy LU 7.3: Work cooperatively with the City of Lovelock through the Regional Planning Commission or other forum to encourage the development of new employment uses within the existing utility service areas.

Goal LU 8.0 To retain historic and cultural resources as physical reminders of the County’s past and to shape the County’s identity now and in the future.

Policy LU 8.1: Consider impacts to historic resources when reviewing development proposals.

Policy LU 8.2: Coordinate with appropriate state and local organizations to identify and preserve historically, archaeologically and culturally significant structures and sites.

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FIGURE 11: Land Use Map

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Figure 12: Upper & Lower Valleys near Lovelock

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Figure 13: City of Lovelock Land Use Districts

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Figure 14: Oreana

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Figure 15: Humboldt River Ranch Area

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Figure 16: Imlay

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Figure 17: Mill City

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Figure 18: Cosgrave

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Figure 19: Grass Valley

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❖ (Chapter Three) Transportation ❖

Overview

The Transportation Element identifies key transportation issues facing the community and establishes goals, objectives, policies and strategies addressing those issues. As Pershing County seeks to meet the mobility needs of future residents, there will be limited transportation choices that are affordable and accessible for all segments of the community. The county will remain dependent on automobiles in rural areas. The system of streets should effectively serve the anticipated populations while being sensitive to the natural built environment. To conserve energy, moderate street maintenance costs and insure that special needs populations have access to jobs, housing and services.

System expansions must be within the fiscal means of the county and should provide the flexibility to evolve as needs and technology change. The location and design of new facilities should be compatibly integrated into the community fabric -- protecting the character of individual neighborhoods and the county as a whole.

Key Issues

- ❖ **Establishing Appropriate Road Improvements Standards.** One of the most recognizable effects of growth is the increase in traffic. As growth continues, improvements to the road system will be necessary to keep pace with changes in the community. Therefore, creating an appropriate set of road improvement standards is an essential part of ensuring that the circulation system continues to be safe, adequate and economical to maintain.
- ❖ **Funding Road Improvements.** Transportation improvements must be planned with land use decisions and phased with development. Requiring development to pay its fair share and construct improvements proportional to and necessitated by development is important for the county's ability to adequately provide and maintain its circulation system.
- ❖ **Maintaining County Roads.** The quality of public and private roads found in the County varies immensely and surfaces range from asphalt to gravel with 894 miles of gravel roads in the unincorporated portion of Pershing County, and 105 miles are paved. The City of Lovelock has 16.3 miles of centerline paved road within the city. The Nevada Department of Transportation has reported 476.6 miles of maintained roads within Pershing County. Unpaved roads are less expensive to build, but cost more to maintain when traffic counts exceed approximately 250 vehicles per day. Thus, standards for new roads and road improvements should be high enough to assure that maintenance costs and impacts are kept at a reasonable level.
- ❖ **Capitalizing on Rail Service.** Pershing County benefits greatly due to the location of rail facilities within the area. The Union Pacific Railroad has portions of its rail network located in the county. While not widely relied on, rail service can play an important part in the County's development, particularly its economic development.

Future Roadway Network

The future roadway network established in this plan identifies the approximate alignments and functional classifications of major roadways needed to serve planned development. **Figure 20**, (Pg. 74) defines the functional classifications of roads in the county. In outlying areas, the densities and locations of collector roadways will depend on the actual density of development. The design of the future roadway network must be a dynamic process -- planned roads must be adjusted to reflect approved development. Similarly, the county should assess the impacts of proposed development to ensure that it can be safely accommodated on the planned roadways system. In addition, ongoing traffic monitoring and periodic system modeling should be conducted to adjust priorities in proposed capital improvements.

TABLE 13. Functional Road Classification System

Street Classification	Function	Character of Street	Examples
Principal Arterial	Link communities and urban centers; carry high volumes of traffic at relatively high speeds.	Continuous traffic flow with access tightly controlled.	Interstate I-80
Major Collector	Link important uses within the County to each other; carry moderate volumes of traffic at moderate speeds; collect the traffic from local and minor collector roads.	Continuous paved roadway through or between communities; access from individual residential lots is restricted to lots of 10 acres or larger with a minimum of 400 feet of frontage, except where the Board of County Commissioners determines that the collector is within an urban area.	Fairview Road, North and South Meridian, Westergard Road, Westfall Road, Arobio Road, Old Victory Highway, Rye Patch Reservoir Road, and State Routes 396, 397, 399,400, and 401.
Minor Collector	Link local roads with paved road system; carry low volumes of traffic at low speeds; collect traffic from local roads. When traffic exceeds 300 vehicles per day, the County should consider re-designating these roads as major collectors.	Continuous roadway through a single township; designed to carry traffic through townships, but generally not for long distances; access from individual residential lots is restricted to lots of 10 acres or larger with a minimum of 400 ft of frontage. Only paved in urbanizing areas and rural communities, except where the Board of County Commissioners determines that the collector is within an urban area.	Holmstrom Road, Kruze Road, Peterson Road, Reservation Road and Western Avenue/Arobio Lane.
Local	Provide access to individual lots; carry low volumes of traffic at low speed.	Discontinuous; designed to discourage use by through traffic; stop signs at most intersections. Only paved in urbanizing areas and rural communities.	All roads not classified as collector are local roads.

Goals and Policies

Goal T.1.0: *Maintain a transportation system that safely and efficiently meets the needs of residents, businesses and visitors.*

- Policy T.1.1: Require new development to contribute to the construction and maintenance of transportation facilities needed to meet its demands.
- Policy T.1.2: Require during the development review process that new development minimize its direct access to major collectors whenever practicable.
- Policy T.1.3: At a minimum, policies and standards recommended by the Pershing County Roads Department or the American Association of State Highway and Transportation Officials (AASHTO) shall be used as the engineering and design criteria in the construction or new roadways. New signage and markings shall be provided in accordance with the Manual for Uniform Traffic Control Devices (FHWA, 1988).
- Policy T.1.4: Coordinate planning and implementation of the county's transportation system with state and federal transportation agencies, the City of Lovelock and adjacent jurisdictions.
- Policy T.1.5: **Figure 20** (Pg. 74) identifies the functional road classifications required to serve planned development. Require all new development to be consistent with the access right-of-way dedication and improvement standards² for roads adjacent to and within the development.
- Policy T.1.6: A transportation system standard shall be developed for the construction of paved and unpaved rural roadways in Pershing County. This process should be a coordinated effort between the Pershing County Planning and Building Department, Roads Department and Board of County Commissioners.

