

LAND USE ELEMENT

DRAFT

MAY 2017



LAND USE ELEMENT

PURPOSE

The purpose of the Land Use Element is to describe current development patterns in Douglas County and in each community plan, and to review land use issues and opportunities for the entire County as well as the Community Plans.

The Land Use Element includes future land use maps for each community plan and concludes with goals, policies, and actions to encourage development patterns that encourage revitalization and investment in the towns and GIDS while protecting agricultural and fragile lands in the rest of the County.

The Land Use Element does not include the Tahoe Basin portion of Douglas County since land use and other elements are now included in the South Shore and Tahoe Douglas Area Plans.

Land Use Element Goals, Policies, and Actions for the entire County are presented first and are then followed by a section for each Community Plan in the County.

LAND USES IN DOUGLAS COUNTY

There are 12 future land use designations in the Douglas County Master Plan. Each future land use, except for the Washoe Tribe land use, is equivalent to specific zoning districts. The Washoe Tribe land use designations, such as agriculture and commercial, have been incorporated into the Land Use Element Community Plan future land use maps, whenever possible.

Table 1 provides additional information on each Master Plan land use designation.

**Table 1
Future Land Use Categories in Master Plan**

Resource Land Uses	Description
Forest and Range	Designates public lands managed by the US Forest Service and Bureau of Land Management as well as private lands. Most parcels are located in the Pinenut, Sierra, and Topaz Community Plans
Irrigated Agriculture	Designates private parcels currently used for farming and ranching operations, many of which are located in floodplain areas of the Carson Valley
Residential Land Uses	
Rural Residential	Designates parcels intended for low-density residential development of 5 to 10 acres per dwelling. Provides for residential development outside of towns and GIDS that does not require urban services
Single-Family Estates	Designates parcels intended for low-density residential development of 1 to 2 acres per dwelling unit
Single-Family Residential	Designates parcels at urban and suburban densities ranging from 3,000 square feet to ½ acre per dwelling unit as well as townhomes, manufactured homes parks, and duplexes. Urban services are required and parcels are only located within urban service areas
Multi-Family Residential	Designates parcels within urban service areas suitable for multi-family development of up to 16 dwelling units per acre, or more with density bonuses.
Non-Residential Uses	
Commercial	Designates parcels appropriate for neighborhood and regional commercial development as well as mixed-use development
Industrial	Designates parcels intended for light or heavy industrial development, including offices, warehouses, and manufacturing
Community Facility	Designates parcels intended for public and quasi-public uses
Recreation	Designates parcels currently used or intended for privately owned golf courses, tennis clubs and similar uses
Receiving Areas	Designates parcels within Community Plans intended for future urban development and which require, in most circumstances, development rights from sending areas (A-19 and FR-19 zoning districts)
Washoe Tribe	Designates existing parcels under control of the Washoe Tribe of Nevada and California. All Washoe parcels include land use designations, such as agricultural and commercial, based on the Washoe Tribe's 2008 Integrated Resource Management Plan, as amended.

Table 2 provides information on each future land use designation in the Douglas County Master Plan and the zoning districts which conform to each land use designation.

Table 2
Future Land Uses and Zoning Equivalency Chart
*(For Land Uses and Zoning for Tahoe Basin,
see South Shore Area Plan and Tahoe Douglas Area Plan)*

Future Land Use Designation	Equivalent Base Zoning District (s) <i>(Does not include Overlay Zoning Districts)</i>
Forest and Range	FR-40 Forest and Range – 40 acre minimum FR-19 Forest and Range – 19 acre minimum
Irrigated Agriculture	A-19 Agriculture - 19 acre minimum
Rural Residential	RA-5 Rural Agriculture – 5 acre minimum RA-10 Rural Agriculture – 10 acre minimum
Singe Family Estates	SFR-1 Single Family Residential – 1 acre minimum SFR-2 Single Family Residential – 2 acre minimum
Single-Family Residential	SFR 1/2 Maximum density of one dwelling unit per 0.5 acre SFR 12,000 – Maximum density of 3.63 dwelling units/acre SFR 8,000 – Maximum density of 5.45 dwelling units/acre SFR-T 8,000 – Maximum density of 5.45 dwelling units/acre SFR-T 6,000 – Maximum density of 7.26 dwelling units/acre SFR-T 4,000 – Maximum density of 10.89 dwelling units/acre SFR-T 3,000 – Maximum density of 14.52 dwelling units/acre
Multi-Family Residential	MFR – Multi-Family Residential - Maximum Density of 16 dwelling units/acre
Recreation	PR – Private Recreation
Commercial	NC – Neighborhood Commercial OC – Office Commercial GC – General Commercial MUC – Mixed Use Commercial -Maximum density of 16 dwelling units/acre TC – Tourist Commercial
Industrial	LI – Light Industrial SI – Service Industrial GI – General Industrial
Community Facility	AP – Airport PF – Public Facility*
Receiving Areas	All Base Zoning Districts
Washoe Tribe	Not Applicable

*Public Facility Zoning is permitted in all Land Uses

GENERAL LAND USE ISSUES AND OPPORTUNITIES

2016 MASTER PLAN SURVEY

The 2016 Master Plan Survey asked survey respondents to select the three Master Plan Elements which, in their opinion, needed the most improvement. The Growth Management Element received the most responses with 43.2 percent, but the Land Use Element was ranked second at 38.7 percent.

Question 8 on the Master Plan Survey asked respondents to grade the first goal in the Land Use Element which is to “maintain a land use plan that manages growth at a sustainable rate to maintain treasured qualities of the county.” This goal received an “A” from 7.8 percent of the respondents and a “B” from 38.7 percent of the respondents. The goal received a grade of “C” from 36.8 percent of the survey respondents. The goal received a “D” and an “F” from 11.4 percent and 5.2 percent of the survey respondents, respectively. There were 207 open-ended comments in response to this survey question. One comment stated “Need to make it measurable. How do you measure this goal?”

2016 COMMUNITY WORKSHOPS

During the summer of 2016, the County held four community workshops to obtain feedback from community residents. Comments from residents are included within each Community Plan section of the Land Use Element.

INCORPORATING FUTURE LAND USE DESIGNATIONS INTO TITLE 20

The Douglas County Development Code, or Title 20, does not provide any information on Master Plan future land use categories or the zoning districts permitted for each future land use. Section 20.610.050(A) of the Development Code references “underlying land use designation” but does not specify the land use categories. The land use and zoning equivalency table is only located in the Land Use Element of the Master Plan. It would be appropriate to include the Master Plan land use categories in Title 20.

RESIDENTIAL LAND USES AND ZONING

As shown in Table 2, there are currently three single-family residential land use designations (Rural Residential, Single-Family Estates, and Single-Family Residential) and one multi-family residential land use designation. It may be beneficial to consider using two or three different residential land use designations that focus on density and not the dwelling structure (e.g., low-density, medium density, and high density).

MULTI-FAMILY RESIDENTIAL ZONING IN DOUGLAS COUNTY

As shown in Table 2, a property owner must have a multi-family residential land use designation in order to propose multi-family residential zoning. To encourage more multi-family residential development, Douglas County could permit multi-family residential zoning in the Commercial Land Use Designation. The Mixed-Use Commercial Zoning District, which allows up to 16 dwelling units per acre, is already a permitted zoning district within the Commercial land use designation. Allowing developers to request Zoning Map Amendments for multi-family residential zoning in the

Commercial land use category would facilitate additional housing, including affordable housing, within the County.

To encourage more residential density, it may also be appropriate to look at requiring a minimum density of 10 to 12 units per acre for proposed multi-family residential development.

LACK OF LAND USE AND ZONING DESIGNATIONS FOR PUBLIC OPEN SPACE AND RECREATION

The County does not have a future land use designation or zoning district for public open space and recreation. The existing Recreation land use designation permits Private Recreation Zoning only (e.g. golf clubs, private tennis courts). Currently, parks are included in the Community Facility Land Use and Public Facility Zoning District. It would be helpful to designate public parks and recreation with a new Open Space Land Use and Open Space Zoning District, which is very common in other jurisdictions. The Open Space Land Use and Open Space Zoning District could be used for all Federal, State, County, Town, and GID parks as well as conservation areas that are open to the public, such as the Nature Conservancy's River Fork Ranch.

SPLIT LAND USES AND SPLIT ZONING AND NEED FOR PARCEL BASED GIS LAND USES AND ZONING

It is estimated that more than 100 parcels in the County contain more than one land use designation or zoning district. This creates problems when development proposals are brought forward to the County. It would be helpful if the County could work with affected property owners to create uniform land uses and zoning on these parcels. A related issue is the lack of parcel based land uses and zoning in the County. Douglas County GIS uses shape files for its land use and zoning layers, which can cause errors in map displays and parcel analysis.

RECEIVING AREA STILL DESIGNATED EVEN WHEN COMMUNITIES ARE BUILT OUT

Many receiving areas are built out but the land use is still shown as Receiving Area. Once the area is developed, the land use should be changed to a category consistent with the development on the ground. In Gardnerville, for example, Arbor Gardens, Stodick Estates, and Crestmore Village Apartments are still designated with Receiving Area land uses. Instead, Arbor Gardens and Stodick Estates could be changed to Single-Family Residential Land Use and Crestmore Village Apartments should be changed to Multi-Family Residential Land Use.

COMMUNITY PLAN BOUNDARIES

The boundaries of the Community Plans often do not follow parcel boundaries. As a result, some parcels are located in two different Community Plan areas. It would be helpful if the Community Plan boundaries could be adjusted to match parcel boundaries. There are 3 parcels in the Gardnerville Community Plan, for example, which crossover into adjacent Community Plans. In the Minden Community Plan, there are six parcels which extend into adjacent Community Plans.

GENERAL LAND USE GOALS, POLICIES, AND ACTIONS

The Land Use Element's general land use goals, policies, and actions are organized into seven categories: 1) Community Balance; 2) Land Use Map; 3) Community Plans; 4) Urban Communities; 5) Rural Areas and Communities; 6) Commercial and Industrial Land Uses; and 7) Phasing.

COMMUNITY BALANCE

LAND USE GOAL 1

TO RETAIN THE BEAUTY, THE NATURAL SETTING AND RESOURCES, AND THE RURAL/AGRICULTURAL CHARACTER OF THE COUNTY WHILE PROVIDING OPPORTUNITIES FOR MANAGED GROWTH AND DEVELOPMENT.

- Land Use Policy 1.1 Douglas County shall establish and maintain its land use plans to provide areas for different types of future land use and intensity and shall plan public services and facilities appropriate to the planned land uses.
- Land Use Policy 1.2 Douglas County shall plan for areas identified as rural communities, urban and suburban communities, agricultural areas, and other non-urban areas. The policies in this Land Use Element and in the Community Plans shall pertain to these distinct areas of the county.
- Land Use Policy 1.3 In planning for growth of its communities, Douglas County shall give first priority to development of vacant or under- utilized land within the communities ("infill" and "redevelopment") and second priority to development that expands the community. The County's policies regarding public service provision shall support these priorities.
- Land Use Policy 1.4 Douglas County shall use its planning and development regulations to protect residential neighborhoods from encroachment of incompatible activities or land uses which may have a negative impact on the residential living environment.
- Land Use Policy 1.5 Proposed non-residential development adjacent to residential neighborhoods shall be designed and sited to protect the privacy of residences.
- Land Use Policy 1.6 In reviewing development proposals, Douglas County shall consider issues of community character, environmental impact, resident security and safety, aesthetics, and efficient service provision.

Land Use Policy 1.7 The County should include provisions within the Development Code for acquisition, construction, and maintenance of trails and trailhead facilities during project review. Such provisions may include allowing developers to utilize a density transfer for land set aside for public access or waiver of Parks and Recreation fees in lieu of dedication of such lands to the County.

LAND USE MAP

LAND USE GOAL 2

TO USE THE MASTER PLAN FUTURE LAND USE MAP TO GRAPHICALLY DEPICT THE COUNTY'S DESIRED COMMUNITY LAND USE PATTERN AND CHARACTER.

- Land Use Policy 2.1 Douglas County shall maintain current land use and zoning maps and make them available to the public.
- Land Use Policy 2.2 The Douglas County Master Plan Future Land Use Map shall be defined as the set of maps depicting future land use in each region or designated community and in other areas of the county. This set of maps shall establish the general pattern of land use and intensity appropriate to achieve the County's goals.
- Land Use Policy 2.3 Douglas County shall revise its zoning districts and other development regulations as appropriate and on a continuing basis to allow development compatible with the Master Plan land use designations.
- Land Use Policy 2.4 Douglas County shall allow higher densities than shown in the land use plan in Receiving Areas provided there are significant densities being transferred from the Sending Areas and the development character is consistent with the overall residential area where the project is proposed.
- Land Use Policy 2.5 Clustering of units at densities above the range shown on the Land Use Map may be approved on properties which include floodplains, steep slopes, or other environmentally sensitive areas, if the cluster results in the use of development potential outside these sensitive areas and includes easements (or other mechanisms) to permanently retain sensitive areas as open space. In no event shall clustering result in a higher density for the overall project than the density shown on the Land Use Map for the property, except as approved through density bonus provisions.
- Land Use Policy 2.6 The Master Plan's Future Land Use Map shall not be interpreted to affect the status of existing legal uses, densities, or intensities that are not consistent with the land use designation shown on the Land Use Map for the site. Such uses shall be considered legal non-conforming uses and the Development Code shall set forth specific provisions to implement this policy.

- Land Use Action 2.1** Douglas County will amend Title 20 to incorporate the Master Plan Land Use Designations and compatible Zoning Districts
- Land Use Action 2.2** Douglas County will amend the Master Plan Land Use Designation Table to permit multi-family residential zoning in the Commercial land use category.
- Land Use Action 2.3** Douglas County will amend the Master Plan Land Use Designation Table by adding a new land use designation and zoning district for open space and recreation
- Land Use Action 2.4** Douglas County Community Development shall work with Douglas County GIS and affected property owners to eliminate parcels with split land uses and split zoning before the next update of the Master Plan.
- Land Use Action 2.5** Douglas County Community Development will amend the Master Plan future land use maps to change the land use designation for built out receiving areas.
- Land Use Action 2.6** Douglas County Community Development shall amend the Master Plan to change the Community Plan Boundaries to be consistent with parcel boundaries

COMMUNITY PLANS

LAND USE GOAL 3
TO RECOGNIZE THE DISTINCT CHARACTER OF INDIVIDUAL COMMUNITIES AND ENCOURAGE LAND USES CONSISTENT WITH THIS CHARACTER.

- Land Use Policy 3.1** Douglas County shall adopt Community and Regional Plans to establish the special goals and policies necessary to reflect and enhance each community's desired character. These plans shall be part of the Douglas County Master Plan.
- Land Use Policy 3.2** The Future Land Use Map contained in each Regional and Community Plan shall be interpreted according to the policies set forth in this Land Use Element.

LAND USE GOAL 4

TO IDENTIFY PARTICULAR AREAS WITHIN DOUGLAS COUNTY FOR DEVELOPMENT AS DISTINCT URBAN COMMUNITIES.

- Land Use Policy 4.1 In identified urban communities, the goals and policies of adopted Community Plans shall apply as well as the policies contained in other sections of the Master Plan.
- Land Use Policy 4.2 Douglas County shall designate “Urban Service Areas” within identified urban communities. Urban Service Areas are those areas where development of an urban character exists or is developing. New development in these areas may be approved by Douglas County if it is consistent with the land use designations shown on the Land Use Map, if services are available at the appropriate urban levels, if applicable policies of the Community Plan and Master Plan have been met, and developed in accordance with the provisions of the Development Code.
- Land Use Policy 4.3 Douglas County shall plan urban communities to provide a balance of land uses, including sufficient commercial area to meet the needs of community residents.
- Land Use Policy 4.4 Within Urban Service Areas, Douglas County shall plan locations for Multi-Family Residential uses along collector or arterial streets, adjacent to non-residential uses, and adjacent to other residential areas where the site configuration and project design can provide compatibility between residential uses. Designated areas shall be limited in size and location to not overly concentrate the multi-family use.
- Land Use Policy 4.5 Douglas County shall review the design of all multi-family residential projects to provide future residents with a safe and functional living environment, while maximizing project compatibility with surrounding uses, existing and planned. The design review process shall address issues including, but not limited to, site design, circulation and access (including access for people with disabilities), landscaping, recreational amenities, energy conservation, grading, drainage, and lighting.
- Land Use Policy 4.6 Douglas County shall provide for the use of flexible community design techniques within Urban Service Areas to establish or revitalize neighborhoods. Mixed-Use Commercial projects, high-density traditional design, and Planned Developments are examples of these techniques, which should be considered when site design or neighborhood compatibility concerns can best be addressed by a project with a mix of uses or densities.
- Land Use Policy 4.7 Douglas County and/or other entities shall plan and provide for services to urban communities at established urban service levels.

Land Use Policy 4.8 Residential office uses shall be consistent with both the Single-Family Residential designation and Commercial designation provided by and established in accordance with the Douglas County Development Code.

RURAL AREAS AND COMMUNITIES

LAND USE GOAL 5

TO IDENTIFY PARTICULAR AREAS WITHIN DOUGLAS COUNTY WHERE THE RESIDENTS DESIRE TO PRESERVE OR DEVELOP DISTINCT RURAL COMMUNITIES.

- Land Use Policy 5.1 In identified rural communities, the goals and policies of adopted Community Plans shall apply in addition to the policies contained in other sections of the Master Plan.
- Land Use Policy 5.2 Rural areas and communities are those areas where development of rural character exists or is developing. New development in these areas may be approved by Douglas County if it is consistent with the land use designations shown on the Future Land Use Map, if services are available at the appropriate rural levels, if other policies of the Community Plan and Master Plan have been met, and developed in accordance with the provisions of the Development Code.
- Land Use Policy 5.3 Rural development, for the purposes of this Master Plan, shall include the residential land use designations of “Single-Family Estates” and “Rural Residential.” Rural development may include local-serving commercial, limited industrial, public, recreational, or agricultural uses as are appropriate to the particular rural community.
- Land Use Policy 5.4 Douglas County and/or other entities shall plan and provide for services to rural communities at established rural service levels.

COMMERCIAL AND INDUSTRIAL LAND USES

LAND USE GOAL 6

TO IDENTIFY PARTICULAR AREAS IN DOUGLAS COUNTY FOR COMMERCIAL AND INDUSTRIAL DEVELOPMENT, CONSISTENT WITH THE COUNTY’S ECONOMIC DEVELOPMENT ELEMENT.

- Land Use Policy 6.1 Douglas County shall encourage the design of new commercial developments as integrated centers, or compatible infill within developed communities, rather than as small individual strip development projects.

- Land Use Policy 6.2 Douglas County shall establish design standards and guidelines to ensure that commercial development in the historic centers of Minden, Gardnerville, and Genoa is compatible with the traditional development styles in these areas and creates or enhances distinct identities for these areas.
- Land Use Policy 6.3 Douglas County shall protect industrially-designated areas from encroachment by incompatible uses and from the effects of incompatible uses in adjacent areas.

PHASING

LAND USE GOAL 7

TO PROVIDE FLEXIBILITY IN PROJECT PHASING TO MEET CHANGING MARKET CONDITIONS WHILE ENSURING IMPROVEMENTS ARE PROVIDED CONCURRENT WITH THE DEMAND FOR INFRASTRUCTURE AND SERVICES.

- Land Use Policy 7.1 Phasing of development projects shall be designed to function effectively and independently for each phase.
- Land Use Policy 7.2 Phasing of large development projects may utilize the Specific Plan process. The Specific Plan shall include, but not be limited to, provisions for land use, circulation, parcelization, infrastructure, open space, and phasing or timeline for overall development. The timeframe for completion of improvements shall be established through the resolution adopting the Specific Plan or a Development Agreement.
- Land Use Policy 7.3 Upon approval of a specific plan, the development of tentative and final maps consistent with the specific plan may be submitted, reviewed, approved, and recorded in accordance with NRS and Douglas County Code.
- Land Use Policy 7.4 Development project approval shall contain terms that plan for potential abandonment or termination of the development prior to completion.

COMMUNITY & REGIONAL PLANS

There are five distinct regions in Douglas County: Carson Valley, Pinenut, Sierra, Topaz, and Tahoe Basin. Within each region, there is at least one adopted plan as further described below.

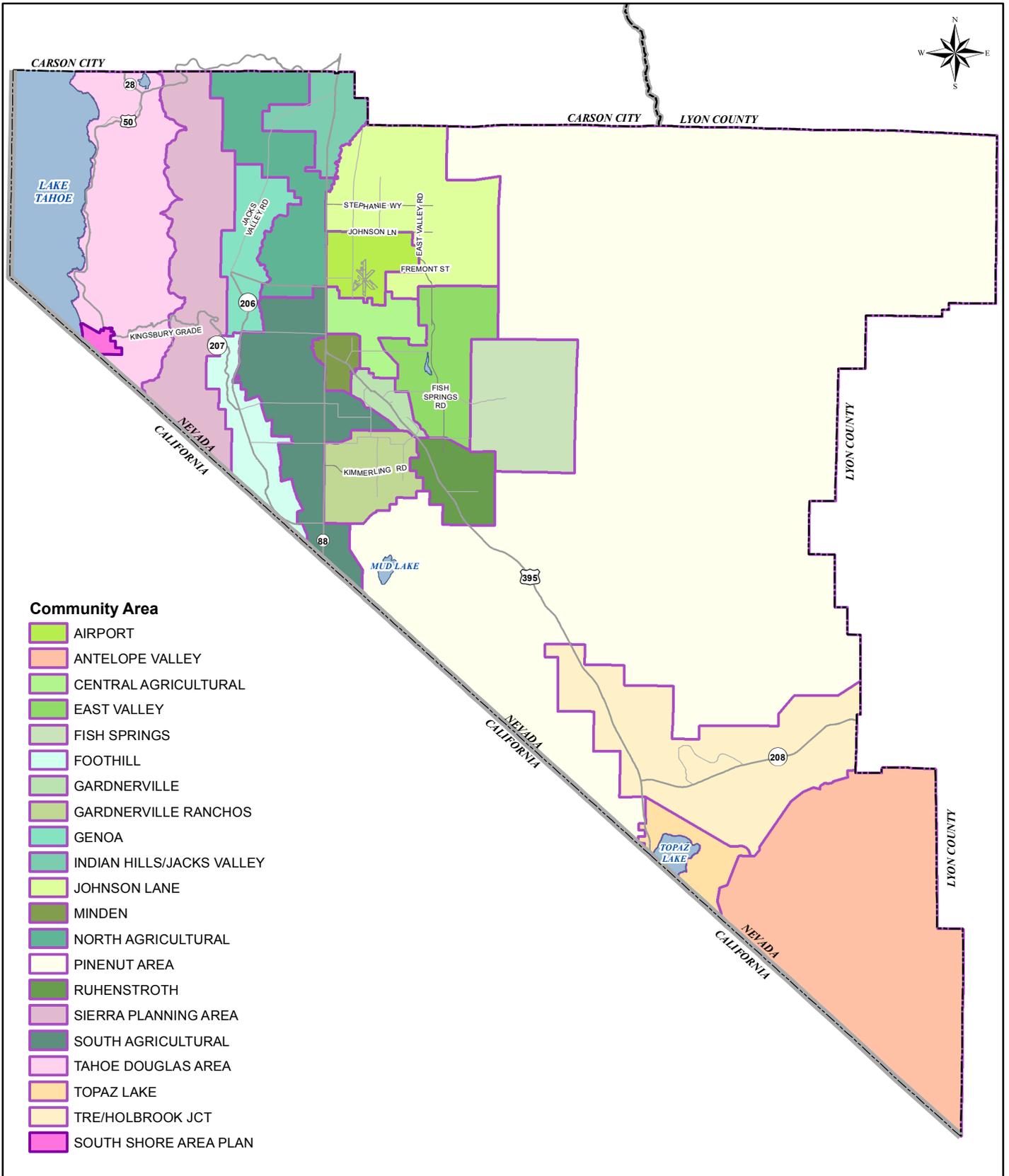
- 1) The Carson Valley Region includes the unincorporated towns of Gardnerville, Genoa, and Minden. For planning purposes, there are 12 different community plans for the Carson Valley. For the 2016 Master Plan Update, the Minden/Gardnerville Community Plan was split into separate community plans.
- 2) The Pinenut Region is the largest planning area in the County and there is one regional plan for this area.
- 3) The Sierra Region straddles the portion of Douglas County between the Carson Valley and the Tahoe Basin. There is one plan for the Sierra Region.
- 4) The Topaz Region includes the communities of Topaz Ranch Estates/Holbrook Junction and Topaz Lake with a community plan representing both areas. Although Antelope Valley and the Walker River Valley are distinct areas in southern Douglas County, there is no community plan for these areas at the current time. The Spring Valley area is included in the Topaz Ranch Estates/Holbrook Junction Community Plan.
- 5) The Tahoe Basin Region is under the authority of the Tahoe Regional Planning Agency (TRPA). There are two community plans in the Tahoe Basin, which are called "Area Plans" under the 2012 TRPA Regional Plan: the South Shore Area Plan and the Tahoe Douglas Area Plan (See Volume II of the Master Plan).

The Community Plan areas extend beyond the boundaries of existing Towns or General Improvement Districts (GIDs) in order to provide opportunities for growth potential or annexations. The Genoa Community Plan, for example extends north and south of the actual Town of Genoa but reflects existing and proposed developments that are within proximity to the Town.

Each Community and Regional Plan in the Land Use Element includes information about the existing development patterns, a discussion of issues and opportunities, as well as a future land use map. Each future land use map includes broad land use categories that are deemed most appropriate based on historical development patterns, the interests of residents, and available public services. Finally, each Community and Regional Plan contains goals, policies, and actions to further public health and safety and to protect and enhance the quality of life for existing and future residents.

Map 1 displays the community and regional plan areas in Douglas County.

MAP 1 COMMUNITY AND REGIONAL PLANS IN DOUGLAS COUNTY



AGRICULTURE (NORTH, CENTRAL, AND SOUTH) COMMUNITY PLAN

LOCATION AND GENERAL DESCRIPTION

The Agriculture Community Plan includes smaller areas in the north, central, and southern portions of Carson Valley. These three areas contain the majority of the farms and ranch lands in Douglas County. The total acreage in the Community Plan is 33,272 acres. With the exception of the foothills in the northwest portion, there are no slopes that exceed 15 percent slope. The majority of the community slopes gently to the northwest.

ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

SOUTHERN NEVADA PUBLIC LANDS MANAGEMENT ACT

As discussed in the Conservation Element, the Ascuaga Ranch, which is located in the North sub-area, has been approved for acquisition under the BLM Southern Nevada Public Lands Management Act (SNPLMA). The acquisition involves 1,233 acres and represents a significant conservation easement. Since Douglas County does not have an open space acquisition program, the SNPLMA program has been a critical program to preserve agricultural lands and open space in the County.

Additional issues and opportunities are presented in the Agriculture Element.

ISSUES IDENTIFIED IN PREVIOUS MASTER PLAN UPDATES

LEVELS OF SERVICE

Rural service standards should be used to provide sufficient service to the community while respecting the community's character.

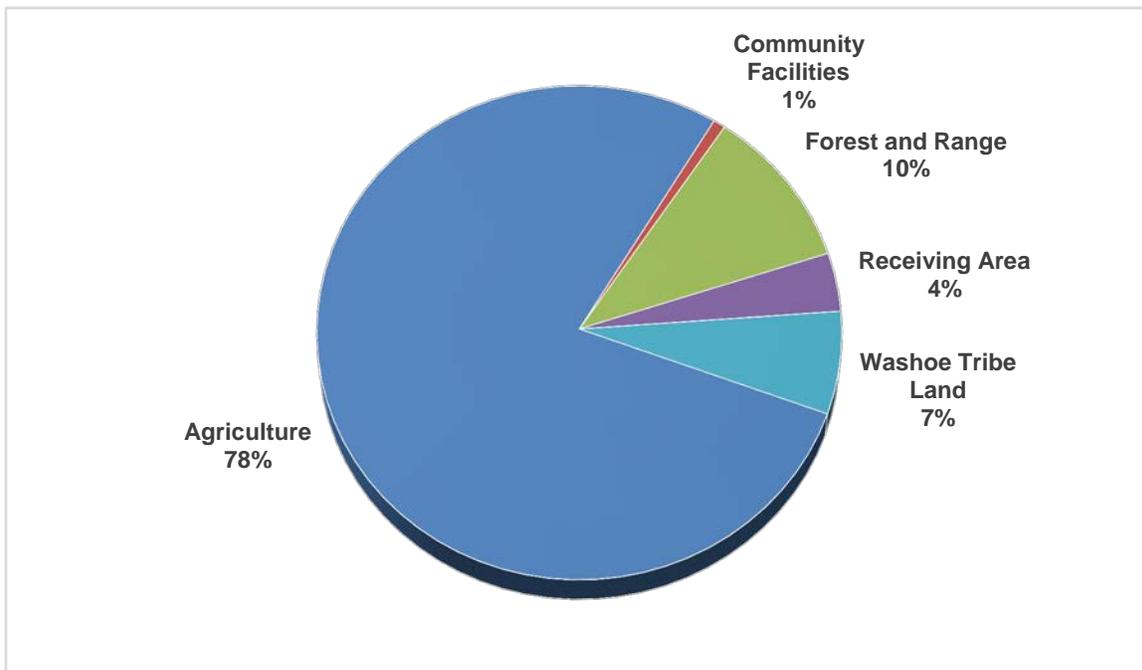
EXISTING AND FUTURE LAND USES

The community is comprised of agricultural open spaces with large distances between residences. The housing pattern consists of larger single-family residential lots as well as many ranches, including housing and outbuildings scattered throughout the community. These ranch houses are placed among irrigated and non-irrigated fields.

The northern agricultural community was identified in the Douglas County Open Space and Agricultural Lands Preservation Implementation Plan adopted in September 2000, and updated in 2007, as being under significant development pressure and having a high priority for preservation. Future development in this area should consider ways to set aside large tracts of open space and vistas through the clustering or planned development provisions identified in County Code. The north area contains Receiving Area, the future Clear Creek Planned Development.

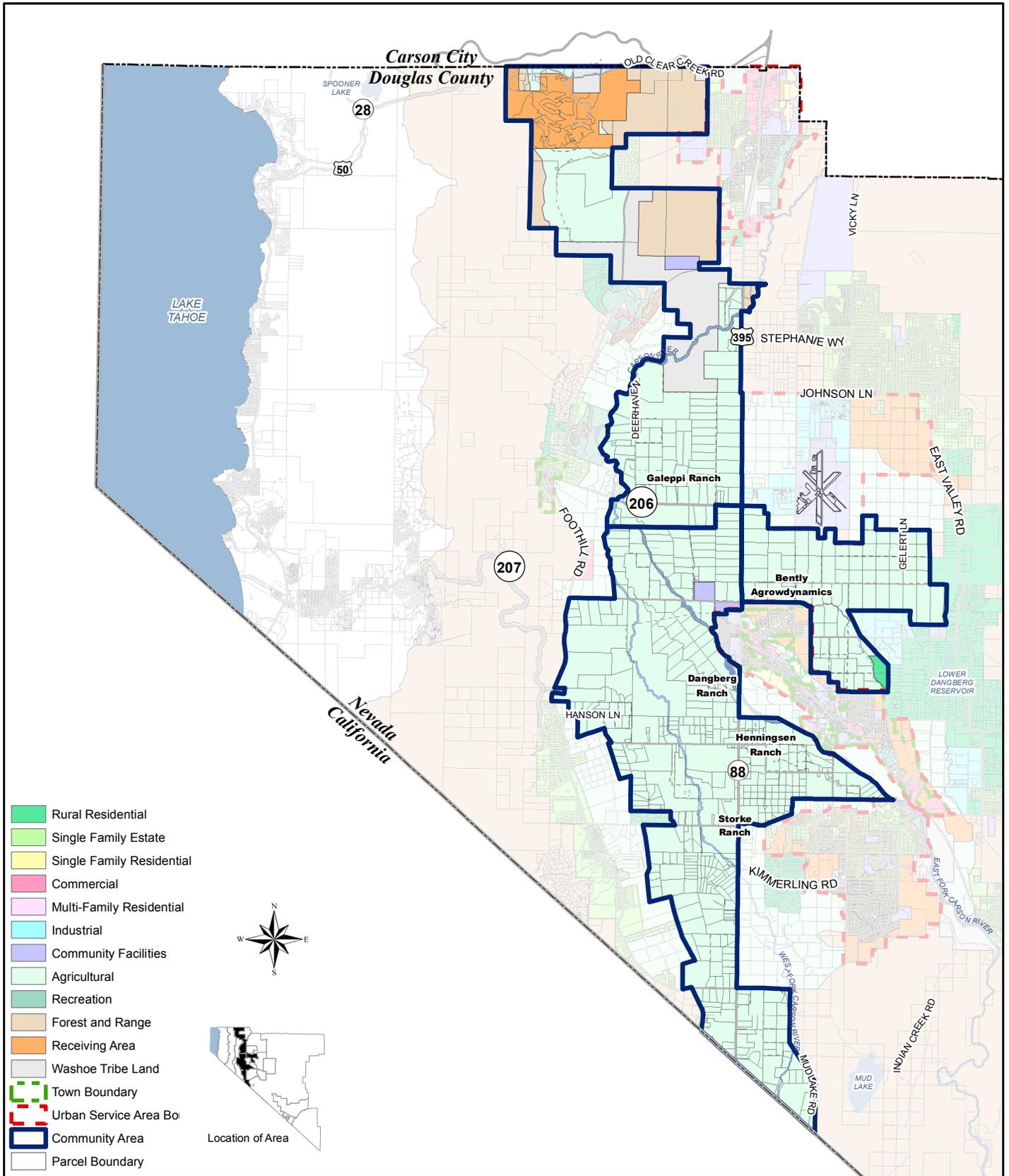
Figure 1 displays land uses within the Agriculture Community Plan. Of the 33,784.31 parcel acreage in the Agriculture Community, 78 percent of the acreage is designated for agriculture land uses and 10 percent is designated for forest and range land uses. The Washoe Tribe parcels account for 7 percent of the total parcel acreage. The receiving area land use comprises 4 percent of the total area.

