



Nye County

Comprehensive Economic Development Strategy (CEDS)



SUBMITTED TO:
United States Department of Commerce
Economic Development Administration
550 West Fort Street, Room 111
Boise, Idaho 83724

SUBMITTED BY:
Board of Nye County Commissioners
101 Radar Road
Tonopah, Nevada 89049

1 **NYE COUNTY RESOLUTION NO. 2012-19**

2 **A RESOLUTION ADOPTING A COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY**
3 **FOR FISCAL YEARS 2013-2018**

4 WHEREAS, a Comprehensive Economic Development Strategy (CEDS) is a useful tool to plot
5 Nye County's progress in meeting objectives and setting priorities for economic development activities;
6 and

7 WHEREAS, a CEDS is the result of local planning processes designated to guide the economic
8 growth of the communities within Nye County; and

9 WHEREAS, a CEDS is required for Nye County to qualify for U.S. Economic Development
10 Administration (EDA) assistance under its public works, economic adjustment, and most planning
11 programs; and

12 WHEREAS, a CEDS is required by the EDA to be revised at least every five (5) years, and the
13 last CEDS revision was completed in 2007 and adopted by the Nye County Board of County
14 Commissioners by Nye County Resolution No. 2007-30; and

15 WHEREAS, a CEDS annual report documenting progress achieved on economic development
16 activities, and report on changing economic conditions is a requirement of the EDA and will be
17 completed by Nye County for Fiscal Years 2013-2018; and

18 NOW THEREFORE, BE IT RESOLVED, that the Nye County Board of County Commissioners
19 does hereby adopt the proposed CEDS for fiscal years 2013-2018 and authorizes its submittal to the U.S.
20 Department of Commerce, Economic Development Administration.

21 APPROVED this 29th day of June, 2012.

22 NYE COUNTY BOARD OF
23 COUNTY COMMISSIONERS:

24 Lorinda A. Wichman 7-13-12
25 Lorinda Wichman, Chairman

ATTEST:

Kelle G. Sedman, Deputy
Sandra D. Merlino, Nye County Clerk
And Ex-Officio Clerk of the Board

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Nye County Comprehensive Economic Development Strategy

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Requirements for document acceptance and changes:	Acceptance of and changes to this document must be reviewed and approved by the Nye County Manager and subsequently the Nye County Board of County Commissioners (BoCC).

History of Revision

Date	Version	Comments
June 29, 2012	1.0	BoCC Adoption of Plan



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Nye County Comprehensive Economic Development Strategy

1 Executive Summary

Nye County, Nevada

is a unit of local government with a demonstrated commitment to promoting economic development and diversification within its communities and neighboring Counties. Nye County is eager to promote sustainable development that supports community goals, existing businesses, and targeted industries. Within the past five years alone Nye County has made great strides in recruiting County Management with comprehensive backgrounds and skills in both the private and public sector. The County has a new Manager, Director of Community Development, and Grant Administrator all focused on economic development and diversification.



The current Nye County Manager brings more than 30 years of financial and business management experience from the private sector and six years of local government experience to the County's economic development initiatives. The County Manager began her tenure in local government as Nye County's Finance Director. There she performed a baseline evaluation of the County's financial management systems; implemented numerous procedural changes in reporting data to elected officials and department heads; streamlined processes in accounts payable, accounts receivable, and budget development; and reorganized the Finance Department to strengthen grants management and budget monitoring. The now County Manager was promoted to Assistant County Manager in 2007 and to County Manager in February 2012. Since 2007, she has played an active role in promoting economic development and diversification throughout the County by facilitating interactions among the full spectrum of stakeholders. The County Manager is the driver behind the County's focused approach to its Comprehensive Economic Development Strategy (CEDS) initiative.

The Acting Nye County Director of Community Development and General Manager of the Nye County Water District (NCWD) brings 23 years of energy industry experience and nine years of government experience as an engineer, attorney, manager and executive. The position oversees planning, natural resources, public lands issues and serves as the County's point of contact for renewable energy developers interested in siting projects in Nye County. The Community Development Director also serves as the County's liaison with the Department of Energy (DOE) and Department of Defense (DOD) representatives for matters related to their associated federal activities within Nye County.

The Nye County Grant Administrator has more than seven years of experience in government administration. Initially hired in February 2005, in the Human Resources Department she was promoted to serve as the County's Grant Administrator in July 2010 and was tasked with managing the Nye County Brownfields Job Training Program developed under a grant funded through the U.S. Environmental Protection Agency (EPA), the first and only such grant awarded within the State of Nevada. The Grant Administrator has attended several State-sponsored economic development workshops and represented Nye County on the State of Nevada Community Development Block Grant (CDBG)



committee. Responsibilities include: providing technical assistance in the preparation of request for proposals or qualifications in accordance with Federal, State and Local procurement regulations; preparing quarterly progress and financial reports; reviewing grant assurances and stipulations to ensure full compliance; and overseeing all expenses and invoices verifying allowable expenses prior to submittal to the purchasing and/or accounting department.

Nye County initiated its CEDS process in January 2012. Through the CEDS development, Nye County has gained a greater understanding of the unique assets, socio-economic goals and objectives, infrastructure challenges, job training and education deficiencies, and business support needs of each of its communities and the County as a whole. Nye County's commitment to successful completion of the CEDS process was best evidenced by the direct involvement of the County Manager, the Community Development Director, the Grants Administrator, and community leaders in each of the six main population centers within the County (Amargosa Valley, Beatty, Gabbs, Pahrump, Round Mountain, and Tonopah).

The CEDS approach included extensive meetings with representatives from the entire County and then one-on-one meetings with each of the six main communities. These meetings included key public, private, and institutional stakeholders, business representatives, and County residents comprising the CEDS Strategy Committee and Community Committees. The CEDS meetings reinforced a clear sense of frustration with the status quo across the County regarding economic development and job creation and a desire to identify practical strategies that can help the entire County move forward in a more focused and cohesive manner. The ultimate goal was to create a living document for each of the six main population communities as well as Nye County.

As a result of these activities, Nye County identified regional projects, programs, and activities and proposed an implementation strategy (See Tables 20 through 22). Every effort was made to achieve consistency with the State of Nevada economic development goals and objectives outlined in the Nevada Governor's plan, "Moving Nevada Forward: A Plan for Excellence in Economic Development, 2012 – 2014," while meeting the requirements of the U.S. Department of Commerce, Economic Development Administration (EDA) "CEDS Requirements Checklist" and 13 C.F.R. §303.7 "Requirements for Comprehensive Economic Development Strategies". To ensure cohesive and comprehensive implementation of the Nye County CEDS, the County has proposed forming the Nye County Regional Economic Development Authority (NCREDA) to embody the economic support structure critical to the County's economic welfare. As the economic development lead agency for the County, NCREDA will be responsible for seeing that key activities identified in the CEDS are carried out, resources are identified and utilized appropriately, and performance measures are evaluated and reported as stated.



2 Comprehensive Economic Development Strategy Planning

On February 15, 2011, Nye County applied to the former Nevada Commission on Economic Development (now the Governor's Office of Economic Development (GOED)) to redirect funding from EDEN, Inc. (EDEN), to Nye County. EDEN had served as the economic development authority for the County for ten years, but responsibility for economic development initiatives had increasingly fallen to County Management, creating the need to shift economic development responsibilities to Nye County Administration.

New opportunities in the field of renewable energy and utility-scale electricity production offered the potential for not only economic diversification and job growth but also new and/or upgraded infrastructure, particularly electrical transmission. These opportunities demanded close coordination between County staff and the federal agencies responsible for managing lands within Nye County to ensure new commercial developments were compatible with existing Department of Defense (DOD) and Department of Energy (DOE) operations. Additionally, foreign investment interest in Nye County required County staff to coordinate with national and international agencies.

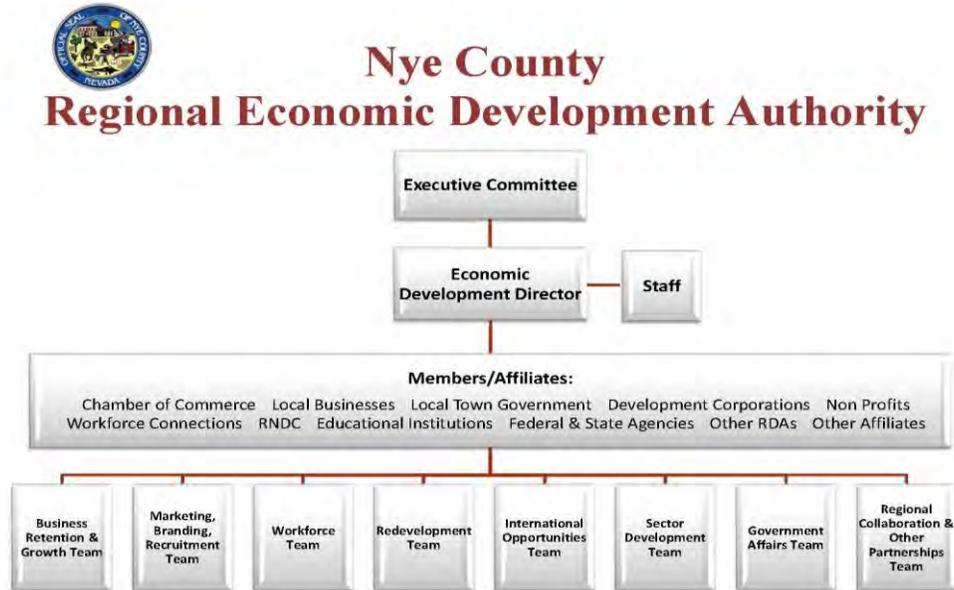
In April 2011, the former Nevada Commission on Economic Development redirected funding for economic development to Nye County. County staff immediately began assessing the status of economic development strategies and planning processes throughout the County, which became the basis for the development of a new CEDS. It was determined a new CEDS was necessary to address the current socio-economic conditions and to identify concrete community and economic development objectives for the entire County and those specific to its major communities. Nye County formed a CEDS Strategy Committee to identify the specific issues the new planning document should address and the process for gathering input from diverse stakeholders throughout the communities.

Through the CEDS process, County staff determined that while Nye County communities share many characteristics a regional approach to economic development was necessary to address the unique assets, impediments and goals of each of its communities while developing overarching strategies that would enhance efforts across the County. This exercise has demonstrated the need for a County-wide regional development authority (RDA) with wide-spread participation from business and industry, County and Town government, academic institutions, job training organizations, and other stakeholders.

Nye County is working to create a new organization, the Nye County Regional Economic Development Authority (NCREDA) Figure 1 (pg. 10), consistent with GOED's call for a regionalized approach to economic development. Nye County is proposing to form the NCREDA to embody the economic support structure critical to the region's economic welfare. NCREDA's vision, mission, objectives, and strategic initiatives will be aligned (as appropriate) with the GOED Strategy, "Moving Nevada Forward: A Plan for Excellence in Economic Development, 2012 – 2014". NCREDA will work closely with GOED to coordinate economic development efforts, learn from the successes and challenges of other RDAs, and proactively engage in coordination and cooperation among Nevada's RDAs, consistent with this CEDS.



Figure 1. Nye County, Regional Economic Development Authority Org Chart



The core goal of the CEDS is to analyze Nye County’s current economy and propose short and long-term strategies that will support job creation through the retention and expansion of existing businesses, facilitation of the entrepreneurial enterprises that create new businesses, and attraction and recruitment of new business investment, as these strategies align with the GOED strategy. The CEDS development process entails close coordination with each of the six main communities within Nye County, as they all have unique economic development challenges. Core elements of the Nye County approach for this CEDS process are broken down by each of the six main communities identified, as well as Nye County as a whole.

Nye County’s commitment to successful completion of the CEDS is best evidenced by the direct involvement of the County staff and the diverse group of stakeholders from communities throughout the County that formed the CEDS Strategy Committee.

2.1 Stakeholder Coordination

Nye County evaluates the impact of County services on existing business enterprises to promote business expansion and retention and to provide entrepreneurial support. The evaluations include one-on-one interviews with local businesses to determine what existing services provided by Nye County are beneficial, not beneficial, or could be improved as well as what new services the business community would like the County to adopt. A minimum of twelve interviews are conducted each month using a standardized questionnaire. With data obtained from the questionnaires, Nye County staff can determine what actions/services/levels of support are necessary to retain and expand businesses, and promote entrepreneurial enterprise development. If these actions/services/levels of support are beyond the purview of the County, the County coordinates with relevant service providers (local chambers of



commerce, educational institutions, Nevada Job Connect, etc.) to address the perceived or established need.

Upon assuming the economic development role from EDEN, the County systematically coordinated a series of meetings with key stakeholders, elected leadership (township, municipal, and County), non-profit institutions, medical centers, educational institutions, chambers of commerce, economic development specialists, and local employers. The focus of these meetings was to review perceived opportunities and needs as well as to establish relationships among the stakeholders to promote communication and initiate discussions on the connections and linkages among each of the stakeholders. The County used these meetings to request assistance in identifying key individuals and interest groups that should be included in the CEDS process. The individuals identified through this process were invited to participate as members of the CEDS Strategy Committee. Additionally, each representative was asked to identify a community leader that could bring information from the Strategy Committee to their respective communities to solicit additional involvement in the process and enhance communications throughout the County.

2.2 Comprehensive Economic Development Strategy Committee

In January 2012, the County formed a preliminary CEDS planning committee, comprised of the Nye County Manager, multiple Department Heads and other County staff, to establish the process for obtaining widespread community involvement in the CEDS development process. This initial planning committee recognized the need to involve as many community and business leaders as possible to create an effective strategy for economic development. The planning committee was subsequently expanded to include Town Managers and Board Members, many of whom are not only public servants but are also owners and employees of private business enterprises within the County. The expanded membership provided insight into community-specific needs and identified additional members for the CEDS Strategy Committee. The CEDS Strategy Committee members also formed smaller Community Committees to address issues specific to Nye County's six most populated communities (Amargosa, Beatty, Gabbs, Pahrump, Round Mountain, and Tonopah). Participation in the CEDS Strategy Committee was solicited from a wide range of public and private stakeholders to ensure viewpoints from all sectors of the communities were considered, including:

- Local government
- Business
- Industry
- Finance
- Agriculture
- Environment
- Professions (e.g. law, medicine, engineering, etc.)
- Utilities
- Education
- Community organizations
- Public health agencies
- Workforce development



On February 1, 2012, Nye County initiated its first CEDS meeting by using the County's videoconferencing system in Beatty, Pahrump, and Tonopah to maximize participation throughout the County. This meeting provided the CEDS Strategy Committee an opportunity to meet and discuss the CEDS process. Between February and April 2012, a series of in-person Community Committee meetings were conducted in Amargosa Valley, Beatty, Gabbs, Pahrump, Round Mountain, and Tonopah. The Community Committees were comprised of members of the Strategy Committee living and/or working in the six identified communities.

Community Committee participants were provided an outline for assessing the core strengths, weaknesses, opportunities and threats facing their particular community and the County. The Community Committee meetings provided a venue for stakeholders to evaluate ideas discussed during the CEDS Strategy Committee meetings, to encourage the parties to talk through the issues—actual and perceived—impacting area residents, to identify goals and objectives to address those issues, and to review how the community's goals and objectives (both individually and collectively) aligned with the GOED State economic development plan, which emphasizes regional collaboration. Nye County envisions its CEDS will serve as a plan for the County and the surrounding region consistent with the Vision ("A vibrant, innovative, and sustainable economy") and Mission ("High Quality Jobs for Nevadans") expressed in the State's economic development plan.

Members of the Nye County CEDS Strategy Committee and Community Committees included private residents and representatives from the following sectors and organizations:

A. Public Leadership

- Nye County Commissioners
- Nye County Administration
- Amargosa Valley Town Board Members
- Beatty Town Advisory Board
- Gabbs Town Board
- Town of Gabbs
- Pahrump Town Board Members
- Town of Pahrump
- Round Mountain Town Board Members
- Tonopah Town Board Members
- Nye County Water District Board Members

B. Economic and Business Development Organizations (including private businesses)

- Amargosa Valley Chamber of Commerce
- Bank of America
- Beatty Airport
- Beatty Chamber of Commerce
- Beatty Economic Development Corporation
- Beatty Graphics
- Beatty Water and Sanitation
- Pahrump Chamber of Commerce



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- Tonopah Development Corporation
 - Rural Nevada Development Corporation
 - Pahrump Utility Company
 - Premier Magnesia, LLC
 - Front Sight Firearms Training Institute
 - Valley Electric Association
 - BEC Environmental, Inc.

C. Employment and Training Sector

- Beatty School
- Career Connections Center
- Gabbs School
- Great Basin College
- Nye County School District
- Mount Charleston Corporation

D. Community Organizations

- Beatty Health and Welfare
- Beatty Museum
- Beatty Senior Apartments
- Beatty Sheriff's Office
- Beatty Volunteer Fire Department
- Beatty Volunteer Ambulance Service
- Gabbs VFW Post 3677 Ladies Auxiliary
- Gabbs Parent Teacher Organization
- Gabbs Volunteer Fire Department
- Gabbs Senior Center
- Gabbs Library
- Nye Communities Coalition

Without the support of all the businesses, industry representatives, chambers of commerce, community organizations, town board members, County commissioners and other crucial stakeholders, the in-depth detail of each community's visions, goals and economic development needs listed within this document could not have been achieved. Nye County extends its sincere appreciation to all the individuals and organizations that participated in the CEDS process. County staff time and expertise were critical to the initiation and preparation of the CEDS. Members of each Community Committee spent days, if not weeks, gathering and evaluating their local needs. Each member volunteered his or her time to attend the meetings at which recommendations were formulated to address the issues that arose and potential resources were identified to carry out those recommendations. Each individual involved in this process brought his or her unique expertise and background to the development of the CEDS, which has given this report a broad perspective.



2.3 Comprehensive Economic Development Strategy Goals

The Strategy Committee established a set of goals to provide a framework for the development of the CEDS. The goals for the development of this CEDS were to:

- 1) Secure federal, state, local and private funding for priority economic development projects for the benefit of the entire County
- 2) Focus strategic thinking on economic development in the County to improve local socio-economic characteristics
- 3) Recommend short-term strategies to retain jobs along with mid-term and long-term strategies to ignite job creation

These goals for creating the CEDS guided the Strategy Committee and Community Committees in developing the County-wide and community-specific goals and objectives and associated action plans as well as prioritizing the identified projects. These goals were identified because they are each critical to the implementation of the projects identified in Section 11 of this document.

The first goal of overcoming financial barriers and securing financial resources is of utmost importance to facilitating economic development projects as well as delivering basic County services. Public funding is an important part of this equation, particularly in the area of capital improvement projects (i.e. infrastructure, community facilities, etc.); however, Nye County is eager attract private investment capital as part of its long-term strategy for sustainable economic security. The County is looking for pre-seed grant funding for new concepts, seed/investment funding for projects with evolving business plans, and public and private loan programs for more established business plans. One of the primary challenges faced by the County is scale of the investment needed, as most pre-seed and seed capital sources need to have a significant initial capital investment.

In order to overcome the challenges to economic development and sustainability including those associated with funding, Nye County's second goal is to foster strategic thinking and develop strategies necessary to improve the socio-economic characteristics of the County and its communities. The County has already demonstrated its commitment to strategic thinking through the focus placed on economic development by key staff and elected officials as well as through the effort put into the development of this CEDS.

The third goal of the CEDS plan, which is to foster job creation, is central to the County's strategy for economic development. The job creation opportunities the County is focusing on include short-term and long-term approaches to addressing the County's high unemployment rates. Nye County is targeting capital projects in the short-term, which can create jobs and sustain employment now and lay the groundwork for long-term economic progress. In addition to construction and related employment tied to capital projects, the County plans to focus on job retention and expansion in the short-term by maximizing existing local opportunities. These short-term targets for economic development include small business support and incubation and employment opportunities in key industries. There are a host of long-term job growth opportunities in Nye County that link with a cohesive County-wide strategy and focused leadership. The core emphasis of long-term industry attraction strategies focuses upon emerging connections between the medical, educational, agribusiness and renewable energy industries.



2.4 Data Collection and Analysis

Current economic performance metrics were compiled from an array of sources, including the Nevada Department of Employment, Training and Rehabilitation (DETR), the U.S. Bureau of Labor Statistics (BLS), the U.S. Census Bureau, and others. This information was collected and evaluated to help frame an understanding of strengths, weaknesses, opportunities, and threats influencing economic and community development across the entire County. This information is also broken out by each of Nye County's six major communities.

Additionally, the following planning documents were reviewed as part of the CEDS development process:

- Amargosa Valley Area Plan (2009)
- Beatty Area Master Plan (In Development)
- Beatty Open Space Plan (2009)
- Community Source Water Protection Plan for Public Water Systems in Nye County, Nevada (Draft 2012)
- Comprehensive Economic Development Strategy for Nye County, Nevada (2007)
- Moving Nevada Forward: A Plan for Excellence in Economic Development 2012 – 2014 (2012)
- Nye County Comprehensive Master Plan (2011)
- Nye County Water Resources Plan (2004)
- Pahrump Regional Planning District Master Plan Update (2003)
- Strategic Economic Development Plan for Gabbs, Nevada: Data Analysis and Workshop Results (2001)
- The Century Plan for Tonopah Downtown Revitalization (2000)
- Town of Pahrump, Nevada Community Assessment (2012)

Nye County's analysis for the CEDS considered strengths, weaknesses, opportunities, and threats, along with an overview of broader economic forces in play throughout the County. This assessment was used to establish an objective sense of the County's economic situation and to clarify perceptions regarding strengths, weaknesses, opportunities, and threats that may influence the entire County moving forward.

2.5 Plan Organization

The Nye County CEDS addresses each of the required areas presented in the CEDS guidelines published by the U.S. Department of Commerce Economic Development Administration (EDA). This CEDS Plan is organized in such a way to enable individual communities and the County to utilize the whole report or specific sections to move forward with identified community and economic development projects and activities. Below is a detailed description of each section:

Section 3 summarizes Nye County's demographic and socioeconomic status and details the County's natural resources, public and community services, infrastructure, and economic drivers. The section includes an assessment of the County's strengths, weaknesses, opportunities, and threats. As part of the CEDS planning process and included in this section, Nye County established a vision for community and economic development based on the input of the Strategy Committee and public as well as goals,



objectives, and a plan of action intended to capitalize on the County's strengths and opportunities and overcome its weaknesses and threats.

Sections 4 through 9 provide community-specific demographic, economic, and local resource information for Nye County's six most populated Towns, including Amargosa Valley, Beatty, Gabbs, Pahrump, Round Mountain, and Tonopah. Each section evaluates the respective strengths, weaknesses, opportunities, and threats facing the community and includes a vision statement, goals and objectives, and plan of action for achieving the Town's vision. While each community has unique assets and challenges, many of the goals and objectives identified were similar and consistent with County-wide objectives. Sections 4 through 9 were compiled from information provided by each of the respective Community Committees, as well as data contained in the various planning documents listed in Section 2.4 (pg. 15).

Section 10 exemplifies Nye County's precincts which are also characterized as districts, smaller communities, settlements or unincorporated towns including two federally-recognized tribal settlements. These areas include Crystal, Carrant Creek, Duckwater, Lone, Manhattan, Mercury, and Sunnyside.

Section 11 lists priority projects per each of the six communities. Section 12 moves from identification of projects specific to the individual communities to establishment of a multi-faceted action plan for prioritized projects. This action plan coordinates community-specific initiatives and capitalizes on existing and potential resources. As part of the planning process, the Strategy Committee identified key economic and community development projects that would have broad impacts on the local economies consistent with the seven targeted sectors expressed in the State's economic development plan, including: (1) Clean Energy; (2) Health and Medical Services; (3) Mining, Materials, and Manufacturing; (4) Aerospace and Defense; (5) Business IT Ecosystems; (6) Logistics and Operations; and (7) Tourism, Gaming, and Entertainment. Although not mentioned as one of the targeted sectors, Agriculture is also a potential resource within Nye County. While this is intended to be a comprehensive list of projects for the County and its communities, the list can be added to and updated as new projects are identified by the Strategy Committee.

Section 13 describes the process for tracking progress made on priority projects and the status of economic development achievements in the County. This process includes reporting overall metrics such as businesses attracted and new jobs created as well as project specific milestones and completion. Once established the Nye County Regional Economic Development Authority (NCREDA) will oversee and report the progress made on economic development activities to the County and Town boards on a regular basis.

Section 14 is a comprehensive list of reference citations for sources utilized in the preparation of this report.



3 Nye County, Nevada

Nye is the third largest county in the United States based on land area, covering some 11,614,080 acres or nearly 18,147 square miles. The six main communities in Nye County, based on population, include the towns of Amargosa Valley, Beatty, Gabbs, Pahrump, Round Mountain/Smoky Valley, and Tonopah. The 2010 population of 43,946 (2010 Census, Nye County Nevada) is heavily concentrated in the Pahrump Valley (36,583). Nye County has a varied economic base which includes Natural Resources (agriculture) and Mining; Government; Leisure and Hospitality; and Trade, Transportation and Utilities. Additional sectors influencing Nye County's economy include Health and Education Services and Construction.



A decline in the national economy including a steep rise in the national, State, and local unemployment rates between 2008 and 2010 was magnified in Nye County. The unemployment rate in Nye County exceeded the national unemployment rate by more than 150 percent for most of those three years, and in December 2010, the County unemployment rate was 17.1 percent. For many years, Nye was the fastest growing County in United States, but in 2011, the Associated Press ranked Nye County one of the top five most economically disadvantaged counties in the nation. Additionally, the Small Business Administration designated Nye County as a Historically Underutilized Business Zone, or HUB Zone, in 2012.

Almost 98 percent of Nye County falls under one form or another of federal land management practice, a major issue for the County, its taxing districts, and private users of public lands. The County is host to the Nevada Test and Training Range, the Nevada National Security Site (NNSS, formerly the Nevada Test Site), the National Wild Horse Management Area, the Railroad Valley Wildlife Management Area, a portion of Death Valley National Park (principally located in California), the Humboldt-Toiyabe National Forest and over 6,697,875 acres of Bureau of Land Management (BLM) managed lands. The County also contains portions of three Indian homelands, including the Duckwater, Yomba and Timbisha Shoshone Tribes.

3.1 Background and History

3.1.1 Demographic and Socioeconomic Data

Nye County has a population of 43,946. The median age of the population is 48.4 years, with 82.1 percent (36,061) age 16 and older and 23.4 percent (10,301) age 65 and older. (2010 Census, Nye County and Nevada) Table 1 (pg. 18) provides a summary of demographic and socioeconomic data for Nye County, Nevada, and the United States.



Table 1. Nye County, Nevada, and United States Demographic and Socioeconomic Data

Subject	Nye County	Nevada	United States
Population ¹	43,946	2,700,551	308,745,538
Median Age (Years) ¹	48.4	36.3	37.2
16 Years and Older ¹	82.1%	78.1%	78.8%
65 Years and Older ¹	23.4%	12.0%	13.0%
Percent Minority ¹	21.1%	45.9%	36.3%
Average Household Size ¹	2.42	2.65	2.58
Unemployment ²	16.5%	13.7%	9.6%
Poverty Rate ³	18.9%	11.9%	13.8%
Per Capita Income ³	\$22,687	\$27,589	\$27,334
High School Graduate or Higher ³	81.7%	84.3%	85.0%
Bachelor's Degree or Higher ³	10.5%	21.8%	27.9%
No Health Insurance Coverage Rate ⁴	23.6%	21.8%	15.0%
Employed: No Health Insurance Coverage Rate ⁴	30.4%	21.6%	17.3%
Unemployed: No Health Insurance Coverage Rate ⁴	74.6%	59.5%	47.4%
Disability Status ⁴	19.4%	10.3%	12.0%

¹Data is from the 2010 U.S. Census data and is available at www.census.gov.

²Data for Nye County, Nevada, and the United States is for the 2010 average unemployment rate from the BLS and is available at www.bls.gov. Data for Pahrump is reported from the 2010 Community Survey 3-year Estimates and is available at www.census.gov.

³Data is from the 2010 American Community Survey 5-year Estimates and is available at www.census.gov.

⁴Data is from the 2010 American Community Survey 3-year Estimates and is available at www.census.gov.

Nye County's population accounts for 1.6 percent of Nevada's population (2010 Census, Nye County and Nevada). The County's population growth since 1975 is shown in Table 2 and Figure 2 (pg. 19).

