
CHAPTER 3:
Douglas County Profile

Introduction

Chapter 3 provides a “snapshot in time” of Douglas County in 2006, serving as context for the Master Plan chapters that follow. Some of the data included in this chapter serve as Quality of Life indicator metrics, which are updated each year in the County’s Master Plan Annual Report. The current Master Plan Annual Report may be accessed at www.douglascountynv.gov.

Quality of Life indicator metrics help decision makers to evaluate the implementation of Master Plan Goals and Policies and to take appropriate corrective action. The metrics will evolve over time as they are fine-tuned to serve as meaningful indicators of the success or failure of Master Plan Goals and Policies. Direction for the monitoring and assessment of the Master Plan through annual collection and evaluation of these metrics is provided in Chapter 14: Implementation.

Population

POPULATION

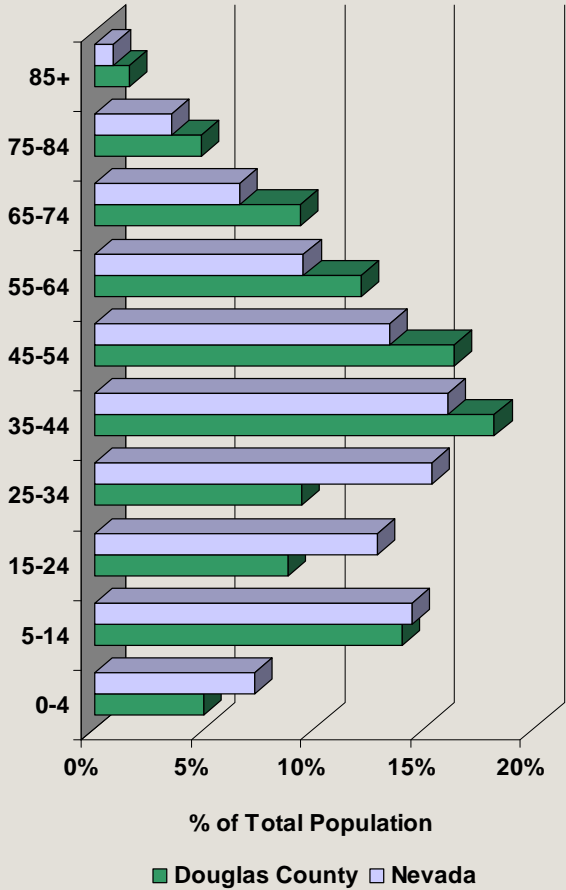
Source	Year			
	1990	1995	2000	2005
US Census	27,637	36,121*	41,259	47,017*
NV State Demographer	28,070*	37,210*	41,674*	50,108*

EDUCATION

- Persons 25+ years old who are high school graduates (2000): **91.6%**
- Persons 25+ years old who hold a bachelor's degree or higher (2000): **23.2%**

AGE COMPOSITION

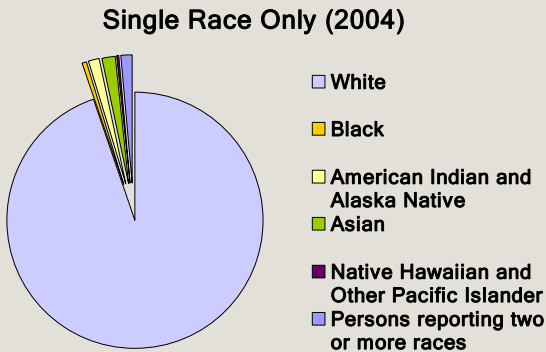
Population by Age (2000)



INCOME

- Median household income (2004)²: **\$66,950**
- Per capita income (2004)³: **\$42,772**
- Of households below the poverty level, 23% are senior households.