Figure 1
Agriculture Community Plan Future Land Uses, by Percentage



Map 2 depicts the future land uses in the Agriculture Community Plan. Washoe Tribe parcels are located in the Northern Agriculture sub-area along with Forest and Range land uses. There are no urban service areas in the Agriculture Community Plan.

MAP 2 AGRICULTURE COMMUNITY PLAN FUTURE LAND USE MAP



AGRICULTURE (NORTH, CENTRAL, AND SOUTH) COMMUNITY PLAN GOALS, POLICIES, AND ACTIONS

The purpose of the Agriculture Community Plan goals, policies, and actions is to help protect the agricultural land uses and the associated open space and scenic attributes of Douglas County.

AGRICULTURE COMMUNITY PLAN GOAL 1

TO PRESERVE AND ENHANCE THE EXISTING SCENIC AND RESOURCE CHARACTER OF THE NORTH, CENTRAL AND SOUTH AGRICULTURAL COMMUNITIES.

- | | |
|---------------------------|---|
| Agriculture CP Policy 1.1 | The County shall use its Master Plan and development regulations to maintain or enhance the existing rural and scenic character of the community. |
| Agriculture CP Policy 1.2 | When adjacent to Federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners. |
| Agriculture CP Policy 1.3 | The County shall work with the agriculture community to implement the goals, policies, and actions contained in the Agriculture Element of the Master Plan. |

AIRPORT COMMUNITY PLAN

LOCATION AND GENERAL DESCRIPTION

The Airport Community Plan is centrally located within the Carson Valley and includes the area surrounding the Minden-Tahoe Airport and the identified Carson Valley Ranch Receiving Area, Carson Valley Business Park, Meridian Business Park, and Agriculture lands.

While the Airport Community Plan has primarily focused on development and airport related issues, the designation of a substantial amount of receiving area provides additional opportunity for use of Transfer of Development Rights (TDRs), flood protection, and airport buffering. The Minden-Tahoe Airport serves the county as an air transportation center and includes access for personal business and corporate aircraft.

Agricultural and vacant lands comprise more than 50 percent of the community. The wetland/floodplain in the southeast portion of the community provides an area for groundwater recharge and area set aside for aviation safety within the Airport property. The other half of the acreage is dedicated to community facilities, office, industrial uses, and residential use. Agricultural lands exist along U.S. 395 providing a rural atmosphere along the highway corridor.

There are 4,678 total acres of land, 3,766 of which are privately owned and 911 acres are in public ownership. With the exception of about an acre of U.S. Forest Service lands, all of the public land is owned by Douglas County.

ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

RECEIVING AREA

The existing receiving area has not been developed and there are no development plans approved to date. To avoid the possibility of new residential development within the Airport Community Plan, it would be appropriate to re-locate the receiving area to a new location in the County under the same ownership of the current landowner.

AIRPORT ZONING OVERLAY DISTRICT

There will be continued proposals for residential development and other noise sensitive land uses in or near the Airport, either within or just outside the Airport Community Plan. The lack of an Airport Zoning Overlay District makes it difficult for Douglas County to protect airport operations from land use hazards and makes it difficult for the County to restrict land uses. The [Airport Use Ordinance](#), adopted in 2010 by County voters, encourages the County to pursue a Part 150 Noise Study. A Part 77 Hazard Study would be another component of any proposed Airport Zoning Overlay District and would prevent unsafe structures from being located within flight approach zones. The 2016 Airport Master Plan provides additional information on the Part 150 and Part 77 Studies. The existing AP (Airport) Zoning District only applies to parcels owned by the Minden-Tahoe Airport and Douglas County. As a result, references to Part 77 in the AP zoning district do not impact non-AP parcels. Although there is a one-mile buffer around the Minden-Tahoe Airport, this buffer area is not formalized in the Douglas County Development Code.

ISSUES IDENTIFIED IN PREVIOUS MASTER PLAN UPDATES

APPROPRIATE INDUSTRIAL DEVELOPMENT

With growing industrial development, access, aesthetics, and compatibility with airport operations are primary concerns.

RECEIVING AREA ISSUES

The Receiving Area designation on approximately 1,400 acres is designated to allow for development at a more rural density with lot sizes generally in the one-acre range utilizing Single-Family Estates land use provisions. Services will include urban services for water and sewer service from existing community systems and the balance of the services will be rural in nature to be compatible with the surrounding community.

Levels of Service

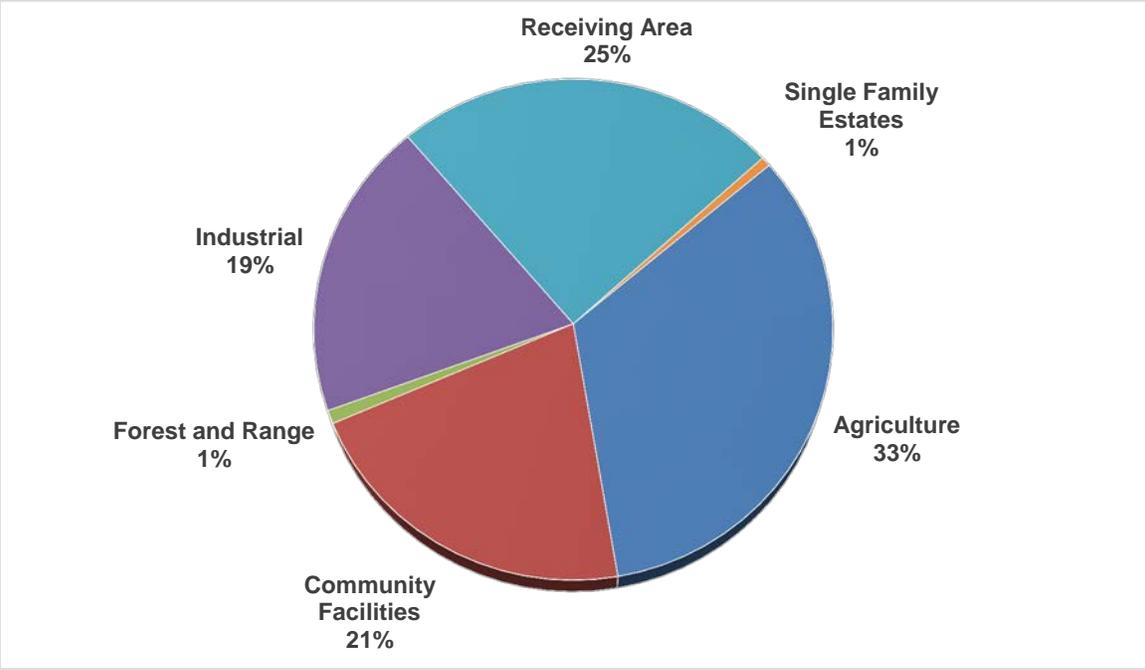
Urban service standards should be utilized within the industrial, receiving area, and public facility areas of this community. Rural service standards should be utilized in the agricultural areas.

EXISTING AND FUTURE LAND USE

The community facilities, located on the western portion of the airport property, include aviation businesses, private aircraft hangars, and the Douglas County Public Works Department. The Meridian Business Park and Carson Valley Business Park are located in the community. There are approximately 1,000 acres of industrial land use planned for future development in the community. Office industrial uses are encouraged along Johnson Lane to buffer the residential uses to the north.

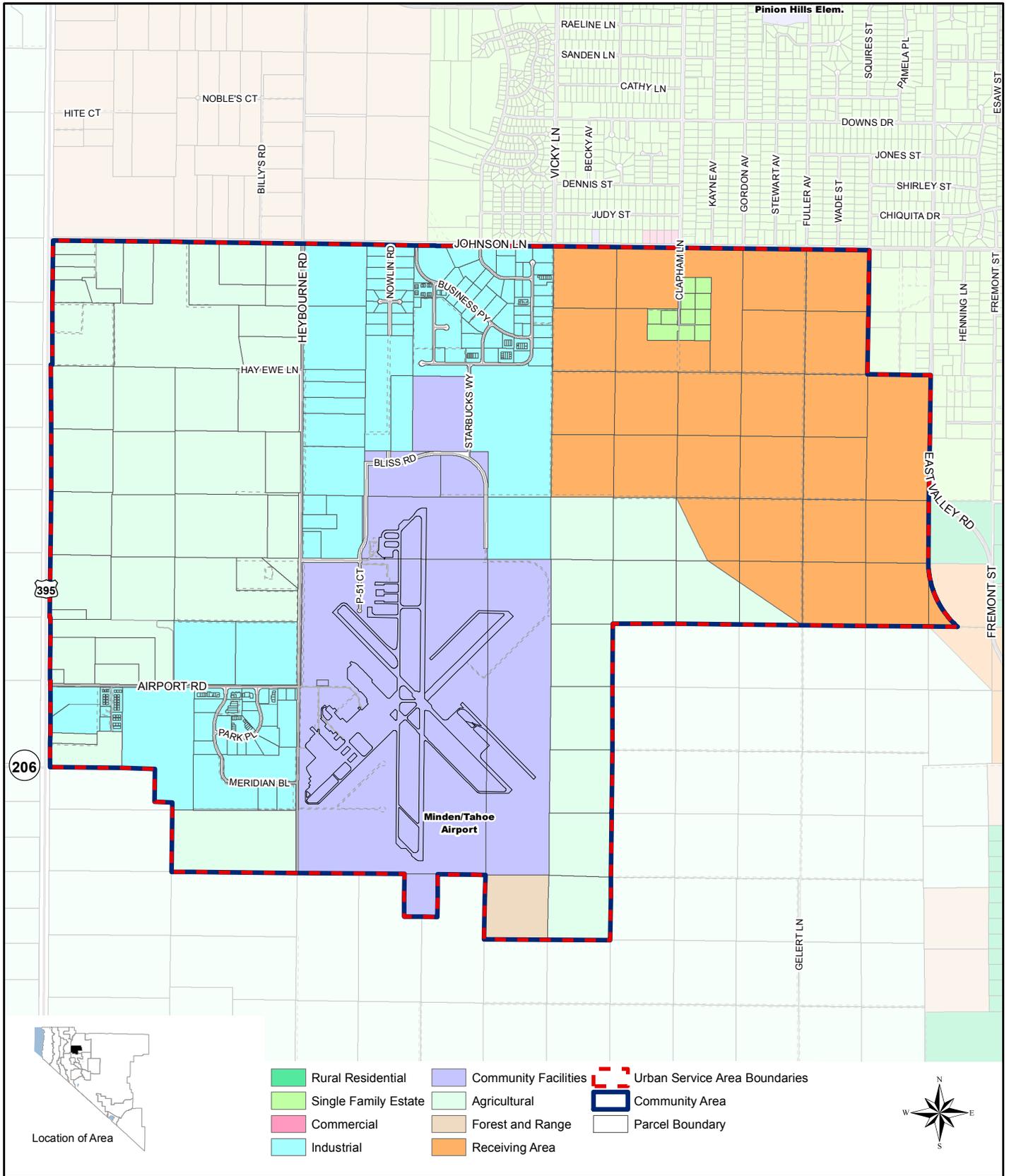
Figure 2 depicts the different land uses within the Airport Community Plan. Agricultural land uses are designated for 33 percent of the area while receiving areas are designated for 25 percent of the area. The community facility land use designation includes all of the parcels belonging to the Minden-Tahoe Airport. Industrial land uses account for 19 percent of the Airport Community Plan.

Figure 2
Airport Community Plan Future Land Uses, by Percentage



Map 3 displays the future land use designations for the Airport Community Plan. Industrial land uses are designated along Airport Road and north of the Airport. The rest of the Airport Community Plan is designated as Agriculture except for the receiving area in the northeast portion of the planning area. The only residential land use in the Airport Community Plan is the Single-Family Estates area located inside the Receiving Area. The entire Airport Community Plan is located within an Urban Service Area.

MAP 3 AIRPORT COMMUNITY PLAN FUTURE LAND MAP



AIRPORT COMMUNITY PLAN GOALS, POLICIES, AND ACTIONS

The purpose of the Airport Community Plan goals, policies, and actions is to protect operations at the Minden-Tahoe Airport by insuring that new development is not noise-sensitive or poses a hazard to flight operations at the airport. The other intent is to continue to utilize the area for industrial development.

AIRPORT COMMUNITY PLAN GOAL 1

TO PROMOTE THE GROWTH OF THE AIRPORT COMMUNITY AS AN EMPLOYMENT CENTER AND TRANSPORTATION HUB FOR COUNTY WIDE ECONOMIC DEVELOPMENT THAT IS COMPATIBLE WITH THE BUILT AND NATURAL ENVIRONMENTS IN THE VICINITY AND CONSISTENT WITH THE AIRPORT MASTER PLAN.

- Airport CP Policy 1.1 Douglas County shall use its zoning, project review process, and design guidelines to promote development that will enhance property values and the aesthetics of the Airport community while still maintaining a buffer around the Airport perimeter for safety and noise abatement.
- Airport CP Policy 1.2 Office industrial uses are encouraged to be developed along the south side of Johnson Lane and shall be designed to be compatible with planned residential development in the vicinity, minimizing aesthetic and other impacts.
- Airport CP Policy 1.3 Douglas County shall regulate direct access on Airport Road, Heybourne Road, and East Valley Road to maintain the function and safety of these collector streets.
- Airport CP Policy 1.4 Douglas County shall require the paving of all public roads in the Airport community. Driveways, parking areas, loading areas, and other high activity areas in non-residential developments shall be paved.
- Airport CP Policy 1.5 A specific plan for the receiving area shall be prepared by the property owner for review by Douglas County. Issues to be addressed, but not limited to, include on- and off-site flooding and drainage controls, infrastructure, including connection to community sewer and water systems, traffic and roadways, land use compatibility, and overall community design.

AIRPORT COMMUNITY PLAN GOAL 2

TO PROMOTE PLANNED DEVELOPMENT IN THE AIRPORT COMMUNITY THAT REDUCES RISKS RELATED TO AIRPORT ACTIVITIES.

- Airport CP Policy 2.1 The County shall limit the development of high occupancy structures and noise sensitive land uses in areas within the flight path of the Minden-Tahoe Airport.
- Airport CP Policy 2.2 The County shall preclude land uses in the flight path that pose unacceptable hazards to airport operations or development near the

Airport. These can include, but should not be limited to, uses that attract flocks of birds, uses that attract wildlife, uses storing significant quantities of toxic or explosive substances, and uses that result in reduced visibility and/or electronic disturbances.

Airport CP Policy 2.3 The specific plan developed for the Receiving Area shall ensure compatibility with the airport and be consistent with the Airport Master Plan.

Airport CP Action 2.1 The County will pursue funding for an FAA Part 150 Noise Study and Part 77 Hazard Study so as to prepare an Airport Overlay Zoning District for the Minden-Tahoe Airport

AIRPORT COMMUNITY PLAN GOAL 3

TO ENSURE THE TIMELY PROVISION OF COMMUNITY FACILITIES, SERVICES, AND INFRASTRUCTURE AT LEVELS ADEQUATE FOR THE AIRPORT COMMUNITY.

Airport CP Policy 3.1 Douglas County shall plan and provide public facilities and services to the Airport community at established urban levels of service, except for agricultural and rural residential properties.

Airport CP Policy 3.2 Douglas County should plan parks in the Airport community consistent with the County's park standards established in the Parks and Recreation Element.

Airport CP Policy 3.3 Douglas County shall promote the timely and orderly provision of water and wastewater systems to serve urban development in the Airport community. Priority shall be given to expansion of services required to meet the needs of proposed industrial uses and the receiving area.

Airport CP Policy 3.4 The water system for the Airport community shall be designed to provide adequate fire flow for non-residential

EAST VALLEY COMMUNITY PLAN

LOCATION AND GENERAL DESCRIPTION

The East Valley Community Plan is located on the east side of the Carson Valley south of the Johnson Lane community. The community enjoys views across the Carson Valley agricultural lands and open spaces with the scenic vistas of the Sierra Nevada Mountains and Pinetnut Mountains.

The community of East Valley consists of approximately 9,922 acres and is primarily composed of low density residential lots, agricultural lands, and public lands. There are two significant non-residential areas generating an employment base within the community. The majority of this employment is attributed to the Bently Science Park and the Aervoe-Pacific Corporation. Future industrial development expansion would be most appropriately located in the Bently Science Park and the Aervoe Industrial Park areas. Each of these industrial areas are planned to have the full array of urban services.

The primary design feature of the existing community of East Valley is the large lot residential development often on scattered irregular-shaped parcels.

There are some areas of moderate (between 10 percent and 30 percent) to steep (greater than 30 percent) slopes at the higher elevations in the eastern portions of the community. Agricultural lands adjacent to Orchard Road south of Buckeye Road to the southern limits of the community plan are considered prime farmland.

ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

COMMUNITY WORKSHOPS AND MASTER PLAN SURVEY

During the 2016 Master Plan Community Workshops, there were several comments from residents of East Valley opposing new industrial development. More specifically, residents stated there should be no new industrial development north of Toler Lane/Fish Springs Road. In addition, residents stated that uses such as the proposed Douglas County Sewer Improvement District (DCSID) gravel pit and the proposed solar facility were incompatible with the rural character of community.

There were also comments about noise impacts from the Minden-Tahoe Airport and the belief that noise has increased for East Valley residents.

ISSUES IDENTIFIED IN PREVIOUS MASTER PLAN UPDATES

MAINTAIN RURAL ATMOSPHERE

Community residents supported quality growth which maintains the low density residential development pattern that currently exists with minimum lot sizes of generally 2 to 5 acres.

OPEN SPACE PRESERVATIONS

Clustering development and separating land uses with areas of large lot residential development can help preserve the rural atmosphere.

AIRPORT COMPATIBILITY

Land use and future development of the community should be compatible with airport operations and land use.

PROVISION OF APPROPRIATE LEVELS OF SERVICE

Rural service standards should be provided in the rural communities while respecting the character of the community. Adequate urban services need to be provided in advance of any urban development.

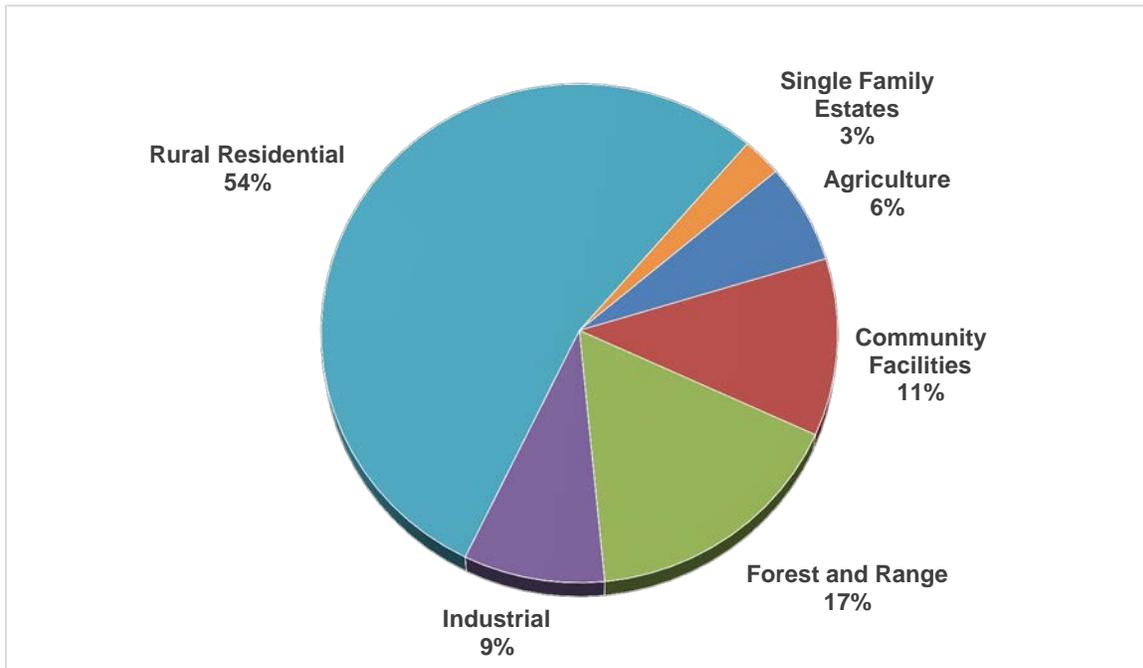
EXISTING AND FUTURE LAND USES

Land Uses in the East Valley Community include irrigated agriculture, private range land, and rural residential. There are 5,015 acres of existing residential developments. Of the 5,015 acres of residential development, 4,779 acres or 95 percent are developed with lots greater than one acre.

There are approximately 5,172 acres of non-residential land in East Valley. The non-residential uses include 871 acres of industrial; 20 acres are designated for utility uses and 64 acres for the Eastside Memorial Cemetery. The majority of undeveloped, non-residential land is private, undeveloped land, consisting of 2,038 acres.

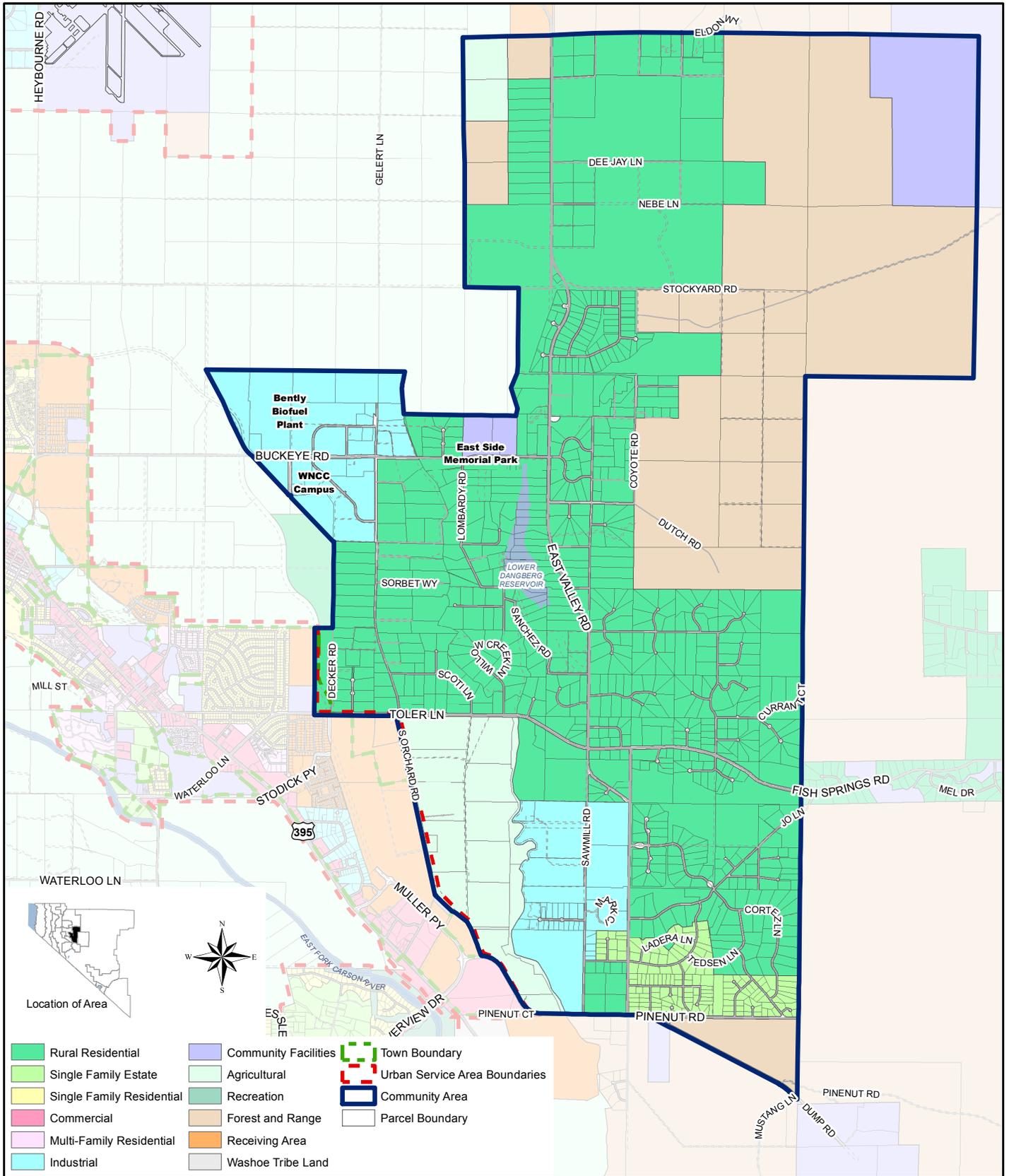
As shown in Figure 3, 54 percent of the parcel acreage is designated for rural residential land uses (5 and 10 acres lots) while 3 percent is for single-family estates (1 and 2 acre lots). Forest and Range land uses account for 17 percent while agricultural land uses are 6 percent. Community facilities account for 11 percent of the total parcel acreage in the Community Plan.

Figure 3
East Valley Community Plan Future Land Uses, by Percentage



Map 4 depicts the future land uses for the East Valley Community Plan. The large community facility land use located in the northeastern portion of the Community Plan belongs to the Douglas County Sewer Improvement District and contains the DCSID Effluent ponds for wastewater exported out of the Tahoe Basin. There is no urban service area located in the East Valley Community Plan at the current time.

MAP 4 EAST VALLEY COMMUNITY PLAN FUTURE LAND USE MAP



EAST VALLEY COMMUNITY PLAN GOALS, POLICIES, AND ACTIONS

The East Valley Community Plan Goals, Policies, and Actions are intended to recognize the rural, low-density nature of the East Valley, while also recognizing the community facilities and industrial development located within the East Valley.

EAST VALLEY CP GOAL 1

TO PRESERVE AND ENHANCE THE CHARACTER OF THE EXISTING RURAL DEVELOPMENT IN THE EAST VALLEY COMMUNITY WHILE ESTABLISHING URBAN DEVELOPMENT THAT IS COMPATIBLE WITH THE BUILT AND NATURAL ENVIRONMENTS.

- | | |
|---------------------------|--|
| East Valley CP Policy 1.1 | Douglas County shall designate East Valley as a community with rural and potential urban service areas. The two industrial areas, Bently Science Park and Sawmill Road, shall be developed with urban services as they become available. |
| East Valley CP Policy 1.2 | Douglas County should plan for a buffer or transition area separating urban land uses from existing rural residential use. |
| East Valley CP Policy 1.3 | Douglas County shall prohibit new commercial/industrial land use designations in the East Valley and encourage development of infill in the existing business parks. |
| East Valley CP Policy 1.4 | Douglas County shall limit expansion of public facility uses within the East Valley, unless the use is found to be compatible with the existing rural character of the community plan area. |
| East Valley CP Policy 1.5 | Douglas County shall work with the BLM to identify areas to be included as permanent publicly accessible open space along the eastern side of the East Valley community. |
| East Valley CP Policy 1.6 | The Orchard Road corridor will be maintained at a ten (10) acre minimum lot size. |
| East Valley CP Policy 1.7 | All single-family estate designations within the community shall be maintained at a two (2) acre minimum parcel size. |

EAST VALLEY CP GOAL 2

TO ENSURE THE TIMELY PROVISION OF COMMUNITY FACILITIES AND INFRASTRUCTURE AT LEVELS ADEQUATE FOR THE RURAL AND URBAN AREAS OF THE EAST VALLEY COMMUNITY.

- | | |
|---------------------------|---|
| East Valley CP Policy 2.1 | Douglas County shall cooperate with other providers to plan and provide public facilities and services to the urban development area of the East Valley community at established urban levels of service. |
|---------------------------|---|

East Valley CP Policy 4.2

When adjacent to Federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners.

FISH SPRINGS COMMUNITY PLAN

LOCATION AND GENERAL DESCRIPTION

The Fish Springs community is located in the Carson Valley Regional Plan and is separated from the Carson Valley by the first range of hills of the Pinenut Range. The community is mostly surrounded by hills. Fish Springs received its name from Fritz Elges who constructed a covered dug-out reservoir in which carp (goldfish) were grown. Thus, an early effort of aquaculture gave the area its name.

The community of Fish Springs enjoys the scenic sage-covered hills to the west, which overlook this small valley. The piñon pine-covered Pinenut Mountains to the east, contrasting with the open public lands and irrigated agricultural lands of the valley, provide an amenity of special value to local residents.

The primary feature of Fish Springs is the large lot, generally scattered development reflective of a rural settlement. Residences are single family, detached dwellings on lots generally greater than one acre in size, located through the central portion of the community along the gentle topography adjacent to Pinenut Creek. Steep slopes of over 30 percent are primarily concentrated in the extreme southeast and eastern areas of the community. To the north, east, and south are the foothills, which nearly surround the community.

This community is currently an area of individually built homes, and it is assumed this pattern of development will continue. Fish Springs includes 12,197 acres of land area.

ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

COMMUNITY WORKSHOPS AND 2016 MASTER PLAN SURVEY

Fish Springs residents expressed concern about maintaining the rural atmosphere. One resident stated they did not want a General Improvement District. There were also concerns about the dropping aquifer in Fish Springs. A new goal was suggested to “Limit future residential development to protect dropping aquifer in Fish Springs.”

ISSUES IDENTIFIED IN PREVIOUS MASTER PLAN UPDATES

PROTECTION OF THE COMMUNITY’S RURAL CHARACTER

Fish Springs’ residents oppose high-density development, commercial development, and any uses that would alter the rural, residential character of the community.

OPEN SPACE BUFFER

Community residents wish to retain BLM lands as a permanent open space buffer around the community.

LEVELS OF SERVICE

Residents favor rural service standards.

EXISTING AND FUTURE LAND USES

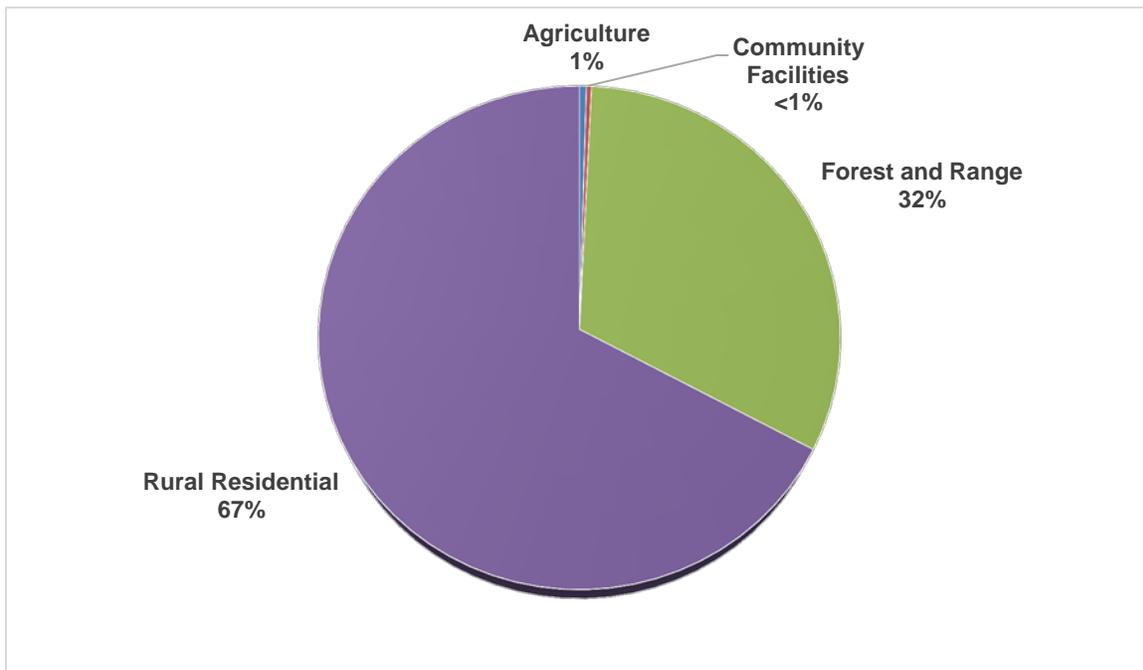
The predominant land uses in the Fish Springs community are rural residential uses and public open space. There are approximately 518 acres of land currently developed with residential uses. Of the land developed as residential, about 20 percent is developed with lots between ten and twenty acres in size; 80 percent of the residential development is characterized by lots between one and ten acres. In general, the lot sizes north of Fish Springs Road tend to be approximately five acres, while lots south of Fish Springs Road are smaller, approximately two acres in size.

There is no commercial or industrial development in the Fish Springs community today. There is only one public/institutional use, the Fish Springs Volunteer Fire Department.

Approximately 8,146 acres are currently undeveloped or in open space use. Almost 72 percent of this land is in public ownership. Slightly less than 17 percent is in private ownership and used for rangeland.

