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ENVIRONMENTAL PROTECTION

**“OLD WHITE PINE COUNTY LANDFILL”  
RECLAMATION PROJECT**

**An Application for  
Nevada State Division of Environmental Protection  
Brownfields Funding**

**Submitted By:  
White Pine County, Nevada**

**October 25, 2004**



## **B. Site Information (con't)**

15) Please briefly discuss the current ownership of the site, specifically detailing who the current owner of the site is, when they acquired the site, and how the site was acquired (i.e. tax foreclosure, eminent domain, purchase, etc.). If you as the applying agency are not the current owner of the property, discuss how the current owner is involved in the project.

The property is owned by White Pine County. The County Assessor's records show that the County acquired the property in 1912 through tax foreclosure.

16) Using the space provided below, provide a brief description of the current site usage, making particular note of any site uses which may either have caused or contributed to site contamination issues.

The property is vacant. There are no specific records on the early history of the site. Based on verbal reports the site was established as a landfill the early 1900's and was used for that purpose until the County discontinued use as a landfill in the late 1940's or early 1950's. The site has been vacant since that time. The historic use as a community landfill created the contamination of concern. The surrounding uses include medium and low density housing, public parks and baseball fields, schools, and commercial property along US Highway 50. A portion of the original landfill site is on land transferred to the Ely Shoshone Tribe. The Tribal Council obtained Brownfields funding to assess and complete the clean up on the site in 2001. The site now houses a truck stop and convenience store.

17) With the information available to you, what were the past property uses which may have caused or contributed to current site contamination issues.

During the years the site was used as a landfill, the site accepted commercial wastes from Ely businesses, hospital waste, household wastes, and construction wastes including waste lumber and concrete. The waste on site also includes approximately twelve old car bodies. The assessment of the portion of the site on Tribal lands has been submitted to the Brownfield program in Report Number 09-0104-0002, Contract Number 68-W-01-012. It indicates the site was unregulated and no records exist to document the waste accepted. The report indicates contamination includes motor oil, batteries, car parts, dry wall, concrete, lumber, ash and charcoal, and may include pesticides, herbicides, paper, and other household and commercial waste.

18) Please disclose and discuss any environmental regulatory involvement or enforcement actions which have occurred at the site.

White Pine County has not been subject to any enforcement actions on the site. The County received correspondence in 1995, indicating the Division received complaints about continued access and unauthorized use of the site. When the County began working on its Solid Waste Plan, the site was disclosed to Nevada Division of Environmental Protection. The County identified the site as meeting the definition of "Low Risk" through its Solid Waste Management Plan. As a site that did not accept waste materials after 1972, it was not included in the County's Closure Plan. The County has maintained correspondence with the Division of Environmental Protection regarding potential closure or clean up of the site. The County has always indicated its desire to eliminate the potential for further contamination and the negative visual impact of the site but has never had the funding to either cover it or remove the material and reclaim it.

19) Please attach any documents for any environmental assessments which may have been conducted previously for the site. If you are applying for cleanup funds, and the assessment work was conducted through a previous Federal or State Brownfields grant, you do not need to attach a copy of that assessment.

**C. Project Information** (The information provided in the following fields will be used by the NDEP Brownfields Program to prioritize project funding and rank competing projects. The Brownfields Program currently makes every effort to fund each eligible project; however, where several projects are competing for limited funding, we will use information regarding the planned redevelopment project, the benefits to the community, and the amount of community involvement to prioritize our funding.)

20) In the space provided below, please provide information regarding the anticipated future re-use of the property, specifically highlighting how this redevelopment project will benefit the affected community (i.e. job creation, park and greenspace creation, improved access to services, etc.)

The Commission proposes to place the land in the most beneficial use for the citizens of White Pine County. Current plans do not call for expansion of public recreation or emergency services facilities in the vicinity. The land is zoned for residential property. The County proposes developing the land for future residential sites and offering it for sale under the provisions of Nevada Revised Statutes. The property is located within an established subdivision and will require minimal development to prepare it for use as residential lots. The proposed sale of the property will benefit the County's residents in two ways: 1) The additional property for residential growth will help to address the critical housing shortage the area is experiencing. 2) The proceeds of land sales will be used to help the County meet its Comprehensive Economic Development Strategy priorities and long term goals for improving the quality of life for residents.

21) Describe how this project fits in with community-wide revitalization or master plans previously developed by the community. Feel free to attach to your application any planning documents which can help demonstrate the redevelopment vision and strategic planning being undertaken by the community.

The County's Comprehensive Master Plan and Land Use Plan identify the development of residential property within existing areas of development as a goal. The Land Use Plan identifies the continued use of the land in the area for low and medium density housing as a priority use. The proposed use for the reclaimed property is appropriate for the area, zoning, and land use priorities identified for the area. The County's Annual Comprehensive Economic Development Strategy identifies the need for housing, for development of areas for expansion of low and medium density housing opportunities, and the need to establish and implement long term strategies for solid waste management as priorities. (The Land Use Plan Goals and the Comprehensive Economic Development Strategy Priorities are attached.) The County Commission has identified it as a goal to develop and provide County owned land for appropriate development where possible and not in conflict with long term development needs for County facilities.

22) How has the community been involved, or planned to be involved, in the potential cleanup/redevelopment activities at this site?

The development of the County's Land Use Plan as a component of the Master Plan and the C.E.D.S. Document are both completed through public involvement. The Land Use Plan was completed in 1998 and the process included public open house discussions to identify public needs and concerns, public hearings to review the draft, and the public hearing process identified in the Nevada Revised Statutes to adopt a new Land Use Plan as an amendment to the existing Comprehensive Master Plan. The Comprehensive Economic Development Strategy is an annual process which involves a Commission appointed Committee of twenty members representative of the County geographically, by population groups, by economic interests, and service providers. The C.E.D.S. Committee completes its review each spring in a series of ten to twelve meetings conducted under the provisions of the Open Meeting Law. The meetings involve over sixty resource people who provide input on specific topics. The proposed annual revision to the priorities is approved by the Committee and by the County Commission by Resolution in open public meetings. In addition, the Ely City Council endorses the priorities in an open public meeting. The 2004 C.E.D.S. process involved over 700 hours of volunteer time by committee members and resource people.

**D. Applicant's Signature** (A representative of the applying agency should sign the application; it does not need to be the project contact as listed in the first section, but it should be someone with the authority to sign on the agency's behalf.)

Signature:  Date: 10/25/07  
Name: Paul Johnson Title: Chairman

**E. List of Attachments** (Please provide a list of attachments which are being submitted with the application. This will ensure that all relevant information is reviewed by the NDEP Brownfields Program staff.)

- Attachment A: Maps of Old County Landfill Site
- Attachment B: County Assessor's Records of Property Ownership
- Attachment C: Letter of Support, White Pine County Commission
- Attachment D: County Summary of Project Need
- Attachment E: County Closure Plan
- Attachment F: Correspondence between White Pine County and Nevada Division of Environmental Protection Regarding Old County Landfill Site

**“OLD WHITE PINE COUNTY LANDFILL”  
RECLAMATION PROJECT**

**A T T A C H M E N T S**

- ATTACHMENT A:           MAP OF “OLD COUNTY LANDFILL SITE**
- ATTACHMENT B:           COUNTY ASSESSOR’S RECORDS OF  
PROPERTY OWNERSHIP**
- ATTACHMENT C:           LETTER OF SUPPORT, WHITE PINE COUNTY  
COMMISSION**
- ATTACHMENT D:           COUNTY SUMMARY OF PROJECT NEED, 1997**
- ATTACHMENT E:           WHITE PINE COUNTY CLOSURE PROCEDURES,  
1997**
- ATTACHMENT F:           CORRESPONDENCE BETWEEN WHITE PINE  
COUNTY AND NEVADA DIVISION OF  
ENVIRONMENTAL PROTECTION REGARDING  
THE OLD COUNTY LANDFILL SITE**

**“OLD WHITE PINE COUNTY LANDFILL”  
RECLAMATION PROJECT**

**A T T A C H M E N T A**

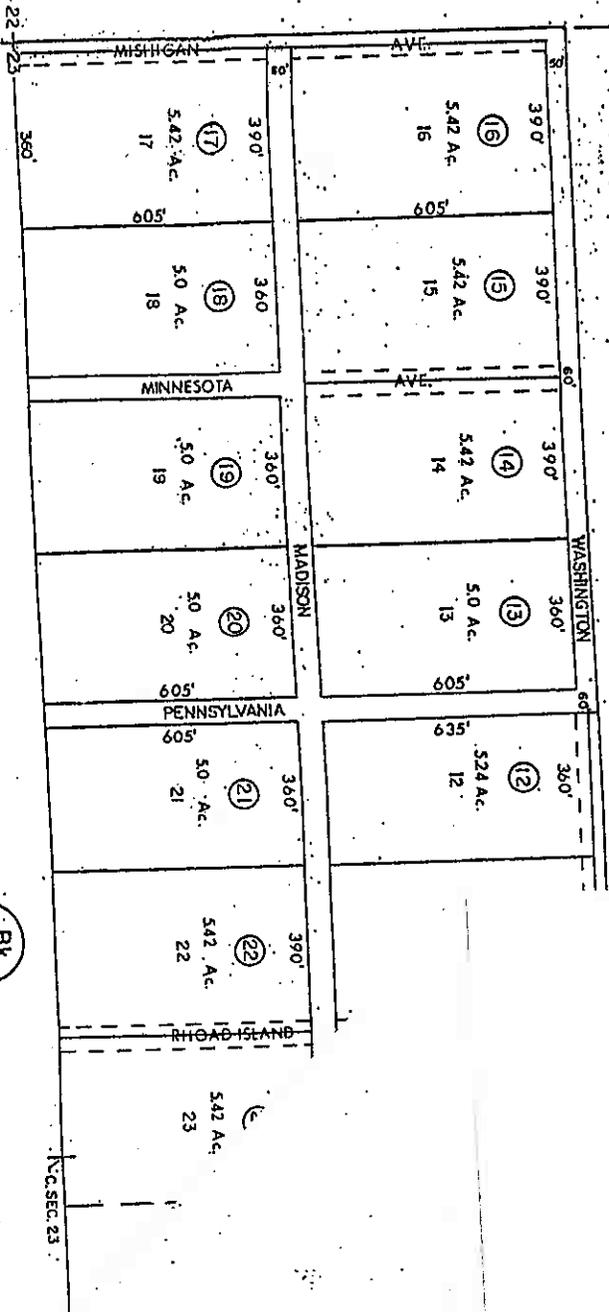
**MAP OF “OLD COUNTY LANDFILL SITE**

15114  
22123

Bk.  
10

S2NW/4 W2NE/4 Sec. 23,  
T6N, R63E, W4D.B.M.