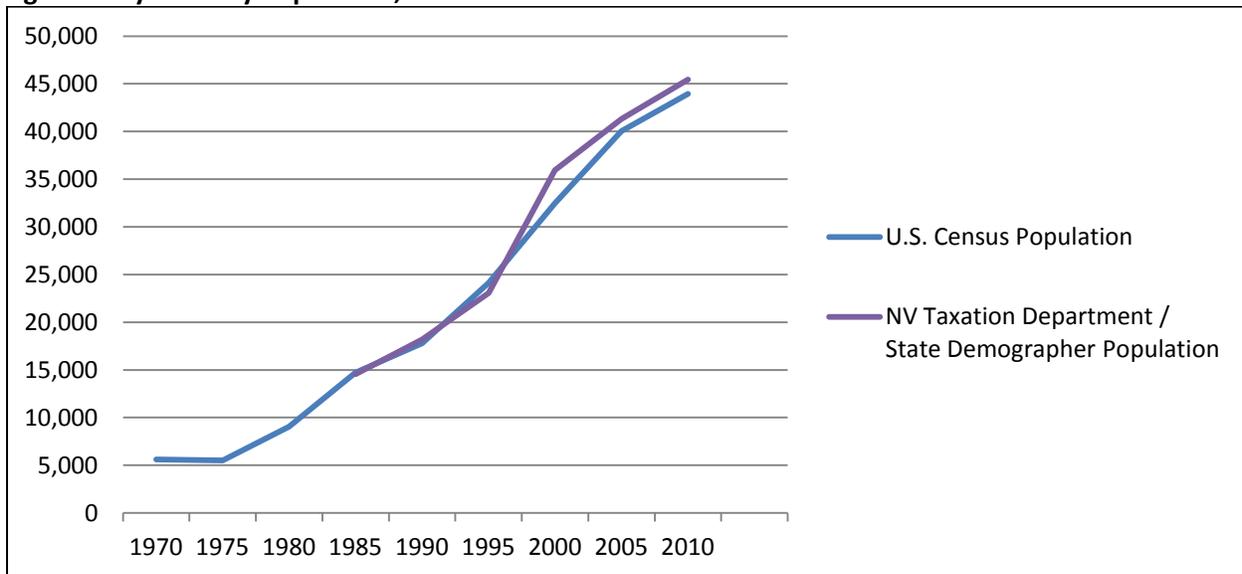


Table 2. Nye County Population, 1970-2010

Year	U.S. Census			NV Taxation Department / State Demographer		
	Population	Percent Change	Annual Percent Change	Population	Percent Change	Annual Percent Change
1970	5,599					
1975	5,500	-1.77%	-0.35%			
1980	9,048	64.51%	12.90%			
1985	14,706	62.53%	12.51%	14,570		
1990	17,781	20.91%	4.18%	18,190	24.85%	4.97%
1995	24,139	35.76%	7.15%	23,050	26.72%	5.34%
2000	32,485	34.57%	6.91%	35,924	55.85%	11.17%
2005	40,027	23.22%	4.64%	41,302	14.97%	2.99%
2010	43,946	9.79%	1.96%	45,459	10.06%	2.01%

Source: DETR, Nevada Workforce Informer. (2012). Historical Data for Population in Nye County [Data File]. <http://www.nevadaworkforce.com/>

Figure 2. Nye County Population, 1970-2010



Source: DETR, Nevada Workforce Informer (2012).

Labor Force

As of 2010, approximately 40 percent of Nye County's population was in the labor force, which was about half of the population 16 years and older. The 2011 annual unemployment rate in the County was three percentage points higher than the State rate and nearly twice the national rate. While Nye County's population accounts for 1.6 percent of the State's population, the County labor force only



makes up 1.3 percent. Table 3 provides a snapshot of labor force, employment and unemployment in Nye County and Nevada between 1990 and 2011.

Table 3. Nye County and Nevada Historical Labor Force Data, 1990 to 2011

Subject	Nye County				Nevada			
	1990	2000	2010	2011	1990	2000	2010	2011
Year								
Total Labor Force	8,945	14,062	18,113	18,138	655,896	1,062,845	1,385,729	1,385,872
Unemployment	329	958	2,982	2,991	33,380	47,624	190,420	187,732
Unemployment Rate	3.7%	6.8%	16.5%	16.5%	5.1%	4.5%	13.7%	13.5%
Total Employment	8,616	13,104	15,131	15,147	622,516	1,015,221	1,195,309	1,198,140

Source: Nevada Department of Employment, Training and Rehabilitation (DETR), Nevada Workforce Informer, Local Area Unemployment Statistics (LAUS)

Unemployment in Nye County began to rapidly increase between 2007 and 2010, jumping from 6.8 percent in 2007 to 10.2 percent in 2008, 14.3 percent in 2009, and 16.5 percent in 2010. However, this trend may have slowed/stopped with unemployment remaining constant between 2010 and 2011 at an average rate of 16.5 percent. Nevada Department of Employment, Training and Rehabilitation (DETR), Nevada Workforce Informer, LAUS). While the recent worldwide economic recession has had a severe impact on Nye County (particularly Pahrump), the County is optimistic employment opportunities in historic industries and new target sectors will be generated through its economic development and diversification efforts.

Employment in Nye County has historically been driven by natural resources (mining and agriculture), leisure and hospitality, government employment, and professional and business services. The Trade, Transportation, and Utilities Sector has become a primary industry in County rising from 632 to 1,600 with just over 900 employees in 2010 compared to 292 employees in 2000. Table 4 (pg. 21) summarizes industry trends in Nye County employment and annual earnings.

Top employers in Nye County for the most part fall into the categories identified in the above paragraph and in Table 4 (pg. 21). The top employer in the County is in the Professional and Business Services Sector—National Securities Technologies (NSTech), a government contractor for the NNSS. Amargosa Valley’s top employer is in the agriculture sector (Natural Resources). Beatty’s top employer is in the Leisure and Hospitality industry. Gabbs and Round Mountain’s top employers are mining companies. The majority of Pahrump’s top employers are Leisure and Hospitality and Trade related. Local government and education services make up Tonopah’s top employers. Table 5 (pg. 22) identifies Nye County’s top employers as of the second quarter of 2011.



Table 4. Nye County Employment by Industry, 1990 to 2010

Ownership	Industry	1990		2000		2010	
		Annual Average Emp.	Annual Average Pay	Annual Average Emp.	Annual Average Pay	Annual Average Emp.	Annual Average Pay
Total Covered	Total, all industries	10,250	\$30,480	9,618	\$33,021	10,535	\$45,203
Federal Gov.	Total, all industries	202	\$31,286	179	\$42,460	141	\$59,403
State Gov.	Total, all industries	NA	NA	NA	NA	172	\$47,453
Local Gov.	Total, all industries	NA	NA	NA	NA	1,569	\$44,475
Private	Total, all industries	9,132	\$31,250	8,043	\$32,793	8,653	\$45,058
Private	Goods-Producing	2,335	\$33,097	2,101	\$38,488	1,594	\$55,673
Private	Natural Resources and Mining	1,949	\$35,146	1,204	\$45,637	1,124	\$64,405
Private	Construction	238	\$28,613	681	\$29,588	356	\$35,519
Private	Manufacturing	148	\$13,323	216	\$26,655	115	\$32,576
Private	Service-Providing	6,797	\$30,615	5,942	\$30,779	7,059	\$42,661
Private	Trade, Transportation, and Utilities	632	\$18,228	1,176	\$24,018	1,600	\$31,448
Private	Information	66	\$21,852	153	\$25,428	69	\$49,553
Private	Financial Activities	126	\$17,286	217	\$18,123	233	\$25,172
Private	Professional and Business Services	4,825	\$37,163	2,163	\$51,369	2,099	\$81,552
Private	Education and Health Services	70	\$13,572	292	\$23,835	909	\$32,549
Private	Leisure and Hospitality	982	\$11,615	1,722	\$14,173	1,935	\$17,969
Private	Other Services	69	\$10,901	143	\$16,894	208	\$27,925
Private	Unclassified	NA	NA	NA	NA	5	\$33,497

Source: BLS, Quarterly Census of Employment and Wages



Table 5. Nye County Top Employers, 2nd Quarter 2011

Ownership	Industry	Employees	Trade Name	Town/Township ¹
Private	Research and Development in the Physical, Eng	1000 to 1499	National Securities Technologies	*Tonopah
Local Government	Elementary and Secondary Schools	800 to 899	Nye County School District	Tonopah/*Pahrump
Private	Gold Ore Mining	800 to 899	Round Mountain Gold Corporation	Round Mountain/*Tonopah
Local Government	Executive & Legislative Offices Combined	600 to 699	Nye County	Tonopah/*Pahrump
Private	Security Guards and Patrol Services	300 to 399	Wackenhut Services, Inc.	*Mercury/*Tonopah
Private	Warehouse Clubs and Supercenters	300 to 399	Wal-Mart Supercenter	Pahrump
Private	Casino Hotels	300 to 399	Pahrump Nugget Hotel & Gambling	Pahrump
Private	Facilities Support Services	200 to 299	Nevada Southern Detention Center	Pahrump
Private	General Medical and Surgical Hospitals	100 to 199	Desert View Regional Medical Center	Pahrump
Private	Casino Hotels	100 to 199	Saddle West Hotel Casino & RV	Pahrump
Private	Dairy Cattle and Milk Production	100 to 199	Ponderosa Dairy	Amargosa Valley
Private	Home Centers	100 to 199	The Home Depot	Pahrump
Private	Casinos (except Casino Hotels)	100 to 199	Terrible Town	Pahrump
Private	Supermarkets and Other Grocery Stores	100 to 199	Smith's	Pahrump
Private	Miscellaneous Schools and Instruction	90 to 99	Front Sight Firearms Training	Pahrump
Private	Clay and Ceramic and Refractory Minerals	90 to 99	Premier Magnesia LLC	Gabbs
Private	Casinos (except Casino Hotels)	90 to 99	Terrible Lakeside Casino	Pahrump
Private	Research and Development in the Physical, Eng	80 to 89	Lockheed Martin Corp	* Mercury/*Tonopah



Private	Casino Hotels	70 to 79	Stagecoach Hotel and Casino	Beatty
Private	Electric Power Distribution	60 to 69	Valley Electric Association ²	Pahrump

Source: DETR, Nevada Workforce Informer, Nevada's Largest Employers 2nd Quarter 2011

¹Nye County changed column header from City to Town/Township

²According to VEA, recent trends in hiring would place the company in the 100-199 range for number of employees.

* Denotes data provided by the Town of Tonopah, not by DETR.

3.1.2 Natural Resources

Geography and Land Use:

Land Management and Use information is largely excerpted from the Land Use Planning component of the Nye County Comprehensive Master Plan, adopted by the Board of County Commissioners (BoCC) on June 7, 2011.

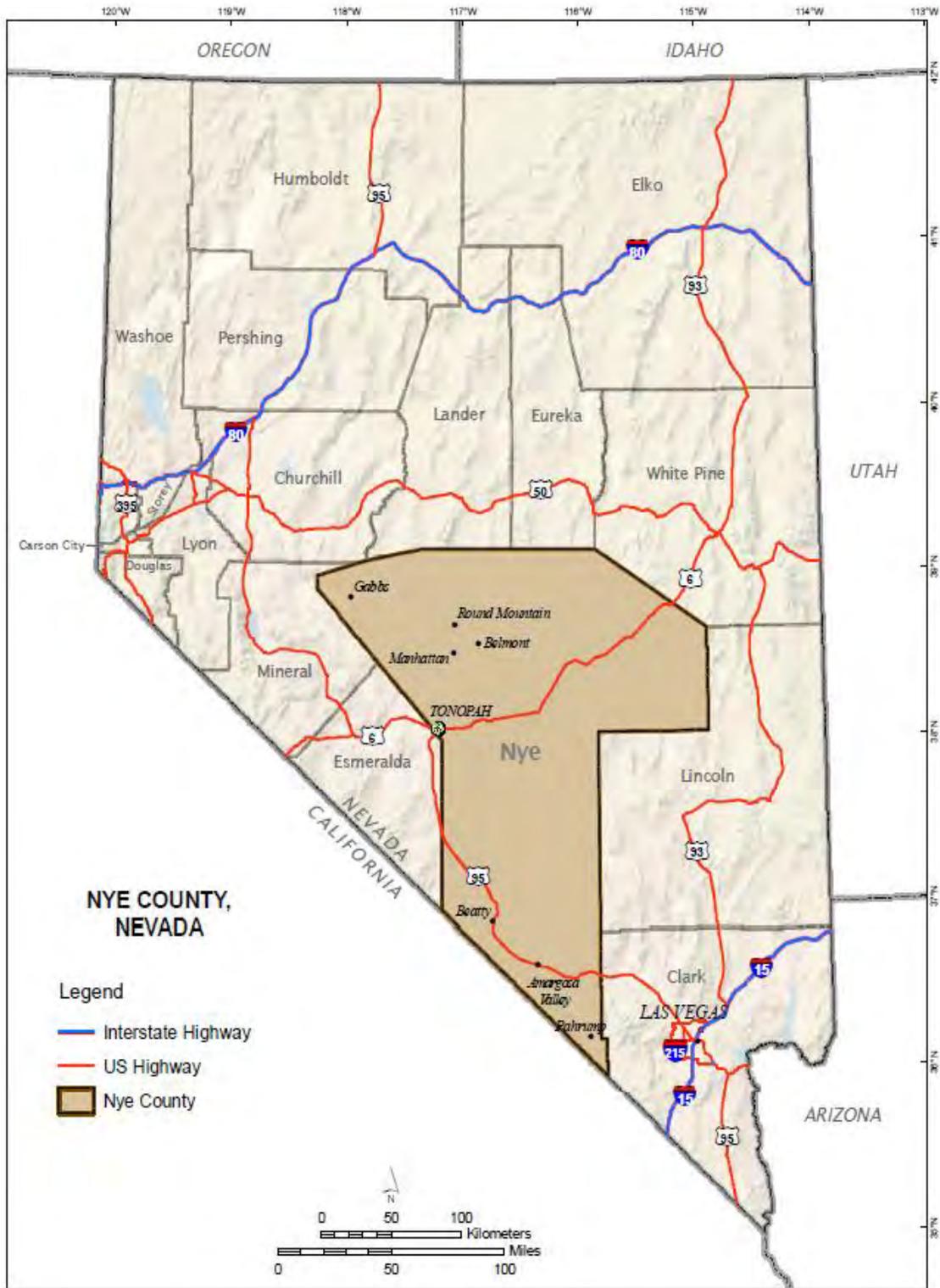
Nye is the third largest county in the United States based on land area, covering some 11,614,080 acres or nearly 18,147 square miles. However, the County is sparsely populated with only about 1.8 persons per square mile (2010 Census, Nye County). Located in south central Nevada, the county's southern border is shared with Inyo County, California. Eight other Nevada counties surround Nye County with Esmeralda and Mineral Counties to the west; Churchill, Lander, Eureka and White Pine Counties to the north; and Lincoln and Clark Counties to the east (Figure 3, pg. 24).

Almost 98 percent of the County falls under one form or another of federal land management practice, a major issue for the County, its taxing districts, and private users of public lands. The County is host to the National Wild Horse Management Area, the Railroad Valley Wildlife Management Area, a portion of Death Valley National Park (principally located in California), the Humboldt-Toiyabe National Forest, and over 6,697,875 acres of BLM managed lands. About 23 percent of these federal lands are currently withdrawn from multiple use. The Nevada National Security Site (formerly the Nevada Test Site, Nevada Test and Training Range and Tonopah Test Range) are large blocks of public land maintained as restricted access for classified activities. The Central Nevada Test Area, an alternate site to the Nevada Test Site, has several surface restricted areas (DOE, 2009). The large areas and locations of these activities limit transportation, define economic activities, and complicate planning for the population in the areas around them. The County also contains portions of three Indian homelands including the Duckwater, Yomba and Timbisha Shoshone Tribes. (Nye County Comprehensive Master Plan, 2011)

Land use on private lands in Nye County consists of ranching, residential, commercial and industrial uses largely, but not exclusively, within the boundaries of unincorporated towns and agricultural and mining uses within and outside the boundaries of unincorporated towns. The Nye County Assessor land use records and the County's Geographic Information System (GIS) parcel database have been used extensively in the development of the Existing Land Use map. Much of the private lands are a mix of uses. It is common to find residential, commercial, industrial and even agricultural uses on adjacent properties and, at times, on the same parcel of property. (Nye County Comprehensive Master Plan, 2011)



Figure 3. Nye County, Nevada





Water Resources:

Water resource information is largely excerpted from the June 2012 draft of the Community Source Water Protection Plan for Public Water Systems in Nye County, Nevada.

The Nevada State Water Plan (NSWP) and the Nye County Water Resources Plan (NCWRP) estimated the total water use of Nye County in 2000 was approximately 101,000 acre feet annually (AFA), approximately 13 percent higher than the 1995 estimate. Public Water Systems (PWSs) in Nye County supplied 68 percent of the population with an average use rate of 347.7 gallons per day (gpd) per person in 1995, which totaled 6,127 AFA. Based on data from the State Demographer, PWS water consumption was believed to have risen to approximately 10,500 AFA by 2000, according to the NSWP. While some communities rely almost entirely on PWSs for their drinking water, other communities are supplied by a combination of PWSs and domestic wells.

Other than PWSs, there are four other primary users of water in the County: agriculture, mining, domestic wells, and federal agencies. According to the NCWRP, agriculture was the single largest consumer of water resources in the County as of 1995, with an estimated usage of 60,000 AFA, 48,000 of which was from ground water. The next largest consumer was the mining industry, which had an estimated demand of 8,000 AFA in 1995. While the mining industry is inherently unstable, the opening of new mines is expected to keep pace with mine closures and the 8,000 AFA is expected to hold true for the foreseeable future. Domestic water uses were estimated to account for 6.8 percent of the water consumption in the County in 1995 or about 5,000 AFA. The total number of domestic wells and their associated pumping rates are not known; however, it is estimated over 9,000 domestic wells existed in 2004 throughout the County, with pumping rates estimated between 542 gpd (NSWP) and 893 gpd (Nevada Division of Water Resources-NDWR). This results in a range of 5,500 to 9,000 AFA of consumption through small domestic wells. Finally, the federal government, which is estimated to consume less than 4,000 AFA by the NCWRP, holds the rights to over 17,000 AFA in the County; 12,573 AFA of which are used as a buffer for the Devils Hole system in the Amargosa basin and go unused each year.

3.1.3 Local Resources and Infrastructure

Education

The Nye County School District (NCSd) oversees public education throughout the County. The NCSd includes 16 schools as well as an early childhood special education program and an adult education program. NCSd schools include:

- Amargosa Valley School (Elementary/Middle)
- Beatty Elementary/Middle School
- Beatty High School (also serves Amargosa Valley)
- Duckwater School (Elementary/Middle)
- Floyd Elementary (Pahrump)
- Gabbs School (Elementary/Middle/High)
- Hafen Elementary (Pahrump)
- J.G. Johnson Elementary (Pahrump)
- Manse Elementary (Pahrump)



- Pahrump Valley High School
- Pathways (Pahrump) (Middle/High)
- Rosemary Clarke Middle School (Pahrump)
- Round Mountain Elementary
- Round Mountain Junior/Senior High
- Tonopah Elementary/Middle School
- Tonopah High School

NCSD enrollment is over 6,000 students and serves a geographical area larger than any other in the 48 contiguous states. (<http://nyecounty.schoolinsites.com/>)

There are also several private school options in Nye County, including the Community Christian Academy and New Hope Christian Academy located in Pahrump; and Horizon Academy, a private, coed boarding school in Amargosa Valley.

Post-secondary education is provided through Great Basin College (GBC). GBC's main campus is located in Elko, Nevada; however, GBC operates the Pahrump Valley Center in Nye County. The GBC Pahrump Valley Center is located on the Pahrump High School campus and includes 15 classrooms and laboratories. GBC recently opened a satellite site in Tonopah which offers interactive video classes and includes a computer lab. Interactive video classes are also offered on an as-needed basis in Amargosa Valley, Beatty, Gabbs, Round Mountain, Dyer Gold Field, and Silver Peak. There are plans to open a new facility in Pahrump which will expand the potential coursework that can be offered.

GBC offers Associate of Arts and Associate of Science degrees for the primary purpose of student transfer to baccalaureate programs. Associate of Applied Science (AAS) degrees are offered in several areas of workforce training, and Certificates of Achievement (30 or more credits) are available in areas generally within the same disciplines as the AAS degrees. GBC maintains a unique role as a community college offering select Bachelor's degrees to serve the educational and workforce needs of rural Nevadans. (<http://www.gbcnv.edu/campus/pahrump.html>)

Emergency Services

Emergency services information is partially excerpted from the Nye County website (<http://nv-nyecounty.civicplus.com/index.aspx?NID=561>).

Nye County Emergency Management Services provides:

- Oversight of unincorporated town volunteer fire departments (VFDs) with non-elected Town boards: Amargosa VFD, Beatty VFD, Belmont VFD, Crystal VFD, Gabbs VFD, Manhattan VFD, and Smoky Valley VFD.
- Assistance to unincorporated town VFDs with elected Town boards: Pahrump Fire and Rescue, Round Mountain VFD, and Tonopah VFD.
- Day to day operations of Southern Nye County Hazardous Materials Response Team.
- Assistance to unincorporated town Hazardous Material Response Teams in Pahrump and Round Mountain.



- Oversight of ambulance services in Amargosa, Beatty, Gabbs, Smoky Valley, Tonopah, and Station 51 in Pahrump (industrial use for Yucca Mountain).
- Responsible for Mosquito and Bee Abatement for the County.
- Oversight of the Safety and Health Training, Programs, and Facility Inspections for the benefit of Nye County employees.
- Oversight of Nye County Animal Control.

Recent and planned improvements to emergency services in Nye County include:

- Construction of a new fire station in Tonopah
- Remodel of the Gabbs Station
- Construction underway for the Beatty Ambulance Barn
- Four new Animal Control Trucks
- New trunking system and new repeaters in Gabbs and in Manhattan for better communication
- New sand rescue vehicles for dunes in Amargosa and Tonopah

Nye County emergency services also include:

- Two technical rescue teams
- Three hazardous materials response teams
- A mobile solar trailer for disaster response
- Disaster Preparedness Trailers in Tonopah and Pahrump
- Shelter trailers in Tonopah and Pahrump
- Mass casualty trailers in Beatty, Pahrump and Tonopah
- A shelter bus with cots, pillows, and blankets
- A mobile command station

Health and Human Services

Health and human services information is largely excerpted from the Nye County website (<http://www.nyecounty.net/index.aspx?NID=99>).

Nye County Health & Human Services' mission is to serve the taxpayers and citizens of Nye County by providing accountable, responsible, and responsive programs, services, and referrals that promote the self-sufficiency of qualifying indigent persons through assistance with medical and other emergency needs as set forth in the Nevada Revised Statutes (NRS) and County guidelines.

Programs offered through this department are geared toward at-risk County residents who are not eligible for emergency assistance under any other state, federal, or community programs.

Nye County Health and Human Services provides the following programs:

- Emergency Assistance
- Long-Term Care
- Medical Indigent
- Ryan White Funds (HIV-AIDS)
- Sexual Assault Victim's Assistance
- Susan G. Komen for the Cure Funds (Breast Cancer)



- Senior Nutrition

In order for Nye County residents outside of the Tonopah and Pahrump areas to take advantage of these programs, Health and Human Services staff work with Town Offices to facilitate application and documentation submission to ascertain eligibility to help potential clients avoid the need to travel to Pahrump or Tonopah. Nye County has a Nevada State Welfare Office located in Pahrump. This office handles food stamps, Medicaid, and other programs for the entire County. The Tonopah office closed due to lack of State funding, but Nye County Health and Human Services staff in Tonopah coordinate with the Nevada State Welfare staff in Pahrump to help northern Nye clients complete and submit applications. Nye County also operates a senior nutrition program with facilities in three locations.

Housing

Of the 22,350 housing units in Nye County, 18,032 are occupied and 4,318 are vacant (2010 Census, Nye County). Additional information on housing characteristics is provided in Table 6:

Table 6. Nye County Housing Characteristics

Subject	Nye		Nevada	
	Number	Percent	Number	Percent
Total housing units	22,350	100.0%	1,173,814	100.0%
Occupied housing units	18,032	80.7%	1,006,250	85.7%
Owner-occupied	577	72.0%	591,480	58.8%
Renter-occupied	476	28.0%	414,770	41.2%
Vacant housing units	4,318	19.3%	167,564	14.3%
For rent	1,001	4.5%	61,985	5.3%
Rented, not occupied	39	0.2%	1,838	0.2%
For sale only	597	2.7%	32,949	2.8%
Sold, not occupied	216	1.0%	3,416	0.3%
For seasonal, recreational, or occasional use	795	3.6%	32,703	2.8%
All other vacants	1,670	7.5%	34,673	3.0%

Source: U.S. Census Bureau, 2010 Census

Radioactive and Hazardous Waste Disposal

Three potentially hazardous waste storage facilities are located in Nye County including a low-level and mixed low-level radioactive waste disposal area in Area 5 on the NNSS, a low-level radioactive waste



disposal facility at Area 3 on the NNSS, and the U.S. Ecology Low-Level Radioactive and Hazardous Waste Disposal Facility near Beatty. An additional hazardous waste storage facility, the nation's first high-level civilian radioactive waste disposal site, has been proposed for construction at Yucca Mountain.

Water Resources Planning and Management

The Nye County Water District (NCWD) was created by the Nevada Legislature in 2007 under NRS Chapter 542 to oversee and manage the water resources in Nye County. The Nye County Community Development Director is the acting manager of the NCWD. The NCWD has a seven member governing board representing the interests of the entire County. The governing board consists of three members representing the Pahrump area, one member representing each of the other areas (Amargosa Valley/Beatty, Gabbs/Round Mountain, and Tonopah), and one "at-large" member. See Figure 4 (pg. 30) for more information on the NCWD areas.

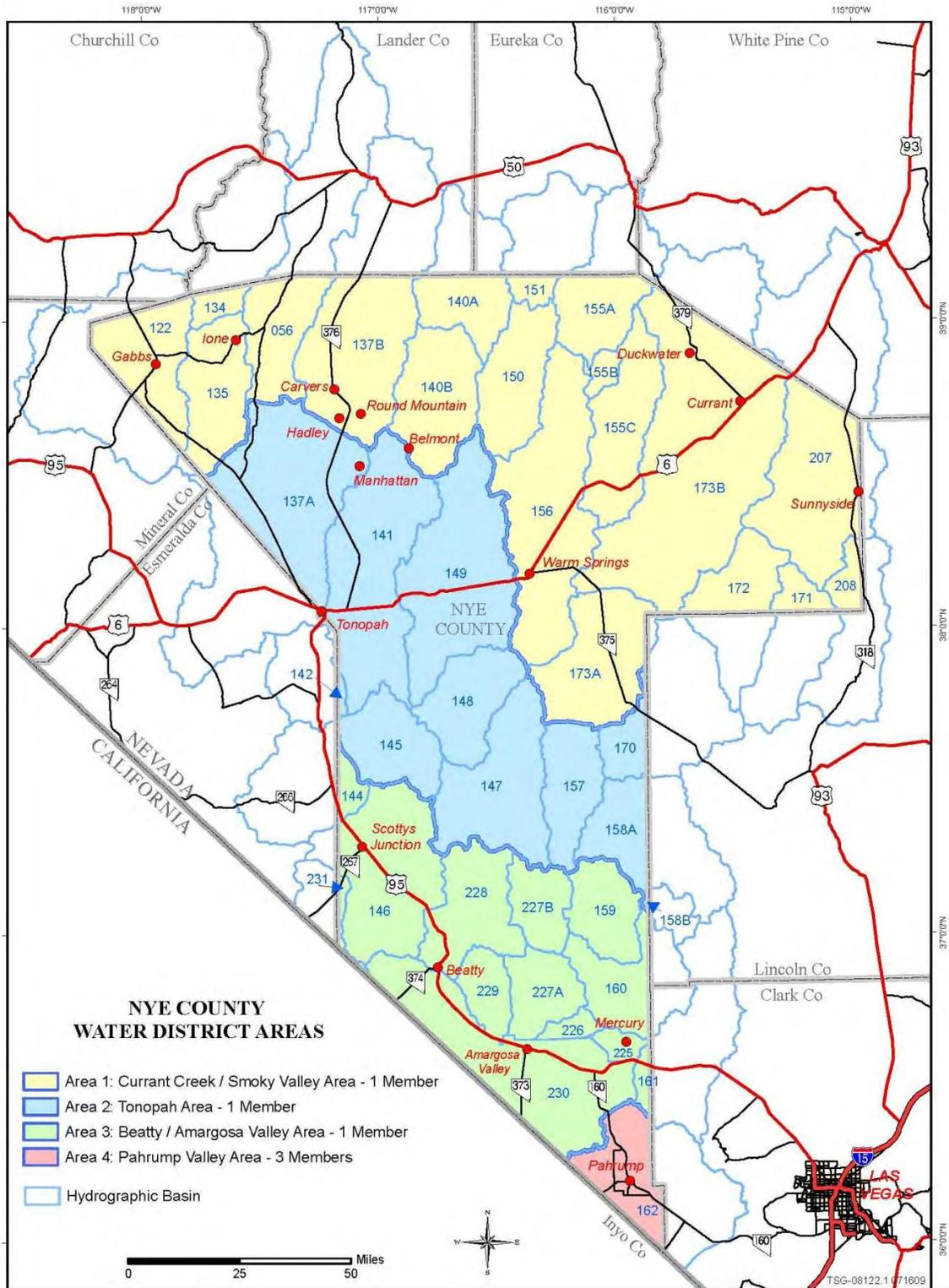
"The mission of the NCWD is to develop a long-term sustainability plan of development for the County's water resources, evaluate and mitigate the environmental impacts associated with resource use, better define the groundwater and surface water resources conditions, and define alternative approaches for the management of the water resources of the regions." In order to accomplish its mission, NCWD is developing or supporting the development of a water supply appraisal investigation (funded by the Bureau of Reclamation), the "Community Source Water Protection Plan for Public Water Systems in Nye County, Nevada" (funded by the Nevada Division of Environmental Protection (NDEP)), and an update to the County's 2004 Water Resource Plan.