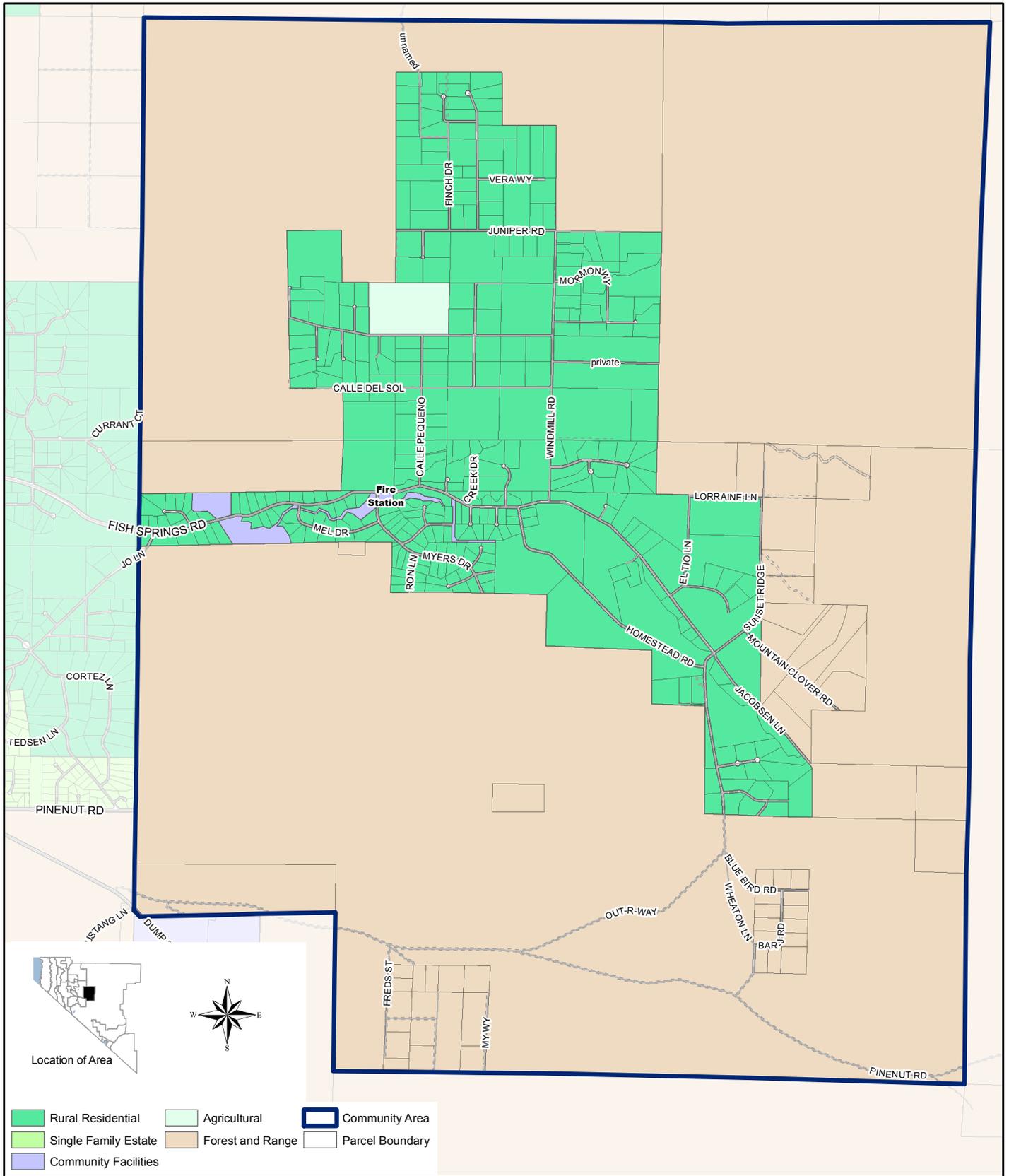
Figure 4 depicts the future land uses within the Fish Springs Community Plan. The Rural Residential land use, which allows 5 and 10 acre residential lots, accounts for 67% of the parcel acreage. The Forest and Range land use, which permits 19 and 40 acre lots, accounts for 32% of the parcel acreage. The majority of the forest and range land is public land managed by the Bureau of Land Management. Only 1 percent of the parcel acreage is designated for Agriculture. The only Community Facility land use is the Fish Springs Volunteer Fire Station.

Figure 4
Fish Springs Community Plan Land Uses, by Percentage



Map 5 depicts the future land uses for the Fish Springs Community Plan. There is no urban service area in the Fish Springs Community Plan.

MAP 5 FISH SPRINGS FUTURE LAND USE MAP



FISH SPRINGS COMMUNITY PLAN GOALS, POLICIES, AND ACTIONS

The goals, policies, and actions for the Fish Springs Community Plan are intended to keep the area as a low-density rural development area with no commercial services and few community facilities.

FISH SPRINGS CP GOAL 1

TO PRESERVE THE EXISTING RURAL RESIDENTIAL CHARACTER OF THE FISH SPRINGS COMMUNITY.

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| Fish Springs CP Policy 1.1 | Douglas County shall designate Fish Springs as a rural community. Urban land uses shall not be included in this community. |
| Fish Springs CP Policy 1.2 | The Fish Springs Future Land Use Map does not include land planned for future commercial use. Commercial development to serve a neighborhood market shall not be considered consistent with the desired character of the Fish Springs community. |
| Fish Springs CP Policy 1.3 | Douglas County shall not plan to expand the Rural Residential areas in Fish Springs until areas presently planned for this use are largely developed. |
| Fish Springs CP Policy 1.4 | Douglas County shall work with the Bureau of Land Management (BLM) to establish a buffer of permanent, publicly accessible open space around the Fish Springs community. |

FISH SPRINGS CP GOAL 2

TO ENSURE THE TIMELY PROVISION OF COMMUNITY FACILITIES AND INFRASTRUCTURE AT LEVELS ADEQUATE FOR THE RURAL FISH SPRINGS COMMUNITY.

- | | |
|----------------------------|--|
| Fish Springs CP Policy 2.1 | Douglas County shall plan and provide public facilities and services to the Fish Springs community at established rural levels of service. |
| Fish Springs CP Policy 2.2 | Douglas County shall require paving of collector roads within the Fish Springs community. For roads within this rural community with lower traffic volumes, Douglas County shall require road surfacing and maintenance standards that retain the rural community character while controlling dust and reducing maintenance costs. |
| Fish Springs CP Policy 2.3 | Douglas County shall allow the use of individual sewage disposal systems and domestic wells for service in this rural community, unless continuing water quality studies identify the need for community systems. |
| Fish Springs CP Policy 2.4 | Douglas County shall not support the installation of street lights within the Fish Springs community. |

FISH SPRINGS CP GOAL 3

TO PROVIDE APPROPRIATE PUBLIC SAFETY SERVICE TO THIS RURAL COMMUNITY.

- Fish Springs CP Policy 3.1 Douglas County shall cooperate with the Fish Springs Volunteer Fire Department and the East Fork Fire Protection District to provide adequate rural fire response times and fire suppression facilities for this community.
- Fish Springs CP Policy 3.2 Douglas County shall work with the Fish Springs Volunteer Fire Department, the East Fork Fire Protection District, and water providers to make available sufficient fire flow, at rural standards, to meet the needs of the Fish Springs community. The development of fire fill stations or other water storage may be necessary to implement this policy.
- Fish Springs CP Policy 3.3 Douglas County should determine the appropriate route and plan for a secondary emergency access for the Fish Springs community.

FISH SPRINGS CP GOAL 4

TO PRESERVE AND PROVIDE RECREATIONAL OPPORTUNITIES AND OPEN SPACE AREAS APPROPRIATE TO THIS RURAL COMMUNITY.

- Fish Springs CP Policy 4.1 Douglas County should cooperate and strongly encourage the BLM to plan, design, and maintain trails and public access points to the Federal lands. Hiking, bicycling, and equestrian trails should be planned with appropriately designed trailheads.
- Fish Springs CP Policy 4.2 Douglas County should plan parks in the Fish Springs community consistent with the County's park standards established in the Parks and Recreation Element.
- Fish Springs CP Policy 4.3 When adjacent to Federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners.

FOOTHILL COMMUNITY PLAN

LOCATION AND GENERAL DESCRIPTION

In the mid 1800's, the two settlements established within the Foothill community were Mottsville and Sheridan. Both of these names are used today to identify these settlement areas. The scenic quality of the Foothill community is the picturesque setting overlooking agricultural fields nestled at the foot of the pine-covered Carson Range of the Sierra Nevada Mountains. This community is comprised of approximately 6,679 acres. The community enjoys a rural environment with a low population.

The northwestern edge of the Foothill community has steep slopes in excess of 30 percent. Otherwise, the community gently slopes to the east. Surrounding the community are agricultural fields to the north, east, and south. This community contains a clustering of homes along Foothill Road which serves as a central access spine for the community. The majority of the streets in this community are two-lane paved roads with open drainage ditches.

ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

COMMUNITY WORKSHOPS AND 2016 MASTER PLAN SURVEY

During the community workshops, one resident stated that Master Plan Amendments, particularly for new residential development, should be harder to obtain and every finding should be strictly adhered to.

NON-CONFORMING LOTS IN SHERIDAN ACRES

The Sheridan Acres development near Centerville Lane and Foothill Road contains non-conforming residential lots, similar to the situation in the Town of Genoa. The residential lots located along Bollen Ct, Barber Way, and Sheridan Lane, for example, are zoned SFR-1 when the zoning should be SFR 0.5 acre with Single Family Residential land use designation.

ISSUES IDENTIFIED IN PREVIOUS MASTER PLAN UPDATES

RETAIN RURAL RESIDENTIAL CHARACTER

Foothill residents expressed a desire to maintain the low density rural character and prohibit any commercial development within the community.

NATURAL HAZARDS

The natural features of the Foothill slopes create potential hazards for development. These slopes have a high wildland fire hazard. There are also hazards due to steep slopes, seismic activity along the Genoa Fault, natural drainage course and floodplain areas.

PROTECT PUBLIC OPEN SPACE

County cooperation with the U.S. Forest Service in planning and management for open space will help achieve this objective. Public access to these lands should be established for use by hikers and equestrian enthusiasts.

DEVELOP A LOCAL PARK

Foothill residents indicated an interest in the creation of a local park located next to the Volunteer Fire Department Station.

LEVELS OF SERVICE

Rural levels of service are proposed for this community with the addition of water system supply for areas of higher concentration of development. Limitations on use of septic systems may impact development in the community.

EXISTING AND FUTURE LAND USES

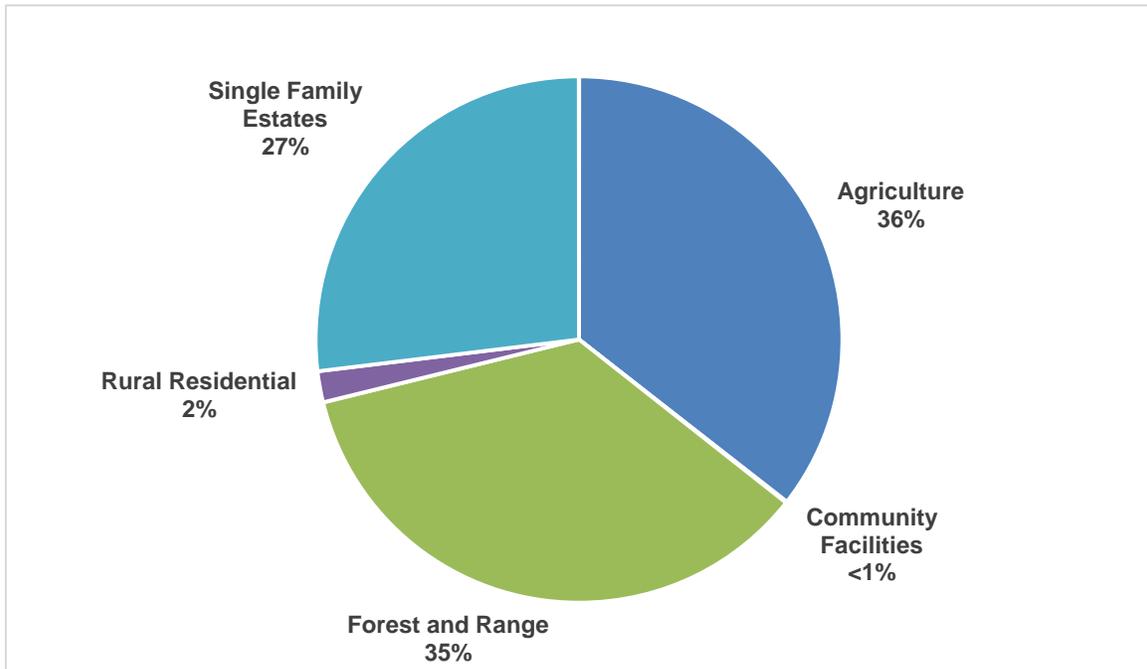
Land uses in the Foothill community include irrigated agriculture, private range, and rural residences. Approximately 1,857 acres have been developed for rural residential uses with lot sizes between 1 and 10 acres. There is some residential development on smaller lots (Sheridan Acres) with lot sizes of approximately one-half acre. This community is currently an area of exclusive custom-built homes; and it is assumed this pattern of development will continue.

Foothill has no commercial or industrial uses. The Sheridan Volunteer Fire Department and the Mottsville Cemetery are the only public facilities located in the Foothill community.

Most land in the Foothill community area has been developed at rural levels and 2,216 acres of the land is in agricultural use, located primarily on the eastern half of the community.

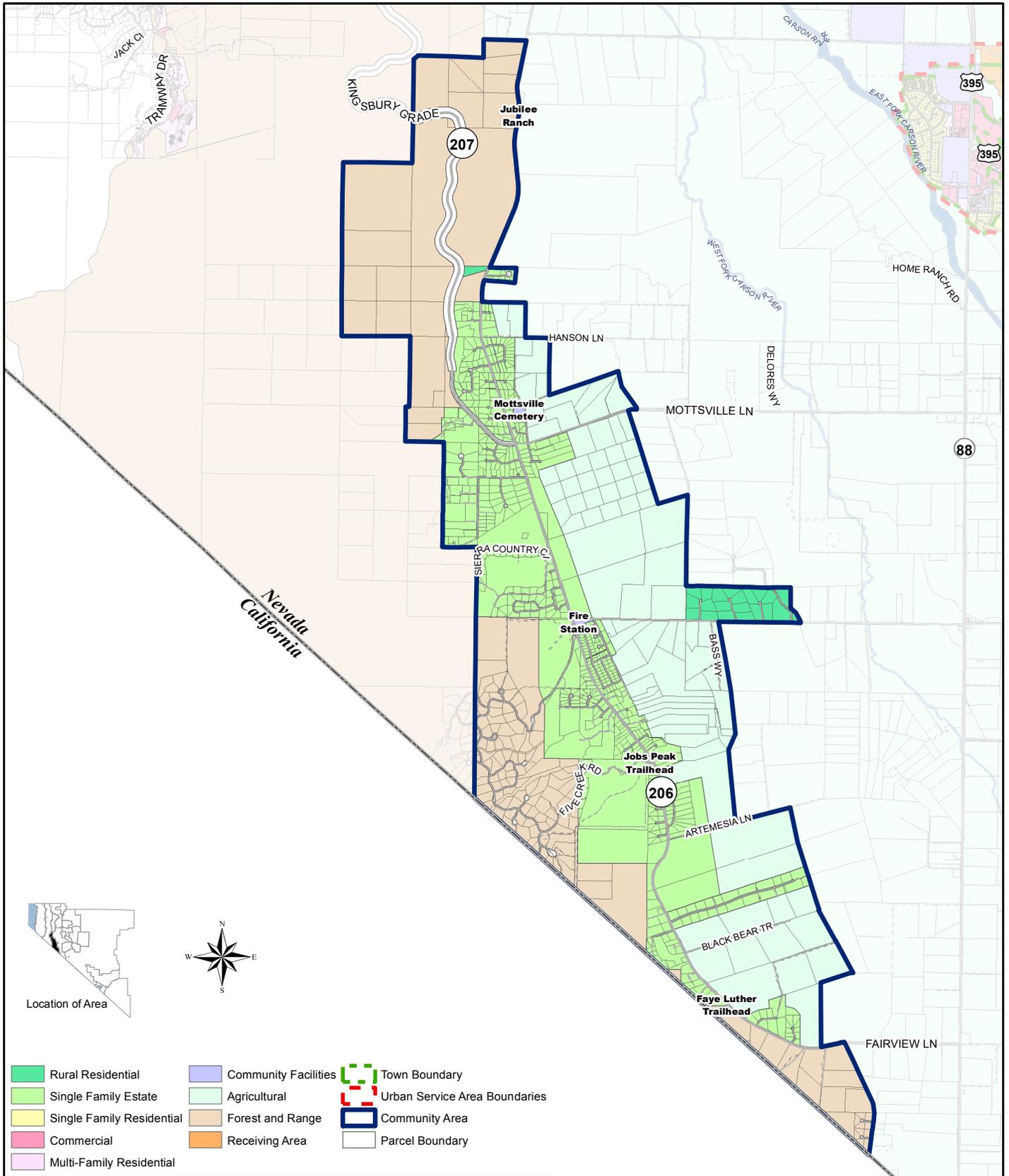
As shown in Figure 5, the Foothill Community Plan includes agriculture, forest and range, and single-family estates (1 and 2 acre lots) land uses. The percentage of agriculture and forest and range land uses are almost identical at 36 percent and 35 percent, respectively. There are no commercial or industrial land use designations within the Foothill Community Plan.

Figure 5
Foothill Community Plan Land Uses, by Percentage



Map 6 depicts the future land use designations for the Foothill Community Plan. There are no urban service areas.

MAP 6 FOOTHILL COMMUNITY PLAN FUTURE LAND USE MAP



- | | | |
|---|--|--|
| Rural Residential | Community Facilities | Town Boundary |
| Single Family Estate | Agricultural | Urban Service Area Boundaries |
| Single Family Residential | Forest and Range | Community Area |
| Commercial | Receiving Area | Parcel Boundary |
| Multi-Family Residential | | |

FOOTHILL COMMUNITY PLAN GOALS, POLICIES, AND ACTIONS

The purpose of the Foothill Community Plan Goals, Policies, and Actions is to enhance and protect the character of the area while also protecting the public health and safety of this community.

FOOTHILL CP GOAL 1

TO PRESERVE THE EXISTING RURAL RESIDENTIAL CHARACTER OF THE FOOTHILL COMMUNITY.

- Foothill CP Policy 1.1 Douglas County shall designate Foothill as a rural community area.
- Foothill CP Policy 1.2 Commercial development shall not be considered consistent with the desired character of the Foothill community.

FOOTHILL CP GOAL 2

TO ENSURE THE TIMELY PROVISION OF COMMUNITY FACILITIES AND INFRASTRUCTURE AT LEVELS ADEQUATE FOR THE RURAL FOOTHILL COMMUNITY.

- Foothill CP Policy 2.1 Douglas County shall plan and provide public facilities and services to the Foothill community at established rural levels of service.
- Foothill CP Policy 2.2 Douglas County shall require paved roads within the Foothill community in light of the planned residential densities and the proximity to paved major roadways.
- Foothill CP Policy 2.3 Douglas County shall allow the use of individual sewage disposal systems in this rural community, unless continuing water quality studies identify the need for a community system.
- Foothill CP Policy 2.4 Douglas County shall plan for a consolidated water system for the central area of the Foothill community.
- Foothill CP Policy 2.5 Douglas County shall allow the use of domestic wells for service in other parts of this rural community, unless continuing water studies identify the need for a community system.
- Foothill CP Policy 2.6 Douglas County shall not support the installation of street lights, curbs, gutters, or sidewalks within the Foothill community.

FOOTHILL CP GOAL 3

TO PROVIDE APPROPRIATE PUBLIC SAFETY SERVICE TO THIS RURAL COMMUNITY.

- Foothill CP Policy 3.1 Douglas County shall cooperate with the Nevada Division of Forestry, Sheridan Volunteer Fire Department, and the East Fork Fire Protection District to provide adequate rural fire response times and fire suppression facilities for this community.
- Foothill CP Policy 3.2 Douglas County shall work with the Nevada Division of Forestry, Sheridan Volunteer Fire Department, and the East Fork Fire Protection District and water providers to make available sufficient fire flow, at rural standards, to meet the needs of the Foothill community. The development of fire fill stations or other water storage may be necessary to implement this policy.
- Foothill CP Policy 3.3 Douglas County shall require development in designated high fire hazard areas to provide appropriate emergency access.
- Foothill CP Policy 3.4 Douglas County shall require development of lands within areas of identified active fault zones to conform to seismic development policies.

FOOTHILL CP GOAL 4

TO PRESERVE AND PROVIDE RECREATIONAL OPPORTUNITIES AND OPEN SPACE AREAS APPROPRIATE TO THIS RURAL COMMUNITY.

- Foothill CP Policy 4.1 Douglas County shall work with the USFS to establish areas of permanent, public accessible open space along the western boundary of the Foothill community.
- Foothill CP Policy 4.2 Douglas County should cooperate and strongly encourage the USFS to plan, design, and maintain trails and public access points to the adjoining Federal lands. Hiking, bicycling, and equestrian trails should be planned with appropriately designed trailheads.
- Foothill CP Policy 4.3 Douglas County should plan parks in the Foothill Community Plan consistent with the County's park standards established in the Parks and Recreation Element.
- Foothill CP Policy 4.4 When adjacent to Federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners.

GARDNERVILLE COMMUNITY PLAN

LOCATION AND GENERAL DESCRIPTION

The Gardnerville Community Plan (previously included in the Minden/Gardnerville Community Plan) includes the Town of Gardnerville as well as areas adjacent to the Town suited for future development or conservation. The Gardnerville Community Plan includes goals, policies, and action for the entire area as well as specific strategies for the Town of Gardnerville. The total acreage within the Gardnerville Community Plan is 2,169.83 acres.

The Town of Gardnerville was established in 1879 when Lawrence Gilman moved the Kent House from Genoa to a seven-acre tract in the Carson Valley owned by Lawrence Gardner. The Kent House then became the Gardnerville Hotel.

ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

COMMUNITY WORKSHOPS AND 2016 MASTER PLAN SURVEY

During the Master Plan Community Workshops, there was agreement on the current goals for the Gardnerville Community Plan, but the following comments were submitted::

- 1) Increase greenbelts or parks, to include river parks. Enhance, repair and upgrade existing parks so as to increase the recreation factor for residents and visitors alike
- 2) Increase mixed residential/commercial use in downtown areas. Provide more incentives for development where services already exist. Retain/increase incentives for permanent protection of floodplains, open space, agriculture lands. All of the above = well-balanced, well-planned community.
- 3) Provide for transfer of Receiving Areas to location that makes better sense today, without taking the Receiving Area from the current landowner (s). More multi-family zoning near downtowns. Strong support [for] the TDR program.

GARDNERVILLE MAIN STREET PROGRAM

The Gardnerville Main Street District (see Map 2 in the Historic Preservation Element) includes over 200 businesses within its boundaries... The program has relied on support from the Town of Gardnerville and has managed to bring new businesses and new visitors into the downtown area due to the work of one paid staff member, the dedication of many volunteers, and the continued support of the Gardnerville Town Board members and Town Manager. Assembly Bill 417, which would create the Nevada Main Street Program, would provide technical support as well as grants to Main Street programs in Nevada.

TRANSPORTATION

Improvement of the US 395 “S Curve” continues to be a priority. This section of US 395 in the Town of Gardnerville is poorly designed for through traffic and has been the site of numerous car, pedestrian, and bicycle accidents over the last few years. The “S Curve” has been identified as a priority for revitalization opportunities, including pedestrian improvements, both in the Town of Gardnerville Plan for Prosperity and the Douglas County Valley Vision Plan (2013).

HOUSING

There are several potential multi-family residential developments that could be underway in the next few years. New Beginnings is interested in moving forward on Phase II of the Parkway Vista Senior Affordable Housing development. Some property owners are beginning to propose Mixed-Use Commercial developments at or near the “S Curve.”

PARKING

There is a need for additional public parking in appropriate locations in the historic core of Gardnerville. In addition, there is a need to waive parking requirements for existing or new businesses in the downtown area of Gardnerville.

ISSUES IDENTIFIED IN PREVIOUS MASTER PLAN UPDATES

MINDEN-GARDNERVILLE AS FOCAL POINT OF DOUGLAS COUNTY

Care should be given to preserve the distinctive historic and architectural characteristics of the towns as well as their “small town atmosphere.” Strict adherence to design review standards will be important for any new development or redevelopment, especially in the downtown areas.

MAJOR COMMERCIAL DEVELOPMENT IN THE DOWNTOWNS

Compact commercial development and revitalization of downtown areas can be aided by intensifying commercial development in the downtown areas and limiting strip development in the expanding areas. Mixed commercial and residential uses, incorporating higher residential densities, are encouraged in the downtowns to add vitality to the areas and reduce automobile congestion and emissions.

GARDNERVILLE MAIN STREET PROGRAM

Douglas County should support the Gardnerville Main Street Program, which has been established to revitalize downtown Gardnerville utilizing design, organization, promotion and economic restructuring to develop the unique identity and preserve the historic nature of the community.

OPEN SPACE

Because Gardnerville area is predominately urban and built out, open space is particularly important for this community. The Martin Slough and the Cottonwood Slough should be considered key areas that could provide open space or a greenbelt for the urbanized community.

TRANSPORTATION NETWORK AND ROADWAYS

The combination of intense land uses and the fact that U.S. Highway 395 bisects the community contribute to traffic congestion. Residents have expressed an interest in an alternative road that could relieve traffic problems in the heart of the community. The Muller Parkway is planned to provide alternative service for U.S. Highway 395. In addition, the extension of Waterloo Lane connecting to the Muller Lane Parkway is provided.

HOUSING

Residents have expressed a desire for a variety of housing types in their community, including without limitation smaller lot sizes, including single-family traditional development, and mixed-use commercial, both of which promote density and vitality in the historic district.

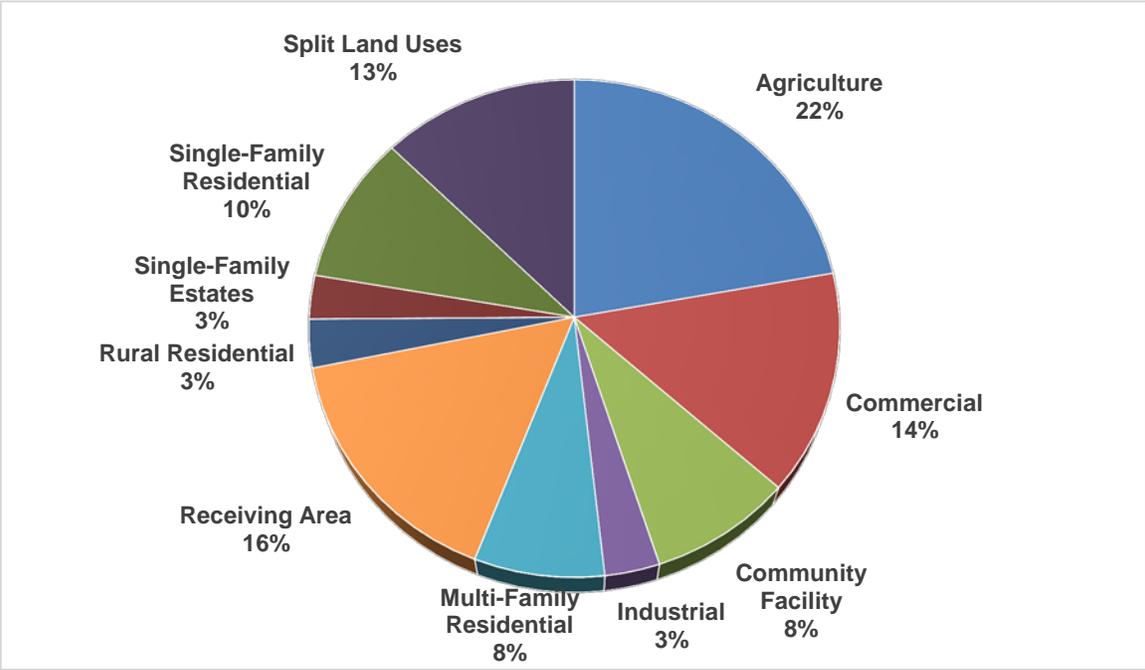
URBAN LEVEL OF SERVICE

Urban service levels are appropriate and urban standards should be maintained throughout the community. Streets should be constructed and maintained to urban standards. Community water and wastewater systems are required.

EXISTING AND FUTURE LAND USES

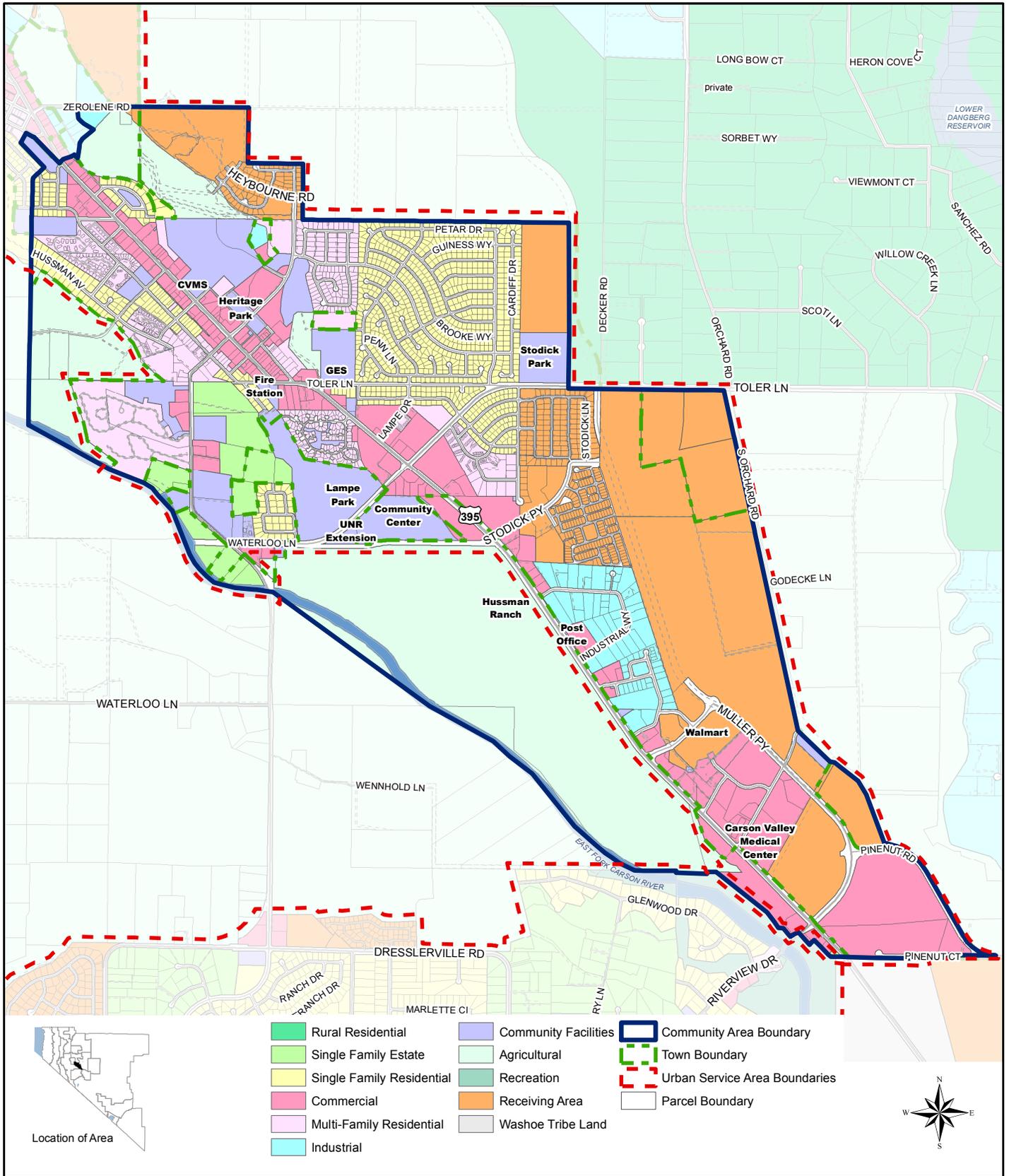
The Gardnerville Community Plan contains many different future land uses. As shown in Figure 6, Agriculture land uses account for 22 percent of the area followed by Receiving area at 16 percent. The Community Plan designates 8 percent of the area for commercial land uses and for multi-family uses.

Figure 6
Gardnerville Community Plan Future Land Uses, by Percentage



Map 7 depicts the future land use designations for the Gardnerville Community Plan. The majority of the Gardnerville Community Plan area is located within an urban service area.

