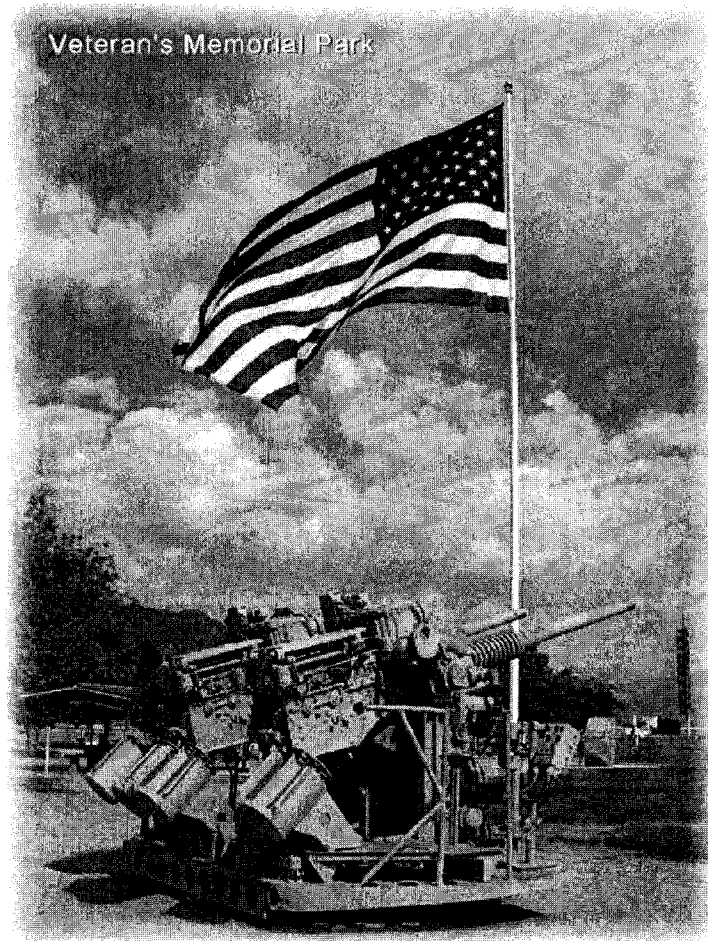


Mineral County 2010 Master Plan



America's Patriotic Home

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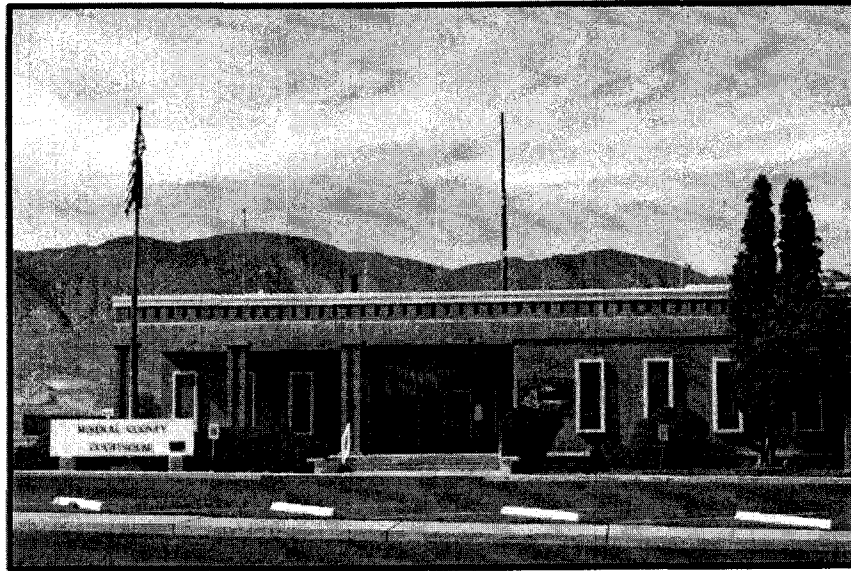
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**Printed and CD copies of this document are available in the
Mineral County Clerk Treasurer's Office, the Mineral County Library and
the Mineral County Economic Development Authority**

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SECTION 1: INTRODUCTION



(Photo by Betty Easley)
Corry Peak in Wassuk Range

Welcome to Mineral County, the patriotic home of the great state of Nevada. The Mineral County Board of Commissioners and its Regional Planning Commission views this 2010 Master Plan as our outline for planning for the County's future needs and growth.

Mineral County needs to look to the future, and we need to improve and develop our existing infrastructure. We need to plan our transportation systems more efficiently. We need to follow existing plans to develop the commercial areas of our county. Curbs, gutters and sidewalks in our community would change the way we are perceived. We need to stop relying on one industry for our economic future. In today's changing global economy, we have allowed ourselves to be distracted waiting for the old economy to return. Economies are complex, tax breaks or other enticements may be able to convince a large company to move to our area, but most new businesses will be small and home grown. Let's find out what they need, and then develop the physical and fiscal infrastructure that encourages entrepreneurship. Urban refugees seeking a higher quality of life away from the urban sprawl, pollution, and congestion bring jobs with them, create new jobs for locals and help drive the demand for housing sales and construction. With the effect of telecommunications technology, we can create many new opportunities for growth. This urban economy in a rural setting

SECTION 1: INTRODUCTION *Continued*

requires that we put in place incentives to attract new businesses. We have one of the most scenic valleys in the state of Nevada. People are attracted to the most beautiful areas. We need to complete existing plans to install sidewalks, curb and gutters on our streets. We need to enforce existing laws and clean up our communities. There is a consensus among those that analyze and work in the world of economic development, it is simple. We need an educated and trained work force, high performing public schools, easy access to large regional markets, and available industrial and commercial real estate with adequate potable water resources. We have an airport, major highway transportations routes, and access to the railroad. We in the West have a tremendous entrepreneurial spirit, and given the right incentives with the right information we have always been



(Photo by Mike Trujillo)

Big Horn Sheep – Nevada State Animal

creative and competitive. We need to ask ourselves whether we have the education, infrastructure, and political will to capture the high paying, high skill jobs.

In this plan, we will cover a multitude of subjects, many of which are directly hinged to diversify and expand on our natural resources; solar, wind, and geothermal energy producing elements in particular, all plentiful in our neck of the woods, and every one of these energy producers fall within the parameters of a national objective of expansion. It is incumbent upon us to pursue every avenue toward development and production of these natural resources; they all have a capability to directly benefit our economy.

Water issues are also a vital element to our past,

present, and future. The matter of Walker Lake and its tributaries have long been a concern of Mineral County as Walker Lake, the Walker River and Weber Reservoir all hinge on sustaining a volume of water sufficient to keep them at an acceptable level to serve our recreational needs. Our fisheries, aquatic life, scenic lakes and river all help sustain our economy and provide for the enjoyment of citizens and visitors alike.

SECTION II: HISTORICAL BACKGROUND and FEATURES

An inventory and research of ghost towns, old mines, old buildings, and railroad grades was prepared this year for Mineral County in an effort to compliment our Public Lands Policy Plan. Considerable time and effort on the general issue of our public lands will be addressed in this publication. Many of our historic features are located on public lands and the disposition of all that is identifiable will be addressed as a part of the planning works herein. There are six (6) settlements in Mineral County: Hawthorne, Mina, Luning, Walker Lake, Schurz, and Montgomery Pass. The Hawthorne Weapons Army Depot, the largest of its kind in the world, is located at the south end of Walker Lake and near Hawthorne. At the north end of our County and Walker Lake is the Walker River Paiute Reservation and the community of Schurz.



(Photo by Staci Emm)
Cowboy riding the open spaces

In 1883, the legislature of the state of Nevada approved an act to move the County government from Aurora to Hawthorne. The County at that time was Esmeralda County. The fast growing town of Goldfield became the County seat in 1907. Mineral County, with the County seat in Hawthorne, was created by the Nevada State Legislature in 1911. Hawthorne, incorporated as a city in 1947, reverted back to its unincorporated status in 1956. The ammunitions and manufacturing facility located in New Jersey had a devastating explosion in 1928. As a result the U.S. Department of the Navy relocated by acquiring property in the more remote area of Mineral County, Nevada. The site nearly surrounds the town of Hawthorne. During World War II, the Hawthorne area was a large military town of about 10,000 residents. The town then included the housing area of Babbitt that adjoined the military depot administrative complex. Babbitt at that time was virtually self sufficient with its own school, bank, police and fire department.

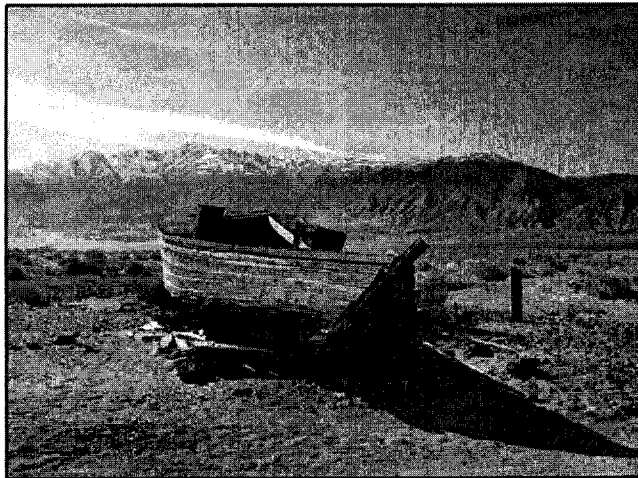
After the Korean conflict in 1950-53, the demand for munitions decreased substantially and the base operations began to decrease in kind. Prior to the current conflict in Iraq and Afghanistan, the last conflicts of any magnitude were Vietnam in 1965-1975 and Desert Storm in 1990-91, the latter engagement using "hi-tech" weaponry not manufactured or stored here. This depot's employees did however work a considerable amount of time on conventional munitions in support of Desert Storm.

The Community of Mina was established in 1904-05 when the railroad built the town for its employees and a railroad depot to serve the areas needs. Many mines in the area used the rail to haul ore and other products out and bring supplies in. The cattle and sheep ranchers from Lander, Nye, Esmeralda, and Mineral Counties all used the rail for export and import. In the 1930s, the

SECTION II: HISTORICAL BACKGROUND and FEATURES *Continued*

thriving community sold 365 Model As at the T.O. McKinnon Ford dealership. Then, during the 1980s, the railroad closed down sparking Mina's most recent decline.