RACIAL/ETHNIC COMPOSITION

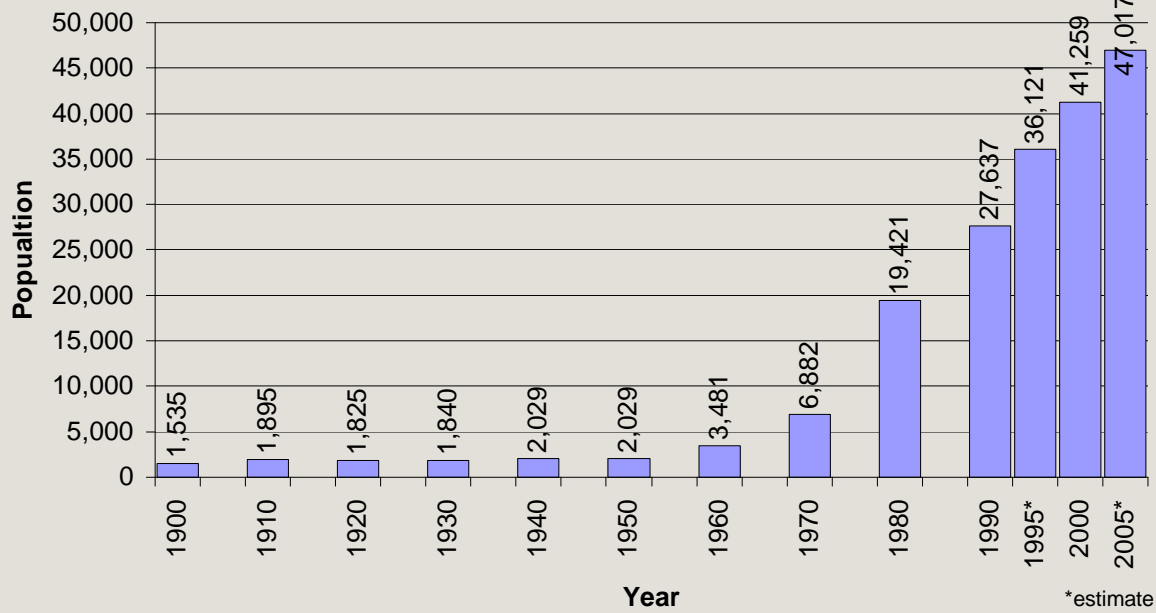


Persons of Hispanic or Latino origin: **8.2%** (can be of any race)

Sources: All data from US Census unless indicated.
 *Estimate
¹Nevada State Demographer
²Douglas County
³US Department of Commerce, Bureau of Economic Analysis

Population

POPULATION GROWTH (1900-2005)



WHAT DOES IT MEAN?

- Douglas County’s population increased by about 75% between 1990 and 2005.
- The population is estimated to grow more slowly in the future than it has in the past.

Compared to Nevada, Douglas County has:

...a smaller proportion of people between the ages of 25 and 34.

...a larger proportion of people of retirement age.

...larger proportions of people 25 years old or older who have graduated from high school and who hold a Bachelor’s degree or higher.

...a 25% higher per capita income.

Sources: All data from US Census unless indicated.

*Estimate

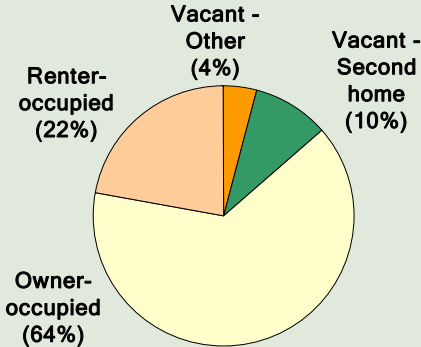
¹Nevada State Demographer

²Douglas County

³US Department of Commerce, Bureau of Economic Analysis

Housing

HOUSING OCCUPANCY (2000)

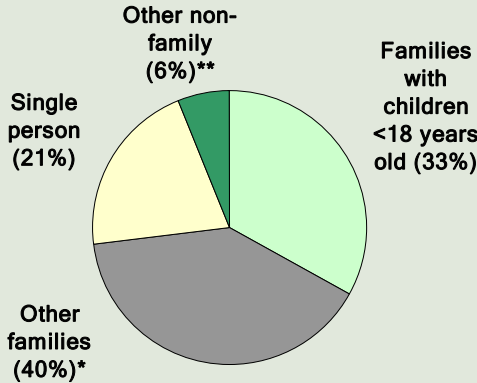


HOUSEHOLD SIZE

- Average persons per household (2000): 2.5

HOUSEHOLDS

- Estimated total households (2005): 18,807¹

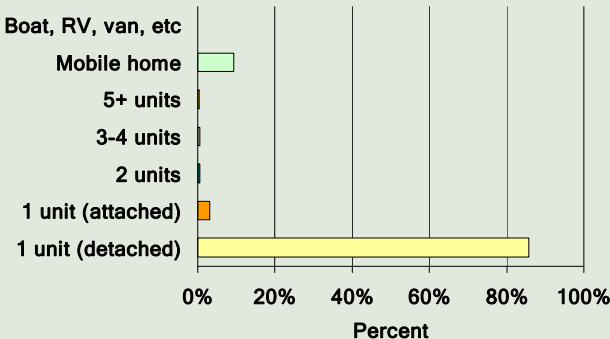


*Households with children and married couples without children
 **Households with unrelated persons

