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## **CHAPTER 13:** **Implementation**

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## **2011 Master Plan Implementation**

Each Element of the 2011 Douglas County Master Plan identifies current and future issues facing Douglas County related to land use, transportation, housing and other functional areas and sets forth specific goals, policies, and actions to address these issues. In order for the 2011 Master Plan to be successful, it will require constant monitoring with annual reports which document the progress in implementing the goals and actions adopted in each Element.

The Douglas County Planning Commission is required to submit an Annual Report to the Board of Commissioners on the progress of implementing the Master Plan (NRS 278.190). Figure 13.1 lists all of the actions contained in the 2011 Master Plan. Each action is associated with one or more primary entities and also includes target completion dates. High priority items are shown for the year 2012, medium priority actions are shown for 2013-2014, while low priority action items are targeted for 2015-2016, the last year for the current Master Plan. Since the existing Master Plan, which was first adopted in 1996, will be 20 years old in 2016, the Action Matrix also includes an action item for the preparation of a new Douglas County Master Plan.

## **Amendments to the Douglas County Master Plan**

When development proposals are in conflict with future land use designations in the Regional or Community Plans, adopted transportation classification, or in conflict with adopted goals, policies, or actions, an application for a Master Plan Amendment is required. The specific findings required by Section 20.608.040 of the Douglas County Development Code are described below.

1. The proposed amendment is consistent with the policies embodied in the adopted master plan and the applicant has demonstrated the amendment promotes the overall goals and objectives of the master plan and has demonstrated a change in circumstances since the adoption of the plan that makes it appropriate to reconsider one or more of the goals and objectives or land use designations.
2. The proposed amendment is based on a demonstrated need for additional land to be used for the proposed use, and that the demand cannot be reasonably accommodated within the current boundaries of the area.
3. The proposed amendment would not materially affect the availability, adequacy, or level of service of any public improvement serving people outside of the applicant's property and will not be inconsistent with the adequate public facilities policies contained in chapter 20.100 of Title 20.
4. The proposed amendment is compatible with the actual and master planned use of the adjacent properties and reflects a logical change to the boundaries of the area in that it

allows infrastructure to be extended in efficient increments and patterns, it creates a perceivable community edge as strong as the one it replaces, and it maintains relatively compact development patterns.

Appendix B of Volume I contains a listing of all Master Plan Amendment requests submitted since the Master Plan was originally adopted in 1996.