The Community of Luning, originally known as Deep Wells for its 80 foot water tables, was established in the late 1860s. It was a watering and way station for freight teams hauling ore and supplies to and from Rawhide and Lone to water their teams that went to Columbus and New Boston Soda Springs (now Sodaville), Candelaria, and Marietta. In 1883, the Carson and Colorado Railroad Company established a water and freight station in the community and then changed the name from Deep Wells to Luning after Nicholas Luning, a large railroad investor and financier. Luning was a major shipping point of copper ore from New York Canyon and other mines around the area. Then when World War II started, the government needed magnesium metal and Henderson, Nevada was making the metal for the war. The U.S. government hauled magnesium oxide from Gabbs to Henderson by trucks, and shipped it by rail all over the U.S. A small trucking company called Wells Cargo, owned by Joe Wells of Elko, came down with its trucks and managed the trucks for the U.S. government. Sixty 100 ton ore cars were shipped from Luning every week during that time. When the war was over, Wells bought the U.S. government trucks for pennies on the dollar. The company Basic Inc., in the late 1940s, brought in by rail a large rotary file to make material for refractory bricks for steel mills. Each section took three trucks to take it to Gabbs, two in front and one in the back. It was 300 feet long when finished, it is still at Gabbs. In the 1950s, the spur lines were abandoned as not being economically feasible for operations and thereby substantially reduced activities of both Mina and Luning. After the Korean War, Luning was a big shipping port for iron ore to Japan. In the 1960s to 1986, they were shipping the 60 - 100 ton hopper rail cars plus about 10 box cars of bagged materials



(Photo by Betty Easley)
Walker Lake Carp Boat

of magnesium products from Luning. The town was a major shipping port all the time the railroad was here, and the once thriving Luning had two grocery stores, two restaurants and bars, two fuel stations, a post office, 300 to 350 full-time residents, and a large two-story hotel.

The Community of Walker Lake is located about 12 miles north of Hawthorne on U.S. Highway 95, and is a predominantly residential area at the base of the Wassuk Mountain Range along the west shore of Walker Lake. The community slopes toward the lake providing a breathtaking view for almost everyone in the area.

SECTION II: HISTORICAL BACKGROUND and FEATURES *Continued*

Settlement began in the early 1900s when early settlers and ranchers found potable runoff waters from the mountain and raised cattle. Resorts and recreational activities associated with the lake flourished through the 1970s.

The Community of Schurz is located in the northwest portion of Mineral County and is bisected with the Walker River and a railroad spur from Hazen, Nevada. Schurz is the hub of the Walker River Paiute Reservation. Schurz is at the intersection of Highway 95A and Highway 95 and the reservation extends north and west beyond the boundary of Mineral County. The reservation was established on November 29, 1859, by the Indian Affairs Commissioner to the General Land Office, and the reservation is composed of 323,405 acres. The constitution of the Walker River Paiute Tribe was ratified on May 8, 1937.

SECTION III: PHYSICAL CHARACTERISTICS

A. TOPOGRAPHY

Mineral County, Nevada, 3,734 square miles in size, is located in the west central area of Nevada adjoining Mono County in California. Our County is generally mountainous with canyons and large plateaus. There is a natural lake (Walker Lake) located at the terminus of the Walker River. The lake is about 15 miles long and about five miles wide. The lake elevation varies at about 4,100 feet above sea level. An abundance of fertile soils can be found throughout the county including Schurz, Gabbs Valley and Marietta. Weber Reservoir is located upstream above Schurz, formed by a dam on the Walker River, and is located within the Paiute Indian Reservation.

B. SOILS and GEOLOGY

Mineral County is aptly named because of the unique variety of minerals. It would be difficult to find an area in North America that has such a large variety of minerals. They include gold, silver, copper, tungsten, iron, andalucite, coal, perlite, sodium, diatomaceous earth, various gemstones and many others not listed here.

C. CLIMATE

The high desert in northern Nevada gets a very small share of storm systems coming across the Sierra Nevada Mountain Range as they travel easterly. As a result, precipitation averages less than five inches per year across much of Mineral County. The 29-year mean annual average is 4.58 inches. The lack of precipitation is also exhibited in the relatively minor amount of snowfall received in the County. The mean annual snow fall is less than six inches at lower elevations.

Summer temperatures in Mineral County are characterized by hot days and cool nights. Temperature swings between night and day are often 40 degrees Fahrenheit. July traditionally shows a high percentage of days with temperatures over 90 degrees Fahrenheit. Our growing season averages 135 days, extending from May through October. Winters are moderate as the Sierras and other ranges divert most of the extremely cold arctic storms from the area.

The 29-year average mean annual temperature in Mineral County is 55.9 degrees, with a normal January temperature of 47.7 degrees Fahrenheit, and normal July temperature of 78.7 degrees Fahrenheit. The recording station for the above temperatures is at elevation 4,186 near Hawthorne, Nevada.

SECTION IV: MASTER PLAN ELEMENTS

The State of Nevada Statutes (NRS) urges counties and cities within to prepare and adopt a comprehensive plan for the physical development of the county, which in the judgment of the Mineral County Regional Planning Commission bears relation to the planning thereof. NRS278.150 specifies the preparation and adoption procedures by the Planning Commission and the adoption by the governing board.

The subject matter of a Master Plan or elements thereto are outlined in NRS 278.160 and include, but are not limited to, the following: Community Design, Conservation Plan, Economic Plan, Historic Properties Preservation Plan, Housing Plan, Land Use Plan, Population Plan, Public Buildings, Public Services and Facilities, Recreation Plan, Rural Neighborhoods Preservation Plan, Safety Plan, School Facilities Plan, Seismic Safety Plan, Solid Waste Disposal Plan, Streets and Highways Plan, Transit Plan, and Transportation Plan.

The County may prepare and adopt, as part of the Master Plan, other and additional plans and reports dealing with such other subjects as may be in its judgment related to the physical development of the County within NRS 278.010 to 278.630 inclusive, prohibiting the preparation and adoption of any such subjects as a part of the Master Plan.

A. COMPLIANCE

Provisions in the NRS make reference to the required promotion of the public interest in NRS 278.190 and further outlines the procedure to prepare and adopt a Master Plan in NRS 278.210 to 278.225 inclusive. Mineral County will in this process follow those procedures toward adoption of this plan. The Mineral County Board of Commissioners have authorized the Mineral County Regional Planning Commission to prepare this 2010 Master Plan, funded through the 2009-2010 and 2010-2011 fiscal years' budgets.

B. LAND CAPABILITY ANALYSIS

Although many existing topographic and infrastructure location features tend to lead the way on the locating of human habitation, we are also confined by 95% federally managed lands. The land capability analysis system of identifying the most desirable lands for development is considered with this plan and provides future options should the occasion arise. The series of maps used in this analysis are: Slope Analysis Map, Water Availability Map, Critical Vegetation Map, and Agricultural Lands Map. In order to ascertain the most desirable, developable areas in the County, this series of maps should be overlaid with one another to identify conflicts. The natural and environmental constraints are all thus combined to produce land areas most suitable to support and expand concentrations of people. The Land Capability Map is the result of lands most suited to develop.

SECTION IV: MASTER PLAN ELEMENTS Continued

C. PLAN DEVELOPMENT PROCESS

The planning process in terms of this section is to provide information on how the plan was compiled. That includes information and data used, how it was subjected to scrutiny, and how it is intended to be publicized and advertised. The public was urged to take part in the process. All required subject matter referenced in NRS Chapter 278.160 has been addressed in this plan, either directly or indirectly, and were considered elements to the overall plan.

D. LAND USE AND ZONING

Land use and zoning are often confused with one another. So that it is clear, the following descriptive definitions are provided:

- **LAND USE:** a term used when referring to the different types of uses on a Master Plan, and limited to the basics, such as residential, commercial, industrial, etc., with no definitive breakdown of each use.
- **ZONING:** a more definitive, placement of uses allowed or not allowed on a specific parcel or lot, usually defined by a line along property lines or rights of way. Zoning also breaks down the density of residential uses, and the type of commercial, such as, heavy or light, etc.

When using descriptive or graphic presentations of a land use, it is done in a generalized or random configuration. Zoning lines are much more specific and can readily determine the use between two contiguous lots or parcels.

In order to use the Master Plan designations (general in nature), one must decide, usually the Planning Administrator, if a specific parcel or lot is defined as a category allowable for the use intended. Once that is decided by the Administrator or Planning Commission, any further determinations then can be made. A question must be answered before any re-zoning is considered and that is, "Does the proposed zone change comply with the Master Plan?" If the answer is yes, the process may continue. If the answer is no, then there is a necessity to require a Master Plan amendment before the zone change can be considered. This process is the essence of utilizing a Master Plan to meet the land use goals of a Master Plan.

The land use designations of this Master Plan are defined in the following categories: RESIDENTIAL, MULTIPLE RESIDENTIAL, COMMERCIAL, INDUSTRIAL, PUBLIC OWNED LAND, and RECREATIONAL. All of which may be found in the legend of the actual Master Plan Mmap attached herein.

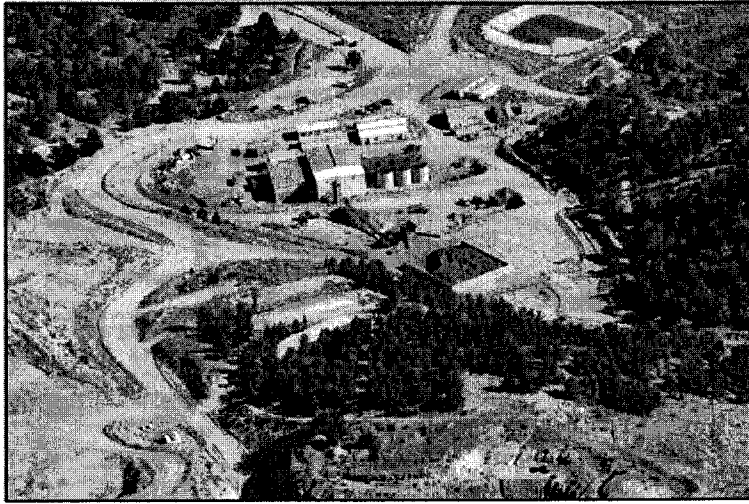
The ZONING designations of Mineral County are specific to the Hawthorne general area and Walker Lake Community area only and each has a recorded zoning map on file in the office of the County Recorder. The general provisions, definitions, districts, and general provisions of zoning are in the Mineral County Code, Title 17, and the list of allowable zone districts are as follows therein: (A-1) First

SECTION IV: MASTER PLAN ELEMENTS Continued

Agricultural District, (A-2) Second Agricultural District, (R-1) Single Family District, (R-2) Limited Multiple Family Residential District, (R-3) Multiple Family Residential District, (TR) Trailer, (Mobile) Overlay Residential District, (C-1) Commercial District, (M-1) Industrial District, (P) Public District, and (M-3) Open Use District.