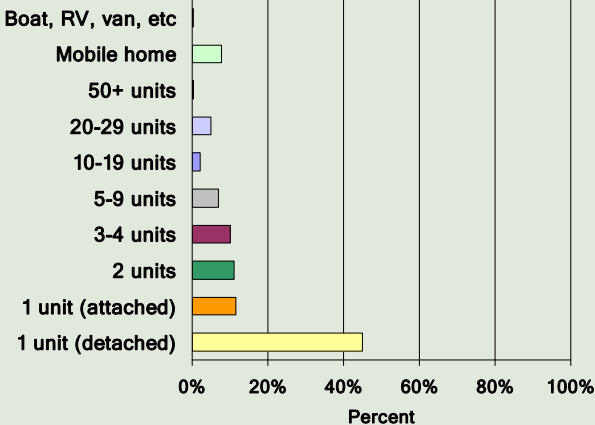
- Homes heated with solar energy (2000): 0.1%

HOUSING UNITS

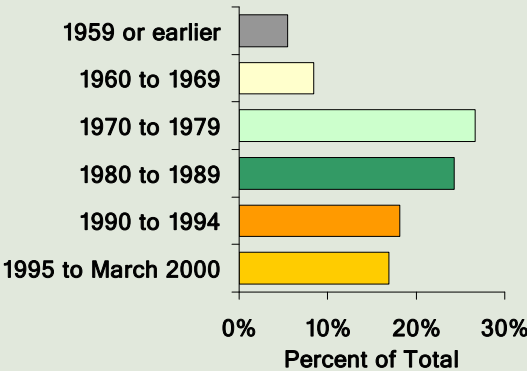
Owner-Occupied Housing Units (2000)



Renter-Occupied Housing Units (2000)



AGE OF HOUSING (2000)

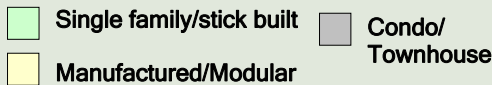
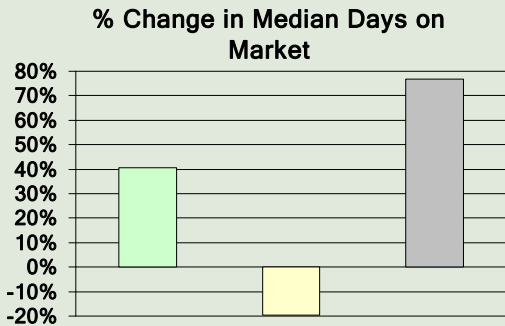
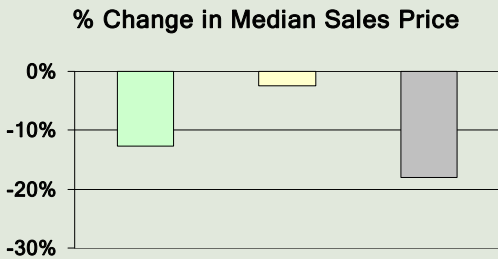


Sources: All data from US Census unless indicated.
¹Estimated using US Census 2005 est. population and US Census 2000 avg. persons per household
²Douglas County Assessor's Office
³Nevada Small Business Development Center
 - % change from 3rd Qtr. 2005 to 3rd Qtr. 2006

Housing

AFFORDABILITY

- Median home sales price in Carson Valley (2005)²: **\$382,500**
- Median monthly rent in Douglas County (2000): **\$780**
- MLS activity in Carson Valley for 3rd Qtr 2006³ shows:



WHAT DOES IT MEAN?

- The majority (72.5%) of households occupy single-family homes.
- About 65% of the population lives in owner-occupied housing.
- About 70% of vacant homes are considered vacant because they are used for seasonal or recreational use.
- After the 2000-2005 housing boom, recent MLS activity in Carson Valley shows sales slowing and prices adjusting. Sales of modular/mobile homes are holding value better and selling faster than single family/stick built or condos/townhouses, showing a demand for more affordable single family housing types.