NOT A PART



Bk.  
10

c. Sub.:

Parcel #	Land Use	Assessed/ Legal Owner
005-341-01	20	WILKIN, CAROL REV TRUSTEE
005-341-02	20	WILKIN FAMILY REV LIVING TR
005-341-03	18	BYBEE, M. B. JR. & BARBARA
005-341-04	26	WILSON, WM R & HOLLY M TRU
005-341-05	22	DORY, LANNIS A
005-341-06	22	SPROUSE, KERRY D. & MARGARE
005-341-07	26	COLLIS, CHRISTOPHER & KAREN
005-341-08	31	MILLER, ROBERT P. & NANCY J
005-341-09	20	WAGGERS, WILLIAM L. & DIANNE
005-341-10	20	WALL, JAMES D & SHIRLEY A
005-341-11	20	WALL, FAMILY TRUST
005-341-12	10	STEPHENSON, ROSEMARY A
005-341-13	10	NORCROSS, JOHNNIE W. & JUDI
005-341-14	10	SPROUSE, KERRY D & TERESA
005-341-15	26	TREASURER AS TRUSTEE
005-341-16	10	WHITE PINE COUNTY
005-341-17	10	SMITH, GLORIA JEAN
005-341-18	10	TREASURER AS TRUSTEE
005-341-19	22	WHITE PINE COUNTY
005-341-20	26	ANDERSON, KEITH M & WENDY
005-341-21	18	LEYBA, SAM A. & SUSAN K.
005-341-22	10	ANDERSON BROS PARTNERSHIP
005-341-23	18	ANDERSON BROTHERS
005-341-24	20	ADKINS, THOMAS G & LARAE
005-341-25	20	WOYMD, BERT P.
005-341-26	20	SALISBURY, DOUGLAS F. & SANDA
		BYBEE, HAL M

**“OLD WHITE PINE COUNTY LANDFILL”  
RECLAMATION PROJECT**

**A T T A C H M E N T B**

**COUNTY ASSESSOR'S RECORDS OF  
PROPERTY OWNERSHIP**

Parcel Number 005-341-17

Last Updated 8/20/01 By BISH

Ownership (F6=A Owners F7=Documents F8=Correspondence History)

Legal Owner..... WHITE PINE COUNTY Force Assmt Notice....

Assessed Owner..... TREASURER AS TRUSTEE Force Ag Message... -

Mail Address..... 801 CLARK ST Force Label..... -

SUITE #2

City, State..... ELY, NV Zip... 89301-0000

Vesting Doc #, Date. Yr, Bk, Pg 00 000 000 Corr Rq'd -

Map Document #s..... (F11=Additional Locations)

Description # Dir Street or Other Description Unit #(s)

Property Location... PEARCE SUB Block... Lot... 17

Subdivision..... Parcel Map ID..

Town.....

Property Name.....

Remarks.....

Parcel # Containing Descriptive/Document Data....

Size

Total Acres... 5.000 Square Feet... 0

Ag Acres..... .000 W/R Acres..... .000

F3=Save & Exit F10=Other Functions F12=Cancel F14=Imprvmnts/Appraisal Data

F15=Legal Description F16=Misc Notes F17=Factoring History F20=Tax Years

F21=Personal Property F22=Ag Land F23=Exemptions F24=Livestock Counts

Parcel Number 005-341-18

Last Updated 8/20/01 B BISH

Ownership (F6=A Owners F7=Documents F8=Correspondence History)

Legal Owner..... WHITE PINE COUNTY Force Assmt Notice.... -

Assessed Owner..... TREASURER AS TRUSTEE Force Ag Message... -

Mail Address..... 801 CLARK ST Force Label..... -

SUITE #2

City, State..... ELY, NV Zip... 89301-0000

Vesting Doc #, Date. Yr, Bk, Pg 00 000 000 Corr Rq'd -

Map Document #s.....

Description (F11=Additional Locations)

# Dir Street or Other Description Unit #(s)

Property Location... PEARCE SUB Block... Lot... 18

Subdivision..... Parcel Map ID..

Town.....

Property Name.....

Remarks.....

Parcel # Containing Descriptive/Document Data....

Size

Total Acres... 5.000 Square Feet.... 0

Ag Acres..... .000 W/R Acres..... .000

F3=Save & Exit F10=Other Functions F12=Cancel F14=Imprvmnts/Appraisal Data

F15=Legal Description F16=Misc Notes F17=Factoring History F20=Tax Years

F21=Personal Property F22=Ag Land F23=Exemptions F24=Livestock Counts

Parcel Number 005-341-14

Last Updated 8/20/01 B BISH

Ownership (F6=A Owners F7=Documents F8=Correspondence History)

Legal Owner..... WHITE PINE COUNTY Force Assmt Notice.... -

Assessed Owner..... TREASURER AS TRUSTEE Force Ag Message... -

Mail Address..... 801 CLARK ST Force Label..... -

SUITE #2

City, State..... ELY, NV Zip... 89301-0000

Vesting Doc #, Date. Yr, Bk, Pg 00 000 000 Corr Rq'd -

Map Document #s.....

Description (F11=Additional Locations)

# Dir Street or Other Description Unit #(s)

Property Location...

Subdivision..... PEARCE SUB Block... Lot... 14

Town..... Parcel Map ID..

Property Name.....

Remarks.....

Parcel # Containing Descriptive/Document Data....

Size

Total Acres... 5.000 Square Feet.... 0

Ag Acres..... .000 W/R Acres..... .000

F3=Save & Exit F10=Other Functions F12=Cancel F14=Imprvmnts/Appraisal Data

F15=Legal Description F16=Misc Notes F17=Factoring History F20=Tax Years

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**“OLD WHITE PINE COUNTY LANDFILL”  
RECLAMATION PROJECT**

**A T T A C H M E N T C**

**LETTER OF SUPPORT, WHITE PINE  
COUNTY COMMISSION**

*John A. Chachas, Commissioner*  
*Paul Johnson, Commissioner*  
*Johnnie W. (Jack) Norcross, Commissioner*  
*Gary Perea, Commissioner*  
*David E. Provost, Commissioner*  
*Donna M. Bath, Ex-Officio Clerk of the Board*

*Courthouse Annex*  
*801 Clark Street, Suite #4*  
*Ely, Nevada 89301*  
*(775) 289-2341*  
*Fax (775) 289-2544*

## White Pine County Board of County Commissioners

October 25, 2004

Nevada Division of Environmental Protection  
Brownfields Program  
333 W. Nye Lane  
Carson City, NV 89706

Attention: Scott Smale

Dear Mr. Smale:

At our meeting September 8, the White Pine County Commission voted unanimously to submit an application for Nevada State Brownfields funding to complete the reclamation of the "Old White Pine County Landfill" site south of Ely. The site presents an on-going potential for contamination, it has been an eyesore for the residential and commercial growth south and east of Ely, and it has limited the potential uses of the property for several years. However, given the economic situation in White Pine County, we have not been able to provide the funding needed to close and clean up the site.

We appreciate your interest in White Pine County and your willingness to work with us on an application for funding to address the needs at the site. Once the reclamation has been completed, the property can be used to benefit the citizens of White Pine County. The White Pine County Commission will cooperate with the Nevada Division of Environmental Protection and your contractor in any way we can to assist with the completion of the project.

Sincerely,



Paul Johnson,  
Chairman

**“OLD WHITE PINE COUNTY LANDFILL”  
RECLAMATION PROJECT**

**A T T A C H M E N T D**

**COUNTY SUMMARY OF PROJECT NEED, 1997**

## THE OLD CITY DUMP IS A LOW RISK FACILITY

The dumpsite fits NDEP's criteria to classify it as "LOW RISK". The site is on and along a hill with neighbors to the east with a water well far deeper than 100 feet. The compacted refuse is less than fifteen feet of fill and it has been established by viewing the site that during a forty plus year period there has been no run on or run off. The soil cover is classified as a loamy sand and is not subject to wind erosion.

## PROPOSED FINAL CLOSURE AND POST CLOSURE PROCEDURES

1. Consolidate the waste and reduce the size of the contaminated area by pushing the refuse pile from the north to the south east.
2. Prepare the site for coverage by taking all oversized objects and placing at the toe (bottom) of the dump, push all surface refuse from land boundaries to the toe of the dump.
3. Contour and level the surface to fill all voids to insure maximum coverage.
4. Apply a two and one half foot of cover of a loamy soil over the entire dump.
5. Apply an additional six inches of top soil and prepare for vegetation

On Oct, 9, 1997 White Pine County ceased accepting waste at five active dump sites which was the final extension from the Federal Environmental Protection Agency and the Nevada Department of Environmental Protection. At that time the Lund and Baker sites were undergoing evaluation to determine whether or not they could be economically elevated to a class II status however neither Lund nor Baker received waste after Oct 9, 1997 and a decision to close was made prior to February 17, 1998.

All of the aforementioned dumpsites had one thing in common, just prior to Oct 9, 1997 they were active dumps. Unfortunately, White Pine County didn't consider dumpsites that hadn't been accepting solid waste for forty plus years to apply the closure process. Since prescriptive standards were issued by the EPA on Oct 9, 1991, NDEP has worked to apply those standards in a reasonable and cost effective manner. In August of 1997 NDEP issued the latest written criteria for determining whether or not open dumps in Nevada could be designated low risk sites and close under alternative procedures. This action by NDEP was prompted by a need to avoid the exorbitant costs associated with engineered designs where such designs would be superfluous and the cost/benefit ratio unacceptable. The old City dumpsite was overlooked but with the history of the dumpsite it proves to be a good candidate for the latter closure procedures. It is the desire of White Pine County to take care of this matter in a prudent manner.