The primary, pressing, and known issues impacting Nye County's water supply include: naturally occurring and preventable contamination, over-allocation of water resources, and increased demand for water due to drastic population growth and high-water consuming industrial developments. According to existing data from the Nevada Division of Water Resources (NDWR), many of Nye County's hydrogeologic basins are severely over-allocated and demand is only increasing.

Nye County's water infrastructure is composed of small, independent water systems serving between tens and thousands of customers depending on the system size and location. Many of the small northern systems are facing recurring issues related to supply, potential contamination, and meeting the changing water quality standards. As the site County for the NNSS as well as the location of the Tonopah Test Range and portions of the Nellis Air Force Base, preventable contamination from these military and testing facilities are of major concern to Nye County communities.



Figure 4. Nye County Water District Areas





3.1.4 Economy

For a large part of Nye County's history, the local economy has been focused on mining and government (either direct employment or contracted professional and business services) sectors. Other primary industrial sectors have historically included Agriculture and Leisure and Hospitality; while more recently, Trade, Transportation, and Utilities and Education and Health Services have grown in their share of the County's economy. These industries fall in line with those that have been prevalent throughout Nevada's history.

While mining will continue to be a primary sector of the local economy, the County understands its cyclical nature and it requires that other industries need to make up a larger share of its economic portfolio to avoid significant impacts to Nye County communities should gold and silver prices fall or a mine close. Likewise, the change in mission for the NNSS and the unknown future of the Yucca Mountain Project, which have resulted in significant job loss and lost federal financial resources, also supports the County's mission to diversify its economy.

Nye County is looking to maintain its market share in the industries that have been at the heart of its economy while expanding into new sectors within and in addition to those industries. These industrial sectors are consistent with five of the seven targeted sectors expressed in the State's economic development plan, including: (1) Clean Energy; (2) Health and Medical Services; (3) Mining, Materials, and Manufacturing; (4) Aerospace and Defense; (5) Tourism, Gaming, and Entertainment.

Clean Energy

The clean energy industry has been a target area for the County for the past decade and has resulted in more than 30 BLM right-of-way filings for potential developments. One of these projects located on public land northwest of Tonopah, the 110 Megawatt (MW) SolarReserve Crescent Dunes Project, is currently under construction and will generate 40 to 45 permanent jobs and up to 400 to 500 peak construction jobs. Nye County has also entered into lease and lease option agreements with four solar developers for County-owned property in Tonopah. Nye County has been directly responsible for attracting these developments through its involvement in the Environmental Protection Agency (EPA) Brownfields Program (the program that initiated the County's support for renewable energy development), by obtaining a Department of Energy (DOE) funding to study the County's clean energy potential, by facilitating seven renewable energy developer technical workshops, and through coordination with the State energy and economic development offices.

Health and Medical Services

Nye County's targeting of the Health and Medical Services Sector, which has been expanding over the past several years, is intended to support both community and economic development objectives. By expanding health services available in Nye County communities, residents would be able to obtain medical treatment locally which was not previously available, residents of other nearby rural communities with limited or no medical services could obtain those services in Nye County, and the revenues associated with the services would remain in Nye County.



Mining, Materials, and Manufacturing

In addition to supporting traditional mining operations, Nye County is working to attract non-traditional minerals-related companies. For instance, Nye County recently leased property at the Tonopah Airport to a milling company which uses an environmentally-conscious process for extracting valuable metals from ore at closed mine sites. The Tonopah site will serve as the company's base of operations in Nevada. Additionally, Nye County is looking to expand its manufacturing sector to provide goods for businesses and industries in Nevada and California.

Aerospace and Defense

As the home of the Nevada Test and Training Range, the Tonopah Test Range, the Central Nevada Test Area, and portions of the Nellis Air Force Base; Nye County is an obvious location for public and private aerospace and defense research and development. In 1997, Nye County announced an initiative to develop a science and technology corridor to support economic diversification. This corridor includes properties throughout the County which could be used to site research and development projects.

Tourism, Gaming, and Entertainment

Leisure and Hospitality is a core sector of the Nye County economy, and on-going public and private initiatives are aimed at expanding Nye County's tourism and entertainment industry by promoting its unique resources and opportunities. Nye County's natural resources and public lands make the County a choice destination for nature enthusiasts. In fact, Tonopah has received national notoriety for having some of the darkest skies in the United States. Beatty and Pahrump serve as Nevada's gateways to Death Valley National Park. Additionally, Pahrump's Spring Mountain Motorsports Ranch and Front Sight Firearms Training Institute provide unique opportunities to attract tourists to the area.

3.2 SWOT Analysis

3.2.1 Strengths/Assets

A number of strengths have been identified for Nye County.

Clean Energy

Nye County has excellent solar and geothermal resources and significant wind and biomass resources. To facilitate sustainable development of these resources, Nye County entered into a Memorandum of Understanding (MOU) with all four BLM district offices having jurisdiction in the County for coordination of proposed renewable energy projects; the first agreement of its kind in the nation. The County also entered into an MOU with Esmeralda County (Nevada) and Inyo County (California) to enable coordination on renewable energy and transmission development, and recently expanded coordination to include Lincoln and White Pine Counties to facilitate renewable energy redevelopment of Brownfields through an EPA grant. Nye County has worked proactively with State, Regional, and Federal stakeholders to facilitate clean energy development, including participation in a monthly conference call with the Director of the Nevada State Office of Energy and participation on State Task Forces, Strike Teams, and Advisory Committees. Nye County has coordinated seven technical workshops for renewable energy developers since 2008. Federal, state, and local government entities, transmission and generation developers, and other stakeholders have participated in these opportunities to identify and problem-solve obstacles to renewable energy development in southern Nevada.



Nye County mapped the solar insolation potential in the County through a grant from the DOE. This map also included siting parameters considered by developers including slope, access to transmission, and land restrictions. Utilizing funding from an EPA Brownfields Grant, Nye County is mapping its other resources and important development parameters. Similar maps are also being prepared for Nye County's coalition partners: Esmeralda, Lincoln, and White Pine Counties in Nevada and Inyo County in California.

Nye County maintains a renewable energy website that provides information on available renewable resources and Nye County policies and procedures intended to facilitate renewable energy development including a voluntary developer agreement.

Interest in clean energy development, particularly solar, in the County has been expanding over the last decade, with one project under construction, more than 30 right-of way applications filed for developments on public lands, and four companies under lease/lease options for County-owned property. More than 3,000 MW of electricity were proposed by solar energy developers on federal land in Amargosa Valley and the southern portion of the County. Some projects were not viable and have since been canceled; however, interest from developers remains high, and several projects on private land continue to move forward. The Draft Solar Programmatic Environmental Impact Statement (PEIS) designated approximately 8,000 acres of public land in Amargosa Valley as a Solar Energy Zone (SEZ). It is not known how this may affect interest in solar development in Nye County; however the intent of the action by the BLM was to streamline permitting of lands for solar development.

SolarReserve's construction of the Crescent Dunes Project near Tonopah, a 110 MW, 540 foot tall concentrating solar power plant with molten salt thermal storage is leading the way for solar energy developers in Nye County and the nation. According to the SolarReserve website (<http://www.multivu.com/mnr/54637-solarreserve-world-s-largest-molten-salt-solar-tower-plant-zero-emission>), "The plant will be the nation's first commercial-scale solar power facility with fully integrated energy storage and the largest power plant of its kind in the world." The Crescent Dunes Project also set a precedent for the County's involvement in clean energy projects, as Nye County and SolarReserve executed a voluntary development agreement which established mitigation opportunities for Nye County and contributed to SolarReserve obtaining significant Nevada tax abatement. Additionally, Nye County, the Town of Tonopah, and SolarReserve hosted a community workshop in August 2011, where 100 community members and business owners met with SolarReserve and their Engineering, Procurement, and Construction (EPC) contractor, ACS Cobra. Subsequently several local companies were awarded contracts. Another workshop was proposed to introduce ACS Cobra's subcontractors to area contractors.

The four solar photovoltaic (PV) developers who have signed options to lease at the Tonopah Airport are also contributing to the expansion of the solar industry in the County. One of these developers, Indeck Energy, subsequently executed a lease agreement with the County for a 17 MW PV facility, and it is expected the other developers will also negotiate lease terms after they complete their assessment of the resources and development potential of their respective sites.

In addition to projects sited within its borders, Nye County anticipates economic benefits will be



produced from nearby energy developments, such as the BrightSource Hidden Hills solar thermal plant located in Inyo County, California along the southern Nye County border (near Pahrump). The County is working with BrightSource and their Engineering, Procurement, and Construction (EPC) contractor, Bechtel Power Corporation, to encourage Nye County businesses to bid for jobs and to provide ancillary services such as housing.

Community Investment in Clean Energy and Energy Efficiency

- Nye Regional Medical Center in Tonopah added solar panels to improve energy performance.
- A ground source heat pump was installed at the Pahrump Valley High School to offset utility costs.
- Solar panels were installed on the newly constructed Calvada Eye Administration offices.
- Energy efficiency upgrades were installed at the Marilyn Gallivan Complex, the building housing the Public Works department.
- Valley Electric Association (VEA) partnered with the County to promote residential energy efficiency.
- VEA established a solar water heating program.
- Tonopah Public Utilities is working on an effluent reuse project to conserve water.

County Government

Nye County is committed to supporting economic development, which has been demonstrated by the significant involvement of County staff in working with businesses and developers to expand and site new facilities in the County. The County Manager, Community Development Director, Grants Administrator, and various Department Heads work directly with the business community to identify needs and provide support where possible. The County's designation as its own economic development authority in April 2011 marked a transition in the County to a more streamlined, user-friendly process for developers. In areas without zoning regulations, Nye County has successfully developed and utilized a voluntary development agreement to identify and mitigate project impacts and to encourage utilization of local resources, labor, and businesses.

Over the past couple of years, Nye County has increased its coordination with the Governor's Office of Economic Development (formally known as Nevada Commission on Economic Development) as well as the Nevada Development Authority (a regional economic development organization). Nye County staff also holds biweekly meetings with local economic development representatives to ensure the County is acting with one voice and a singular vision for economic development across its communities.

Nye County and its community partners have completed or are close to completing critical planning documents, including the County Master Plan, Adequate Public Facilities Plan, local flood control plans, Beatty Open Space Plan, Amargosa Area Plan, Pahrump Community Assessment, Public Works Capital Improvement Plan for the Pahrump Regional Planning District (PRPD), Trucking/Transportation Plan for the PRPD, Pahrump Master Plan Update, and this CEDS.

Nye County has constructed new facilities to house its Information Technology, Health and Human Services, and Administration departments as well as the BoCC Pahrump chambers. The County also completed construction of its Justice Complex in Pahrump. The joint facility housing the Administration



department and the BoCC chambers in Pahrump, which is part of the planned Calvada Eye Government Center, was upgraded with the installation of solar panels using DOE Energy Efficiency and Conservation Block Grant (EECBG) funding. The EECBG funds were also used to install energy efficiency upgrades in the building housing the Public Works department.

The Nye County Manager and Grants Administrator are dedicated to securing alternative funding streams and leveraging local, State, federal, and private resources in this difficult economy to move important community, economic, and infrastructure initiatives forward. The EECBG program is one such example of this effort, as the end result was the lowered operations cost for County facilities which made available County funds to support other initiatives. Utilizing EECBG funding, Nye County collaborated with Valley Electric Association (VEA) to promote residential energy efficiency, enabling residents to make informed decisions about energy efficiency purchases. Other recent examples of federal funding the County has used to offset local costs for vital projects include an EPA Brownfields Grant to assess contaminated property and prepare plans for renewable energy and economic redevelopment across a five-County area; two United States Department of Agriculture (USDA) Solid Waste Management Grants to prepare a household hazardous waste and recycling program and institute a hazardous waste train the trainer program; and a Bureau of Reclamation Rural Water Supply Program grant (to the Nye County Water District (NCWD) to conduct a water appraisal investigation. Nye County has managed and continues to manage these grants such that all progress and financial reports are submitted on time and fully detail the work completed.

Education

Great Basin College (GBC) offers higher education opportunities to Nye County residents including two and four-year degrees. By having a local community college, higher education is a more attainable goal for residents of Nye County. The expansion of GBC's degree offerings, including a Bachelor of Science in Nursing degree, supports identified community and economic needs in the area of health services.

Electrical and Transmission Infrastructure

The local electrical cooperative, Valley Electric Association (VEA) owns and operates transmission facilities in southern Nye County. In 2011, VEA announced plans to join the California Independent System Operator (CAISO) balancing area in response to transmission needs of renewable energy developers within Nye County and its service territory. In addition, VEA is permitting new 230 and 500 kilovolt (kV) lines to improve reliability and to deliver renewable energy generated in Nye County to out-of-state load centers like southern California. VEA is also permitting a new natural gas pipeline to supply combustion activities at the Hidden Hills Solar Thermal Plant located just across Nye's southern border in California.

In northern Nye County, NV Energy (d.b.a. Sierra Pacific Power Company) owns and operates transmission and distribution facilities and is the load serving utility for the Tonopah area. NV Energy entered into a power purchase agreement with SolarReserve and offers interconnection opportunities for renewable energy generators within their service area.

Federal Installations

Federal installations including the Nevada National Security Site (NNSS), the Nevada Test and Training Range, the Tonopah Test Range, the Central Nevada Test Area, and portions of the Nellis Air Force Base



provide public and private employment, federal investment in the County (such as Payment Equal to Taxes funds which have been used to develop infrastructure), and potential economic development opportunities.

Healthcare

The Desert View Hospital opened in Pahrump within the last five years. Nye County purchased diagnostic equipment for Nye Regional Medical Center in Tonopah to make trauma treatment available between Pahrump and Reno, since there would otherwise be no capability for trauma treatment along the U.S. 95 corridor.

Tax Climate

Nevada has no personal State income tax, corporate State income tax, inheritance tax, franchise tax, inventory tax, sales tax on services, or construction tax. The County's sales and use tax rate is 7.1 percent, which is one percentage point lower than the tax rate in neighboring Clark County. The property tax rates for Nye County districts range from 2.8518 to 3.6567 as shown in Table 7.

Table 7. 2011-12 Tax Rates PER \$100 Assessed Value

District	District Name	Tax Rate
1	Beatty	3.3364
2	Gabbs	3.3364
3	Manhattan	3.4368
4	Round Mountain	3.4368
5	Outside North	2.8518
6	Pahrump	3.3015
7	Tonopah	3.6399
8	Amargosa	3.6567
9	Outside South	2.8518
10	Smoky Valley Library	3.1204
11	Smoky Valley TV	3.1204
12	Tonopah Library	3.0518
13	Amargosa Library	3.1618
15	Beatty Library	3.1259
16	Beatty GID	3.3364
17	Beatty Water & Sanitation	3.3364

Source: Nye County Assessor. Table available at: <http://www.nyecounty.net/index.aspx?NID=680>

Tourism/Entertainment

Nye County's natural resources, open spaces, national parks and wilderness areas, historic sites, location between Nevada's two main population centers (Las Vegas and Reno), and tourism-promoting businesses such as Front Sight Firearms Training Institute and Spring Mountain Motorsports Ranch provide growth potential for the County's leisure and hospitality industry.



Transportation

Senior vans provide free local and long distance transportation to seniors in Tonopah, Beatty, Gabbs, and Round Mountain. Residents under 60 can utilize the van for a fee, which Nye County Health and Human Services can fund through a Community Service Block Grant (CSBG). A van is also available to transport veterans to the Veteran's hospital in Las Vegas.

Minor County Roads (R.S. 2477) project was initiated to preserve roads throughout the County the BLM may have otherwise taken control of. By identifying and claiming the roads through means of a resolution by the BoCC the road is established as a County Public Road pursuant to NRS 405.191 and R.S. 2477. Through this process the County is able to maintain control of routes throughout the County that were at risk of being closed to the public.

Nye County owns and manages the Beatty, Gabbs, and Tonopah Airports. Through annual Federal Aviation Administration grants the airports are continuously approved upon.

Water Infrastructure

The Beatty, Gabbs, Manhattan, and Tonopah water systems are all undergoing major upgrades. The Beatty Water District Master Plan Update is being funded in part through a HUD Community Development Block Grant (CDBG). The Gabbs Water System upgrades are being funded with a principle forgiveness loan through Nevada Division of Environmental Protection. The Town of Manhattan Water System upgrade is being funded through USDA Rural Development in the form of a grant as well as a loan the Manhattan enterprise fund will assume.

Workforce Development

Nye County, in partnership with NyE Communities Coalition helps unemployed or underemployed individuals take classes that may help them better their future and reaches out to current and prospective employers to assess potential barriers to clients attaining work. NyE Communities Coalition then works with its clients and prospective employers to identify solutions to break down the barriers. In Pahrump, NyE Communities Coalition has hired an employee through the CSBG to work in the Health and Human Services office to provide services directly to clients. In Tonopah, office space has been supplied to the Coalition's employee in order to facilitate help in northern Nye County.

Miscellaneous

- The Nevada Southern Detention Center opened in 2010 in Pahrump. The detention center is managed by Corrections Corporation of America and is a medium-sized facility with 1,072 beds.
- Over the past five years, new business developments and business expansions have included a Denny's and a Subway restaurant in Beatty; the Nevada Southern Detention Center, Desert View Hospital, Home Depot, and a Denny's restaurant in Pahrump; and the Mizpah Hotel in Tonopah.
- An MOU with NDEP allowed Nye County to develop and implement its own air quality program for dust control that has resulted in improved air quality for the region.
- Agriculture especially in Amargosa Valley is a thriving industry from dairy farms to alfalfa fields.



Weaknesses

While Nye County has a great number of strengths, weaknesses are also present and are identified below.

Business Services

The lack of conference centers and industrial park space is a challenge to business expansion and development.

Education

While Great Basin College (GBC) offers post secondary education options (including two and four year degrees) throughout Nye County, higher education opportunities are limited, particularly outside the Pahrump area.

Federal Installations

Industrial development often is restricted due to perceived and actual mission impacts to existing military installations in or near Nye County.

Healthcare

Nye County has limited medical specialists and diagnostic services as well as assisted-living and skilled nursing facilities.

Nye County does not have a County elder protective agency. All elder protective investigations are conducted by Las Vegas investigators or through the Nye County Sheriff's Office. Due to the distance the investigator must travel, many complaints are only investigated via phone or the home visit may be delayed for days.

Infrastructure

Nye County needs to expand infrastructure (utilities, roads, curb, gutter, drainage, etc.) to support businesses growth. Nye County's limited transmission infrastructure has hindered renewable energy development. There is no freeway or rail access, and public transportation and alternative transportation methods, such as bike paths, are limited. Broadband capacity and speed are low.

Public Lands

Growth potential in Nye County is limited since 98 percent of the County's lands are federally controlled.

Tourism/Entertainment and Recreation

Nye County has an insufficient supply of hotel rooms to accommodate the tourism market. There is no movie theatre for residents to patronize. Youth activities outside of school including recreational sports and daycare services are limited.

Water Resources

Naturally occurring contamination above federally allowable levels has been detected in many of the County's water systems, resulting in required, costly upgrades to the systems which are difficult to fund due to the size of the customer base. There are concerns regarding potential contamination to the



water supply from nuclear and other testing that has taken place at federal installations in Nye County. In addition to water contamination concerns, Nye County is also concerned about water supply constraints, as many of Nye County's basins, while being over-allocated, may be underutilized.

3.2.2 Opportunities

Both strengths and weaknesses have been identified for Nye County, and within those strengths and weaknesses lay a tremendous amount of opportunity.

Clean Energy

Nye County can assist coordination of renewable energy developers with the appropriate federal, State, and local officials to address permitting and development issues. Opportunities for Nye County in various clean energy sectors include:

- **Solar:** Nye County, located mere hundreds of miles from one of the Country's largest load centers, has some of the most abundant and best solar resource in the United States. The BLM Solar Programmatic Environmental Impact Statement (PEIS) Draft Supplement identified an SEZ in Amargosa Valley and determined 8,479 acres of the SEZ were developable. According to the National Renewable Energy Laboratory (NREL), concentrating solar power technologies require about five to ten acres of land per MW electric capacity. The Amargosa Valley SEZ could produce more than 850 MW if the necessary transmission capacity was available. VEA is permitting a new 500 kV transmission line to connect southern Nevada resources with a California balancing area at Eldorado Valley. Since the Amargosa Valley SEZ is located within the VEA Service Territory, electric generation from this site would be considered by California as in-state generation (per California Senate Bill 1x 2), which could make the resource competitive with similar California generation. Alternatively, PV technologies require four to ten acres per MW and use less than two to ten AFA of water per 100 MW.
- **Wind:** Wind resources sufficient for utility scale development exist within the County. However, military test and training activities preclude wind development in certain areas, so early coordination with military installments is necessary.
- **Geothermal:** Although a number of geothermal resources have been identified and are in the process of being developed, most of the identified locations have not been explored and remain available for development pending demand for the energy and development of transmission infrastructure.
- **Biomass:** Biomass resources remain largely undeveloped. Several opportunities have recently been identified in northeastern Nye County and are being investigated for commercial development.
- **Transmission:** Valley Electric Association (VEA) plans to join the California Independent System Operator (CAISO) balancing area as of January 2013. The move enables VEA transmission customers to sell renewable energy to California more competitively than if they were to use other transmission service providers not directly connected to a California balancing area. In addition, VEA is permitting a new 500 kV line co-located with a 12 to 36 inch natural gas pipeline to serve southern Nevada and California generators.
- When VEA joins the CAISO, there will exist the opportunity for energy storage and/or regulation energy management facilities to locate in Nye County to provide services required to stabilize the CAISO grid and enable transmission of increasing amounts of intermittent energy.



- Supply Chain and Miscellaneous Support Businesses: Growth in the renewable energy sector and the construction of clean energy projects provide a wide range of opportunities for business development and expansion in the communities near those projects. For instance, the SolarReserve Crescent Dunes Project has created a need for housing, retail, food service, entertainment, and commercial activities in the Tonopah area.

Education

GBC has plans to expand the campus in Pahrump and increase the classrooms and laboratory space. The expansion will enable the school to offer more coursework and additional degree programs.

Housing

Nye County has the opportunity to expand housing stock to support industrial developments including constructing new housing and/or renovating abandoned uninhabitable residential units.

Mining

Gold, molybdenum, lithium and other ores continue to be located and new mines opened. New mines and the expansion of existing mines, including recent actions by Round Mountain Gold Corporation, demonstrate the trend toward growth in this industry.

Tourism/Entertainment

The location of many Nye County communities along U.S. 95, the major thoroughfare between the State's major population centers of Las Vegas and Reno, enables these communities to provide highway travelers with gas, food, lodging, and other services. The communities can capitalize on their location to promote the recreational amenities unique to these communities and attract highway travelers to prolong their stays. There may also be an opportunity to develop electric vehicle recharging stations along this corridor to enhance existing travel related services.

A current shortage of motels and hotels provides an opportunity for business growth in the leisure and hospitality industry in Nye County.

Business Services

Nye County is in need of conference centers to provide a venue for meetings and other business activities. The construction of conference facilities will promote business growth in the area.

Workforce

The large senior population can be targeted for mentorship/internship programs and part-time employment; however, the County needs to balance age groups within its workforce to optimize community benefits without impairing youth and other workforce elements.

Public Services

The expansion of Nye County's GIS capability with the incorporation of aerial photography and other GIS layers provides new opportunities for Nye County to assist businesses and developers looking to expand or site new facilities in the County.



3.2.3 Threats

In order to realize benefits from the diverse opportunities in Nye County, potential threats were identified, so they can be addressed.

Federal Installations

The closing of the Yucca Mountain project may result in lost economic development potential and employment opportunities.

As the site County for the NNSS, as well as the location of the Tonopah Test Range and portions of the Nellis Air Force Base, potential preventable contamination to ground water from these military and testing facilities are of major concern to Nye County communities.

Mining

Nye County has long relied on the mining industry and understands the closure of mining operations in any of its communities would significantly impact the local and County economies, greatly reducing the amount of tax flow – direct and indirect.

Permitting and Regulations

Nye County and its community partners have completed critical planning documents, including:

- Flood control
- Air-quality requirements

Planning Documents

Outdated planning documents that are not reflective of the current socioeconomic characteristics of Nye County and its communities are of significant concern. Nye County is taking steps to update documents as funding and other necessary resources become available. Nye County and its community partners have completed or are close to completing critical planning documents, including:

- County Master Plan
- Adequate Public Facilities Plan
- Beatty Open Space Plan
- Amargosa Area Plan
- Pahrump Community Assessment
- Public Works Capital Improvement Plan for the Pahrump Regional Planning District (PRPD)
- Trucking/Transportation Plan for the PRPD
- Pahrump Master Plan Update
- Comprehensive Economic Development Strategy

Public Lands

Nye County is comprised of 98 percent federally managed lands. The Solar PEIS and Supplement Record of Decision (anticipated for release in October 2012) are expected to limit solar development on all federal lands other than those designated as SEZs. The remaining lands will be considered either exclusion (no development allowed) or variance (additional coordination and work required prior to beginning the right-of-way process) areas for solar energy development. Nye County's one SEZ, located



in Amargosa Valley is distant from existing or planned transmission making it more costly to develop and possibly less competitive with other solar resources.

Threatened and Endangered Species

Endangered species are identified periodically, based on petitions received and field studies conducted, by the U.S. Fish and Wildlife Service. Impacts to sensitive or unique habitats are monitored and may need to be mitigated. Greater Sage-grouse population and habitat conservation are important considerations in northern areas. Mojave Desert tortoise populations and habitats are important considerations in southern areas. Certain areas have seasonal development restrictions.

Water Infrastructure

Nye County's small, independent water systems are facing serious challenges related to water supply, potential contamination, and meeting the changing water quality standards. Federal water quality standards related to naturally occurring chemicals, including arsenic and fluoride, are mandating the small public water system (PWSs) incur heavy costs associated with upgrading their systems to bring the contaminants within allowable levels.

3.3 Vision, Goals and Objectives

3.3.1 Vision Statement

Nye County, through NCREDA, envisions a plan for the County and the surrounding region consistent with the Vision, "A vibrant, innovative, and sustainable economy," and Mission, "High Quality Jobs for Nevadans," expressed in "Moving Nevada Forward: A Plan for Excellence in Economic Development, 2012 – 2014."

3.3.2 Goals

Nye County's goals are to:

- A. Restructure economic development activities and initiatives
- B. Attract new businesses and industry
- C. Expand business development, retention, and growth
- D. Align industrial sector development with state initiatives
- E. Connect workforce to jobs
- F. Understand and expand international opportunities
- G. Promote regional collaboration and other partnerships
- H. Use redevelopment programs to promote sustainable economic growth
- I. Increase opportunities for locally managed economic incentives

3.3.3 Objectives

In order to accomplish the goals identified in the previous section, Nye County has developed the following objectives (organized by goal):

- A. Restructure economic development activities and initiatives.
 - Establish a central point of contact for GOED, other agencies, and the public for economic development services and information in the region



- Use the established point of contact to lead all economic development efforts within the defined region
 - The established point of contact will coordinate regional economic development activities among all Nye County communities
 - Develop an opportunity for Stakeholders from all sectors of the County's socio-economy to develop a better understanding of local and regional economic development processes.
- B. Attract new businesses and industry
- Increase number of prospective businesses attracted to the NCREDA region
 - Increase number of businesses from targeted industries/sectors moving into the region from other states or countries
 - Increase employment of Nye County workers in the targeted industries/sectors moving into the region
 - Work cooperatively with the Governor's Office of Economic Development (GOED) to obtain leads and manage state sponsored location incentives to the advantage of Nye County
- C. Expand business development, retention, and growth
- Improve coordination between local businesses and economic development support resources
 - Expand business opportunities through access to a revolving loan program
 - Encourage new business start-ups within Nye County
 - Provide loans to new business start-ups or existing small businesses within the NCREDA region
 - Expand fiber optic and other broadband capacity throughout Nye County
- D. Align industrial sector development with state initiatives
- Focus marketing efforts coordinated through GOED to attract business development and recruitment from seven key target sectors (clean energy; aerospace and defense; mining, materials and manufacturing; and tourism, gaming, and entertainment)
 - Understand the supply chain necessary to support each target sector and recruit/develop business and industry to fill gaps in the local supply chain
 - Develop new infrastructure projects to support target sector business and industry
 - Increase number of prospective businesses attracted to the NCREDA region
 - Attract existing businesses from key Target Sectors recruited to Nye County
 - Establish new businesses in Nye County related to the seven key target sectors identified above
 - Work collaboratively with the region's energy providers to encourage their diversification of their energy sources
 - Work collaboratively with the DOE to provide contracts to regional providers with cutting edge energy technology to begin to site wind, solar, and geothermal power generating stations
 - Work with private industry to attract investment in Nye County to promote renewable energy projects
 - Build relationships with green energy installation providers to recruit and provide necessary skills training through GBC to local workforce
 - Support community goals to promote tourism in their communities



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- E. Connect workforce to jobs
- Improve coordination and communication among local businesses, educational institutions, and workforce development representatives
 - Increase locally available job training programs that are better-aligned with the skill sets needed by local employers and in-coming key target sector businesses
 - Reduce unemployment rate in Nye County
 - Increase high school graduation rates
 - Improve tracking of the number of locally-trained students hired by businesses within Nye County
- F. Understand and expand international opportunities
- Improve understanding of what goods and services produced within Nye County are exported to foreign markets
 - Improve understanding of the skills and training needs of incoming international firms to better-prepare local residents to fill future job openings.
 - Identify countries in which Nye County business and industry currently maintains business relationships for purposes of developing future, targeted marketing campaigns in those countries (with assistance from and in coordination with GOED and the U.S. Department of Commerce).
- G. Promote regional collaboration and other partnerships
- Improve coordination and communication among NCREDA and its counterparts in surrounding regions, including those recently formed in Clark and Lincoln Counties, and in eastern, western, and northern Nevada
 - Improve understanding of the goals, objectives, and marketing focus in other RDAs as they relate to NCREDA
 - Work cooperatively with Lincoln County to expand potential missions and markets through the DOE and DOD to expand opportunities for local labor and businesses
- H. Use redevelopment programs to promote sustainable economic growth
- Increase property values/lease rates at properties participating in the NCREDA and Nye County redevelopment initiatives
 - Increase tax revenues associated with NCREDA and Nye County redevelopment initiatives.
- I. Increase opportunities for locally managed economic incentives
- Evaluate opportunities for local economic development incentives, including tax abatement, waver of development fees, etc.

