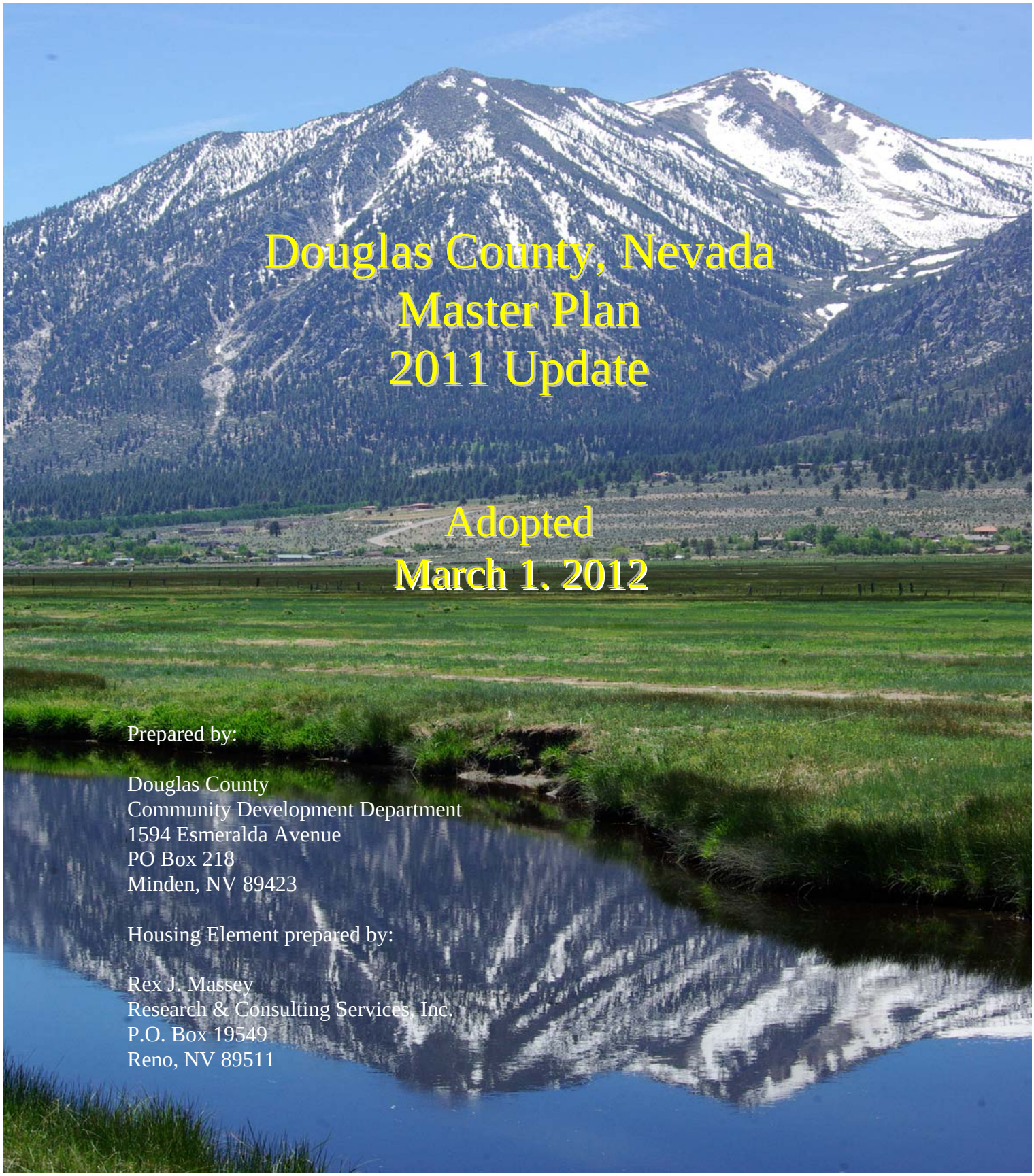

Douglas County, Nevada
Master Plan
2011 Update

Adopted
March 1. 2012

Prepared by:

Douglas County
Community Development Department
1594 Esmeralda Avenue
PO Box 218
Minden, NV 89423