NOTE:

- The Population and Housing Element will be updated in 2007.

Sources: All data from US Census unless indicated.

¹Estimated using US Census 2005 est. population and US Census 2000 avg. persons per household

²Douglas County Assessor's Office

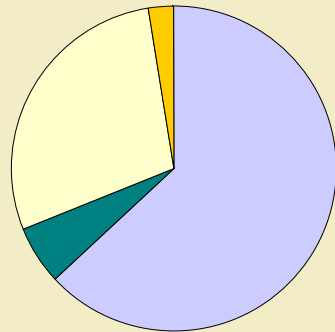
³Nevada Small Business Development Center

- % change from 3rd Qtr. 2005 to 3rd Qtr. 2006

Open Space & Natural Resources

LAND OWNERSHIP¹

- Total acreage of county: **472,141**



- Public Lands
- County, municipalities, etc.
- Private Land
- Easements, Open Space, etc.

CONSERVATION EASEMENTS¹

- Total acres in private conservation easements (2005): **1,520.92**
- Total open space (2005): **9,539.97**
- The first Southern Nevada Public Land Management Act (SNPLMA) conservation easement (an additional 300+ acres) is in place.

TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM¹

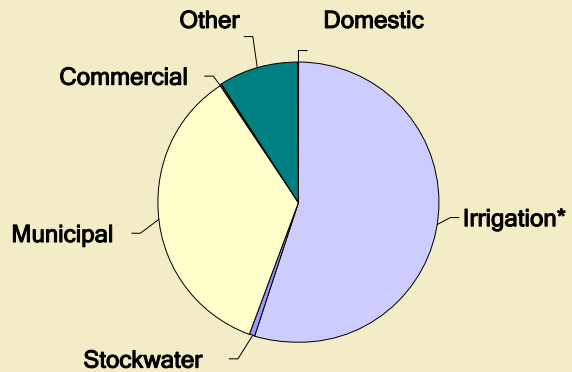
- Acres of land protected from development through TDR Program: **3620**

FLOOD PLAIN¹

- Total primary flood plain acreage: **47,641** (does not include Lake Tahoe and Topaz Lake).
- Vacant parcel acreage within primary flood plain: **13,026** (does not include conservation easements and open space)
- Percent of parcel acreage developed in primary flood plain: **72.4%**

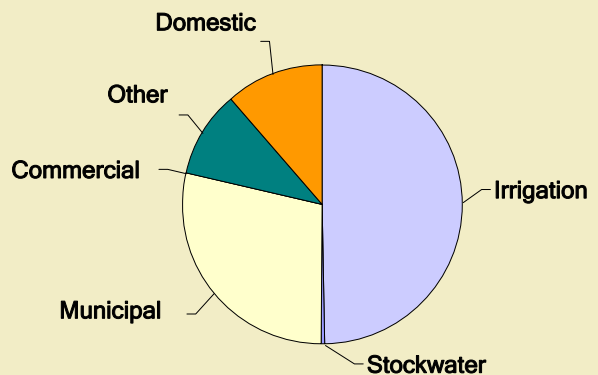
GROUNDWATER²

Groundwater Rights by Type



*Includes supplemental surface water rights.

Groundwater Pumpage by Type**



Actual groundwater usage (2004): **34,561 acre-ft

WHAT DOES IT MEAN?

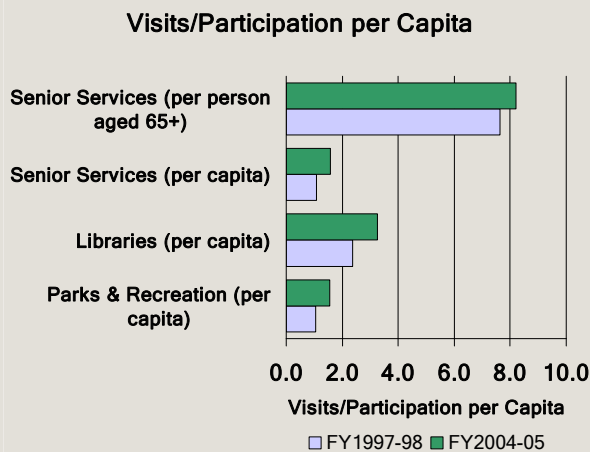
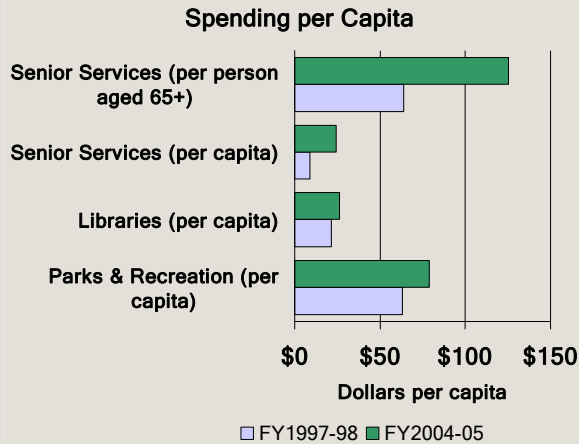
- 65% of the county consists of public lands.
- There is an opportunity to protect primary flood plain acreage from development through conservation easements on vacant parcels.