3.4 Action Plan

In order to achieve the goals and objectives presented in the previous sections, an Action Plan has been developed, and those items included in the Action Plan are summarized below, and organized by goals:

- A. Restructure economic development activities and initiatives
- Form the Board of Directors for the NCREDA
 - Legally incorporate NCREDA
 - Adopt by-laws for NCREDA
 - Select an Executive Director for NCREDA
 - Adopt and execute the newly revised CEDS through NCREDA



- Recruit NCREDA members from Nye County economic development stakeholders
 - Complete inter-local agreements with local government and other organizational NCREDA members
 - Identify funding mechanisms to establish organizational infrastructure and implement NCREDA initiatives
 - Establish an initial operating budget for NCREDA
- B. Attract new businesses and industry
- Identify and select appropriate marketing and branding approaches (by geographic location, target sector industry, community, etc.)
 - Coordinate with GOED Industry Specialists and other RDAs to review and align marketing and branding approaches with similar initiatives within Nevada
 - Complete the Amargosa Science and Technology Park at Lathrop Wells in Amargosa Valley
 - Assist the Community of Beatty to adaptively reuse the Barrick Bullfrog site for new industry
- C. Expand business development, retention, and growth
- Create a revolving loan fund program in cooperation with Nye County, an appropriately qualified non-profit, or a licensed financial institution
 - Establish criteria for issuing small, low-cost, low-interest loans to businesses
 - Develop criteria for Catalyst Fund Applications for local approval before forwarding to the State (i.e. number of jobs, contribution to tax base, etc.)
 - Establish business incubators to accommodate new business in Pahrump and Tonopah
 - Sponsor periodic business development training and counseling session in Nye County
- D. Align industrial sector development with state initiatives
- Interview and establish working relationships with the GOED Industry Specialists for each key target sector identified in the CEDS to obtain recommended approaches to efficiently market each target sector industry
 - Obtain membership and/or cooperative agreement, as appropriate, with each RDA pursuing the same target sector(s), as appropriate (i.e. based upon geographic location)
 - Prepare a list of potential industrial park locations and other infrastructure necessary to attract and retain target sector industries
- E. Connect workforce to jobs
- Initiate quarterly meetings with educational, training, workforce, and related stakeholders to improve intra-county coordination and communication
- F. Understand and expand international opportunities
- Obtain approval for an EB-5 Regional Center and associated investment in Nye County
- G. Promote regional collaboration and other partnerships
- Establish formal cooperative agreements between NCREDA and up to three other RDAs within the State and/or membership in other RDAs to leverage marketing efforts, coordinate business recruitment activities, and promote synergistic target sector business development opportunities
- H. Use redevelopment programs to promote sustainable economic growth
- Redevelop three to five properties in Nye County
- I. Increase opportunities for locally managed economic incentives



-
- Develop and submit a Bill Draft Request to the Nevada Legislature to provide authority to counties, within strictly defined boundaries, on a State-wide basis for the provision of incentives to new and existing businesses



4 Amargosa Valley, Nevada

Amargosa Valley, Nevada, formerly known as Lathrop Wells, is a quiet, friendly hamlet set in a region of historical significance on the southern Nevada-California border. Situated in a desert of the same name, it is flanked by the Funeral Mountains to the west, the Nevada National Security Site (NNSS) on the north, and Yucca Mountain to the east. The Town of Amargosa Valley is located approximately 88 miles northwest of Las Vegas, 35 miles northwest of Pahrump, 30 miles southeast of Beatty, and seven miles north of Death Valley Junction, California. The desert and Town were named for the Amargosa River.



Photo: Alfalfa field in Amargosa Valley
Photo courtesy of TerraSpectra Geomatics.

4.1 Background and History

Since the early mining days, Amargosa Valley has been the site of many booms and busts related to mineral resource and Nevada Test Site, now known as the NNSS, activity cycles.

Ancient campsites dating back to the last ice age, at least 10,000 years ago, suggest an ancient people once inhabited the valley. Amargosa Valley's water, particularly Ash Meadows Springs, has historically drawn travelers crossing the arid west. Amargosa was home to Indians who moved from one watered area to another until the California Gold Rush brought miners and settlers through the Amargosa Valley. Horse traders opened a trail through the Amargosa Valley in 1830. The first documented entry into the valley by non-native settlers came in 1849 when forty-niners, who became lost trying to find a shortcut to southern California, crossed the valley before wandering into Death Valley. When mining declined in the early 1880s, most of the homesteaders were forced to abandon their lands.

The next period of growth in Amargosa Valley occurred in the early 1900s, with the first community in the Amargosa Valley and the building of the railroads. In 1906, the Las Vegas and Tonopah (LV&T) line linked Las Vegas to Goldfield. Amargosa became the main shipping point for the communities of Johnnie and Greenwater to the south. Jack Longstreet is perhaps the most famous local character. He married an Indian Squaw, and they lived in Ash Meadows for a while before moving to the Tonopah area. Francis M. Smith, known as the Borax King, had a profound influence on Amargosa when, in 1904, he built the Tonopah and Tide Water (T&T) Railroad through Amargosa Valley to move borax, gold, silver, lead and people to and from Ludlow, California and Tonopah, Nevada and to serve other important mineral mining and processing operations in the surrounding region. One of his dreams was to create farming land in the watered Amargosa Valley, ensuring passengers and freight for his railroad. The old T&T rail bed can still be seen as it passes through Amargosa down to Death Valley Junction. Smith started the T&T Ranch shortly after the completion of his railroad.

Historically, mining has been the primary economic source in Amargosa until the Billy Borax Mine in adjacent Death Valley National Park closed. The American Borax Company processing mill in Amargosa has also closed. The cattle ranches in Ash Meadows were of economic importance along with the Borax mining operations in the Valley during the 1950s until fairly recently when Ash Meadows National Wild



Life Refuge was established. Clay mining is still in operation at Industrial Mineral Ventures plant, commonly referred to as IMV. St. Cloud Mining Company has a plant within the Ash Meadows National Wildlife Refuge near the southern entrance to the Refuge.



Photo: IMV Nevada.

Photo courtesy of Mike Visher, NV Division of Minerals

Today, the Town serves as a gateway to an incredible array of natural wonders in the surrounding landscape. Ash Meadows National Wildlife Refuge, located in Amargosa Valley, encompasses over 23,000 acres of spring-fed wetlands, a desert wetland ecosystem providing habitat for at least 25 species found nowhere else in the world. Thirteen species are endangered or threatened and most depend on the isolated springs and wetlands found here. This concentration of native species is considered to be the greatest of any local area in the United States. Nearby Big Dune is a staggering formation of sand dunes reaching approximately 300 feet above the surrounding landscape and is a favorite spot for off-road recreation. Big Dune is also a protected habitat for four sensitive beetle species, three of which are endemic to this single dune complex and are found nowhere else in the world.

Agriculture is currently the main economic driving force in Amargosa Valley. It is home to the largest dairy operating in Nevada, the Ponderosa Dairy, which feeds and milks approximately 8,000 dairy cows a day. It takes a lot of alfalfa hay to feed the cows, and Amargosa has hundreds of acres of alfalfa fields with seven to nine cuttings per year. In addition to the Dairy, the Anvil Ranch tree farm has several hundred acres of trees. The T&T Ranch in operation since 1915 grows apricots, pistachios, almonds and pomegranates along with clean, weed-free alfalfa. The Saddleback Orchard specializes in pistachios and grows them commercially for major food chains.

Formerly, the Nevada Test Site followed by the Yucca Mountain Project brought residents to Amargosa, and now Amargosa Valley is on the verge of a new economic adventure into the worlds of solar energy and recreation and tourism, including international tourism. Recreation and tourism are not major economic contributors as of yet, but they provide the potential for economic diversification.

4.1.1 Demographic and Socioeconomic Data

Amargosa Valley has a population of 1,456. The median age of the population is 38.2 years, with 74.8 percent (1,089) age 16 and older and 16.6 percent (242) age 65 and older (2010 Census, Amargosa Valley CCD). Table 8 (pg. 49) provides a summary of demographic and socioeconomic data for Amargosa Valley and Nye County.



Table 8. Amargosa Valley Demographic and Socioeconomic Data

Subject	Amargosa Valley	Nye County
Population ¹	1,456	43,946
Median Age (Years) ¹	38.2	48.4
16 Years and Older ¹	74.8%	82.1%
65 Years and Older ¹	16.6%	23.4%
Percent Minority ¹	49.6%	21.1%
Average Household Size ¹	2.66	2.42
Poverty Rate ²	47.3%	18.9%
Per Capita Income ²	\$13,075	\$22,687
High School Graduate or Higher ²	81.4%	81.7%
Bachelor's Degree or Higher ²	14.6%	10.5%

¹Data is from the 2010 U.S. Census data and is available at www.census.gov.

²Data is from the 2010 American Community Survey 5-year Estimates and is available at www.census.gov.

4.1.2 Local Resources and Infrastructure

Education

The Nye County School District (NCS D) offers primary education to Amargosa Valley residents at the Amargosa Valley School for kindergarten through eighth grade. High school-age students from Amargosa Valley attend the Beatty High School approximately 30 miles away. Great Basin College (GBC) offers interactive video-based classes at the Amargosa Valley Elementary. Horizon Academy, a private, co-ed boarding school, offers an alternative for grades 9 through 12.

Emergency Services

Emergency Services information is largely excerpted from Chapter 5 – Public Buildings, Public Services and Facilities of the Amargosa Valley Area Plan, adopted by the Board of County Commissioners on November 3, 2009.

Emergency services in Amargosa Valley are provided primarily by volunteers. The Amargosa Valley Volunteer Fire Department (VFD) is managed by the Town of Amargosa Valley and provides fire protection and emergency response. The ambulance service is separate from the Fire Department. Each service provider coordinates with Nye County Emergency Services Department and other fire departments/agencies, when necessary, for additional support. The Nye County Emergency Services Department provides assistance to the local community ambulance and fire service volunteers such as training, disaster planning, etc.

The Amargosa Valley Emergency Operations Plan was adopted in 1996 and includes chapters on “Planning Situations and Assumptions”, “Pre-Disaster Planning” and “Disaster Response and Recovery Activities”. The goal of the plan is to protect life and property in Amargosa Valley during and after an



emergency. The plan creates an operational system the County can use to adequately prepare for, respond to, and recover from major emergencies and disasters. The plan identifies the responsibilities of local, State, federal and private agencies required to deal with the four phases of emergencies: preparation, mitigation, response and recovery.

The Town enjoys a low crime rate. The public safety, public works and emergency services agencies located in Amargosa Valley are trained to handle the great majority of emergencies that arise. These situations are handled under standard day-to-day operating procedures. When emergencies strain the response or management abilities of the normal response agencies, a smooth transition to a system of major emergency or disaster management is outlined in the Emergency Operations Plan. Nye County Public Works tests and maintains the Municipal Well that services the community center and library.

The Local Emergency Planning Commission (LEPC) provides emergency management services through a local county coordinator. Hazardous materials training is a major focus of LEPC's efforts. A need for improved communications and equipment is a major concern, given the miles of County highways and remoteness of the area. A climate-controlled facility is also required for storage of emergency food and other supplies.

Healthcare

Healthcare information is largely excerpted from Chapter 5 – Public Buildings, Public Services and Facilities of the Amargosa Valley Area Plan, adopted by the Board of County Commissioners on November 3, 2009.

Medical services are provided by three different groups. The volunteer emergency medical technicians provide ambulance service within and from Amargosa Valley, as well as on U.S. 95 and in Crystal. The ambulance service is provided 24-7 through volunteer efforts and would benefit greatly from an enhanced 911 system. Two sites have been designated for future fire stations.

The Amargosa Clinic, run by Nevada Health Services, Inc., provides non-emergency health services Monday through Friday. County and federal grants subsidize the medical services.

Mercy Air provides advanced life support and emergency medical airlift services from Amargosa Valley to hospitals in Las Vegas. A heliport is located across from the Clinic and Fire Station 1 on Farm Road. The Flight for Life helicopters also land throughout the Valley and on U.S. 95.

Housing

In addition to several recreational vehicle (RV) parks, there are 711 housing units in Amargosa Valley, of those 548 are occupied and 163 are vacant (2010 Census, Amargosa Valley CCD). Additional information on housing characteristics is provided in Table 9 (pg. 51).



Table 9. Amargosa Valley Housing Characteristics

Subject	Number	Percent
Total housing units	711	100.0%
Occupied housing units	548	77.1%
Owner-occupied	346	63.1%
Renter-occupied	202	36.9%
Vacant housing units	163	22.9%
For rent	56	7.9%
Rented, not occupied	0	0.0%
For sale only	19	2.7%
Sold, not occupied	3	0.4%
For seasonal, recreational, or occasional use	28	3.9%
All other vacants	57	8.0%

Source: U.S. Census Bureau, 2010 Census

4.1.3 Economy

Agriculture

Historically, agriculture has been a major employer, which has caused fluctuations in population. Agriculture continues to be a major source of employment and contributes to full-time and part-time residence.

Ash Meadows National Wildlife Refuge

The Ash Meadows National Wildlife Refuge is a source of employment and contributes to full-time and part-time residence.

Area 51 Truck Stop - Hwy 95

The Area 51 Truck Stop along U.S. Highway 95 is a source of employment.

Gaming

The gaming industry has historically been and continues to be a source of employment; however, the gaming industry tends to be a low-wage, low-benefit employer. The Town has seen a loss of jobs in this industry due to closure of one of the two local casinos in 2012.

Mining

Historically, mining has been a major employer which has caused fluctuations in population. Mining continues to be a major source of employment and contributes to full-time and part-time residence

Nevada National Security Site

The NNSS is a source of employment and contributes to full-time and part-time residence.



Yucca Mountain Project

The Yucca Mountain Project has been a source of employment and funding. The community faces reductions in both due to project closure.

Martell Market - Farm Road

The Martell Market on Farm Road is a source of employment.

Ruby's Market - Hwy 373

Ruby's Market on State Highway 373 is a source of employment



Photo: The Martell Market
Photo courtesy of Thomas Smith

4.2 SWOT Analysis

4.2.1 Strengths/Assets

A number of strengths have been identified for Amargosa Valley.

Business Resources and Existing Businesses

There are several industrial buildings that are move-in ready suitable for manufacturing, warehouse, or similar use.

The Anvil Ranch sells Christmas Trees and another local group grows and sells palm trees.

Ponderosa Dairy milks approximately 7,500 cows per day and alfalfa and hay are grown on site for feed. The dairy hauls their manure away to a compost yard where it is mixed with wood chips from a company in Pahrump. The compost looks like black dirt by the time it is processed, and it is sold to nurseries in Las Vegas.

Other businesses:

- Area 51 Truck Stop - Hwy 95
- Martell Market - Farm Road
- Ruby's Market - Hwy 373

Tourism and Recreation

- The Amargosa Valley Improvement Association operates the Sand Drag facility at the former community center on Amargosa Road east of the big community center complex now in use. The facility is complete with stadium type lights for night use, a "Snack Shack", sun shelter, and other amenities.
- Less than a two hour drive from major tourist destination, Las Vegas, Nevada.
- Proximity to Death Valley; Gate Way to Death Valley at the junction of Hwy 373 and Hwy 190
- Ash Meadow National Wildlife Refuge
- Big Dunes
- Devils Hole - detached unit of Death Valley National Park



- Moderate Weather, Beautiful Desert Scenery, Clear Visually Spectacular Night Sky's, and Native Wildlife
- Longstreet Inn and Casino, a 60 room hotel and casino with a 50 space RV park, restaurants and a bar, conference center.
- Amargosa Valley RV Park with 92 spaces at the junction of Hwy 95 and the Hwy 373.
- My Own Mobil Home and RV Park with 92 spaces at Hwy 373 Nevada State line.



Photo: Jack Longstreet's Cabin.
Photo courtesy of US Fish and Wildlife Service
Recently restored, the cabin sits adjacent to the spring that bears his name at Ash Meadows National Wildlife Refuge.



Photo: Longstreet Inn and Casino.
Photo courtesy of the Town of Amargosa Valley



Photo: Big Dune
Photo courtesy of the Town of Amargosa Valley



Photo: Devils Hole
Photo courtesy of National Park Service

Miscellaneous

Amargosa is among one of the best kept secrets of Nye County. It has tremendous infrastructure consisting of mobile home/RV parks, housing subdivisions - some with power and water, facilities for factories and warehouses, and two main roadways connecting Nevada. It is also in the "Green Corridor" for the development of solar energy.



Other characteristics:

- Safe and Clean Town
- Elevation of 2,640 feet
- Moderate Temperatures
- Clean Air
- Approximately 75 miles to Las Vegas
- Internet access; satellite, and mobile broadband available
- VFD and Ambulance Services with local training for new volunteers and continuing education classes
- Area 51 Truck Stop - Hwy 95
- Martell Market - Farm Road
- Ruby's Market - Hwy 373



Photo: Amargosa Valley Library.
Photo courtesy of the Town of Amargosa Valley



Photo: Longstreet Inn and Casino.
Photo courtesy of the Town of Amargosa Valley

Living in or Visiting Amargosa Valley

- Local Infrastructure; Community/Convention Center, Senior Center, Library, Elementary/Middle Schools, Fire and Ambulance Halls, Medical Clinics, Park and Cemetery
- Multiple Church organizations
- Internet Access;, Satellite, Mobile Broadband, available

Amargosa Valley is located in the state of Nevada which provides multiple tax benefits to current residents and business and creates a great fiscal environment for new residents and business:

- No personal State income taxes
- No corporate State income taxes
- No inheritance taxes
- No franchise taxes
- No Inventory taxes
- No sales taxes on services
- No construction taxes

4.2.2 Weaknesses

While Amargosa Valley has a great number of strengths, weaknesses are also present and are identified below.



Emergency Services

Over the past decade, the Nye County Sheriff's Office has been facing an increased demand for its services. The vast size of the service area and the limited personnel available to cover the area presents an issue for emergency services.

Planning

Outside of the Pahrump Regional Planning District (PRPD), the County provides no official guidance with respect to the potential offsite impacts – positive or negative – of new developments on local roads, water supply, other infrastructure, hazardous materials, or the environment.

Public Lands

Amargosa Valley contains 294,390 acres of land within the Town boundary under federal management, primarily by the BLM and the Fish and Wildlife Service, which is 91.28 percent of the land and cannot be taxed by Nye County. Only about eight percent of the land in Amargosa Valley is private.

Outside of the PRPD, the County provides no official guidance with respect to the potential offsite impacts – good or bad – of new developments on our roads, water supply, other infrastructure, hazardous materials, or on the environment.

Currently there are no public transportation services available within Amargosa Valley, and no rail access to Amargosa Valley exists at present.

Over the past decade, the Nye County Sheriff's Office has been facing an increased demand for its services, and faces issues related to the vast size of the area to cover and having limited personnel to cover the area. As with a majority of small towns, there is a shortage of money and programs to provide activities for youth and adults of all ages.

Tourism

- Lack of signage on three major highways promoting the "Gateway To Death Valley"
- Lack of historical markers
- Lack of signage in Town highlighting things to do and places to visit

Transportation

Currently, there are no public transportation services available within Amargosa Valley. Additionally, there is no rail access to the Town at present. Additional weaknesses related to transportation include:

- Lack of mass transit transportation to surrounding communities
- Lack of paved roads
- Lack of east/west roads across the valley - only two
- Lack of north/south roads across the valley - only two other than Hwy 373

Miscellaneous

- Water availability is a weakness; any economic development must take into consideration water demands
- Housing options are limited



- Lack of specialized medical, dental, vision, and elder care
- Lack of veterinary care
- Shortage of money and programs to provide activities for residents of all ages

4.2.3 Opportunities

Both strengths and weaknesses have been identified for Amargosa Valley, and in those strengths and weaknesses lay a tremendous amount of opportunity.

- Favorably situated to take advantage of tourism and recreation development; home to Big Dune and portions of Death Valley National Park and the Ash Meadows National Wildlife Refuge
- The Amargosa Desert is one of the most versatile areas for renewable energy development with “excellent sites for developing all four renewable resources” and could become a significant player in the renewable energy industry with potentially hundreds of new energy-related jobs. Future business development may include the following energy sectors: solar, wind, geothermal, fossil and nuclear.
- Rural Activity Center land use designation will minimize the vehicle travel for goods and services between communities while providing necessary business and services to meet the day-to-day needs of the community
- Mining, especially with service centers for equipment and warehousing
- Agriculture, especially fruits and nuts
- It is up to the community of Amargosa to inform the County, State and federal governments of potential economic development opportunities in Amargosa Valley and the associated benefits of promoting and developing the resources in Amargosa Valley. The Town will encourage, educate and explore ways to work together to achieve goals and objectives rather than duplicate efforts.

4.2.4 Threats

In order to realize benefits from the diverse opportunities in Amargosa Valley, potential threats were identified, so they can be addressed.

- Factors such as availability of water resources, larger-lots and very-low density development, and lack of public water and sewer infrastructure are expected to play a significant role in limiting the development potential in the valley.
- Lack of agreement on Yucca Mountain repository/reprocessing.
- There needs to be realistic immigration reform in order for the agriculture community to function. One-fourth of the population cannot participate in the community for fear of deportation, while at the same time, they consume community services.
- Lack of medical care
- Need volunteers to staff fire and ambulance services
- Need volunteers to staff community boards
- Lack of higher level employment impacting workforce
- Lack of housing options



- Restrictive land use policies
- Lack of private land for development
- Ash Meadows Area of Critical Environmental Concern (ACEC) and Amargosa Mesquite ACEC are two areas that contain several unique biological habitats that support rare fish, including the Ash Meadows pupfish, and rare bird and plant species. Thirteen species are endangered or threatened and most depend on the isolated springs and wetlands found here. Big Dune ACEC provides a unique biological habitat that supports some rare insects. Local species may be listed as protected/endangered, including Giuliani's Big Dune Scarab Beetle and additional Desert Tortoise Habitat.
- If steps are not developed and implemented for the protection or acquisition of open public spaces, the residents of the Amargosa Valley risk losing opportunities for development of trails (pedestrian, ATV, and equestrian) as well as parks to serve both active and passive recreational needs.

4.3 Vision, Goals and Objectives

4.3.1 Vision Statement

In the Amargosa Valley Area Plan adopted by the Nye County Board of County Commissioners (BoCC) on November 3, 2009, the Town identified the following vision as the framework for the communities:

“The community of Amargosa Valley will strive to maintain a rural atmosphere, open spaces, green belts, and agriculture, while encouraging controlled growth and safe industries in support of economic diversification. Growth and development should not come at the expense of the qualities that make the valley special or diminish its natural resources.”

Amargosa Valley especially supports development of the mining industry, including mining operations and the ancillary services that support the mines.

4.3.2 Goals

Amargosa Valley has established the following goals to support its vision:

- A. Acquire developable land.
- B. Increase affordable housing stock.
- C. Increase community facilities for use in serving multiple generations.
- D. Expand business opportunities in Amargosa Valley.
- E. Educate stakeholders, both private businesses and public agencies, about the wonderful resources available in Amargosa.
- F. Increase tourism dollars.
- G. Attract solar and other alternative energy companies.
- H. License the Yucca Mountain Project.

4.3.3 Objectives

In order to accomplish the goals identified in the previous section, Amargosa has developed the following objectives (organized by goal):

- A. Acquire developable land.



- Acquire a 40-acre parcel of BLM managed land located on the southwest corner of Farm and Anvil Roads for community facilities.
- Acquire land along the Valley View corridor east of the Dunes to create a park to support recreational activities at the Dunes.
- B. Increase affordable housing stock.
 - Attract a housing developer to the area to construct new single and multi-family homes.
 - Attract a mobile home park developer to expand housing options.
- C. Increase community facilities for use in serving multiple generations.
 - Develop a center for youth programs and additional training activities.
- D. Expand business opportunities in Amargosa Valley.
 - Promote expansion and diversification of local businesses to service the supply chain for renewable energy transmission, mining, agriculture, and other industrial sectors
 - Aggressively seek opportunities to encourage mining development
 - Identify agencies and strategies that will support improvement of the Amargosa Valley infrastructure
 - Work with Nye County, Amargosa Valley Chamber, and Amargosa Town Board to retain and increase part time industries that find Amargosa Valley conducive to their specialized needs
- E. Educate stakeholders, both private businesses and public agencies, about the wonderful resources available in Amargosa.
 - Seek opportunities to meet with private sector companies with interest in Energy, Agriculture, Mining, Recreation and Tourism. Aggressively promote our resources and encourage investment in Amargosa.
 - Work closely with the Nye County Commissioners keeping them informed of efforts and desire to promote all of Nye County for the benefit of all to the best of our ability.
- F. Increase tourism dollars.
 - Work with Nevada Commission on Tourism, Nevada Silver Trails and all related travel/tourism agencies to ensure Amargosa Valley is being promoted properly
- G. Attract solar and other alternative energy companies.
 - Work with the County to ensure locations in Amargosa Valley that are conducive to the renewable energy field are promoted properly License the Yucca Mountain Project.

4.4 Action Plan

An Action Plan has been developed for select goals, and those items included in the Action Plan are summarized below, and organized by goals:

- A. Acquire developable land.
 - Obtain land from BLM to set up an adjacent facility to serve the visitors to Big Dune by 2014.
- B. Expand business opportunities in Amargosa Valley.
 - Create list of private sector companies that have common goals by August 2012.
- C. Educate stakeholders, both private businesses and public agencies, about the wonderful resources available in Amargosa.
 - Obtain commitments to take advantage of our resources within the County guidelines, policies and law by December 2012.



- Have agreements in place with Energy developers, Tour Companies, Mining Equipment and Shipment Companies by July 2013.
- D. Increase tourism dollars.
- Work with the Wild Life Refuge to increase visitation and education to offer RV accommodations for international visitors as well as local and interstate visitors by 2013.
 - Develop signage on Hwy 95 the major highway promoting Amargosa Valley as the Gateway to Death Valley. Identify placement of signage outside Town on Hwy 95 and inside Town on Hwy 373. Design signage concepts and content. Leverage “Historic 95” (similar to route 66) and Gateway to Death Valley.
 - Assess internet advertising opportunities. Research team will search and identify internet advertising opportunities, such as enthusiast sites about pets, hiking, motorcycling, off-reading, bird watching, etc.; hotel sites; Death Valley website; and historical interest sites. Take action to add the Amargosa Valley Town and Amargosa Valley Chamber to selected websites.
 - Install theme signage in Town highlighting amenities, areas of historical interest, and things to do. Research team will review theme signage in place in other communities, identify design concepts, identify sign content and locations in town, and obtain cost estimates.
 - Establish a strong, interactive relationship with Death Valley Chamber of Commerce and the Park Service. Identify and resolve conflicts and leverage joint promotion. Open dialogue pertaining to a Death Valley Visitors Center in Amargosa Valley. The Visitor Center could be incorporated into an existing organization or business. Discuss requirements for Death Valley information signage to be approved by the Park Service. Promote Death Valley points of interest and distance from Amargosa Valley. Amargosa is much closer to Furnace Creek and Bad Water than any other community. Gather information detailing distance in miles and time from Amargosa Valley to points of interest in Death Valley and incorporate in specialized brochures
 - Attempt to determine how major GPS providers select routes and amenities that are used in their customer search requests.
 - Create specialized brochures highlighting amenities, items of interest and things to do
 - Identify funding sources for promotional signage and materials and present plan to funding sources to gain commitment
- E. Attract solar and other alternative energy companies.
- Advance solar power development in Amargosa Valley

Amargosa Valley Nevada is situated in an excellent solar resource zone with sufficient private and public land available for development of small (10 to 20 MW) and large generation sites. Over the last several years there has been substantial interest from a variety of developers exploring options and issues associated with constructing solar generation facilities in the Amargosa Valley area.

The existing area transmission lines and substation, owned by VEA, are being upgraded. Local power demand is forecast to increase in the immediate future due, in part, to solar projects. California is the largest potential market of solar energy produced in Nevada, because of that State’s renewable energy portfolio standards.



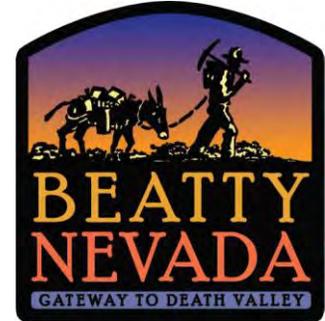
Valley Electric Association (VEA) plans to become part of the California Independent System Operator (CALISO) in January 2013, thus allowing renewable power produced in Nevada and transmitted to California over Valley Electric Transmission Association (VETA) lines, to qualify for California portfolio standards credit. This circumstance favors utility scale solar power generation within the VEA service area.