Housing Element prepared by:

Rex J. Massey
Research & Consulting Services, Inc.
P.O. Box 19549
Reno, NV 89511

Board Resolutions Amending the Master Plan

BOC Resolution No./Topic Date

Resolution No. 2012R-003: 2011 Master Plan Update.....January 5. 2012
Resolution No. 2012R-022: Changes to 2011 Master Plan Update.....March 1, 2012
Resolution No. 2012R-042: Community Wellhead Protection Plan .....May 3, 2012
Resolution No. 2012R-074: Public Services and Facilities Element..... October 4, 2012

Douglas County Board of Commissioners
Resolution Number 2012R-003

A resolution adopting the 2011 Douglas County Master Plan.

WHEREAS, Nevada Revised Statutes (NRS), Section 278.210, provides the procedure for the adoption and amendment of the Master Plan; and

WHEREAS, the Implementation Element of the 2006 Master Plan provides for five-year reviews, for the reasons stated therein; and

WHEREAS, in February 2011, the Planning Commission and Board of Commissioners directed staff to initiate the 15-year update of the Master Plan; and

WHEREAS, the Community Development Department, on behalf of the Planning Commission and Board of Commissioners, developed a webpage and conducted public workshops to gather public input on the update of the Master Plan; and

WHEREAS, Volume I contains 13 Chapters and 11 Elements, including completely new versions of the Housing, Washoe Tribal Lands, Growth Management, and Economic Development Elements. Each Element identifies current and future issues facing Douglas County and sets forth specific Goals, Policies, and Actions to address the issues; and

WHEREAS, Volume II contains 8 Chapters, including the Douglas County Profile, Population, Land Use, Housing, Transportation, Growth Management, Environmental Resources and Conservation, and the existing 2006 Public Services and Facilities Element; and

WHEREAS, on December 1, 2011, the Community Development Department conducted a Study Session for the Planning Commission and public to review and discuss Volume I of Draft 2011 Master Plan; and

WHEREAS, on December 13, 2011, the Planning Commission held a public hearing and voted unanimously to adopt Resolution PC 2011-03, recommending approval of the 15-year update of the Douglas County Master Plan, including Volumes I & II and the Appendices, with amendments, to the Board of Commissioners; and

WHEREAS, on January 5, 2012, the Board of Commissioners held a public hearing and took comment on the Master Plan Amendment; and

WHEREAS, the Board of Commissioners has determined that findings necessary to amend the Master Plan can be and are made, as articulated in the staff report and at the public hearing, in accordance with Douglas County Code, Section 20.608.040, and NRS; and

NOW, THEREFORE, BE IT RESOLVED that the Douglas County, Nevada, Master Plan 2011 Update, provided as Exhibit A, and as amended, is hereby approved and adopted by the Board of Commissioners, in the manner provided by law.

Adopted the 5th day of January 2012 by the following vote:

AYES: GREG LYNN
DOUG N. JOHNSON
LEE BONNER
NANCY MCDERMID

NAYS: NONE

ABSENT: MICHAEL A. OLSON

ABSTAIN: NONE

LEE BONNER, Chairman
Douglas County Board of Commissioners

ATTEST:
Ted Thran
Douglas County Clerk-Treasurer

BY:
CLERK TO THE BOARD

Douglas County Board of Commissioners
Resolution Number 2012R-022

A resolution adopting changes to the 2011 Douglas County Master Plan, pursuant to NRS 278.220

WHEREAS, Nevada Revised Statutes (NRS), Section 278.210, provides the procedure for the adoption and amendment of the Master Plan; and

WHEREAS, the Implementation Element of the 2006 Master Plan provides for five-year reviews, for the reasons stated therein; and

WHEREAS, in February 2011, the Planning Commission and Board of Commissioners directed staff to initiate the 15-year update of the Master Plan; and

WHEREAS, the Community Development Department, on behalf of the Planning Commission and Board of Commissioners, developed a webpage and conducted public workshops to gather public input on the update of the Master Plan; and