Sources: ¹Douglas County

²State of Nevada Division of Water Resources

Cultural Resources

SPENDING AND PARTICIPATION



SENIOR SERVICES

- Include Meals on Wheels, Congregate, Transportation, and Homemaker programs and assistance.

PARKS

- There are currently about 844 acres of parkland (County, town, and GID), or about **17 acres per 1000 residents**.
- An additional **663** acres are State or Federal park facilities.
- School sites make up an additional **291.6** acres.

LIBRARIES

- Registered library borrowers as a percent of population:
61% - Jan 2000
49% - Jan 2006
- County library branches: **2**
 Lake Tahoe
 Minden
- The County also maintains library facilities China Spring Youth Camp high school, Lake Tahoe Juvenile Detention Facility, and jail.

WHAT DOES IT MEAN?

From FY1997-98 to FY 2004-05 (not adjusted for inflation):

- In terms of dollars per person, spending for parks and libraries has increased by about 25%.
- In terms of dollars per senior, spending for senior services has increased by 96%.
- Visits to libraries have increased by 38%.
- Participation in Parks and Recreation programs has increased by 49%.
- Participation in senior services programs by people 65+ years old has increased by about 8%.

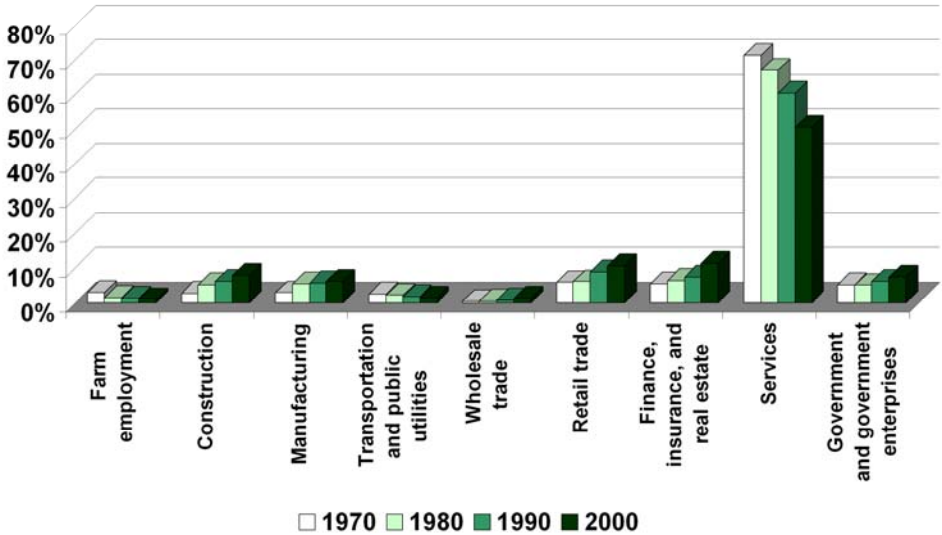
Sources: All data is provided by Douglas County unless indicated.