Amargosa Valley's role in advancing local solar projects lies in making its interests in such development know to County, State, and federal agencies and private land owners. Securing VEA's participation and cooperation in advancing local solar power development within their/our service area is critical, as local power would have to be purchased by VEA for local consumption or transmitted over VETA lines to the California market. The Amargosa Valley Town Board could seek clarification from VEA regarding how to best advance solar power production in our area and the feasibility of such an endeavor.



5 Beatty, Nevada

Beatty is located in southern Nye County approximately 100 miles northwest of Las Vegas along U.S. 95. Beatty is just eight miles from Death Valley National Park and has been known as “The Gateway to Death Valley” since 1937. A formal trademark was filed with the State of Nevada in 2010 for the phrase “Gateway to Death Valley” along with the Burro and Miner logo.



The Town of Beatty was formed in the early 1900s as a result of mining exploration in the area and served as the railhead for three separate rail lines, including the Tonopah and Tidewater, Las Vegas and Tonopah, and Bullfrog Goldfield Railroad. The rail lines to and from Beatty spurred the community’s growth and kept the Town alive, unlike the neighboring Town of Rhyolite, a mining-turned-ghost town just four miles away from Beatty. Beatty consolidated with the neighboring town of Rhyolite, which was essentially abandoned by the 1920s and residents and facilities from Rhyolite were moved to Beatty. The nearby ghost town now serves as one of Beatty’s many tourist attractions.

5.1 Background and History

5.1.1 Demographic and Socioeconomic Data

Beatty has a population of 1,010. The median age of the population is 50.2 years, with 85.4 percent (863) age 16 and older and 20.8 percent (210) age 65 and older. (2010 Census, Beatty CDP). Historically Beatty has had an expandable/flexible workforce, and when gainful employment is available a workforce will move to the area and make Beatty their home. Table 10 provides a summary of demographic and socioeconomic data for Beatty and Nye County.

Table 10. Beatty Demographic and Socioeconomic Data

Subject	Beatty	Nye County
Population ¹	1,010	43,946
Median Age (Years) ¹	50.2	48.4
16 Years and Older ¹	85.4%	82.1%
65 Years and Older ¹	20.8%	23.4%
Percent Minority ¹	20.8%	21.1%
Average Household Size ¹	1.99	2.42
Poverty Rate ²	16.7%	18.9%
Per Capita Income ²	\$20,781	\$22,687
High School Graduate or Higher ²	80.9%	81.7%
Bachelor’s Degree or Higher ²	17.9%	10.5%

¹Data is from the 2010 U.S. Census data and is available at www.census.gov.

²Data is from the 2010 American Community Survey 5-year Estimates and is available at www.census.gov.



5.1.2 Local Resources and Infrastructure

Education

Beatty's combined elementary and middle schools, serving kindergarten through eighth grade, and Beatty High School, ninth through twelfth grade, are part of the Nye County School District (NCS D). Great Basin College (GBC) offers post-secondary interactive video-based classes at Beatty Elementary. The Beatty Library, a member of the Cooperative Libraries Automated Network, has a searchable online catalog.



Photo: Beatty, Nevada
Photo courtesy of the Town of Beatty

Emergency Services

Beatty has a Volunteer Fire Department (VFD) and ambulance services, with local training for new volunteers and continuing education classes.

Healthcare

Beatty Medical Center, which opened in 1977, provides family medicine and other services.

Housing

There are 700 housing units in Beatty, of those 508 are occupied and 192 are vacant (2010 Census, Beatty CDP). Additional information on housing characteristics is provided in Table 11:

Table 11. Beatty Housing Characteristics

Subject	Number	Percent
Total housing units	700	100.0%
Occupied housing units	508	72.6%
Owner-occupied	295	58.1%
Renter-occupied	213	41.9%
Vacant housing units	192	27.4%
For rent	56	7.9%
Rented, not occupied	0	0.0%
For sale only	19	2.7%
Sold, not occupied	3	0.4%
For seasonal, recreational, or occasional use	28	3.9%
All other vacants	57	8.0%

Source: U.S. Census Bureau, 2010 Census

Utilities

The Beatty Water and Sanitation District (BWSD) supplies drinking water from three wells to Beatty residents and treats the community's wastewater. The public water system (PWS) meets or exceeds all the requirements of the Safe Drinking Water Act, (SDWA), with the addition of the new (2011) water treatment plant. This addition meets current population needs and has the capacity to serve



approximately twice the current population. The wastewater treatment plant, built in 2008, meets all regulatory standards and has a capacity to serve approximately twice the current population.

The Beatty Water and Sanitation District has a two million gallon water tank adequate to provide storage and fireflow requirements to the Town of Beatty, the Historical Town of Rhyolite, the Beatty Economic Development Corporation (BEDC) property, the Beatty Airport, and all developable areas south of the Town; however, the tank is not connected to the BWSD system. There is a water supply pipeline in the vicinity of the storage tank.

The BWSD is currently in the process of developing a master plan which will incorporate GIS mapping of the system infrastructure. Funding sources for this project includes a Community Development Block Grant (CDBG) with cash and in kind match from Nye County and the BWSD. The master plan will identify projects over the next ten years and address current and future issues such as Americans with Disabilities Act (ADA) upgrades, aging infrastructure, and GIS.



Internet services include DSL, Satellite, Mobile Broadband, and “Hotspots”.

5.1.3 Economy

The mining industry historically has been the major employer leading to fluctuations in the population based on industry trends. Mining was the catalyst on which the Town developed. Railroads serving the mining industry in the area also provided historic employment and helped spur the Town’s growth by providing needed materials, goods, shipping and transportation to the surrounding metropolitan and rural areas. Rhyolite, which is now a ghost town approximately four miles from Beatty, was one of the largest Nevada towns by population in the early 1900s. The decommissioning of the rail line resulted in a loss of jobs and economic benefits for the Town and its residents.

The Nevada National Security Site (NNSS) also provides a primary source of employment for local (fulltime and part-time) residents. Like the NNSS, the Yucca Mountain Project has also been a key source of employment as well as funding for the Town; however, the de-funding of the Yucca Mountain Project has resulted in a loss of employment and funding opportunities.

The leisure and hospitality industry has, for a long time, been a key part of the Town’s economy and is currently the main employer. This industry shows the greatest potential for growth; however, the employment opportunities associated with this industry provide low wages and limited benefits. While gaming is included in this sector, it is not a major factor in the growth of the leisure and hospitality industry, and actually resulted in significant job loss due to closure of two of the three casinos in the late 1990s.

5.2 SWOT Analysis

5.2.1 Strengths/Assets

A number of strengths have been identified for Beatty.



Auto Testing

Beatty makes an ideal testing ground for automobiles due to its climate and elevation extremes, minimal traffic areas, available lodging options, and proximity to Las Vegas for shipping needs.

Clean Energy

There are two privately held properties in Beatty suitable for solar projects. One of the properties is adjacent to VEA 138KV power transmission lines which may be available to service potential electricity generation projects. The other property has water resources which may be needed for a potential solar development. Additionally, VEA's agreement with the CAISO provides an impetus for the development of large scale solar power generation in the Beatty area.

Movie/Film Industry

Beatty makes an excellent location for filming movies due to the landscape (Western/Desert), proximity to Death Valley and Rhyolite, reasonable permitting process, privacy, lodging options, and proximity to Las Vegas for shipping needs.

Tourism

Beatty is in a premier location for attracting tourists to the area. Beatty is trademarked as the "Gateway to Death Valley." The ghost town of Rhyolite is just four miles away for the Town center. The Town is located on U.S. 95 approximately 120 miles from Las Vegas, less than a two hour drive. Beatty is a "Walking Town" with lodging, restaurants, entertainment, shopping and other conveniences all located near each other. Its moderate weather, beautiful desert scenery, spectacular night sky, native wildlife, unique natural artifacts, and natural hot springs are all selling points to promote the Town's tourism market. The Town has approximately 340 hotel rooms and multiple RV parks offering in and out of town experiences. Beatty is a pet-friendly community with lodging accommodations that accept pets and a dog friendly park.

The Bailey's Hot Springs RV Park features the natural hot springs. Other town amenities include the Beatty Museum, the Goldwell Open Air Museum and Visitors Center, and a number of natural and historic sites.

Transportation

The Beatty Airport is overseen by Nye County. The airport has one landing strip and a paved, fenced and lighted runway. It is also located on a major flight path from Reno to Las Vegas.

5.2.2 Weaknesses

While Beatty has a great number of strengths, weaknesses are also present and are identified below.

Movie/Film Industry

Beatty can serve as an excellent location for the film industry; however, the Town does not have industry contacts or promotional materials advertising the area.



Tourism

While Beatty has excellent tourist attractions, the lack of historical markers and signage around town or along the three major highways leading to Beatty highlighting things to do and places to visit and promoting the Town as the “Gateway To Death Valley” limits the potential for expanding the tourism market.

Utilities

Water System - The two million gallon water tank is not interconnected with the Beatty Water and Sanitation District water system and there is no distribution system infrastructure available to transport water to and from the tank and developable area. The water tank also needs to be sandblasted and recoated to meet requirements of American Water Works Association (AWWA) C210-92 for coating systems and American National Standards Institute (ANSI)\National Sanitation Foundation (NSF) Standard 61 for potable water storage tanks. In order to connect the tank to the water supply lines, easements need to be obtained for adjacent to public and private lands. Additionally, the tank’s water supply has slightly high fluoride levels, which would need to be treated.

Internet/Broadband - Hard-wired internet options are limited and universal access is not available.

Miscellaneous

Some additional weaknesses that could be improved include:

- Incomplete sidewalks
- Limited housing options
- Lack of specialized medical, dental, vision, and eldercare
- Emergency services staffing levels and skill sets
- Outdated Community Center Commercial Kitchen Facilities
- Lack of veterinary care
- Lack of mass transit transportation to surrounding communities

5.2.3 Opportunities

Both strengths and weaknesses have been identified for Beatty, and in those strengths and weaknesses lay a tremendous amount of opportunity.

Auto Testing

Beatty has the opportunity to cultivate the local auto-testing industry by reconnecting/connecting with manufacturers to determine what has kept them from using the area, what can be done to bring them back to the Town, and what will keep those using the area coming back.

Clean Energy

Properties suitable for solar development in Beatty have been identified, which can be marketed to interested parties. Additionally, Nye County maintains a list of developers to which the properties can be advertised.



Movie/Film Testing

Beatty is a prime location for filming projects that requires scenery common to the area and the seclusion and privacy that the rural Town provides. In order to break into this industry, Beatty needs industry contacts to advertise the area and its benefits.

Tourism

Beatty has a variety of tourist attractions that just need to be marketed to the public. Opportunities to enhance the tourism market include coordinated signage both inside and outside of Town promoting Beatty as the “Gateway to Death Valley” and other things to do, structured historical and paranormal tours, and completion of the “Beatty Beautification” project to construct and upgrade sidewalks, street lights, benches, and trash receptacles.

Transportation

The former Las Vegas, Tonopah, Reno (LTR) bus line provided a mode of mass transit to community members who took advantage of the ability to travel to Las Vegas, Tonopah, and Reno on the line. The LTR bus line also brought visitors and travelers to the community who patronized local businesses. Additionally, the bus line provided convenient and timely freight transportation to the citizens of Beatty. Using this service, items could be sent from Las Vegas to Beatty, or any other destination on the line, with a one day turn around. The bus line was taken out of service more than a decade ago, but reestablishing this mass transit option could open up economic development and other resources to the Town.

Utilities

Water Infrastructure System - In order to provide potable water that meets Safe Drinking Water Act standards, a fluoride treatment/blending process should be developed. Additionally, the interconnection of the two million gallon water tank into the BWSO system would provide access to water at the historical Town of Rhyolite, the BEDC property, the Beatty Airport, and all developable areas south of the Town of Beatty to enable economic development.



Photo: Town of Beatty
Photo courtesy of the Town of Beatty

Miscellaneous

- Additional housing and senior housing options
- Home healthcare for seniors
- Promote the value of both educational and personal of volunteerism
- Airport Shuttle: fuel, shuttle, and flight based operations services
- Transportation services: tours, sightseeing, local shuttles, rentals
- Youth activities: local and regional youth activity groups and; outdoor youth events
- Veterinary care clinic
- Revitalization of mass transportation



5.2.4 Threats

Threats to community growth and economic development in the Town of Beatty include:

- Limited medical services
- Lack of willing volunteers to staff emergency (fire and ambulance) services
- Lack of willing volunteers to staff community boards
- Potential for local species to be listed as protected/endangered and large swaths of land restricted from development, including the Amargosa Toad Habitat and Desert Tortoise Habitat.
- Lack of high-paying employment opportunities
- Lack of housing options
- Aging water infrastructure
- Restrictive land use policies, particularly on the federal lands surrounding Beatty



Photo: Beatty Community Center
Photo courtesy of the Town of Beatty

5.3 Vision, Goals and Objectives

5.3.1 Vision Statement

Beatty community representatives developed a vision statement as part of their development of the Beatty Area Master Plan, which is currently being undertaken. The vision statement is:

"The Town of Beatty will be a place where our small town atmosphere will be capitalized upon, where historic sites are preserved, natural beauty protected, and resources conserved. Our role as the gateway to Death Valley will be embraced, educational and economic opportunities will be expanded and orderly growth and development will be encouraged. The result will be a community where families live, work, and play in harmony."

This vision is consistent with previous planning documents including the Beatty Open Space Plan, which had as its mission: "To blend the preservation of the significant, historical, cultural, and habitat areas, with areas for outdoor recreational opportunities and areas for economic development."

5.3.2 Goals

Beatty has established the following goals to support its vision:

- A. Increase tourism dollars.
- B. Attract solar or other alternative energy companies.
- C. Improve water infrastructure to support community needs and business development.



- D. Retain and increase business sectors that have had a historic impact on the Town's economy.
- E. Support other infrastructure projects that will enhance community and economic development in Beatty.

5.3.3 Objectives

In order to accomplish the goals identified in the previous section, Beatty has developed the following objectives (organized by goal):

- A. Increase tourism dollars.
 - Work with the Nevada Commission on Tourism, Nevada Silver Trails, and related travel/tourism agencies; the Governor's Office of Economic Development (GOED); and Nye County to promote Beatty's local attractions and obtain resources necessary to increase the local tourism industry.
 - Continue development of an artist community near the entrance to the ghost town of Rhyolite.
 - Continue working with BLM to preserve the Rhyolite town site, which routinely sees 100,000 visitors annually.
- B. Attract solar or other alternative energy companies.
 - Work with Nye County to market Beatty locations to renewable energy developers.
- C. Improve water infrastructure to support community needs and business development.
 - Identify agencies, strategies, and funding to support necessary improvements to the local water infrastructure.
- D. Retain and increase business sectors that have had a historic impact on the Town's economy.
 - Promote Beatty as a premier location for the auto-testing and movie/film industries, conducive to their specialized needs.
- E. Support other infrastructure projects that will enhance community and economic development in Beatty.
 - Maintain up-to-date information on broadband, rail, and mass transit projects which may impact Beatty.
 - Promote marketing and redevelopment of the 80 acre light industrial park at the former Barrack Bullfrog site.
 - Continue implementing the Downtown's Beatification Plan.
 - Continue developing capacity at the Beatty Airport.

5.4 Action Plan

In order to achieve the goals and objectives presented in the previous sections, an Action Plan has been developed, and those items included in the Action Plan are summarized below, and organized by goals:

- A. Increase tourism dollars.
 - Tourism Promotional Materials – Beatty would like to install signage on the three major highways promoting the Town as the "Gateway to Death Valley." This project will include identifying placement of signage inside the Town and within one square mile of the Town boundaries and supporting the marketing of U.S. 95 as "Historic 95" similar to the Route 66 advertising model. The Town would also like to develop an internet-based advertising



campaign that would include designating a research team to search and identify internet advertising opportunities, such as enthusiast sites related to nature and outdoor recreation, historical adventures, and paranormal activities as well as traditional travel websites. The team would then take action to add links to the identified websites for the Beatty Town, Beatty Chamber, and Beatty Museum websites.

- Additionally, Beatty would like to install theme signage around town highlighting amenities, items of historical interest, and things to do. The research team will review theme signage in place in other communities, identify design concepts, identify sign content and locations in Beatty, and obtain cost estimates.
- Beatty would also like to establish a strong interactive relationship with the Death Valley Chamber of Commerce and the National Park Service to identify conflicts and leverage joint promotion. The Beatty tourism promotional team will discuss opportunities for reestablishing a Death Valley Visitors Center in Beatty, such as incorporating the visitor center into an existing organization or business. The team will also provide the Park Service with an opportunity to review and comment on signage and promotional materials relevant to Death Valley. The Death Valley promotional materials and signage would include points of interest, things to do, and distance from Beatty. The team will attempt to determine how major GPS providers select routes and amenities that are used in their customer search requests and get the GPS providers to include Beatty as the travel route to selected points of interest.
- In order to develop and install the signage and prepare promotional materials, the team will identify funding sources and present a plan to the identified funding sources.

B. Attract solar or other alternative energy companies.

- Beatty Renewable Energy Development - Beatty is situated in an excellent solar resource zone with sufficient private and public land available for development of small (10 to 20 MW) and large generation sites. Over the last several years, there has been substantial interest from a variety of developers exploring options and issues associated with constructing solar generation facilities in the Beatty area.
- The existing area transmission lines and substation, owned by Valley Electric Association (VEA), are being upgraded. VEA will become part of California Independent System Operator (CAISO) group in January 2013, thus allowing renewable power produced in Nevada and transmitted to California over VETA lines to qualify for California portfolio standards credit. This circumstance favors utility scale solar power generation within the VEA service area.
- Beatty's role in advancing local solar projects lies in making its interests in such development known to the County, State, and private land owners. Securing VEA's participation and cooperation in advancing local solar power development within VEA's service area is critical, as local power would have to be purchased by VEA for local consumption or transmitted over VETA lines to the California market. The Beatty Town Advisory Board will work with VEA to identify how to best advance solar power production in the area and to assess the feasibility of such an endeavor.

C. Improve water infrastructure to support community needs and business development.

- Water Infrastructure Improvements – Beatty will leverage the existing engineering plans to connect the two million gallon tank to the Beatty Water and Sanitation distribution system.



Beatty Community Committee members will work with the BWSD to gain their commitment and clearly define their contributions to the project. The team will identify current costs associated with interconnecting and rehabilitating two million gallon tank and work with County staff and commissioners to identify funding and other resources for the project.

- D. Retain and increase business sectors that have had a historic impact on the Town's economy.
- Promote Auto-testing and Movie/Film Industries – The Beatty Community Committee will identify Town representatives who have had or may have experience with major/minor auto manufacturers that, used or currently use facilities in Beatty. These Town representatives will form an economic development team focused on expanding opportunities in the auto-testing market. The team will identify contacts with all major/minor auto manufacturers to share information about Beatty. The team will also identify contacts in engineering fields whose testing would benefit from extreme conditions. The team will create promotional material, highlighting extreme conditions, close proximity to Las Vegas (for transportation and logistics), and advertising long and short term lodging options and amenities.
 - A team of community representatives will be formed to support economic development in the film industry. The team will identify films and other works filmed in the area. The team will contact the producers to obtain feedback on the strengths and weaknesses of Beatty as a filming location. The team will identify companies/services used by industry to locate shooting locations and market area assets/amenities to appropriate industry contacts. The team will develop marketing materials for this purpose.
- E. Support other infrastructure projects that will enhance community and economic development in Beatty.
- Develop and implement business and marketing plans for the Beatty Airport.
 - Bring a water pipeline to the Beatty Airport to support future airport operations.
 - Establish fueling facilities to support airport operations.
- F. Support other infrastructure projects that will enhance community and economic development in Beatty.
- Transportation and Infrastructure Project Awareness - The community will keep abreast of Yucca Mountain project status. Should the project move forward, the community will keep abreast of the potential railway project in an effort to leverage the impacts associated with the project to support community and economic development in Beatty.
 - The community will keep abreast of any local, State, or federal plans or initiatives that may impact the availability of fiber optic communications and mass transit options/expansion in the Beatty area.



6 Gabbs, Nevada

The Town of Gabbs was founded in 1941. It was a company town for Basic Magnesium, Inc. (BRI), which operated a magnesium mine within the town limits. The magnesium was used for the World War II efforts to make plane parts lighter than aluminum. The Town incorporated on March 29, 1955.

In 1955, BRI began producing magnesium for the private sector. The Town's population climbed to 796 by 1960. In 1982, BRI laid off half its 350 workers, which caused the Town's population to decline. Premier Magnesia, LLC, currently operates the mine and employs over 90 employees, with many years of production left in the mine. The mine in Gabbs is the oldest, continuously operated mine in Nevada.



Photo: Gabbs
Photo courtesy of the Town of Gabbs

In 2001, Gabbs was dis-incorporated. Today the Town boasts a progressive mine, kindergarten through twelfth grade public school, grocery, café, bar, gas station, motel, propane utility company, library, volunteer fire and ambulance service, senior center, community swimming pool, Veterans of Foreign Wars (VFW) and Ladies Auxiliary, Women's Club, Latter-day Saints (LDS) Church, and Community Church.

6.1 Background and History

6.1.1 Demographic and Socioeconomic Data

Gabbs has a population of 269. The median age of the population is 50.1 years, with 81.0 percent (218) age 16 and older and 20.8 percent (56) age 65 and older (2010 Census, Gabbs CDP). According to the last two decennial censuses, the population decreased by 49 residents (approximately 15 percent) between 2000 and 2010. Table 12 provides a summary of demographic and socioeconomic data for Gabbs and Nye County for 2010.

Table 12. Gabbs Demographic and Socioeconomic Data

Subject	Gabbs	Nye County
Population ¹	269	43,946
Median Age (Years) ¹	50.1	48.4
16 Years and Older ¹	81.0%	82.1%
65 Years and Older ¹	20.8%	23.4%
Percent Minority ¹	14.9%	21.1%
Average Household Size ¹	2.22	2.42
Poverty Rate ²	20.1%	18.9%
Per Capita Income ²	\$19,027	\$22,687



High School Graduate or Higher ²	73.6%	81.7%
Bachelor's Degree or Higher ²	10.1%	10.5%

¹Data is from the 2010 U.S. Census data and is available at www.census.gov.

²Data is from the 2010 American Community Survey 5-year Estimates and is available at www.census.gov.

6.1.2 Local Resources and Infrastructure

Education



Photo: Gabbs School
Photo courtesy of the Town of Gabbs

Primary education is provided through the Nye County School District (NCSD) at the Gabbs School, a kindergarten through twelfth grade inclusive school. Great Basin College (GBC) offers interactive video-based classes at the Gabbs School.

Emergency Services

Gabbs has two full-time and one part-time emergency medical technician in the community. There is one working ambulance but no fire truck – a crash truck replaced the fire truck.

Healthcare

A doctor from Mt. Grant Hospital (located in Hawthorne, Mineral County) travels to Gabbs twice a month to provide medical services to local residents. The Mineral County Health Nurse comes to Gabbs once a year to provide flu shots and seasonally to provide children's shots and fluoride treatments. Gabbs is in the process of securing pharmaceutical services from Walgreens. The agreement stipulates that a Walgreens pharmacist will deliver medication to Gabbs residents, review prescriptions with patients, check blood pressure, and provide immunizations.

Housing

There are 183 housing units in Gabbs, of those 121 are occupied and 62 are vacant (2010 Census, Gabbs CDP). Additional information on housing characteristics is provided in Table 13.

Table 13. Gabbs Housing Characteristics

Subject	Number	Percent
Total housing units	183	100.0%
Occupied housing units	121	66.1%
Owner-occupied	81	66.9%
Renter-occupied	40	33.1%
Vacant housing units	62	33.9%



For rent	13	7.1%
Rented, not occupied	0	0.0%
For sale only	1	0.5%
Sold, not occupied	28	15.3%
For seasonal, recreational, or occasional use	8	4.4%
All other vacants	12	6.6%

Source: U.S. Census Bureau, 2010 Census

6.1.3 Economy

Mining created Gabbs during World War II. Gold mines have opened and closed over the years but the magnesium mine has been in continuous operation since the 1940s, the oldest, continuously operating mine in Nevada. Other businesses in the Town include a grocery, café, bar, gas station, and motel. Recent business closures have included FMC Gold, Rawhide, Glamis Gold Ltd., Tom Jones's (TJ's). Additionally, the Gabbs School cut its staff in 2002.

6.2 SWOT Analysis

6.2.1 Strengths/Assets

A number of strengths have been identified for Gabbs.

Clean Energy

Gabbs has bountiful renewable resources, which can be harnessed to support new development in the Town, including geothermal, solar, and wind.

Community Facilities and Services

Gabbs has a variety of community facilities and services available to residents including a senior center, senior van service (provides free local and long distance transportation to seniors and fee-based transportation to residents under 60), Veterans of Foreign Wars Hall, community thrift store, community library, community newsletter, and community swimming pool. There are plans to open a new senior center and community center in Gabbs in the near future. The community center is being funded with multiple grant resources to complete the project.

Education

Public education from pre-kindergarten through twelfth grade is provided to Town residents through the NCSD, and community college classes are offered by GBC through interactive video from the Gabbs School.

Emergency Services

The Town has local ambulance and fire service to meet the needs of the community.

Growth Potential

Gabbs has ample space to grow and for businesses to expand and site projects. The Town's community services and infrastructure are able to support a larger community. Gabbs has available lots with sewer,



water, and electric hook ups that are adjacent to large parcels of privately-owned land.

Infrastructure

Internet/Broadband – A private company obtained a grant from USDA Rural Development to bring in high speed internet to the area at a reasonable cost. The project is scheduled to commence in 2012. The company will:

- Install ten (10) securable, independent workstations for public use.
- Connect the community center and the Critical Care Facilities in town.
- Will provide broadband services free of charge for two years to the Community Connect Center (Gabbs, NV Community Center), Gabbs School, the local library, and the volunteer EMS and Fire Departments.
- Will provide staffing by hiring local Gabbs residents to run the day-to-day community center activities and will be trained and overseen by the Operations Manager. The Community Center will be available 55 hours a week to everyone for unlimited access to medical information, shopping, and online education.
- Roads – New street signs were posted in 2011.
- Water and Sewer - Sewer ponds have been relined and upgraded.

Recreation/Tourism

The Town of Gabbs is surrounded by wide open spaces. The Berlin Ichthyosaur State Park is less than 25 miles away and features a visitor center, museum, tours of the Berlin ghost town, fossil shelter, and Diana Mine, and various outdoor activities including camping and picnicking. Camping, all terrain vehicle (ATV), and other recreational opportunities are located within a short-driving distance from the Town center.

Miscellaneous

- The Town has good air quality, and Premier Magnesia, LLC, the main business in the community, operates within state air quality guidelines.
- Gabbs has a variety of restaurants and food options available including a café open Tuesday through, Saturday, the VFW Canteen and Pizza open Wednesday and Friday evenings, R & D's Bar, R & H Foods, and Bountiful Baskets, which delivers fresh fruits and vegetables to the area.
- Veterinarian services are available in Gabbs annually. Additionally, residents receive a discount for spay and neuter services from a veterinarian in Fallon, Nevada.
- Gabbs has a strong volunteer corps to help with the many community activities. The residents' commitment to service and volunteer activities has created a strong sense of community in the Town.
- The Town has two churches, including a Community Church and a Mormon Church.

6.2.2 Weaknesses

While Gabbs has a great number of strengths, weaknesses are also present and are identified below.

Businesses/Private Services

There is a limited diversity in businesses operating in the Gabbs. The lack of businesses and private services and the infrequency of available business services hinder economic growth. Fuel sales are not



available 24/7. Grocery store hours are limited. There is an ATM available in the General Store for a small fee. Also, the Town does not have beauty (i.e. hair), automotive, or home repair (i.e. plumbing, electrical, etc.) services.

Employment Opportunities

Gabbs has limited full or part-time employment opportunities available to residents and there are no jobs for high school students, which is contributing to the Town's population decrease.

Healthcare

Healthcare services in Gabbs are infrequent and inconsistent.

Housing

Many of the homes in Gabbs are empty, abandoned, and/or not maintained. While there are many empty homes in the Town, a significant number are not available to live in due to their condition.

Infrastructure

Water and Sewer – Like many Nye County communities, the water supply in Gabbs has high concentrations of fluoride. While the fluoride concentration is under the federally regulated maximum level allowable, it is above state-regulated levels.

Waste Disposal

Gabbs does not have a local landfill, which makes waste disposal costly. The lack of a local landfill detracts from the marketability of the Town to potential businesses due to the associated costs for waste disposal.

Tourism

Gabbs has one motel operating in Town with very few rooms available. The motel is in need of modern upgrades to attract tourists. Additionally, there is no promotional material advertising the tourist attractions for the area.

Youth Services

Gabbs has minimal after-school programs and other youth-focused activities. The limited youth services in the Town make it difficult to attract families to the area.

Miscellaneous

There are an excessive amount of abandoned vehicles within the Gabbs town limits.

The surrounding countryside is open range from October to May, which can sometimes cause vehicle traffic and pose a danger to drivers.

6.2.3 Opportunities

Both strengths and weaknesses have been identified for Gabbs, and in those strengths and weaknesses lay a tremendous amount of opportunity.