All areas in Mineral County that lie outside of the Hawthorne general area and the Walker Lake Community general area as found on each map thereof, is zoned M-3 Open Use District, which REQUIRES ALL NON-RESIDENTIAL USES TO OBTAIN A SPECIAL USE PERMIT (ref. MCC 17.26.030). This specific zone is unique to Mineral County and has a definite advantage over many other counties and cities in that all uses proposed beyond a farm, ranch, or single family use, outside Hawthorne or the Walker Lake Community, require a public hearing before they may be allowed to commence improvements.

SECTION V: CONSERVATION and NATURAL RESOURCES



(Photo by Betty Easley)
Great Basin Gold Mine and Mill

Conservation and natural resources of Mineral County are an integral part of planning future growth. Historically, the interdependence of water to mining, recreation, agriculture, and communities, underline the fact that water, the lack or abundance of it, will remain at the center of all future planning and development.

The sustainability of the watersheds and rangelands within Mineral County are absolutely necessary to keep and improve. The Bureau of Land Management has a study evaluating

lands that include Mineral County. Data collected for that study has been compared to reports of the Natural Resource Conservation Service from 25 years ago and verify a reduction in plant and soil health and productivity of 45% to 55%. The Bureau of Land Management has in place a set of standards and guidelines, which mandate them to sustain the land in a healthy and productive manner. Mineral County residents and ranchers depend on these resources for many things, particularly wildlife habitat and forage, livestock forage, recreation and water. Recently there are other proposals based on science for watershed restoration. Many pilot projects have been completed with favorable results. Mineral County will work with the federal agencies as a joint lead or cooperating agency and pursue the science to restore the land and watershed. The federal government's agencies must be held accountable and responsible for the current condition of natural resources within our jurisdiction on these lands and improve them to at least what they were as documented in the past by Natural Resource Conservation Service soil surveys.

A. WATER QUALITY

Research is being conducted continually with respect to water quality as surface waters as well as ground water varies throughout Mineral County. With respect to the Walker River and Walker Lake primarily, the objective is to maximize water conveyance and minimize degradation of water quality, due to erosion, sediment transport and salt loading of the river and the lake. Current and ongoing studies include a project being conducted as the "Walker Lake Basin Project" by the Desert Research Institute that combines field surveys, GIS analyses, laboratory flume studies, and sediment transport and hydraulic modeling to define the conditions under which erosion occurs within the Walker River watershed. The end result would predict sediment erosion, transport, and delivery to Walker Lake over a range of flows. It also will synthesize information that can be used by land and water managers

SECTION V: CONSERVATION and NATURAL RESOURCES Continued

to assess potential impacts resulting from variations in flow, water quality, and channel geometry on the transport of sediments, and on the flow capacity of the Walker River.

B. WATER QUANTITY

Mineral County is arid, with the exception of the high elevations in the mountain ranges. Most perennial streams are located in the western portion of the County. The Walker River, flowing into the County at the northwestern corner, is an important water resource to the Walker River Paiute Reservation and provides a significant source of water for Walker Lake. Snow melt from the Wassuk Mountain Range, westerly and southerly of Walker Lake, is an important supply for the ammunitions plant and nearby Hawthorne. However this supply of water is not always adequate, with the result that the water table in the Hawthorne area has dropped about 60 feet over the past years. Ground water, although variable in quantity, is the primary source of supply for communities and individual water systems in the County and often the only source. Surface water resources are all but insignificant within the closed valleys.

The state of Nevada has estimated that the water resources for Mineral County may be summarized as follows:

1. A principle area of snow accumulation totaling 39,500 acres
2. An area of lakes and reservoirs representing 55,000 acres
3. A length of streams and rivers stretching 13 miles

These water resources are basically associated with either mountain ranges or water of the Walker River Basin in the western portion of the County. The highest elevations in the Wassuk Mountains receive more than 20 inches of precipitation annually. Precipitation decreases to 8 inches annually on the mountains western slopes on the west side of Mineral County. On the eastern slopes precipitation decreases to less than 5 inches annually at Walker Lake. Over the remainder of the County, precipitation varies from 15 inches and 20 inches on a few widely scattered peaks to less than 5 inches in other lower areas. Over most of the County, mean annual evaporation is high and can exceed 75 inches annually.

The State of Nevada appraised the water resources of the Walker Lake area, and the flow of the Walker River at Wabuska in Lyon County. Between 1948 and 1965, the long-term average was about 107,000 acre feet per year, most of which then reached Walker Lake. Estimated total runoff of the basin from mountains surrounding Walker Lake is about 15,000 acre feet, of which about 3,000 acre feet reaches the lake. Approximately 2,000 acre feet is consumptively used by man, mostly in Hawthorne and the Hawthorne Weapons Ammunition Depot, while most of the remaining 10,000 acre feet percolates into the ground or evaporates.

Water flow from the Walker River is the contentious issue that dominates every aspect of the continued existence of Walker Lake. Decreasing flows by upstream diversions accelerate the drop in

SECTION V: CONSERVATION and NATURAL RESOURCES Continued

water surface and quality of water within the lake, an issue that must produce results from compromise or mandate. Studies further provide valuable information from which to assess alternatives such as finding the most economically effective use of water on agricultural lands, and providing producers with an estimate of the potential amount of water rights they may be able to offer to the market for lease or sale. One of the ways to increase the amount of water that agricultural land holders may be able to sell is to improve the efficiency with which they use existing water rights.

The following reports, documents and presentations are available for download should the reader wish to become more informed on this subject:

- Cross-discipline research key to future water availability (PDF)
- RJG: Preserving natural resources is good for Nevada's economy (PDF)
- Microbial Biogeochemistry of Walker Lake (PPT)
- International terminus lakes symposium program (PDF)
- Preserving a desert treasure: an overview of the Walker Basin project (PDF)
- Restoration of a desert lake in an agriculturally dominated watershed (PDF)
- Application of a hydrologic model to assess the effects of cloud seeding in the Walker River Basin (PDF)
- The Walker River Basin, Nevada and California: Physical environment, hydrology, and biology (PDF)

C. WALKER LAKE ISSUES

The National Fish and Wildlife Foundation (NFWF) Walker Basin Restoration Program is well under way toward restoration and maintaining Walker Lake. Among the restoration programs major elements are the following:



(Photo by Betty Easley)
Walker Lake Activities

- A water rights acquisition program with willing sellers (approximately \$78 million) designed to reduce upstream water use and lead to permanent increases in fresh water inflows at the lake
- A three year water leasing demonstration program (approximately \$25 million) to be developed, managed, and administered by the Walker River Irrigation District (WRID) to compliment the water rights acquisition program

SECTION V: CONSERVATION and NATURAL RESOURCES Continued

- Related research, program evaluation, modeling, and decision support activities (approximately \$5 million) at the University of Reno-Nevada and the Desert Research Institute
- An associated conservation and stewardship program (approximately \$10 million) that will include both directed measures and requests for proposals for water conservation, land stewardship, and other projects

In January 2010, NFWF assumed leadership in implementing the Walker Basin Restoration Program under a \$118.2 million grant agreement with the U.S. Bureau of Reclamation. The total grant award includes approximately \$66 million from reclamation's Desert Terminal Lakes fund (DTL) allocated to NFWF under P.L. 111-85, and \$52 million in DTL funds previously committed to the Nevada System of Higher Learning (NSHE) for water acquisition purposes that will be reprogrammed for use by NFWF.

In conjunction with approval of the program grant agreement, NSHE transferred to NFWF all 11 option agreements to purchase water and water rights that had been previously negotiated with willing sellers. NFWF now has the lead responsibility in negotiating purchase and sales agreements with each willing seller and for all options exercised, as well as for entering into any new agreements with willing sellers going forward.

Meetings of the Walker Basin Technical Water Committee include representation from local, state, federal, and tribal entities involved in technical aspects of water management in the basin. The meetings have commenced at the beginning of 2010 and are scheduled forward to advise the acquisition and leasing program and to monitor the effectiveness of these programs. NFWF will also soon establish a Walker Basin Advisory Council to provide guidance on the overall Walker Basin Restoration Program. The council's initial focus will be on conservation and stewardship funds.

The first water rights purchase is the culmination of a process begun by the Nevada System of Higher Education (NSHE) under its Walker Basin Project and the DTL Program. The purchase was completed on May 13, 2010 between NSHE and a Mason Valley Farm and business operation. The final purchase includes the natural flow and storage rights associated with approximately 650 acres of the farming operation, associated supplemental groundwater rights, and the foundation's agreement to pay future assessments associated with the purchased water rights. Taken together, the acquired water rights represent a fully-reliable water supply of approximately 2,600 acre feet per year. The willing seller will retain ownership of the land, which they will continue to farm with existing primary ground water rights moved onto the property once the surface water rights have been transferred.

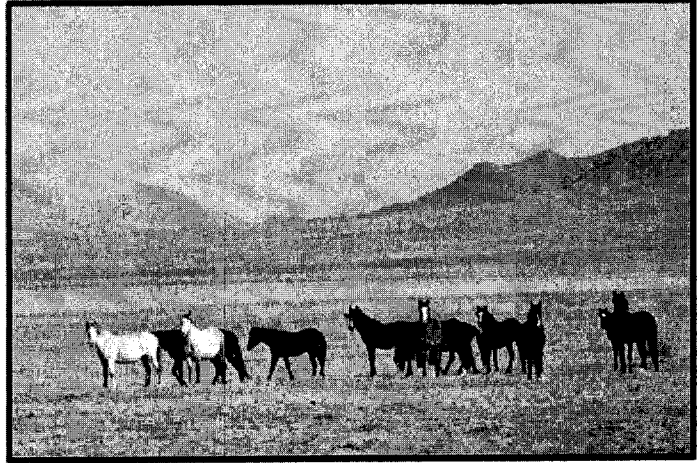
This is the beginning of a new era for the tireless efforts of so many to help save Walker Lake. Mineral County can now see a light at the end of the tunnel with a viable program in place, and funding to provide needed additional water inflow to Walker Lake.