WHEREAS, Volume I contains 13 Chapters and 11 Elements, including completely new versions of the Housing, Washoe Tribal Lands, Growth Management, and Economic Development Elements. Each Element identifies current and future issues facing Douglas County and sets forth specific Goals, Policies, and Actions to address the issues; and

WHEREAS, Volume II contains 8 Chapters, including the Douglas County Profile, Population, Land Use, Housing, Transportation, Growth Management, Environmental Resources and Conservation, and the existing 2006 Public Services and Facilities Element; and

WHEREAS, on December 1, 2011, the Community Development Department conducted a Study Session for the Planning Commission and public to review and discuss Volume I of Draft 2011 Master Plan; and

WHEREAS, on December 13, 2011, the Planning Commission held a public hearing and voted unanimously to adopt Resolution PC 2011-03, recommending approval of the 15-year update of the Douglas County Master Plan, including Volumes I & II and the Appendices, with amendments, to the Board of Commissioners; and

WHEREAS, on January 5, 2012, the Board of Commissioners held a public hearing and took comment on the Master Plan Amendment; and

WHEREAS, the Planning Commission held a public hearing on February 14, 2012 to review Board Resolution Number 2012R-003, including the changes made by the Board to the Draft Master Plan at the hearing of January 5, 2012; as required by NRS Chapter 278 and the Douglas County Development Code; and

WHEREAS the Planning Commission submitted a report of unanimous approval of Board Resolution Number 2012R-003; as provided in Exhibit A; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners has received and reviewed the Planning Commission's report, as required by NRS 278.220, and hereby incorporates all of the changes made by the Board of County Commissioners at its January 5, 2012 meeting into the Master Plan 2011 Update, as hereby, approved and adopted in the manner provided by law.

Adopted the 1st day of March 2012 by the following vote:

AYES: MICHAEL A. OLSON
DOUG N. JOHNSON
LEE BONNER
GREG LYNN
NANCY MCDERMID

NAYS: NONE

ABSENT: NONE

ABSTAIN: NONE

Lee Bonner, Chairman
Douglas County Board of Commissioners

ATTEST:

Ted Thran
Douglas County Clerk-Treasurer

BY: Lauren Ludwick
CLERK TO THE BOARD

EXHIBIT A

REPORT TO DOUGLAS COUNTY BOARD OF COMMISSIONERS

On February 14, 2012, the Planning Commission held a public hearing regarding Board Resolution 2012R-003, adopting the 2011 Master Plan, with amendments. The Planning Commission reviewed the changes to the 2011 Master Plan, as adopted by the Board of Commissioners on January 5, 2012, and unanimously approved Board Resolution 2012R-003, including the changes. The Planning Commission therefore certifies this action to the Board of Commissioners.

Date: February 14, 2012

DOUGLAS COUNTY
PLANNING COMMISSION

Margaret Pross

By: Margaret Pross, Chairperson

ATTEST:
Ted Thran, Douglas County Clerk-Treasurer

Lorraine Diedrichsen

BY: Lorraine Diedrichsen, Clerk to the Board

Douglas County Board of Commissioners
Resolution Number 2012R-042

A resolution amending the Douglas County Master Plan by adopting the Community Wellhead Protection (CWHP) Plan for Public Water Systems in Douglas County, Nevada, as part of the Environmental Resources and Conservation Element, Chapter 8, of the Master Plan, with the changes recommended in the Comment Response Matrix.

WHEREAS, Nevada Revised Statutes (NRS) Section 278.210 provides the procedures for the adoption and amendment of the Master Plan; and

WHEREAS, the Environmental Resources and Conservation Element, Chapter 8, of the 2011 Douglas County Master Plan addresses the importance of wellhead protection and requires the Douglas County Public Works and Community Development Departments to implement the CWHP Plan once adopted; and

WHEREAS, on August 6, 2009, the Douglas County Board of County Commissioners approved participation in the State of Nevada's Integrated Source Water Protection Program (ISWPP), a voluntary program undertaken to prevent the pollution of community drinking water sources; and

WHEREAS, the CWHP Plan was prepared by the Douglas County CWHP Team (Team), primarily composed of representatives from the various Public Water Systems (PWSs) within Douglas County and from local and state government under the guidance of the ISWPP, to provide a framework for the long-term protection of public drinking water supply sources (consisting mainly of ground water) for PWSs throughout the Carson Valley, Holbrook Junction, and Topaz areas; and