Goal T.2.0: *To provide adequate rights-of-way and facility improvements to serve development and maintain acceptable levels of service.*

- Policy T.2.1: Ensure that adequate roadway facilities are provided concurrently with new development.
- Policy T.2.2: Require dedication of rights-of-way and other access easements necessary for needed transportation facilities. Where multiple phases

² Improvement standards shall be established in the County's development codes.

- are developed, dedication of right-of-way providing access to future phases shall be required.
- Policy T.2.3: Require roadway improvements to be constructed to County standards as defined for each roadway classification. Where multiple phases are developed, the County may require improvement of roadways providing access to subsequent phases.
- Policy T.2.4: Allow private roadways as an interim condition between construction and acceptance by the County. Allow private drives accessing up to eight dwellings. Require all shared private drives and roadways to be designed and constructed to provide adequate emergency access.
- Policy T.2.5: Require a perpetual offer of dedication for all rights-of-way and roads in a manner consistent with Pershing County's standards as defined for each roadway classification.
- Policy T.2.6: Monitor traffic on County roads to identify roads or rights-of-way that are unnecessary, under-used or mis-classified, and make adjustments as appropriate.
- Policy T.2.7: Require new development to fund its share of capital costs attributable to the development of a road system required to serve planned development.

Goal T.3.0: To maintain the County's roadway system consistent with the safe, convenient and efficient movement of people and goods.

- Policy T.3.1: Monitor road conditions and prioritize maintenance schedules based on traffic demand and the availability of alternate routes.
- Policy T.3.2: Evaluate additional funding strategies for maintenance of County roads, including assessment and/or road utility districts.
- Policy T.3.3: Establish standards for the maintenance of private roads.

Goals T.4.0: Support effective use and development of rail and aviation transportation facilities.

- Policy T.4.1: Encourage cooperation with the Union Pacific Railroad and the Nevada Department of Transportation to promote safe and effective rail service through the County.
- Policy T.4.2: Work with aviation interests to spearhead planning and improvement efforts for Derby Field.

FIGURE 20. Road Classifications Map

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–❖ (Chapter Four) Public Services & Facilities❖–

Overview

Public services and facilities are both conveniences and necessities that ensure the health and safety of the County's residents. If, how and when these services and facilities are provided has a large influence on the character, quality of life and economic health of the County.

Rural residents, particularly in more remote areas, cannot practically be provided with the same levels of service that are provided in urban areas. While Pershing County will continue to provide the best services and facilities its resources allow, rural businesses and residents should anticipate that:

- ◆ Emergency response times will be greater than in urban areas, particularly during severe weather;
- ◆ Roads cannot be maintained to urban street standards. Much of the County's road system is unpaved, so heavy equipment and normal traffic will generate dust and damage road surfaces, particularly driving in extreme weather conditions. In addition, street designs generally do not accommodate high volumes of traffic or high speed traffic.
- ◆ Residents will bear the cost of maintaining private roads, including costs associated with dust control, surfacing, snow removal and rebuilding when severe weather damages roads.
- ◆ On-site wells and wastewater systems are the responsibility of the property owner to construct, maintain and replace. In more congested areas, connection to centralized systems may be required at significant cost to the property owner.
- ◆ Home owners associations (HOA) provide many services and facilities. The fees and regulations of the HOAs typically impose responsibilities on residents in addition to those of the county.
- ◆ The benefits of living in unincorporated areas of the County are off-set by some inconveniences. Lower taxes and more dispersed development patterns prevent the county from providing all the amenities and protections of incorporated communities.

Key Issues

- ❖ **Coordinating Public Services and Facilities Availability with Growth.** As Pershing County has experienced increasing growth pressures in Rye Patch and Grass Valley, the need to link development approvals with the adequacy of community facilities has become increasingly evident. The County must develop adequate facility standards and equitable funding mechanisms.
- ❖ **Maintaining Adequate Water Supplies for Existing and New Development.** Pershing County faces water supply and distribution issues similar to other rural Nevada counties. Most of the county is dependent upon locally available supplies of groundwater. Outside the Lovelock Meadows Water District, most residents rely on private wells. As more areas urbanize, the need for more coordinated approaches to water services will grow.

- ❖ **Equitably Funding Community Facilities.** County buildings and facilities constitute substantial capital investments. Growth in the community will result in additional requirements for county personnel and work space. If current trends in residential development occur, the county will need to seek new means to fund these improvements.
- ❖ **Protecting Property from Storm Water.** As development of more remote areas adjacent to the mountain ranges has increased, the need for better safeguards has become increasingly evident. The county will need to take a more active role in the design and inspection of drainage facilities to protect public and private improvements.
- ❖ **Preserving Access to Open Lands.** The sale of railroad lands and their marketing to private real estate interests has increased awareness of the fact that many of the valued public land resources are only accessible through private lands. The county should coordinate with the BLM and private interests to maintain adequate access.
- ❖ **Providing Emergency Services.** The public's health, safety and quality of life are intertwined with the level and availability of emergency services. As growth occurs, increased demands are placed on both the personnel and physical resources of the Sheriff's Department, fire departments and emergency medical services. The distances between communities, and often the terrain, complicate the county's ability to provide timely and cost-effective response. Additional facilities, equipment, personnel and arrangements with other jurisdictions may be required to continue to produce the current levels of service to county residents.
- ❖ **Providing Adequate School Capacity.** The School District will continue to compete for scarce tax dollars to provide an effective school system. The county should coordinate with the district to secure school sites and ensure that development occurs in a manner that can be efficiently served.
- ❖ **Disposing of Solid Wastes.** Practices and locations for solid waste handling and disposal have significant land use implications. Landfills, transfer sites and specialized waste disposal sites are not compatible with many other land uses. Community growth increases the need for waste management and new disposal sites, and the rate at which existing facilities will reach capacity. Rising costs of waste disposal, environmental and social constraints all contribute to the complexity of solid waste issues. A long term planning and management approach to waste disposal must be established to ensure that as development occurs, the County will be able to provide adequate waste disposal.
- ❖ **Restrict building in the FEMA-NFIP 1% Floodplain area.** Pershing County participates in the National Flood Insurance Program (NFIP). In general, the area affected by the 1% chance of flooding, (100 year floodplain listed as Zone A) is located within the valley created by the Humboldt River and adjacent low lying areas. Also, land located south of Lovelock which is referred to as Lower Valley including the Humboldt Sink is the largest area considered Zone A by the NFIP maps. **Figure 22** (Pg. 102) is an example of the area south of Lovelock in the Zone A, 1% floodplain.)