SECTION V: CONSERVATION and NATURAL RESOURCES Continued

D. WILDLIFE

Mineral County is blessed with its share of wildlife species. Many species are a result of the high desert environment and not necessarily unique to this County. Of the aquatic species, the Lahontan Cutthroat Trout located in Walker Lake has been a variety of fish uniquely found in Walker Lake and Pyramid Lake in northern Nevada. Mineral County supports many other species:

- BIG GAME, including bighorn sheep, mule deer, antelope, bear and mountain lion
- UPLAND GAME, including sage grouse, chucker partridge, quail, pigeon, dove, and rabbit
- FUR BEARING, including otter, muskrat, mink, beaver, fox, bobcat, coyote, and raccoon
- WATERFOWL, including duck mergansers, coot, snipe, geese, and loons
- NON-GAME, including wild horse, burro, lizard, different varieties of snakes, bald eagle (winter), and 139 common species of birds
- AQUATIC SPECIES, including (cold water) rainbow trout, (warm water) black or large mouth bass, pup fish, catfish, and Lahontan Cutthroat Trout



(Photo by Betty Easley)
Walker Lake Wild Horse Herd

Status and hunting seasons are available from the Nevada State Department of Wildlife, Division of Game. The source of this information is the Department of Wildlife.

E. VEGETATION TYPES

Two vegetation zones almost equally divide the county between the Central Lahontan Basin zone in the north and west and the Tonopah Basin zone in the east and south. Four (4) plant types dominate the landscape. The most common, widespread plant type is the salt desert shrub which covers the north, east and south areas. The north desert shrub is located in the west, and skirts the foreground hills leading into the pinion-juniper forests. Grasses and shrubs reach into the County from the north and cover a section in the geographic center of the County. Wetland vegetation occurs along river, streams and marshy areas. The salt desert shrub must withstand alkaline and salt soils with scant precipitation. This type of shrub includes grease wood, Dalia, spiny hop sage, little leaf horse brush, Indian rice grass, common winterfat, shadscale, galleta, and wolfberry. The north desert shrub, and

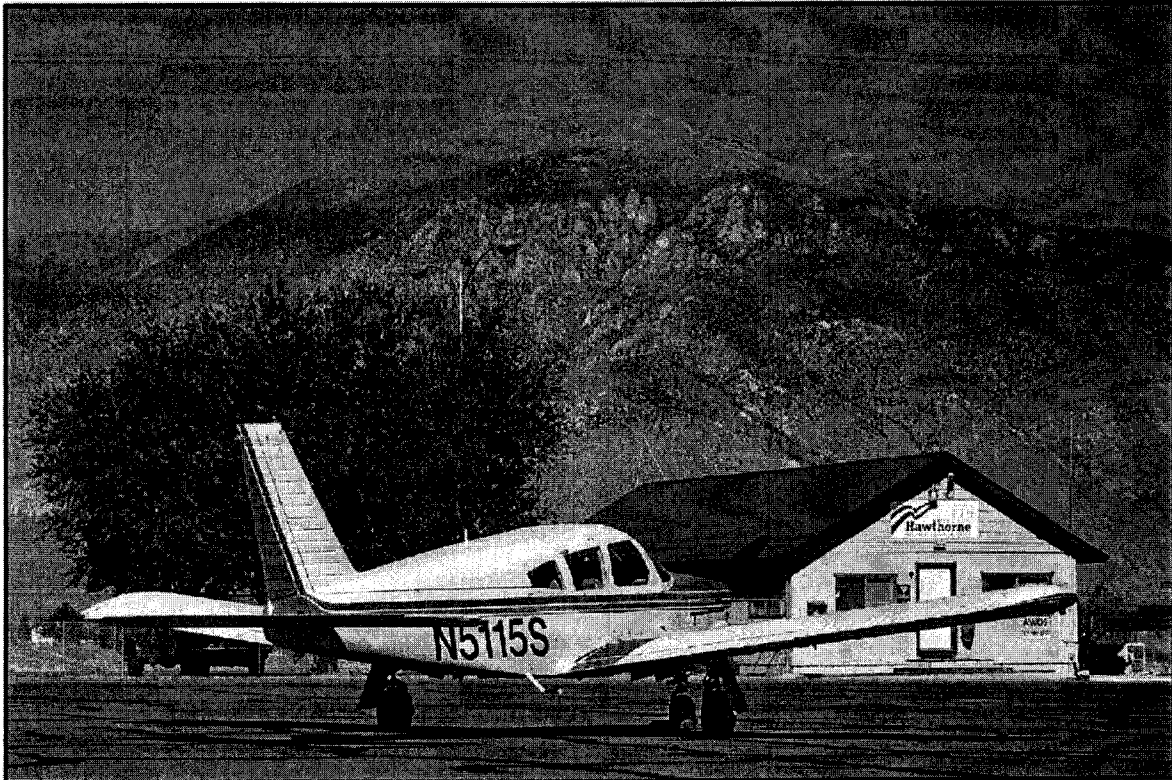
SECTION V: CONSERVATION and NATURAL RESOURCES Continued

vegetation in this zone, grows in non-saline, sandy soils and includes creosote brush, desert peach, waxy bitterbrush, antelope brush, big sagebrush, rock mountain juniper, black sage, Mormon tea, cheat grass, and needle and thread.

Pinion and juniper trees are found at intermediate elevations where soils are shallow to deep and well drained, and the precipitation averages 10 to 20 inches per year. Common plants include single leaf juniper, pinion pine, big sagebrush, squirrel tail, Utah juniper, Mormon tea, rabbit brush, desert needle grass, and eastern red cedar.

SECTION VI: ECONOMIC DEVELOPMENT

Economic development is the ultimate goal for residents of Mineral County. After the Base Realignment and Closure Commission considered closing our weapons depot, the community recognized the urgent need to diversify our economy. The dependence upon on one large employer and our isolated location mean that the community has to be very competitive in its economic development strategies in our attempts to diversify.



(Photo by Betty Easley)

Hawthorne Industrial Airport (HTH)

County government has been granted large acreages from the military adjacent to the community of Hawthorne for development of industrial/commercial space and new residential areas. The County has invested resources in putting in updated sewer and water distribution facilities for the acreages that the county owns.

Mineral County Economic Development Authority (MCEDA) has been working with the Western Nevada Development District to develop a non-airport related industrial area for industry that wants to own their land. This project will be capable of disposing of land in 30 days, the property is already

SECTION VI: ECONOMIC DEVELOPMENT *Continued*

zoned for commercial/industrial use and can be configured in any manner the company or client wishes.

It is important to have the ability to quickly and effectively enable a project's special use permits, and any other planning effort necessary, to develop a project in a timely manner. While the community is not willing to take just any industry, they are interested in being known for being a user friendly place to bring industry for job creation. The object of this Master Plan is to clearly define the means for effective and timely development of entrepreneurial and employment opportunities for the citizens of Mineral County.

This Master Plan assists the MCEDA by demonstrating a well thought out strategy for growth adopted by Mineral County citizens, both in the Master Plan and in other policies and procedures. It conveys to the potential client that Mineral County has assessed its opportunities, set goals for achieving our objectives, and that the community is committed to making Mineral County a great place to live and work.

Annual goals and objectives are formulated by the MCEDA Board of Directors and the work plan is approved by the Nevada Commission on Economic Development. More information can be obtained by going to the MCEDA website at <http://www.mineralcountynevada.com>

A. MINERAL COUNTY ECONOMIC DEVELOPMENT ASSETS

- Hawthorne Weapons and Ammunition Depot
- Geothermal, wind & solar resources
- Minerals: gold, uranium, silver and semi precious stones
- People: cross-trained workforce
- Lots of developable land: County owned, Army owned and privately owned
- New water and sewer to airport and Babbitt area
- Airport with 500 acres of undeveloped industrial land , also with new sewer and water
- Walker Lake
- Proximity to Yosemite and Mammoth
- Ability to reach all western Markets within 12 hours
- Rail

B. CURRENT ECONOMIC ACTIVITIES AT HAWTHORNE WEAPON AND AMMUNITION DEPOT (HWAD)

- 2006 Training Mission began with 212 trainees
- 2009-2010 Trainees at maximum capacity 10200
- 2010-High level negotiations to put Marines in charge of all training missions at HWAD
- 2010 Approval of MIS Global 2000 Pilot Project

SECTION VI: ECONOMIC DEVELOPMENT *Continued*

- Same altitude, weather, terrain and vegetation as current theater of war
- 250 square miles land area, some deployable for special projects that do not interfere with the mission of the base
- Urban warfare center, underwater warfare center, 360 shooting range, altitude and distance ranges, realistic training, community support
- Addition of housing and other war fighter support
- Airport with protected airspace for unmanned air craft training, special operations air support training
- Joint facility with Army, Navy, Marines & National guard – BRAC proof because of jointness of the mission, which was a stated flaw in 2005

C. PROPOSED DEVELOPMENTS COUNTY WIDE

- Luning Solar Licensed in 2010 awaiting ground breaking and a paying client 5 jobs
- 30 MW Geothermal Plant 2012-13-Army 30 jobs proposed
- 10,000 acre solar field, GA solar—awaiting transmission lines to California
- MIS Global 2000 Pilot project ARMS with Army 3 - currently up to 20 with sister projects proposed
- Sodaville Ventures, mining & milling project, housing, proposed for Mina 1 currently 900 jobs projected – 10 years
- Stone Creek Homes, Nevada proposed 150 modular manufacturing facility

D. TARGET MARKETS

- Commercial Partners for Research and Development on and off the base, training, product manufacturing military related support industry, renewable energy production and equipment manufacturing

E. NEW INITIATIVES

- *Art as Economic Development.* A business plan is being developed help artists and craftsmen market their work in a unified style through catalog websites provided by MCEDA and special events organized by MCEDA. Links with ETSY, The Artful Home, e-Bay and others. Handmade initiatives are producing over a billion dollars in the eastern United States
- *Buy Local campaign through MCEDA website.* Initiative gives every member a free website with online business to business purchasing capability, online catalog for up to 1000 items and ability to link with other websites that business may have set up

SECTION VI: ECONOMIC DEVELOPMENT *Continued*

F. MINERAL COUNTY ECONOMIC DEVELOPMENT AUTHORITY (MCEDA)

- 501(C)3 non-profit corporation
- Small Business Development Center (SBDC) One Stop Center
- Computer resource center
- Business incubator - four spaces, two leased
- Meeting room/class room
- Temporary office space
- Wi-Fi hotspot
- Assistance with local government
- Assistance with Tribal Business Office
- NxLevel Entrepreneurial classes
- Mineral County Legacy Foundation
- Youth Entrepreneurial Program
- Downtown revitalization
- Government liaison all levels
- Strategic planning, marketing
- Workforce assistance and recruitment
- Training/resume development
- Job fairs
- Interview space
- Incorporations
- Business licenses and assistance
- Planning assistance
- Site selection
- Business training
- Assistance with state incentives
- Economic development
- Assistance with all state incentives
- Loan packages
- State licensing
- Entry planning
- Infrastructure planning