MAP 7 GARDNERVILLE COMMUNITY PLAN FUTURE LAND USE MAP



GARDNERVILLE COMMUNITY PLAN (CP) GOALS, POLICIES, AND ACTIONS

GARDNERVILLE CP GOAL 1

TO PRESERVE AND ENHANCE LAND USES THAT SUPPORT THE CHARACTER OF TRADITIONAL GARDNERVILLE AND THE COMMUNITY'S QUALITY OF LIFE OBJECTIVES, WHILE PRESERVING THE EXISTING HISTORIC SMALL TOWN CHARACTER OF GARDNERVILLE COMMUNITY

- Gardnerville CP Policy 1.1 The County shall use its Master Plan, Valley Vision, Gardnerville Plan for Prosperity, and development regulations to maintain and enhance the existing character of the Gardnerville community preserving historic resources, and enhance cultural and economic value to this community with traditional scale and rural setting as a reference and context for new development.
- Gardnerville CP Policy 1.2 The County shall support the expansion of commercial development, and plan for a wide variety of housing types and densities, including single-family traditional, multi-family residential, senior living arrangements, and mixed-use commercial, in a manner that is compatible with the Towns' existing character, and keeping the main commercial corridor centered around Main Street (Hwy 395).
- Gardnerville CP Policy 1.3 The County shall work with the Town of Gardnerville to review and refine architectural and urban design standards for new development and revitalization projects, that will protect the commercial core and prepare for the growing need for a parking district.
- Gardnerville CP Policy 1.4 The County shall encourage all new development within the town to complement and enhance the distinctive historic character while promoting the revitalization of the downtown.
- Gardnerville CP Policy 1.5 Douglas County shall work with the Town to prepare an updated Plan for Prosperity and Design Guidelines for the Town, to ensure that all new development is compatible with the traditional development style and existing "small town" atmosphere of the Gardnerville community.
- Gardnerville CP Policy 1.6 The Town and County shall encourage the preservation of open space, wetland areas, and connecting to regional drainage facilities which assist in providing buffers from development while preserving the views of the Sierra Mountains to the west and Pinenut mountains to the east.

- Gardnerville CP Policy 1.7 Douglas County shall, in conjunction with the Town, evaluate the possibility of designating area(s) in the Town as historic districts and following such evaluation; by ordinance designate such districts, where appropriate.
- Gardnerville CP Policy 1.8 Growth areas shall be planned with distinct neighborhoods in mind and connecting pedestrians to organically expanding neighborhoods rather than building walled and isolated residential subdivision enclaves. Neighborhoods shall contain a mix of residential units and, where appropriate Mixed-use and Commercial zoning, taking caution to not detract from the downtown core.
- Gardnerville CP Policy 1.9 Multi-family residential projects proposed within or adjacent to existing single-family residential neighborhoods shall be designed in a manner which creates a compatible living environment in terms of building height, bulk, and site design. An over-concentration of multi-family projects within existing neighborhoods shall be discouraged. The projects sites shall be sited and designed to act as a buffer between commercial and single-family residential land uses.
- Gardnerville CP Policy 1.10 Multi-family residential projects shall be located within the urban service and receiving areas of Gardnerville and within a reasonable proximity to major roadways, commercial centers, emergency services, schools, pedestrian trails, and other urban services, and should not be located directly on Highway 395 or Main Street.
- Gardnerville CP Policy 1.11 Douglas County should work with the Town to develop code provisions that addresses the appropriate location, size, and design of “big box” retail stores.

GARDNERVILLE CP GOAL 2

TO FOCUS AND PROMOTE COMPATIBLE, HIGH QUALITY COMMERCIAL AND INDUSTRIAL DEVELOPMENT WITHIN THE TOWN GARDNERVILLE.

- Gardnerville CP Policy 2.1 Douglas County shall support the location of commercial uses in the Town of Gardnerville, in areas planned for commercial use, while protecting the commercial Downtown core which should become and remain the principal specialty-shopping destination in the Carson Valley.
- Gardnerville CP Policy 2.2 The Town and Douglas County shall incubate and attract light industrial, medical research and tech employers, working diligently with fiber utilities to connect to high speed internet and expand that network as proposed development is presented.

- Gardnerville CP Policy 2.3 Douglas County shall use its zoning, project review process, and design guidelines for the County, Valley Vision and the Town's Plan for Prosperity to promote development, including Mixed-use Commercial zoning, where appropriate, that will enhance property values and the aesthetics of the Town and community. Ensure plans for mixed-use developments are realistic. Initial projects would benefit from a horizontal mix of uses that are connected through carefully coordinated site planning, where uses come together around streets and open spaces.
- Gardnerville CP Policy 2.4 Except where Mixed-use Commercial zoning is otherwise encouraged by this Master Plan, the County shall limit, subject to the recommendation of the Town, the conversion of residences to commercial uses outside areas planned for commercial development in order to preserve the integrity of the neighborhoods and focus commercial development in downtown Gardnerville.

GARDNERVILLE CP GOAL 3

TO ENSURE THE TIMELY PROVISION OF COMMUNITY FACILITIES, SERVICES, AND INFRASTRUCTURE AT APPROPRIATE LEVELS FOR THE GARDNERVILLE COMMUNITY.

- Gardnerville CP Policy 3.1 Douglas County shall plan and provide public facilities and services to the urban areas of the Gardnerville community at established urban levels of service as stated in code, and plan for improvements or modification to those substandard service levels to accommodate future development.
- Gardnerville CP Policy 3.2 The County, Town, School District, and East Fork Fire Protection District shall develop community facilities that enhance the quality of life and support existing and future residential needs.
- Gardnerville CP Policy 3.3 Douglas County shall require that all streets in new development be constructed to urban standards. New investment should reduce the number of pedestrian and auto conflicts.
- Gardnerville CP Policy 3.4 The County shall work with the Town to ensure adequate provision of park sites to meet the needs of the growing urban community ensuring they are consistent with the County's park standards established in the Parks and Recreation Element.
- Gardnerville CP Policy 3.5 Douglas County shall require the timely and orderly provision of water and wastewater systems to serve new urban development in Gardnerville.
- Gardnerville CP Policy 3.6 Douglas County shall pursue the development of Muller Parkway with buffer zone planned for single family homes

allowing Muller to be designated as the truck route bypass alternative to US Highway 395 based on the traffic model.

- Gardnerville CP Policy 3.7 Douglas County shall coordinate with the State to ensure that any modifications to U.S. Highway 395 through Gardnerville are compatible with the existing character of the towns and to not decrease the safety or desirability of walking in the towns' commercial centers. The Nevada Department of Transportation's U.S. Hwy 395 Landscape and Aesthetics Master Plan shall be used as an implementation tool.
- Gardnerville CP Policy 3.8 Douglas County shall work with the Town to plan and develop off- street parking and parking districts.
- Gardnerville CP Policy 3.9 Douglas County shall require the paving of all driveways, parking areas, loading areas, and other high activity areas in new or remodeled non-residential developments in this Community.

GARDNERVILLE CP GOAL 4

MINIMIZE THE RISKS TO THE RESIDENTS OF THE GARDNERVILLE COMMUNITY FROM NATURAL FLOOD AND OTHER HAZARDS.

- Gardnerville CP Policy 4.1 The County shall continue to work with the Town of Gardnerville Water Company to monitor the quality and quantity of groundwater in the Gardnerville community and to identify and mitigate negative impacts of human activities on groundwater quality and quantity.
- Gardnerville CP Policy 4.2 Douglas County will work with the Gardnerville Water Company to expand water systems to serve the needs of the community and the entire Carson Valley region.
- Gardnerville CP Policy 4.3 Douglas County shall evaluate the need for additional policies regarding flood plain and floodway management and perpetuating the flood waters through proposed developments and partnering with the town and developers on mitigating flooding conveyance ensuring the emergency services have access to existing and proposed development during a hazard event.
- Gardnerville CP Policy 4.4 Douglas County shall evaluate the design standards for emergency access to collector and arterial roads that could be closed during a flood event.

TOWN OF GARDNERVILLE STRATEGIES, POLICIES AND IMPLEMENTATION

TOWN OF GARDNERVILLE (TOG) STRATEGY 1

REVITALIZE OLD TOWN GARDNERVILLE AS A MIXED-USE COMMUNITY CENTER CONNECTING AND SERVING RESIDENTS AND VISITORS

- TOG Policy 1.1 Douglas County should support the Gardnerville Main Street Program, which has revitalized historic downtown Gardnerville utilizing design, organization, promotion and economic restructuring committees ran by passionate volunteers to develop the unique identity of the downtown core, while striving to preserve the historic nature of the downtown, providing opportunity for business to be successful and promoting local businesses by providing opportunities for residents and visitors to explore downtown.
- TOG Policy 1.2 Old Town should include a variety of civic, commercial, and residential uses that support the creation of a lively Carson Valley destination and a central place for Gardnerville.
- TOG Policy 1.3 Public and private investment in Old Town should enhance pedestrian access, calm and slow traffic, and provide convenient parking.
- TOG Policy 1.4 New development should reflect the pedestrian scale, orientation and character of Gardnerville's traditional commercial, residential, and mixed-use buildings

TOWN OF GARDNERVILLE (TOG) STRATEGY 2

CREATE A NEW 'S' CURVE

- TOG Policy 2.1 Redevelop the 'S' Curve as a mixed-use extension and entry for Old Town with visitor, commercial, and residential uses.
- TOG Policy 2.2 New investment should resolve the roadway safety of the curve and enhance pedestrian connections to adjacent neighborhoods and Old Town.
- TOG Policy 2.3 New development should incorporate historic buildings, hide parking, and make an esthetic thematic connection to Old Town.

TOWN OF GARDNERVILLE (TOG) STRATEGY 3

ENHANCE COMMUNITY-SERVING COMMERCIAL CENTER- 'COMMERCIAL QUAD'

- TOG Policy 3.1 New commercial uses located in the Commercial Quad area should enhance its role as a sub-regional and community-serving address.
- TOG Policy 3.2 The development of projects in the Commercial Quad area should have easy access for automobiles and have a safe pedestrian connection between parcels and adjacent areas.
- TOG Policy 3.3 New development in the Commercial Quad area should contribute to the overall character of the district as a convenient and comfortable shopping experience.

TOWN OF GARDNERVILLE STRATEGY 4

PROVIDE COMMERCIAL / SERVICE INDUSTRIAL SERVICE USES IN 'SOUTH-CENTRAL GARDNERVILLE' ON A SCALE THAT WILL SERVE THE GROWING RESIDENTIAL POPULATION.

- TOG Policy 4.1 New development on U.S. Highway 395 frontage should include commercial and residential uses that complement and serve adjacent subdivisions providing safe and comfortable pedestrian connections to adjacent neighborhoods.
- TOG Policy 4.3 New development should be designed to orient towards the street, hide parking, provide connected walking edges and respond to limited visibility created by the bend in U.S. Highway 395.

TOWN OF GARDNERVILLE STRATEGY 5

CREATE SOUTHERN GATEWAY TO GARDNERVILLE

- TOG Policy 5.1 The development of the South Entry area should be master planned as a mixed address of commercial, healthcare, institutional, industrial and residential uses.
- TOG Policy 5.2 Access to uses in the South Entry area should happen from side roads and provide a pedestrian-scaled internal street and pedestrian walkway system.
- TOG Policy 5.3 New investment should create a gateway cluster of buildings and open spaces along US 395 and have an internal system of open spaces framed by commercial and residential buildings.
- TOG Policy 5.4 The Town of Gardnerville and the County shall follow the Administrative Actions, Regulatory Actions, and Financing Actions identified in the Gardnerville Plan for Prosperity Action Plan.

GARDNERVILLE RANCHOS COMMUNITY PLAN

LOCATION AND GENERAL DESCRIPTION

The Gardnerville Ranchos Community Plan lies in the south central portion of the Carson Valley. The community, which was historically used as ranching land, now maintains both urban and rural areas. The residents of the Gardnerville Ranchos community enjoy the picturesque agricultural fields and the panoramic views of the pine-covered Carson Range of the Sierra Nevada Mountains to the west.

The Gardnerville Ranchos Community Plan includes the Gardnerville Ranchos General Improvement District (GRID) as well as adjacent areas that are appropriate for future development within the Urban Service area. GRID was created by Douglas County in 1965 as a NRS 318 GID and is one of the oldest GIDs in Douglas County.

Gardnerville Ranchos is primarily a residential community supplying over one-third of the housing for the Carson Valley. The area has one of the most diverse housing markets, ranging from apartment complexes, to one-third acre single-family lots, to 5-acre single-family lots with custom built homes. The East Fork of the Carson River traverses the northeast area of the community.

The Gardnerville Ranchos consists of 6,680 acres, or about 10 square miles, of which agricultural lands make up 2,856 acres; and current and future residential, commercial, and industrial lands make up a large majority of the balance of the area. Urban uses total about 1,525 acres, or 26 percent of the Ranchos area.

The Gardnerville Ranchos is the largest community in the county and will remain one of the largest in the future.

ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

COMMUNITY WORKSHOPS AND 2016 MASTER PLAN SURVEY

For Gardnerville Ranchos residents who attended the workshops, there was general agreement about the existing Master Plan Goals for the Gardnerville Ranchos Community Plan. The following comments were submitted as part of the workshops:

- 1) Infrastructure – Roads, connecting water/sewer lines for more cohesive functional systems.
- 2) The existing MP is a very good document. If any changes, should make it more difficult to amend
- 3) Improve roadway from ranchos to Gardnerville. Add pedestrian/bike trail Ranchos to Gardnerville. Underground transmission lines when possible. Prohibit light pollution (nighttime lighting).

4) Quality of life to be preserved in our community. Safety most important.

Several comments were submitted as part of the 2016 Master Plan Survey regarding livestock. There is an existing livestock overlay district along Long Valley Road but there is interest in loosening the residential zoning regulations to allow small livestock.

ISSUES IDENTIFIED IN PREVIOUS MASTER PLAN UPDATES

RETENTION OF THE COMMUNITY'S RURAL CHARACTER

With areas of the community planned and already developed for more urban uses, it will be important to use techniques that separate the rural and urban uses effectively.

ADEQUATE AND TIMELY PROVISION OF COMMUNITY SERVICES

Establishing distinct guidelines for the urban areas and the rural areas will aid the community in enhancing its image and defining the boundaries.

ROADS, ACCESS, AND CIRCULATION PATTERNS

Collector roads should be identified and improved. Additional capacity, as well as more efficient circulation patterns, are needed on several roads to serve the growing transportation needs of the community.

EDNA-WILSEF DITCH

Identify ways of protecting the Edna-Wilsef Ditch from the impacts of urban development that borders the Ditch.

EXISTING AND FUTURE LAND USES

Land uses in the Gardnerville Ranchos Community Plan are primarily residential in the northern and eastern portions and agricultural in the southwestern and extreme west and north portions. There is a range of residential densities in the Gardnerville Ranchos. About 550 acres are developed with lot sizes between 1 and 10 acres. About 460 acres of land have densities of 1 to 3.5 dwelling units per acre, approximately 219 acres of residential development with 3.5 to 8 dwelling units per acre presently exist in this community, and 38 acres have been developed at densities over 8 units per acre.

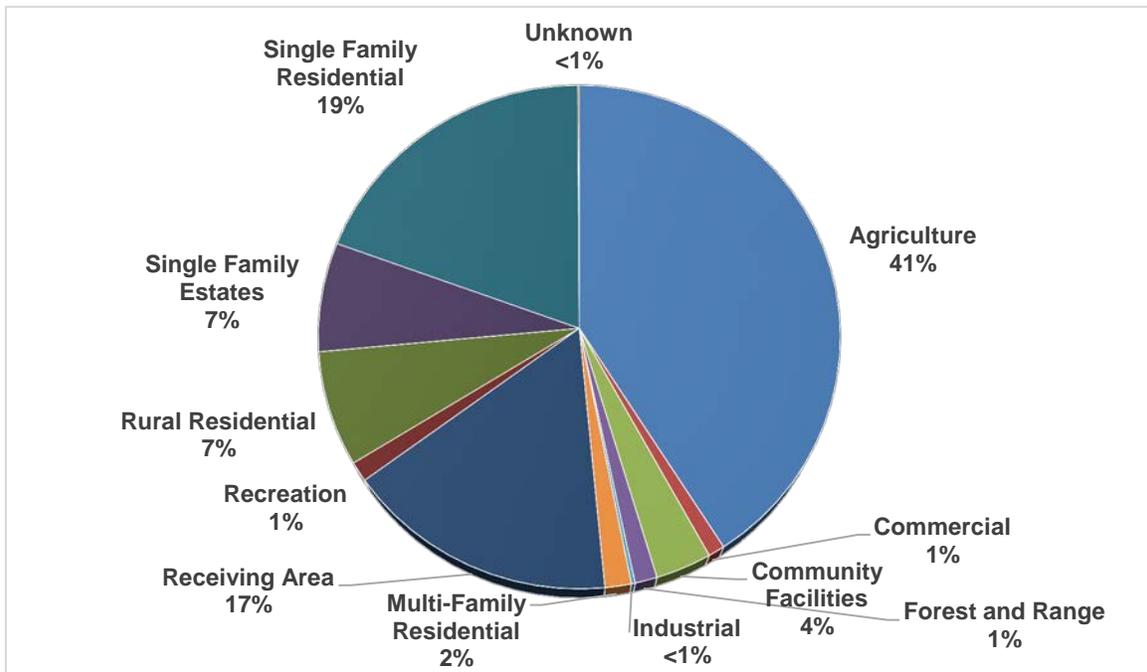
Commercial and office land use in the Gardnerville Ranchos is currently about 14 acres but planned commercial allows for 81 acres. A neighborhood commercial area is centered at the intersection of Kimmerling Road and Tillman Lane with smaller commercial uses provided at entries to the community at Riverview and Dresslerville Road. The major industrial use in this community is the Bing Materials facility. Smaller industrial uses include a mini-storage facility. A number of public facilities are located in the Gardnerville Ranchos to serve area residents.

Three areas are designated for future development and Receiving Areas. The area surrounding the Bing Pit is designated as a Receiving Area, and it is anticipated that as the pit operation nears the end of its current use, urban uses would be compatible with the area. A comprehensive specific plan which specifies densities and uses and mitigates planning and

environmental issues must be prepared and adopted prior to establishing this area for actual development and rights must be required to support the planned densities. The second area, which is commonly referred to as Ranchos 8 and 9 or the undeveloped areas adjacent to the existing residential development on the east and south of the community, is anticipated to be developed with a variety of densities compatible with the existing neighborhoods and Washoe Tribe lands. Finally, the Receiving Area east of Rubio is designated to allow for development at a more rural density with lot sizes generally in the one-acre range utilizing Single-Family Estates land use provisions.

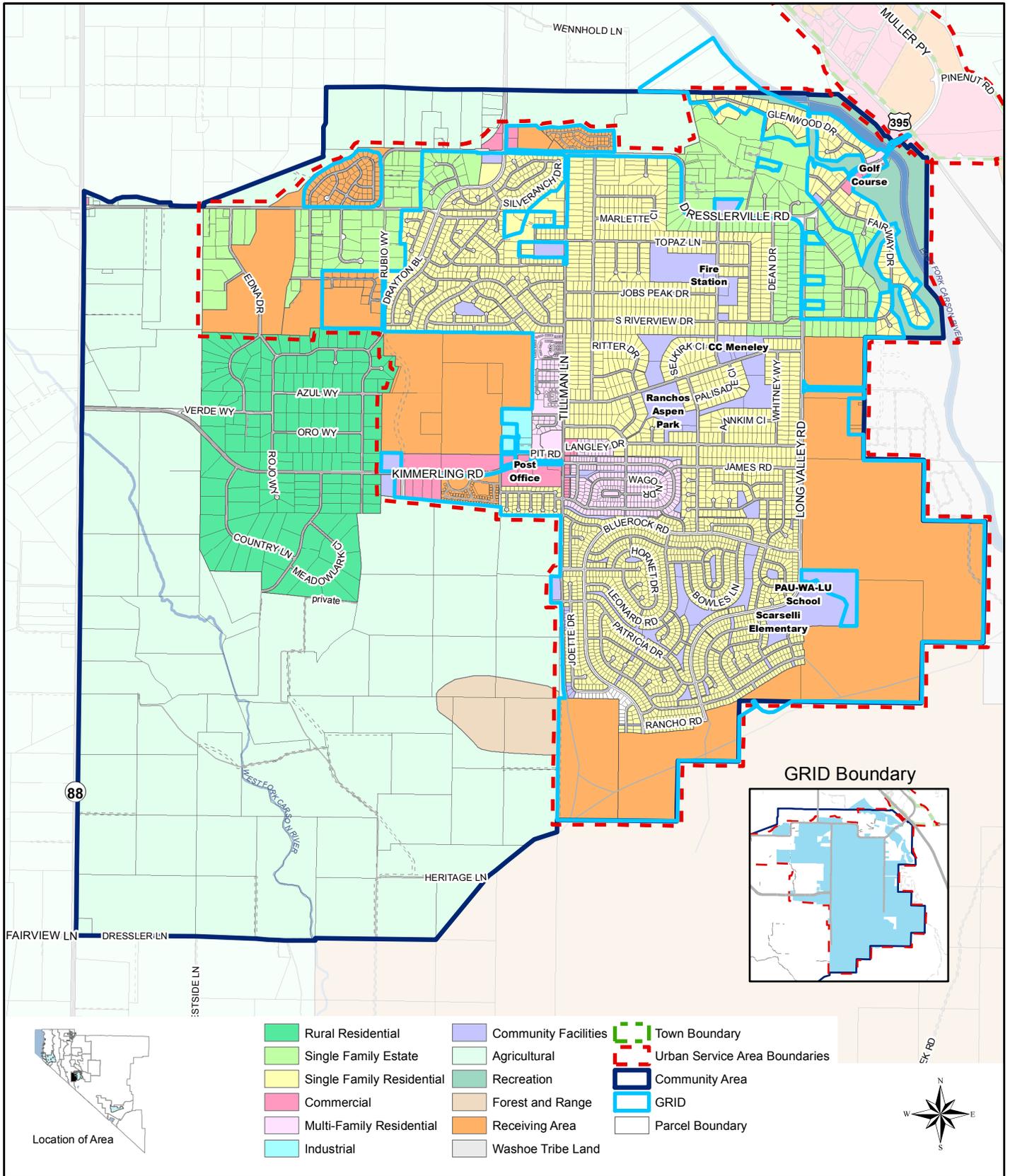
Figure 7 depicts the future land uses within the Gardnerville Ranchos Community Plan. The largest land use categories are Agriculture at 41 percent and Single Family Residential at 19 percent.

**Figure 7
Gardnerville Ranchos Community Plan Future Land Uses, by Percentage**



Map 8 depicts the future land uses in the Gardnerville Ranchos Community Plan. The Future Land Use Map shows the boundaries of the Gardnerville Ranchos Improvement District (GRID) as well as the Urban Service Area. The Receiving Area located in the center of the Gardnerville Ranchos Community Plan is the Bing Gravel Pit.

MAP 8 GARDNERVILLE RANCHOS COMMUNITY PLAN FUTURE LAND USE MAP



GARDNERVILLE RANCHOS COMMUNITY PLAN GOALS, POLICIES, AND ACTIONS

The purpose of the Gardnerville Ranchos Community Plan Goals, Policies, and Actions is to recognize the urban character of the development served by GRID as well as rural development located outside of GRID.

GARDNERVILLE RANCHOS CP GOAL 1

TO PRESERVE AND ENHANCE THE EXISTING CHARACTER OF THE GARDNERVILLE RANCHOS COMMUNITY.

- Gardnerville Ranchos CP Policy 1.1 Douglas County shall designate Gardnerville Ranchos as a community with defined urban and rural areas. These areas shall be distinct and different standards shall be applied to each area. Urban land uses shall be located within the urban boundary and rural shall be outside the urban boundary.
- Gardnerville Ranchos CP Policy 1.2 The County shall encourage development of neighborhood commercial uses to adequately serve the Gardnerville Ranchos community.

GARDNERVILLE RANCHOS CP GOAL 2

TO PROVIDE ADEQUATE COMMUNITY FACILITIES AND SERVICES FOR GARDNERVILLE RANCHOS.

- Gardnerville Ranchos CP Policy 2.1 Douglas County shall plan and provide public facilities and services to the rural areas of Gardnerville Ranchos community at established rural levels of service.
- Gardnerville Ranchos CP Policy 2.2 Douglas County shall cooperate with other providers to plan and provide public facilities and services to the urban areas of the Gardnerville Ranchos community at established urban levels of service.
- Gardnerville Ranchos CP Policy 2.3 The County shall ensure adequate provision of park sites to meet the needs of the growing urban community at standards established in the Parks and Recreation Element.
- Gardnerville Ranchos CP Policy 2.4 Douglas County shall plan, construct and operate parks in the Gardnerville Ranchos community consistent with the County's park standards established in the Parks and Recreation Element.
- Gardnerville Ranchos CP Policy 2.5 The County shall work closely with the Douglas County School District in the development,

maintenance, and joint operation of school park sites in the Ranchos.

Gardnerville Ranchos CP Policy 2.6 The County shall allow the use of individual sewage disposal systems and domestic wells for service in rural residential areas of the Gardnerville Ranchos, unless community water and sewer systems are available or continuing water quality studies identify the need for community systems.

Gardnerville Ranchos CP Policy 2.7 Douglas County shall require community water and sewer systems for new development in urban areas of Gardnerville Ranchos.

Gardnerville Ranchos CP Policy 2.8 Douglas County shall require the provision of urban services to all industrial and commercial development in the Gardnerville Ranchos community.

GARDNERVILLE RANCHOS CP GOAL 3

TO PROVIDE APPROPRIATE PUBLIC SAFETY SERVICE TO THE GARDNERVILLE RANCHOS COMMUNITY.

Gardnerville Ranchos CP Policy 3.1 Douglas County shall cooperate with the East Fork Fire Protection District to provide adequate fire response times and fire suppression facilities for the Gardnerville Ranchos community.

Gardnerville Ranchos CP Policy 3.2 Douglas County shall work with the East Fork Fire Protection District and the Gardnerville Ranchos Improvement to make available sufficient fire flow to meet the needs of the Gardnerville Ranchos community.

GARDNERVILLE RANCHOS CP GOAL 4

TO PROVIDE SAFE AND CONVENIENT TRANSPORTATION ROUTES WITHIN THE COMMUNITY.

Gardnerville Ranchos CP Policy 4.1 Douglas County shall provide for an adequate system of arterial and collector streets to create an efficient traffic circulation pattern.

Gardnerville Ranchos CP Policy 4.2 Douglas County shall require that all arterial and collector streets in new urban and rural development areas be paved.

Gardnerville Ranchos CP Policy 4.3 Douglas County shall require the paving of local streets in new urban and rural developments. Streets in urban areas shall be paved to urban standards; streets in rural areas shall be paved to rural standards.

Gardnerville Ranchos CP Policy 4.4 Douglas County should establish design standards for the creation of gateways into Gardnerville Ranchos, in order to further delineate and enhance the image of the community.

GARDNERVILLE RANCHOS CP GOAL 5

TO PRESERVE OPEN SPACE AND A BUFFER BETWEEN THE GARDNERVILLE RANCHOS AND GARDNERVILLE COMMUNITY PLANS.

Gardnerville Ranchos CP Policy 5.1 Douglas County shall place a high priority on maintaining floodplain areas as open space that are recognized for their agricultural, drainage, wetland, parkway, and greenbelt value.

Gardnerville Ranchos CP Policy 5.2 When adjacent to Federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners.

GENOA COMMUNITY PLAN

LOCATION AND GENERAL DESCRIPTION

The Genoa community area lies on the western edge of Carson Valley. The community area boundaries include the Town of Genoa and a larger area surrounding the Town. Much of the western boundary is formed by U.S. Forest Service property.

Part of Genoa's charm is its attractive location nestled at the toe of the Carson Range of the Sierra Nevada Mountains. Genoa is the oldest town within Nevada, settled in 1851. Bordering lands to the north, east, and south are predominantly irrigated agriculture fields. The community area is comprised of approximately 6,374 acres.

The Town of Genoa is a small rural community, located where the valley meets the mountains. The homes are single and detached, they tend to be 1 to 1 ½ stories high and are small in size and simple in form. Lot sizes vary greatly, ranging from 0.04 acres to 19 acres in area. The setbacks of the houses vary with the older homes closer to the street than current County zoning would permit. The commercial buildings along Main Street observe nearly a uniform setback. Newer developments surrounding the older area of town are larger lots, 1/3 - 1 acre. The Genoa Lakes project, located one mile north of town is a planned neighborhood of 220 homes on lots from 1/3 to 1/2 acre in size with a championship 18-hole golf course.

ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

COMMUNITY WORKSHOPS AND 2016 MASTER PLAN SURVEY

At the Community Workshop in Genoa, one resident submitted a suggestion that there should be some type of land use for multigenerational living units and common use facility (club house) In addition to the Community Workshop on the Master Plan, the Genoa Town Board reviewed the existing Genoa Community Plan and provided revisions and additions to the existing Genoa Community Plan goals, policies, and actions. During the Town Board meeting on the 2016 Update of the Master Plan, there was discussion about the residential parcels which are non-conforming with the current land use and zoning designations. More than 50 residential parcels in the Town are less than 0.5 acres but are designated as Single-Family Estates land use and SFR-1 Zoning. As a result, any residential additions or new residential development is required to meet SFR-1 setback requirements, or else must request a variance from the setback regulations. The County could initiate a Master Plan Amendment and rezoning for these parcels if the affected property owners supported such a change.

URBAN SERVICE AREA

Douglas County installed new wastewater lines in the Town of Genoa to accommodate commercial development. It may be appropriate to consider adding an urban service area for the Town to recognize that new commercial and residential development is expected to be served by public water and wastewater services.

ISSUES IDENTIFIED FROM PREVIOUS MASTER PLAN UPDATES

RETENTION OF THE COMMUNITY'S CHARACTER

Preserving existing historic structures and ensuring that new development is compatible with the character of existing development are two means of maintaining the Town's and community's distinctive character.

RETENTION OF GENOA'S HISTORIC COMMERCIAL CORE

An active commercial center, with services provided for the Town's visitor, will promote both local and tourist needs.

MINIMIZING THE RISKS FROM NATURAL HAZARDS

The County should establish regulatory limits to development by natural hazards to protect its citizens' physical and economic welfare.

PROVISION OF APPROPRIATE FACILITIES

The Genoa area plan should balance the needs, desires, and resources of the community's residents by providing for levels of service that are appropriate to the demands for these facilities.

MINIMIZING THE IMPACTS OF TRAFFIC

Any future design modifications required to improve traffic flow should also maintain the safety of pedestrians and the historic ambiance of the community.

EXISTING AND FUTURE LAND USES

The Genoa community consists of the Town of Genoa and the outlying rural area. Much of the Town of Genoa is included within a National Register Historic District and/or the Genoa Historic District, which is a local district with boundaries based on the 1874 map of the Town. The Town is the commercial and residential hub of the community. Residential subdivisions are located to the east and in the Genoa Lakes subdivision to the northeast of the Town. An approved development of approximately 300 homes and a golf course is located on the Little Mondeaux Ranch, three miles north of the town. The remainder of the outlying community is primarily agricultural.

There are about 387 acres of residential land in the community. About 87 percent of the residential land is devoted to lots ranging from 1 to 10 acres. The balance of the residential land is developed at densities ranging from 1 to 3.5 units per acre. Most of the land within this latter category is located in the Town of Genoa.

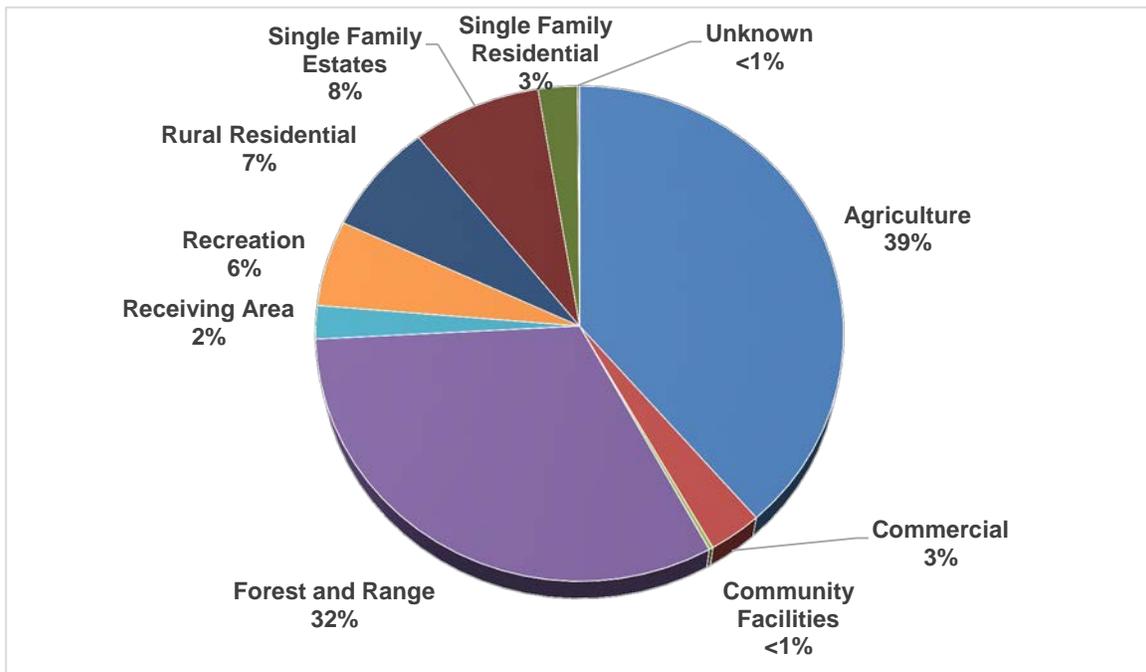
The Town's four acres of commercial development is located within the central portion of Genoa and within an area that is on the National Register of Historic Districts. This development includes both office and general commercial uses. Walley's Hot Springs is located one mile south of Genoa and contains hot spring pools, restaurant, and timeshare units.