Clean Energy

Gabbs has the potential for diversifying its local economy to include clean energy developments, based on the abundant renewable energy resources (i.e. geothermal, solar, and wind) in the area.

Housing

Most of the Town's vacant housing is not in an inhabitable condition, providing an opportunity for the rehabilitation of existing housing and/or construction of new housing.

Mining

There is opportunity for growth in the local mining industry, particularly for the development of mines for gold and precious metals.

Other Business and Industrial Growth

Targeted business growth opportunities include an all-in-one truck stop, café, and motel with 24-hour fuel services as well as a construction company or home builder. There are also opportunities in the oil drilling in the area.



Photo: Town of Gabbs & Premier Chemicals, LLC.
Photo courtesy of the Town of Gabbs

Youth Services

Gabbs is interested in developing a youth center to provide a venue for youth activities.

6.2.4 Threats

In order to realize benefits from the diverse opportunities in Gabbs, potential threats were identified, so they can be addressed.

Education

There is a proposed reduction of class offerings at the Gabbs School, which will remove grades seven through twelve. Students will need to be bused to a neighboring community to attend those grades.

Federal Installations

The defunding of the Yucca Mountain Project and proposed closure of the Yucca Mountain facility has and will continue to reduce federal expenditures in Nye County. Additionally, if the military bases in Hawthorne and Fallon close, Gabbs will likely see the economic repercussions associated with the closings as residents travel to Hawthorne and Fallon for many of the services not available locally.

Miscellaneous

- The Gabbs Post Office may close in 2014.
- Illegal drug activity in the area is a concern to residents.



6.3 Vision, Goals and Objectives

6.3.1 Vision Statement

The Strategic Economic Development Plan for Gabbs, Nevada: Data Analysis and Workshop Results (2001) established the following mission for Gabbs' economic development efforts:

“To Make Gabbs a better place to live, which allows Gabbs to provide reasonable business growth and employment opportunities for Gabbs residents.”

6.3.2 Goals

Gabbs has established the following goals to support its vision:

- A. Promote Gabbs as a small town where kids can grow up safely and seniors can retire peacefully.
- B. Make Gabbs a more attractive place to live.
- C. Improve opportunities for Gabbs Workforce.
- D. Attract new businesses (i.e. campground, store, etc.) and developers to Gabbs.
- E. Improve housing stock to attract new residents or to provide additional housing options for existing residents.
- F. Establish new community programs and services available to Town residents.

6.3.3 Objectives

In order to accomplish the goals identified in the previous section, Gabbs has developed the following objectives (organized by goal):

- A. Promote Gabbs as a small town where kids can grow up safely and seniors can retire peacefully.
 - Encourage community participation in children's and senior's programs.
- B. Make Gabbs a more attractive place to live.
 - Encourage volunteer participation within the community to accomplish community projects.
- C. Improve opportunities for Gabbs Workforce.
 - Expand job or opportunities for high school students and recent graduates beyond mining.
 - Expand opportunities for second income family-type jobs.
- D. Attract new businesses (i.e. campground, store, etc.) and developers to Gabbs.
 - Develop tourism attractions.
 - Town and County representatives will work with existing and potential businesses to attract business development in the area.
- E. Improve housing stock to attract new residents or to provide additional housing options for existing residents.
 - Attract a housing developer to the area to construct new single-family homes.
 - Attract a mobile home park developer to expand housing options.
- F. Establish new community programs and services available to Town residents.
 - Develop adequate healthcare facilities in Gabbs.



6.4 Action Plan

In order to achieve the goals and objectives presented in the previous sections, an Action Plan has been developed, and those items included in the Action Plan are summarized below, and organized by goals:

- A. Promote Gabbs as a small town where kids can grow up safely and seniors can retire peacefully.
 - Develop a community newsletter to advertise programs for children and seniors in the community.
- B. Make Gabbs a more attractive place to live.
 - Improvement to the uptown park, providing small kids playground equipment
 - Overall cleanup of town, trailer courts, etc.
 - Removal of junk cars.
 - Make the pool an indoor pool and fix up the area.
 - Spruce up the school by painting, landscaping, etc.
 - Fixing the tennis/basketball courts.
- C. Improve opportunities for Gabbs Workforce.
 - Work with existing café, store, and gas station to expand hours of operation to seven days a week and later than 6 p.m.
- D. Attract new businesses (i.e. campground, store, etc.) and developers to Gabbs.
 - Identify public and private land suitable for future development opportunities.
 - Attract an all-in-one truck stop, café, and motel.
 - Attract a campground.
 - Attract a general store.
 - Prepare promotional material to advertise local tourist attractions and construct signs to mark trails open to the public. The tourism focused promotion material will provide a market for the businesses in the service industry the Town is interested in attracting to the area
- E. Improve housing stock to attract new residents or to provide additional housing options for existing residents.
 - Develop a plan for fixing up dilapidated homes that are either empty or abandoned.
 - Preparing a housing needs and evaluation study to provide as reference material for potential developers.
- F. Establish new community programs and services available to Town residents.
 - Identify a funding mechanism and attract a full time physician for Gabbs.
 - Identify an existing facility that can be used as a youth center or develop a plan to construct a new facility for a youth center.
 - Establish a community food bank to help those in need.



7 Pahrump, Nevada

The Town of Pahrump is an unincorporated town and the population center of Nye County, located at the southernmost tip of the County, approximately 60 miles west of Las Vegas. Pahrump Valley was populated by American settlers beginning in the late 19th century, and early settlement was in the form of large ranch-style settlements, where ranchers grew cotton, alfalfa, and raised livestock. Interest in Pahrump increased during the 1960s, with the beginning of large-scale land development and speculation, and the introduction of telephone lines and a paved road into the Valley from Las Vegas.



Photo: Town of Pahrump Office
Photo courtesy of the Town of Pahrump

More recently, Nye County and the Town of Pahrump have been struggling to combat excessive unemployment rates well above the State and national averages. A large portion of Pahrump's labor force worked in service industries hardest hit by the recession, leading Pahrump to have one of the highest rates of unemployment in the nation. Pahrump and Nye County have per capita incomes approximately 20 percent less than the State and national averages, and poverty rates more than 30 percent higher.

7.1 Background and History

7.1.1 Demographic and Socioeconomic Data

Pahrump has a population of 36,441, according to the 2010 Census. As of July 1, 2011, the Nevada State Demographer recorded the population in Pahrump as 36,995. According to the 2010 Census, the median age of the population is 49.7 years, with 82.8 percent (30,156) age 16 and older and 25.4 percent (9,260) age 65 and older. The largest racial or ethnic group is white (non-Hispanic), making up 79.7 percent of the population. The percent of the population identified as Hispanic is 12.9 percent. The remaining 7.4 percent is identified as Black, American Indian, Asian, Pacific Islander, some other race, or two or more races. The median annual income for Pahrump households is \$40,506, with a poverty rate of 19.7 percent. (2010 Census, Pahrump CDP)

Table 14 (pg. 80) provides a summary of demographic and socioeconomic data for Pahrump and Nye County.



Table 14. Pahrump Demographic and Socioeconomic Data

Subject	Pahrump	Nye County
Population ¹	36,441	43,946
Median Age (Years) ¹	49.7	48.4
16 Years and Older ¹	82.8%	82.1%
65 Years and Older ¹	25.4%	23.4%
Percent Minority ¹	20.3%	21.1%
Average Household Size ¹	2.44	2.42
Unemployment ²	22.1%	16.5%
Poverty Rate ³	19.7%	18.9%
Per Capita Income ³	\$22,601	\$22,687
High School Graduate or Higher ³	81.4%	81.7%
Bachelor's Degree or Higher ³	9.2%	10.5%
No Health Insurance Coverage Rate ⁴	24.7%	23.6%
Employed: No Health Insurance Coverage Rate ⁴	35.1%	30.4%
Unemployed: No Health Insurance Coverage Rate ⁴	75.5%	74.6%
Disability Status ⁴	20.6%	19.4%

¹Data is from the 2010 U.S. Census data and is available at www.census.gov.

²Data for Nye County, Nevada, and the United States is for the 2011 average unemployment rate from the Bureau of Labor Statistics (BLS) and is available at www.bls.gov. Data for Pahrump is reported from the 2010 American Community Survey 3-year Estimates and is available at www.census.gov.

³Data is from the 2010 American Community Survey 5-year Estimates and is available at www.census.gov.

⁴Data is from the 2010 American Community Survey 3-year Estimates and is available at www.census.gov.

Of those residents over the age of 25, the highest education level attained is as follows: 16.77 percent did not complete high school, 42.82 percent completed high school, 21.94 percent completed some college, 6.95 percent completed an associate degree, and 7.86 percent completed a bachelor's degree. The percentage of residents completing at least a bachelor's degree is much lower than the national average of 17.52 percent.

7.1.2 Local Resources and Infrastructure

Climate

The weather in Pahrump is typical of the Mojave Desert. The average high temperature in the hottest month (July) is 101°F, and the average low temperature in the coldest month (December) is 29°F (Weather.com). Weather is predominantly clear and sunny with sunshine 216 days per year, on average. The average annual rainfall in Pahrump is 4.7 inches per year, with relatively low humidity, typical of the Mojave Desert in which Pahrump is located.



Education

Public education for kindergarten through 12th grade is provided by the Nye County School District (NCS D). According to current food service records, 61 percent of NCS D students qualify for free or reduced price meals, which is an indication of financial hardship for families with school-aged children. This rate is significantly higher than the state 2010-2011 average of 47.9 percent.



Photo: Hafen Elementary School
Photo courtesy of the Town of Pahrump

There are four public elementary schools in Pahrump; Floyd Elementary School, Haf en Elementary School, J.G. Johnson Elementary School, and Manse Elementary School. Between the four schools there are 1,841 students.

The only public middle school in Pahrump, Rosemary Clarke Middle School (RCMS), is currently home to 1,030 students in grades 6-8.



Photo: Rosemary Clark Middle School
Photo courtesy of the Town of Pahrump

Pahrump has one public high school, Pahrump Valley High School, with a current student population of 1,263 students. The high school has made significant strides over the past five years in increasing the graduation rate from 72.2 percent during the 2006-2007 school years to 91 percent in 2010-2011.

Pathways is an alternative school in Pahrump that services students in grades six through 12. The programming is computer based with alternative scheduling permitted.

Pahrump has one public Nevada Pre-K program that targets limited English-proficient and low socio-economic students ages three to four. The NCS D special education department also offers an early childhood program for age's three to four. Students with special needs must qualify for the programming.

New NCS D facilities have been constructed in Pahrump over the past five years that include: Floyd Elementary School, Manse Elementary School, the addition to Pahrump Valley High School, and the remodel of the existing high school building. Mt. Charleston Elementary School was closed by the School District beginning in the 2011-2012 school years because the new capital improvements were sufficient to house the current number of students in a more cost effective manner.

In addition to the NCS D schools, two private schools are located in Pahrump. Community Christian Academy is available to students from Pre-K through eighth grade. New Hope Christian Academy offers curriculum from kindergarten through twelfth grade.



Great Basin College (GBC) operates a campus in Pahrump and is currently the largest center for GBC outside of the Elko main campus. The Pahrump Valley Center is the home base for interactive video course offerings to communities throughout Nye County.



Photo: Great Basin College Pahrump Valley Center
Photo courtesy of the Town of Pahrump

Emergency Services

Pahrump Valley Fire and Rescue Service (PVFRS) provide fire suppression, fire prevention/inspections, technical rescue, emergency medical services, and hazardous materials (Hazmat) response to the Pahrump Valley service area. PVFRS responds to approximately 8,000 calls annually from four fire stations in Pahrump. The Department's primary service area covers approximately 400 square miles and has an average response time of six to seven minutes.



Photos: Pahrump Valley Fire and Rescue Services Emergency Vehicles
Photos courtesy of the Town of Pahrump

Healthcare

Pahrump healthcare services include medical, dental, eye-care, and other healthcare support services. Desert View Hospital is located in Pahrump and provides a number of services including 24-hour emergency care. Ambulance and air ambulance services are available for transport of patients to medical centers in Las Vegas and locally via traditional ambulance. Additional medical and related services available in Pahrump include, but are not limited to:



- Urgent care clinic
- Family practice and various specialty medical doctors
- Dentists and oral surgery
- Optometrists
- Physical Therapy and Chiropractic care
- Laboratory services
- Medical supply
- Home healthcare services
- Veterans Affairs Clinic

Housing

There are 17,824 housing units in Pahrump, of those 14,870 are occupied and 2,954 are vacant (2010 Census, Pahrump CDP). Additional information on housing characteristics is provided in Table 15

Table 15. Pahrump Housing Characteristics

Subject	Number	Percent
Total housing units	17,824	100.0%
Occupied housing units	14,870	83.4%
Owner-occupied	11,031	74.2%
Renter-occupied	3,839	25.8%
Vacant housing units	2,954	16.6%
For rent	549	3.1%
Rented, not occupied	33	0.2%
For sale only	509	2.9%
Sold, not occupied	166	0.9%
For seasonal, recreational, or occasional use	498	2.8%
All other vacants	1,199	6.7%

Source: U.S. Census Bureau, 2010 Census

Utilities

Electricity is provided by Valley Electric Association (VEA), a cooperative owned by its members and governed by an elected board. Pahrump does not have access to natural gas, but propane is available through a number of local companies. Water and sewer service is provided by three different utility companies within Pahrump, in different areas of the Valley. These companies include Utilities, Inc. of Central Nevada, Pahrump Utility Company, and Desert Utilities. A large portion of Pahrump is not served by any utility, and relies on private water wells and septic systems for water and sewer. Telephone, cable, and internet service (and combinations thereof) are available from various companies, including AT&T, CMA, Keyon, Air Internet, Hughes Net, and E22NET. Satellite television service is available through DirectTV and Dish Network.



7.1.3 Economy

Based on 2010 NAICS statistics, there are a total of 6,641 employees in Pahrump, with a large number of those in service jobs. Those job categories that employed the most residents were: retail (20.1 percent), accommodation and food service (18.0 percent), construction (15.6 percent), healthcare and social assistance (10.7 percent), and arts, entertainment, and recreation (10.0 percent).

7.2 SWOT Analysis

7.2.1 Strengths/Assets

A number of strengths have been identified overall and in various categories for Pahrump.

Business and Industry

A number of existing businesses/employers in Pahrump have been identified as strengths to the community. Some of those identified include:

- Albertson's and Smith's (grocery stores)
- Local Banks
- Desert View Hospital
- Front Sight Firearms Training Institute
- Home Depot
- Mountain Falls Golf Club
- Nye County
- Nye County School District
- Pahrump Valley Winery
- Sanders Family Winery
- Southern Nevada Detention Center
- Spring Mountain Motor Resort and Country Club
- Valley Electric Association, and other utility companies
- Wal-Mart

In addition to specific businesses/employers identified above, the potential for new industries was identified as strength, specifically the potential for solar energy development in the Pahrump area. Utility-scale solar development could create both direct and indirect opportunities. The potential for expansion of existing businesses in Pahrump and relocation of new businesses to Pahrump to support industrial developments and community growth is also a strength.

Electrical and Transmission Infrastructure

Valley Electric Association (VEA) is a member-owned cooperative headquartered in Pahrump with service area covering over 6,800 square miles. VEA currently serves 23,000 meters with over 2,000 miles of distribution and well over 331 miles of transmission lines. VEA is currently expanding its system significantly with nearly 200 miles of new transmission and over 32 miles of upgraded distribution to increase reliability and capacity. VEA's residential and commercial rates are significantly lower than those of surrounding investor-owned utilities and VEA charges no impact fees for connection.



VEA and the California Independent System Operators Corporation (CAISO) began discussions in 2011 to begin the transition process enabling VEA to leave the NV Energy Balancing Area and join the CAISO in January 2013. Connecting to the CAISO would create opportunities for transmitting electricity from solar generation in Nye County with the California market.

VEA is home of the largest domestic solar water heater program in the nation. Nearly 700 residential members have taken advantage of the company's zero down, zero percent interest loans to purchase fully installed units on their homes. Every home and business within VEA's service area is equipped with a "Smart Meter." Members can access their secure account information to monitor and command their energy usage.

Front Sight Firearms Training Institute

Front Sight is a training facility located in the southern part of Pahrump. Since 2007, Front Sight Firearms Training Institute has grown from 25,000 members to over 65,000 members from all 50 states and 12 foreign countries. They have grown from 12 ranges to 26 ranges and are open seven days a week, with just under 22,000 students taking classes in 2011.

Over the next five years, Front Sight expects to double in size again to over 50 ranges and build a capacity of consistently providing 1,800 students a week with classes on the campus. They also are planning to construct a 2,000 seat auditorium, restaurant, and general store complex as well as onsite condominiums/townhomes and RV parks to accommodate housing needs.

Healthcare

Available healthcare services in Pahrump are also seen as a strength. Specific items identified include: Veteran's Affairs clinic with a full-time doctor, a 25-bed critical access hospital with 24-hour physician-staffed emergency room, and a new dialysis center.

The opening of Desert View Hospital in 2006 increased the capacity to meet the local healthcare needs. Desert View Hospital is a 70,000 square-foot facility with 25 private rooms, which can be expanded to 50 beds, should the need arise. Hospital services include emergency, surgery, diagnostic imaging, and physical therapy (www.desertviewhospital.com).

Location and Tourism

Pahrump's location and potential for tourism has been identified as a strength. Pahrump is located only 60 miles from Las Vegas, 60 miles from Death Valley National Park, and is also not far from population centers in Southern California. Many tour buses pass through and stop in Pahrump when traveling between Las Vegas and Death Valley. McCarran International Airport is only a one-hour drive away, allowing easy access to air travel. In addition to Pahrump's proximity to established urban and tourism destinations, Pahrump has close proximity to Bureau of Land Management (BLM) and U.S. Forest Service land, providing year-round opportunities for outdoor recreation. The desert climate and sunny, predictable weather in Pahrump is a key factor in the proliferation of people who call Pahrump home only during the winter, which creates the demand for the large number of RV facilities located in Pahrump.



Natural Resources

Pahrump was settled in large part due to the historic springs in the area. Pahrump sits atop a groundwater aquifer that has provided a clean and reliable source of water for travelers and residents since settlement of the valley began, and for native people before American settlement.

People and Community

The people of Pahrump are seen as a strength as well, with strong families and volunteers in the community. There are also a variety of places of worship in Pahrump, with strong faith communities.

Real Estate

Strengths related to available real estate and homes include the low price of residential and commercial properties, homes, and buildings, compared to real estate prices in nearby Las Vegas. Additionally, approximately 20,000 new home sites have been approved in Pahrump, allowing for rapid growth, should there be demand. There is also a great deal of vacant land within the town available for new businesses or expansion of existing businesses or residential neighborhoods.

Spring Mountain Motorsports Ranch

The Spring Mountain Motorsports Ranch is a first class raceway offering advanced driving lessons and performance driving programs. The raceway includes three challenging road courses ranging from 1.5 to 3.5 miles. The 3.5 mile road course has four different configurations presenting unique challenges to drivers. The motorsports ranch also features a country club, Club Spring Mountain, which offers members a variety of amenities and extra services, including, but not limited to, a bar and lounge, gym, indoor firing range, and driving simulators. The Spring Mountain Motorsports Ranch is in the process of expanding the facility, recently acquiring of 120 acres of adjacent land, to construct the second longest racetrack in the world.

Workforce

While the current job market in Pahrump is challenging for job seekers, there is a large workforce population ready to be trained for future job opportunities.

Miscellaneous

Additional accomplishments and new development in the community include continuing construction of the Mountain Falls master planned community, including amenities available to residents, the new Nye County Administration building, the Southern Nevada Detention Center, the American First National Bank building, the Sanders Family Winery, the Pahrump Valley High School expansion, Floyd Elementary School, reconstruction of Manse Elementary School, improvements to Simkins Park, and continuing development and expansion at the Spring Mountain Motor Resort and Country Club.



Photo: Artesia Subdivision Entrance
Photo courtesy of the Town of Pahrump



Photo: Mountain Falls Subdivision Entrance
Photo courtesy of the Town of Pahrump



Photo: Pahrump Valley Winery
Photo courtesy of the Town of Pahrump



Photo: Desert View Hospital
Photo courtesy of the Town of Pahrump



Photo: Pahrump Nugget
Photo courtesy of the Town of Pahrump



Photo: Terrible's Town
Photo courtesy of the Town of Pahrump

7.2.2 Weaknesses

While Pahrump has a great number of strengths, weaknesses are also present and are identified below.



Business and Industry

There are no defined business or industrial park locations in Pahrump, due in part to lack of infrastructure. When businesses look at relocating or opening a new operation, Pahrump loses some business to Las Vegas and rural areas of Clark County.

Emergency Services

Fire Station 1 is overcrowded and requires some equipment to be stored outside where it is subject to adverse conditions. Each outlying station also requires additional administrative, operational workspace, and storage to accomplish their assigned missions. The current Pahrump average ratio of on-duty firefighters per 1,000 people is approximately .70 which is well below most accepted national standards. There are approximately 1,000 fire hydrants in the Pahrump Valley. According to PVFRS, this covers approximately 15 percent of their service area. Therefore, recent fire apparatus acquisitions have had to be designed to carry more water than the average fire service. PVFRS is in the best position to provide outstanding EMS care to its citizens. However, Pahrump has a significant older retired population on fixed incomes and a significantly higher indigent and homeless population. Therefore, revenues associated with billing collection for the ambulance service can be challenging.

Infrastructure

A lack of infrastructure in portions of Pahrump can be a barrier to development. About 50 percent of the land mass in Pahrump lacks direct access to sewer, water, and/or electricity. There is no natural gas or rail access in Pahrump. Broadband internet service is also unavailable or unreliable in portions of Pahrump. Road conditions in some portions of Town are problematic.

Jobs

The lack of job opportunities in Pahrump, especially high-paying jobs, is identified as a weakness. A lack of workforce training and technical education is seen as a weakness, as well.

Location and Tourism

Though Pahrump's location and tourism are often seen as a strength, some weaknesses are present. The lack of hotel rooms and convention space in Pahrump has been identified as a limiting factor in attracting large groups or events to the community. Additionally, McCarran International Airport is an hour away, which could be considered a weakness as well as a strength, as there is no public airport in Pahrump. There are plans, however, to develop a public airport in the area. While Highway 160 runs through the middle of town, the closest interstate highway access is approximately 50 miles away. Pahrump may miss out on State tourism grants because they require advertising more than 100 miles from Pahrump, which excludes the potential market in Las Vegas. Although there is an abundance of outdoor recreation nearby, most of that area is undeveloped and lacks facilities, such as developed trails, restrooms, picnic areas, and developed campgrounds.

Public Image

Pahrump is a diverse community, and residents are frequently divided on issues of growth and vision for the future. Pahrump also suffers from poor public perception both in and outside the community. Unfavorable press stories are common. Pahrump's appearance in some areas can be considered an



eyesore, due to issues such as illegal signage along Highway 160 and major roads as well as cluttered residential properties.

Real Estate

Pahrump is currently experiencing a severe downturn in the commercial and residential real estate market, with many homeowners owing substantially more on their homes than they are worth. This has led to high foreclosure and vacancy rates and an increase in homeowners who cannot sell their homes or property. Additionally, there are many modular homes in Pahrump, which are generally energy inefficient.

Services and Facilities

Residents of Pahrump have historically traveled into Las Vegas for many goods and services. This practice has led to fewer of those services in Pahrump, as compared to other similarly-sized towns in other areas of the country. Though there have been improvements in the recent past (most notably the opening of Wal-Mart and Home Depot), residents still identify the lack of shopping options as a weakness in the community.

There are also few indoor recreation options available, especially those providing activities for youth in the community. Community and Civic Center space is limited for community activities, and there is no clear Town center. Though there have been a number of attempts in the past, there is no public transportation from Pahrump to Las Vegas or even within Pahrump.

7.2.3 Opportunities

Both strengths and weaknesses have been identified for Pahrump, and in those strengths and weaknesses lay a tremendous amount of opportunity.

Business Development

The opportunity for development of new businesses and the expansion of existing ones is due in part to the abundance of available and vacant land in Pahrump. A number of specific development opportunities have been identified, including:

- Business district/industrial park
- Additional retail chains
- Retail mall
- Additional restaurants
- Airport
- Fairgrounds
- Performing arts center

Many of these identified developments are in the planning phases, such as the airport, fairgrounds, and performing arts center. Additionally, the opportunity exists for the community to seek public/private partnerships for business development.



Clean Energy

The location and climate in Pahrump are excellent for solar power generation. Opportunities exist for economic development related to the solar industry, including the revenue and jobs associated with construction and operation of the facility as well as the ancillary services such as lodging that can be provided in Pahrump to house the workforce. For instance, the development of the BrightSource Energy, Inc. Hidden Hills Project just south of Pahrump, which is currently in the planning phases, could create both temporary and permanent employment for Pahrump residents. To this end, Nye County staff and representatives have been coordinating with BrightSource to promote the use of Pahrump area services during the construction phase.

Education

GBC is working with the BLM to secure land in Pahrump for a 180 acre college campus complex.

Location and Tourism

Additional opportunities exist as there is a current demand for more hotels and hotel rooms in Pahrump. Mr. Blake Sartini, Golden Gaming CEO, in testifying before the Nevada Gaming Commission stated that the Pahrump area “continues to attract businesses willing [to] invest.” He added, “We see it as a consistently solid market. We see growth occurring over the next five to ten years and with that growth, we intend to provide amenities as they become viable to access more of that growth.” Pahrump’s location also allows the tourism industry to take advantage of the substantial number of people who pass through Pahrump on the way to Death Valley.

7.2.4 Threats

In order to realize benefits from the diverse opportunities in Pahrump, potential threats were identified, so they can be addressed.

Business and Community

The lack of an environment that encourages businesses to locate in Pahrump was identified as a threat. Some threats related to weaknesses previously discussed include the appearance of the community, noise and dust abatement, and a poor public image within and outside the community.

Economy and Funding

Many of the threats identified are related to the current state of the economy, such as lack of funding and grants for projects, lack of funding for infrastructure improvements such as roads and additional traffic lights, growing population of unemployed residents, growing number of homeless residents, and a lack of state and federal funding for public education.

Education

The limited scope of local higher education opportunities is also seen as a threat in the community and impacts the skill levels of the local workforce.



Planning and Coordination

Other threats are related to planning and coordination, including the lack of a strategic plan and the ability of organizations and individuals to work together due to diverse and sometimes diverging goals for the community.

7.3 Vision, Goals, and Objectives

7.3.1 Vision Statement

The Town of Pahrump has not yet identified a community-specific vision.

7.3.2 Goals

The following goals have been identified for Pahrump:

- A. Improve and expand infrastructure.
- B. Increase recreational opportunities.
- C. Improve educational facilities.
- D. Develop additional medical facilities and add healthcare professionals.
- E. Continue developing tourism.
- F. Promote economic development.
- G. Promote a positive image.

7.3.3 Objectives

In order to accomplish the goals identified in the previous section, Pahrump has developed the following objectives (organized by goal):

- A. Improve and expand infrastructure.
 - Improve highways and roadways.
 - Improve/expand utilities.
 - Expand broadband access and availability.
 - Develop a local public airport.
 - Develop an industrial park.
 - Extend rail service to Pahrump.
- B. Increase recreational opportunities.
 - Develop recreation facilities and events.
- C. Improve educational facilities.
 - Develop a college campus.
 - Upgrade Pahrump Valley High School facilities.
- D. Develop additional medical facilities and add health care professionals.
 - Construct a new Veteran's Affairs medical clinic.
 - Attract additional medical specialists.
- E. Continue developing tourism industry.
 - Promote tourism opportunities in Pahrump.
- F. Promote economic development.



- Remove barriers to business expansion and development.

7.4 Action Plan

In order to achieve the goals and objectives presented in the previous sections, an Action Plan has been developed, and those items included in the Action Plan are summarized below, and organized by goals:

A. Improve and expand infrastructure.

- Improve highways and roadways – The Town of Pahrump, Pahrump Regional Planning District (PRPD), and Pahrump Community Committee will revisit and update the Capital Improvement Plan for Streets and Highways and add action steps and timelines for accomplishing improvements. Attention will be focused on roadways that will sustain existing businesses and attract new ones. (For example, constructing the roadway for Hafen Road to Front Sight, eventually feeding the future BrightSource Hidden Hills Project planned 15 miles southeast of Hafen Elementary School.) The team will study the feasibility of expanding State Route 160 to a double lane highway, from Las Vegas through Pahrump up to U.S. 95; whereby making the Valley more attractive for businesses requiring heavy trucking services. In order to accomplish these tasks, the team will identify industrial development bonds and other funding sources that could be used for these purposes.
- Improve/expand utilities – A Pahrump Community Committee and other community stakeholders will work together to provide businesses, both current and new, with projection of costs relative to bringing electrical power to a given location. The group will invite VEA staff to participate in the economic development team. Public and private grants and other funds will be sought to assist businesses in the out-of-pocket expenses needed to cover for electrical utility costs.
- Businesses, current, new, and expanding, will be provided projected costs relative to the installation of sewer and water lines along with monthly service fees. A feasibility study of the possibility of Nye County owning and operating a municipal sewer and water system for the Valley will be completed. Funding sources will be identified to assist the Valley in expanding sewer and water systems, specifically in locations zoned for light and heavy commercial use.
- The installation of a natural gas pipeline in Nye County, particularly the Pahrump area, will continue to be pursued. The team will evaluate potential for providing utilities service for additional areas in the Valley.
- Expand broadband access and availability – The rural-regional bandwidth project study (Connect Nevada) will be completed. The Pahrump Community Committee and other key stakeholders will actively support the installation of broadband capable of handling the short- and long-range needs of the Valley for both commercial and residential use. Additional fiber optic lines to transmission lines run by VEA will be examined.
- Develop a local public airport – The environmental study for the proposed airport site will be completed. The Town of Pahrump Airport Advisory Board will be reinstated with the defined purpose of: (1) seeking BLM transfer of land, (2) seeking grant funding for phase-in construction, and (3) identifying the potential economic development impacts of the airport.