Goals and Policies

Goal PSF.1.0: *To provide public services and facilities at levels which support a desirable “quality of life” for current and future residents.*

- Policy PSF.1.1: Require new development to assist in providing a range of necessary public services and facilities.
- Policy PSF.1.2: Promote cost effective, efficient and coordinated services and facilities through joint ventures and cooperative agreements with public and private entities.
- Policy PSF.1.3: Ensure that public services and facilities are adequate to meet the demands from proposed development. Table 14 establishes the target levels of service for new development in each land use designation, which may be modified by the Board of County Commissioners based on site conditions. The County will endeavor to maintain or enhance existing levels of services but recognizes that fiscal constraints may result in lower levels of service in remote areas.

TABLE 14. Typical Improvements for New Development by Land Use Designation

Facility/ Improvements	LAND USE											
	AMR	GR	LDR	MDR	HDR	LDS	HDS	NC	GC*	I *	PSF	OS
	GRNA											
Legal Access	x	x	x	x	x	x	x	x	x	x	x	x
Grants of ROW and Easements	x	x	x	x	x	x	x	x	x	x	x	x
Curb, Gutter, Sidewalks							x ¹	x ¹	x ¹			
Electricity	2	2	2	x	x	x	x	x	x	x	2	2
Water												
Centralized System							x	x ³	x ³	x ³	x ³	
Individual or State Approved Well	x	x	x	x	x	x		x	x	x		x
Wastewater												
Centralized System							x ⁴	x ⁴	x ⁴	x ⁴	x ⁴	
Individual or Engineered Septic	x	x	x	x	x	x		x	x	x	x	x
Parks and Recreation						x ⁵	x ⁵					
Fire Protection												
Fire Flow ⁶					x	x	x	x	x	x		

* Standards may be modified.

Notes for Improvements Requirements

- 1) The County along local streets and where the minimum lot size is ½ acre or more may waive requirements for these improvements. If located more than 1/4 mile from the City of Lovelock and lot size is ½ acre or more, the County may accept graded gravel walkways or other acceptable pedestrian/bicycle pathways.
- 2) Connection to public electric utility is required if service is available. However, alternative sources of power may be provided.

- 3) Centralized service requirements may be waived by the County for specific types of development provided the applicant demonstrates the availability of water for domestic use.
- 4) The County may authorize on-site state approved systems, provided no wastewater facilities are located within 400 feet of the proposed development.
- 5) Local parks are not required for any development lot sizes in excess of 1.01 acres or more. The County's development regulations may provide for contribution of a fee-in-lieu of dedication applicable to small scale developments.
- 6) Where centralized systems are unavailable or inadequate to provide required fire flow, the applicant will be required to construct and dedicate a standpipe or other suitable water source for fire protection as approved by the County.

Goal PSF.2.0: Organize planning, funding and construction of infrastructure and facilities.

- Policy PSF.2.1: Ensure that adequate public services and facilities are provided or are available concurrent with development approved through development review and the County's Capital Improvements Program (CIP).
- Policy PSF.2.2: Monitor levels of service and use this information to help set CIP priorities.
- Policy PSF.2.3: Develop strategies to improve developed or subdivided areas which are under-served by public services and facilities, including restricted additional development to forestall further reductions in service, establishment of districts to fund improvements or the use of private service options.
- Policy PSF 2.4: When urban densities are developed in unincorporated areas, ensure that adequate provisions is made to fund long-term capital, maintenance and operations costs of water and wastewater utilities.

Water and Wastewater Systems

Goal PSF.3.0: To balance the demand for expanding urban development with the efficient provision of public services and facilities.

- Policy PSF.3.1: Water and wastewater system extensions to serve new development shall be funded by new development. Require centralized water and/or wastewater systems for any High Density Suburban development, lot sizes that are ¼ of an acre or smaller.
- Policy PSF.3.2: Monitor development approvals and exchange this capital improvement programming information with other service providers.

Goal PSF.4.0: To ensure that water, wastewater and storm drainage systems are adequate to meet basic and emergency needs of development.

- Policy PSF.4.1: Require water supply and distribution systems that will meet existing and future domestic demands.
- Policy PSF.4.2: Require wastewater and storm water management systems that will meet existing and future domestic demands.

- Policy PSF. 4.3: Facilitate the development of safe and adequate water and/or wastewater systems to meet the long-term needs of Grass Valley residents and businesses.

Drainage

Goal PSF.5.0: To protect public and private property and lives from flood damage.

- Policy PSF.5.1: Ensure that streets and drainage facilities are designed and constructed to accommodate runoff from the 25-year storm event.
- Policy PSF.5.2: Ensure that streets and drainage facilities are designed and constructed to remain undamaged during the 100-year storm event.
- Policy PSF.5.3: Ensure that lots provide adequate buildable area outside the 100-year floodplain.
- Policy PSF.5.4: Ensure that any development within the 100-year floodplain is designed in accordance with FEMA guidelines.

Parks and Recreation Facilities

Goal PSF.6.0: To provide for a variety of parks and recreation facilities and opportunities for the County's residents and visitors.