The Genoa community possesses several restrictions to development. Retention of agricultural lands limit development throughout most of the community. Also, steep slopes on the western edge of Genoa and the Historic District preclude or severely restrict most development in Genoa. Additionally, new development when permitted in the downtown historic Genoa area, must comply with strict architectural standards.

Douglas County Redevelopment Area No. 1 was adopted in 1998, which includes properties within the Town of Genoa and surrounding areas. Refer to the Economic Development Element for more information on Redevelopment Areas.

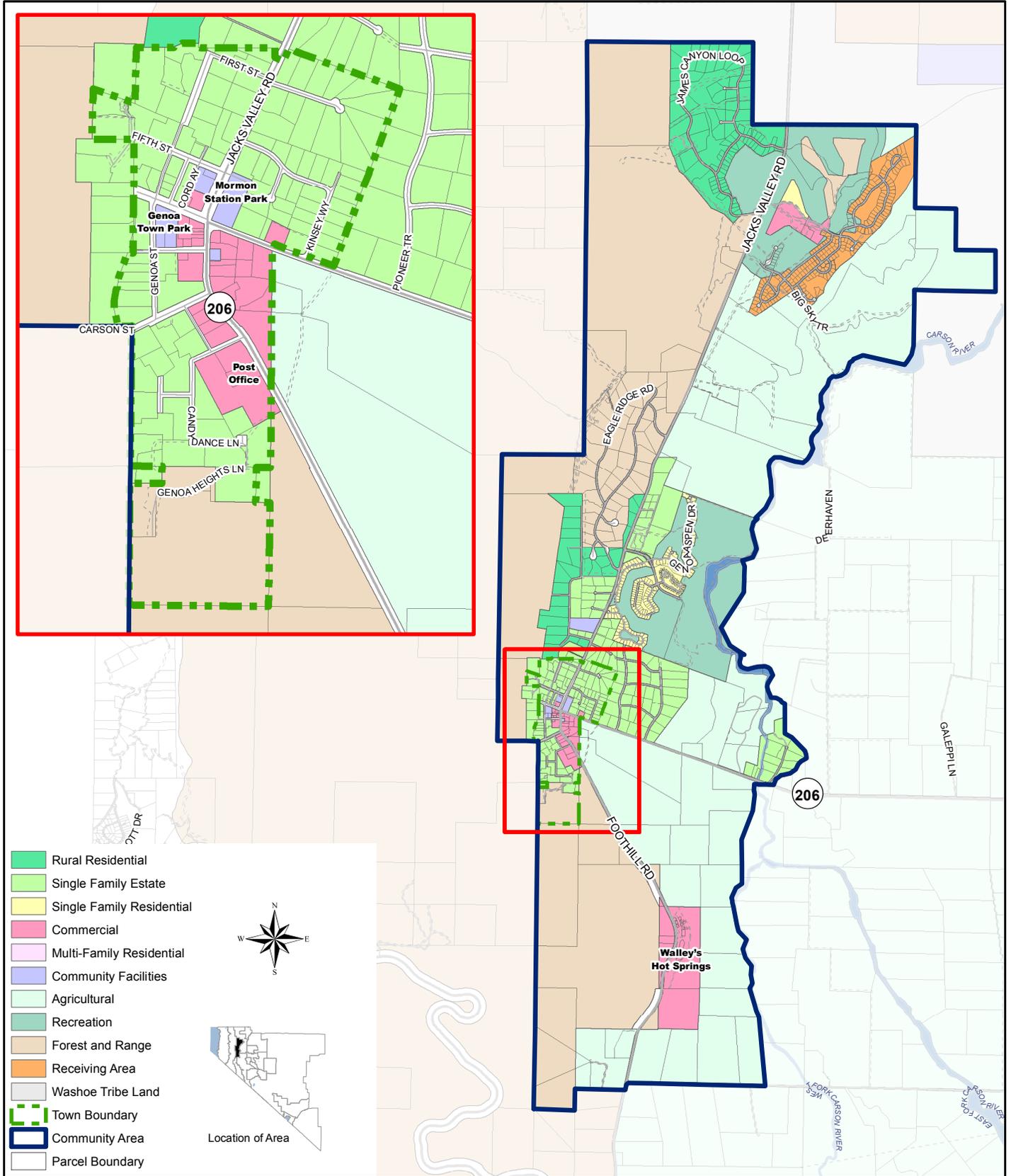
Figure 8 depicts the land uses within the Genoa Community Plan. Agriculture is the largest land use at 39 percent, followed by Forest and Range at 32 percent. Commercial land uses are designated for 3% of the parcel acreage while community facilities account for less than 1 percent.

**Figure 8
Genoa Community Plan Future Land Uses, by Percentage**



Map 9 depicts the future land use designations in the Genoa Community Plan. There are no urban service areas. Agriculture land uses are generally designated east of Foothill/Jacks Valley Road while Forest and Range is designated for areas west of Foothill/Jacks Valley Road.

MAP 9 GENOA COMMUNITY PLAN FUTURE LAND USE MAP



- Rural Residential
- Single Family Estate
- Single Family Residential
- Commercial
- Multi-Family Residential
- Community Facilities
- Agricultural
- Recreation
- Forest and Range
- Receiving Area
- Washoe Tribe Land
- Town Boundary
- Community Area
- Parcel Boundary



GENOA COMMUNITY PLAN GOALS, POLICIES, AND ACTIONS

The purpose of the Genoa Community Plan Goals, Policies, and Actions is to protect the historic districts in Genoa, protect access to surrounding trails and open space, and reduce hazards from wildfires.

GENOA CP GOAL 1

TO PRESERVE AND ENHANCE THE EXISTING CHARACTER OF THE TOWN OF GENOA AND GENOA COMMUNITY.

- Genoa CP Policy 1.1 The County shall use its Master Plan and development regulations to maintain or enhance the existing rural and historic character of the community.
- Genoa CP Policy 1.2 The County shall support the expansion of commercial development within the Town of Genoa in a manner that is compatible with the Town's existing historic character. The retention of and expansion of mixed commercial and residential uses in the designated commercial area is encouraged.
- Genoa CP Policy 1.3 The County's development regulations should support growth in the bed and breakfast industry in Genoa to preserve existing historic homes and to promote tourism of Genoa's historic resources.
- Genoa CP Policy 1.4 The County shall continue to use design review to ensure that new commercial development is compatible with the historic character of the Town of Genoa. This process shall address the amount, scale, design, location and intensity of new non-residential development.
- Genoa CP Policy 1.5 The County should periodically review the advisability of expanding the historic district.
- Genoa CP Policy 1.6 The County shall encourage commercial development within the Town of Genoa, and waive parking space requirements along the Main Street commercial corridor, rather than outside of the Town of Genoa.
- Genoa CP Policy 1.7 The County should encourage the displacement of overhead power and communication transmission lines to underground facilities along State Route 206 within the Town of Genoa.
- Genoa CP Policy 1.8 The Genoa Town Board should be made aware/approve of new commercial developments in the historic Town of Genoa, as well as change of charters to existing commercial endeavors
- Genoa CP Policy 1.9 The County must recognize the input of the Historic Committee in an effort to maintain appropriate and accurate Genoa history.

- Genoa CP Policy 1.10 The Town of Genoa must make an effort to provide additional staff at the museum. The Town should work with the historic society to provide a fall training session to encourage new volunteers. Genoa CP Policy 1.11 Douglas County shall encourage a quiet residential neighborhood and shall not approve any development or projects that will disrupt the livelihood or peace of the residents that live in the area
- Genoa CP Policy 1.12 Douglas County should recognize the financial significance of both the Genoa Candy Dance and the Genoa Cowboy Festival and show support of those events that provide critical revenue for the Town (and by default the County General Fund).
- Genoa CP Policy 1.13 Douglas County shall
- Genoa CP Action 1.1 Conduct a sensitivity analysis to determine financial impact of expansion of Genoa Town Boundary**
- Genoa CP Action 1.2 In working with the County Redevelopment Agency, consider undergrounding?? any existing overhead power lines by end of 2020**
- Genoa CP Action 1.3 Amend zoning classifications for new building sites to ease setback requirements while still meeting applicable building and fire codes.**
- Genoa CP Action 1.4 Identify public/private opportunities to increase public parking spaces in downtown Genoa and reduce parking requirements in the Town of Genoa.**
- Genoa CP Action 1.5 Douglas County and Douglas Disposal shall work with the Town of Genoa to establish a recycling education plan to reduce solid waste disposal.**

GENOA CP GOAL 2

TO MINIMIZE THE RISKS TO THE RESIDENTS OF THE GENOA COMMUNITY FROM NATURAL HAZARDS.

- Genoa CP Policy 2.1 In cooperation with the Genoa Volunteer Fire Department, offer annual training to the Genoa community residents on fire risk and preparation.

GENOA CP GOAL 3

TO ENSURE THE TIMELY PROVISION OF COMMUNITY FACILITIES, SERVICES AND INFRASTRUCTURE AT LEVELS ADEQUATE FOR THE GENOA COMMUNITY.

- Genoa CP Policy 3.1 Douglas County shall plan and provide public facilities and services to the Genoa community at established appropriate levels of service. Appropriate levels of service means rural, urban, or a combination of these service levels based on consideration of the nature of the use, the

adequate facilities standards of this plan, and the community's character.

- Genoa CP Policy 3.2 Local roads within the Town of Genoa shall continue to support the rural character while controlling dust.
- Genoa CP Policy 3.3 Community water and sewer systems shall be extended to service the developed areas of the Town and community.
- Genoa CP Policy 3.4 Douglas County shall support the Town's efforts in conducting analysis and improving drainage facilities within the Town of Genoa.
- Genoa CP Policy 3.5 Douglas County should plan parks in the Genoa Community Plan consistent with the County's park standards established in the Parks and Recreation Element.
- Genoa CP Policy 3.6 Douglas County shall encourage and work with the Nevada Department of Transportation to extend the bicycle and pedestrian system from Jacks Valley Road along State Route 206, through the Town of Genoa, south to Walley's Hot Springs Resort, and up to Kingsbury Grade.
- Genoa CP Action 3.1 Douglas County shall work with the Town to prioritize areas for improvement to drainage facilities.**
- Genoa CP Action 3.2 Douglas County shall work with the Town to determine the costs to widen, and appropriately mark, walking and biking paths from Jacks Valley Rd to Kingsbury Grade**
- Genoa CP Action 3.3 Douglas County should set aside funds in the redevelopment budget for improvements for walking and biking improvements identified in Genoa CP Action 3.2**
- Genoa CP Action 3.4 Douglas County should implement a mobile library program for Genoa residents.**

GENOA CP GOAL 4

TO PROVIDE APPROPRIATE PUBLIC SAFETY SERVICE TO THIS RURAL COMMUNITY.

- Genoa CP Policy 4.1 Douglas County shall cooperate with the Nevada Division of Forestry, Genoa Volunteer Fire Department, and the East Fork Fire Protection District to provide adequate rural fire response times and fire suppression facilities for this community.
- Genoa CP Policy 4.2 Douglas County shall work with the Nevada Division of Forestry, Genoa Volunteer Fire Department, and the East Fork Fire Protection District and water providers to make available sufficient fire flow to meet the needs of the Genoa community.
- Genoa CP Policy 4.3 Douglas County shall require development in designated high fire hazard areas to provide appropriate emergency access and prohibit

road closures which might be used in emergencies and to conform to the design guidelines.

- Genoa CP Policy 4.4 Douglas County shall require development of lands within areas of identified active fault zones to conform to the seismic guidelines
- Genoa CP Policy 4.5 Douglas County shall work with UNR Cooperative Extension, East Fork Fire Protection District, and Genoa Volunteer Fire Department to encourage and assist in reducing hazardous fuels on private property.
- Genoa CP Policy 4.6 Douglas County needs to support the existence of the Genoa Volunteer Fire Department since the Genoa Volunteer Fire Department is an integral part of this community and the community would be greatly damaged if the Department was reduced due to budget constraints.
- Genoa CP Action 4.1 Offer assistance to Genoa Volunteer Fire Department to recruit volunteers to supplement personnel shortages**
- Genoa CP Action 4.2 Include hazardous material storage in annual training referenced in Genoa CP Goal 2 above**
- Genoa CP Action 4.3 The County should evaluate the status of drainage ditches on the west side of Main Street and develop a plan for cleaning and maintaining these ditches.**

GENOA CP GOAL 5

TO PRESERVE AND PROVIDE RECREATIONAL OPPORTUNITIES AND OPEN SPACE AREAS APPROPRIATE TO THIS RURAL COMMUNITY.

- Genoa CP Policy 5.1 Douglas County should cooperate with and strongly encourage the U.S. Forest to plan, design, and maintain trails and public access points to the Federal lands. Hiking, bicycling, and equestrian trails should be planned with appropriately designed trailheads.
- Genoa CP Policy 5.2 When adjacent to Federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners.
- Genoa CP Policy 5.3 Assist Carson Valley Trails Association and Tahoe Rim Trail Association in developing new trails by providing access to Federal lands within Douglas County

INDIAN HILLS/JACKS VALLEY COMMUNITY PLAN

LOCATION AND GENERAL DESCRIPTION

The Indian Hills/Jacks Valley community, located at the north end of the Carson Valley, is the northern gateway of Douglas County. The mountains of the Toiyabe National Forest to the west, outside of the community boundaries, augment the other natural open spaces and contribute to the natural scenery that is such an important part of this community's character.

The community, which has been labeled a bedroom community of Carson City, is primarily residential, however, some commercial and industrial uses exist. Though Indian Hills/Jacks Valley is one community, it is composed of three distinct neighborhoods, Indian Hills, Jacks Valley, and Alpine View Estates. The Silverado and Lower Clear Creek parcels and northern portion of the Stewart Ranch of the Washoe Tribe are also located within this area.

Indian Hills/Jacks Valley totals 5,056 acres. The community is bisected by the Jacks Valley Wildlife Management area. The Indian Hills/Jacks Valley community varies in terrain. This area lies between steep slopes of the Sierras to the northwest, to the broad floodplain of the Carson River to the southeast. The majority of the community is on rolling hills with slopes not exceeding 15 percent.

ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

COMMUNITY WORKSHOPS AND 2016 MASTER PLAN SURVEY

Residents of Indian Hills/Jacks Valley stated they were not supportive of the existing Community Plan goals and submitted the following comments concerning Goals 1 through 3 during the Community Workshops:

- 1) Existing character is a complete mishmash, why "preserve" it?
- 2) What is timely and appropriate (?)
- 3) I support rec + open space, but would like "smart" qualities applied to these goals

In relation to development and/or quality of life issues, the following comments were submitted during the Workshops:

- 1) Walkability – Safe separate sidewalks for children walking to Jacks Valley Elementary, connections between older 1-acre parcels and new subdivisions
- 2) The County needs to complete Vista Grande from Jacks Valley Road to Topsy Lane. We need another access in and out of the North County

ISSUES IDENTIFIED IN PREVIOUS MASTER PLAN UPDATES

RETENTION OF COMMUNITY'S EXISTING CHARACTER

Future development should accommodate urban growth within the urban service area while retaining the community's rural character in the balance of the community.

PROVISION OF APPROPRIATE FACILITIES AND SERVICES

The urban areas shall require urban services. Urban services, such as water service, may be utilized for portions of the rural areas. Facility and service standards should distinguish between urban and rural service levels for other services.

APPROPRIATE RESOURCE MANAGEMENT

Residents want to preserve the community's natural resources for their continued enjoyment, particularly the Jacks Valley Wildlife Management Area. Providing careful access to public lands can help the public take advantage of these resources while protecting wildlife habitat.

EXISTING AND FUTURE LAND USES

Indian Hills consists of a mixture of detached single-family homes, manufactured housing, and apartments in a suburban residential development setting. A neighborhood commercial center is located on Mica Drive at the entry to the community and a large regional commercial shopping center is located on the north end of the community along Highway 395.

The Jacks Valley area consists primarily of detached single-family homes on an average lot size of one acre. The homes are custom-built homes with the styles and sizes varying greatly. Jacks Valley's community character is rural and is typified by medium to large lot suburban residential with unpaved streets.

Alpine View Estates is nestled on the foothills of Jacks Valley with spectacular views of the mountains and agricultural fields. Alpine View Estates has detached single-family homes on an average lot size of two acres. These homes are custom-built homes, which are generally large and upscale. The residents wish to maintain the rural character of the community. Alpine View Estates' character is typified by large lot rural residential areas and natural open space with paved streets.

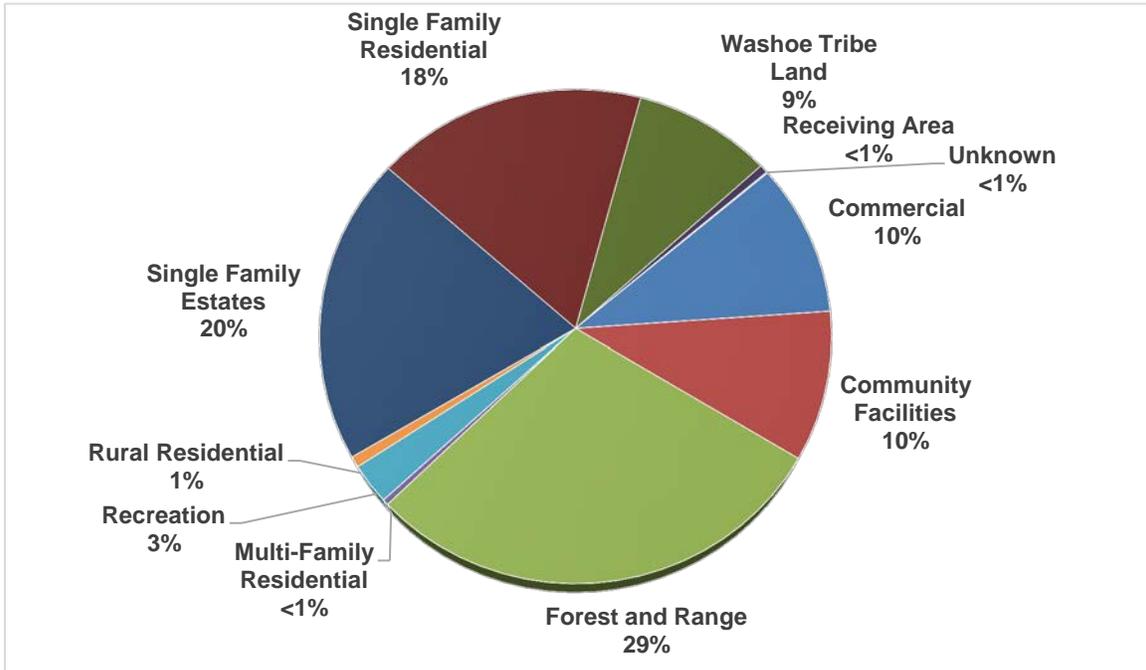
Vacant land and public open space dominate undeveloped parts of this community.

In 1998, portions of the Community Plan were included within Redevelopment Project Area No. 1, with the hope of acquiring funding for needed infrastructure within the community. Refer to the Economic Development Element for more information on Redevelopment Areas.

In September 2000, the North Douglas County Specific Plan, which set forth the land use and zoning of the area, was adopted for the properties located on the east side of U.S. Highway 395, generally north of the Sunridge residential development. The area also included existing commercially zoned lands located on the west side of U. S. Highway 395, north of Jacks Valley Road. The majority of the area to the east of U.S. Highway 395 is held by the BLM.

Figure 9 provides information on the amount of acreage for each land use designation. The largest land use is Forest and Range at 29 percent followed by Single Family Estates at 20 percent. Commercial land uses account for 10 percent of the parcel acreage. Multi-family residential and receiving area land uses account for less than 1 percent of the parcel acreage.

Figure 9
Indian Hills/Jacks Valley Community Plan Land Use Designations, by Percentage



Map 10 depicts the location of future land uses in the Indian Hills/Jacks Valley Community Plan. Most of the community planning area is located within an urban service area.

INDIAN HILLS/JACKS VALLEY COMMUNITY PLAN AREA GOALS, POLICIES, AND ACTIONS

The purpose of the Indian Hills/Jacks Valley Community Plan Goals, Policies, and Actions is to recognize both the rural and urban character of the area while facilitating commercial growth in designated areas.

INDIAN HILLS/JACKS VALLEY CP GOAL 1

TO PRESERVE THE EXISTING CHARACTER OF THE COMMUNITY WHILE PERMITTING RURAL AND URBAN GROWTH THAT IS COMPATIBLE WITH THE BUILT AND NATURAL ENVIRONMENTS.

- Indian Hills/Jacks Valley CP Policy 1.1 Commercial designations within the center of the Indian Hills area shall be limited to neighborhood commercial uses that serve the needs of the community's residents.
- Indian Hills/Jacks Valley CP Policy 1.2 Commercial designation located at the intersection of Jacks Valley Road and Highway 395 should provide for mixed residential and commercial uses.
- Indian Hills/Jacks Valley CP Policy 1.3 Commercial designations associated with the resort/casino area in the south portion of the plan area should be oriented toward tourism.
- Indian Hills/Jacks Valley CP Policy 1.4 Commercial designations at the gateway to Douglas County/Carson City should provide for regional commercial activities. The designation of commercial on Forest Service lands anticipate land trades to private ownership, but should only be permitted in exchange for open space lands in Douglas County.
- Indian Hills/Jacks Valley CP Policy 1.5 Douglas County shall use its zoning, project review process, and design guidelines to ensure that multi-family and non-residential developments are compatible with nearby development.
- Indian Hills/Jacks Valley CP Policy 1.6 Douglas County shall minimize the number of points of access to U.S. Highway 395 and Jacks Valley Road. The County shall establish minimum spacing standards between public street intersections. Direct access from private property should be limited.
- Indian Hills/Jacks Valley CP Policy 1.7 The single-family designation located east of Hobo Hot Springs Road shall be retained with a minimum parcel size to two (2) acres.

INDIAN HILLS/JACKS VALLEY CP GOAL 2

TO ENSURE THE TIMELY PROVISION OF COMMUNITY FACILITIES, SERVICES, AND INFRASTRUCTURE AT LEVELS THAT ARE APPROPRIATE TO THE INDIAN HILLS/JACKS VALLEY COMMUNITY.

- Indian Hills/Jacks Valley CP Policy 2.1 Douglas County shall plan and provide for public facilities and services at established urban levels of service in urban areas of Indian Hills.
- Indian Hills/Jacks Valley CP Policy 2.2 Douglas County shall plan and provide public facilities and services at established rural levels of service in the rural areas of the community.
- Indian Hills/Jacks Valley CP Policy 2.3 Douglas County shall encourage the timely and orderly expansion of water and wastewater systems in urban areas to meet the service and fire protection needs of the community's businesses and residents.
- Indian Hills/Jacks Valley CP Policy 2.4 Douglas County shall encourage the consolidation of water systems to provide a safe, reliable source of water for service and fire protection needs of the community.
- Indian Hills/Jacks Valley CP Policy 2.5 The County shall require community water service for all new urban development. The County shall work with the Indian Hills GID to upgrade non-urban water systems in existing development.
- Indian Hills/Jacks Valley CP Policy 2.6 Douglas County shall require connection to a centralized sewage treatment and disposal system for all new development in areas designated for urban development. Septic systems may be approved by the County for development at lower densities, unless continuing water quality studies identify the need for community systems in these areas.
- Indian Hills/Jacks Valley CP Policy 2.7 Douglas County shall cooperate with the Jacks Valley Volunteer Fire Department (VFD), Nevada Division of Forestry (NDF) and East Fork Fire Protection District to provide adequate rural fire response times and fire suppression facilities for the rural portion of the community and urban fire response times and suppression facilities for the urban part of the community.
- Indian Hills/Jacks Valley CP Policy 2.8 Douglas County shall work with the Jacks Valley VFD, NDF, and EFFPD, and water providers to make available sufficient fire flow, at rural standards, to meet the needs of the rural part of the Indian Hills/Jacks Valley community. The development of fire fill stations or other water storage may be necessary to implement this policy.

- Indian Hills/Jacks Valley CP Policy 2.9 Douglas County shall require that all arterial and collector streets in new urban and rural development areas be paved.
- Indian Hills/Jacks Valley CP Policy 2.10 Douglas County shall require the paving of local streets in new urban and rural developments. Streets in urban areas shall be paved to urban standards; streets in rural areas shall be paved to rural standards (without curbs, gutters, or sidewalks).
- Indian Hills/Jacks Valley CP Policy 2.11 Douglas County should plan parks in the Indian Hills/Jacks Valley Community Plan consistent with the County's park standards established in the Parks and Recreation Element.
- Indian Hills/Jacks Valley CP Policy 2.12 Douglas County shall cooperate with the U.S. Forest Service and BLM in planning public access and use of Federal lands in the Indian Hills/Jacks Valley area.
- Indian Hills/Jacks Valley CP Action 2.1 Douglas County shall work with the U.S. Forest Service to acquire the right-of-way necessary to and extend Vista Grande Blvd from Jacks Valley Road to Topsy Lane.**

INDIAN HILLS/JACKS VALLEY CP GOAL 3

TO PRESERVE AND PROVIDE RECREATIONAL OPPORTUNITIES AND OPEN SPACE AREAS APPROPRIATE TO THIS RURAL COMMUNITY.

- Indian Hills/Jacks Valley CP Policy 3.1 Douglas County should cooperate and strongly encourage the U.S. Forest Service to plan, design, and maintain trails and public access points to the adjoining Federal lands. Hiking, bicycling, and equestrian trails should be planned with appropriately designed trailheads.
- Indian Hills/Jacks Valley CP Policy 3.2 When adjacent to Federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners.

JOHNSON LANE COMMUNITY PLAN

LOCATION AND GENERAL DESCRIPTION

The Johnson Lane Community Plan is located in the northeast corner of the Carson Valley. The area has characteristics of a rural residential community and enjoys the contrast of the open public lands with the scenic vistas of the tree-covered Sierra Nevada and Pinenut Mountains which overlook the valley.

This community is primarily an area of individual custom-built homes, and it is assumed this pattern of development will continue. Several areas along the north side of Johnson Lane and adjacent to U.S. Highway 395 are considered Prime Farmland. The west areas of the community are relatively flat with the steep slopes to the northeast and east. The area around Hot Springs Mountain includes slopes over 30 percent with a peak elevation of 5,900 feet. The community of Johnson Lane totals approximately 17,984 acres in land area.

Since the existing community of Johnson Lane is primarily composed of low density residential lots, public lands, and minimal commercial development, the existing employment base is low.

ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

COMMUNITY WORKSHOPS AND 2016 MASTER PLAN

During the community workshops, most residents agreed with the existing goals for the Johnson Lane Community Plan. One resident expressed disagreement with Goal 4, however and stated the Goal 4 “should be eliminated since [it] impacts private land or government (federal) owned lands.”

In relation to development and quality of life issues, there were several comments regarding flooding, traffic safety, and limited water. One resident expressed concern with the alluvial fan flooding south of Johnson Lane (between Johnson Lane and Sunrise Pass).

ISSUES IDENTIFIED IN PREVIOUS MASTER PLAN UPDATES

None.

EXISTING AND FUTURE LAND USES

The predominant existing land uses in the Johnson Lane community are rural residential, private range, and public open space. About 3,432 acres of land are devoted to residential use, with 3,166 acres (92 percent) of this land characterized by lots between one-half to one acre in size. A portion of the remaining residential developments range from 1 to 10 acres per lot.

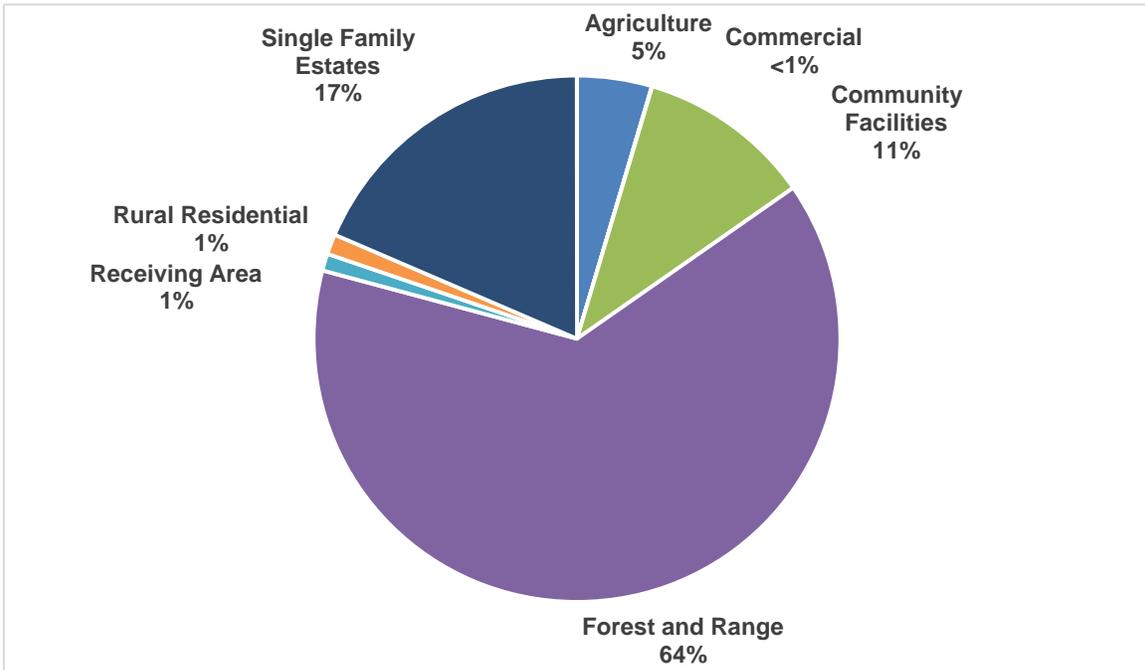
The only commercial development in the Johnson Lane community today is a small neighborhood commercial use on the northwest corner of Johnson Lane and Clapham Lane. There are three public facilities in the Johnson Lane community area. The Johnson Lane Volunteer Fire Department and existing Johnson Lane Park are located on Stephanie Way. The Douglas County North Valley Wastewater Treatment Plant is located within the community area, on Heybourne Road, northwest of the developed rural community. The Incline Village General Improvement District (IVGID) wetlands are also located in this area.

Currently, 12,852 acres of non-residential land in the Johnson Lane community are currently vacant, in range use, or are public open space. Over half (8,450 acres) of this land is open space owned by the BLM. Approximately 29 percent (3,750 acres) of the non-residential land is privately owned range or vacant land. These lands separate Johnson Lane from other Carson Valley communities and enhance residents' sense of a rural community.

An area (approximately 1,400 acres) south of Johnson Lane within the Airport Urban Service Area is designated as a Receiving Area for expansion of the community at compatible densities with existing residential areas. Approximately 1,000 dwelling units are anticipated for this Receiving Area. The area will be the subject of a specific development plan, which must be prepared to utilize the area. The plan should address flood and drainage issues both on- and off-site as well as other infrastructure issues such as water and sewer service. There is also a limited amount of Receiving Area that is located generally south of Fremont Street, along the extension of East Valley Road. Due to the rural nature of the area, this Receiving Area should be developed with Rural Residential land use.

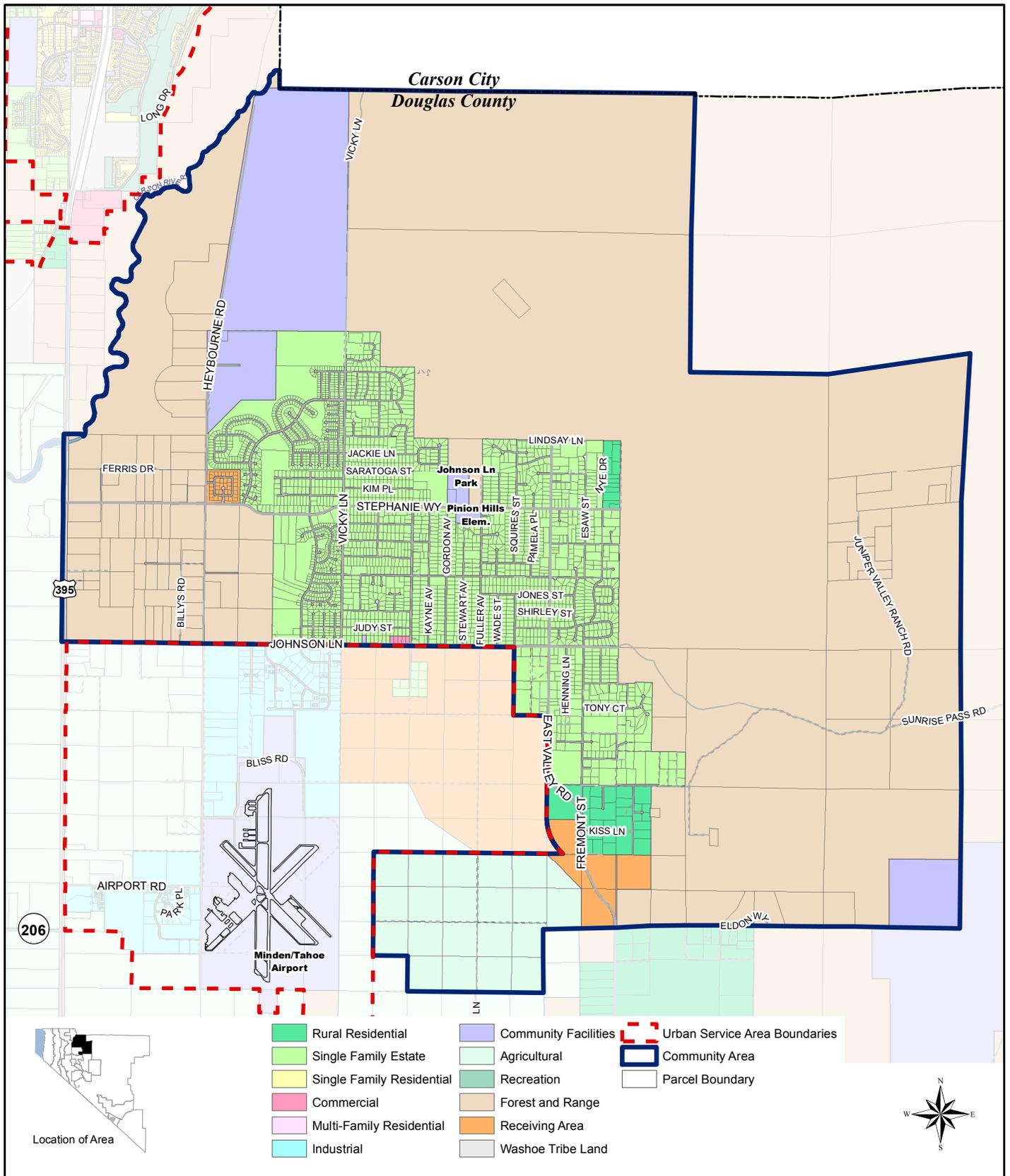
Figure 10 provides information on the land use designations in the Johnson Lane Community Plan. The Forest and Range land use is designated for 64 percent of the area while the single-family estates land use is designated for 17 percent of the area.