White Pine County would like NDEPA to review a proposal to prepare the location for closure and ask that if the following actions were taken that the closure process would be granted.

## THE OLD CITY DUMP-SPECIFIC INFORMATION

### HISTORY AND USE

#### Name and Location

The old city dump is located approximately one mile south of Ely on Madison Ave. and to the east of Highway 93 approximately one tenth of a mile.

Please see attached map

#### Operations

The population of Ely transported their household waste to the dumpsite along with the business community approximately fifty years ago

#### Status

The dump consists of approximately eight acres of a concentration of household garbage, a dozen or so car bodies and several pieces of concrete, rebar and associated building demolition refuse in advanced stages of decay.

#### Area involved/ Volume of Refuse

The site is located on and along a hill, the area to the north has six to twelve feet of compacted waste which follows the contour of the hill. At the toe (bottom) of the hill is an accumulation of metal (car bodies, stoves and other metal products). To the south the refuse has been pushed off creating a gradual slope with some piles of cement along the top.

## THE OLD CITY DUMP IS A LOW RISK FACILITY

The dumpsite fits NDEP's criteria to classify it as "LOW RISK". The site is on and along a hill with neighbors to the east with a water well far deeper than 100 feet. The compacted refuse is less than fifteen feet of fill and it has been established by viewing the site that during a forty plus year period there has been no run on or run off. The soil cover is classified as a loamy sand and is not subject to wind erosion.

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5. Apply an additional six inches of top soil and prepare for vegetation

Hicks Trucking  
P.O. Box 150756  
Ely, NV 89315  
C.L. # 0042518

Tony Locke  
White Pine County Road Department

RE Abandoned Dump Reclamation Cost Breakdown

- 1) Numbers 1,2, and 3 on the proposed final closure and post closure procedures will be done with bulldozers and a road grader for a lump sum price of \$9,000.00.
- 2) Numbers 4 and 5 in the proposed final closure and post closure procedures is broke down as follows. Equipment used will be three scrapers to haul material and 1 bulldozer to rip the material for the scrapers.
  - A. Bulldozer \$ 3,000.00-
  - B. Scrapers approx. 38720 yds X \$.80/yd = \$30,976.00-  
\$33,976.00-
- 3) Optional Water Truck \$50/hr
- 4) Mobilization and Demobilization for all equipment. \$2,500.00
- 5) Miscellaneous
  - A. We will furnish the Class 2 EPA Clean Air Permit.
  - B. Bid prices are fiaal and will not be raised or lowered at the end of the job.
  - C. Job will be payable in one lump sum after contract is fulfilled.Total sum for job is \$45,476.00.

Sincerely,



Jimmy L Hicks

Hicks Trucking  
P.O. Box 150756  
Ely, NV 89315  
C.L. # 0042518

Abandoned dump reclamation equipment list

- 1 Cat D9G Bulldozer
- 1 Cat D8H Bulldozer
- 2 Cat 621 Elevating Scrapers
- 1 Euclid 31 HS Scraper (21 yd)
- 1 Cat 14G Motor Grader

**“OLD WHITE PINE COUNTY LANDFILL”  
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**A T T A C H M E N T   E**

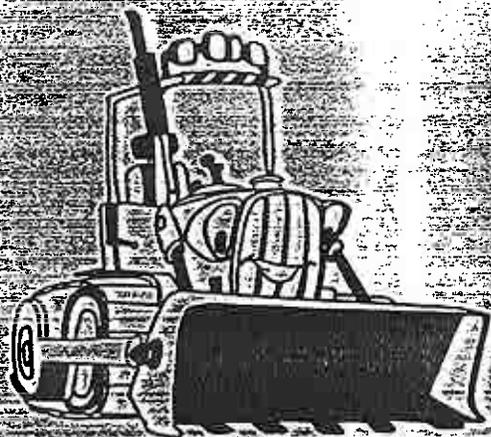
**WHITE PINE COUNTY CLOSURE PROCEDURES, 1997**

# CLOSURE PROCEDURES

White Pine County, NV

October 31, 1997

Revised January 23, 1998



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# GENERAL CLOSURE PROCEDURES

## INTRODUCTION

White Pine County ceased accepting waste at five active dump sites by October 9, 1997. This date represented the final extension from the Federal Environmental Protection Agency (EPA) and the Nevada Department of Environmental Protection (NDEP).

These General Closure Procedures pertain to the Lages Station Dump at Lages Station, Nevada; Schelbourne Dump at Schelbourne, Nevada; and Cherry Creek Dump at Cherry Creek, Nevada. The locations of each closed dump are specified on the map in Attachment 2.

The Lund and Baker sites are currently undergoing evaluation to determine whether or not they can economically be elevated to Class II status. However, neither the Lund nor the Baker sites received waste after October 9, 1997. The decision about their status will be made by February 17, 1998, well-within the 180 day requirement.

This report contains all information required by the NDEP to allow White Pine County to close solid waste facilities which were not brought into compliance by the October 9, 1997 deadline.

## BACKGROUND

Since prescriptive standards were issued by the EPA in accordance with RCRA, Subtitle D, on October 9, 1991, NDEP has worked to apply those standards in a reasonable and cost-effective manner.

In August 1997 NDEP issued the latest written criteria for determining whether or not open dumps in Nevada could be designated "Low Risk Sites" and closed under alternative procedures. This action by NDEP was prompted by a need to avoid the exorbitant costs associated with engineered designs where such designs would be superfluous and the cost/benefit ratio unacceptable.

## DEFINITION OF "LOW RISK" SITE

Because population centers are widely scattered and Nevada's climate is consider "arid" to "extremely arid" with precipitation rates less than 15 inches per year, many waste disposal areas can be classified "low risk". The only exceptions to the 15 inches of rain or snowfall are the tops of mountains where 20 inches can accumulate. In addition to the low precipitation rates, the State has evaporation rates three to seven times the precipitation rates.

NDEP developed the following criteria for determining whether or not a site can be classified as "Low Risk":

- Groundwater at least 100 feet BGL.
- Very small--disposal is less than two (2) tons per day, on average.
- Trenches or mounds less than 15 feet thick.
- Precipitation less than 10 inches per year.
- Scant snow accumulation.
- Soil cover material with the following properties --

*Capable of supporting native vegetation.*

*Not subject to wind erosion.*

*Capacity to absorb precipitation without drainage through the cover.*

*Classified as a "loamy sand" according to the USDA soil classification system.*

## ALTERNATIVE COVER DESIGN

If a site meets the preceding criteria, the site may be closed by utilizing an alternative cover design. That design must abide by the following standards:

*Application of three (3) feet of soil.*

*Constructed to promote runoff and prevent run-on.*

*Revegetation with native or other appropriate species within six (6) months.*

*Random inspection to ensure establishment and continued thriving.*

In addition to the minimum criteria, the closed facilities must have adequate signs to notify people about the facility's status, barriers to entrance and to discourage illegal dumping, and informal monitoring to ensure that the cover's integrity is not disturbed.

All of the five sites for which White Pine County is responsible qualify as "Low Risk" facilities and ceased receiving waste by the October 9, 1997 deadline. Therefore, they will receive final cover (or begin the conversion to Subtitle D Class II facilities) within the 180 day period or before April 7, 1998.

## NOTICE OF INTENT TO CLOSE

After each area has been cleaned up, all the scattered refuse has been placed in the trenches and covered, and the covers have been constructed, the County will certify that all appropriate activities have been conducted. That certification will be placed in each Site's operating record.

The following procedures will take place:

1. The County will notify NDEP that a particular site will no longer be used for waste disposal. In order to meet the October 9, 1997 deadline, this notification was made on or before October 1, 1997.
2. The County will begin physical closure immediately after receiving the final volume of waste. *Closure activities will be completed within 180 days unless unforeseen circumstances require an extension.*
3. When a site has been closed, the County will submit the following to the Executive Secretary:
  - A. As-built unit closure plan sheets.
  - B. Certification by the County that the Site has been closed in accordance with the approved plan.

A description of a site's history and filled areas will be permanently appended to its record of title within 60 days. The description will include:

1. A statement that the land has been used as a landfill.
2. A description of restricted use that will not disturb the integrity of the final cover in accordance with the NAC 444.6896.

The natural vegetation throughout the three areas being studied is very sparse. Vegetation will be allowed to transplant naturally, in conjunction with a seed mixture as recommended by NDEP.

## FENCES

As required, the closed trenches will be fenced by driven steel posts and four (4) strands of barbed wire. The fence will be constructed outside the berms.

## PROGRAM FOR POST CLOSURE CARE

According to NDEP rules, sites no longer accepting waste on October 9, 1997 do not need formal post closure care. However, after each site is closed, certain conditions must be routinely checked in order to guarantee public safety and health.

The County will begin the post-closure program in two parts.

1. For the first year, quarterly inspections will investigate cover integrity.  
  
For reasons discussed in other sections, leachate and groundwater monitoring system checks will not be conducted.
2. After the first year, the sites will be monitored annually for four more years. After the fifth year, the County will either continue annual monitoring or request permission to suspend or reduce the frequency of monitoring. The continuation or request will be based on specific occurrences during the first five years and actual conditions.

## **POST CLOSURE MONITORING**

The County will continue to maintain the Site and to monitor for erosion until the Site stabilizes.

If no changes or problems are encountered for at least five years, the County will then apply to the NDEP to reduce or discontinue monitoring. This request will only be made if the results of monitoring demonstrate that a less frequent schedule would still protect public health and the environment.

Monitoring would automatically be reinstated, however, after any extraordinary occurrences such as a 25-year storm.

## **LAND AND EMISSIONS MONITORING**

Only minor quantities of gases, if any, are expected to be generated at the Site. Settlement should also be minor. Initial post-closure inspections are designed to test these hypotheses.