- Policy PSF.6.1: Continue to operate and develop park and recreation facilities through joint ventures and agreements with other public or private entities.
- Policy PSF.6.2: Encourage and support efforts of new development to provide privately maintained parks and recreation facilities through homeowners associations for neighborhood use.
- Policy PSF.6.3: Encourage retention of lands that are not suitable for development (e.g. poor soils, floodplain areas, etc.) as open space areas, or where appropriate, for development as active recreational areas.
- Policy PSF.6.4: Focus County recreation development on regional facilities and explore opportunities for joint development on state or federal lands.

Emergency Services

Goal PSF.7.0: To provide for adequate and cost-effective emergency services, including fire protection, law enforcement and emergency medical services.

- Policy PSF.7.1: Support efforts to maintain existing emergency services and facilities, and expand facilities to serve new development.
- Policy PSF.7.2: Promote the coordination and cooperation among all law enforcement agencies.

Educational Facilities

Goal PSF.8.0: To promote excellence and diversity in educational services and facilities.

- Policy PSF.8.1: Encourage the provision of well-located educational facilities. Elementary and middle schools should be located near the neighborhoods they serve, whenever possible, to minimize the need for students to cross arterial streets and reduce the need for busing.
- Policy PSF.8.2: Promote the construction of joint-use facilities for education and community recreation.
- Policy PSF.8.3: Encourage providers of educational services to continually improve educational opportunities for all age groups.

Solid Waste Facilities

Goal PSF.9.0: Provide for safe, cost-effective solid waste management.

- Policy PSF.9.1: Develop a county-wide and/or regional solid waste management plan to assess the County's current and future needs, establish policies and practices for disposal and develop guidelines to direct capital expenditures.
- Policy PSF.9.2: Protect current and identified future facility sites from encroachment of sensitive and incompatible land uses.
- Policy PSF.9.3: Promote cost-effective, efficient and coordinated solid waste handling and disposal through joint ventures, cooperative agreements or contracts with other public and private entities.

❖(Chapter Five) Conservation & Resources❖

Overview

Pershing County's natural resources must be effectively managed and conserved to assure that they will be available for future generations. Without direction, access to the County's prime agricultural soils, minerals, groundwater sources and valuable public lands may be lost. Land use and conservation policies create a balance between development and resource protection.

Key Issues

- ❖ **Maintaining Surface Water Quality.** Surface water supplies in the County are extremely limited. Protecting the quality of Rye Patch Reservoir has long-term benefits for recreation, tourism and agriculture.
- ❖ **Protecting Groundwater Supplies.** Groundwater is a precious commodity in Pershing County. Since community sewage collection and treatment facilities are not available in the unincorporated portion of the County, the State has taken an active role in preventing groundwater contamination by inadequate septic systems.
- ❖ **Supporting Balanced Use of Public Lands.** Publicly-owned land comprises approximately 75.9 percent of Pershing County. These lands provide recreational and economic benefits for the community. The County should participate in the public land planning process to ensure that the land remains a long-term asset.
- ❖ **Maintaining dialog between Pershing County residence and elected officials with other State and Federal Agencies.** This portion of the Pershing County Master Plan requires consultation prior to decisions that affect public lands within the County's boundaries. Pershing County is desirous of cooperation from the Bureau of Land Management (BLM) 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

Goals and Policies

Water Resources:

Pershing County has begun a Water Resource Plan dealing with water availability in the various sub-basins in the county. The Pershing County Water Resource plan is part of the Pershing County Master Plan and will be available online. Please review the Pershing County Water Plan on the Pershing County Web-site, www.pershingcounty.net the plans phase 1 should be available in 2013.

Goal C.1.0: *Protect surface and groundwater quality from the effects of growth and development.*

Policy C.1.1: Coordinate with the Lovelock Meadows Water District, other agencies and the public to protect water resources from over-use or contamination from inappropriate development.

Policy C.1.2: Encourage the State to monitor areas with a concentration of domestic wells and septic systems to determine the effects and limitations of development.

Policy C.1.3: Work with the Pershing County Water Conservation District, other agencies and the public to protect irrigation systems and drainage channels from inappropriate development.

Policy C.1.4: Support federal efforts to protect natural and man-made wetlands from development impacts and to maintain their value for wildlife habitat and water purification.

Goal C.2.0: *Reduce the need for developing new water sources by efficiently using available ones.*

Policy C.2.1 Work with Lovelock Meadows Water District, other agencies and the public to encourage development patterns and practices which conserve water.

Policy C.2.2: Coordinate with the City of Lovelock to expand sewer service and develop opportunities for the use of reclaimed water.

Public Lands and Resources

Goal C.3.0 *Recognize and maintain the open space character and multiple resource value of public lands.*

Policy C.3.1: Coordinate with the Bureau of Land Management, Bureau of Reclamation and other public land owners to influence land use decisions in order to benefit local residents and the economy.

Wildlife

Goal C.4.0: *Conserve wildlife habitat and other resources of significant biological, ecological and recreational value.*

Policy C.4.1: Protect fragile wildlife habitat areas from encroachment or other impacts from development.

Policy C.4.2: Provide opportunities to cluster development where appropriate for habitat conservation.

Flood Protection

Goal C.5.0 Protect residents and developed uses from flood hazards.

- Policy C.5.1: Continue participation in the National Flood Insurance Program and application of flood plain regulations.
- Policy C.5.2: Discourage development of new structures and prohibit the creation of additional building sites within the 100-year flood plain.
- Policy C.5.3: Minimize alteration of natural flood plains, stream channels and natural protective barriers that accommodate or channel floodwaters.
- Policy C.5.4: Cooperate with the Pershing County Water Conservation District in establishing flood protection development standards for sites adjacent to irrigation facilities.
- Policy C.5.5: Provide flood insurance information to the public through the County Planning and Building Department.

Goal C.6.0: Provide, protect and utilize adequate drainage systems.

- Policy C.6.1: Prohibit development projects that significantly increase the volume or velocity of stormwater run-off or change the character or location of discharge unless acceptable off-site drainage systems are provided.
- Policy C.6.2: Encourage on-site retention systems where appropriate to allow the percolation of stormwater and to avoid off-site drainage problems.
- Policy C.6.3: Prohibit the use of PCWCD drainage systems to accommodate urban run-off unless specifically accepted by PCWCD.