Figure 10
Johnson Lane Community Plan Future Land Use, by Percentage



Map 11 depicts the location of future land uses in the Johnson Lane Community Plan.

MAP 11 JOHNSON LANE COMMUNITY PLAN FUTURE LAND USE MAP



Location of Area



JOHNSON LANE COMMUNITY PLAN AREA GOALS, POLICIES, AND ACTIONS

JOHNSON LANE CP GOAL 1

TO PRESERVE THE RURAL CHARACTER OF THE EXISTING JOHNSON LANE COMMUNITY AND TO PROVIDE FOR COMPACT DEVELOPMENT THAT IS COMPATIBLE WITH AND DISTINCT FROM THE EXISTING RURAL COMMUNITY.

- | | |
|----------------------------|--|
| Johnson Lane CP Policy 1.1 | Douglas County shall designate the Johnson Lane community as a rural community. |
| Johnson Lane CP Policy 1.2 | Commercial development in the Johnson Lane community shall be limited to neighborhood commercial development which serves the needs of the community's residents. |
| Johnson Lane CP Policy 1.3 | The scale and design of commercial development shall blend with the community's predominantly residential character. |
| Johnson Lane CP Policy 1.4 | Douglas County shall work with BLM to identify those BLM properties essential to creating a permanent open space buffer to the north and east of the Johnson Lane community and to retain properties as public open space. |

JOHNSON LANE CP GOAL 2

TO PROMOTE DEVELOPMENT IN JOHNSON LANE THAT REDUCES RESIDENTS' RISKS FROM IDENTIFIED HAZARDS AND PROTECTS NATURAL RESOURCES WITHIN THE COMMUNITY.

- | | |
|----------------------------|---|
| Johnson Lane CP Policy 2.1 | The County shall continue to work with USGS to monitor the quality and quantity of groundwater in the Johnson Lane community and to identify and mitigate negative impacts of human activities on groundwater quality and quantity. |
| Johnson Lane CP Policy 2.2 | Douglas County shall evaluate the need for additional policies regarding floodplain and floodway areas in the Johnson Lane community. |
| Johnson Lane CP Policy 2.3 | The County shall preclude the development of high occupancy structures and noise-sensitive land uses in areas within the flight path of the Douglas County Airport. |

JOHNSON LANE CP GOAL 3

TO ENSURE THE TIMELY PROVISION OF COMMUNITY FACILITIES, SERVICES, AND INFRASTRUCTURE AT LEVELS ADEQUATE FOR THE JOHNSON LANE COMMUNITY.

- Johnson Lane CP Policy 3.1 Douglas County shall plan and provide public facilities and services to the Johnson Lane community at established rural levels of service.
- Johnson Lane CP Policy 3.2 Douglas County shall require that all collector streets in new urban and rural development areas be paved.
- Johnson Lane CP Policy 3.3 Douglas County shall require the paving of all local streets in new rural developments.
- Johnson Lane CP Policy 3.4 The County shall require centralized water service standards for all new development. The County shall work with residents of existing subdivisions to extend water systems to these areas.
- Johnson Lane CP Policy 3.5 Douglas County shall require connection to a centralized sewage treatment and disposal system for all new development in areas designated for Rural Estates or more intense land uses. Septic systems may be approved by the County for development at lower densities, unless continuing water quality studies identify the need for community systems in these areas.
- Johnson Lane CP Policy 3.6 Douglas County shall not support the installation of street lights, curbs, gutters, or sidewalks within the rural Johnson Lane community.
- Johnson Lane CP Policy 3.7 Douglas County shall cooperate with the Johnson Lane Volunteer Fire Department and the East Fork Fire & Paramedic District to provide adequate rural fire response times and fire suppression facilities for the rural portion of the community and urban fire response times and suppression facilities for the urban part of this community.
- Johnson Lane CP Policy 3.8 Douglas County shall work with the Johnson Lane Volunteer Fire Department and the East Fork Fire Protection District and water providers to make available sufficient fire flow, at rural standards, to meet the needs of the rural part of the Johnson Lane community.
- Johnson Lane CP Policy 3.9 Douglas County shall plan, construct, and operate local parks in the rural portion of the Johnson Lane community consistent with the County's rural park standards established in the Parks and Recreation Element.

JOHNSON LANE CP GOAL 4

TO PRESERVE AND PROVIDE RECREATIONAL OPPORTUNITIES AND OPEN SPACE AREAS APPROPRIATE TO THIS RURAL COMMUNITY.

- Johnson Lane CP Policy 4.1 Douglas County should cooperate and strongly encourage the BLM to plan, design, and maintain trails and public access points to the adjoining Federal lands. Hiking, bicycling, and equestrian trails should be planned with appropriately designed trailheads.
- Johnson Lane CP Policy 4.2 When adjacent to Federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners.

MINDEN COMMUNITY PLAN

LOCATION AND GENERAL DESCRIPTION

The Minden Community Plan (previously included in the Minden/Gardnerville Community Plan) includes the Town of Minden and adjacent areas suitable for future urban development or else preserved for open space. The Minden Community Plan includes 1,882.70 acres.

The Town of Minden is the County seat for Douglas County. Minden was founded in 1905 and contains many structures and sites of historic value. There are 10 properties in the Town of Minden that are listed on the National Register of Historic Places.

ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

TOWN BOARD INPUT

The Town Board of Minden provided comments on the existing goals, policies, and actions during 2016 and approved the boundary for the new Minden Community Plan.

MAIN STREET MINDEN

Main Street Minden, which was established in 2016, is the second Main Street program in Douglas County. Main Street Minden is part of the network of Main Street organizations that are part of the National Trust for Historic Preservation Main Street America programs. The Town of Minden is providing financial support to the Main Street program at the current time. State of Nevada support for Main Street programs is still needed, however. Assembly Bill 417 was introduced in the 79th Session of the Nevada Legislature (2017) and will create a Nevada Main Street program in the Nevada Department of Tourism and Cultural Affairs. If approved, AB 417 would receive an initial allocation of \$500,000 to provide support for Main Street programs in Nevada.

UPDATING MINDEN PLAN FOR PROSPERITY

The Minden Plan for Prosperity was adopted in January 2003 and was intended to inform the Douglas County Master Plan, establish community image and design objectives, and to identify investment priorities. The Town Board of Minden has expressed interest in updating the Minden Plan for Prosperity.

ISSUES IDENTIFIED IN PREVIOUS MASTER PLAN UPDATES

MINDEN-GARDNERVILLE AS FOCAL POINT OF DOUGLAS COUNTY

Care should be given to preserve the distinctive historic and architectural characteristics of the towns as well as their “small town atmosphere.” Strict adherence to design review standards will be important for any new development or redevelopment, especially in the downtown areas.

MAJOR COMMERCIAL DEVELOPMENT IN THE DOWNTOWNS OF MINDEN AND GARDNERVILLE

Compact commercial development and revitalization of downtown areas can be aided by intensifying commercial development in the downtown areas and limiting strip development in the expanding areas. Mixed commercial and residential uses, incorporating higher residential densities, are encouraged in the downtowns to add vitality to the areas and reduce automobile congestion and emissions.

OPEN SPACE

Because the Minden/Gardnerville area is predominately urban and built out, open space is particularly important for this community. The Martin Slough and the Cottonwood Slough should be considered key areas that could provide open space or a greenbelt for the urbanized community.

TRANSPORTATION NETWORK AND ROADWAYS

The combination of intense land uses and the fact that U.S. Highway 395 bisects the community contribute to traffic congestion. Residents have expressed an interest in an alternative road that could relieve traffic problems in the heart of the community. The Muller Parkway is planned to provide alternative service for U.S. Highway 395. The Town Board has also expressed their support for the County to move forward with this capital project. The extension of Waterloo Lane, connecting to the Muller Lane Parkway is also provided as a much needed road network for this area

HOUSING

Residents have expressed a desire for a variety of housing types in their community, including without limitation smaller lot sizes, including single-family traditional development, and mixed-use commercial, both of which promote density and vitality in the historic district.

URBAN LEVEL OF SERVICE

Urban service levels are appropriate and urban standards should be maintained throughout the community. Streets should be constructed and maintained to urban standards. Community water and wastewater systems are required.

EXISTING AND FUTURE LAND USES

There are a wide variety of land uses in the Minden community. Of the land developed as residential, 63 percent is developed with lots between 5,400 square feet and 12,000 square feet; and 14 percent of the residential land is developed at a higher density, 8 to 15 dwelling units per acre. On average, this community provides a residential density of 5 units per acre.

There is one major casino resort operation in the community, the Carson Valley Inn in Minden. Community support and institutional uses include the School District Administrative Center, Douglas County Library, Douglas County offices, Town offices, and the Judicial and Law Enforcement Center, which are all located in Minden

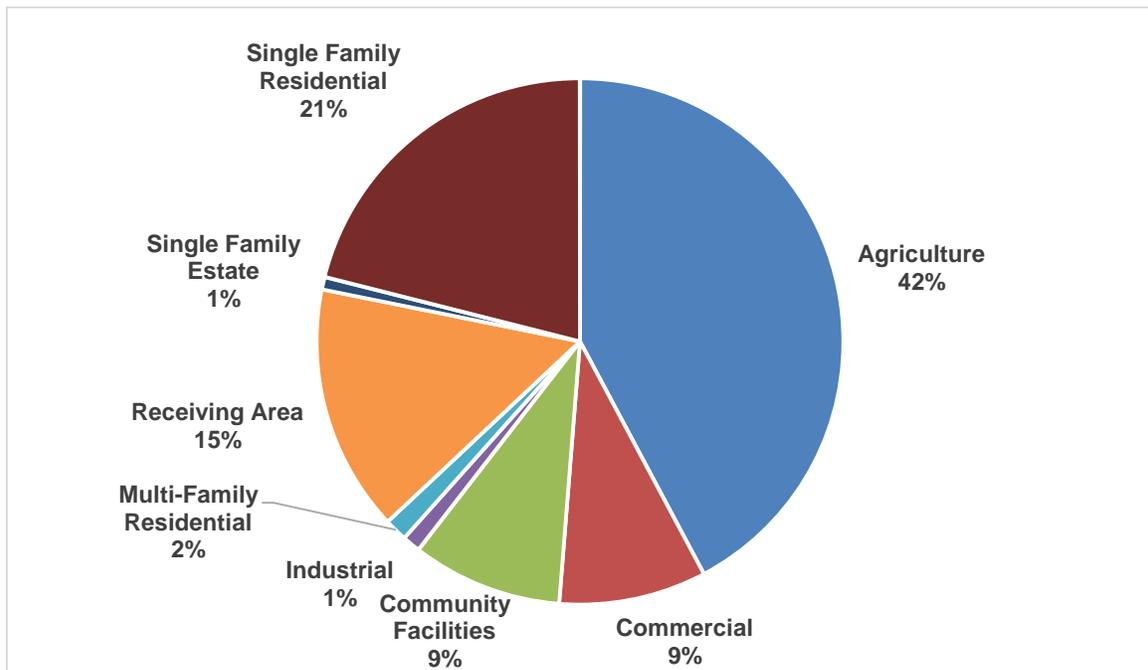
Several areas are designated as Receiving Areas in the Minden Community Plan. The areas are located generally north and southwest of Minden. The development of these areas will be dependent upon the preparation and adoption of comprehensive specific plans for the areas which specify densities and uses and mitigates planning and environmental issues. The specific plan must be adopted prior to establishing these areas for actual development and rights must be acquired to support the planned densities.

The areas should be developed as distinct neighborhoods compatible and complimentary to surrounding neighborhoods. A variety of residential densities should be utilized with the predominant land use being single family. Multi-family uses, except Mixed-use Commercial districts, where appropriate, should be limited to small enclaves spread throughout the community rather than concentrating this use. Housing for seniors and affordable housing should be included within the overall housing mix.

Community support uses should be provided such as parks and church sites. Natural drainage features should be incorporated into the neighborhood designs to enhance open space elements which create linear parks and pathways to connect elements of the existing Towns. Buffering of agricultural lands should be included in future development plans.

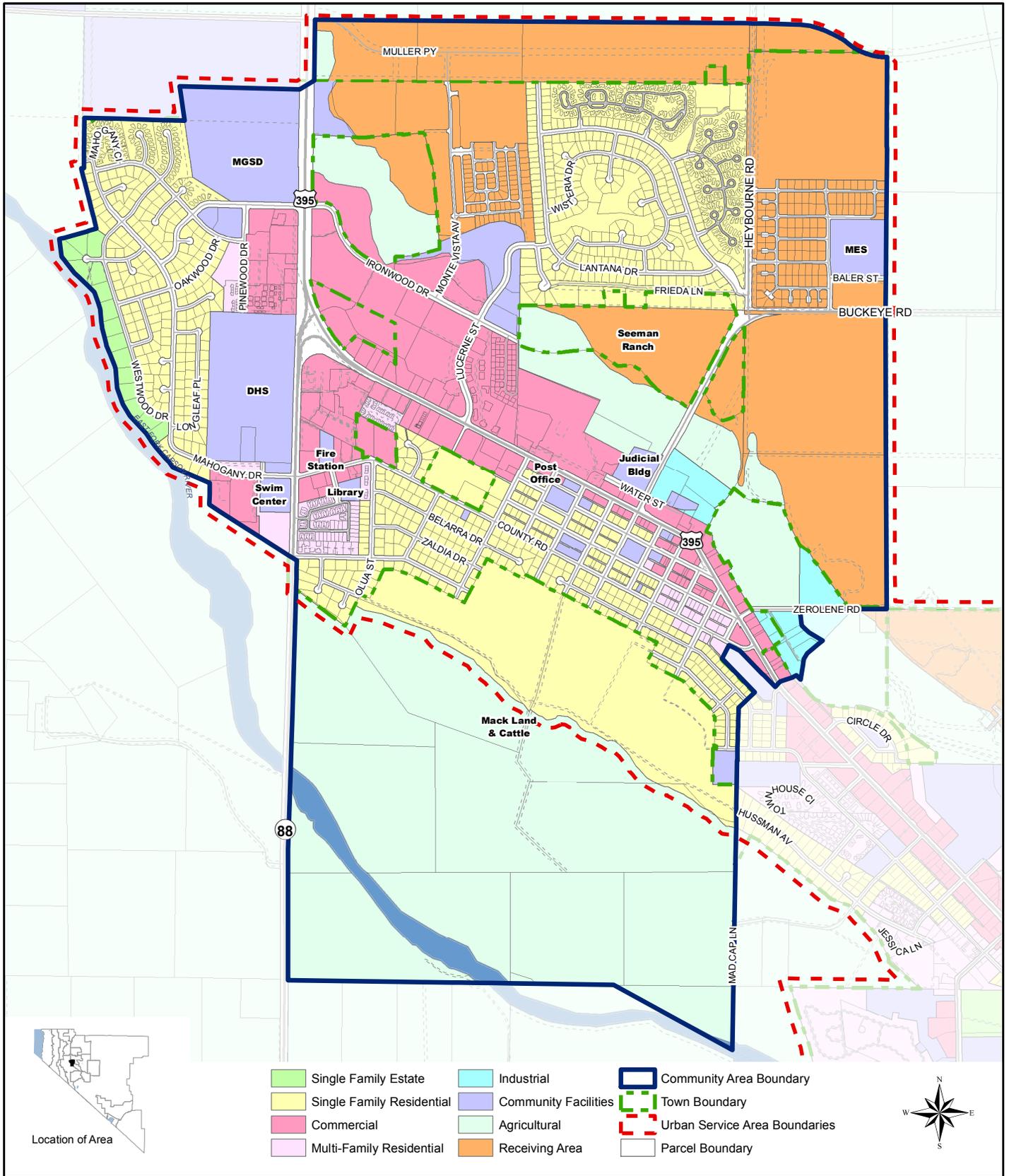
Figure 11 provide information on the future land uses in the Minden Community Plan.

Figure 11
Minden Community Plan Future Land Uses, by Percentage



Map 12 depicts the location of future land uses in the Minden Community Plan.

MAP 12 MINDEN COMMUNITY PLAN FUTURE LAND USE MAP



- | | | |
|---|--|---|
| Single Family Estate | Industrial | Community Area Boundary |
| Single Family Residential | Community Facilities | Town Boundary |
| Commercial | Agricultural | Urban Service Area Boundaries |
| Multi-Family Residential | Receiving Area | Parcel Boundary |



MINDEN COMMUNITY PLAN GOALS, POLICIES, AND ACTIONS

The Minden Community Plan Goals, Policies, and Actions are intended to support the historic character of the Town of Minden and continue its role as the government center of Douglas County.

MINDEN CP GOAL 1 TO PRESERVE AND ENHANCE THE EXISTING CHARACTER OF THE MINDEN COMMUNITY.

Minden CP Policy 1.1	The County shall use its Master Plan and development regulations to maintain and enhance the existing character of the community.
Minden CP Policy 1.2	The County shall support the expansion of commercial development, and plan for a wide variety of housing types and densities, including single-family traditional and mixed-use commercial, in a manner that is compatible with the Towns' existing character.
Minden CP Policy 1.3	The County shall work with the Town of Minden to review and refine architectural and urban design standards for new development and revitalization projects.
Minden CP Policy 1.4	The County shall work with the Town of Minden to promote the revitalization of the downtown areas of Minden, to preserve historic resources, and enhance the cultural and economic value to this community.
Minden CP Policy 1.5	The County shall encourage all new development to complement and enhance the distinctive historic character of the Town of Minden.
Minden CP Policy 1.6	Douglas County shall use design guidelines and standards, and the Minden Plan for Prosperity and Design Guidelines for each respective Town, to ensure that all new development is compatible with the traditional development style and existing "small town" atmosphere of the Minden-Gardnerville community.
Minden CP Policy 1.7	Douglas County shall, in conjunction with the Towns, establish design standards for creation of gateways into Minden-Gardnerville, in order to further define and enhance the image of these urban villages.
Minden CP Policy 1.8	Douglas County shall plan for a wide variety of housing types and densities, including without limitation, Mixed-use Commercial zoning districts, in the Minden community.

Minden CP Policy 1.9	Douglas County shall, in conjunction with the Town of Minden, evaluate the possibility of designating areas in the Minden community historic districts and, following such evaluation, by ordinance designate such districts, where appropriate.
Minden CP Policy 1.10	Growth areas shall be planned with distinct neighborhoods in mind. Neighborhoods shall contain a mix of residential homes and, where appropriate Mixed-use Commercial zoning
Minden CP Policy 1.11	Multi-family residential projects proposed within or adjacent to existing single-family residential neighborhoods shall be designed in a manner which creates a compatible living environment in terms of building height, bulk, and site design. An over-concentration of multi-family projects within existing neighborhoods shall be discouraged.
Minden CP Policy 1.12	Multi-family residential projects shall be located within the urban service and receiving areas of Minden. Multi-family residential projects shall be located within a reasonable proximity to major roadways, commercial centers, emergency services, schools, pedestrian trails, and other urban services.
Minden CP Policy 1.13	The County shall encourage the intermixing of multi-family residential projects within existing single-family residential neighborhoods. Whenever possible, multi-family projects, including without limitation Mixed-use Commercial zoning, where appropriate, shall be sited and designed to act as a buffer between commercial and higher density single-family residential land uses.
Minden CP Policy 1.14	Douglas County shall work with the Town of Minden to develop code provisions that addresses the location, size, and design of “big box” retail stores.

MINDEN CP GOAL 2

TO PURSUE LAND USES CONSISTENT WITH THE PLAN FOR PROSPERITY THAT SUPPORTS THE CHARACTER OF TRADITIONAL MINDEN AND THE COMMUNITY’S QUALITY OF LIFE OBJECTIVES.

Minden CP Policy 2.1	Downtown Minden should become the principal specialty-shopping destination in the Carson Valley.
Minden CP Policy 2.2	A new grocery-anchored community shopping center, including Mixed-use Commercial zoning, should be developed at the intersection of U.S. Highway 395 and State Route 88
Minden CP Policy 2.3	The Town of Minden and Douglas County shall incubate and attract light industrial/ tech employers.

Minden CP Policy 2.4	The Town of Minden shall provide additional residential development at comparable densities to the traditional historic neighborhoods and some modest amounts of higher density housing, including without limitation Mixed-use Commercial zoning.
Minden CP Policy 2.5	The Town of Minden, the School District, and the County shall develop community facilities that enhance the quality of life and support existing and future residents.
Minden CP Policy 2.6	The areas identified within the Historic Minden Town Plat, between First and 10 th Streets, inclusive, and County Road and US Highway 395, exclusive, are allowed to create residential lots with reduced setbacks and lot widths in keeping with the historic development patterns established for Minden.
Minden CP Policy 2.7	Create a mixed-use and connected community by continuing to plan for mixed-use projects that create and connect to walkable neighborhoods and existing pedestrian trails.
Minden CP Policy 2.8	Ensure plans for mixed-use developments are realistic. Initial projects would benefit from a horizontal mix of uses that are connected through carefully coordinated site planning, where uses come together around streets and open spaces.

MINDEN CP GOAL 3

TO FOCUS COMPATIBLE, HIGH QUALITY COMMERCIAL AND INDUSTRIAL DEVELOPMENT WITHIN THE TOWN OF MINDEN.

Minden CP Policy 3.1	Douglas County shall support the location of county-wide commercial uses in the Town of Minden, in areas planned for commercial use.
Minden CP Policy 3.2	Douglas County shall use its zoning, project review process, and design guidelines for the County and the Town of Minden to promote development, including Mixed-use Commercial zoning, where appropriate, that will enhance property values and the aesthetics of the Town of Minden and community.
Minden CP Policy 3.3	Except where Mixed-use Commercial zoning is otherwise encouraged by this Master Plan, the County shall limit, subject to the recommendation of the Town of Minden, the conversion of residences to commercial uses outside areas planned for commercial development in order to preserve the integrity of the neighborhoods and focus commercial development in downtown Minden.

Minden CP Policy 3.4

The Minden 'Plan for Prosperity' shall identify "opportunity sites" within the U.S. Highway 395 corridor, and elsewhere, for future Mixed-use Commercial zoning overlay districts in keeping with the recognized goals and policies in the Minden Community Plan. As necessary or desired, the Town of Minden will update the Minden 'Plan for Prosperity' by submitting amendments to the Board of Commissioners for consideration and approval.

MINDEN CP GOAL 4

TO PROMOTE APPROPRIATE, HIGH QUALITY COMMERCIAL AND INDUSTRIAL DEVELOPMENT IN THE TOWNS OF MINDEN AND GARDNERVILLE.

Minden CP Policy 4.1

The County shall promote the development and growth of industries in Minden that are compatible with existing and proposed land uses and in a compact land use form, including without limitation Mixed-use Commercial zoning districts. The County shall work with the Town of Minden to limit and define big box structures within the design code.

MINDEN CP GOAL 5

TO STRENGTHEN MINDEN'S ROLE AS A GOVERNMENT ADMINISTRATIVE CENTER FOR DOUGLAS COUNTY.

Minden CP Policy 5.1

The Town of Minden shall continue its role as the central location for County government's services. The County shall plan to provide sufficient, centrally located office and meeting space for government operations.

Minden CP Policy 5.2

By encouraging Mixed-use Commercial zoning districts, where appropriate, the County will promote the development of residential housing nearer to the County seat, thereby enabling its growing workforce to live closer to work.

MINDEN CP GOAL 6

TO ENSURE THE TIMELY PROVISION OF COMMUNITY FACILITIES, SERVICES, AND INFRASTRUCTURE AT APPROPRIATE LEVELS FOR THE MINDEN COMMUNITY.

Minden CP Policy 6.1

Douglas County shall plan and provide public facilities and services to the urban areas of the Minden- community at established urban levels of service.

Minden CP Policy 6.2

Douglas County shall require that all streets in new development be constructed to urban standards, and where possible, follow the complete streets concept.

Minden CP Policy 6.3	The County shall work with the Town of Minden to ensure adequate provision of park sites to meet the needs of the growing urban community.
Minden CP Policy 6.4	The County shall work closely with school authorities in the development, maintenance, and joint operation of Minden school park sites.
Minden CP Policy 6.5	The County should plan parks in the Minden Community Plan consistent with the County's park standards established in the Parks and Recreation Element.
Minden CP Policy 6.6	Douglas County shall require the timely and orderly provision of water and wastewater systems to serve new urban development in the Minden community.
Minden CP Policy 6.7	Douglas County shall pursue the development of the Ironwood Extension and analyze the need for the Muller Parkway with limited access in the 20-year time frame of the Plan based on the traffic model. If not required, Muller Parkway shall be placed on the Thoroughfare Plan.
Minden CP Policy 6.8	Douglas County shall coordinate with the State to ensure that any modifications to U.S. Highway 395 through Minden are compatible with the existing character of the Town and do not decrease the safety or desirability of walking in the Town's commercial centers. The State Department of Transportation's U.S. Hwy 395 Landscape and Aesthetics Master Plan shall be used as an implementation tool.
Minden CP Policy 6.9	Douglas County shall work with the Town of Minden to plan and develop off-street parking and parking districts.
Minden CP Policy 6.10	Douglas County shall require the paving of all driveways, parking areas, loading areas, and other high activity areas in new or remodeled non-residential developments in this Community.

**MINDEN CP GOAL 7
TO MINIMIZE THE RISKS TO THE RESIDENTS OF THE MINDEN
COMMUNITY FROM NATURAL HAZARDS.**

Minden CP Policy 7.1	The County shall continue to work with the Town of Minden to monitor the quality and quantity of groundwater in the Minden community and to identify and mitigate negative impacts of human activities on groundwater quality and quantity.
Minden CP Policy 7.2	Douglas County will work with the Town of Minden Utility to expand water systems to serve the needs of the community and the entire Carson Valley region.

Minden CP Policy 7.3

Douglas County shall evaluate the need for additional policies regarding flood plain and floodway areas in the Minden community following completion of FEMA investigations.

TOWN OF MINDEN STRATEGIES (MINDEN PLAN FOR PROSPERITY)

MINDEN LAND USE GOAL 1

TO PURSUE LAND USES THAT SUPPORT THE CHARACTER OF TRADITIONAL MINDEN AND THE COMMUNITY'S QUALITY OF LIFE OBJECTIVES.

Minden Land Use Policy 1.	Downtown Minden should become the principal specialty-shopping destination in Carson Valley.
Minden Land Use Policy 2	.A new grocery-anchored community shopping center should be developed at the intersection of US 395 and Highway 88.
Minden Land Use Policy 3	Minden and the County shall incubate and attract light industrial/tech employers.
Land Use Planning Concepts	
Minden Concept 7.1	Revitalize Downtown Minden as a regional specialty-shopping destination at and focal point for civic activities.
Minden Concept 7.2	Increase local employment opportunities.
Minden Concept 7.3	Increase and improve commercial services.
Minden Concept 7.4	Develop additional community facilities.

MINDEN IMAGE AND IDENTITY GOAL 1

TO PRESERVE MINDEN'S TRADITIONAL SCALE AND RURAL SETTING AS A REFERENCE AND CONTEXT FOR NEW DEVELOPMENT.

Minden Image Policy 1	Minden's open space and wetlands buffer shall be preserved.
Minden Image Policy 2	The views of the mountains shall be protected.
Minden Image Policy 3	Development shall reflect the walkable scale and pace of Minden's traditional neighborhoods and downtown.
Minden Image Policy .4	New residential, commercial and community facility development shall be integrated into the patterns of block and lots sizes traditional of Minden.
Minden Image Policy 5	Streetscape shall be developed to underscore the civic role and settings along streets a n d roads.
Minden Image Policy .6	A combination of streetscape, site planning, and land use planning shall be employed to frame Minden's gateways and focal points.

Minden Image Policy 7	Architecture shall reflect the traditional form, scale, and character as found in Minden's historic neighborhoods.
Community Design (Image and Identity) Concepts	
Minden Image Concept 1	Enhance and expand Minden's natural and civic open space system as a setting for the community.
Minden Image Concept 2	Preserve the scale and pedestrian friendliness of Downtown Minden as a shopping environment.
Minden Image Concept 3	Expand existing neighborhoods rather than building walled and isolated residential subdivision enclaves.
Minden Image Concept 4	Create and enhance the community design framework for Minden by using streetscape to define the hierarchy of civic streets and places.

**COMMUNITY CIRCULATION AND CONNECTIONS (CCC) GOAL 1
TO PROVIDE A COMPREHENSIVE CIRCULATION SYSTEM FOR EXISTING AND FUTURE MINDEN NEIGHBORHOODS WITH AN EMPHASIS ON PEDESTRIAN FACILITIES AND CONNECTIONS.**

Minden CCC Policy 1	The highways will be planned and managed to provide for growing regional traffic.
Minden CCC Policy 2	Local roads will be used for town-scale economic activities and access.
Minden CCC Policy 3	Residential streets are to be slow and safe vehicular and pedestrian routes for Townsfolk.
Minden CCC Policy 4	A Town-wide and community-wide trail system for pedestrian and bicycles will be developed, which includes the existing trail system which provides pedestrian and bicycle access to Minden's open space.
Minden CCC Policy 5	Public parking lots will be developed to support Downtown's revitalization efforts.
Minden CCC Policy 6	Any future highway bypass should be a limited access facility and not transfer economic opportunities away from downtown Minden.

Community Circulation and Connections (CCC) Concepts

Minden CCC Concept 1	There is a hierarchy of streets that serve both regional and local access needs.
Minden CCC Concept 2	There is an overall access and parking strategy for Downtown.

Minden CCC Concept 3

There is an extensive trail system providing pedestrian and bicycle access to Minden’s open space.

IMPLEMENTATION STRATEGIES FOR THE MINDEN PLAN FOR PROSPERITY

Downtown

MG Strategy 12

The Town and the County shall follow the Downtown Administrative Actions, the Downtown Regulatory Actions, the Downtown Financing Actions, and the Downtown Capital projects identified in the Minden Plan for Prosperity Action Plan.

MG Strategy 13

The Town and the County shall follow the Regional Streets Administrative Actions, the Regional Streets Regulatory Actions, the Regional Streets Financing Actions, and the regional Streets Capital projects identified in the Minden Plan for Prosperity Action Plan.

MG Strategy 14

The Town and the County shall follow the Traditional Neighborhoods Administrative Actions, the Traditional Neighborhoods Regulatory Actions, the Traditional Neighborhoods financing Actions, and the Traditional Neighborhoods capital Projects identified in the Minden Plan for Prosperity Action Plan.

MG Strategy 15

The Town and the County shall follow the New Neighborhoods Administrative Actions, the New Neighborhoods Regulatory Actions, the New Neighborhoods Financing Actions, and the New Neighborhoods Capital projects identified in the Minden Plan for Prosperity Action Plan.

MG Strategy 16

The Town and the County shall follow the Open Space System Administration Actions, the Open Space System Regulatory Actions, the Open Space System Financing Actions, and the Open Space system Capital Projects identified in the Minden Plan for Prosperity Action Plan.

PINENUT REGIONAL PLAN

LOCATION AND GENERAL DESCRIPTION

The Pinenut area is located in the eastern portion of Douglas County. The area includes portions of the Pinenut Range, including the lower lying foothills to the Carson Valley. Due to topography and rural setting, it is unlikely the area will develop any significant employment base. The scenic quality of the Pinenut area is the picturesque forested lands overlooking the Carson Valley and the lower open range lands. The elements include piñon/juniper covered mountains of the Pinenut Range and the lower sagebrush terraces.

The Pinenut Regional Plan is the largest of the five regional plan areas, comprising 222,253 acres or about 49 percent of the county. However, this is also one of the least developed areas in the county. This area has the largest acreage of publicly-owned land, 194,810 acres, in the county. The Pinenut Allotments comprise 23 percent of the land in the Pinenut Regional Plan. Allotment lands south of the Ruhestroth community along U.S. Highway 395 South have seen increased residential development in the form of manufactured homes with little or no infrastructure provided. Of the urbanized land, residential and industrial/transportation categories make up the greatest share. Residential development in Pinenut is solely comprised of Rural Residential uses designations, totaling 650 acres.