- Develop an industrial park – A task force will be created with the assignment of: (1) identifying a viable site (public or private); (2) detailing development costs, including purchase and infrastructure costs; (3) seeking funding sources to offset purchase and infrastructure costs; and (4) establishing a collaborative partnership with local utility companies aimed at sharing costs and operations of the park.
 - Extend rail service to Pahrump – The feasibility of extending rail service to the Pahrump area will be evaluated and potential funding sources will be identified.
- B. Increase recreational opportunities.
- Develop recreation facilities and events – The Pahrump Community Committee and other stakeholders will identify public and private resources to construct a new/larger senior center, a community/civic center, a performing arts center, a movie theater, fairgrounds, and new parks. The team will also work to attract additional recreational events and resources to the area.
- C. Improve educational facilities.
- Develop a college campus – The Pahrump Community Committee and other key stakeholders will work with GBC on their plans to construct a new facility on 180 acres at State Route 160 and Manse Road.
 - Upgrade Pahrump Valley High School facilities – The Pahrump Community Committee will work with the NCSd to assist in moving forward with the completion of phases II and III at the Pahrump Valley High School.
- D. Develop additional medical facilities and add health care professionals.
- Construct a new Veteran’s Affairs medical clinic – The Pahrump Community Committee and other stakeholders will identify public and private resources necessary to construct a new medical clinic to service the needs of Pahrump’s veteran community.
 - Attract additional medical specialists – The Pahrump Community Committee and other stakeholders will identify public and private resources to attract additional medical specialists.
- E. Continue developing tourism industry.
- Promote tourism opportunities in Pahrump – The Pahrump Community Committee and other key stakeholders will actively promote tourism in Pahrump through participation in trade shows and RV shows, advertisements on tourism websites, and development of promotional videos, social media content, brochures, and other marketing materials. The team will also work to brand Pahrump as “Your Base Camp for Adventure” by building on the existing recreational opportunities and new opportunities generated as a result of actions taken under Goal B.
- F. Promote economic development.
- Remove barriers to business expansion and development – The Pahrump Community Committee will work with County and Town government representatives to institute a moratorium on impact fees, allow conditional use permits to reinstate grandfathered land uses, and reduce or relax regulations/restrictions negatively impacting development.



8 Round Mountain, Nevada

Round Mountain is best known for the Round Mountain Gold Mine, a large open pit heap-leach gold mine owned by Kinross Gold Corporation (50 percent owner and operator) and Barrick Gold Corporation (50 percent owned). The first gold production from the Round Mountain District was in 1906, and by 2006 the mine reached the significant milestone of 10 million ounces poured. The gold occurs on the rim of an ancient collapsed caldera and is mainly fine-grained, with visible (and sometimes spectacular) gold occurring in structural intersections.



Photo: Hadley

Photo courtesy of the Town of Round Mountain

As mining properties at Round Mountain changed hands in the 1970s and 1980s the emphasis on the methodology of the recovery of ore swung from the adits and stopes of underground mining to the open pit. In 1987 Round Mountain Gold began expanding their operations and the need to open up additional housing for the influx of employees became apparent. Legal questions regarding the land at the Round Mountain town site precluded expansion at that location; the company began exploring other feasible options and within the next two years had acquired the ICT Ranch in Smoky Valley from one Ingvard Christianson and began platting and construction at the new town's site.

While the original town of Round Mountain remains near the current mining operation, the construction of Hadley served, in essence, as a relocation of the former community. As such, and with the new town existing as of, by, and for Round Mountain Gold, the surrounding areas, including both towns (occasionally including the town of Carvers as well), are often generically referred to as Round Mountain or Smoky Valley. In Hadley there is an elementary school, a high school, a library, a swimming pool, a golf course and a football field. The valley is very active with American Legion and American Legion Auxiliary, Boy and Girl Scouts, adult co-ed softball league and little league, men and women's golf leagues, barrel racing and roping circuits as well as a museum.

8.1 Background and History

8.1.1 Demographic and Socioeconomic Data

Round Mountain has a population of 1,577. The median age of the population is 36.7 years, with 77.3 percent (1,219) age 16 and older and 8.7 percent (137) age 65 and older. (2010 Census, Round Mountain CCD) Table 16 (pg. 95) provides a summary of demographic and socioeconomic data for Round Mountain and Nye County.



Table 16. Round Mountain Demographic and Socioeconomic Data

Subject	Round Mountain	Nye County
Population ¹	1,577	43,946
Median Age (Years) ¹	36.7	48.4
16 Years and Older ¹	77.3%	82.1%
65 Years and Older ¹	8.7%	23.4%
Percent Minority ¹	17.8%	21.1%
Average Household Size ¹	2.54	2.42
Poverty Rate ²	2.1%	18.9%
Per Capita Income ²	\$27,425	\$22,687
High School Graduate or Higher ²	89.5%	81.7%
Bachelor's Degree or Higher ²	25.8%	10.5%

¹Data is from the 2010 U.S. Census data and is available at www.census.gov.

²Data is from the 2010 American Community Survey 5-year Estimates and is available at www.census.gov.

8.1.2 Local Resources and Infrastructure



Photo: Baseball Fields
Photo courtesy of the Town of Round Mountain

Education

Primary education for kindergarten through 12th grade is provided through the Nye County School District (NCSD). The public schools include Round Mountain Elementary and Round Mountain Junior/Senior High. Great Basin College (GBC) offers interactive video-based classes at the Round Mountain Public Library. Additionally, Spanish classes as well as English lessons are taught at the library.

Healthcare

There is a small clinic in Round Mountain that refers patients to specialists. A courier brings prescriptions from the Tonopah pharmacy to Round Mountain.

Housing

There are 910 housing units in Round Mountain, of those 619 are occupied and 291 are vacant (2010 Census, Round Mountain CCD). Additional information on housing characteristics is provided in Table 17 (pg. 96).



Table 17. Round Mountain Housing Characteristics

Subject	Number	Percent
Total housing units	910	100.0%
Occupied housing units	619	68.0%
Owner-occupied	450	72.7%
Renter-occupied	169	27.3%
Vacant housing units	291	32.0%
For rent	24	2.6%
Rented, not occupied	3	0.3%
For sale only	4	0.4%
Sold, not occupied	2	0.2%
For seasonal, recreational, or occasional use	116	12.7%
All other vacants	142	15.6%

Source: U.S. Census Bureau, 2010 Census

8.1.3 Economy

Mining is the main industry in Round Mountain, providing direct and contracted employment for approximately 1050 individuals. Agriculture is a distant secondary industry. Based on the U.S. Census 2006-2010 American Community Survey 5-Year Estimates, there was an estimated total of 1,039 employees in Round Mountain, with the largest number of those in the mining industry. Those job categories that employed the most residents were: mining/agriculture (66.7 percent), educational services (10.1 percent), retail trade (7.2 percent), information (3.2 percent), and transportation and warehousing (2.7 percent).



Photo: Cow Drive
Photo courtesy of the Town of Round Mountain

8.2 SWOT Analysis

8.2.1 Strengths/Assets

A number of strengths have been identified for Round Mountain.

Infrastructure

The water/sewer system has the capacity to sustain a population of 5,000 to 6,000, between two and three times the current population.

Recreation

Round Mountain has a variety of outdoor recreational activities, including, hiking, fishing, and hunting. Forty acres in Carvers is currently used by a roping club and a barrel racing club, bringing in a number of circuit participants to the area. Additionally, the community center has a gym facility with a walking/exercise path, and the Hadley subdivision has an indoor swimming pool and golf course.



Miscellaneous

Additional strengths include:

- Location
- Quality of life
- Senior transportation to Tonopah Senior Center
- Excellent tax base
- Best Rural Library in Nevada

8.2.2 Weaknesses

While Round Mountain has a great number of strengths, weaknesses are also present and are identified below.

Healthcare and Emergency Medical Services

Round Mountain lacks specialized medical services and trained emergency medical technicians and volunteers.

Housing and Temporary Lodging

Round Mountain lacks permanent housing options for current and future residents as well as temporary lodging and RV Parks.



Photo: Local Park

Photo courtesy of the Town of Round Mountain

Public Lands

Round Mountain is land locked by Bureau of Land Management (BLM) administered lands.

Miscellaneous

Some additional weaknesses that could be improved include:

- Location
- 90 percent of population maintains a temporary or transient mindset

8.2.3 Opportunities

Both strengths and weaknesses have been identified for Round Mountain, and in those strengths and weaknesses lay a tremendous amount of opportunity.

Agriculture

A local seeds and native plant program could be established in Round Mountain to grow plants for mining companies completing required reclamation activities.

Clean Energy

Round Mountain has the opportunity to expand its economic portfolio to include the clean energy industry based on its solar resources.



Healthcare

Round Mountain could establish a rural resuscitation unit with the support of Nye County and Nye Regional Medical Center to provide triage medical services locally.

Housing and Lodging

Additional housing options are needed in Round Mountain and may include construction of a duplex apartment or condominium facility. In order to support temporary lodging needs and an increase in the tourism market, the local motel could be renovated and expanded.

Public Lands

Gaining access to the federally-managed lands surrounding Round Mountain would provide additional land for industrial and business development.

Tourism and Recreation

Opportunities to diversify include the expansion of the areas recreational amenities. Forty acres of land in Carvers is used by roping and barrel racing enthusiasts, and the construction of an indoor arena would allow year round use.

Transportation

Upgrades to the local airport will support community and economic development.

8.2.4 Threats

In order to realize benefits from the diverse opportunities in Round Mountain, potential threats were identified, so they can be addressed.

Healthcare

There are no medical centers within 180 miles of Round Mountain.

Single-Industry Economy

Mining is the primary employer and economic driver in Round Mountain. The Town will experience serious negative repercussions should the mine close before other industries are in place.

8.3 Vision, Goals and Objectives

8.3.1 Vision Statement

Round Mountain has established the following vision:

“The vision statement of the community leaders is to efficiently manage the existing assets while continuing to actively inspire future generations concerning economic development. Cohesiveness with other rural communities is the key to rural Nye County longevity.”

8.3.2 Goals

The following goal has been identified for Round Mountain:



-
- A. Attract other industries to sustain community after mine life.

8.3.3 Objectives

In order to accomplish the goal identified in the previous section, Round Mountain has developed the following objectives (organized by goal):

- Attract other industries to sustain community after mine life.
- Gain access to the federally-managed lands surrounding Round Mountain which would provide additional land for industrial and business development.
- Expand infrastructure.
- Improve emergency medical services.
- Foster the agriculture industry.
- Sustain and develop current resources.
- Increase tourism.
- Expand local business opportunities.

8.4 Action Plan

In order to achieve the goals and objectives presented in the previous sections, an Action Plan has been developed, and those items included in the Action Plan are summarized below, and organized by goals:

- A. Attract other industries to sustain community after mine life.
- Increase land available for development – The Round Mountain Community Committee (RMCC) will work with key stakeholders to research opportunities for land acquisition to support private development.
 - Expand infrastructure – The RMCC will work with key stakeholders to identify public and private resources to expand water and power infrastructure to increase capacity for much needed housing, even at the current population level.
 - Improve emergency medical services – The RMCC and other key stakeholders will explore the possibility of Nye County purchasing the air strip from Round Mountain Gold Corporation. The team will then work with Nye Regional Medical Center, Nye County, and Round Mountain Gold Corporation to establish an emergency triage facility to prepare patients for air ambulance transportation. This would ease the burden of local volunteer emergency medical technicians who have to travel to Tonopah (60 miles one way) on these runs. The more critical patients would be transported to Tonopah or flown from the Hadley Airport. The team will also work with the public to recruit and train volunteer emergency medical technicians to ensure coverage in Smoky Valley and as far as Austin.
 - Foster the agriculture industry – The RMCC and other key stakeholders will research and institute an agricultural program to seed, grow, and sell native vegetation to mines for reclamation. This could become a business residents can pass on to younger generations for community sustainability. The team will also develop and support a greenhouse facility.
 - Sustain and develop current resources – The RMCC will work with key stakeholders to assess future demand on community resources and identify potential funding sources to support projects identified in the assessment. There are 40 acres at Carvers where outdoor rodeo currently takes place and where an indoor facility could be built.



-
- Increase tourism – The RMCC will research opportunities to promote tourism. Construct information kiosks to inform visitors of local attractions and guide them to local services (possibly at the turnoff into the Hadley subdivision from highway 376 and/or at the Carvers Corner).
 - Expand local business opportunities – The Greater Smoky Valley Chamber would like to host a small business expo, with representatives from different entities there to provide the resources needed to build and expand businesses. Information regarding funding, permits, regulations, as well as available opportunities. There is also a need for additional banking services.



9 Tonopah, Nevada

Tonopah is an unincorporated town in northern Nye County and is the County seat. The Town is located along U.S. 95 about halfway between Nevada’s two main population centers of Las Vegas (220 miles) and Reno (240 miles). The community began around the turn of the 20th Century when the Town’s founder, Jim Butler, discovered what would be the second richest silver strike in Nevada history.



Photo: Tonopah, NV
Photo courtesy of the Town of Tonopah

9.1 Background and History

9.1.1 Demographic and Socioeconomic Data

Tonopah has a population of 2,478. The median age of the population is 39.3 years, with 78.6 percent (1,947) age 16 and older and 10.9 percent (271) age 65 and older (2010 Census, Tonopah CDP). Table 18 provides a summary of demographic and socioeconomic data for Tonopah and Nye County.

Table 18. Tonopah Demographic and Socioeconomic Data

Subject	Tonopah	Nye County
Population ¹	2,478	43,946
Median Age (Years) ¹	39.3	48.4
16 Years and Older ¹	78.6%	82.1%
65 Years and Older ¹	10.9%	23.4%
Percent Minority ¹	15.3%	21.1%
Average Household Size ¹	2.23	2.42
Poverty Rate ²	10.2%	18.9%
Per Capita Income ²	\$25,888	\$22,687
High School Graduate or Higher ²	81.0%	81.7%
Bachelor’s Degree or Higher ²	13.1%	10.5%

¹Data is from the 2010 U.S. Census data and is available at www.census.gov.

²Data is from the 2010 American Community Survey 5-year Estimates and is available at www.census.gov.

9.1.2 Local Resources and Infrastructure

Education

Primary education¹ for kindergarten through 12th grade is provided through the Nye County School District (NCSD). The public schools include Tonopah Elementary/Middle School and Tonopah High School. Private pre-schooling is available through the First Baptist Pre-School. Great Basin College (GBC), a community college, has a satellite site in Tonopah overseen by the Pahrump Valley Center with interactive video-based classes. GBC also offers online classes. (<http://www.tonopahnevada.com/>)



Emergency Services

Together, the Town of Tonopah and Nye County recently built a new emergency service facility, which houses the Nye County Ambulance Service and the Tonopah Volunteer Fire Department (VFD). The new facility, which utilizes a former Brownfields site, is centrally located on Main Street. This allows the Volunteer Fire Department and Ambulance Service to quickly respond to emergency situations not only in Tonopah but also in neighboring counties, with whom they have mutual aid agreements.



Photo: Fire Department & Ambulance Services
Photo courtesy of the Town of Tonopah



Photo: Former Fire Department
Photo courtesy of the Town of Tonopah

Healthcare & Related Services

Tonopah healthcare related services include a hospital, two clinics, a dental office, and medical record logging. Nye Regional Medical Center is located in Tonopah and provides a variety of services including 24-hour emergency care (nyeregionalmedicalcenter.com). An air ambulance service is available for transport to major hospitals and trauma centers.

Housing

There are 1,576 housing units in Tonopah. Of those, 1,053 are occupied and 523 are vacant (2010 Census, Tonopah CDP). Additional information on housing characteristics is provided in Table 19:

Table 19. Tonopah Housing Characteristics

Subject	Number	Percent
Total housing units	1,576	100.0%
Occupied housing units	1,053	66.8%
Owner-occupied	577	54.8%
Renter-occupied	476	45.2%
Vacant housing units	523	33.2%
For rent	248	15.7%
Rented, not occupied	2	0.1%
For sale only	51	3.2%
Sold, not occupied	3	0.2%
For seasonal, recreational, or occasional use	33	2.1%
All other vacant	186	11.8%

Source: U.S. Census Bureau, 2010 Census



Photo: Mizpah Hotel
Photo courtesy of the Town of Tonopah

Tourism/Entertainment

Tonopah has numerous dining and lodging options, including the historic Mizpah Hotel. Restaurants range from sit-down to fast food. The Town has a variety of retailers including clothing, convenience stores, feed and tack, furniture, gift shops, grocery, and hardware. Recreation and outdoor activities in and near Tonopah include the Central Nevada Museum, Tonopah Historic Mining Park, plus several wilderness, and off-roading areas. Additionally, Tonopah is considered to be one of the best areas for stargazing in the nation due to its dark skies. (<http://www.tonopahnevada.com/>)

Utilities

Electricity is provided by NV Energy. Tonopah Public Utilities (TPU) provides water and sewer service. Propane is available through Amerigas Propane, Suburban Propane, and Valley Propane. Phone and internet service is available through Frontier Communications. Atom Splash also provides internet service. Satellite television service is available through Dish Network and DirectTV. However, not all businesses have offices located in Tonopah. (<http://www.tonopahnevada.com/>)

Miscellaneous

- The Tonopah Convention Center is available for public and private events for groups up to 500 (<http://www.tonopahnevada.com/>).
- Tonopah parks include Barsanti Park/Tonopah Memorial Swimming Pool, Jim Butler Park, Highland Park, Liberty Park, the downtown Pocket Park, Sportsman's Park (located 14 miles outside of Tonopah on Highway 376), and Tonopah Fairgrounds and Arena (<http://www.tonopahnevada.com/>).
- Tonopah has several churches of various denominations and there is one church located in nearby Goldfield (approximately 30 miles) (<http://www.tonopahnevada.com/>).
- Public services offered include Nye County Search and Rescue, Nye County Ambulance Service, County Health Nurse, and various other service organizations.

9.1.3 Economy

Tonopah was founded in 1900 after the discovery of silver. Over the years, mining has continued to serve as one of the core industries for the town and small mining ventures have provided income for local miners.

In addition to mining, Tonopah's economy includes government operations, entertainment/tourism, and agriculture/ranching. By the mid-1900s, local and county



Photo: Tonopah, NV
Photo courtesy of the Town of Tonopah



government, public schools, and federal facilities became the primary employers. In 1957, the Department of Energy (DOE) developed the Tonopah Test Range (TTR) for weapons testing and has since relied on the nearby town as one of its main sources of employment. The DOE and the Department of Defense (DOD) have used the range and surrounding areas as a nuclear test site, a bombing range, and as a base of operations for the development of the F-117 Nighthawk.

The town's economy is "supplemented by ranching and highway-related businesses" (Community Source Water Protection Plan for Public Water Systems in Nye County, Nevada February 2012, 46). The town has capitalized on its location between Reno and Las Vegas as a stopover and rest spot for travelers with gaming options offered at the Tonopah Station and the Banc Club.

For the past decade, Tonopah has been working to diversify its economy by promoting energy-related development, including solar, geothermal, wind, and transmission. The Tonopah Airport and areas near the town have been identified for solar energy projects. Proposed developments will help meet the increasing demand for clean, renewable electrical energy in the U.S. and help reduce reliance on fossil fuels and associated greenhouse gas emissions.

In 2011, Tonopah Solar Energy, LLC, a wholly owned subsidiary of SolarReserve, LLC, began constructing the Crescent Dunes Solar Energy Project, a solar generating facility located northwest of Tonopah. The Crescent Dunes Solar Energy Project has a nominal net generating capacity of 100 MW. Once in operation (expected 2013), Tonopah Solar Energy's facility will supply approximately 480,000 MW hours annually of clean, renewable electricity – enough to power up to 75,000 homes during peak electricity periods. The Crescent Dunes Solar Energy Project will utilize concentrating solar power (CSP) technology, with a central receiver tower and the advanced molten salt system technology from United Technologies Corporation.

9.2 SWOT Analysis

9.2.1 Strengths/Assets

A number of strengths have been identified for Tonopah.

Clean Energy

Tonopah has excellent solar and other renewable resources, and the Town and County have been working to diversify the local economy through clean energy development. The SolarReserve Crescent Dunes Solar Energy Project, located on BLM managed property off Gabbs Pole Line Road, is currently under construction. Additionally, the County has entered into four lease/option to lease agreements with solar energy developers at the Tonopah Airport.

Infrastructure

NV Energy has upgraded some of the electrical transmission substations in the area. The Town of Tonopah/TPU has upgraded water distribution lines and water storage capacity in the Town of Tonopah. TPU has upgraded sewer collection lines, built a new sewage treatment plant, and constructed new septage drying beds.



Tonopah Airport

The Tonopah Airport provides a variety of opportunities for commercial development, including the solar projects described above. An air ambulance company recently began operating at the Tonopah Airport to enhance medical services provided by Nye Regional Medical Center, and a new hanger was built for the air ambulance. A contract has been signed with Solauro, a milling and environmentally-conscious mining company. Solauro intends to utilize the Tonopah Airport site as a base of operations to clean up old mine sites and reprocess old tailings to remove any contaminants, such as mercury and arsenic.

Tonopah Business Services

- Tonopah Development Corporation
- Relocation information is provided by contacting the town at 775-482-6336 or via their website www.tonopahnevada.com. Here you will find contact information for local utilities services, in addition to a complete list of local businesses in Tonopah.

Tourism/Entertainment



Photo: Tonopah, NV
Photo courtesy of the Town of Tonopah

The Nevada Commission on Tourism recently completed a nationwide advertising campaign and funded promotional materials for Tonopah including banners along Main Street, sandwich boards, and brochures. There has been a noticeable increase in tourism in Tonopah and associated revenue from the Mining Park and room taxes.

9.2.2 Weaknesses

While Tonopah has a great number of strengths, existing infrastructure and K-12 education presents a weakness.

Infrastructure

Lack of natural gas and high speed internet may limit development.

K-12 Education

Outdated facilities, overcrowded classrooms, lack of maintenance of the schools, and lack of vocational classes or programs for high school students.

Housing

Limited housing may hinder development.



Public Services

Lack of long distance public transportation and vehicle rentals restricts and/or limits movement to and from Tonopah and throughout Central Nevada.

9.2.3 Opportunities

Both strengths and weaknesses have been identified for Tonopah, and in those strengths and weaknesses lay a tremendous amount of opportunity.

Energy Efficiency in Public Facilities

Tonopah has developed plans to improve the energy efficiency of the Town's public buildings. The Town received grants from NV Energy to upgrade the Convention Center's water heaters and to replace the ballasts with lower energy consuming models and will continue to upgrade existing facilities. TPU will help improve the efficiency of pumping water to town by taking Booster 1 offline, saving the utility approximately \$40,000 per year in energy costs. By reducing these costs, the Town will free up resources to support other community and economic development projects.

Housing

With the influx of construction labor for the SolarReserve Crescent Dunes Project, the need for housing has been identified. A local property owner is planning to develop housing stock of varying sizes to support future housing needs.

Infrastructure

The Town will be developing two new wells 4.5-5 miles from the existing well field and new piping along the existing right-of-way. There will be approximately 19 miles of transmission line. The new 14-inch pipe will address the current bottlenecks in the system. Once this phase of the water project is complete, the Town will be in compliance with the Nevada Division of Environmental Protection (NDEP) and safe drinking water standards. The Town has already placed itself on the list for potential funding from the State Revolving Loan Fund to replace the remainder of the transmission line.

The Town has plans to update the sewer collection lines. The Town is currently working on an effluent project, which will be completed by October 2012.

Retail

A local property owner has plans to construct a gas station, laundromat, and a truck stop as well as a pizzeria and bar located in nearby Esmeralda County. Construction of these new facilities will still benefit the Town. The new Family Dollar Store will open July 13, 2012.

Water Resources

Tonopah owns water rights that may be used to support potential developers. Additionally, the Town operates Tonopah Public Utilities, and as such may be able to assist developers identify opportunities to provide water to potential development sites.



9.2.4 Threats

In order to realize benefits from the diverse opportunities in Tonopah, potential threats were identified, so they can be addressed.

Future Development versus Preserving Natural Resources/Tourism

Although the dark skies designation has increased tourism in Tonopah, the National Park Service has requested Nye County restrict new growth with regards to lighting which may limit economic development opportunities in Tonopah and other Nye County communities.

Relocation

New families are unwilling to relocate to Tonopah and existing families are unwilling to remain in Tonopah because Nye County School District has not addressed the K-12 education issues.

Redevelopment

It is difficult finding builders and contractors willing to address the commercial and residential housing opportunities in Tonopah.

Transportation

Lack of long range public transportation limits travel to and from Tonopah.

9.3 Vision, Goals and Objectives

9.3.1 Vision

The vision for Tonopah is to diversify the Town's economy to provide for a sustainable economy and eliminate the boom-bust cycle.

9.3.2 Goals

Tonopah has established the following goals to support its vision to create a place where individuals want to live and are able to thrive:

- A. Attract diverse businesses to support a sustainable economy and future economic development.
- B. Improve access to and awareness of higher education opportunities.
- C. Promote high quality healthcare services.
- D. Increase community programs and public services.
- E. Improve the K-12 experience.

9.3.3 Objectives

In order to accomplish the goals outlined above, Tonopah has developed the following objectives (organized by goal):

- A. Attract diverse businesses to support a sustainable economy. Continue to upgrade the Town's water and sewer Infrastructure.
 - Provide quality housing.



- Improve the quality of internet broadband service in Tonopah to increase opportunities for businesses and residents.
 - Provide additional support to small business development.
 - Increase land available for development.
 - Locate a commercial postal service store (such as UPS or FedEx) in Tonopah to serve as a drop-off point for outgoing packages as well as to prepare packages for shipment.
- B. Improve access to and awareness of higher education options.
- Establish a learning center to enable access to higher education.
 - Create an awareness campaign for residents and potential residents to change the perception of a lack of access to higher education in Tonopah.
- C. Promote high quality healthcare services.
- Develop residential eldercare services (including both assisted-living and skilled-nursing facilities), allowing working families to remain in Tonopah when older family members can no longer live independently.
 - Increase the frequency of visits by medical specialists to Nye Regional Medical Center and establish regularly scheduled days and hours for visits.
 - Expand pharmacy services from the current Monday to Thursday schedule to seven days per week.
- D. Increase community programs and public services.
- Rehabilitate the State Bank and Trust Building/Convention Center facilities.
 - Expand athletic programs for youth to include less mainstream sports such as tennis, wrestling, and soccer.
 - Create a computer/electronics club to encourage technically-inclined youth to pursue their interest and build their skills in an informal setting.
 - Establish long distance public transportation.
 - Establish a licensed daycare facility.
 - Introduce cultural events and opportunities including establishing an arts festival.
 - Form Community Performing arts groups.
 - Create a venue to display art and hold performing arts events.
- E. Improve the K-12 experience.
- Support Nye County School District in providing a better educational experience and educational training to the youth of Tonopah.



Photo: State Bank and Trust Building
Photo courtesy of the Town of Tonopah

9.4 Action Plan

In order to achieve the goals and objectives presented in the previous sections, an Action Plan has been developed, and those items included in the Action Plan are summarized below, and organized by goals:

- A. Attract diverse businesses to support a stable economy.
- Tonopah Water System Project – The proposed project is included in the Tonopah Public Utilities Preliminary Engineering Report, which outlines the current status and next steps.



To date, \$7,196,827 has been secured through grant and loan funding from the USDA Rural Development – Nevada Office and a grant through the State Revolving Loan Fund. The next priority phase of the project, which will require approximately \$3,500,000 in funding, will entail upgrading the remaining transmission system to a 14” main to prevent pipe failure.

- Tonopah Reclaimed Water Reuse Project – The Tonopah Public Utilities Preliminary Engineering Report details the project status and next steps. Tonopah has received grant funding through the State Revolving Fund for the initial phase of the project; however, an additional \$7,000,000 is needed to irrigate the lower and upper zones using the reclaimed water.
 - Internet Access Improvements – Tonopah’s current fiber optic infrastructure enables broadband service in the community at a data transfer rate of one Mbps. Tonopah would like to upgrade the existing broadband infrastructure to 2 Mbps to improve the reliability of the internet service. In order to move the project forward, the next step is to approach Frontier Communications about the feasibility of increasing available internet speed/capacity.
 - Land Availability - Public lands adjacent to Tonopah are unavailable for growth and development due to federal management designations. A mechanism needs to be developed that will enable adjacent public lands to be transferred to Nye County and annexed to the Town. The strategy for moving forward is to engage the BLM and congressional representatives to identify potential growth options.
 - Commercial Delivery Service Store – While Tonopah residents and businesses can receive packages through commercial delivery services, residents and businesses can only mail packages through the United States Postal Service. The expansion of business opportunities in Tonopah is reliant on locating a commercial postal service store (such as UPS or FedEx) in the area. The next step to accomplishing this objective is to contact commercial delivery companies to gauge their interest in opening a store in Tonopah.
- B. Improve access to and awareness of higher education options.
- Learning Center – Tonopah would like to establish a learning center that will enable residents to access education materials and resources.
 - Awareness Campaign – There is a misconception that post-secondary education options are not available in Tonopah. However, higher education opportunities are available through GBC, which provides online classes and has established a satellite campus in Tonopah where residents can take live video classes streaming from the Pahrump location. Improving internet access, as identified under Goal 1, will make classes offered in Tonopah through Great Basin College more accessible.
- C. Promote high quality healthcare services.
- Eldercare Services – While Tonopah currently has a senior center, there are no assisted-living or skilled-nursing facilities. These facilities are necessary to enable older residents (and their families) to remain in Tonopah, should those services be needed. Nye County and Tonopah are currently working with the non-profit arm of the Nye Regional Medical Center to develop an eldercare service facility. The County deeded land to the non-profit for the future facility at no cost; however, the non-profit needs construction and operations funding.