Mineral Extraction

Goal C.7.0: Develop and responsibly conserve Pershing County's significant mineral resources.

- Policy C.7.1: Consider the impact of new development on the extraction of mineral resources in land use.
- Policy C.7.2: Review proposed mining activities (mineral extraction, sand and gravel pits, etc.) to ensure that they are compatible with existing and planned development.

❖ (Chapter Six) Implementation ❖

Overview

Pershing County's Master Plan is intended to be a dynamic document -- one that responds to changing needs and conditions. To assess the Plan's effectiveness in responding to changing conditions, the County will need to monitor actions affecting the Plan. As a result of these monitoring efforts or private development requests, the County will need to amend the Plan periodically. However, Plan amendments should not be made lightly.

County Commissioners and Planning Commissioners should consider each proposed amendment carefully to determine whether or not it is consistent with the Plan's goals and policies. In addition, the cumulative effect of several minor changes may be a change in policy direction. For this reason, Master Plan amendments must be evaluated in terms of their significance to County policy.

This chapter describes the processes to review, monitor and amend the Plan and the Future Land Use Maps every four years. The detailed amendment process will be incorporated into the County's Development Code.

Annual Review & Monitoring

The Board of County Commissioners should consider reviewing Master Plan-related activities prior to the initiation of the budget process every four years. This review is intended to:

- ◆ Measure the County's success in achieving plan goals through the recommended strategies of the Plan Implementation Program discussed at the end of this chapter;
- ◆ Propose strategies to be pursued under the coming year's budget;
- ◆ Identify unlisted strategies that will achieve Plan goals;
- ◆ Document growth trends and compare those trends to plan projections;
- ◆ List development actions which affect the plan's provisions; and
- ◆ Explain difficulties in implementing the plan.

Every four years the Planning Commission shall review the County's progress in achieving the goals of the Plan, the impact of the Plan on service provision, and proposed programs to help achieve the Plan's goals. This review should be used as a tool to help set budgetary priorities.

Land Use Amendments

The Land Use Plan map is intended to serve as a guide for public and private development and land use decisions. The intent of this Master Plan is for the County to adopt a formal amendment process that will be codified in the County's development codes. Land use amendments are anticipated as growth occurs and market conditions change. While land use amendments may occur more frequently than policy changes, they should not occur more than four times per year. By limiting opportunities to amend the future land use plan, the County will reduce the potential for incremental land use changes to result in unintended policy shifts.

Policy Review & Amendment

To ensure that the Master Plan remains an effective guide for decision-makers, Pershing County should conduct periodic major evaluations of the plan goals and policies. These evaluations should be conducted every three to five years, depending on the rate of change in the community, and should consider the following:

- ◆ Progress in implementing the Plan;
- ◆ Changes in community needs and other conditions that form the basis of the Plan;
- ◆ Fiscal conditions and the ability to finance public investments recommended by the Plan;
- ◆ Community support for the Plan's goals and policies; and
- ◆ Changes in State or federal laws that affect the County's tools for Plan implementation.

The major review process should encourage input from merchants, neighborhood groups, developers and other community interests through the creation of a Citizen Review Committee. Plan amendments that appear appropriate as a result of this review would be processed according to the adopted Plan amendment process.

Relationship to Budget

The annual budget is one of the most potent tools for plan implementation because it sets priorities for action each year. Capital and operational funding decisions should directly reflect the goals and policies of this Master Plan. The Plan should serve as the basis for the staff's recommended work programs and a focus for Board discussion of priorities from year to year. Specifically, the County should review the Plan goals and implementation programs and recommend appropriate strategies to achieve the Plan goals in a manner that is consistent with Plan policies.

If specific Plan recommendations are not funded, the County should evaluate whether they should be omitted from the plan. When there is a conflict between budget priorities and the goals and policies of this plan, the Board should consider whether those goals or policies remain valid. If they are valid, then the Board should reevaluate budget priorities.

As part of the long-term budgeting process, the county should conduct a financial capacity analysis to determine if additional funding is required to augment federal, state and county funds for public services and facilities (i.e., roads, law enforcement, fire/ambulance services). This financial study should include a consideration of impact fees, property taxes and sales taxes to equitably spread the cost of improvements among existing and future uses.

Capital Improvement Plan

The County should maintain and regularly update long-range and five-year Capital Improvements Plan (CIPs). Located in the Clerks/Treasurer and the Recorder/Auditors offices.

The long-range CIP is an important planning tool to ensure that the county has planned the most cost-effective facilities and to determine whether the county will have the capability to fund needed public facilities. The long-range CIP should reflect the size, approximate location and estimated costs of

improvements needed to serve anticipated growth for the next 15 to 20 years. This plan is not an engineering document, but should provide enough specificity to determine which costs are required to remedy existing deficiencies and which costs provide new capacity that will be demanded by new development. The long-range CIP should establish the basis for the county's development fees. The long range CIP should be updated at least once every five years or when significant changes to the base systems modify the county's long term capital investment strategies (e.g., changes in service areas, significant changes in the Land Use Plan, changes in service demand or delivery patterns).

The five-year CIP should list short term projects needed to maintain existing levels of service, with each project being assigned a budget and a time frame for completion. The CIP also should delineate the proportion of project costs that is designed to provide new capacity and the proportion that is required to fund existing deficiencies. This delineation will enable the county to quantify the capital costs associated with new development and to monitor the expenditure of development fees. The five-year CIP should be updated annually to reflect the county's budgetary decisions.

Development Code

On a day-to-day basis, development regulations are the most important tools for Plan implementation. The Master Plan and the growth related goals are achieved through a myriad of incremental decisions about specific development projects. Because the Master Plan does not carry the force of law, the county must carry out many of the plan policies through its subdivision and zoning authority per the Nevada Revised Statutes. Updates to these development regulations should be consistent with the Master Plan to ensure that incremental actions on development requests support the Master Plan's goals, policies and recommendations. The county's development code should clearly implement its improvement requirements. In addition, the codes should provide guidance for the use of planned unit development districts as a tool to increase flexibility for development, while promoting the long-term fiscal integrity and quality of life for county residents. A key tool for the county in addressing large-scale multi-phase projects or smaller projects requiring urban services is the Planned Development District. Through planned developments, the county and developers gain the flexibility to adjust requirements to meet the special needs of more complex developments.