The area is characterized by moderate to steep slopes predominately covered with piñon pine and juniper trees. Much of the eastern portion of the area contains slopes greater than 30 percent, gradually decreasing to the western edge of the community plan. The Pinenut Range provides some seasonal tributary water flows to the lower elevations of the community plan. Several year-round creeks flow from natural springs in the Pinenut Range to the valley below. The areas of potential wetlands are in the Mud Lake area in the far west edge of the plan area.

ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

BLM RESOURCE MANAGEMENT PLAN

The BLM Carson City District Office completed a draft and updated Resource Management Plan (RMP) in 2016 which encompasses large portions of the Pinenut Region. There has been considerable interest in the RMP, particularly in relation to the Travel Management Plan.

BIA PINENUT ALLOTMENTS

The Bureau of Indian Affairs (BIA) contracted with Cascade Design Professionals in 2007 to prepare a Land Use and Development Plan for the Pinenut Allotments. The purpose was to provide guidance to BIA when reviewing commercial development proposals submitted by landowners. Since the parcels are under federal control, the National Environmental Protection Act must be adhered to for any NEPA triggered actions. The wastewater issues related to Pineview Estates have not been settled yet. Pineview Estates is a residential development located on a BIA Allotment.

BLM SNPLMA AND BENTLY ACQUISITION

As discussed in the Conservation Element, BLM approved the purchase of over 14,000 acres from Bently Enterprises under the Southern Nevada Public Lands Management Act with the majority of these parcels located in the Pinenut Regional Plan.

ISSUES IDENTIFIED FROM PREVIOUS MASTER PLAN UPDATES

FIRE PROTECTION

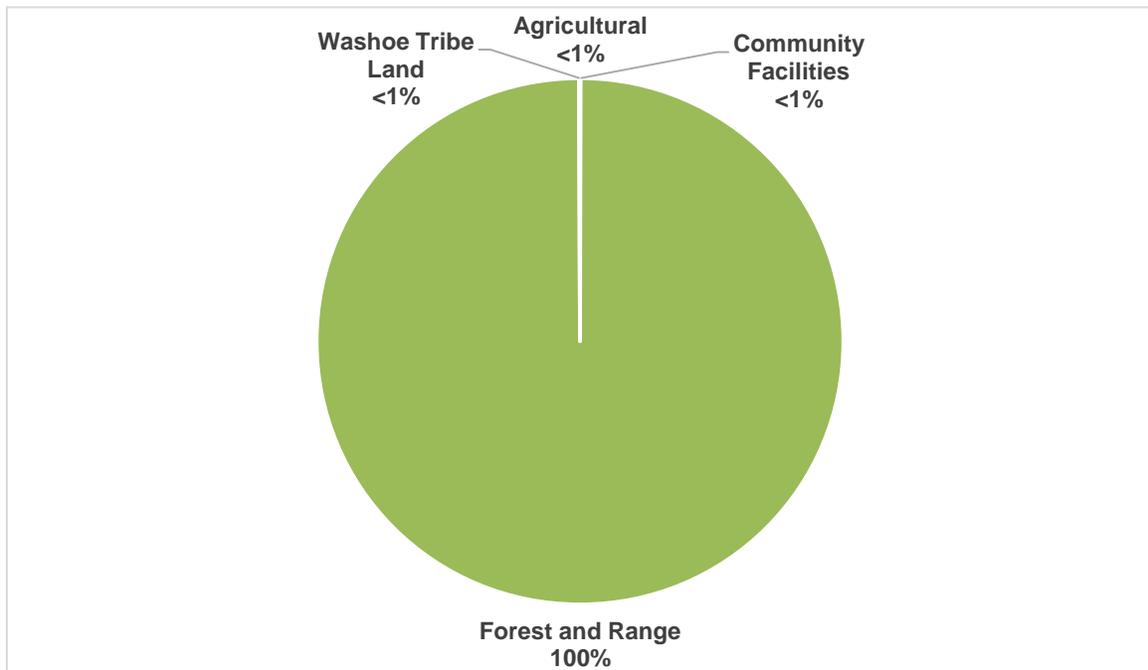
Concern was raised by area residents about the adequacy of fire protection for the community.

EXISTING AND FUTURE LAND USE

The existing land use is public and private forest and range lands with minimal residential development. Existing development is concentrated along Pinenut Creek and the U.S. Highway 395 corridor. Much of the lands in the Pinenut Regional Plan are allotted to individual tribal members. These allotted lands are public domain lands administered by the Bureau of Indian Affairs.

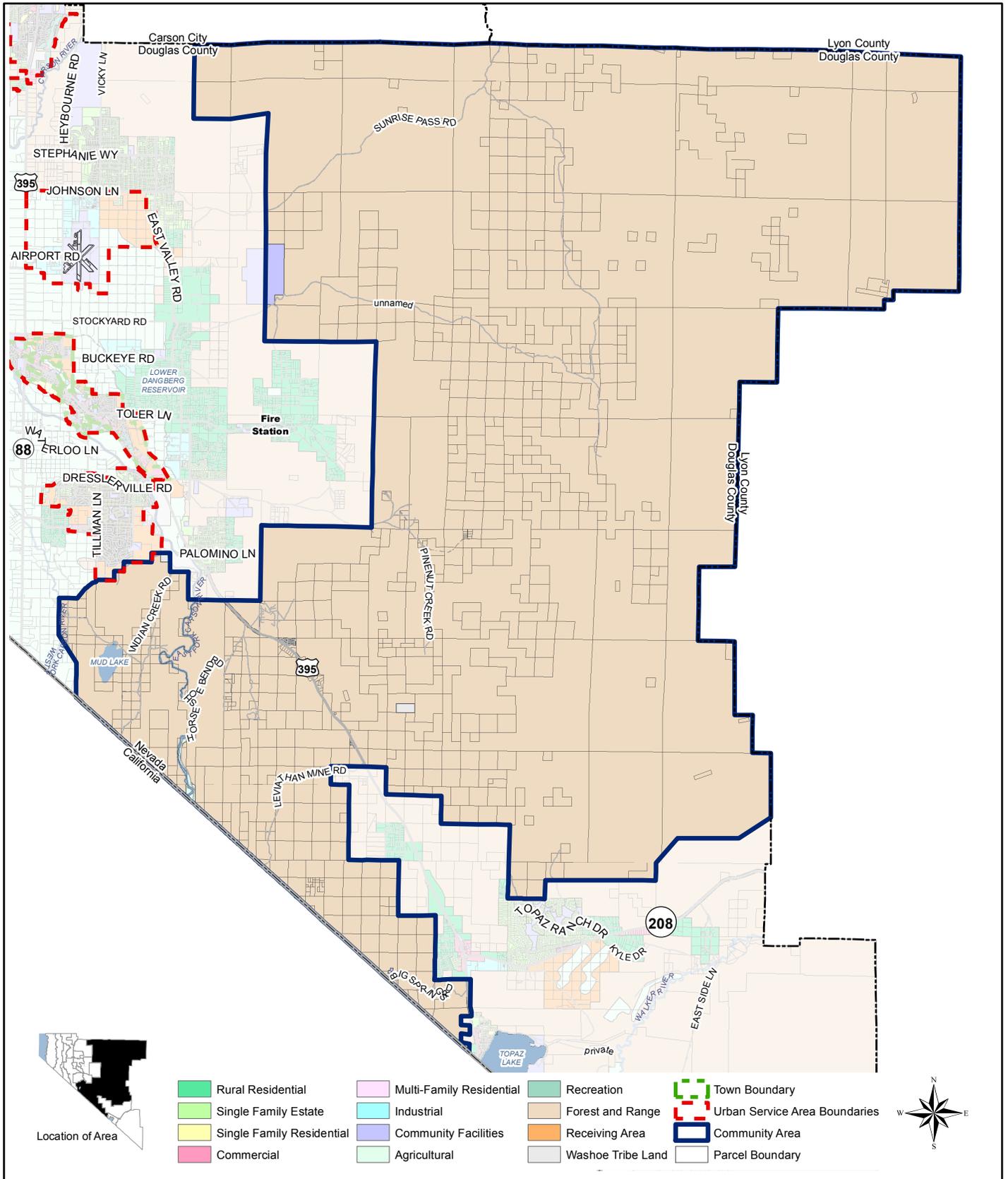
Figure 1 provides information on the land uses in the Pinenut Regional Plan. Forest and Range basically encompasses the entire area with less than 1 percent of the acreage designated for Agriculture and Community Facility land uses.

**Figure 12
Pinenut Community Plan Future Land Uses, by Percentage**



Map 13 depicts the future land use designations in the Pinenut Regional Plan.

MAP 13 PINENUT REGIONAL PLAN FUTURE LAND USE MAP



PINENUT REGIONAL PLAN GOALS, POLICIES, AND ACTIONS

The Pinenut Regional Plan Goals, Policies, and Actions are intended to protect the area in cooperation with the Bureau of Indian Affairs, the Bureau of Land Management, and private landowners.

PINENUT RP GOAL 1

TO PRESERVE THE EXISTING CHARACTER OF THE PINENUT AREA.

Pinenut RP Policy 1.1	Encourage preservation of public and private forested lands.
Pinenut RP Policy 1.2	When adjacent to Federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners.
Pinenut RP Policy 1.3	Protect the Scenic Corridor along U.S. Highway 395.
Pinenut RP Policy 1.4	Establish rural standards and appropriate design guidelines for residential development to ensure the integrity of the area's natural beauty.

RUHENSTROTH COMMUNITY PLAN

LOCATION AND GENERAL DESCRIPTION

The Ruhenstroth community is located in the southeastern part of the Carson Valley Regional Plan. Historically, the community has been an agricultural area with rural development patterns beginning in the 1970's. Ruhenstroth enjoys the scenic vistas of the Carson Range of the Sierra Nevada Mountains and the rugged terrain of the Pinenut Range contrasting the public lands and the irrigated agricultural lands of the valley. The Washoe Tribe's Dresslerville Community is located within the Ruhenstroth Community Plan.

The primary design feature of existing Ruhenstroth development is the large lot scattered development reflective of a rural settlement. The lack of sidewalks, street lights, and curb and gutter add to the rural atmosphere. Existing development is located in a "bowl" shape in the center of the community study area. The Lahontan National Fish Hatchery is located to the southwest on the Carson River. Steeper slopes (greater than 30 percent) are located at the higher elevations to the east, while minimum slopes of 2 percent relate to the irrigated agricultural land adjacent to the East Fork of the Carson River. In the central area of the community where the majority of the housing is located, the slopes are approximately 1 percent. Smelter Creek flows through the community and poses flooding problems.

The Ruhenstroth community area includes approximately 5,092 acres of land area. Agricultural lands located to the west and northwest of the community comprise 485 acres or 10 percent of the total land. Open space and vacant lands comprise over 48 percent of the land. The transition area identified near the northwest corner of the Plan comprises 130 acres. These perimeter lands and their land uses serve as a buffer from the more intense highway/commercial uses to the north and west.

ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

SURVEY & COMMUNITY WORKSHOPS

Residents submitted several comments during the Master Plan Workshops and as part of the 2016 Master Plan Survey concerning the Farmstead at Corley Ranch development.

NEW WASHOE TRIBE TRAVEL PLAZA AND CASINO

The Washoe Tribe completed the Travel Plaza and Casino in 2015. The new commercial development may encourage more urban development in the Ruhenstroth Community Plan.

ISSUES IDENTIFIED IN PREVIOUS MASTER PLAN UPDATES

RETENTION OF THE COMMUNITY'S RURAL CHARACTER

Community residents wish to maintain the existing, exclusive of the transition area, large lot residential development in and adjacent to the originally developed area of Ruhenstroth. No new commercial development is to be included in or adjacent to this area. Limited commercial development shall be allowed in the identified transition area, in accordance with the limits contained in the required Specific Plan.

OPEN SPACE BUFFER

Residents have expressed a desire to retain the major open space areas around the original Ruhenstroth development area.

REUSE OF THE GRAVEL PIT

Criteria for appropriate reuse of the gravel pit that is consistent with Ruhenstroth character should be developed.

RURAL LEVELS OF SERVICE

The County should continue to pave roads for dust control.

SECOND EMERGENCY ACCESS

Ruhenstroth needs another route for emergency access that is designed and constructed to meet all weather emergency needs. The extension of Mustang Road to Pinenut Road may be most appropriate for this use.

GROUNDWATER AND DRAINAGE CONCERNS

Residents expressed the need to continually monitor and maintain the quality of their groundwater. Flooding and floodplain development are also concerns of community residents.

EXISTING AND FUTURE LAND USES

The predominant existing lot size is one acre in the residential area. The Douglas County Fairgrounds, located in the Ruhenstroth Community Plan, provides the largest public facility in the county for special events. Other public land uses establishing a special character for this small rural community are the Ruhenstroth Volunteer Fire Department facility, the Nevada Department of Transportation maintenance facility, the animal control facility, the solid waste transfer facility and closed landfill, and a Sierra Pacific Power substation. Washoe Tribe lands make up 15 percent of the land with 762 acres. A gravel pit is located adjacent to the residential area. It is currently not operating. The community is surrounded by BLM land.

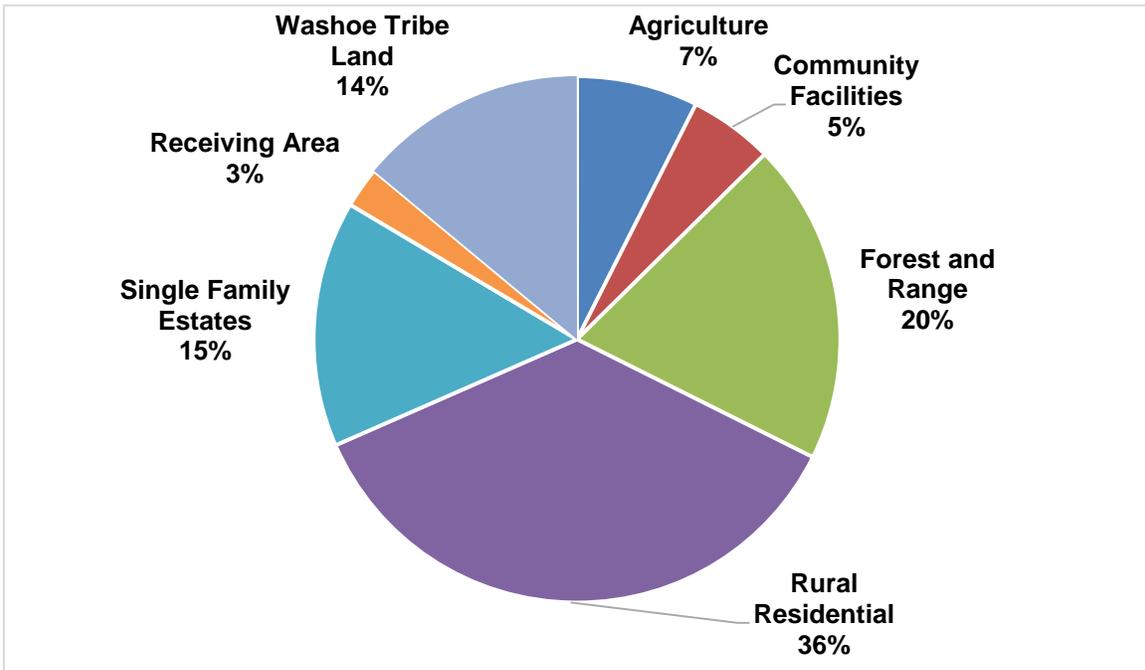
Given the County's need to diversify the stock of available housing, there is some potential to provide for expanded future land uses. This is reflected in the 130 acre transition area adjacent to Pinenut Road. This area requires the adoption of a Specific Plan, with strict limits on allowed development, that will encourage a mix of housing types to serve the area's existing and

expected population. This transition area is created to provide for an active adult, over 55 year old community with a maximum of 250 dwelling units, needed neighborhood services and a mix of housing areas serving an active adult community, including small-lot development that conserves water and allows for maximum retention of agricultural land and open space.

This transition area shall be re-evaluated with the 2036 Master Plan update.

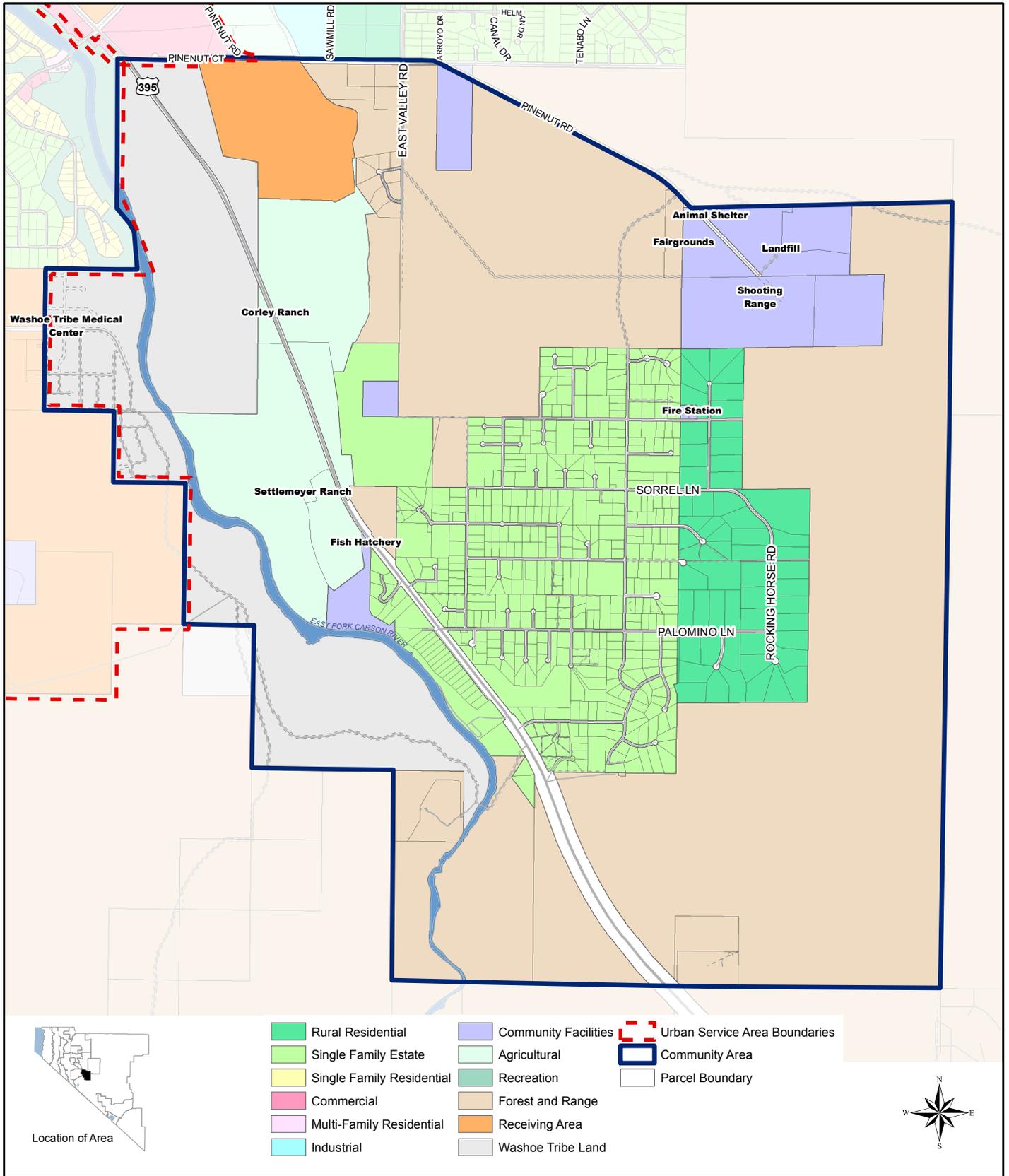
Figure 13 provides information on future land use designations in the Ruhenstroth Community Plan.

Figure 13
Ruhenstroth Community Plan Future Land Uses, by Percentage



Map 14 displays the location of future land uses in the Ruhenstroth Community Plan.

MAP 14 RUHENSTROTH COMMUNITY PLAN FUTURE LAND USE MAP



RUHENSTROTH COMMUNITY PLAN AREA GOALS, POLICIES, AND ACTIONS

The Ruhenstroth Community Plan Goals, Policies, and Actions are intended to protect the rural character of Ruhenstroth and to keep the community as a low-density residential area of the County.

RUHENSTROTH CP GOAL 1

TO PRESERVE THE EXISTING RURAL RESIDENTIAL CHARACTER OF THE RUHENSTROTH COMMUNITY.

- | | |
|---------------------------|---|
| Ruhenstroth CP Policy 1.1 | Douglas County shall designate Ruhenstroth as a rural community. |
| Ruhenstroth CP Policy 1.2 | Commercial development shall not be considered consistent with the desired character of the original Ruhenstroth developed area, exclusive of the transition area. Commercial development shall be restricted to the transition area and shall comply with applicable intensity standards and design guidelines. |
| Ruhenstroth CP Policy 1.3 | Rehabilitation or reuse of the gravel pit shall be completed according to site plans approved by Douglas County that result in development compatible with the surrounding Ruhenstroth community and that use regrading, revegetation, and other techniques to minimize the visual and environmental impacts of the site. |
| Ruhenstroth CP Policy 1.4 | Douglas County shall seek to create a permanent buffer of open space around the originally developed part, exclusive of the transition area, of the Ruhenstroth community. |
| Ruhenstroth CP Policy 1.5 | Douglas County shall work with the BLM to establish a buffer of permanent, publicly accessible open space around the Ruhenstroth community. |
| Ruhenstroth CP Policy 1.6 | Douglas County shall ensure that development of the Transitional Area is consistent with the text of the Community Plan. |

RUHENSTROTH CP GOAL 2

TO ENSURE THE TIMELY PROVISION OF COMMUNITY FACILITIES AND INFRASTRUCTURE, AT LEVELS ADEQUATE FOR THE RURAL RUHENSTROTH COMMUNITY.

- | | |
|---------------------------|---|
| Ruhenstroth CP Policy 2.1 | Douglas County shall plan and provide public facilities and services to the Ruhenstroth community at established rural levels of service. |
|---------------------------|---|

- Ruhenstroth CP Policy 2.2 Douglas County shall require paving of roads within the Ruhenstroth community.
- Ruhenstroth CP Policy 2.3 Douglas County shall allow the use of individual sewage disposal systems and domestic wells for service in this rural community, unless continuing water quality studies identify the need for community systems. Long-range plans are to provide community water and sewer services to the area.
- Ruhenstroth CP Policy 2.4 Douglas County shall not support the installation of street lights, curbs, gutters, or sidewalks within the Ruhenstroth community.
- Ruhenstroth CP Policy 2.5 In order to provide a second access out of the Ruhenstroth community during an emergency, a road to connect the Ruhenstroth community to Pinenut Road should be constructed.

RUHENSTROTH CP GOAL 3

TO PROVIDE APPROPRIATE PUBLIC SAFETY SERVICE TO THIS RURAL COMMUNITY.

- Ruhenstroth CP Policy 3.1 Douglas County shall cooperate with the Ruhenstroth Volunteer Fire Department and the East Fork Fire & Paramedic District to provide adequate rural fire response times and fire suppression facilities for this community.
- Ruhenstroth CP Policy 3.2 Douglas County shall work with the Ruhenstroth Volunteer Fire Department, the East Fork Fire & Paramedic District, and water providers to make available sufficient fire flow at rural standards to meet the needs of the Ruhenstroth community.

RUHENSTROTH CP GOAL 4

TO PRESERVE AND PROVIDE RECREATIONAL OPPORTUNITIES AND OPEN SPACE AREAS APPROPRIATE TO THIS RURAL COMMUNITY.

- Ruhenstroth CP Policy 4.1 Douglas County should plan parks in the Ruhenstroth community consistent with the County's park standards established in the Parks and Recreation Element.
- Ruhenstroth CP Policy 4.2 Douglas County should cooperate and strongly encourage the U.S. Forest Service and BLM to plan, design, and maintain trails and public access points to the adjoining Federal lands. Hiking, bicycling, and equestrian trails should be planned with appropriately designed trailheads.
- Ruhenstroth CP Policy 4.3 When adjacent to federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners.

SIERRA REGIONAL PLAN

LOCATION AND GENERAL DESCRIPTION

The Sierra Regional Plan lies between the Carson Valley Regional Plan to the east and the Tahoe Regional Plan to the west. The area is very sparsely populated. About 75 percent of the lands in the area are in public ownership. Due to topography, little development will occur. The only major arterial road in the area is Kingsbury Grade, which traverses the Regional Plan. The Sierra Regional Plan is known for its natural beauty and recreational amenities, including Heavenly Ski Resort. The Heavenly ski area encompasses a large area, including private and Forest Service lands in both Nevada and California.

The Sierra Regional Plan is comprised of steep, forested slopes. About 84 percent of the county's privately-owned forest land lies in the community. The size of the Sierra Regional Plan is approximately 19,363 acres. This area will continue to act as a buffer between the Tahoe and the Carson Valley Regional Plans. With the exception of the Tahoe Village and the Summit Village neighborhoods, there is very little development in the area.

The Tahoe Village and Summit Village neighborhoods contain approximately 850 dwelling units outside the Tahoe Basin, which are primarily comprised of timeshare condominiums. Therefore, the community contains only a limited permanent residential population. The two neighborhoods are serviced by the Kingsbury General Improvement District, which is located within the Tahoe Basin.

The estimated 2010 population of the Sierra Regional Plan is approximately 169 people. The Tahoe Village and Summit Village neighborhood populations are included in the Tahoe Basin population numbers.

ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

No additional issues or opportunities were identified during the 2016 Master Plan Update.

ISSUES IDENTIFIED IN PREVIOUS MASTER PLAN UPDATES

Because of the steep, forested slopes, development potential is limited; and in accordance with the Forest and Range goals and policies, acquisition of private lands is recommended for protection of these sensitive lands.

The Tahoe and Summit Village areas are developed on steep slopes and at high densities, which require substantial erosion control protection for cut slopes for roadways, parking, and building pads. Continued renovation of older units and consolidation of units to reduce land disturbance should be encouraged.

Levels of Services

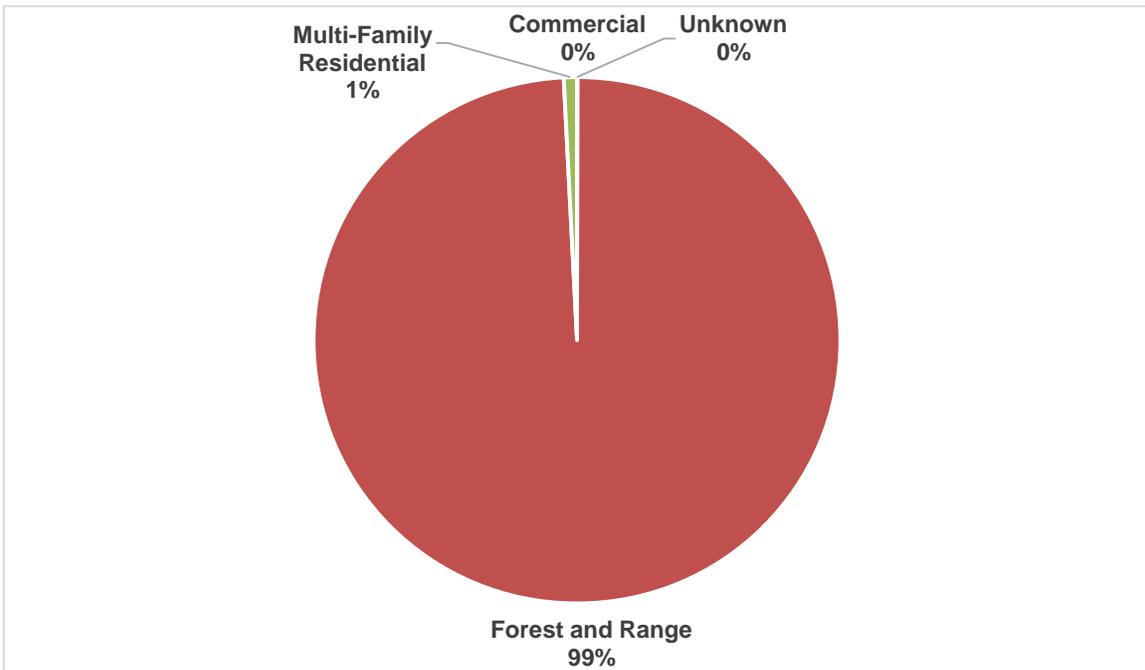
Standards are generally rural for this area. Some urban standards apply to the Tahoe and Summit Village neighborhoods.

EXISTING AND FUTURE LAND USES

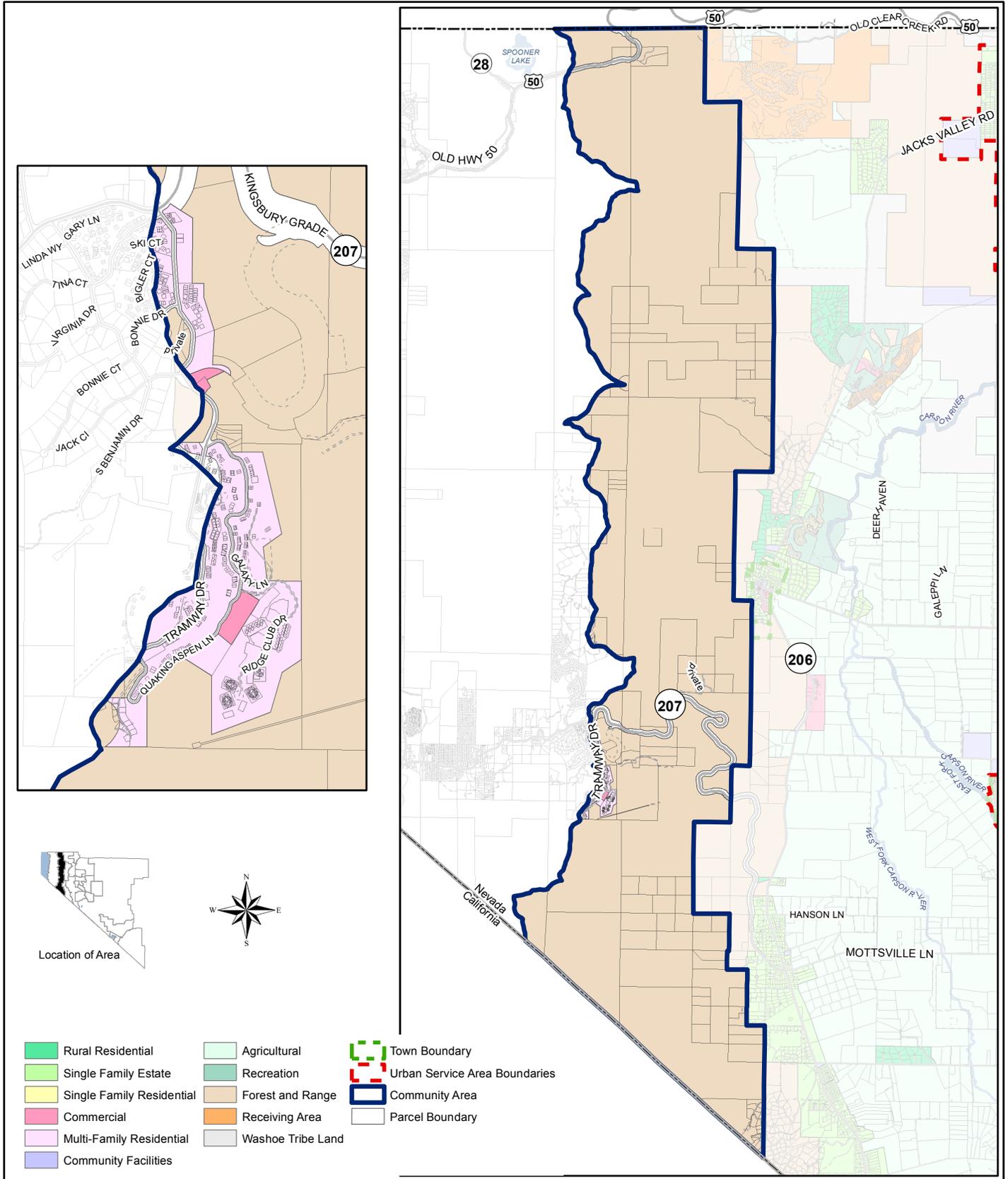
The existing land uses are U. S. Forest Service lands, private forest lands, and some rural residences located on old Kingsbury Grade. The Tahoe Village and Summit Village areas are designated as Multi-Family Residential, reflecting the existing density and development characteristics of the area. A small convenience commercial area is included for servicing the commercial needs of the community.

Figure 14 depicts the different land use designations in the Sierra Regional Plan. The future land use map for the Sierra Regional Plan is depicted in Map 15.

Figure 14
Sierra Regional Plan Future Land Use Designations, by Percentage



MAP 15 SIERRA REGION PLAN FUTURE LAND USE MAP



SIERRA REGIONAL PLAN GOALS, POLICIES, AND ACTIONS

The purpose of the Sierra Regional Plan Goals, Policies, and Actions is to preserve the character of the area while also ensuring the safety of residents and visitors.

SIERRA RP GOAL 1

TO PRESERVE AND ENHANCE THE EXISTING SCENIC AND RESOURCE CHARACTER OF THE SIERRA AREA.