WHEREAS, all of the applicable water purveyors have endorsed the CWHP Plan, with the exception of the Gardnerville Ranchos and Topaz Ranch Estates General Improvement Districts; and

WHEREAS, on April 10, 2012, the Planning Commission held a public hearing and voted unanimously to adopt Resolution PC 2012-01, recommending amending the Douglas County Master Plan by adopting the CWHP Plan for Public Water Systems in Douglas County, Nevada, as part of the Environmental Resources and Conservation Element, Chapter 8, of the Master Plan, with the changes recommended in the Comment Response Matrix, to the Board of Commissioners; and

WHEREAS, on May 3, 2012, the Board of Commissioners held a public hearing and took comment on the Master Plan Amendment; and

WHEREAS, the Board of Commissioners has determined that findings necessary to amend the Master Plan can be and are made, as articulated in the staff report and at the public hearing, in accordance with Douglas County Code, Section 20.608.040, and NRS; and

NOW, THEREFORE, BE IT RESOLVED that the Douglas County Master Plan is amended with the adoption of the CWHP Plan for Public Water Systems in Douglas County, Nevada, provided as Exhibit A, as part of the Environmental Resources and Conservation Element, Chapter 8, of the Master Plan, with the changes recommended in the Comment Response Matrix, is hereby approved and adopted by the Board of Commissioners, in the manner provided by law.

Adopted the 3rd day of May 2012 by the following vote:

AYES: MICHAEL A. OLSON
DOUG N. JOHNSON
LEE BONNER
GREG LYNN
NANCY MCDERMID

NAYS: NONE

ABSENT: NONE

ABSTAIN: NONE

Lee Bonner, Chairman
Douglas County Board of Commissioners

ATTEST:

Ted Thran
Douglas County Clerk-Treasurer

BY
CLERK TO THE BOARD

Douglas County Board of Commissioners
Resolution Number 2012R-074

A resolution adopting Chapter 12, Public Services and Facilities Element, and Chapter 13, Implementation, in Volume I, and Chapter 8, Public Services and Facilities Element, in Volume II of the Douglas County, Nevada, Master Plan.

WHEREAS, Nevada Revised Statutes (NRS), Section 278.210, and Douglas County Code, Chapter 20.608, provides the procedure for the adoption and amendment of the Master Plan; and

WHEREAS, on March 1, 2012, the Board of Commissioners adopted the 15-year update of the Douglas County, Nevada, Master Plan, without a revised Public Services and Facilities Element; and

WHEREAS, the Public Services and Facilities Element has not undergone a major update since 1996; and

WHEREAS, the Community Development Department has worked with public service and facility providers to update Chapter 12, Public Services and Facilities Element, and Chapter 13, Implementation, in Volume I and Chapter 8, Public Services and Facilities Element, in Volume II of the Douglas County, Nevada, Master Plan; and

WHEREAS, Chapter 12, Public Services and Facilities Element, in Volume I, includes an introduction to public services and facilities, including public safety, libraries, schools, solid waste, and water and wastewater, describes current issues, and includes specific goals, policies, and actions to address those issues; and

WHEREAS, Chapter 13, Implementation, in Volume I, includes the recommended actions from the Public Services and Facilities Element along with target dates for each action between 2012 and 2016; and

WHEREAS, Chapter 8, Public Services and Facilities Element, in Volume II, includes information on existing public services; and

WHEREAS, the Community Development Department posted the Draft Public Services and Facilities Element on the Douglas County website and conducted a public workshop on August 21, 2012, to gather public input on the update of the Public Services and Facilities Element; and

WHEREAS, based on public comment and additional staff analysis, the Community Development Department provided a list of proposed revisions to the Public

Services and Facilities Element to the Planning Commission for review and consideration; and

WHEREAS, on September 11, 2012, the Planning Commission held a public hearing and voted to adopt Resolution PC 2012-02, recommending approval of a Master Plan Amendment to update Chapter 12, Public Services and Facilities Element, and Chapter 13, Implementation, in Volume I, and Chapter 8, Public Services and Facilities Element, in Volume II of the Douglas County, Nevada, Master Plan, including the proposed staff revisions, to the Board of Commissioners; and