G. COMPETITIVE ADVANTAGES

- Hawthorne is located at 4,320 ft.
- Low operating expenses
- Workforce cross-trained
- Mineral County is a labor surplus area

SECTION VI: ECONOMIC DEVELOPMENT *Continued*

- Access West Coast markets In 8 hours
- Access ALL Western markets in 12 hours
- Warehousing - Just In Time shipping
- Western Nevada *Snow Free Zone*, passes open year-round

H. MINERAL COUNTY GOVERNMENT LAND FOR SALE AND DEVELOPMENT

- 60-day process
- For economic development may negotiate to 50% of fair market value
- Brownfield for lease-target renewable energy projects 150 acres
- Available now 32 Acres for affordable housing development
- 1200 acres County-wide
- County-owned geothermal resources, County seeking partners for development

I. PRIVATE PROPERTY FOR DEVELOPMENT

- Tri State trucking – 900 acres several branches of the military would like to acquire for training
- Aerojet General – 10,000 acres
- Large tracts of land available in Mina and Luning that are former UPPR Railroad property
- 1200 acres south of Mina for development
- Lake View Industrial 10 acres Walker Lake
- Mineral County Assessor—Dorothy Fowler P.O. Box 400 Hawthorne, NV 89415 (775) 945-3684

J. HAWTHORNE WEAPON AND AMMUNITION DEPOT (HWAD) ARMS PROGRAM

- The ARMS Program offers incentives for commercial use facility modifications to meet tenant needs
- Equipment upgrades and relocation
- Immediate use funds for small improvement projects
- Marketing and strategic planning
- Environmental baseline studies
- Engineering feasibility studies
- Loan guarantee program
- Create business development centers
- Foreign trade zone/economic empowerment zone potential
- Competitive pricing and flexible terms manufacturing buildings

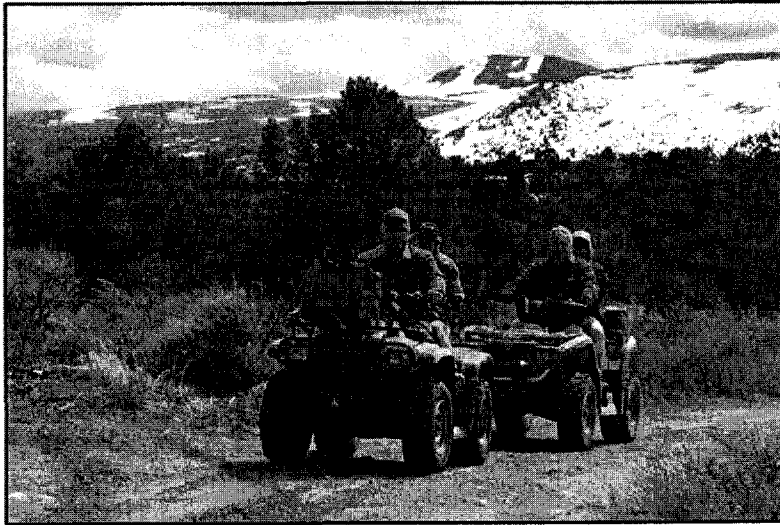
SECTION VI: ECONOMIC DEVELOPMENT *Continued*

- Office space / scientific use of equipment / private study opportunities
- 250 square miles of land some can be leased for scientific pilot projects
- Armament Retooling and Manufacturing Support Programs (ARMS)
- Timberline Environmental, MIS Global 2000, GA Solar clients that have worked with HWAD
- Shot Show, International Renewable Energy Show, NV Energy
- Available January 1, 2011 600+ industrial buildings
- 27 x 10,000 sf warehouses available immediately
- Bunkers for deep stow inert materials - aging wine, document storage, gun storage & manufacturing
- Industrial complex buildings
- HWAD industrial research and development opportunity demonstration projects, research & development use of industrial areas by University of Reno and Las Vegas

K. PROXIMITY TO OTHER WESTERN U.S. CITIES

- Reno, NV 133 miles
- Sacramento, CA 262 miles
- Las Vegas, NV 313 miles
- San Francisco, CA 348 miles
- Los Angeles, CA 389 miles
- Boise, ID 464 miles
- Salt Lake City, UT 550 miles
- Phoenix, AZ 602 miles
- Portland, OR 709 miles
- Seattle, WA 881 miles
- Helena, MT 926 miles
- Denver, CO 940 miles
- Santa Fe, NM 947 miles
- Cheyenne, WY 985 miles

SECTION VII: POPULATION CHARACTERISTICS



(Photo by Betty Easley)
Quads in Aurora Area

As of this writing, the last known population assigned to Mineral County was about 4,474 persons. This was a number estimated by the State of Nevada Demographer Jeff Hardcastle, email is jhardcas@unr.edu. Just to get this picture right, the U.S. Census last taken in the year 2000 assigned a 5,071 population to Mineral County, a drop of 597 over an approximate time of 10 years. The reduction in our population is not unique, and for that matter has little to do with

trends across America or Nevada. It is a reflection of the volatility of our employment base, an issue we have

been trying to overcome for the last 20 years at least. We are however on the cusp of solving our static or reduced population doldrums with a promotional plan through economic development. See Section V herein to review our plans for increasing and diversifying our employment base.

The density of population in Mineral County is estimated in 2009 by the State Demographer's office as follows: Hawthorne, 3028; Luning, 79; Mina, 316; Walker Lake, 31; and Schurz, 844. This comes to an estimated total of 4,474. Schurz is not listed by the state and although we cannot substantiate the Schurz number, we can deduce from the numbers assigned to each community excluding Schurz, and the totals are short 844 persons to balance. Montgomery Pass's population is unknown. The concentration of population into these communities are influenced by factors, not hard to recognize, when considering the availability of water supply, utilities, town services, land ownership patterns, employment base, and highway access. Of course, the key factor for concentrated populations lies in the fact that 95% of the lands in Mineral County are public lands, primarily federal and state owned, leaving 5% for community settlement.

Settlements within Mineral County are unique in their characteristics because they are isolated geographically from surrounding towns. All are linked by the highway system. Lyon County to the west has rapidly gained in population from 2009 state estimates of 53,825, Nye County to the southeast was estimated in 2009 at 46,360, Churchill County to our north at 26,859, and Esmeralda County to our south at 1,187.

SECTION VII: POPULATION CHARACTERISTICS Continued

It is about an hour's driving time from Hawthorne to the closest towns of Yerington (Lyon County) and Fallon (Churchill County).

The size of Mineral County is 3,734 square miles and, with our estimated population of 4,474, the density of the county is about 8/10 of a section per person or 627 acres per person.

The primary concern of Mineral County's population over the years always has been attributed to the fact that our employment base is tied directly to the Hawthorne Army Depot and mining operations as primary employers. They both expand and contract dramatically from time to time and recovery from job losses impacts all services of the county, both public and private. This alone is cause for enough concern with respect to this plan. If we do anything, we need to expand and diversify our employment base at least enough to keep from sharp declines in employment and resulting population loss. It is not an easy task when considering all the issues that face us today. Somehow we must find a way to capitalize on our uniqueness. One of the ways is to promote our remote location from heavily populated areas, just as they did back in the late 1920's and early 1930's when they relocated the munitions plant from New Jersey to Hawthorne. An industry which is in conflict with urbanization always is being challenged by overregulated government entity(s) and, with the high costs of operational services and land, business and industry would have none of that to deal with in Mineral County. All the necessary pieces to accommodate these types of industries are being put into place by the current Mineral County Board of Commissioners. With this plan, and a very active economic development strategy, perhaps this is the answer we need.

Another factor that has not been completely implemented is the federal government's willingness to fund stimulus plans to get Americans back to work and assist the stagnant economy. Our location and circumstances are ideal for qualifying us in large part because of the enormity of U.S. Government property and improvements within a stone's throw from Hawthorne. If assistance through the stimulus plan flows from federal to state, we should be in the hunt for funds, or if we are aggressive and persistent enough we might consider direct grant funds from the federal government on the assumption alone that conditions here are ideal for expansion of government facilities, and/or private industry. All of our infrastructure for such services are in place and/or expandable. Just a reminder of what we once had during World War II is an infrastructure sufficient to sustain a population of 10,000 persons in Babbitt alone! A testimonial many would find hard to believe, even some of our own citizens.

The 2010 Federal Census is not yet available, and therefore cannot be incorporated into this plan.

SECTION VIII: PUBLIC SERVICES

A. GENERAL

Mineral County has an abundance of public services considering its size, beginning with senior citizen services. We have a large proportion of seniors served by programs funded through the state and County. The local organization Care and Share provides the administration of their W.A.N.T.S. (wellness, activities, nutrition, transportation, and socialization) and needs. Other services provided to citizens of Hawthorne are a hospital, shopping, multi-purpose community center, a clinic, dentistry, public library, museums, parks and recreation facilities (see section B below), and an animal shelter. Hawthorne being the business center of the County has a bank, a credit union, several restaurants, bars, a casino, motels, and many smaller businesses and stores. Mineral County also has many active church denominations and community service organizations.

All of the usual emergency services are available to the various communities. In the case of Schurz, the Bureau of Indian Affairs, Western Nevada Agency and the Walker River Tribal Council provide many other essential services to the native population therein. The Walker Lake community has some limited services which includes a fire station, a church and a domestic water service entity. The Walker Lake General Improvement District functions as an arm of Mineral County government and operates the water storage and distribution system. The community has an advisory board that reports local issues to the Mineral County Board of Commissioners.

B. PARKS AND RECREATION

The Mineral County Commission exercised its powers granted through the Nevada Revised Statutes and created the "Mineral County Parks and Recreation Commission" which is funded through a transient occupancy tax (room tax). This commission received jurisdiction and responsibility for all previously constructed and acquired recreation facilities in addition to future developed recreational facilities. Recreation opportunities, particularly outdoor recreation, have long been considered an extremely important aspect in maintaining the high quality of life Mineral County residents enjoy. Over the years the focus of recreational opportunities in Mineral County have centered on Walker Lake and the remote desert and



(Photo by Harold Dimmick)
Off-Road Motor Biking

SECTION VIII: PUBLIC SERVICES Continued

mountainous terrain throughout the county. This unique lake and surrounding mountains have attracted many outdoor enthusiasts for years, and the trophy Lahontan Cutthroat Trout has been a major factor in the promotion of fishing and outdoor recreation. A very strong effort to maintain the water levels and reduce salinity at Walker Lake has been led by Mineral County citizens. We will continue to do everything possible to keep this lake's quantity and quality, and maintain the high recreation standard it has provided us in the past. Fishing, hunting, pleasure boats, water skiing, and jet boat activities all contribute to fill campsites and outdoor facilities throughout the year.