The Site will be observed quarterly for the first year after closure. Topography will be visually checked for erosion. Irregularities in the surface will be regraded and revegetated as required to eliminate ponding or rapid erosion.

After the first year of closure, monitoring will be annual. If no settlement or rapid erosion has been detected after five years, NDEP will be petitioned to allow suspension of land monitoring.

As stated above, unscheduled monitoring of closed surfaces will be conducted after any 25-year storm within five miles of each landfill site.

## CONTINUED OBSERVATION PROCEDURES

Problems with these "low risk" sites are not anticipated. However, post-closure observation activities will be set-up and implemented under the direction of the Waste Management Supervisor/Environmental Scientist in response to results of land monitoring.

Design decisions will be made after the first post-closure quarterly inspection and implemented within 30 days after identification of any maintenance problems.

Results of any post-closure maintenance will be reported to the NDEP.

### Diversion Structures and Final Cover

The County's semiarid climate and low slopes mean that maintenance of closure cover and run-on/run-off systems should be minimal. Final cover and run-on/run-off control structures will be inspected periodically under the schedule stated earlier.

Run-on/run-off control structures and final cover could be damaged by an unusually intense storm. Therefore, an unscheduled inspection will be conducted after any 25-year storm event.

### Potential Repairs

The County employee responsible for solid waste management will be notified after any unusual occurrence; i.e. a 25-year storm, an earthquake, etc.

If the post-event inspection shows damage to either the final cover or run-on/run-off control structures, the damage will be appraised by a qualified environmental scientist or engineer.

The scientist or engineer will prepare cost estimates to repair damaged materials and supervise repairs which will be made by the County's Waste Disposal Department, Road Department, a licensed contractor, or other entity with regulatory oversight of the SWM facilities.

### Record Keeping

The County will maintain a copy of the closure and post closure plans in the operating records for each site which will be kept with all White Pine County SWM files. - Donna

When post-closure activities are complete, as determined by the NDEP, the County will submit certification to the NDEP, which states why post-closure activities are no longer necessary (i.e., little or no settlement, minimal leachate generation, or etc.).

Once the Site has stabilized, the County will file a certificate of completion in the operating record. That certificate will be signed by a County Commissioner and approved by the NDEP.

### **POST CLOSURE LAND USE**

A description of the Site's history at closure will be permanently appended to the record of title. Land use restrictions will be assigned that conform to the recommendations of NDEP.

### **POST CLOSURE CONTACT**

White Pine County may be contacted concerning any site during its post-closure period at:

White Pine County Commission Office  
Courthouse Annex  
953 Campton Street  
Ely, Nevada 89301

## **LAGES SITE-SPECIFIC INFORMATION**

### **HISTORY AND USE**

#### **Name And Location**

Lages Station, located in the northern portion of White Pine County on State Route 93, is a small rural community of less than 20 people. The Lages Station Dump occupied a 3.75 acre tract a few hundred feet southeast from the Station, and was in operation for approximately 33 years.

Please see Attachment 2 for a map of the location.

#### **Land Ownership**

The tract, described as the E1/2 NE1/4 SW1/4 SE1/4 NW1/4 and the NW1/4 SE1/4 SE1/4 NW1/4 of section 10, T. 25 N., R. 65 E., Mount Diablo Baseline and Meridian, is on fee land owned by White Pine County. Only about one acre has actually been used for waste disposal.

#### **Operation**

Citizens from Lages Station transported their own waste to the Site and dumped it. Waste was burned occasionally to reduce the volume.

### **STATUS ON JULY 24, 1997**

Lages Station's population consists of single family households engaged primarily in ranching. A small convenience store and gas station, with a restaurant, is the only commercial business.

Lages Station's waste stream, similar to that of the County as a whole, consists mostly of paper and food wastes. About 15 car bodies, dozens of steel drums, other miscellaneous steel waste, and about 50 tires were present in the open pit, as observed by Tahoma's geologist, Gary F. Player, on July 24, 1997.

#### **Area Involved/ Volume of Refuse**

The Site had two active trenches and a small mound of excavated soil within the acre of disturbed ground.

The Site was littered with plastic bags, paper, and other types of household waste. Some metal pieces, including bailing wire and miscellaneous cans were also scattered around.

When the litter was pushed to the center of the open trenches, total refuse was less than five (5) feet thick. The weight of closure soil compacted all but the car bodies into 3 feet or less in the bottom of the trenches.

## LAGES IS A LOW RISK FACILITY

The Lages dump site fits NDEP's criteria to classify it as "Low Risk". The Site is up on the side of a hill which suggests that ground water is at least 100 feet below ground level.

The Site is less than four acres, where the 20 people in the population have disposed of a maximum of 15 tons per year. The waste disposal criteria for a "low risk" facility is defined by NDEP as, very small, less than two tons per day, on average. At 15 tons per year Lages is well within this criteria. In addition, the old gravel pit, although 20 feet deep, was still well-above the area where ground water could occur.

Average precipitation at Lages has not been recorded. However, regional maps show that this area receives less than four inches of annual precipitation.

Soil cover material in the area is not subject to wind erosion and, although the vegetation is very sparse, the soil can absorb what precipitation occurs without draining through the cover.

## POST DEADLINE STATUS

Closing the Site includes covering the waste in the open trenches and applying a final cover.

A run on/ run off drainage control berm will be placed around the Site within 180 days of the October 9, 1997 deadline.

## Volume And Soils

The larger trench--an old gravel pit--was about 350 feet long, 75 feet wide and 20 feet deep. It now holds all the waste scattered on the property. Another 19,000 cubic yards of fill would be required to fill the old gravel pit. That volume of material was not available on the Site. As an alternative to filling the entire pit, Road Department personnel pushed fine-grained soil into the pit and covered all wastes to a minimum depth of three feet.

## **FINAL CLOSURE AND POST CLOSURE PROCEDURES**

The final cover, composed of locally excavated alluvial clay, silt, and sand, is classified as a sandy silt, USCS classification ML and silty sand, USCS classification SM. This material is equivalent to the USDA soil classification system of "loamy sand".

About 3,000 cubic yards were used to partially fill the gravel pit.

### **Leachate Control System**

The insignificant amount of leachate that could be produced will not threaten groundwater. Ground water will be further protected by arid conditions and depth to groundwater. Therefore, a leachate control system will not be needed.

### **Run-On/Run-Off Control System**

Run-on water will be controlled by a berm built around the up gradient perimeters of the partially filled gravel pit. The berm, consisting of native soils at least two (2) feet high, will be placed five (5) to 10 feet from the edge of the finished cover. The berm will be constructed using materials excavated out of an up gradient ditch. The ditch will have a cross section area of at least five square feet.

## SCHELBOURNE SITE-SPECIFIC INFORMATION

### HISTORY AND USE

#### Name And Location

Schelbourne, located in the northern portion of White Pine County on State Route 93, is a small rural community of less than 10 people. The Schelbourne Dump occupied a 10 acre tract one-half (1/2) mile east of Schelbourne and was in operation for many years.

Please see Attachment 2 for a map of the location.

#### Land Ownership

The tract, described as the NE1/4 SW1/4 NW1/4 SW1/4, NW1/4 SE1/4 NW1/4 SW1/4, SW1/4 NE1/2 NW1/4 SW1/4 and the SE1/4 NW1/4 NW1/4 SW1/4 of section 10, T. 22 N., R. 64 E., Mount Diablo Baseline and Meridian, is on fee land owned by White Pine County.

#### Operation

Citizens from Schelbourne transported their own waste to the Site and dumped it. Waste was burned occasionally to reduce the volume.

### STATUS ON JULY 24, 1997

Schelbourne's population consists of three (3) family households engaged primarily in ranching. A small motel, cafe and small RV park is the only commercial business.

The open portion of this Landfill was very small. About 1/4 acre had been used for waste disposal, but most of it is closed, covered with soil and revegetated.

Schelbourne's waste stream, similar to that of the County as a whole, consists mostly of paper and food wastes. The Site was littered with plastic bags, paper, and other types of household waste. Some metal pieces, including bailing wire and miscellaneous cans were also scattered around.

#### Area Involved

The Site had one active trench with soil available to cover the open portion of the Landfill.

## **SCHELBOURNE IS A LOW RISK FACILITY**

The Schelbourne dump site fits NDEP's criteria to classify it as "Low Risk". The Site is above the lowest point of Steptoe Valley which suggests that ground water is at least 100 feet below ground level.

The used portion of the Site is approximately 1/4 acre, where the 10 people in the population have disposed of a maximum of 7.5 tons per year. The waste disposal criteria for a "low risk" facility is defined by NDEP as, very small, less than two tons per day, on average. At 7.5 tons per year Schelbourne is well within this criteria.

Average precipitation at Schelbourne has not been recorded. However, regional maps show that this area receives less than four inches of annual precipitation.

Soil cover material in the area is not subject to wind erosion and, although the vegetation is very sparse, the soil can absorb what precipitation occurs without draining through the cover.

## **POST DEADLINE STATUS**

The Site's design for closure includes covering the open trench and applying a final cover. Soils are available for cover material to fill the trench to ground level and for final cover.

A run on/ run off drainage control berm will be placed around the Site within 180 days of the October 9, 1997 deadline.

### **Volume and Soils**

The active area was about 100 feet long, 75 feet wide and 5 feet deep, and now holds all the waste scattered on the property. The County Road Department covered that waste with two(2) to three (3) feet of soil from the site.

## **FINAL CLOSURE AND POST CLOSURE PROCEDURES**

The final cover, composed of low permeability silts and silty sands recovered from the Site, are classified as a silty sand, USCS classification SM. This material is equivalent to the USDA soil classification system of "loamy sand".

**Leachate Control System**

The insignificant amount of leachate that might be produced would not threaten groundwater. Ground water will be further protected by arid conditions and depth to groundwater. Therefore, a leachate control system will not be needed at the Site.