WHEREAS, on October 4, 2012, the Board of Commissioners held a public hearing and took public comment on the Public Services and Facilities Element, and as attached herein; and

WHEREAS, the Board of Commissioners has determined that findings necessary to amend the Master Plan can be and are made, as articulated in the staff report and at the public hearing, in accordance with Douglas County Code, Section 20.608.040, and NRS; and

NOW, THEREFORE, BE IT RESOLVED that Chapter 12, Public Services and Facilities Element, and Chapter 13, Implementation, in Volume I and Chapter 8, Public Services and Facilities Element, in Volume II of the Douglas County, Nevada, Master Plan, provided as Exhibits A, B, and C, respectively, are hereby approved and adopted by the Board of Commissioners, in the manner provided by law.

Adopted the 4th day of October 2012 by the following vote:

AYES: MICHAEL A. OLSON
DOUG N. JOHNSON
LEE BONNER
GREG LYNN
NANCY MCDERMID

NAYS: NONE

ABSENT: NONE

ABSTAIN: NONE

Lee Bonner, Chairman
Douglas County Board of Commissioners

ATTEST:

Ted Thran
Douglas County Clerk-Treasurer

BY
CLERK TO THE BOARD

ACKNOWLEDGEMENTS

Board of Commissioners
Lee Bonner, Chairman
Nancy McDermid, Vice Chairperson
Michael A. Olson
Doug Johnson
Greg Lynn

County Manager
Stephen Mokrohisky, County Manager
Lisa Granahan, Economic Vitality Manager

Planning Commission
Jo Etta Brown, Chairperson
Margaret A. Pross, Vice Chairperson
Jeremy Davidson
Frank Godecke
James R. Madsen
Don Miner
Kevin Servatius

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Brandy McMahon, AICP, Senior Planner
Dirk Goering, AICP, Associate Planner
Lucille Rao, Junior Planner
Linda Doherty, Planning Technician
Tami Eslick, Senior Secretary

Airport
Bobbi Thompson, Manager

Assessor's Office
Doug Sonneman, Assessor

Clerk-Treasurer
Ted Thran, Clerk-Treasurer
Lorraine Diedrichsen, Clerk to the Board

District Attorney's Office
Mark Jackson, District Attorney
Cynthea Gregory, Deputy District Attorney
Doug Ritchie, Deputy District Attorney

East Fork Fire & Paramedic District
Tod Carlini, Chief
Steve Eisele, Deputy Fire Chief

Tahoe Douglas Fire Protection District
Ben Sharit, Fire Chief
Eric Guevin, Acting Fire Marshall

Information Technology
Anne Bothwell

Library
Linda Deacy, Director

Geographic Information Systems
Eric Schmidt, GIS Supervisor
Chad Foster, GIS Tech/Analyst
Leah Montoya, GIS Tech/Analyst

Parks and Recreation
Scott Morgan, Director

Public Works
Carl Ruschmeyer, Director
Jeff Foltz, Senior Engineer
Cathe Pool, Senior Engineer
Ron Roman, Senior Engineer
Christopher Oakden, M & O Superintendent

Towns
Tom Dallaire, Town of Gardnerville
Sheryl Gonzales, Town of Genoa
Bruce Scott, Town of Minden

Washoe Tribe of Nevada and California
Rob Beltramo, Washoe Tribal Planning Director

Douglas County School District
Lisa Noonan, Superintendent
Holly Luna, Chief Financial Officer