The success of securing additional water to sustain Walker Lake is finally showing. It has been a long and tough struggle for those who have helped Mineral County over the years. Please review the current status of this issue in, Section 5, Paragraph C, titled, "Walker Lake Issues".

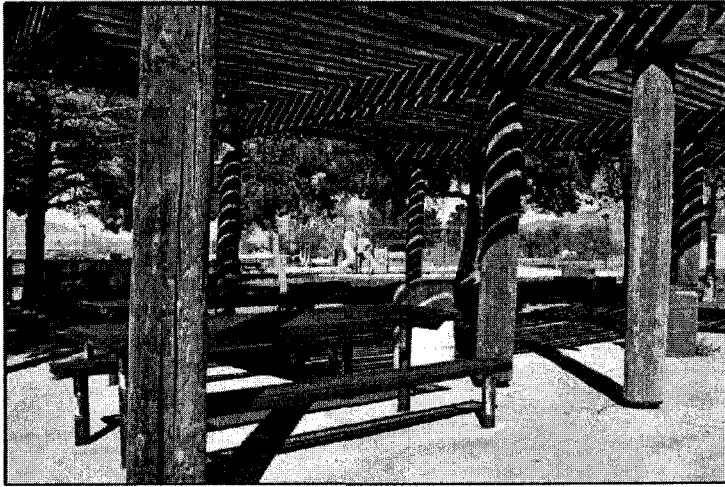
The Parks and Recreation Commission utilized several land and water conservation grants during the late 1970s to develop the Lion's Park Complex, which is on the west side of Hawthorne, along Armory Road. Grass picnic areas, shaded barbecue area, tennis courts, exercise walks and softball field were added later near the outdoor swimming pool area. During the 1980s and 1990s, most of the Commission's direction and funding was concentrated on the maintenance of these facilities.

The financing of day to day operations and small improvement projects have been accomplished by the utilization of our room tax. Large projects have been accomplished through state grants, such as the Recreational Trails and Land and Water Conservation grants. Health and safety projects are generally funded by request each fiscal year through the Board of Commissioners payment-in-lieu of taxes (PILT), as funds allow. Also such programs utilize capital improvement funds, when available.

The National Recreation and Parks Association (NRPA) is an organization made up of park and recreational professionals throughout the nation. With extensive research, the NRPA developed broad range standards based upon per 1,000 residents to gauge a common recreational quality of life. These standards become important when Mineral County reviews proposed residential developments. They also provide an idea of costs involved so that associated fees for improvements may be shared by developers and may be applied through the review process. We are lucky in many ways as the criteria for park acreage, swimming pools, and outdoor sports are predicated on a 1 per 6,000 population and with our current population at just over 4,000 gives us the edge considering park and recreation facilities per person. For instance, in grass park areas alone the national recommendation is 5 acres per 1,000 and Mineral County is estimated to be 10 acres per 1,000. It is important to point out that many additional recreational facilities were provided by the Hawthorne Weapons Army Depot at the time the Mineral County Parks and Recreation Commission was created. As many of those facilities were closed as the Depot reduced in size, the Parks Commission had their work cut out for them in providing alternative facilities and has done a remarkable job in doing so. The most important facility to many was the nine-hole golf course which was leased back to the County and has been maintained for use every since the transition.

SECTION VIII: PUBLIC SERVICES Continued

Programs are offered at the Lion's Park swimming pool, which is a seasonal pool providing revenue for County Parks and Recreation. The Lion's Park little league field also is used seasonally as well as the softball park. The Young Citizen's Activities Center provides youth soccer, youth basketball, adult recreation, martial arts, aerobics, boxing, open gym play, dancing, and weight lifting.



(Photo by Betty Easley)
Picnicking at Lion's Park

The Lion's Park complex was created in the late 1970s. This mini-park has proven to be one of Hawthorne's most popular outdoor facilities. This park, including the different ball fields, contains about eight acres of grass and landscaping. It contains a tot and pre-teen play area, barbecue and picnic area with benches and shady areas, a skateboard park, an outdoor sand volleyball court (created in May 2005), 16 championship horseshoe pits, basketball court, one tennis court, restrooms, ball fields, par-course fitness circuit, 7/8 - mile walking and jogging cement pathway, tree farm, and outdoor pool. The outdoor pool is the only facility listed for which a user fee is sought.

Veterans Memorial Park (a.k.a. Lady Bird Park) is a roadside park at the north end of Hawthorne off Highway 95. This park was created in the 1970s and has been maintained by a joint venture between Mineral County Parks and Recreation and the Nevada Department of Transportation. The park has a half-acre of grass and landscaping, six canopy covered picnic benches, restrooms, and is the site of the new flag pole and U.S. flag which is a full 60 feet by 30 feet. This facility is fee free.

The Youth Citizen's Activity Center (YCAC) is a more recent facility added to Mineral County's inventory. The building was vacated by the Mineral County School District in January of 1995. The Mineral County Board of Commissioners agreed to accept it as a County recreational facility and placed it under the jurisdiction of County Parks and Recreation. This 8,000 square foot building offers a gymnasium, weight room, office space, lounge area, receptionist office and restrooms. It is located on the corner of 6th and C Street. User fees are collected for select activities.

Several other County assets which directly or indirectly need to be considered related at least to public parks and /or recreation include the former Hawthorne landfill area located west of Armory road. In December of 1999, a Brownsfield targeted assessment grant was received from EPA Region 9 out of San Francisco. The grant provided an environmental assessment of the former landfill area. The resulting clean up of the area pursuant to recommendations of the EPA, now allows the County

SECTION VIII: PUBLIC SERVICES Continued

to consider it for potential recreation development. The County also has ownership of a hot water well capable of producing 5 gallons per minute of 204 degree water. The well has been considered for potential geothermal and/or hot springs development. Several other proposals for additional outdoor activities for Mineral County are still being considered, reflecting an ongoing commitment to recreational development.

C. AIRPORT

The Hawthorne Industrial Airport (HTH) is an integral part of our County as it expands in industrial activity as well as aircraft operations.

The location itself is north of and adjacent to the town of Hawthorne, and within walking distance from our commercial hub. The acreage of the airport is in excess of 900 acres. The elevation of the airport is 4,215 feet. HTH is an uncontrolled airport serving both general aviation and military and has two runways, a 6,000 foot long by 100 foot wide paved runway, and a 3,500 foot long by 130 foot wide dirt runway.

The airport is a dual usage airport with general aviation being the main user, but the military also uses it for military passenger traffic, training and occasionally for fueling. General aviation pilots are the biggest percentage of users. A vital service is the air ambulance capability the airport provides with a total of 189 ambulance flights in 2009. Although HTH does not provide regular passenger service, it receives many charter flights each year. Throughout the year the military utilizes the airport for part of their training. In 2009 and 2010, the airport provided a vital role in the Marine Reserve training called Javelin Thrust.

The airport is owned and operated by Mineral County, the current manager is also the Director of Mineral County Public Works. Advisory input is received from the Mineral County Airport Land Advisory Board. In 2009 the Mineral County Board of Commissioners adopted the Hawthorne Industrial Airport Layout Plan developed by Armstrong Consultants, Inc., the airport engineers.

Facilities include a pilot's lounge with computer, Wi-Fi access and other amenities, a beacon, pilot controlled runway lighting, an UNICOM (Universal Communications) frequency, an AWOS (Automated Weather Observation System) accessed from the air and by phone, a self-serve fueling system for both 100LL and Jet A, and tie downs.

The 2010 upgrades to HTH were a security fence fronting Highway 95 and a security camera system. Future improvements in the Hawthorne Industrial Airport Layout Plan include upgrading the ramp area, moving and upgrading the taxiway, extending the runway, and adding additional hangars and a new fuel system.

The entire acreage of the airport is zoned Industrial and Mineral County is seeking economic growth through actively soliciting new business leases in the industrial area along Highway 95.

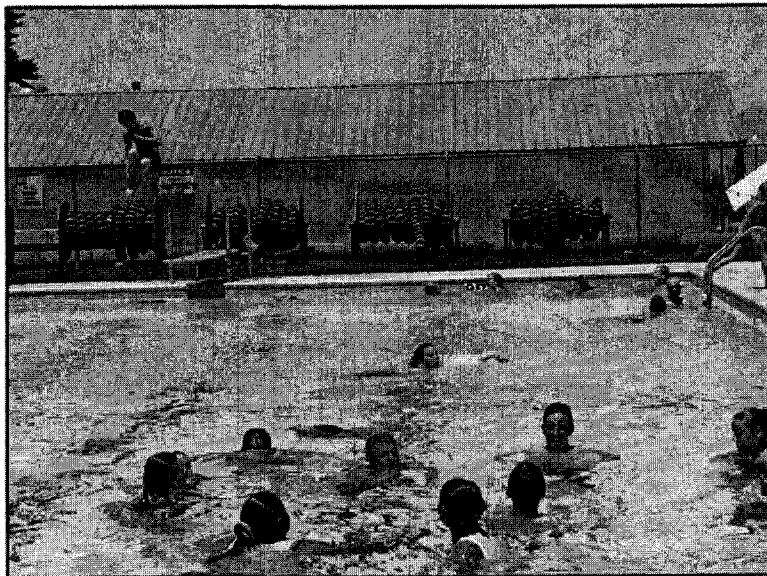
SECTION VIII: PUBLIC SERVICES Continued

D. SCHOOLS

Today, the most important function of local government is education. Compulsory school attendance laws and the expenditures of local and state governments demonstrate the importance of education to our society. Education is required in the performance of our most basic public responsibilities. It is a critical component of good citizenship. High quality education can be the greatest asset for public economic development, the lack can be the biggest hindrance. High performing public schools can be the single most important asset to a community's economic development plan. Education is the tool for awakening our children to cultural values, to prepare them for future professional training, and to adjust to today's environment. Elected and appointed officials that are responsible for our student's

education have the power to change the world. Education reform has the potential be the deciding factor in many political races. We as a society need to take this task very seriously.