**Run-On/Run-Off Control System**

Run-on water will be controlled by a berm built around the up gradient perimeters of the partially filled trench. The berm, consisting of native soils at least one (1) foot high, will be placed five (5) to 10 feet from the edge of the finished cover.

The berm will be constructed from materials excavated out of an up gradient ditch. The ditch will have a cross section area of at least five square feet.

## **CHERRY CREEK SITE-SPECIFIC INFORMATION**

### **HISTORY AND USE**

#### **Name and Location**

Cherry Creek, located in the northern portion of White Pine County, approximately eight miles west of State Route 93, is a small rural community of approximately 50 people. The Cherry Creek Dump occupies a one acre tract approximately one-half (½) mile northeast of the town, and was in operation for many years.

Please see **Attachment 2** for a map of the location.

#### **Land Ownership**

The tract, located in section 33, T. 24 N., R. 63 E., Mount Diablo Baseline and Meridian, is on public lands.

#### **Operation**

Citizens from Cherry Creek transported their own waste to the Site and dumped it. Waste was burned occasionally to reduce the volume.

### **STATUS ON JULY 24, 1997**

Cherry Creek's 16 family households engage primarily in ranching. A small bar is the only commercial business.

Cherry Creek's waste stream, similar to that of the County as a whole, consists mostly of paper and food wastes.

#### **Area Involved/ Volume of Refuse**

Tahoma's geologist, Gary Player observed, on July 24, 1997 that the Site had a single active trench with sufficient excavated soil for cover. Soil was piled near the trench. The trench is about 20 feet long, 120 feet wide and 5 feet deep,

The Site was littered with plastic bags, paper, and other types of household waste. Some metal pieces, including bailing wire and miscellaneous cans, were also scattered around.

The waste piled in the trench appeared to be thin (less than five feet thick). No car bodies were visible, but there were a few large sheet metal cabinets, tires, and empty drums.

## **CHERRY CREEK IS A LOW RISK FACILITY**

The Cherry Creek dump site fits NDEP's criteria to classify it as "Low Risk". The Site is above the lowest point of Steptoe Valley which suggests that ground water is at least 100 feet below ground level.

The Site is approximately one acre, where the 50 people in the population have disposed of a maximum of 37.5 tons per year. The waste disposal criteria for a "low risk" facility is defined by NDEP as, very small, less than two tons per day, on average. At 37.5 tons per year Cherry Creek is well within this criteria.

Average precipitation at Cherry Creek has not been recorded. However, regional maps show that this area receives less than four inches of annual precipitation.

Soil cover material in the area is not subject to wind erosion and, although the vegetation is very sparse, the soil can absorb what precipitation occurs without draining through the cover.

## **POST DEADLINE STATUS**

The Site's design for closure includes covering the open trench and applying a final cover. Soil was available for cover material to fill the trench to ground level and for final cover.

### **Volume and Soils**

The original trench now holds all the waste scattered on the property. The waste was compacted with a road grader and then covered with soil. About 500 cubic yards were required to fill the trench. That volume of material was taken from the stockpile at the Site.

## **FINAL CLOSURE AND POST CLOSURE PROCEDURES**

The final cover, composed of gravelly and silty sands, is classified as a silty sand, USCS classification SM. This material is equivalent to the USDA soil classification system of "loamy sand".

### **Leachate Control System**

The insignificant amount of leachate that could be produced will not threaten groundwater. Ground water will be further protected by arid conditions and depth to groundwater. Therefore, a leachate control system will not be needed at the Site.

### **Run-On/Run-Off Control System**

Run-on water will be controlled by existing roads built around the up gradient perimeters of the trench. The road, consisting of native soils at least one (1) foot high, is located about 50 feet from the edge of the finished cover.

## **CONCLUSION**

Lages Station, Schelbourne, and Cherry Creek dump sites received no more waste after October 9, 1997. The best, most economical methods, were used to eliminate litter and pollution at the sites.

If no changes or problems occur within five years after placement of the cover and construction of a fence, berms and ditches, reduction of monitoring activities or complete cessation should be possible.

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**“OLD WHITE PINE COUNTY LANDFILL”  
RECLAMATION PROJECT**

**A T T A C H M E N T   F**

**CORRESPONDENCE BETWEEN WHITE PINE COUNTY  
AND NEVADA DIVISION OF ENVIRONMENTAL  
PROTECTION REGARDING THE OLD COUNTY LANDFILL SITE**

**To:** Tony Locke  
**Fax #:** 775-289-1553  
**Re:** Old County Dump  
**Date:** January 4, 1999  
**Pages:** three, including this cover sheet.

**FACSIMILE**

Here is that 1995 letter I was telling you about. It was a pleasure talking with you.

If you have any questions please don't hesitate to call.

*Thanks  
Annalyn*

From the desk of...

**Annalyn Settelmeyer**  
inspector  
Nevada Division of Environmental Protection  
333 W. Nye Lane  
Carson City, Nevada 89706-0851

887-5670 ext. 3002  
Fax: 702-687-8396

L. H. DODCION  
Administrator

STATE OF NEVADA  
BOB MILLER  
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Administration:  
(702) 887-4870  
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Fax (702) 885-0868  
TDD 887-4678

Air Quality  
Mining Regulation and Reclamation  
Water Quality Planning  
Water Pollution Control

Waste Management  
Corrective Actions  
Federal Facilities



DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES  
DIVISION OF ENVIRONMENTAL PROTECTION

Capitol Complex  
333 W. Nye Lane  
Carson City, Nevada 89710

April 10, 1995

Mr Ronny Jordan  
Public Works Director  
P.O. Box 829  
Ely, Nevada 89301

Dear Mr. Jordan:

Recently, we received a complaint concerning the "Old County Dump" located on Madison Av enue, just south of town. Apparently there continues to be widespread scavenging, continued refuse dumping, as well as, little placement of intermediate or final cover/cap. As you are aware solid waste sites that continue to receive waste of any quantity after October 9, 1995 will require more stringent closure and capping requirements.

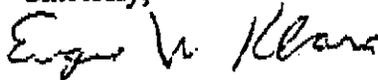
We are however, mindful that Richard Forman of Bonny and Forman is currently preparing the required Solid Waste Management Plan (SWMP) for the county. Certainly the issue of the closure and capping of this site will need to be addressed in the plan. Schedules for closure and capping of all non-permitted landfill sites within White Pine County should also be included in the plan.

We ask then at this time that some intermediate steps be taken at the aforementioned site before final capping is proposed for this site and included as part of the SWMP. These steps include restricting access to the site, pick up of litter and refuse that is not contained within the trench/pit, placement and grading of a minimum of 12' of intermediate cover over the entire landfill footprint.

Page #2  
Mr Ronny Jordan  
Public Works Director  
April 10, 1995

This Division is cognizant of the efforts and problems encountered in responsibly addressing Solid Waste issues within your county. We will continue to work with and where possible help your community with technical and regulatory questions you may have. Please do not hesitate to call me at 702-687-4670-(x-3054) if you have questions regarding this correspondence.

Sincerely,



Eugene W. Klara  
Solid Waste Branch  
Bureau of Waste Management

EK:bic

cc: R. Forman-Boundy and Forman  
L. Skivers-BHPH-Ely  
File

**“OLD WHITE PINE COUNTY LANDFILL”  
RECLAMATION PROJECT**

**WHITE PINE COUNTY LAND USE PLAN  
RECOMMENDATIONS**

# WHITE PINE COUNTY LAND USE PLAN

Board of White Pine County Commissioners  
Ely City Council  
White Pine County Regional Planning Commission

In Consultation With:

Land Use Plan Steering Committee  
Town of Ruth Advisory Board  
Town of McGill Advisory Board  
Town of Preston Advisory Board  
Town of Lund Advisory Board  
Town of Baker Advisory Board

May 1998

This publication was prepared by White Pine County. The statements, findings, conclusions, and recommendations are those of the authors and do not necessarily reflect the views of the Economic Development Administration.

## 11.0 LAND USE GOALS AND IMPLEMENTATION STRATEGIES

### Goal 1: Maximize Within-County Beneficial Uses of Groundwater Supplies

- 1.1 - Encourage land uses which are groundwater dependent in basins having unappropriated water (ie. ranch estates, water-intensive industry, recreation, irrigated agriculture).
- 1.2 - Identify industrial sites in basins having unappropriated groundwater.

### Goal 2: Achieve Land Use Patterns Which Will Preserve Rural Characteristics and Open Space

- 2.1 - Provide alternatives which allow cluster incentives as an alternative to minimum lot size requirements.
- 2.2 - Establish urban growth area boundaries.
- 2.3 - Explore a Transfer of Development Rights program.

### Goal 3: Improve Community Design and Appearance

- 3.1 - Develop and adopt community design guideline ordinances (ie. signage, undergrounding of utilities, density bonuses for better quality designs, parking).

### Goal 4.0: Maximize the Efficient Use of Existing Community Infrastructure

- 4.1 - Encourage development in areas with existing underutilized public infrastructure.
- 4.2 - Discourage leap-frog development.

### Goal 5.0: Development of Vacant or Underutilized Land Within Community Areas

- 5.1 - Give first priority to "infill" development and second priority to development which "expands" the community.

**Goal 6.0: Expand the Mining Sector Compatible with Environmental Qualities within the County**

- 6.1 - Encourage development and expansion of mining activities which minimize visual impacts to adjacent communities and scenic corridors.
- 6.2 - Encourage reclamation of mine sites in a manner which reduces visual impact to adjacent communities and scenic corridors.
- 6.3 - Encourage re-use of mine mill sites and related infrastructure for other industrial purposes.
- 6.4 - Encourage development and expansion of mining activities which minimize irreversible damage to key environmental resources including municipal watersheds, unique wildlife habitat, and outdoor recreation sites, among others.

**Goal 7.0: Retain and Expand Irrigated Agriculture and Range Livestock Enterprises Within the County**

- 7.1 - Identify areas where soil-climate and water availability render irrigated agriculture possible.
- 7.2 - Identify mechanisms for reducing costs of irrigated agriculture within the County.
- 7.3 - Identify new markets for irrigated crops produced within the County.
- 7.4 - Encourage "working ranch" commercial and tourist activities which are incidental to farm and ranch enterprises.
- 7.5 - Encourage application of Best Management Practices.