Plan Implementation Program

The Master Plan requires on-going action to achieve its goals. **Table 15**, (Pg. 88 - 90) Master Plan Implementation Matrix, provides an initial listing of tasks required to carry out the goals and policies of the plan, which are listed below. This program should be updated on an annual basis to reflect county accomplishments and to incorporate new program proposals. The Plan Implementation Program is a tool for establishing budgetary priorities. Programs that are not funded in the recommended years should be evaluated for removal from the list or to be shifted back for later implementation. Programs that are completed should be removed from the list. The Plan Implementation Program is intended to be the most dynamic component of the plan. Through annual updates, the county can ensure that the plan continues to serve the community effectively.

TABLE 15. Plan Implementation Matrix

Item	Task	Strategy	Schedule Years
1	Continue to use clustering as a primary technique to preserve agricultural land and open space.	Dev. Code	ongoing
2	Provide the City of Lovelock the opportunity to review and comment on all development proposals within one (1) mile of the city limits.	Inter-governmental coordination	ongoing
3	Ensure that agricultural operations are allowed a range of compatible and complementary secondary land uses that are consistent with primary agricultural uses.	Dev. Code	ongoing
4	Adopt standards to minimize negative aesthetic impacts from development. Such provisions should include limitations on hillside/ridge line development, requirements for permanent foundations for manufactured and model homes located outside designated parks, and limitations on signs.	Dev. Code	ongoing
5	Adopt telecommunications tower ordinance to address the location and design of proposed facilities.	Telecommunications Ordinance	ongoing
6	Encourage the development of housing for special needs populations in areas where services are available. Allow for a mix of housing types.	Dev. Code	ongoing
7	Monitor housing conditions and support rehabilitation and conservation of existing stock. Working with local, state, and federal agencies.	State, federal grants and programs.	ongoing
8	Work with the City of Lovelock and the Pershing County Economic Diversification Authority (PCEDA) to encourage economic growth and development of employment opportunities using existing service area boundaries as a guideline for promoting growth.	Inter-governmental coordination	ongoing
9	Provide flexible regulations to encourage home-based jobs that are compatible with planned land uses.	Dev. Code	ongoing
10	Use the development review process to identify and protect historically, architecturally and culturally significant structures and sites. (See Appendix A)	Dev. Code	ongoing
11	Coordinate the adoption of roadway improvement standards that encourage new growth and the healthy, safety and welfare of County residents.	Roadway Construction Standards	ongoing
12	Evaluate the use of road improvement fees or development agreements to fund road improvements.	Dev. Code, CIP Improvements Agreements, Impact Fees &/or Tax on Privileged Development	ongoing

Item	Task	Strategy	Schedule Years
13	Coordinate transportation system capital improvement and maintenance programs (CIP) with other affected jurisdictions.	Inter-governmental coordination, IGA & CIP	ongoing
14	Coordinate the completion of capital improvements programs (CIP) with other service providers to provide services and facilities efficiently	Inter-governmental coordination & Street Plan	ongoing
15	Monitor levels of service and use this information to help set CIP priorities.	CIP	ongoing
16	Work with property owners and service providers in Grass Valley and southern Humboldt County to develop appropriate wastewater treatment systems to protect groundwater quality.	Utility Service Coordination	ongoing
17	Evaluate and update, as necessary, design and construction standards for streets and drainage facilities to withstand 25- and 100-year storm events	Dev. Code	1998-ongoing
18	Coordinate with the BLM, other Federal and State Agencies and private property owners to ensure appropriate levels of access to public lands.	Inter-agency	ongoing
19	Coordinate with the City of Lovelock and the school district to explore opportunities for joint development of community recreation facilities.	Inter-agency Coordination	ongoing
20	Adopt standards for reservation and/or dedication of environmentally sensitive areas and/or areas unsuitable for development or where appropriate for passive recreation. Explore opportunities to grant tax relief or development credits to encourage private property owners to protect such lands.	Dev. Code conservation Easements & Open Space Tax Relief	ongoing
21	Continue to evaluate opportunities to enhance local and regional parks facilities.	Inter-Agency Coordination & Dev. Code	1998-ongoing
22	Maintain mutual aid agreements with local communities and evaluate opportunities to improve the quality and cost effectiveness of public safety service.	Inter-governmental coordination	ongoing
23	Coordinate with fire and emergency medical services to ensure that appropriate levels of services can be provided to all County residents.	Inter-governmental coordination	ongoing
24	Provide school districts with the opportunity to comment on all major subdivision proposals.	Dev. Code	ongoing
25	Work with Lovelock Meadows Water District and appropriate State agencies to protect water resources from over-use or contamination.	Inter-agency Coordination & Public Education	ongoing
26	Support Nevada Department of Environmental Protection's efforts to monitor areas with wells and septic systems to determine effects and limitations of development.	Inter-agency Coordination	ongoing

Item	Task	Strategy	Schedule Years
27	Coordinate with the Pershing County Water Conservation District and private property owners to protect irrigation systems and drainage channels from inappropriate development.	Inter-agency Coordination	ongoing
28	Assist the federal government in its efforts, programs and policies to protect natural and man-made wetlands and wildlife habitats from encroachment of incompatible uses and developments and from negative impacts of development and agricultural practices and mineral extraction activities.	Dev. Code & Inter-Agency Coordination	1998-ongoing
29	Work with jurisdictions and public to conserve water and to promote the reclamation of water for certain uses.	Dev. Code Inter-agency Coordination & Public Education	1998-ongoing
30	Ensure that agricultural, manufacturing and extraction operations are protected from the development of incompatible adjacent uses.	Dev. Code	ongoing
31	Adopt buffering standards and development clustering techniques to ensure compatibility between adjacent land uses, natural areas and wildlife habitats.	Dev. Code, Local right to farm provisions	ongoing

❖(Appendix A)❖

Overview

Pershing County's Master Plan includes Specific Historic Sites to continue to record significant area within Pershing County.