In the past, Nevada's education system has been criticized and has ranked among the worst in the United States. Mineral County has refused to accept the status quo and starting with the 2008-2009 school year the Mineral County School District Board of Trustee's initiated joining with the Schlechty Center for Leadership and School Reform. A two-day executive assessment was conducted with the



(Photo by Betty Easley)
Lion's Park Swimming Pool

Board of Trustees, administrative staff, teachers, and community members involving aspects of leadership development with a focus on engagement as opposed to compliance. It is a research based initiative that will create a culture of education in our schools, teachers become designers of work, leaders of students, and guides to instruction causing their students to engage in high quality work. Principals become leaders of instructional leaders ensuring that teachers have the resources, flexibility, and support required to design engaging work for students. Central office administrators become system capacity builders focusing on the work of school rather than their own programs. The Superintendent becomes a moral and intellectual leader of both the District and the community ensuring that the entire community comes to understand the emerging and changing needs of students and the kinds of support needed if students are to commit and produce quality work. The

SECTION VIII: PUBLIC SERVICES Continued

Board of Education becomes a group of community leaders and advocates for schools informing the community about the state of education. Members take the lead in causing the community to take action to support students and their families so that students can succeed in their schoolwork and in building public participation for the schools.

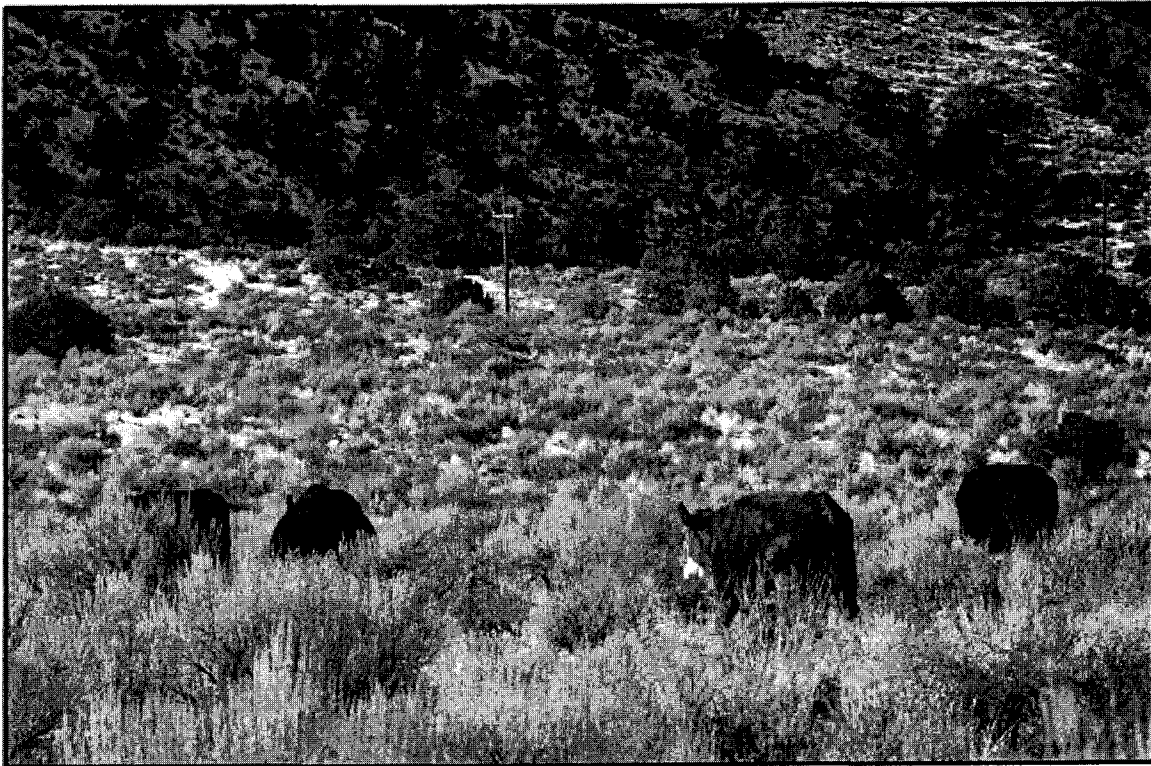
After the initial assessments, the Mineral County School District became a member of the Standard Bearer Network of the Schlechty center and committed to 10 District Standards as follows: 1. Develop a shared understanding of the need for change 2. Develop shared beliefs and vision. 3. Develop a focus on students and on the quality of work provided to students. 4. Develop structures for participatory leadership, 5. Develop structures for results oriented decision making. 6. Develop structures for continuity. 7. Provide ongoing support. 8. Foster innovation and flexibility. 9. Employ technology, and 10. Foster collaboration.

The Mineral County School District has established a design team to work with and help the Superintendent think strategically. School schedules have been changed to create an atmosphere for classroom engagement, measures have been established to monitor student achievement, analyze data, and develop a curriculum that will meet the needs of the students. School administrators are creating environments for parental and community involvement by making themselves available to the community. The District is committed to establishing partnerships with business and industry, creating long term goals and building a relationship with our community that is united with the school district for our students' benefit. Teachers and staff are collaborating on transforming our schools from an organization of producing compliance to an organization where the core business focuses on supporting the adults as they design activities that nurture attention and commitment from all students.

The work in which the school and district will engage will disrupt the status quo. Old molds are hard to break and change can be difficult, and for that reason, it is necessary to build in long term commitment. The Mineral County School District has committed to provide a forward, positive thinking learning environment for its students, staff, and community as a whole. The Mineral County School District is committed to creating an education collaborative that is enriched by each of its stakeholders, is celebrated rather than criticized, and an organization that has prepared our students for higher education or marketable skills that will enable them to be competitive for any job or degree they pursue. It is an commitment to providing education that produces the next generation of leaders for our county and state.

SECTION IX: FEDERALLY MANAGED LANDS

Mineral County consists of approximately 3700 square miles of which 95% are controlled by the Federal Government. A large part of Mineral County is federally withdrawn land currently occupied by the military base, and land classified as federally managed lands that are controlled by the Bureau of Land Management and the U.S. Forest Service. Mineral County's greatest asset is the land that it contains. Throughout the history of the County, the economic growth has been dependent upon the land for mining, agriculture, recreation and revenue derived from the base and the personnel that are employed there. Most recently, the training activities at Hawthorne Weapons Ammunition Depot have been economically good for Mineral County.



(Photo by Betty Easley)

Range Cattle South of Hawthorne

There have been many periods of boom and bust in Mineral County because of a failure to expand our horizons and fully utilize the land that we live on. Those that study the West know that the culture of this region, the people, and the sense of place are influenced by the economic history of the period that views the land as a primary source of wealth. Even the name of the County, Mineral, depicts the vast mineral resources that are available in the County. But all too often, as is evidenced in Mineral County by the name of ghost towns from the mining industry, relying on any one industry severely weakens our ability to compete in a global economy and impoverishes our communities.

SECTION IX: FEDERALLY MANAGED LANDS *Continued*

Another example is the recent BRAC crisis that this County narrowly survived. Once again Mineral County had its entire economic future based on the use of land and jobs available at the local military base. We must look toward the future and embrace the trend in the world today. There are many industries that can be classified as white collar or brainpower industries: microelectronics, biotechnology, the new materials industry, aviation, telecommunications, computers and software. These sample industries are all "footloose" industries as they can locate anywhere in the world. There are many places in the West that have attracted these industries because of organizations and forward thinking people that worked to attract them. Mineral County has several important assets to use in a plan to develop and attract industry, the most important being the land and resources contained in the County.

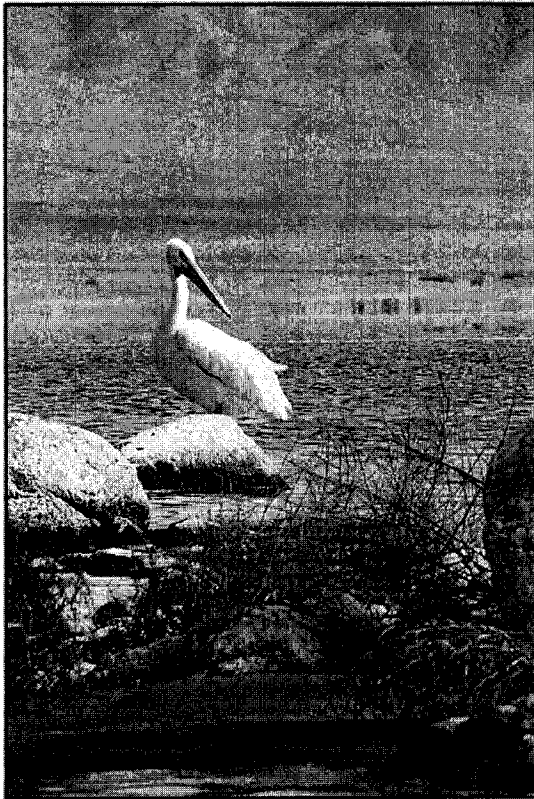
Mineral County has some of the most scenic areas in the state of Nevada, from the high mountain ranges and high valleys to the basin of the Walker River and Walker Lake. The mountainous area, west of the town of Walker Lake, is rich in wildlife and photography enthusiasts enjoy observing the natural habitat. Mountain goats often can be seen sunning themselves at the higher elevations. There are many areas rich in mining history that have become popular tourist attractions. Roy Romer, the former governor of Colorado, phrased it: "America's brightest people are attracted to America's most beautiful places."

Mineral County is rich in natural resources, minerals, geothermal, solar, wind power and recreation. We have the military base and can utilize the technological opportunities that follow it, all of which can be developed to generate employment, new technology, and service industry opportunities. Instead of waiting for the new mine to open or the military to expand operations at the local base, we need to pay attention to the global economy and carve out our own niche. We support the Multiple Use Concept of federally managed lands as a philosophy for management. We can create an urban economy in our very rural setting instead of losing the opportunity to make sure we benefit from the new growth. We can develop our natural resources for the economic health of our communities, creating jobs that will develop from the various industries, and put in place incentives to preserve wildlife habitat and the fragile ecosystems for the land we are responsible. We need to plan our transportation systems. We also need to ensure that youth get the training they need to obtain the good jobs we can generate. We need to participate and take a position of ownership in all aspects of federal land management in Mineral County from watershed restoration, mining, development of alternative energy sources, and preservation of the land for future generations.

Mineral County recognizes that water is critical for the survival of the communities and the habitat for wildlife. Therefore watershed restoration efforts need to be addressed. We need to develop a comprehensive plan for watershed restoration in cooperation with federal and state agencies. Restoration is critical in the survival of communities in the Walker Lake area, failure to address this issue can result in a serious health issue for the residents of Walker Lake.