**Figure 13.1  
2011 Master Plan Action Matrix**

<b>ACTION ITEM #</b>	<b>ACTION</b>	<b>RESPONSIBLE ENTITY</b>	<b>Target Date</b>	<b>Status</b>
Douglas County Master Plan	Prepare New 20 Year Master Plan for 2016 to 2036	Community Development, Planning Commission	2015	<i>Not Started</i>
<b>LAND USE ELEMENT - Tahoe Regional Plan</b>				
T Action 1.1	Douglas County shall continue to work with TRPA and public on the update of the Regional Plan and Code of Ordinances, as well as the development of local zoning plans.	Community Development, TRPA	2012	<i>Underway</i>
T Action 1.2	Douglas County shall explore the feasibility of entering into a Memorandum of Understanding (MOU) with TRPA to take over permitting responsibility in the Tahoe Basin.	Community Development, TRPA, District Attorney	2013-2014	<i>Not Started</i>
T Action 3.1	Douglas County shall continue to participate in efforts to complete the Nevada Stateline-to-Stateline Bikeway Project.	Parks and Recreation, Tahoe Transportation District, TRPA	2012	<i>Underway</i>
T Action 3.2	Douglas County shall participate with the TMPO, Tahoe Transportation District, Federal Highway Administration, NDOT, City of South Lake Tahoe, Caltrans, and Nevada State Parks in the planning and implementation of the U.S. 50 Stateline Corridor/South Shore Community Revitalization Project.	Community Development, TRPA/TMPO, NDOT, Nevada State Parks	2013-2014	<i>Underway</i>
T Action 3.3	Douglas County shall participate with the City of South Lake Tahoe, Tahoe Regional Planning Agency, South Tahoe Alliance of Resorts, and South Shore Stakeholders in the completion and incorporation of the elements of the South Shore Vision Plan into the local plans.	Community Development, TRPA, STAR	2013-2014	<i>Underway</i>
<b>HOUSING ELEMENT</b>				
H Action 1.1	Amend the Douglas County Development Code to include a provision on reasonable accommodation, in conformance with the Fair Housing Act.	Community Development	2012	<i>Not Started</i>
H Action 1.2	Amend the Douglas County Development Code to remove limits on the number of unrelated persons that can live in a dwelling unit.	Community Development	2012	<i>Not Started</i>
H Action 1.3	Amend the Douglas County Development Code to include minimum density requirements in the multifamily residential and mixed use commercial zoning districts.	Community Development	2012	<i>Not Started</i>
H Action 1.4	Review the Development Code to determine whether or not impediments exist for the development of rental housing projects.	Community Development	2012	<i>Not Started</i>
H Action 1.5	Review the Development Code to determine whether or not impediments exist for the development of moderately priced entry-level homes including single-family attached units.	Community Development	2012	<i>Not Started</i>
H Action 2.1	As part of the required annual report on the Master Plan, include a status report on affordable housing in Douglas County, including developments with density bonuses.	Community Development	2012	<i>Not Started</i>
H Action 3.1	Prepare recommendations on strategies to reduce predevelopment costs for affordable housing.	Community Development	2012	<i>Not Started</i>
H Action 4.1	Determine possible locations for the development of affordable senior housing in proximity to the new Douglas County Community/Senior Center in Gardnerville and solicit interest from potential developers.	Community Development, Parks and Recreation	2012	<i>Not Started</i>
H Action 4.2	Develop an additional 40 to 80 units of affordable rental units within ten years for elderly and disabled households.	Community Development	2015-2016	<i>Not Started</i>
H Action 4.3	Douglas County will prepare siting criteria for new affordable rental units to insure proximity to community services.	Community Development	2012	<i>Not Started</i>

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<b>ACTION ITEM #</b>	<b>ACTION</b>	<b>RESPONSIBLE ENTITY</b>	<b>Target Date</b>	<b>Status</b>
H Action 5.1	Work with the Tahoe Regional Planning Agency to determine alternative funding alternatives, such as a mitigation fee, that can be available for affordable workforce housing and appropriate sites for development.	Community Development, TRPA	2013-2014	<i>Not Started</i>
H Action 5.2	Coordinate with Lake Tahoe Basin employers to determine temporary or seasonal workforce housing needs and develop appropriate strategies.	Community Development, TRPA	2013-2014	<i>Not Started</i>
H Action 5.3	Work with the Tahoe Regional Planning Agency to insure that the 2012 Update of the Code of Ordinances facilitates the development of affordable housing, including mixed-income housing, which is exempt from the residential allocations.	Community Development, TRPA	2013-2014	<i>Not Started</i>
H Action 6.1	Prepare annual updates on the number of first time homebuyer loans provided in Douglas County.	Community Development	2013-2014	<i>Not Started</i>
H Action 7.1	Douglas County will prepare recommendations concerning visitability requirements for new single family detached and attached dwelling units.	Community Development	2012	<i>Not Started</i>
H Action 7.2	The County will develop priority needs statement for special needs housing in consultation with local agencies and providers.	Community Development	2012	<i>Not Started</i>
<b>TRANSPORTATION ELEMENT</b>				
TP Action 1.1	Update the 2007 Douglas County Transportation Plan.	Public Works, Community Development	2013-2014	<i>Not Started</i>
TP Action 2.1	Update the 2003 Comprehensive Trails Plan	Community Development, Public Works, Carson Valley Trails Association	2013-2014	<i>Not Started</i>
TP LT Action 1.1	Douglas County shall participate with the TTD, TMPO, NDOT, City of South Lake Tahoe, Caltrans, FHWA, Nevada State Parks, and private sector stakeholders in the planning, design, and implementation of the U.S. 50 Stateline Corridor/South Shore Revitalization Program.	Community Development, Public Works, TTD, TMPO, NDOT	2012	<i>Underway</i>
TP LT Action 1.2	Douglas County shall continue to participate in efforts to complete the Nevada Stateline-to-Stateline Bikeway Project and other identified bicycle and multi-use trail projects within Douglas County at Lake Tahoe consistent with the Tahoe Revitalization and Tremendous Trails initiatives of the County Economic Vitality Plan.	Community Development, Public Works, Parks and Recreation, Economic Vitality Manager	2012	<i>Underway</i>
LT T Action 1.3	Douglas County shall continue to participate in the planning and implementation of transit system improvements through its representation on the Tahoe Transportation District Board of Directors.	Community Development, Public Works	2012	<i>Underway</i>
LT T Action 1.4	Through the Tahoe Transportation District, Douglas County shall continue to explore the feasibility and potential benefits of waterborne transit at Lake Tahoe that serves the County and further supports the Tahoe Revitalization and the South Shore Plan.	Community Development, Public Works, TTD	2012	<i>Underway</i>
LT T Action 1.5	Douglas County shall continue to participate in the community based forum of the South Shore Transportation Management Association (SS/TMA). SS/TMA plays a lead role in the development of transportation demand management and strategies to mitigate the impact of highway construction projects and special events.	Community Development, Public Works, SS/TMA	2012	<i>Underway</i>