Sheriff's Office
Ron Pierini, Sheriff

Acronyms

ADA	American with Disabilities Act
BIA	Bureau of Indian Affairs
BLM	Bureau of Land Management
CHAS	Comprehensive Housing Affordability Study
CIP	Capital Improvement Program
CRS	Community Rating System
CWSD	Carson Water Subconservancy District
DCIS	Design Criteria and Improvement Standards
EFFPD	East Fork Fire and Paramedic Districts
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FIS	Flood Insurance Study
FMR	Fair Market Rent
GID	General Improvement District
GIS	Geographic Information Systems
HUD	Department of Housing and Urban Development
LI	Low Income
LOS	Level of Service
NDEP	Nevada Division of Environmental Protection
NDOT	Nevada Department of Transportation
NFIP	National Flood Insurance Program
NRS	Nevada Revised Statues
NTCD	Nevada Tahoe Conservation District
PAS	Plan Area Statement
TDFPD	Tahoe Douglas Fire Protection District
TDR	Transfer Development Right
TRE	Topaz Ranch Estates
TRPA	Tahoe Regional Planning Agency
TTD	Tahoe Transportation District
WNHC	Western Nevada HOME Consortium

Table of Contents

Volume I

Page

Chapter 1: Framework of the Master Plan
Introduction 1-1
2011 Master Plan Update 1-1

Chapter 2: Land Use Element
Introduction 2-1
Future Land Use 2-1
General Land Use Goals, Policies, and Actions 2-7
Regional and Community Plans 2-14
Carson Valley Regional Plan 2-16
Pinenut Regional Plan 2-83
Sierra Regional Plan 2-86
Tahoe Regional Plan 2-90
Topaz Regional Plan 2-100

Chapter 3: Washoe Tribal Lands Element
Introduction 3-1
Issues 3-1
Washoe Tribe Comprehensive Land Use Plan Goals 3-5
Washoe Tribe Parcel Master Plans 3-6

Chapter 4: Housing Element
Introduction 4-1
Issues 4-1
Housing Goals, Policies, and Actions 4-10

Chapter 5: Transportation Element
Introduction 5-1
Issues 5-3
Transportation Goals, Policies, and Actions 5-22

Chapter 6: Growth Management Element
Introduction 6-1
Growth Management Programs 6-1
Issues 6-9
Growth Management Goals, Policies, and Actions 6-11

Chapter 7: Agriculture Element
Introduction 7-1
Issues 7-3
Agriculture Goals, Policies, and Actions 7-6

Chapter 8: Environmental Resources and Conservation Element
Introduction 8-1
Issues 8-1
Environmental Resources and Conservation Goals, Policies, and Actions 8-11

Chapter 9: Economic Development Element
Introduction 9-1
Economic Vitality Strategy and Action Plan 9-1
Lake Tahoe Basin Plan for Prosperity 9-4
SWOT Analysis and Critical Issues 9-7
Redevelopment Areas 9-10
Economic Development Goals, Policies, and Actions 9-13

Chapter 10: Historic Preservation Element
Introduction 10-1
Issues 10-5
Historic Preservation Goals, Policies, and Actions 10-6

Chapter 11: Parks and Recreation Element
Introduction 11-1
Issues 11-2
Current Inventory 11-3
Parks and Recreations Goals, Policies, and Actions 11-12

Chapter 12: Public Services and Facilities Element
Introduction 12-1
Public Services and Facilities 12-1
Issues 12-27
Public Services and Facilities Goals, Policies, and Actions 12-31

Chapter 13: Implementation
2011 Master Plan Implementation 13-1
Amendments to the Douglas County Master Plan 13-1

Appendix A: Master Plan Accomplishments since 1996
Appendix B: Master Plan Amendment Requests 1997-2011