SPECIFIC HISTORIC SITES, PERSHING COUNTY

A

Arabia (Site) 14 miles north-northeast of Lovelock, NV

(See Jersey mine)

T29N, R32E, Sec 21

Ascalon (Site)

Approximately 5 miles east of Gerlach, NV

T33N, R24E, Section 31

B

Badger Mine

Tobin Range

T28N, R39E, Sec 1

Black Rock Desert

Northwest corner of Pershing County

T33-35N, R24-28E, Most sections

Bloody Canyon Mine

East side of Humboldt Range, south of Star Peak

T31N, R34E, Sec 35

Bluebird Mine

Spring Valley area of Humboldt Range approximately 10 miles south of Unionville, NV

T29N, R34E, Sec 15

Bonanza King Mine

Spring Valley east side of Humboldt Range (See Fitting Site)

T29N, R34E, Sec 36

C

Camera Mine

Tobin Range

T28N, R39E, Sec 21

Cinnabar City Mine

Humboldt Range approximately 15 miles south of Unionville, NV

T28N, R34E, Sec 1

D

Double O Mine

Kamma Mountains approximately 6 miles from the county line.

T34N, R29E, Sec 22,23,27,28

Dun Glen (Site) later known as Chafey

East Range approximately 9 miles northeast of Mill City, NV

T33N, R36E, Sec 16, 17

E

Eagle Picher Mine

State Route 399 Northwest of Lovelock

Approximately 25 miles from Lovelock

T28N, R29E, multiple sections

Eureka Mine

Tobin Range

T28N, R39E, Sec 29

Evening Star Mine

Approximately 11 miles west of Oreana, NV

T29N, R31E, Sec 26, 27

F

Farrel (Site)

East side of Trinity Range, 27 miles northwest of Lovelock, NV.

T31N, R29E, Sec 32

Fitting (Site) Previously known as Spring Valley

Spring Valley area on the east side of the Humboldt Range

T29N, R34E, Sec 36

Florida Canyon Mine

Off of Interstate 80 Exit 138

T31N, R33E, Sec 1, 2, 3, 10, 11, 12

Fossil Hill

East of Humboldt Range near South American Canyon in the Buena Vista Valley area.

T28N, R35E, Sec 19, 20

Four Sisters Mine

East Range

T33N, R37E, Sec 30

G

Gilberts Mine

East of Stillwater Range off of Dixie Valley Road

T25N, R37E, Sec 9

Green Gold Mine

West of the Stillwater Range in the Buena Vista Valley area. South of Antelope Road.

T25N, R35E, Sec 2, 11

Goldbanks (Site)

West off of Grass Valley Road, approximately 30 miles down Grass Valley Road portion in Pershing County, (39 Miles from Winnemucca).

T30N, R39E, Sec 21

H

Haystack Mine

Off Jungo Cut-off Road approximately 8 miles from the County line.

T34N, R32E, Sec 17, 20

Hollywood Mine

South end of Humboldt Range in the Buena Vista valley area.

T26N, R34E, Sec 2

Humboldt House (Site)

Exit 138 off of Interstate 80 on the west side of Interstate. Humboldt House was founded by the Central Pacific Railroad in 1868 as an eating station.

T32N, R30E, Sec 34

Humboldt City (Site)

Approximately 4 miles east of Exit 138 off Interstate 80 on the west side of the Humboldt Range.

T31N, R33E, Sec 1

I

Imlay (Site)

Off of Interstate 80 (exit 145) founded in 1908 as a new terminal where a roundhouse and other facilities were built.

T32N, R34E, Sec 4, 9

Imlay Mine

North end of Humboldt Range up Imlay Canyon

T32N, R34E, Sec 30

J

Jacobs Well

Six miles east of Mill City, off exit 149 on Interstate 80. Known as a whiskey stop in 1860's and a watering hole for animals. T32N, R35E, Sec 11

Jersey Mine

Approximately 10 miles west of Oreana, NV

T29N, R32E, Sec 21

Johnson-Heizer Mine

West of Humboldt Range between Oreana and Coal Canyon Road

T28N, R33E, Sec 19

K

Kennedy (Site)

Stillwater Range, 51 miles south of Winnemucca, NV

T28N, R38E, Sec 30

Keystone Mine

East of Eugene Mountains near county line

T34N, R34E, Sec 01

L

Last Chance Mine

West of Rye Patch Reservoir

T32N, R31E, Sec 2

Little Tungsten Mine

West of Rocky Canyon near Rye Patch Exit 119 off of Interstate 80.

T29N, R33E, Sec 3, 10

Long Mine

West Humboldt Range approximately 10 miles east of Lovelock, NV

T26N, R32E, Sec 34

Looney Mine

Near Old Rochester Mine site off the Oreana Exit 119 (Interstate 80)

T28N, R33E, Sec 13 & T28N, R34E, Sec 18

Lower Rochester (Site) near Looney Mine

Approximately 12 miles from Oreana Exit 119 off of Interstate 80

T28N, R33E, Sec 13 & T28N, R34E, Sec 18

M

Marigold Mine

Humboldt Range top of Unionville Canyon

T30N, R34E, Sec 27, 28

Mazuma (Site)

East side of Trinity Range about 24 miles northwest of Lovelock, NV.

T30N, R29E, Sec 19

Mill City, NV

North of Interstate 80 at the Mill City exit 149, about 41 miles north-northeast of Lovelock, NV.

T32N, R35E, Sec 5

MGL Mine

Nightingale Mountains

Approximately 5 miles from the southwest corner of Pershing County near Washoe County.

T25N, R24E, Sec 9

Moonlight mine

East side of Humboldt Range approximately 10 miles south of Unionville, NV

T29N, R34E, Sec 14

Monroe Mine

East Range approximately 15 miles from Mill City

T33N, R36E, Sec 11

Montezuma Mine

Approximately 10 miles west of Oreana, NV

T29N, R32E, Sec 21

Morning Star Mine

Approximately 11 miles west of Oreana, NV

T29N, R31E, Sec 22

Mount Tobin Mine

Tobin Range

T28N, R39E, Sec 1

Muttlebury Mine

West Humboldt Range approximately 12 miles east of Lovelock, NV

T27N, R32E, Sec 27, 28

N

Nevada Packard Mine

North end of Packard Flat off of Coal Canyon Road

T27N, R34E, Sec 18

Nevada Quicksilver Mine

Southern end of Humboldt Range off of Coal Canyon Road approximately 20 miles from Coal Canyon Exit off of Interstate 80.