**Goal 8.0: Transfer of Public Land to Local Government for Community Expansion**

- 8.1 - Identify County and community needs for public land to meet expansion needs.
- 8.2 - Identify parcels of public land suitable for transfer to local government for community expansion.

- 8.3 - Support the sale or exchange of public land which does not result in any net loss of assessed valuation to White Pine County.
- 8.4 - Support the sale or exchange of public land which does not result in adverse impacts to the economy of the County.
- 8.5 - Support the sale or exchange of public land which increases private land holdings in the County available for agriculture, industrial, and community development.
- 8.6 - Support the sale or exchange of public land which involves the transfer of water rights from private to federal control with consideration given to the historic, traditional and cultural water use practices in White Pine County.
- 8.7 - Encourage the BLM to amend its Resource Management Plans to reflect County goals and implementation strategies for public land and specific parcels identified for transfer to accommodate community expansion needs.
- 8.8 - Adhere to policies contained within the White Pine County Public Land Use Plan.

**Goal 9.0: Produce Land Use Patterns Which Reduce Environmental Impacts and Maximize Efficient Use of Existing Public Infrastructure.**

- 9.1 In order to prevent new linear commercial sprawl along major transportation corridors, new commercial development shall be located at the existing developed interchanges, and commercial areas identified on land use map.
- 9.2 Future subdivisions of estate type parcels (2.5 - 10 acres in size) are discouraged within the town and City boundaries outside of existing rural subdivisions.
- 9.3 To provide for projected population growth in an efficient manner, accommodate development at the highest densities in infill areas, consistent with goals for environmental protection and land use compatibility.

**Goal 10.0: Encourage a Mix of Land Uses in the County to Promote a Vibrant Community and to Reduce Traffic, While Addressing the Need to Minimize Land Use Conflicts**

- 10.1 In the Development Code allow a mix of uses in the Commercial designation. The mix can include office, residential, service, and/or retail uses.

- 10.2 In the Development Code, establish standards to minimize incompatibility between adjacent land uses, including buffer yards, setbacks, and Conditional Use Permit requirements.

**Goal 11.0: In all Residential and Residential Cluster Land Use Categories, Require Clustering Where Appropriate to Create Efficient Development Patterns, and to Minimize Environmental Impacts and Threats to Public Safety**

- 11.1 Residential development shall be clustered to avoid areas of significant natural resources, including wildlife habitat and migration corridors and visual resources.

- 11.2 The portions of parcels not developed with clustered residential uses shall be preserved as open space.

**Goal 12.0: Reduce the Conflicts of Land Use and Property Taxation Created by Mobile/Manufactured Housing**

- 12.1 Reduce areas with mobile home overlay zoning consistent with the proposed land use plan.

- 12.2 Allow development of mobile homes in designated areas in accordance with the plan and standards established by the State and White Pine County.

- 12.3 Establish ordinances to ensure that all new mobile homes are converted to real property.

**Goal 13.0: Preserve Agricultural Lands**

- 13.1 Direct development to non-agricultural areas.

- 13.2 Pursue agricultural preservation through zoning regulations which would encourage continued use of agricultural lands.

**Goal 14.0: Coordinate Land Development with Provision of Services and Infrastructure**

- 14.1 Work with special districts providing public services to ensure that development within the County is coordinated with provision of services.

- 14.2 Work with special districts to develop a program allowing transfer of rights to service from areas designated Range or Public Facilities/Recreation to areas designated Residential, High Density Residential and Commercial/Industrial.

- 14.3 Approve permits for development only when adequate services are available, or when a program to provide services has been approved by the applicable District, White Pine County, and/or City of Ely.
- 14.4 Require that sewer be provided for all new residential subdivisions creating more than four lots, commercial and industrial land uses which are within urban service boundaries or within 200' of existing services. Existing legal lots in areas currently without sewer may be developed with residential uses using septic systems with the approval of the appropriate health and environmental agencies.
- 14.5 Prepare a long range Capital Improvements Plan including a funding and phasing program for provision of facilities over not less than a five-year period.

**Goal 15.0: Encourage Development of Different Housing Types Within the County**

- 15.1 Include a variety of residential densities, ranging from large lot rural residential through low and moderate intensity urban residential uses, to high urban residential densities.
- 15.2 Include a range of housing types and architectural styles (for example, single family detached, attached units, manufactured housing, duplexes, condominiums, and multi-family units).
- 15.3 To provide residents at all income levels with choices in terms of housing type, ownership and location, through the combined efforts of the public, development and employment sectors.
- 15.4 Establishment of coordinated programs to provide affordable housing through the resources and techniques available to local and regional governments, and through the development and business communities.

**Goal 16.0: Provide Police Patrol, Fire Protection, and Other Public Safety Services at Adequate Levels to Meet Demand**

- 16.1 Police services and facilities shall be planned to serve the uses shown in accordance with the Land Use Plan at established adequate service levels.

**Goal 17.0: Provide Educational Facilities, Libraries, and Community Centers at Adequate Levels to Meet Demand**

17.1 The County and School District shall establish standards for adequate school locations to serve urban and rural development.

17.2 Schools shall be planned to provide adequate service to the land uses shown in accordance with the Land Use Plan.

**Goal 18.0: Provide an Appropriate Visual and Functional Framework for the Integration of Transportation, Parking and Access Improvements in White Pine County's Community Fabric**

18.1 Encourage school sites and park and recreation facilities to be situated adjacent to one another.

18.2 Fixed and multiple uses are encouraged throughout the County. These developments, whether large or small, should promote walkable neighborhoods with services, housing, employment and transit in close proximity to one another.

**Goal 19.0: Encourage Development of County-wide Recreation Areas and Support Activities**

19.1 Participate and support county-wide youth programs and activities (i.e. 4-H, rodeo)

19.2 Enhance and preserve existing recreational facilities.

19.3 Support new recreation facilities in White Pine County.

**Goal 20.0: Preserve and Manage Significant Cultural Resources to the Maximum Benefit of the County**

20.1 The County should establish consistent policies regarding the designation of historic sites and districts.

20.2 The County should give priority to the conservation of cultural and scenic resources in park acquisition and development programs.

**Goal 21.0: Implement the Land Use Element to the White Pine County Master Plan**

- 21.1 - Develop and adopt all newly required ordinances including:
- master plan amendment process
  - requirement for finding of consistency with master plan
  - Brownfield Overlay zoning district
  - Recreation Residential Overlay zoning district
  - Urban Growth Area boundaries
  - Mobile home foundation requirement
  - Ranch Estates zoning district
  - Definition of housing incidental to agriculture in Open Range zoning district
- 21.2 - Provide copies of the land use plan and maps for reference within Regional Planning Commission, County Commission, City Council, and town advisory board meeting rooms.

**Goal 22.0: Encourage Redevelopment of Former Kennecott Smelter Site in McGill**

- 22.1 - Apply to Nevada Division of Environmental Protection for Brownfield pilot project grant for site assessment activities at Kennecott site.
- 22.2 - Encourage completion of necessary assessments and remedial actions at the former Kennecott smelter site in McGill.
- 22.3 - Consider amendment to land use plan upon completion of assessment and remedial actions to redesignate site from Brownfield to other suitable uses.

**Baker**

**Goal 1.0: Efficient Use of Existing Community Infrastructure**

- 1.1 - Establish urban growth area boundaries (UGAB) for the Town of Baker.
- 1.2 - Discourage extension of water and sewer service to parcels outside of established UGAB until capacity of existing infrastructure reaches 85 percent.
- 1.3 - Until existing water and sewer infrastructure is at 85 percent capacity, encourage development which promotes "infill" and discourage projects which lead to sprawl or expands the community.

City of Ely**Goal 1.0: Enable Non-Vehicular Pedestrian Movement Between Residential, Commercial, and Public Areas**

- 1.1 - Develop and implement a pedestrian circulation element to the White Pine County Master Plan.
- 1.2 - Identify and preserve access from urbanized areas to adjacent public and reserved land trailheads.
- 1.3 - Encourage the establishment of trailheads on public and reserved land adjacent to urbanized areas.

**Goal 2.0: Efficient Use of Existing Community Infrastructure**

- 2.1 - Establish urban growth area boundaries (UGAB) for the City of Ely.
- 2.2 - Discourage extension of water and sewer service to parcels outside of established UGAB until capacity of existing infrastructure reaches 85 percent.
- 2.3 - Until existing water and sewer infrastructure is at 85 percent capacity, encourage development which promotes "infill" and discourage projects which promote sprawl or expands the community.

**Goal 3.0: Establish, Preserve, and Enhance a Distinctive Look for Business Corridors Within the City of Ely**

- 3.1 - Identify and designate business corridor planning and development districts within the City of Ely (ie. Downtown District, East Ely Business District, Aultman Street Business District, Great Basin Highway Business District, Hwy 6 Business District).
- 3.2 - Develop design guidelines for each business district which address architectural style, building materials and colors, building signage, and parking to encourage design consistency.
- 3.3 - Encourage preservation, restoration and appropriate reuse of historically or architecturally significant structures.

- 3.4 Assure that new development is sympathetic to and complements the existing scale of development.
- 3.5 Provide pedestrian oriented retail uses along main arterial streets.
- 3.6 Reinforce and enhance the existing pedestrian environment.
- 3.7 Encourage entertainment and tourist related uses in Downtown and Historic East Ely areas.
- 3.8 Provide adequate parking for new and existing uses.
- 3.9 Maintain a safe pedestrian environment through sidewalk maintenance and cleaning.
- 3.10 White Pine County should encourage and support public and private efforts to improve commercial districts.
- 3.11 Encourage attractive streetscape improvements including landscaping, street lighting, and furniture in Downtown and Historic East Ely areas.
- 3.12 Preserve and enhance the historic character of the Downtown and East Ely commercial districts.
- 3.13 Enhance and improve the existing town square.
- 3.14 Enhance the desirability of the Downtown and Historic East Ely commercial districts as "destination attractions".
- 3.15 Identify funding mechanisms for commercial district improvements, including the potential for establishing project areas.
- 3.16 Accommodate publicly accessible uses such as restaurants, parks, and other recreational facilities along the main arterial streets.