List of Figures

Figure #	Figure Title	Page #
CHAPTER 1	FRAMEWORK OF THE MASTER PLAN	
Figure 1.11-2	Disposition of Master Plan Chapter	1-2
CHAPTER 2	LAND USE ELEMENT	
Figure 2.1	Future Land Use Designations and Equivalent Zoning Districts	2-6
Figure 2.2	Douglas County Regional Plans, by Acreage and Percentage	2-14
Figure 2.3	Community Plans in Carson Valley Region, by Acreage	2-16
Figure 2.4	Lake Tahoe Basin Community Plans and Plan Area Statements	2-91
CHAPTER 3	WASHOE TRIBAL LANDS ELEMENT	
Figure 3.1	Comprehensive Land Use Goals	3-5
Figure 3.2	Washoe Tribe Parcel Master Plans	3-6
Figure 3.3	Proposed Land Use Categories	3-8
CHAPTER 4	HOUSING ELEMENT	
Figure 4.1	Douglas County Housing Inventory	4-2
Figure 4.2	2010 Housing Inventory in Douglas County	4-2
Figure 4.3	Household Tenure in Douglas County	4-3
Figure 4.4	Douglas County Single-Family Sales	4-3
Figure 4.5	Rental Housing Needs	4-4
Figure 4.6	Renter and Owner-Occupied Affordable Housing Units	4-5
CHAPTER 5	TRANSPORTATION ELEMENT	
Figure 5.1	Lineal Miles of Roads and Entities Responsible for Maintenance	5-9
Figure 5.2	Proposed Douglas County Phase I and Phase II Roadway Projects	5-10
Figure 5.3	Proposed Douglas County Phase II Roadway Projects	5-11
Figure 5.4	Proposed Douglas County Phase II Roadway Projects	5-11
Figure 5.5	Douglas County Transportation Revenues	5-12
Figure 5.6	Crash Data for State and Federal Roadways in Douglas County	5-13
Figure 5.7	2011 Aerial View of Douglas County Airport	5-21
CHAPTER 6	GROWTH MANAGEMENT ELEMENT	
Figure 6.1	Number of Allocations Issued by Year	6-3
Figure 6.2	Transfer Development Rights Activity, 2002 to 2009	6-7

CHAPTER 8 ENVIRONMENTAL RESOURCES AND CONSERVATION ELEMENT

Figure 8.1 Carson Valley Groundwater Pumpage 8-10

CHAPTER 9 ECONOMIC DEVELOPMENT ELEMENT

Figure 9.1 Economic Vitality Action Plan 9-2

CHAPTER 11 PARKS AND RECREATION ELEMENT

Figure 11.1 Park and Recreation Standards 11-3

CHAPTER 12 PUBLIC SERVICES AND FACILITIES ELEMENT

Figure 12.1 Douglas County Taxing Districts 12-4

CHAPTER 13 IMPLEMENTATION

Figure 13.1 2011 Master Plan Action Matrix 13-3

List of Maps

Map #	Map Title	Page #
CHAPTER 2	LAND USE ELEMENT	
Map 2.1	Carson Valley Regional Plan Future Land Use Map	2-17
Map 2.2	Agriculture Community Plan Future Land Use Map	2-20
Map 2.3	Airport Community Plan Future Land Use Map	2-25
Map 2.4	East Valley Community Plan Future Land Use Map	2-30
Map 2.5	Fish Springs Community Plan Future Land Use Map	2-35
Map 2.6	Foothill Community Plan Future Land Use Map	2-40
Map 2.7	Gardnerville Ranchos Community Plan Future Land Use Map	2-45
Map 2.8	Genoa Community Plan Future Land Use Map	2-51
Map 2.9	Indian Hills/Jacks Valley Community Plan Future Land Use Map	2-57
Map 2.10	Johnson Lane Community Plan Future Land Use Map	2-62
Map 2.11	Minden/Gardnerville Community Plan Future Land Use Map	2-77
Map 2.12	Ruhenstroth Community Plan Future Land Use Map	2-82
Map 2.13	Pinenut Regional Plan Future Land Use Map	2-85
Map 2.14	Sierra Regional Plan Future Land Use Map	2-89
Map 2.15	Tahoe Regional Plan Community Plans and Plan Area Statements	2-99
Map 2.16	Topaz Regional Plan Future Land Use Map	2-102
Map 2.17	Topaz Ranch Estates/Holbrook Junction Community Plan	2-108
Map 2.18	Topaz Lake Community Plan Future Land Use Map	2-109
CHAPTER 3	WASHOE TRIBAL LANDS ELEMENT	
Map 3.1	Ancestral Lands of the Washoe Tribe	3-2
Map 3.2	Tribal Lands of the Washoe Tribe in Douglas County	3-4
Map 3.3	Proposed Land Uses – Dresslerville	3-9
Map 3.4	Proposed Land Uses – Lower Clear Creek	3-11
Map 3.5	Proposed Land Uses – Silverado Parcel	3-13
Map 3.6	Proposed Land Uses – Stewart Ranch Parcel	3-15
Map 3.7	Proposed Land Uses – Upper Clear Creek	3-17
CHAPTER 5	TRANSPORTATION ELEMENT	
Map 5.1	Transportation Planning Boundaries for CAMPO and TMPO	5-2
Map 5.2	Transportation Plan for Carson Valley Region	5-4
Map 5.3	Transportation Plan for Minden/Gardnerville, Gardnerville Ranchos	5-5
Map 5.4	Transportation Plan for Tahoe Regional Plan	5-6
Map 5.5	Transportation Plan for Topaz Regional Plan	5-7
Map 5.6	Douglas County Road Maintenance Zones	5-8
Map 5.7	Douglas County State and US Routes	5-14
Map 5.8	2003 Douglas County Trail Plan	5-18