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<b>ACTION ITEM #</b>	<b>ACTION</b>	<b>RESPONSIBLE ENTITY</b>	<b>Target Date</b>	<b>Status</b>
<b>GROWTH MANAGEMENT ELEMENT</b>				
GM Action 1.1	Douglas County shall develop key indicators to monitor the impacts of growth, as well as progress being made towards implementing the County's growth management programs, and report on them on an annual basis.	Community Development	2012	<i>Not Started</i>
GM Action 2.1	The Community Development Department will provide input during the preparation of the annual CIP to insure consistency with the Master Plan and the Growth Management Chapter of the Douglas County Development Code.	Community Development, County Manager's Office	2012	<i>Not Started</i>
GM Action 3.1	Douglas County shall examine the feasibility of developing and/or working with an existing land trust or conservancy to implement and facilitate a PDR program	Community Development, Carson Valley Agricultural Association, Nature Conservancy, Parks and Recreation	2013-2014	<i>Not Started</i>
GM Action 3.2	Douglas County shall analyze the effectiveness of the Transfer Development Rights Program and prepare recommendations.	Community Development	2014-2015	<i>Not Started</i>
<b>AGRICULTURE ELEMENT</b>				
AG Action 4.1	Douglas County will prepare amendments to the Development Code to facilitate agricultural activities.	Community Development, CVAA	2012	<i>Not Started</i>
AG Action 5.1	Douglas County will investigate creating a Land Trust to facilitate planning and implementation of an Open Space Acquisition Program.	Community Development, CVAA	2013-2014	<i>Not Started</i>
<b>ENVIRONMENTAL RESOURCES AND CONSERVATION ELEMENT</b>				
ERC Action 1.1	Douglas County shall work with the Nevada Fire Safe Council, UNR Cooperative Extension, East Fork Fire and Paramedic District, Tahoe-Douglas Fire Protection District, and Volunteer Fire Departments to encourage and support efforts to reduce hazardous fuels on private property.	Community Development, Nevada Fire Safe Council, UNR Cooperative Extension, East Fork Fire and Paramedic District, Tahoe-Douglas Fire Protection District, and Volunteer Fire Departments to encourage and support efforts to reduce hazardous fuels on private property.	2012	Not Started
ERC Action 3.1	Develop a priority and phasing plan to provide for a detailed watershed analysis and improvement recommendations by watershed in relation to the seriousness of the existing and potential flood flow problems.	Community Development	2013-2014	<i>Not Started</i>
ERC Action 3.2	Investigate the use of existing irrigation ditches and canals to help alleviate Carson River and stormwater flooding problems, and prevent critical water conveyances from being obstructed or abandoned.	Community Development, Water Conveyance Advisory Committee	2013-2014	<i>Not Started</i>
ERC Action 3.3	Improve portions of irrigation system to improve flood conveyance capacities while not impacting operational capabilities	Community Development	2013-2014	<i>Not Started</i>
ERC Action 3.4	Investigate acquisition of rights-of-way, development of conveyances, and utilization of wetlands southeast of Genoa as possible detention facilities.	Community Development	2013-2014	<i>Not Started</i>
ERC Action 3.5	Evaluate and develop a fair share of maintenance costs for irrigation facilities used for flood control.	Community Development	2015-2016	<i>Not Started</i>
ERC Action 3.6	Determine transportation improvements required to allow for a minimum of one access to communities during 100-year flood events.	Community Development, Public Works	2013-2014	<i>Not Started</i>