**Goal 4.0: Develop Specific Design Standards for Commercial Districts Which Include Requirements for Parking Areas Which Promote Attractive Streetscapes, Recognize the Need for Snow Storage or Removal, and Reduce the Visual Impacts of Paved Areas Through Distributed Landscaping, Landscaped Berms, and Other Measures**

- 4.1 Improve roadside landscaping.
- 4.2 Locate new commercial uses in areas which are easily accessible by both vehicles and pedestrians and minimize impacts on residences.
- 4.3 Provide pedestrian/bicycle/equestrian links to the business districts and connecting with trails on adjacent properties.
- 4.4 Integration of the use of lighting and signage to prevent visual clutter, and create distinctive scenic districts.

**Goal 5.0: Ensure Integrity of Ely's Water Supply at Murry Springs**

- 5.1 Minimize development and land uses in Murry Springs watershed which might threaten municipal water supplies.
- 5.2 Pursue public acquisition of land within the Murry Springs watershed to avoid land use conflicts.

**“OLD WHITE PINE COUNTY LANDFILL”  
RECLAMATION PROJECT**

**WHITE PINE COUNTY 2004 COMPREHENSIVE  
ECONOMIC DEVELOPMENT STRATEGY  
PRIORITIES**

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY  
2004 PRIORITIES

PREAMBLE

In 2004, White Pine County is looking forward to growth and development with the reinstatement of copper mining; the potential of power generation projects; increased tourism, business, and diversified industrial activity; and a healthy housing market that is meeting local needs as well as responding to an influx of new residents attracted to the area for its quality of life and outdoor recreation. To capitalize on opportunities and meet the needs of its citizens, all entities within the County are facing the following critical needs:

- To acquire and renovate the Nevada Northern Railroad track, reinstate rail freight service, and continue restoration of the historic Nevada Northern yards and rolling stock. The Nevada Northern Railroad project forms the cornerstone of the County's potential for economic development and requires the unified effort of all entities.
- To understand and make wise decisions regarding the use of the areas' natural resources, with emphasis on the urgent need for the studies required to understand the areas' water resources and the impact of the current drought.
- To establish a County-wide, long term, cooperative approach to community and economic development where all entities function in an atmosphere of open communication and coordination of resources and activities.
- To implement a comprehensive planning, development, and building program with centralized, professional staff to revise and update the County's Master Plan and zoning maps, up-date ordinances and policies, and implement the procedures on an on-going basis.
- To maintain and improve quality of life through recreation, education, cultural programs, and a commitment to meet the needs of the community's youth and families.
- To increase efficiency in the use of funds, avoid duplication of effort, and make the most productive use possible of revenue and human resources (both staff and volunteer) to provide:
  - a) major maintenance, repair, and improvement of public facilities and infra-structure
  - b) basic mandated services and programs that enhance the quality of life for all residents, and
  - c) economic development through industry, business development, and tourism promotion

## **I. PLANNING AND DEVELOPMENT**

### **A. Urgent and Critical, Natural Resource Planning**

1. Water: Hydrology studies to reflect impacts of drought, possible impacts of Inter-basin transfers
  - a. Support legislation to fund all inclusive water resource studies
  - b. Support a multi-county, regional approach
2. Land:
  - a. BLM Resource Management Plan, U.S. Forest Service, Forest Plan, in process
  - b. White Pine County Public Lands Bill
  - c. Public Land Disposals and Sales, availability of water resources
3. Wildlife: Potential listing of Sage Grouse as a Threatened and Endangered Species, possible impact on land use

### **B. Urgent and Critical, Lands Building, and Development Issues,**

Implement recommendations of the County Lands Division Ordinance Review Committee

1. Public Works and Planning Department
  - a. Clear line of authority, responsibility - professional/centralized administrator
  - b. One-Stop Shop
  - c. Correct Backlog, Stay current
2. Land Division
  - a. Align County Code with Current N.R.S.,
  - b. Recommend, adopt, implement policies where N.R.S. allows discretion
  - c. Reversion of old, undeveloped subdivisions
3. RPC/Zoning
  - a. Zoning Maps up to date
  - b. Zoning descriptions up to date, Land Use, County Master Plans, Up to date
  - c. Zoning Maps at RPC and County Commission meetings
  - d. Annual review, 5 to 10 year updates of addresses and zoning
  - e. Update RPC Ordinance
  - f. Training for RPC, County Commission
4. Master Plan
  - a. Adopt existing plans into Comprehensive Master Plan
  - b. Annual review, 5 to 10 year Update
  - c. Review and Update Land Use Recommendations
  - d. Add Components to Complete the Comprehensive Master Plan including Housing, Transportation, Recreation Plans
5. Roads
  - a. Follow, keep current with N.R.S.
  - b. Transportation Plan
  - c. Mapping, Meet Road Inventory Requirements
6. Policies/Procedures/Fees
  - a. Consistent implementation of policies including addresses, street lights, signs
  - b. Potential of Impact Fees

## II. ECONOMIC DEVELOPMENT

### A. Community-wide Approach

1. Encourage positive community attitudes, civic and business leadership
  - a. Annual Leadership Forum
  - b. Positive Public Information Program
  - c. Business and Volunteer Recognition Programs
2. Encourage Coordination of Effort
  - a. Coordination and Cooperation among entities
  - b. Long Range, on-going County-Wide Planning
  - c. Incorporate goals of the Rural Nevada, "Building Prosperity" Plan into local planning efforts
3. Support a Unified Marketing Program based on the "Ely Brand" theme
  - a. Coordinated, professional quality marketing packages
  - b. Use community websites for information and promotion

### B. Industrial Development

1. Develop Infra-structure to Support Industrial Activity
  - a. Transportation
    1. Rail Freight Service (Urgent and Critical)
      - a. Acquire and renovate tracks
      - b. Corporate structure, reinstate rail freight service
    2. Airport Development and Expansion, extend runway, sewer service to Airport property
    3. Motor Freight issues, CANAMEX, Smart Freight Strategies
  - b. Building Space, Industrial Sites
    1. Urgent/Critical need for Industrial Building Space, Availability of local contractors, construction costs
    2. Availability of public land for industrial development, access to rail line
    3. Industrial Park Development Projects
      - a. Replace signage
      - b. Development plan for expansion, purchase expansion area
      - c. Street development, fire hydrants
      - d. Coordinate development with airport, rail access
  - c. Telecommunications, Affordable access to broadband service
2. Support Industrial Development Opportunities
  - a. Power Generation:
    1. Coal Fired Electrical Power Plant, North Steptoe Valley
    2. Renewable Energy Projects
      - a. Wind energy projects
      - b. Potential for solar, geo-thermal, biomass projects

6. Implement Recommendations of the White Pine County Trails Plan, Develop a System of Urban and Back Country Trails
  - a. Incorporate UNLV Landscape Plan
  - b. ORV Issues, Public Education, Economic Opportunities
7. Great Basin National Park, Complete Construction of Visitors' Center, Rehabilitation Projects on Existing Facilities, Improvements at Lower Elevations to Encourage Winter Use
8. All Seasons Resort Concept
9. Public Sector Facilities, Programs
  - a. County Recreational Facilities: Golf Course, Shooting Range, Fairgrounds, Marich Field, Swimming Pool, Skateboard Park
  - b. Youth camps, Golf, Railroad, Others
  - c. Transportation Projects: NDOT Rest Areas, CANAMEX Tourism Strategies
- b. Development Projects, Historic, Cultural, Heritage Theme
  1. Nevada Northern Railroad Projects
    - a. Urgent/Critical
      1. Acquire Tracks
      2. Steam Locomotive 40 Renovation, Locomotive 93 in Service
      3. Support for the Expanded Rail Schedule
        - a. Ash Pit
        - b. Restrooms
        - c. Dormitory for Volunteers
      4. National Landmark Status
    - b. Immediate Needs
      1. Restore Tracks Between Museums
      2. Restore Buildings in Ely Yards, McGill Depot
      3. Maintain/Upgrade Facilities and Rolling Stock
    - c. Wyes at East Ely, Hiline, Keystone
  2. Museum Projects
    - a. Ghost towns/mining camp display
    - b. McGill Drug Store, Restore back bar, Rexall sign, operating funds
  - c. Development Projects, Special Events
    1. Theater Projects
      - a. Feasibility Study, Theater Facilities for Special Events
      - b. Ely Theater Project
      - c. Restoration of Centennial Arts Building
    2. Urgent/Critical, Feasibility Study, Events Area
4. Interpretive Displays and Programs
  - a. Historical, Cultural Heritage
    1. Re-open Ruth Copper Pit Overlook

- b. Natural Resource Based Industries
  - 1. Reinstatement of copper mining activity at Ruth, support industrial and workforce needs
  - 2. Oil Industry
    - a. Support exploration, production activity county-wide
    - b. Support continued operation of Eagle Springs refinery, rail access to import crude oil to increase refinery activity to capacity, support for auxiliary projects including fire log wax and asphalt
  - 3. Agriculture, Immediate Need: University Agricultural Research Center, Feasibility Study
  - 4. Promote Basic Resources for Industrial Development (See Item I, B)
    - a. Water resource studies and development
    - b. Public land disposals for development
    - c. Landscape restoration for quality of life, environmental concerns, and potential development of biomass
- c. Attract New Primary Industrial Activity
  - 1. Meet Needs of New Industrial Firms Locating in the County
  - 2. Strengthen targeting and marketing strategies, promote electrical power rates, availability, stability
  - 3. Implement airport marketing strategies
- d. Encourage Entrepreneurial Development, Home Grown Jobs
  - 1. Entrepreneurial education
  - 2. Micro-loan programs
  - 3. Marketing assistance
  - 4. Incubator/Store Front facilities and services
- e. Public Sector Projects
  - 1. Cooperation with state and federal agencies to support feasibility studies for potential projects (Outdoor Recreation Development, Wild Horse Holding Facility, Livestock Processing Facility)
  - 2. Cooperate with National Guard, Encourage Funding for New Armory Facilities
  - 3. Prison Expansion
  - 4. Facilities for Senior Citizens, Veterans, Assisted Living Facilities, Retirement Homes
  - 5. HUB Zone Designation