¹State of Nevada Division of Water Resources

Economic Development

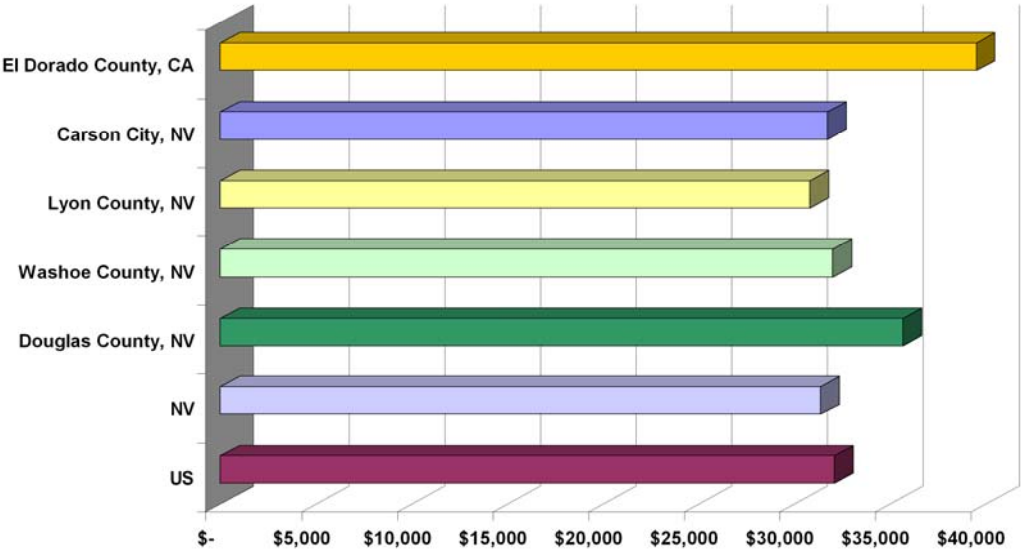
SECTORS OF THE ECONOMY

Employment by Industry (1970-2000)



EARNINGS

Median Earnings (2000)



Sources: All data is from US Census unless indicated.
²Douglas County

Economic Development

EMPLOYMENT

- Total employees (2005): **23,495**
- Unemployment rate (2005): **4.4%**
- Percent of workforce that works from home: **6.1%**
- Percent of workforce self-employed: **11%**

RECENT COMMERCIAL/INDUSTRIAL PROJECTS²

- Minden Village, a mixed-use residential and commercial development, has been completed. It has 95,000 square feet of new commercial space.
- 35,000 square feet of newly constructed industrial buildings have been added to the Carson Valley Business Park.
- A 240,000 square foot fire hydrant manufacturing facility has been permitted in the Meridian Business Park.

WHAT DOES IT MEAN?

- The tourism, hotel, and gaming sectors are still the county's largest employers, despite the large decrease in employment in the past few decades.
- Median earnings are higher than US, Nevada, and surrounding Nevada counties, but El Dorado County in California competes for workers in Douglas County with higher median earnings.
- New retail and industrial development is continuing to grow but at a lower rate than the past 5 years.

Sources: All data is from US Census unless indicated.

²Douglas County

Transportation

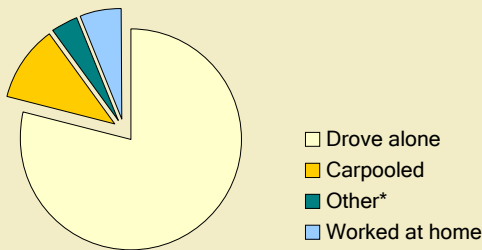
ACCESS

- US Highway 395 provides north-south access.
- US Highway 50 and State Route 88 provide east-west access.
- Interstate 80 (about 50 miles north of the county’s population center) and Reno’s international commercial airport are easily accessible by US Highway 395 to Reno.
- Minden-Tahoe Airport is a 990-acre general aviation non-towered airport with two active runways. It provides local facilities for private planes and soaring.

GETTING TO WORK

- The mean travel time to work is 23.5 minutes.

Mode of Transportation



*Public transportation, motorcycle, bicycle, walked, or other means

- Number of workers who both live and work in Douglas County¹: **12,438 (66%)**
- Number of workers who live in Douglas County and work in Carson City or El Dorado, Lyon, or Washoe County¹: **5,849 (31%)**
- Number of workers who live in Carson City or El Dorado, Lyon, or Washoe County and work in Douglas County¹: **6,582**

WHAT DOES IT MEAN?

- Douglas County is easily accessible via three major highways and is in close proximity to Reno’s international commercial airport.
- Most people get to work by driving alone.
- About 5% of people get to work by public transportation, motorcycle, bicycle, walking, or other means.
- The mean travel time to work suggests that most people do not live within walking distance to work.
- Roughly the same number of workers commute out to and commute in from nearby areas of Carson City and Washoe, El Dorado, and Lyon Counties for work.

Sources: All statistical data from US Census unless indicated.