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<b>ACTION ITEM #</b>	<b>ACTION</b>	<b>RESPONSIBLE ENTITY</b>	<b>Target Date</b>	<b>Status</b>
ERC Action 3.7	Douglas County will work with the Towns on the 2013 Hazard Mitigation Plan revisions	Community Development, Towns	2013-2014	<i>Not Started</i>
ERC Action 4.1	Prepare recommendations to require Low Impact Development for all new development in Douglas County.	Community Development	2013-2014	<i>Not Started</i>
ERC Action 4.2	Continue to work with the Town of Minden on an inter-local agreement to provide water service to the Fairgrounds/Sunrise Estates Facility and continue exploring the option of connecting the Ruhestroth community to the system.	Public Works, Town of Minden	2013-2014	<i>Not Started</i>
ERC Action 4.3	Explore the option of connecting properties in the Johnson Lane community to the County water system.	Public Works	2013-2014	<i>Not Started</i>
ERC Action 5.1	Douglas County shall develop comprehensive storm drainage design criteria for developed areas in conjunction with the Towns and GIDs.	Community Development, Public Works	2013-2014	<i>Not Started</i>
ERC Action 7.1	The County shall develop and disseminate a public information program directed at informing residents of strategies for minimizing non-point source impacts to groundwater.	Community Development	2012	<i>Underway</i>
ERC Action 7.2	Implement the Wellhead Protection Plan when adopted and require new development to submit plans to affected water purveyors.	Public Works, Community Development	2012	<i>Underway</i>
ERC Action 9.1	Develop a funding source to develop and implement a stormwater management plan for the Carson Valley.	Community Development, Public Works	2013-2014	<i>Not Started</i>
ERC Action 9.2	Implement the Clear Creek and Johnson Lane Stormwater Management Plans as required by the MS4 NPDES permit.	Community Development	2012	<i>Underway</i>
ERC Action 9.3	Develop a program for inspecting and maintaining storm water facilities in the public right-of-way and in parking lots in order to protect the quality of water that is conveyed into irrigation ditches.	Public Works, Community Development	2013-2014	<i>Not Started</i>
ERC Action 13.1	Pursue cost effective air quality management strategies that contribute to improved local and regional air quality.	Community Development	2013-2014	<i>Not Started</i>
ERC Action 13.2	Establish standards for roadway surfacing and maintenance which reduce dust generation.	Public Works, GID's	2013-2014	<i>Not Started</i>
ERC Action 14.1	Douglas County shall establish development regulations and design guidelines to minimize impacts of new development on sensitive habitats and migration routes.	Community Development	2013-2014	<i>Not Started</i>
ERC Action 15.1	The County will-investigate the feasibility of draft green building code regulations and will include incentives in Title 20 to increase green building construction.	Community Development	2012	<i>Not Started</i>
ERC Action 15.2	In order to improve energy efficiency and reduce the cost of operating the County's buildings, prioritize and fund projects recommended in the Douglas County Energy Audit (2011) in the CIP.	Public Works, Community Development	2013-2014	<i>Not Started</i>