T27N, R34E, Sec 32, 33

Nightingale (Site)

Approximately one mile from Nache Peak (6558 Ft) near the Churchill, Washoe / Pershing County line, east of the Nightingale Mountains

T25N, R24E, Sec 25

O

Oreana (Site)

Exit 119 off of Interstate 80 approximately 13 miles north of Lovelock, NV.

T29N, R33E, Sec 31

P

Pacific Matchless Mine

Humboldt Range

T28N, R34E, Sec 14

Packard (Site) Currently part of Coeur Rochester Mine

North end of Packard Flat off of Interstate 80 (exit 112) Coal Canyon Road travel east for approximately 8 miles.

T28N, R34E, Sec 32

Pershing Quicksilver Mine

South of Humboldt Range approximately 20 miles east of the Coal Canyon Exit 112 off of Interstate 80

T26N, R34E, Sec 9

Pflum Mine

East side of Humboldt Range north of Star Peak

T31N, R34E, Sec 22

Phlueger Mine

Humboldt Range approximately 5 miles south of Unionville, NV

T29N, R34E, Sec 10, 11

Pinite Mine

East side of Humboldt Range

T28N, R35E, Sec 19, 30

Placerites (Site)

Between The Kamma Mountains, Seven Troughs Range, and Majuba Mountains. Approximately 41 miles north of Lovelock.

T32N, R29E, Sec 1

Plainview Group Mine

Humboldt Range

T28N, R34E, Sec 4

Poker Brown (Site)

10 miles from Rye Patch Dam (between Majuba Mountains and Trinity Range)

T31N, R32E, Sec 21

Pronto Plata Mine

East Range

T30N, R38E, Sec 3

Q

R

Rabbithole (Site)

Kamma Mountains (Known as one of the last stops for water before crossing the Black Rock Desert.)

Located in the Black Rock Desert High Rock Canyon Emigrant Trails (National Conservation Area).

T33N, R29E, Sec 5

Rochester (Site)

Approximately 10 miles southeast of Interstate 80 off of the Oreana exit 119.

T28N, R34E, Sec 10, 15, 16, 21, 22, 28, 32, 33

Rosal Mine

West side of Humboldt Range between Coal Canyon Road and Oreana, NV

T28N, R32E, Sec 23, 26

Ryepatch Mine

Rye Patch Canyon area near Exit 119 off of Interstate 80

T30N, R33E, Sec 14

S

Scossa (Site)

Northern end of Mujuba Mountains, (east of Kamma Mountains) approximately 46 miles north of Lovelock, NV.

T33N, R30E, Sec 10

Seven Troughs (Site)

Trinity Range; T30N, R29E, Sec 13

Standard Mine

West side of Humboldt Range between Exit 129 and 138 off of Interstate 80

T31N, R33E, Sec 35

Star City

Humboldt Range 10 miles south of the Interstate 80 (exit 149) on State Route 400, then turn west for approximately 4.5 miles towards Star Creek and Star Peak in the Humboldt Range. Silver ore was discovered in 1861 and had 1200 residences within two years.

T31N, R34, Sec 22

Star Peak (elevation 9834feet)
Humboldt Range highest point in Pershing County
T31N, R 34E, Sec 27, 28

Steiner Mine
Approximately 15 miles west of Oreana, NV
T28N, R31E, Sec 3

Sutherland Mine
Approximately 11 miles east on Coal Canyon Road, Exit 112 off of Interstate 80 in the Humboldt Range.
T27N, R33E, sec 15

T
Temple Group Mines
Southern Eugene Mountains, north of Rye Patch Reservoir
T33N, R33E, Sec 11

TenMile (Site)
Approximately 12 miles southeast of Gerlach, NV
T32N, R24E, Sec 21 & 22

Thunder Mountain (Site)
Exit 145 off of Interstate 80, then east on the frontage road along the interstate about one mile.
T32N, R34E, Sec 3

Toulon (Site)
Exit 93 off of Interstate 80
T25N, R30E, Sec 5

Tip Top Mine
Tobin Range
T28N, R39E, Sec 28

Tungsten (Site)
East of Eugene Mountains, about 8 miles north of Interstate 80 at Mill City (exit 149).
Tungsten ore was discovered in 1916 in the area.
T34N, R34E, Sec 35

Twin Dome Mine
West of the East Range approximately 12 miles from Mill City.
T33N, R36E, Sec 26

U

Unionville, NV

Humboldt Range (Former County Seat of Humboldt County before Pershing County was created out of Humboldt County 1919) 13 miles south on State Route 400 from the Mill City exit (exit 149), then 5 miles west on Unionville Road. The camp was briefly called Dixie in 1961 until federal partisans won a local political fight and named the camp Unionville, and was selected as the county seat for the newly created Humboldt County.

T30N, R34E, Sec 26, 27

V

Velvet Mine

Off State Route 399 approximately 4 miles from Eagle Picher Mine.

Approximately 25 miles from Lovelock in the Trinity Range

T27N, R29E, Sec 6

Vernon (Site)

Southeast area of the Trinity Range on SR 48 about 26 miles northwest of Lovelock, NV.

T30N, R28E, Sec 36

W

Wadley Mine

East Range

T31N, R36E, Sec 11

Willard (Site) Later known as Loring

Approximately 3 miles east of Coal Canyon Exit off Interstate 80 (Exit 112)

T28N, R32E, Sec 35

Woolsey (Site)

Approximately 5 miles north of the Coal Canyon Exit 112 off of Interstate 80

T28N, R32E, Sec 27

X

Y

Z

Figure 21 Lovelock Meadows Water District Service area

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Figure 22 Floodplain area in Lower Valley near Lovelock, Nevada

Back of Figure 22