- Medical Specialists - Medical specialists visit Tonopah infrequently resulting in a delay in obtaining necessary services or high costs associated with travelling to receive medical care. The strategy for addressing this issue is to approach Nye Regional Medical Center about increasing visits by medical specialists based on community need, using a model similar to those established by the William Bee Ririe Hospital and Rural Health Clinic in Ely, Nevada.
 - Pharmacy Services – Tonopah has one pharmacy that is only open four days a week which restricts residents from quickly obtaining necessary medications. In order to address this issue, Tonopah intends to approach Scolari’s Pharmacy to discuss the community need for expanding the pharmacy schedule and to recommend additional days for service on a trial basis.
 - Eye Care and Dental Services – There is currently one dental office in Tonopah. However, for any major or orthodontic procedures, residents have to travel out of town. Additionally, there are no eye doctors located in Tonopah.
- D. Increase community programs and public services.
- State Bank and Trust Building/Convention Center Rehabilitation– The Tonopah Convention Center is the primary venue for public and private meetings and events in Tonopah, but the facility is outdated and in need of repair. The Town would like to renovate the State Bank and Trust Building, a historic five-story building in downtown Tonopah which has long been abandoned, and make it part of the Town’s convention center facilities, Town offices and Library Business Center. The State Bank and Trust Building has already been assessed for potential contamination and the partial abatement of asbestos and lead paint has recently been completed. Funding was obtained through the State Brownfields Program. The Town has been awarded \$250,000 from the CDBG program and is approved for up to \$1.4 million in loan and grant funds from USDA Rural Development to rehabilitate the roof, first floor, and basement of the State Bank and Trust Building and the existing Convention facilities. Additional funding is needed to renovate the remaining floors of the State Bank and Trust Building and complete the remaining rehabilitation of the convention center.
 - Youth Athletic Programs – The Town would like to provide additional sports programs to youth, such as tennis, wrestling, soccer, etc.
 - Youth Computer Programs – The town would like to establish informal computer training opportunities for local youth.
 - Long Distance Public Transportation – The town would like to increase transportation options for residents to travel to Reno and Las Vegas by working with a private company or citizen to establish a new van or bus service or by working with an existing service provider to include a stop in Tonopah. This is a critical need.
 - Licensed Daycare – Tonopah would like to attract a licensed day care provider to the area to provide childcare services to residents with children.
 - Craft Fair/Art Festival – There is currently a craft fair held during Jim Butler Days, an annual festival in Tonopah, but the Town would like to establish a stand-alone art festival. As part of the strategy for initiating the Tonopah Art Festival, the Town will encourage art departments at Tonopah Elementary/Middle School and Tonopah High School to sponsor the festival and identify potential grants or Town funds that can be used for this project. The Town can provide cost sharing for potential grants by using a public facility, such as the convention center, for the festival.



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- Community Performing Arts Groups – The town would like to promote the formation of local performing arts groups to build a greater sense of community in Tonopah.
 - Art and Performing Arts Venue – Tonopah would like to identify/construct a facility for displaying art and hosting performing arts events.



10 Other Communities

Nye County is located in south central Nevada. Nye is the largest county in Nevada at 18,159 square miles and is the third largest county in the continental United States. Of this vast land area, only 822,711 acres or just over seven percent of the total is private land; the majority of the county's land is public lands managed by the federal government. The county has no incorporated cities, and contains portions of Indian homelands including the Duckwater and Yomba Shoshone Tribes.

10.1 Crystal

Crystal is an unincorporated community in Nye County, Nevada. It is located approximately halfway between Pahrump and Amargosa Valley and is about 2.5 miles off of State Route 160. It is approximately 80 miles northwest of Las Vegas via U.S. Highway 95. According to the 2000 Census, Crystal had a population of 105 people. As of the 2010 Census, the Crystal area was included in the data compiled for Pahrump.

10.2 Currant Creek

Currant is a small town in Nye County, Nevada, located approximately 182 miles north of Las Vegas. Its current population is 65, and most of the residents work the small oil wells to the south. The nearest airport is Currant Ranch Airport, located one mile southwest of Currant.

Settled in 1868, it was first a farming town with a small population. Mining activity came to the area in 1914 when gold was discovered on one of the ranches; however the claims produced very little. Magnesite deposits were then discovered in the late 1930s. Although the major deposits were located in White Pine County, Nye County contained small but highly productive claims. This activity came to an end in 1942. (<http://www.ghosttowns.com/states/nv/currant.htm>)

10.3 Duckwater

Duckwater is located in Nye County, Nevada, near the southwestern corner of adjoining White Pine County. It borders the eastern edge of the Duckwater Indian Reservation, adjacent to the Red Mountain Wilderness in the Humboldt-Toiyabe National Forest. Duckwater is located approximately 200 miles to the north of the city of Las Vegas and 72 miles southwest of Ely, NV. The nearest airport is Ely Airport in Ely.

Duckwater has a population of 228. The median age of the population is 45.8 years, with 81.1 percent (185) age 16 and older and 18.9 percent (43) age 65 and older (2010 Census, Duckwater CCD).

Most residents are employed in ranching, oil-drilling and refining, or other agricultural-related occupations. The Duckwater Tribe also owns two greenhouses as part of the Duckwater Falls Nursery where they raise seedlings of native plant species. These plants are used by large mining operations like Newmont and Placer Dome in their land reclamation programs. (<http://www.greatbasinheritage.org/great-basin-heritage-Duckwater-Shoshone.html>)



10.4 Lone

Lone is located along State Route 844 and is approximately seven miles north of the Berlin Ichthyosaur State Park, 25 miles east of the Town of Gabbs, and 60 miles southwest of Austin (Lander County). According to P.E. Keeler in *The History of Nevada* (1912), Lone developed as a mining town in the 1860s. Lone was selected as the first seat of government for Nye County shortly after the County was organized in 1964. However, just three years later, the Nevada legislature moved the County seat from Lone to Belmont due to the success of mining speculation in the Belmont area and the slowing of mining in Lone (Keeler, 961). As a result, Lone's population significantly decreased and many residents moved to areas experiencing mining booms. Several attempts were made to renew the mining industry in the area but none lasted. Lone has an estimated population of fewer than 50 residents and stands today as a ghost-like town with a number of historic buildings attracting tourists to the community.

10.5 Manhattan

Manhattan is a small town in Nye County, Nevada located 50 miles north of Tonopah, and about 263 miles northwest of Las Vegas. Manhattan grew as a result of silver ore discoveries in 1866 but was abandoned by 1869. Gold discoveries in 1905 led to the emergence of a small town with three banks, three newspapers and about 75 wood-framed buildings. A decline followed the 1906 San Francisco earthquake when financing disappeared. Prosperity revisited Manhattan in 1909 with a gold boom. Mining continued with the development of hydraulic placer mining until World War II, with a yield of about \$10 million. Major mining operations opened and operated through the 1970s to the 1990s but production has relatively recently scaled back significantly. (<http://www.lvrj.com/living/visiting-three-ghosts-in-central-nevada-128144183.html>)

Currently, all of the town's (4) hotel units are full and all the RV spaces (17) are full due to AU Mines starting up in force. However the town is unable to expand beyond its current boundaries due to the topography and the legal standing of the town. Manhattan was never recognized as a town sit, and never given a patent for town site withdrawal from BLM; as recently as last year, Manhattan was denied withdrawal because there is mineral potential.

10.6 Mercury

Mercury, Nevada, a town 65 miles northwest of Las Vegas, is the gateway to the Nevada Test Site, now known as the Nevada National Security Site (NNSS). It was constructed by the Atomic Energy Commission to house and service the staff of the NTS. The specific site was known as Jackass Flats, NV and near-by Nevada Test Site 400. Today, the site is governed by the Department of Energy (DOE.). As part of the test site, the town is not accessible by the general public. It was named after the mercury mines which flourished in its general vicinity a century before the town itself was established. The current population is unknown.

Located just five miles from Highway 95, Base Camp Mercury, as it was originally called, provided office space and living quarters for civilian and military test personnel. A \$6.7 million construction project was approved in 1951 to alleviate overcrowding and provide expanded facilities in Mercury. During the 1960's, the addition of the Plowshare Program and the Nuclear Rocket Development Station, activities involving the use of nuclear energy for peaceful purposes, led to the establishment of the NTS as a year-round test site. New facilities for both business and recreation subsequently sprang up across the town.



A communications building; health, medicine and safety building; engineering and administrative building; maintenance shop; motor pool and repair shop; warehouses, and two new dormitories were among the new permanent structures added to the landscape. The Desert Rock Air Strip was completed to accommodate President Kennedy's tour of the Nuclear Rocket Development Station in 1963, and remains active to this day.

During the era of nuclear testing, Mercury bustled with activity. In the absence of nuclear testing, the number of workers present at the NNSS is a fraction of what it was, eliminating the need for recreational facilities. Today, many of the facilities used during testing have been demolished, and others are finding new purposes in support of the NNSS's changing role in national security.
(http://www.nv.doe.gov/library/factsheets/DOENV_1094.pdf)

10.7 Sunnyside

Sunnyside is a small unincorporated community near the Far South Egans Wilderness in Nevada's White River Valley. The site is directly off of State Route 318, approximately 180 miles north of Las Vegas and 31 miles south of Lund, its nearest neighbor, a community located in White Pine County, Nevada.



11 Priority Economic Development Projects

Table 20 summarizes an array of projects with broader economic development implications for the County. The list includes potential new investment, extending across the County, and including projects identified by the Community Committees representing the six major communities (Amargosa, Beatty, Gabbs, Pahrump, Round Mountain and Tonopah).

The current list does not reflect any prioritization of projects. In practical terms, the identified projects will compete for funding from a broad array of sources. From our perspective, any prioritization should be based upon the following framework elements:

- Initial projects should benefit as large of a portion of the County as possible, and correlate with long-term County-wide economic diversification efforts. From our perspective, initial projects that build on local strengths in healthcare and education would be logical, along with major investments in critical infrastructure systems. It will be critical for leadership groups across the County to build consensus around these core programs.
- Investments in attractions and tourism generating facilities can be appropriate if the project has realistic potential to attract visitors from outside the County/region.
- Downtown revitalization projects also would have merit to the extent that planning dollars are used to identify and prepare sites along the main streets in each community for development/redevelopment.
- Road improvement projects in general are appropriate as employment generators, assuming the work is awarded to local contractors. Consideration should be given to projects that are designed to promote long-term sustainability and smart growth practices.

Table 20. Economic Development Projects identified as part of the CEDS plan

Location of Project	Project Listing
Amargosa	Community Facilities: Acquire 40-acre parcel of BLM land located on the southwest corner of Farm and Anvil Roads
	Community Facilities: Develop community facility on 40-acre of parcel once obtained from BLM
	Recreational Park: Acquire BLM land along the Valley View corridor east of the dunes
	Recreational Park: Create park for RV and other campers to support recreational activities at the Dunes
	Signs: Obtain sign on Hwy 95 promoting Amargosa Valley as the Death Valley Junction Gateway. Place signs outside of Town on Hwy 95 and in Town on Hwy 373 promoting Historic 95 and Gateway to Death Valley. Install theme signage in Town highlighting amenities



	Tourism/Marketing Materials: Create brochures with details such as distance to Death Valley and other attractions. Identify amenities within Town and select brochure topics to include
Beatty	Tourism/Marketing Materials: Create brochures identifying amenities within Town and local attractions. Create marketing materials specific to attracting alternative energy companies. Promote 80 acre industrial park at the former Barrack Bullfrog site
	Artist Community: Development of an artist community near the entrance to the ghost town of Rhyolite
	Improvements to Local Water System to attract developers: Water to Beatty Airport
	Downtown Beautification Project: Identify sites along main street that are available for use, and identify sites that are available for development/redevelopment
Gabbs	Tourism/Marketing Materials: Promote Gabbs as a safe small town
	Land Acquisition: From BLM for housing and other development needs
	Improve Housing Stock: Develop either single family homes or mobile home park
	Healthcare: Develop adequate healthcare facility
	Higher Education: Establish learning center for higher education
Manhattan	Manhattan Road Project: Fix the main road that runs through the town
	Patent for Town site: Never received a patent for town site due to withdrawal from BLM. Harry Reid, as recently as last year, refused to add Manhattan to the withdrawal because there is mineral potential
Pahrump	Land Acquisition: From BLM for multiple proposed projects around the Town
	Industrial Park: Feasibility Study and Development
	Infrastructure - Improve and/or expand: Highways and Roads Utilities Broadband access and availability
	Airport: Develop a local public airport
	Rail Service: Extend rail service from Las Vegas to Pahrump



	<p>Recreation Facility: Develop recreation facility</p> <p>Community Center: Develop community center</p> <p>Convention Center: Feasibility study and Development</p> <p>College campus: Develop a higher education campus</p> <p>High School: Upgrade Pahrump Valley High School facilities</p> <p>Veteran's Affairs: Construct a new Veteran's Affairs medical clinic</p> <p>Front-Site Road Project: Obtain Right-of-Way from BLM 800' Corridor Environmental Assessment - Hafen Ranch to Front Site Rd. R.O.W 23,760' or 4.5 Mile Corridor</p> <p>Wheeler Wash Project: Purchase BLM property for Flood Control, Basins and 9 Dams Construct Intercept Flood Control Basins and 9 Dams</p> <p>Pahrump By-pass: Construct Safe Route for Hazardous Waste Trucks and other large transporters. Potential corridor for industrial area, and flood control weirs</p> <p>Cultural/Art: Introduce cultural events and opportunities including establishing an art festival Form community performing arts groups Create venue to display art and hold performing arts events</p>
Round Mountain	<p>Airport: Nye County purchase the airstrip currently owned by the mine. This would allow an emergency facility to be built for triage before the patient was flown out</p> <p>Expand infrastructure: Work with public and private sources to expand water and power infrastructure</p> <p>Medical Services: Improve emergency medical services</p> <p>Land Acquisition: From BLM for future development and expansion of Town</p> <p>Reclamation: Develop a program where local seed and native plants are grown for mining companies completing required reclamation activities</p> <p>Tourism: Increase tourism through marketing materials</p>
Smoky Valley	<p>Infrastructure: Water infrastructure needs to be brought to local, state and federal requirements</p> <p>Land acquisition: from BLM for town expansion and development</p>



Tonopah	Water System: Upgrade Water System to mitigate arsenic concentrations
	Broadband: Improve Broadband service
	Land Acquisition: Increase land available for development through BLM
	Learning Center: Establish learning center for higher education Create a computer/electronics club to encourage technically-inclined youth
	Eldercare: Develop residential eldercare services
	Development: Rehabilitate the State Bank and Trust Building/Convention Center
	Transportation: Establish long distance public transportation
	Daycare: Establish licensed daycare facility
	Cultural/Art: Introduce cultural events and opportunities including establishing an art festival Form community performing arts groups Create venue to display art and hold performing arts events
	Nye County
Incubator: Establish incubator in identified communities	
Industrial Park: Complete feasibility study and develop multiple industrial parks in identified communities	



12 Common Goals and Action Plans

The CEDS Strategy Committee identified common goals expressed by each of the communities and the County and consolidated the individual objectives to generate a unified strategy with broad economic impacts. The goals and associated plan of action for achieving these goals may be modified at any time during the implementation process. It is not the intention of the Strategy Committee to restrict or limit the addition of new, viable, and supportable initiatives. The CEDS Strategy Committee may add goals and strategies to this list as they are identified. Overall, the goals of Nye County, and eventually the Nye County Regional Economic Development Authority (NCREDA), are to promote economic development and diversification and to develop and expand infrastructure to facilitate economic development.

These goals will be achieved by accomplishing the following major steps as strategies, Table 21. Although Nye County staff will take the initial lead in coordinating formation of the NCREDA, once the Authority is established, NCREDA and its membership will complete strategies 2 through 9 below. In June 2012 the funding for this effort was awarded by the Governor's Office of Economic Development (GOED) when they approved Nye County's request to develop the NCREDA. See Appendix A.

Table 21. Action Plan Strategies

Strategy Priority	Strategies (Work In Progress)	Nye County
1	Restructure economic development activities and initiatives.	Form the Board of Directors for the NCREDA.
		Legally incorporate NCREDA.
		Adopt by-laws for NCREDA.
		Adopt and execute the newly revised CEDS through NCREDA.
		Recruit NCREDA members from Nye County economic development stakeholders.
		Select an Executive Director for NCREDA.
		Complete inter-local agreements with local government and other organizational NCREDA members.
		Identify funding mechanisms to establish organizational infrastructure and implement NCREDA initiatives.
		Establish an initial operating budget for NCREDA.
2	Align industrial sector development with state initiatives.	Interview and establish working relationships with the GOED Industry Specialists for each key target sector identified in the CEDS to obtain recommended approaches to efficiently market each target sector industry.
		Document a list of potential industrial park locations and other infrastructure necessary to attract and retain target sector industries.



		Obtain membership and/or cooperative agreement, as appropriate, with each RDA pursuing the same target sector(s), as appropriate (i.e. based upon geographic location).
3	Connect workforce to jobs.	Initiate quarterly meetings with educational, training, workforce, and related stakeholders to improve intra-county coordination and communication.
4	Promote regional collaboration and other partnerships.	Establish formal cooperative agreements between NCREDA and up to three other RDAs within the State and/or membership in other RDAs to leverage marketing efforts coordinate business recruitment activities, and promote synergistic Target Sector business development opportunities.
5	Use redevelopment programs to promote sustainable growth.	Redevelop three to five properties in Nye County.
6	Expand business development, retention, and growth.	Develop criteria for Catalyst Fund Applications for local approval before forwarding to the State (i.e. number of jobs, contribution to tax base, etc.).
		Create a revolving loan fund program in cooperation with Nye County, an appropriately qualified non-profit, or a licensed financial institution.
		Establish criteria for issuing small, low-cost, low-interest loans to businesses.
		Establish business incubators to accommodate new business in Pahrump and Tonopah.
		Sponsor periodic business development training and counseling session in the Nye County.
7	Attract new businesses and industry.	Complete the Amargosa Science and Technology Park at Lathrop Wells in Amargosa Valley.
		Coordinate with GOED Industry Specialists and other RDAs to review and align marketing and branding approaches with similar initiatives within Nevada.
		Identify and select appropriate marketing and branding approaches (by geographic location, target sector industry, community, etc.).
		Assist the Community of Beatty to adaptively reuse the Barrack Bullfrog site for new industry.
8	Increase opportunities for locally managed economic incentives.	Develop and submit a Bill Draft Request to provide authority within strictly defined boundaries, to Counties on a State-wide basis for the provision of incentives to new and existing businesses.
9	Understand and expand international opportunities.	Obtain approval for an EB-5 Regional Center and associated investment in Nye County.



13 Performance Measures

The Strategy Committee will measure the progress made toward achieving its prioritized projects by tracking the following metrics.

A. Number of jobs created after implementation of the CEDS

- Overall job growth
- Job growth by sector

B. Number and types of investment undertaken in the region

- Foreign direct investment (by sector)
- Number of Nye County leads applying for the Nevada Governor's Office of Economic Development Catalyst Fund incentives
- Funding leveraged for economic development
- New funding identified to support economic development
- Grants and loans applications (number, nature, and amount applied for)
- Grants and loans secured (number, nature, amount awarded, and amount expended)

C. Number of jobs retained in the region

- Wages and salaries (tracked by sector through DETR)
- Unemployment rate
- Nye County share (employment and revenue) of sector by percentage in Nevada

D. Amount of private sector investment in the region after implementation of the CEDS

- Business expansion (tracked by sector)
- New businesses (tracked by sector)
- Business recruitment (tracked by sector)
- Acreage identified for development/new business
- Acreage developed

E. Changes in the economic environment of the region

- Identification, implementation, and evaluation of mechanisms/methods used for business retention/expansion, promoting new businesses, and recruiting businesses
- Number of MOAs/MOUs signed or other evidence of cooperation with State and regional economic development entities to promote regionalization (tracked by sector)
- Identification, implementation, and evaluation of cooperative efforts with State and regional economic development entities to promote sector regionalization
- High School graduation rate contrasted with the graduation rate prior to implementation of CEDS
- Workforce training programs available to unemployed/underemployed within Nye County (number and nature by sector)
- Number of participants successfully completing/graduating from workforce training programs in Nye County
- Number/percentage of workforce training program participants employed in County/State exports generated (sector, nature, and quantity)



Where possible, the Strategy Committee will break out the information by community; however, much of the information available on these measures is only provided for the County as a whole. In addition to these overall metrics, the Strategy Committee will also track percent complete and/or milestones achieved for the prioritized projects identified in Section 11 (pg. 115). Documentation will include photos, materials prepared, and other resources documenting the status of the prioritized projects. Regular updates on the status of the prioritized projects and the measures of success will be provided to the Nye County Board of County Commissioners (BoCC) and the Town Boards.

Table 22 was developed in coordination with the GOED to establish specific metrics that the County intends to accomplish over the next three years.

Table 22. Strategy and Metrics

Strategy	Metric	FY 2013	FY 2014	FY 2015
		Goals	Goals	Goals
NCREDA Organization and Strategy	Near-Term Milestones			
	Formation of the Board of Directors for NCREDA	X		
	Legal incorporation of NCREDA	X		
	Adoption of NCREDA by-laws	X		
	Selection of an Executive Director for NCREDA	X		
	Adoption and execution of the newly revised CEDS by NCREDA	X		
	Recruitment of new NCREDA members from Nye County economic development stakeholders	20	10	10
	Completing inter-local agreements with local government and other organizational NCREDA members	6	3	3
	Identification of funding mechanisms to establish organizational infrastructure and implement NCREDA initiatives	\$273,736	\$275,000	\$275,000
	Establishment of an initial operating budget for NCREDA	X		
Marketing, Branding, Recruitment	Near-Term Milestones			
	Identification and selection of appropriate marketing and branding approaches (by geographic location, target sector industry, community, etc.)	X		
	Coordination with GOED Industry Specialists and other RDAs to review and align marketing and branding approaches with similar initiatives within Nevada	X		
	Increased number of prospective businesses attracted to the NCREDA region (either through GOED or NCREDA leads)		5	10



	Number of businesses from targeted industries/sectors moving into the region from other states or countries		1	3
	Increased percentage of employment of Nye County workers in the targeted industries/sectors moving into the region		5%	10%
Business Development, Retention and Growth	Near-Term Milestones			
	Creating a revolving loan fund program in cooperation with Nye County, an appropriately qualified non-profit, or a licensed financial institution	\$10,000	\$15,000	\$20,000
	Establishing criteria for issuing small, low-cost, low-interest loans to businesses	X		
	Developing criteria for Catalyst Fund Applications and identify candidate businesses for local approval before forwarding to the State (i.e. number of jobs, contribution to tax base, etc.)	2	2	2
	Expected Long-Term Outcomes			
	Number of existing businesses realizing expansion opportunities through access to the revolving loan program		3	5
	Number of new business start-ups within Nye County		3	5
	Number of small loans to new business start-ups or existing small businesses within the NCREDA region through the revolving loan fund		3	5
Sector Development	Near-Term Milestones			
	Number of memberships and/or cooperative agreements, as appropriate, with each RDA pursuing the same target sector(s), as appropriate (i.e. based upon geographic location)	3		
	Documented a list of potential industrial park locations and other infrastructure necessary to attract and retain target sector industries	X		
	Expected Long-Term Outcomes			
	Number of new infrastructure projects to support target sector business and industry		1	2
	Number of prospective businesses attracted to the NCREDA region		3	5
	Number of existing businesses from key Target Sectors (as established in the CEDS) recruited to Nye County		1	2
	Number of new businesses established in Nye County related to the key target sectors identified in the CEDS		1	2



Connect Workforce to Jobs	Near-Term Milestones			
	Meet with educational, training, workforce, and related stakeholders to improve intra-county coordination and communication	4	4	4
	Expected Long-Term Outcomes			
	Number of new, locally available job training programs that are better-aligned with the skill sets needed by local employers and in-coming key Target Sector businesses		1	1
	Reduction in unemployment rate in Nye County		5%	10%
	Increase in high school graduation rates		3%	5%
International Opportunities	Expected Long-Term Outcomes			
	Approval for an EB-5 Regional Center and associated investment in Nye County		X	
	Identification of the countries in which Nye County business and industry currently maintains business relationships for purposes of developing future, targeted marketing campaigns in those countries (with assistance from and in coordination with GOED and the U.S. Department of Commerce	X	X	X
Regional Collaboration and Other Partnerships	Near-Term Milestones			
	Number of formal cooperative agreements between NCREDA and other RDAs within the State and/or membership in other RDAs to leverage marketing efforts, coordinate business recruitment activities, and promote synergistic Target Sector business development opportunities	3		
Redevelopment	Expected Long-Term Outcomes			
	Redevelopment of private properties in Nye County that assist in accomplishing the goals and objectives established in the County's CEDS		2	2
	Percentage increase in property values/lease rates at properties participating in the NCREDA and Nye County redevelopment initiatives		3%	5%
	Increased tax revenues associated with NCREDA and Nye County redevelopment initiatives		1%	2%
Government Affairs	Expected Long-Term Outcomes			
	Development and submittal of a Bill Draft Request to provide authority within strictly defined boundaries, to Counties on a State-wide basis for the provision of incentives to new and existing businesses			X



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Nye County Comprehensive Economic Development Strategy

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Appendix A – Nye County Regional Economic Development Authority



Nevada Governor's Office of
Economic Development
Empowering Success

Brian Sandoval
Governor

Steve Hill
Director

June 5, 2012

Nye County Regional Economic Development Authority
Ms. Pam Webster, Nye County Manager
2100 E. Walt Williams Drive, Suite 100
Pahrump, Nevada 89048

Dear Ms. Webster:

Thank you for your recent response to the Request for Proposals to provide economic development services to the State of Nevada through the work of your organization in Nye County.

I am pleased to inform you that the Nye County Regional Economic Development Authority is hereby designated a Regional Development Authority for Fiscal Year 2013.

In the next few days, you will be receiving the contract that will formalize your relationship with the Governor's Office of Economic Development. Please read it carefully, paying particular attention to the deadline necessary for a timely execution of the document. Of course, please don't hesitate to contact me if you have any questions.

We look forward to working with you and your regional team in pursuit of a vibrant, innovative and sustainable economy for Nevada.

Sincerely,

Steve Hill
Executive Director



808 W. Nye Lane, Carson City, NV 89703
775-687-9900 | 775-687-9925 (Fax)

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Appendix B – Glossary of Acronyms

Acronym	Meaning
ACEC	Area of Critical Environmental Concern
AFA	Acre Feet Annually
BEDC	Beatty Economic Development Corporation
BWSD	Beatty Water and Sanitation District
BLM	Bureau of Land Management
BLS	Bureau of Labor Statistics
BoCC	Board of County Commissioners
CAISO	California Independent System Operator
CDBG	Community Development Block Grant
CEDS	Comprehensive Economic Development Strategy
CSBG	Community Service Block Grant
DETR	Department of Employment, Training and Rehabilitation
DOC	Department of Commerce
DOD	Department of Defense
DOE	Department of Energy
EDA	Economic Development Administration
EECBG	Energy Efficiency and Conservation Block Grant
EMS	Emergency Management Services
EPA	Environmental Protection Agency
EPC	Engineering, Procurement, and Construction
GBC	Great Basin College
GIS	Geographic Information System
GOED	Governor’s Office of Economic Development
gpd	gallons per day
kV	kilovolt
LAUS	Local Area Unemployment Statistics



LEPC	Local Emergency Planning Commission
MW	Megawatt
MOU	Memorandum of Understanding
NCREDA	Nye County Regional Economic Development Authority
NCSD	Nye County School District
NCWD	Nye County Water District
NCWRP	Nye County Water Resources Plan
NDEP	Nevada Division of Environmental Protection
NDWR	Nevada Division of Water Resources
NNSS	Nevada National Security Site
NREL	National Renewable Energy Laboratory
NRS	Nevada Revised Statutes
NSTech	National Securities Technologies
NSWP	Nevada State Water Plan
NTS	Nevada Test Site
PEIS	Programmatic Environmental Impact Statement
PRPD	Pahrump Regional Planning District
PVFRS	Pahrump Valley Fire and Rescue Services
PV	Photovoltaic
PWS	Public Water System
RDA	Regional Development Authority
RMCC	Round Mountain Community Committee
RV	Recreational Vehicle
SEZ	Solar Energy Zone
TPU	Tonopah Public Utilities
USDA	United States Department of Agriculture
VEA	Valley Electric Association
VETA	Valley Electric Transmission Association
VFD	Volunteer Fire Department