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<b>ACTION ITEM #</b>	<b>ACTION</b>	<b>RESPONSIBLE ENTITY</b>	<b>Target Date</b>	<b>Status</b>
<b>ECONOMIC DEVELOPMENT ELEMENT</b>				
ED Action 2.1	Utilize social media communication to reach influencers in the Outdoor Industry.	Economic Vitality Manager, Ascent Douglas Team	2012	<i>Underway</i>
ED Action 2.2	Identify trends in the Outdoor Industry that have expansion/growth potential for the County.	Economic Vitality Manager, Ascent Douglas Team	2012	<i>Underway</i>
ED Action 2.3	Promote academic, industry and government collaboration.	Economic Vitality Manager, Tahoe Prosperity Center	2012	<i>Underway</i>
ED Action 2.4	Accelerate the establishment and maintenance of research and technology based companies, facilities, and organizations	Tahoe Prosperity Center	2012	<i>Not Started</i>
ED Action 2.5	Promote commercialization of environmental research applications, including a business incubator and investment fund.	Tahoe Prosperity Center	2015-2016	<i>Not Started</i>
ED Action 2.6	Support the development of itinerates focused on outdoor activities, natural amenities, environmental education, and geotourism. Rebrand the visitor experience to focus on environmental quality, health and wellness, and recreation activities.	Economic Vitality Manager, Tahoe Revitalization, Tahoe Prosperity Center	2013-2014	<i>Not Started</i>
ED Action 2.7	Support environmental redevelopment to improve the built environment.	Tahoe Revitalization, Tahoe Prosperity Center	2013-2014	<i>Not Started</i>
ED Action 2.8	Promote the development of specialized center of excellence including orthopedics and oncology; sports and fitness training; wellness centers integrated with new visitor itineraries for fitness and recreation.	Tahoe Prosperity Center	2013-2014	<i>Not Started</i>
ED Action 2.9	Partner with the Northern Nevada Development Authority in the development of the Dream It! Do It! Program to develop industry specific career ladder and certifications.	Economic Vitality Manager, K-12 Education Team	2013-2014	<i>Underway</i>
ED Action 2.10	Seek information from employers regarding industry training, education and workforce needs.	Employment Training, NNDA	2012	<i>Underway</i>
ED Action 2.11	Seek opportunities to improve upon bicycle, pedestrian and equestrian infrastructure that supports economic development.	Economic Vitality Manager, Tremendous Trail Team, Inspired Mobility Team, CVTA, TRT	2012	<i>Underway</i>
ED Action 3.1	Support and work to expand the Main Street Gardnerville Program.	Economic Vitality Manager	2012	<i>Underway</i>
ED Action 3.2	Revise and support the implementation of the Gardnerville Parking District Strategy.	Economic Vitality Manager, Main Street Gardnerville, Community Development	2012	<i>Underway</i>
ED Action 3.3	Support the implementation of the Genoa Main Street Landscape Enhancement Plan and the Walley's to Genoa trail.	Economic Vitality Manager, Community Development	2012	<i>Underway</i>
ED Action 4.1	Actively participate in the Tahoe Prosperity Center to implement the Prosperity Plan.	Economic Vitality Manager	2012	<i>Underway</i>
ED Action 4.2	Identify opportunities to leverage grant funds.	Economic Vitality Manager	2012	<i>Underway</i>
ED Action 4.3	Develop a mechanism to strengthen economic development grant seeking activities.	Economic Vitality Manager, Finance	2012	<i>Underway</i>
ED Action 4.4	Actively participate in the completion of the South Shore Vision Plan.	Community Development, Economic Vitality Manager	2012	<i>Underway</i>
ED Action 5.1	Douglas County will develop performance measures to evaluate the implementation of its economic development plan.	Economic Vitality Manager	2012	<i>Underway</i>