**C. Strengthen the Local Business Community**

- 1. Urgent and Critical Needs
  - a. Garnet Mercantile, Community Owned Mercantile Project, Stock Sales, Support, Facade Improvements
  - b. Timely public information and advertisement following loss of daily newspaper
  - c. Need for organization of business groups within each business district, Coordination among business groups and districts

2. Mining Camp/Ghost Town self-guided tour
3. Lincoln Highway Initiative
4. Walking Tours, Downtown Ely
- b. Scenic Beauty/Natural History
  1. Great Basin Heritage Area
  2. Other interpretive programs
5. Private Sector Development/Promotions
  - a. Improved Air Service, schedules for in-bound passengers, addition of Elko Flight, access to Reno and Salt Lake city
  - b. Increased Accommodations, Restaurant Facilities for large groups
  - c. Tourism Packages including air service and accommodations
  - d. Maintain Adequate Data on Economic Impact of Tourism

### III. COMMUNITY DEVELOPMENT

#### A. Public Utilities

1. Funded/Needs to be Completed
  - a. McGill/Ruth sewer project
  - b. McGill back up water project
  - c. Ward Mountain tank
  - d. Baker/Lehman Creek water system
2. Urgent/Critical
  - a. Ruth back up water source
  - b. Fire hydrants and water lines throughout Ely
  - c. Protection of water sources
    1. Security of Murry Springs
    2. New Well for Ely
  - d. Telecommunications
    1. Affordable access to broadband
    2. Improved cell phone coverage for Baker area
3. Immediate Needs
  - a. Storm drain issues for Ely, Ruth, and McGill
  - b. Drainage studies for Ruth and McGill
  - c. Landfill, implement Class I standards
  - d. Ely, replace lead jointed water lines
  - e. Ely, replace older sewer lines
  - f. Ruth, monitoring wells
  - g. Lund, local phone service

4. Mid-Term Needs
  - a. Joint City/County annual review of disposal options
  - b. City, mid term priorities, water, sewer, streets
  - c. Possibility of Lund/Preston water system
5. Long-Term Needs, Lund/Preston sewer system
- B. Transportation, Streets, Roads
  1. Funded/Needs to be Completed
    - a. Transportation Preplan Emergency Services, traffic flow, routing of hazardous materials, nuclear waste transportation plan
    - b. Campton Street.
  2. Urgent/Critical
    - a.. Complete negotiations for purchase, track renovation, reinstate rail freight service
    - b. Signal light, US 50/6/93, provide light and operations costs
    - c. Adequate funding city and countywide street maintenance - support diesel fuel tax
    - d. Safety Issues, Ely Intersections: US 50/Campton/Avenue I  
US 93/Avenue 16, Stop signs, East Ely
    - e. Street maintenance and safety - County-wide
  3. Immediate Needs
    - a. Need to convert to GIS system for road inventory
    - b. Policies to develop streets on rights of ways established with land divisions (See I, B)
    - c. Airport improvements, renovate terminal building, pave apron, taxiway, maintenance equipment - security cost, sewer lines extended, extend runway
    - d. improve access to rail crossings
    - e. Resurface Cherry Creek, Lackawanna, Roads
    - f. Alligator Ridge Mine Road, safety concerns
  4. Mid-Term Needs
    - a. Resurface Duck Creek Road - Right of way issues
    - b. Ely, Downtown Sidewalk Project, Campton Street Sidewalk, Phase II,
    - c. Alternate routes to Bypass - Orson Street
  5. Long Term Needs
    - a. Rail Access at the Industrial Park
    - a. Sidewalks - residential, commercial
    - b. Long term street maintenance
- C. Public Safety
  1. Funded/Needs to be Completed
    - a. Water source for Lackawanna Fire Station
    - b. Ely Fire Station (so that it can be put in use)
    - c. Urban Interface, fuels management and fire plan, allocation of resources, maps, ordinances, addresses, streets and roads, county

2. Urgent/Critical
  - a. Overall County wide approach for emergency services, Emergency Operating Center
  - b. New court facilities separate from general government operation, expansion of Public Safety Building and jail
  - c. Temporary detention facilities for juveniles
  - d. White Pine County Ambulance Service, garage space and training center
  - e. Funding for full adjudication process, school violence, and truancy issues
  - f. Adequate fire hydrants, and water lines - Ely water system
  - g. Manpower for law enforcement
  - h. Ely Fire Station completion
  - i. Relocate building donated to Ruth Volunteer Fire Department
  - i. Over the road water tender
3. Immediate Needs
  - a. Replace patrol cars - Sheriff's Department
  - b. Expand public safety building / jail
  - c. Juvenile fire prevention program
  - d. Recruit/retain, train volunteers - Fire, EMS - need long term program
  - e. Hazmat training
4. Mid Term Needs
  - a. Type I Structure Truck
  - b. Personal protective fire fighting equipment replaced for Volunteer Fire Departments
  - c. Upgrade Fire/EMS facilities - ongoing
  - d. Housing Ely Ambulances, equipment, training center central location
  - e. Baker / Cold Creek volunteer fire departments, basic equipment
  - f. Air Rescue Center, planning
5. Long Term Needs
  - a. New Ambulances throughout County
  - b. EMS facilities - Cherry Creek
  - c. New Fire Department, Spring Valley
  - d. Coordination / central dispatch for emergency services
- D. Education and Training
  1. Funded/Needs to be Completed, Renovations, White Pine Middle School
  2. Urgent/Critical
    - a. School District goals
      1. Retain quality school programs, to achieve academic standards
      2. Meet No Child Left Behind/SB 1 standards, School District Improvement Plans
      3. Update District Technology Program, Equipment, Software, Teacher Training
      4. Textbooks updated
      5. High School Athletic Fields, Ely
      6. Entrepreneurial, economic education, School to careers program
      7. Expand alternative programs

- b. Adequate funding for major maintenance school facilities, McGill, David E. Norman Elementary, HVAC Systems
- 3. Immediate Needs
  - a. White Pine School District, Major maintenance, disposal of vacant buildings
  - b Continue expansion, Great Basin College, more inter-active video space, complete landscaping
  - e. Pre-school programs for families of all incomes
  - f. Tutorial and college preparation programs
  - g. Training programs to meet the needs of local employers
    - 1. Technology Training
    - 2. Customer Service Training
    - 3. Natural Resource Training
    - 4. Open Entry/Open Exit programs
  - h. Retain funding, local staff - JOIN Employment Security Department, Vocational Rehabilitation, funding for both youth, adult training
- 4. Mid-Term Needs
  - a. School District academic goals
  - b. Mid-term maintenance needs
  - c. College programs - prepare students to succeed at work
  - d. Teachers with master's degrees to provide transferable courses
- 5. Long Term Needs
  - a. Long term maintenance needs
  - b. Full fledged college programs

**E. Medical/Social Services/Housing**

- 1. Funded/Needs to be Completed
  - a. Affordable Housing Inventory
  - b. Sidewalks, Parking Lots, McGill Senior Center
- 2. Urgent/Critical/Immediate Needs
  - a. Housing
    - 1. Affordable single family homes, rental housing to meet the immediate needs of mining personnel and on-going community needs
      - a. Deterioration of older manufactured housing stock
      - b. Need for contractors with specific licenses
      - c. Lead based paint regulations, impact on financing, rehabilitation neighborhoods
    - 2. Senior assisted, independent housing, Senior foster care
    - 3. Need for higher scale housing in outlying areas
  - b. Medical
    - 1. Recruitment needs, Lab Technicians
    - 2. Retain full range of medical services, stabilize care center and privatization for mental health/medical services

c. Social Services

1. Increase Mental Health Center Staff
2. Child care - evenings, weekends
  - a. Special needs children
  - b. Need more space for infant, toddler care
3. Before and After School Programs
4. Improve parking lots, sidewalks - Ely Senior Center
5. Expand services to home bound, medically indigent who don't qualify for assistance

2. Mid Term/Long Term Needs, Retain, improve all areas of community services

F. Quality of Life Issues: Recreation, Cultural Programs

1. Funded/Needs to be Completed
  - a. skateboard park
2. Urgent/Critical
  - a. Youth programs - summer recreation and educational program
  - b. Community wide focus, Coalition on youth, family and quality of life issues, community awareness, social responsibility, involvement
  - c. Funding, construction of swimming pool
  - d. Safety concerns - McGill Ball Park
3. Immediate Needs
  - a. Coordinated, staffed, funded recreation programs for all ages
  - b. Maintain, improve existing County facilities - Golf Course, McGill Pool, Marich Field - (Parking Lot reconstruction) Parks, Shooting Range
  - c. State and federal recreational facilities
  - d. Urban Trail System / county wide, areas surrounding communities
  - e. Renovation of Centennial Arts Building
  - f. Restore full library services, hours
4. Mid Term Needs, Encourage Fine Arts, Museum Programs
5. Long Term Needs, Georgetown Ranch Development

G. Public Facilities

1. Urgent and Critical
  - a. Renovate Post Office Building for County office space
  - b. Maintenance issues on all city and county facilities
  - c. Courthouse alarm system
  - d. Building for animal shelter
2. Immediate Needs
  - a. Upgrade County Road Department facilities
  - b. Renovate City Hall to use space vacated by Fire Department

H. Public Services

1. Urgent/Critical, Immediate Needs
  - a. Adequate, stable sources for local services
    1. Use all potential revenue
    2. Legislative Coalition, Federal legislation, State 2005 Session
  - b. Adequate staff for local public service
  - c. Consolidated planning, building, and development functions
2. Mid-Term/Long Term Needs  
Retain and improve all areas of local public services