¹Nevada Department of Training, Rehabilitation and Employment (DETR)

Regional and Community Planning Areas

Regional Planning Areas

TAHOE PLANNING AREA

- Is located on western edge of the county.
- Has 28,421 acres of total land (about 6.5% of the county's land area).
- Has 10% urbanized land, 80% in public ownership, and the remaining 10% in private non-urban use.
- Has four designated urban communities (Stateline, Roundhill, Kingsbury, and a portion of Tahoe Village) that are developed at urban densities.
- Is home to 71% of lodging and recreational uses within the county, 87% of all casino resort land uses, and 31% of all commercial and office land uses.
- Is under the jurisdiction of the Tahoe Regional Planning Agency (TRPA) in addition to Douglas County.
- Has one high school, one elementary school, and one middle school (set for closure).

SIERRA PLANNING AREA

- Contains 19,381 acres.
- Is sparsely populated (about 75% of land is in public ownership).
- Is known for natural beauty and recreational amenities, including Heavenly Ski Resort.
- Contains 84% of the county's privately-owned forest land.
- Has only two developed areas (Tahoe Village and Summit Village) and only 850 dwelling units.
- Has no schools or county parks.
- Is served by Sierra Forest Fire Protection District and Tahoe Douglas Fire Protection District.
- Has public water and wastewater services provided by Kingsbury GID (where they are available).

Regional and Community Planning Areas

Community Plan Areas

CARSON VALLEY

- Is bounded by the Pinenut Mountains to the east and the Carson Range of the Sierra Nevada to the west.
- Has 38,330 acres of ranch and farmland; by land use, ranching and farming are the Valley's primary activities.
- Has 111,955 acres of total land (24% of the county's land area).
- Is characterized by low- to medium-density residential development.
- Is home to most of the industrial and commercial land use in the county.
- Has 13 distinctive communities:
 - *North, South and Central Agricultural*, which contain the majority of Douglas County farms and ranches;
 - *Airport*, which includes the Minden-Tahoe Airport and associated industrial uses, and a piece of a dedicated receiving area;
 - *East Valley*, which contains low-density residential, agricultural, and public lands and includes the employment centers of Bently Science Park and Aervoe-Pacific Corporation;
 - *Fish Springs*, which is mostly large lot, scattered rural development surrounded by open, public lands;
 - *Foothill*, which is primarily rural residential and agricultural fields;
 - *Gardnerville Ranchos*, which is the largest community in the county and a designated Urban Service Area; it contains two elementary schools and a middle school;
 - *Genoa*, which has a mostly rural character and includes the Town of Genoa, Nevada's oldest settlement (established 1851);
 - *Indian Hills/Jacks Valley*, which is designated as an Urban Service Area and is primarily residential with some commercial and industrial uses; it contains one elementary school;
 - *Johnson Lane*, which is composed primarily of low density residential lots, a large receiving area, public lands, minimal commercial development and one elementary school;
 - *Minden/Gardnerville*, which is the most urbanized community in Carson Valley, includes the county seat (Minden), and is designated as an Urban Service Area; it contains two elementary schools, one middle school, and one high school;
 - *Ruhenstroth*, which is mostly 1 acre and larger lot scattered development reflecting a rural character.

Regional and Community Planning Areas

Community Plan Areas

PINENUT

- Has varying topography and a rural setting.
- Is the largest of the five planning areas, comprising 222,231 acres (about 47% of the county).
- Includes 194,810 acres of publicly-owned land.
- Contains the Washoe allotment lands, which comprise 23% of the Planning Area.
- Has 650 acres of urbanized area containing rural residential uses.
- Is the location of the County Fairgrounds.
- Is served by individual sewage disposal systems and private wells.
- Is served by US Highway 395 and through collector roads.
- Has a model airplane park.

TOPAZ

- Is located in the southernmost portion of Douglas County.
- Is served by US Highway 395 and State Route 208.
- Has 79,083 acres of total land (about 17% of the county's land area).
- Includes 2,065 acres devoted to urban uses (80% of this acreage is allocated to residential uses).
- Includes a large receiving area south of State Route 208.
- Has five distinct areas with separate identities (Holbrook, Topaz Ranch Estates, Spring Valley, Topaz Lake, and the Walker River Valley/Antelope Valley/public lands on the far eastern end of the Planning Area).
- Is home to many retirees (44% of residents).
- Includes Topaz Lake Park and Topaz Ranch Estates Park.