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<b>HISTORIC PRESERVATION ELEMENT</b>				
HP Action 1.1	The Community Development Department shall work with the Towns of Gardnerville and Minden to determine if nomination packages for Historic District status should be submitted to the State of Nevada.	Community Development/Gardnerville/Minden	2013-2014	<i>Not Started</i>
HP Action 2.1	Douglas County shall submit an application for Certified Local Government status to the State of Nevada	Community Development	2012	<i>Not Started</i>
HP Action 2.2	The 1981 Architectural Heritage Publication shall be updated to include all of Douglas County	Douglas County Historical Society/Community Development	2013-2014	<i>Not Started</i>
HP Action 2.3	The Community Development Department shall revise the Development Code to create a unified chapter on Historic District Overlay Zoning Districts and determine if staff support is needed for existing or proposed Historic District Commissions in Douglas County.	Community Development	2012	<i>Not Started</i>
HP Action 2.4	Douglas County will develop incentives for preservation of historic properties and sites, both urban and rural, such as historic tax credits.	Community Development, Douglas County Historical Society, Towns	2013-2014	<i>Not Started</i>
<b>PARKS AND RECREATION ELEMENT</b>				
PR Action 1.1	Develop a construction and financing schedule and source of revenue for servicing debt on the construction of the combined Community Center and Senior Center.	Parks and Recreation	2012	<i>Underway</i>
PR Action 2.1	Update the 2003 Trails Plan to promote the design and operation of a regional trail system which provides access connection between open space areas and recreation facilities.	Community Development/Parks and Recreation	2013-2014	<i>Not Started</i>

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<b>PUBLIC SERVICES AND FACILITIES ELEMENT</b>				
PSF Action 5.1	The EFFPD shall continue to work towards implementing the recommendations in Chapter 6 of the East Fork Fire and Paramedic Districts Standards of Cover.	EFFPD	2013-2014	<i>Underway</i>
PSF Action 5.2	The TDFPD shall continue to work towards addressing the goals and objectives identified in the Tahoe Douglas Fire Protection District's Strategic Plan.	TDFPD	2013-2014	<i>Underway</i>
PSF Action 8.1	Construct the Minden Library expansion as addressed in the CIP.	Douglas County Library	2014-2015	<i>Underway</i>
PSF Action 10.1	Prepare recommendations to amend the Douglas County Development Code to require new subdivisions to connect to a public water system.	Public Works, Community Development	2013-2014	<i>Not Started</i>
PSF Action 10.2	Prepare recommendations and secure funding for consolidating Douglas County's public water systems.	Public Works	2013-2014	<i>Not Started</i>
PSF Action 10.3	Explore the feasibility of connecting the Sierra County Estates water system to the Foothill Water System.	Public Works	2013-2014	<i>Not Started</i>
PSF Action 10.4	Explore utilizing the Douglas County Regional Water Fund (210 Fund) to provide a funding source for improvements to public water systems.	Public Works	2013-2014	<i>Not Started</i>
PSF Action 10.5	Explore the feasibility of connecting communities with high concentrations of private wells, such as Topaz Lakes and Topaz Ranch Estates, to public water systems.	Public Works	2014-2015	<i>Not Started</i>
PSF Action 10.6	Create incentives to encourage existing development to connect to public water systems.	Public Works, Community Development	2014-2015	<i>Not Started</i>
PSF Action 11.1	Explore the feasibility of connecting communities with high concentrations of septic systems, such as Topaz Lakes and Topaz Ranch Estates, to public wastewater systems.	Public Works	2014-2015	<i>Not Started</i>
PSF Action 11.2	Create incentives to encourage existing development to connect to public wastewater systems.	Public Works, Community Development	2014-2015	<i>Not Started</i>
PSF Action 12.1	Explore the feasibility of connecting the Johnson Lane and Ruhestroth communities community to a public wastewater system in order to address issues with high concentrations of nitrates in groundwater.	Public Works	2014-2015	<i>Not Started</i>