Sierra RP Policy 1.1	Encourage preservation of public and private forested lands.
Sierra RP Policy 1.2	Encourage private land/public land exchange to increase public land holdings within the Sierra area consistent with the Master Plan.
Sierra RP Policy 1.3	Encourage access to public lands for recreational use.
Sierra RP Policy 1.4	Douglas County shall require that any redevelopment which occurs in the Sierra area will enhance the existing community character.
Sierra RP Policy 1.5	Douglas County shall cooperate with the Tahoe-Douglas Fire District, U.S. Forest Service and Nevada Division of Forestry to provide adequate fire response times and fire suppression facilities for the Sierra community.
Sierra RP Policy 1.6	Douglas County shall require development in areas of moderate to steep slopes (slopes greater than 10 percent) to conform to the hillside development policies.
Sierra RP Policy 1.7	Douglas County should establish design guidelines for new and redeveloped areas that ensure compatibility with the natural beauty and consistent with the limitations of the Sierra Regional Plan.
Sierra RP Policy 1.8	Douglas County shall support efforts to implement the Heavenly Ski Resort Master Plan.
Sierra RP Policy 1.9	Douglas County should plan parks in the Sierra Regional Plan consistent with the County's park standards established in the Parks and Recreation Element.
Sierra RP Policy 1.10	Encourage new development to be in-fill within the KGID service area.

TOPAZ REGIONAL PLAN

LOCATION AND GENERAL DESCRIPTION

The Topaz Regional Plan is located in the southern portion of Douglas County along U.S. Highway 395. The area totals approximately 78,251 acres, 17 percent of the county. Approximately 2,065 acres are devoted to urban uses, with 80 percent of the urban land allocated to residential uses. There are five distinct areas within the Regional Plan: Topaz Ranch Estates (TRE)/Holbrook, Topaz Lake, Walker River Valley, Spring Valley, and Antelope Valley.

The Holbrook area to the west of U.S. Highway 395 is very low density, 2- to 10-acre lots, with single-family homes, in a rolling wooded setting. It contains a central core of commercial uses around U.S. Highway 395. The TRE subdivision consists of 1- to 2- acre lots with internal open space. The primary dwelling unit in TRE is the mobile home. TRE/Holbrook area is located within a Community Plan, which also includes Spring Valley, a level, low-lying area, which is currently sparsely developed with large lot parcels, which is located approximately five miles north of Holbrook Junction.

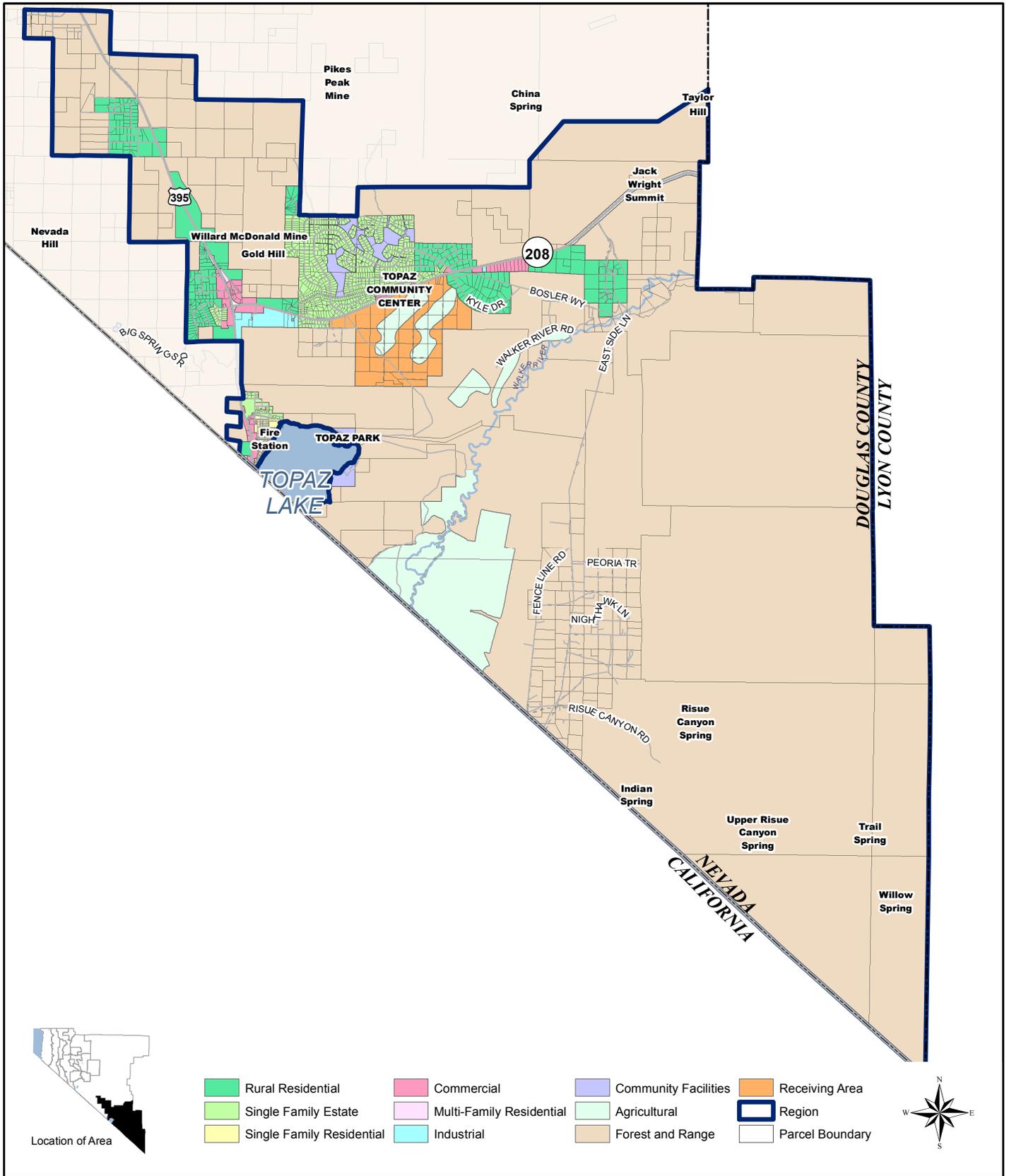
The Topaz Lake area is also located within a Community Plan. The Topaz Lake community is a triangular-shaped region in the southern portion of Douglas County bounded by Topaz Lake, U.S. Highway 395 on the west, Wild Oat Mountain to the north, and the California State line to the west. The existing casinos and commercial land use designations flank U.S. Highway 395, which forms the westerly boundary of the residential area. The residential area is subdivided into lots as small as 1/2 acre, although the majority of lots have not been built upon.

The more rural areas, Antelope Valley and Walker River Valley, are not within Community Plans and are addressed as part of the overall Topaz Regional Plan. The Antelope Valley is located on the southern-most portion of Douglas County. Antelope Valley comprises approximately 47,346 acres; 33,356 are public lands, all of which are controlled by the U.S. Forest Service. Except for the East Valley Road, no access other than dirt trails exists for this area. With a 2010 population of only 15 people, Antelope Valley is the most sparsely populated community in the county.

Walker River Valley is located on the eastern portion of the Regional Plan. Along the Walker River there are agricultural lands and riparian vegetation. The Walker River separates Antelope Valley from the rest of the Topaz area. The topography is characterized with steep slopes, sparsely wooded piñon pines, hillsides, and a scattering of agricultural lands.

Topaz communities have natural features that have an impact on development in the area. The Topaz slopes map depicts the general locations of moderate (15 percent to 30 percent) and steep (over 30 percent) slopes; it also shows the general location of a major range-front fault. The Topaz floodplain map depicts areas that are within the 100-year floodplain. Areas outside of the 100-year floodplain that have locally significant flood potential are not shown on this map. However, one such area exists in TRE due to the drainage of Minnehaha Canyon. These features raise concerns about slope stability, seismic hazard, fire, and flood hazards and will affect the type, location and design of future development.

MAP 16 TOPAZ REGION PLAN FUTURE LAND USE MAP



TOPAZ LAKE COMMUNITY PLAN

LOCATION AND DESCRIPTION

The Topaz Lake community is a triangular-shaped region in the southern portion of Douglas County bounded by Topaz Lake, U.S. Highway 395 on the west, Wild Oat Mountain to the north, and the California State line to the west. The existing casinos and commercial land use designations flank U.S. Highway 395, which forms the westerly boundary of the residential area. The marina area has limited seasonal commercial use.

The community is characterized by moderate to steep slopes, sparsely wooded with piñon pine. The community is comprised of approximately 4,089 acres, of which 2,269 acres are public land.

ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

COMMUNITY WORKSHOPS AND MASTER PLAN SURVEY

At the community workshop for the Topaz Lake and Topaz Ranch Estates/Holbrook Junction communities, it was noted that new businesses need to be developed and existing businesses need to be strengthened.

ISSUES IDENTIFIED IN PREVIOUS MASTER PLAN UPDATES

The following issues are for the Topaz Regional Plan, including the TRE/Holbrook Junction and Topaz Lake Community Plans.

Natural Hazards

Natural hazards created by steep slopes, which contribute to wildland fires, seismic activity, and slope instability and sliding, are concerns of residents of the area. Flash flooding is also a concern for area residents. Development in the TRE/Holbrook and Topaz Lake should be designed and maintained to minimize hazards to future residents, and public safety services must be provided to respond to emergencies.

Economic Development

The Topaz Lake community includes opportunities for expanding resort/gaming operations, as well as other forms of tourism. The area is also ideal for commercial development to serve travelers using U.S. Highway 395, as well as meeting commercial needs of residents in nearby Lyon and Mono Counties.

Senior Service Facilities

As the number of seniors increase, there will be an increased need for services to meet the special needs of this segment of the population.

Adequate Levels of Services and Facilities

Residents have indicated they wish to maintain the current rural service standards in their residential areas with no provision for sidewalks or street lights. Paving of roads where medium to high traffic volumes occur could improve air quality, reduce road maintenance costs, and improve road durability.

Septic Systems

There is a high concentration of septic systems located around Topaz Lake.

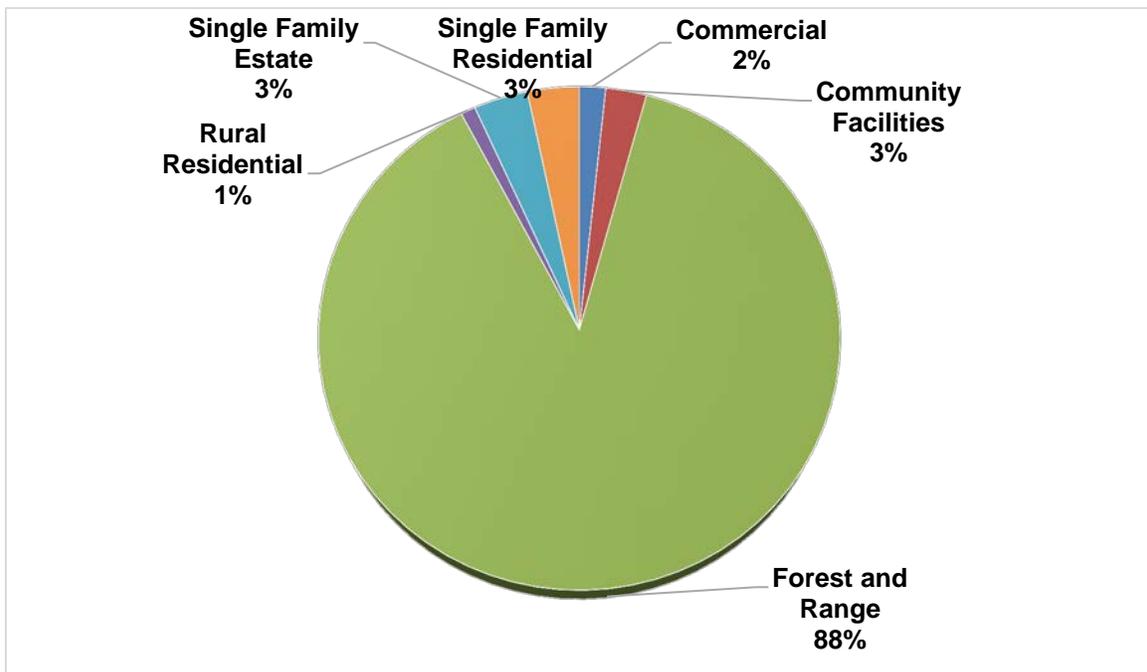
EXISTING AND FUTURE LAND USES

The Topaz Lake community consists of commercial land uses along U.S. Highway 395 and relatively high density residential uses. To the east along the north shore of Lake Topaz, the land use designation is farm, forestry, and open reserve. Lot sizes in the original subdivision vary from 5,000 square feet to just under ½ acre. Lot sizes that have developed on the hillside to the north vary from 1 to 5 acres. There are no industrial or multi-family land uses currently within the Community Plan.

Most of the commercially zoned parcels in the Topaz Lake Community Plan are undeveloped.

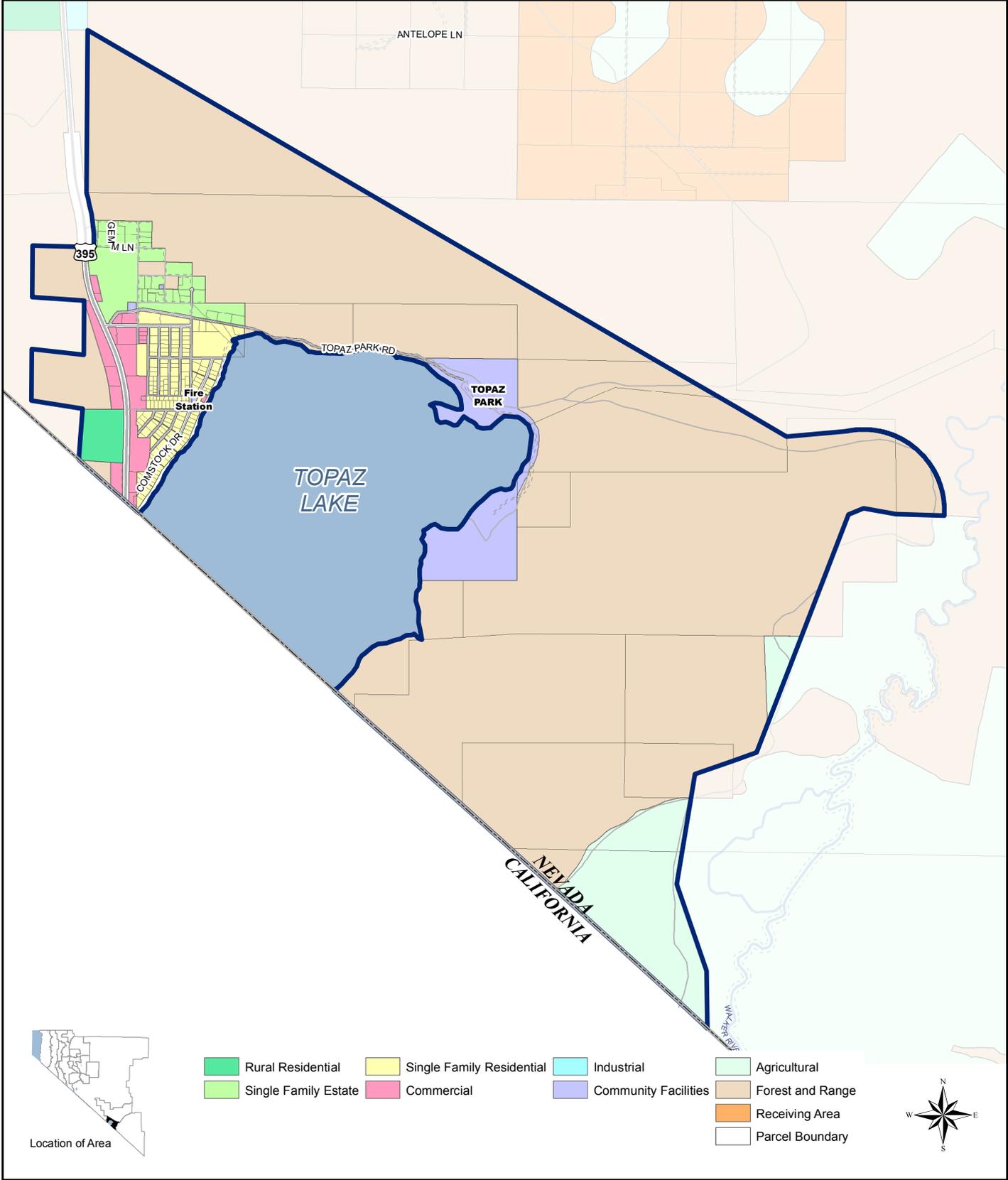
Figure 15 depicts the future land use designations within the Topaz Lake Community. Forest and range land uses make up 88 percent of the area while commercial land uses are designated for 2 percent of the parcel acreage.

Figure 15
Topaz Lake Community Plan Future Land Uses, by Percentage



Map 17 depicts the future land uses in the Topaz Lake Community Plan.

**MAP 17
TOPAZ LAKE COMMUNITY PLAN FUTURE LAND USE MAP**



TOPAZ RANCH ESTATES/HOLBROOK JUNCTION COMMUNITY PLAN

LOCATION AND DESCRIPTION

The Topaz Ranch Estates (TRE)/Holbrook Community Plan is located in the southern portion of Douglas County along U.S. Highway 395, to the north of Topaz Lake. The area includes Spring Valley, which is located approximately five miles north of Holbrook Junction. Topaz Ranch/Holbrook is located to the north and west of State Route 208, and is separated from Topaz Lake by Wild Oat Mountain and is characterized by moderate to steep slopes, sparsely wooded with piñon pine. This community is comprised of approximately 26,813 acres.

ISSUES AND OPPORTUNITIES

2016 MASTER PLAN UPDATE

COMMUNITY WORKSHOPS AND 2016 MASTER PLAN SURVEY

At the community workshop for the Topaz Lake and Topaz Ranch Estates/Holbrook Junction communities, residents agreed with the existing Master Plan goals for Topaz Ranch Estates/Holbrook Junction but expressed concern about illegal dumping along old Highway 208 from Granite to Holbrook Junction. Residents also expressed an interest in an elementary or middle school. One resident was opposed to conversion of the ballfield to a dog park and recommended fencing the adjacent 0.5 acre for such purpose while another resident supported changing the TRE ballfield to a dog park. There were concerns about ingress and egress for the entire community in case of fires or flooding and the need to travel to Gardnerville, not Walker or Smith Valleys.

In relation to development or quality of life issues, residents stated that the businesses in TRE, Holbrook Junction, and Lake Topaz need to be developed and strengthened. Residents expressed support for bus service for 2 or 3 days a week for groceries and errands in Gardnerville and Minden. Such bus service would also be helpful for elderly residents.

ISSUES IDENTIFIED IN PREVIOUS MASTER PLAN UPDATES

The following key issues are for the Topaz Regional Plan, including the TRE/Holbrook Junction and Topaz Lake Community Plans.

Natural Hazards

Natural hazards created by steep slopes, which contribute to wildland fires, seismic activity, and slope instability and sliding, are concerns of residents of the area. Flash flooding is also a concern for area residents. Development in the TRE/Holbrook and Topaz Lake should be

designed and maintained to minimize hazards to future residents, and public safety services must be provided to respond to emergencies.

Economic Development

The Topaz Lake community includes opportunities for expanding resort/gaming operations, as well as other forms of tourism. The area is also ideal for commercial development to serve travelers using U.S. Highway 395, as well as meeting commercial needs of residents in nearby Lyon and Mono Counties.

Senior Service Facilities

As the number of seniors increase, there will be an increased need for services to meet the special needs of this segment of the population.

Adequate Levels of Services and Facilities

Residents have indicated they wish to maintain the current rural service standards in their residential areas with no provision for sidewalks or street lights. Paving of roads where medium to high traffic volumes occur could improve air quality, reduce road maintenance costs, and improve road durability.

Septic Systems

There is a high concentration of septic systems located around Topaz Lake.

EXISTING AND FUTURE LAND USES

Land uses in the Topaz Ranch/Holbrook community includes limited irrigated agriculture, range lands, forested lands, rural residential, and a limited amount of commercial. The existing rural residential areas are on lots ranging in size from 1 to 10 acres. The majority of the existing homes are on lots in the 2-acre range. The irrigated agricultural lands lie in the southeast portion of this community. Range lands are located on the western side of this community. A small industrial area is located just southeast of the intersection of U.S. Highway 395 and Highway 208 to serve the region's industrial needs.

The predominant land uses in the TRE/Holbrook community are residential and public open space. The majority of developed lots are 2 - 2.5 acres in TRE. Holbrook lots generally range from 2 to 10 acres. About 62 percent of the residents live in mobile homes. Holbrook contains three small mobile home parks.

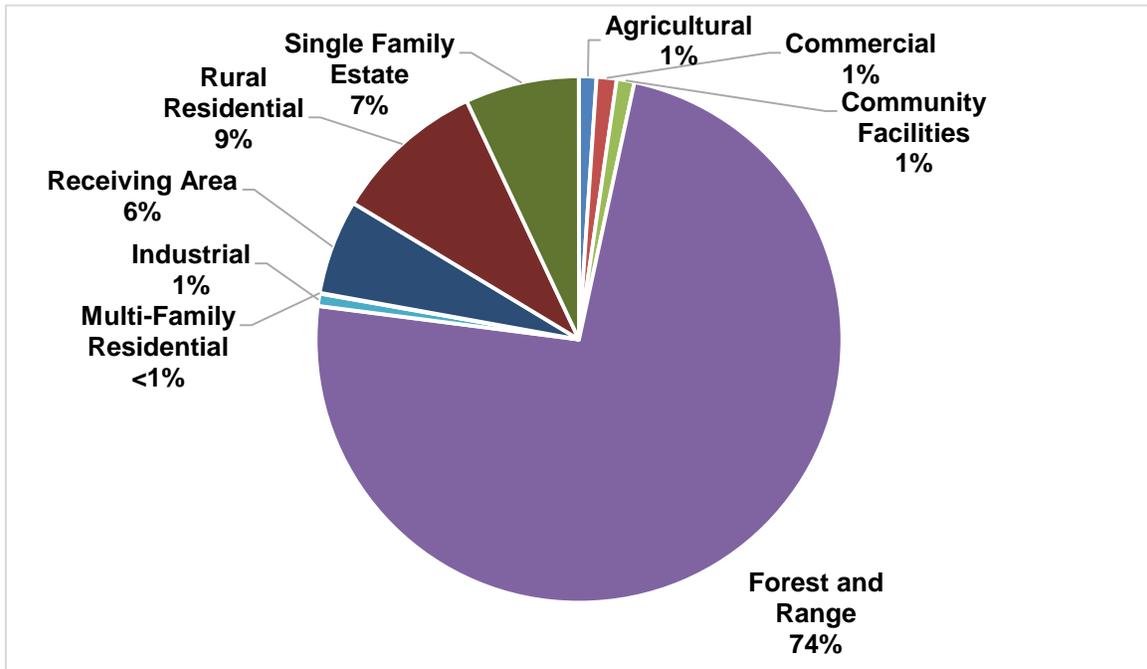
Future Development and Receiving Area

An area south of TRE is designated as Receiving Area. A specific plan which specifies densities and uses and mitigates planning and environmental issues must be prepared and adopted prior to establishing this area for actual development and rights acquired to support the densities. Overall, the new development area is anticipated to be designed for compatible uses with the existing community. The concept of developing a small, reasonably self-contained neighborhood is proposed, which would contain several housing types, including limited multi-family housing and densities, and be supported with community and

commercial facilities. A community of 1,000-2,000 units would be anticipated, which would require water and sewer systems.

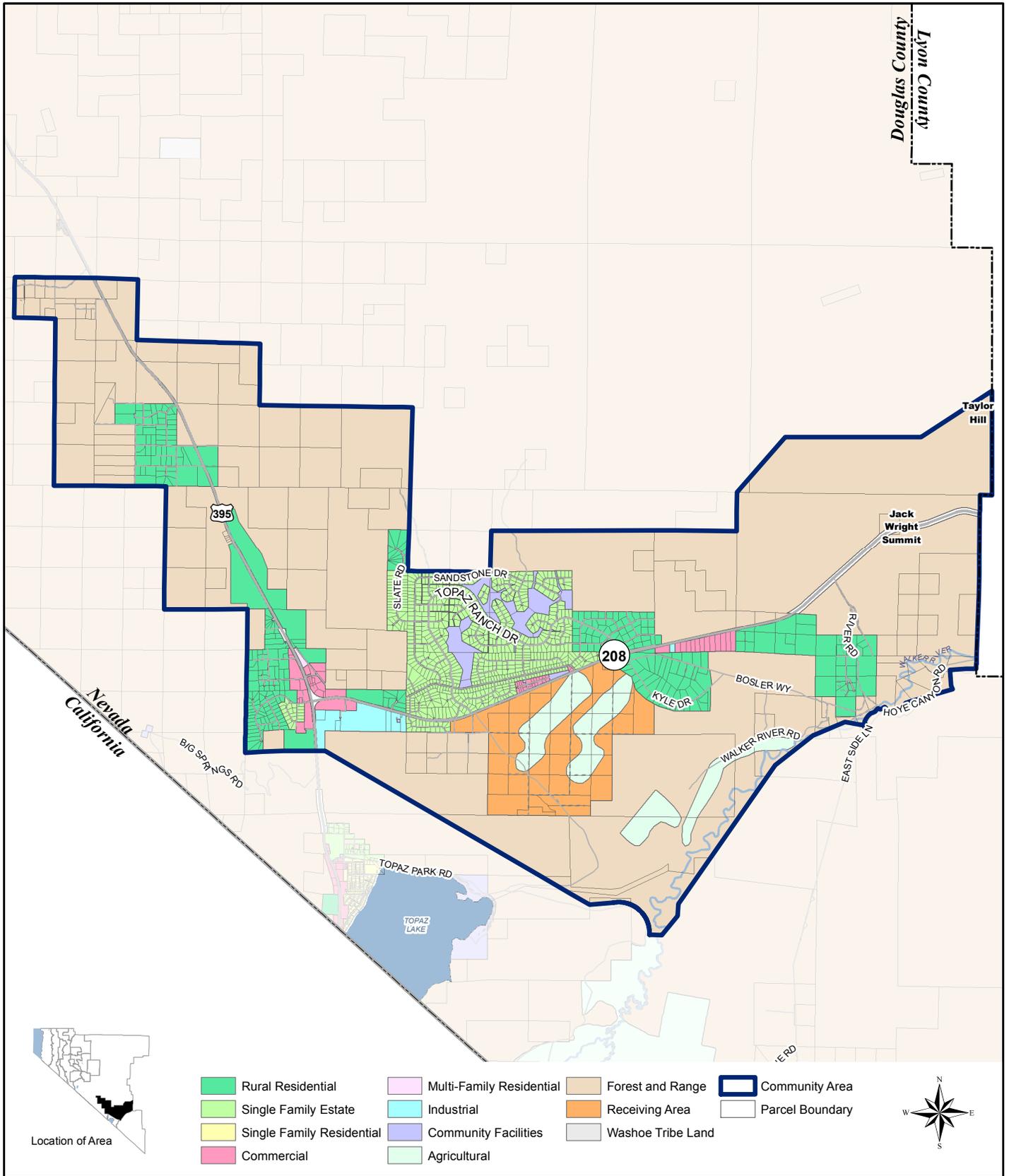
Figure 16 depicts the future land use designations in the Topaz Ranch Estates/Holbrook Junction Community Plan. Forest and Range land uses are designated for 74 percent of the area while Rural Residential land uses (5 and 10 acre lots) are designated for 9 percent of the area. The receiving area south of Highway 208 is makes up 6 percent of the total area.

Figure 16
Topaz Ranch Estates/Holbrook Junction Future Land Uses, by Percentage



Map 18 depicts the location of future land uses in the Topaz Ranch Estates/Holbrook Junction Community Plan. Commercial land uses are designated at Holbrook Junction and along the south side of Highway 208 east of Topaz Ranch Estates. There are also commercial land uses within Topaz Ranch Estates.

**MAP 18
TOPAZ RANCH ESTATES/HOLBROOK JUNCTION FUTURE LAND USE MAP**



- | | | | |
|--|---|--|---|
| Rural Residential | Multi-Family Residential | Forest and Range | Community Area |
| Single Family Estate | Industrial | Receiving Area | Parcel Boundary |
| Single Family Residential | Community Facilities | Washoe Tribe Land | |
| Commercial | Agricultural | | |



TOPAZ REGIONAL PLAN (INCLUDING TRE/HOLBROOK AND TOPAZ LAKE COMMUNITY PLANS) GOALS, POLICIES AND ACTIONS

The purpose of the Topaz Regional Plan Goals, Policies, and Actions is to maintain the rural character of the residential areas, provide recreational opportunities to residents and visitors, and protect the public safety

TOPAZ RP GOAL 1

TO MAINTAIN THE EXISTING RURAL CHARACTER OF THE RESIDENTIAL AREAS OF TRE/HOLBROOK AND TOPAZ LAKE.

- Topaz RP Policy 1.1 Douglas County shall designate the Topaz region as a rural community.
- Topaz RP Policy 1.2 Those areas designated as single-family estates shall be maintained at a minimum two (2) acre parcel size.

TOPAZ RP GOAL 2

TO MAINTAIN COMPACT DEVELOPMENT PATTERNS IN EACH OF THE COMMUNITIES.

- Topaz RP Policy 2.1 Douglas County shall designate areas for compact commercial development in the Topaz area where commercial centers are established and can be expanded. Douglas County shall discourage strip commercial development.

TOPAZ RP GOAL 3

TO PROVIDE ADEQUATE COMMUNITY SERVICES AND FACILITIES TO MEET THE NEEDS OF TOPAZ AREA RESIDENTS.

- Topaz RP Policy 3.1 Douglas County shall cooperate with other providers, where applicable, to plan and provide public facilities and services to the rural development areas of the Topaz communities at established rural levels of service. The County should work to upgrade facilities in existing rural areas over time and with available resources.
- Topaz RP Policy 3.2 The Douglas County School District should continue to monitor the need for development of potential school sites in the Topaz area.
- Topaz RP Policy 3.3 Douglas County shall require that all arterial and collector streets in new urban and rural development areas be paved.
- Topaz RP Policy 3.4 Douglas County shall require the paving of local streets in new urban and rural developments.

- Topaz RP Policy 3.5 Douglas County should encourage the Topaz Ranch Estates GID to use the same roadway paving standards established for County roads, and should encourage the GID to pave existing collector roadways.
- Topaz RP Policy 3.6 Douglas County shall allow the use of individual sewage disposal systems and domestic wells for service in rural residential areas of Topaz, unless continuing water quality studies identify the need for community systems.
- Topaz RP Policy 3.7 Douglas County shall encourage consolidation and expansion of water systems to serve the Topaz Lake area.
- Topaz RP Policy 3.8 Douglas County shall require that the future development and Receiving area be served by community water and sewer systems.
- Topaz RP Policy 3.9 Douglas County shall encourage expansion and consolidation of water service systems.

TOPAZ R P GOAL 4
TO PROVIDE APPROPRIATE PUBLIC SAFETY SERVICE TO THE TOPAZ AREA COMMUNITIES.

- Topaz RP Policy 4.1 Douglas County shall cooperate with the TRE and the Topaz Lake Volunteer Fire Departments to provide adequate fire response times and fire suppression facilities for these communities.
- Topaz RP Policy 4.2 Douglas County shall work with the TRE and Topaz Lake Volunteer Fire Departments, East Fork Fire Protection District, and water providers to make available sufficient fire flow to meet the needs of the Topaz communities. The development of fire fill stations or other water storage may be necessary to implement this policy.
- Topaz RP Policy 4.3 Douglas County shall require development in designated fire hazard areas to provide appropriate emergency access.
- Topaz RP Policy 4.4 Douglas County shall require development in areas of moderate to steep slopes (slopes greater than 10 percent) to conform to the hillside development policies.
- Topaz RP Policy 4.5 Douglas County shall require development of lands within areas of identified active fault zones to conform to the seismic policies.
- Topaz RP Policy 4.6 Douglas County shall evaluate the need for additional policies regarding floodplain and floodway areas in the Topaz communities.
- Topaz RP Policy 4.7 Douglas County shall continue to cooperate with the TREGID in assessing flash flooding hazards in this community and in evaluating potential facility needs and funding sources for related drainage improvements.

Topaz RP Action 4.1 Douglas County shall prepare a new Topaz Regional Plan as part of the next update of the Master Plan in cooperation with property owners, businesses, and federal lands agencies that considers expansion of commercial and public facility uses to serve the rural community.

TOPAZ RP GOAL 5

TO PROVIDE RECREATIONAL OPPORTUNITIES FOR BOTH RESIDENTS OF THE TOPAZ AREA COMMUNITIES AND RESIDENTS OF OTHER COUNTY COMMUNITIES.

- Topaz RP Policy 5.1 Douglas County should plan parks in the Topaz community consistent with the County's park standards established in the Parks and Recreation Element.
- Topaz RP Policy 5.2 Douglas County shall evaluate the special recreational needs of senior citizens in the Topaz communities and include these in its recreational facility planning.
- Topaz RP Policy 5.3 Douglas County shall continue to provide County-wide park services and facilities at Topaz Lake Park as long as the leasehold is maintained.
- Topaz RP Policy 5.4 Douglas County shall cooperate with BLM in planning public access and use of BLM lands in the Topaz area, particularly where BLM lands are adjacent to Topaz Park or other County recreational facilities.
- Topaz RP Policy 5.5 When adjacent to Federal lands, development as part of a Land Division Application shall provide access to Federal lands as determined by the Board of Commissioners.