SECTION IX: FEDERALLY MANAGED LANDS *Continued*

Mineral County requests to be recognized by the Bureau of Land Management as a joint lead or cooperating agency in actions affecting the environment and economic need within the County with federal land management. Mineral County will work under the directives of FLPMA and NEPA and join with the federal agencies to coordinate public land use planning and ensure that federal land use plans are consistent with local plans to the maximum extent possible. When properly conducted, the lead agency/cooperating agency relationship provides mutual benefits. The goals of the cooperating agency relationship include:



(Photo by Betty Easley)
Walker Lake Pelican

- Gaining early and consistent involvement of key governmental partners
- Incorporating local knowledge of economic, social and political conditions
- Addressing intergovernmental issues
- Avoiding duplication of efforts
- Enhancing the credibility of the review process
- Building relationships of trust and collaboration for long term mutual gain

Last year, Mineral County passed a resolution establishing a renewable energy policy into the Mineral County Master Plan. As part of this resolution, Mineral County pledged to develop and enact a local land use and management plan of public lands which comprehensively lists natural resource priorities in terms of the economic, social and the political customs and culture of the communities in the County. Also, Mineral County committed to develop policies described under the Federal Land Management Act, NEPA and all other federal mandates that allow local government to coordinate with federal agencies in land use inventories, planning and management action in land use planning for the federal lands management by all federal

agencies. A committee has been formed in Mineral County to develop a public land use policy and upon completion it will become part of this Master Plan.

Mineral County recognizes Presidential Order 12866 that emphasized the need for federal agencies to develop close working relationship with state and local government. It states: "The American people deserve a regulatory system that works for them, not against them, a regulatory system that protects and improves the health, safety, environment, and well being and improves the performance of the economy without imposing unacceptable or unreasonable costs on society;

SECTION IX: FEDERALLY MANAGED LANDS *Continued*

regulatory policies that recognize that the private sector and private markets as the best engine for economic growth; regulatory policies that respect the role of state, local and tribal government; and regulations that are effective, consistent, sensible, and understandable.”

Mineral County is dedicated to working together for responsible management. We must now shoulder greater responsibilities to our citizens and for our environments. We can no longer ignore our prescribed roles in the land planning process. This should not be an adversarial role, but rather a fulfillment of the Constitutional principles of checks, balances, and above all protection of the inalienable rights of the citizens. The terms cooperate, coordinate, and consult denote a desire by Congress that federal, state and local governments work together for the general welfare of all citizens with special emphasis on localized needs. Mineral County’s participation as a joint lead agency, or at a minimum, cooperating agency in the federal decision making process can only produce positive benefits.

SECTION X: GOALS and RECOMMENDATIONS

The 2010 Mineral County Master Plan is a living document that will, for the next five years, guide Mineral County officials in efforts to make our County a better place to live and work. In our work to produce a comprehensive plan, during public meetings of the Mineral County Regional Planning Commission and the subsequent public hearings, there were many comments repeated consistently and identified as areas of concern. Many of these are discussed in the text of the document. As a result of our efforts, the Regional Planning Commission hereby offers the goals and recommendations that follow.

The Board of Mineral County Commissioners should take the lead and coordinate the many County government departments and public functions to achieve prosperity in our County. We need to build a collaborative conversation within the community itself – of the attitudes, processing, duties, responsibilities, and relationships that go into forming and maintaining healthy communities. Many organizations and functions of County government, community organizations, and individuals have similar goals. Effective coordination will minimize duplication of effort and maximize limited resources. We have a lot to offer in our County and communities. By working together with the Chamber of Commerce, Economic Development Authority and others, we can advertise our assets, communicate our wishes and desires, and use the versatility of the Master plan to build a credible Capital Improvement Plan for Mineral County. We must communicate to all in our communities the importance of the Master Plan and opportunities it can make possible. One of the most important things is public lands management that intersects with the economic health of our County.

The Board of Mineral County Commissioners should hold joint meetings with other elected or appointed boards in our County's government, such as the school board, the hospital board, the Mineral County Housing Authority, the Regional Planning Commission, and others to solicit input and identify strengths and weaknesses. Elected boards, appointed boards, civic groups, etc. are each responsible for their own realm and may not understand the role of others. We need to meet jointly in workshops and develop an assessment process of our capacities to grow and prosper. We must be honest with ourselves, admit where we are weak and document both strengths and weaknesses. We must open an effective, honest, and clear lines of communication with all stakeholders in Mineral County. We must have a vision and develop a direction and focus with clear, compelling and comprehensive data on which common understandings can be formed and decisions can be made. All too often, decisions are made on the basis of a few leaders' assumptions and perspectives. This is all too evident in past endeavors in Mineral County. There has been a great deal of time, money and efforts expended on programs and projects only to fail because of a lack of common goals and visions. We must take the time to get the facts straight and clearly define our problems. In organizations where the capacity to focus on the future is given sufficient weight, vision is a process of imagining a preferred future, and strategic planning is a process of identifying the ways and means of attaining that future. We cannot predict the future, but with the proper organization and planning we can create it.

In a self-assessment of ourselves and the County, we must look at our communities. What are we projecting to prospective business enterprises and families looking to relocate? What are our capacities to improve? What do we offer for housing, schooling, or the general appearance of our communities? Is there a consistency in our actions or are we only operating on the present with no direction to the future? There are many questions that we must honestly answer to ourselves. We must accomplish a transformation of our organization by repositioning and reorienting action into a new way of accomplishing our goals. We must adopt change by radically changing the means of work that has traditionally been done – the meanings, the culture in which programs are imbedded, as well as changing the current system of rules, roles and relationships. Even the social structure should be considered so that innovations needed will be supported. Strategic action requires that we make choices and act on those choices. We must make decisions that are optimally supportive of long term missions and goals.

We are at a crossroads in our County. We can no longer rely on a single industry to sustain our communities, we must diversity our economy. Under the direction of the Mineral County Commissioners, the Regional Planning Commission can gather information and complete a detailed, comprehensive, long range Capital Improvement Plan for Mineral County, a plan with clear goals, workable solutions, and identified funding sources all working within the versatile framework of the Master Plan.

SECTION XI: MASTER PLAN ORGANIZATION

This Mineral County Master Plan is developed by the Mineral County Regional Planning Commission, and is authorized and adopted by the Mineral County Board of Commissioners. It is a **policy document** to be enforced by all levels of government. This Master Plan must continually be compared to land use requests and zoning patterns. Deviations are not considered consistent with the policies of this plan. There are provisions for amendments to this plan, however they require a strict series of noticing, hearings, and publication that are outlined in the Nevada Revised Statutes, Chapter 278.

The Mineral County Regional Planning Commission is the advisory board with a primary responsibility for compliance with the Master Plan administration. The planning consultant is the advisor thereof for day-to-day planning functions, and as such reviews applications and follows procedures at the direction of the chairman and the Mineral County Board of Commissioners.

A. Financial Programming

There are a variety of programs that can be utilized in financing public improvements which include **borrowing, financing, reserve funds, enterprise funds, and grants**. With respect to **borrowing**, the debt burden of a community must at all times be in balance with its debt paying capacity. This balance can best be achieved by staying within safe borrowing limits. A safe borrowing index is the ratio of indebtedness to full taxable values (10% or less is considered safe, 10% to 15% is a doubtful zone and above 15% is considered hazardous). The 10% rule should be modified in communities where rapid construction is occurring or where tax procedures lead to a lag in addition of tax values to the tax base. Another safe index that can be considered is where 5% of the principal plus total interest requirement for the year does not exceed 25% of the normal fiscal budget.

Financing should always consider first who or what will benefit as a result of a financed program or project. The evaluation of "cost and benefit" would be necessary to broaden the financing as a joint use issue and the decisions to proceed or not to proceed might hinge on the outcome. Many good projects have been scrapped because of the failing of this review. Cooperation between agencies may bring about projects or programs that otherwise would have to be deferred or canceled if not done jointly.

Reserve Funds are a name for money set aside for a specific project(s) or program(s) by the governing board from revenue received or projected to be received for that purpose. They can be an accumulation of funds over an extended period of time for larger projects or budgeted item by item from fiscal year to fiscal year. Reserve funds can be created by the governing board through budgeting procedures as follows:

1. Establishing an annual tax levy of certain amounts for specified purposes.
2. By setting aside a certain amount from the general fund each year.

SECTION XI: MASTER PLAN ORGANIZATION Continued

3. By setting aside the annual surplus from the operating budget to the capital reserve fund, and a combination of two or more of these methods.
4. By utilization of methods for funding as allowed pursuant to Nevada Revised Statutes that support and benefit Mineral County.

Often state regulations prohibit such carry over, requiring a staged funding program or project in order to budget items in successive years. **Enterprise funds** should not be overlooked as a means to create a service or function of local government. If such a plan is considered it must first have a revenue source that results from its creation. The revenue source applied should be a conservative estimate and either it continues for a time certain or set to offset costs plus contingencies continuously. Any estimates for revenue must consider the economic impact long term.

Other funding sources should not be overlooked, such as gifts, as may be offered, usually for specific facilities, parks, community center or library, usually from individuals, corporations and/or foundations. Also **state and federal grants** are frequently available to plan, construct and finance public improvements, and Mineral County qualifies on many because of its unusual volatile economic reliance on Federal revenue sources to maintain community services.

B. Master Plan Implementation

Carrying out the Mineral County Master Plan must be a countywide effort based upon a partnership between local government, landowners and citizens at large. The Master Plan can be modified and updated through a process the same of which created this plan. The greatest challenge for Master Plan implementation is to achieve systematic and effective use of the plan throughout the development process. The Master Plan must be correlated continuously through close liaison and coordination between all county offices, the Mineral County Board of Commissioners and the Regional Planning Commission. It is the official development policy guide in decision making, capital budgeting, and administration. Related legal controls such as the Zoning (Land Use) Ordinance, Subdivision Ordinance, and Building Control are all part of the program toward successful implementation. Continuous reference to the adopted Master Plan should be followed by:

1. Public officials and citizens collaboration with goals and Master Plan recommendations
2. Actions to strengthen the structure and functions of the Mineral County Regional Planning Commission to assure implementation of the Master Plan as an integrated process
3. Working knowledge of and cooperation with programs conducted or contemplated by state and federal agencies
4. Development of an information system and add to our data bank to provide a consistent view of development trends and essential information for effective operations and actions of government and the private sector
5. Procedures for referral and response to significant public and private development proposals within the County

SECTION XII: EXHIBITS and MAPS

SECTION XIII: Master Plan Map