Map 5.9 Lake Tahoe RTP Bicycle and Pedestrian Facilities 5-19

CHAPTER 6 GROWTH MANAGEMENT ELEMENT

Map 6.1 Carson Valley Urban Service Area Boundaries 6-5

CHAPTER 9 ECONOMIC DEVELOPMENT ELEMENT

Map 9.1 Redevelopment Areas in Douglas County – Indian Hills/Jacks Valley. 9-11
Map 9.2 Redevelopment Areas in Douglas County – Genoa Area 9-12

CHAPTER 10 HISTORIC PRESERVATION ELEMENT

Map 10.1 National Register Districts and Buildings in Douglas County 10-4

CHAPTER 11 PARKS AND RECREATION ELEMENT

Map 11.1 Planning Areas for Douglas County Parks 11-7
Map 11.2 Douglas County and State of Nevada Parks-North Carson Valley..... 11-8
Map 11.3 Douglas County and State of Nevada Parks-South Carson Valley..... 11-9
Map 11.4 Douglas County and State of Nevada Parks-Tahoe Basin to Genoa ... 11-10
Map 11.5 Douglas County and State of Nevada Parks-Topaz Lake 11-14

CHAPTER 12 PUBLIC SERVICES AND FACILITIES ELEMENT

Map 12.1 General Improvement District Service Areas 12-5
Map 12.2 East Fork Fire and Paramedic District Facilities..... 12-8
Map 12.3 Tahoe-Douglas Fire Protection District Facilities..... 12-10
Map 12.4 Douglas County Sheriff's Office Facilities..... 12-12
Map 12.5 Douglas County Library Facilities 12-14
Map 12.6 Douglas County School District Map 12-16
Map 12.7 Carson Valley Water Service Area 12-19
Map 12.8 Topaz Water Service Area 12-20
Map 12.9 Lake Tahoe Water Service Area 12-21
Map 12.10 Carson Valley Wastewater Service Area 12-22
Map 12.11 Topaz Wastewater Service Area 12-23
Map 12.12 Lake Tahoe Wastewater Service Area 12-24
Map 12.13 Septic Systems in Douglas County 12-26

CHAPTER 1:
Framework of the Master Plan

Introduction

Douglas County adopted a twenty year Master Plan in 1996. The Master Plan, or Comprehensive Plan, is required by Nevada Revised Statutes (Chapter 278.150) for the purpose of providing long-term guidance on the development of cities, counties, and regions in Nevada. Development may include revitalization strategies in existing historic towns as well as new residential and commercial development. The Douglas County Master Plan was last updated in 2006. A Master Plan presents information on existing conditions, highlights current and future issues, and recommends Goals, Policies, and Actions to address identified issues. A Master Plan is made up of several functional elements, including Land Use, Transportation, and Housing. The 2011 Douglas County Master Plan contains 11 different Elements. The Douglas County Planning Commission is responsible for making recommendations on the Master Plan on an annual basis to the Board of Commissioners. In addition, any five year updates of the Master Plan must be reviewed by the Planning Commission before submission to the Board of Commissioners.

Since 1996, several significant milestones have occurred, including the adoption of a Consolidated Development Code in 1996 and the adoption of the Design Criteria and Improvement Standards in 1998. A complete list of Master Plan Accomplishments is located in Appendix A.

2011 Master Plan Update

In early 2011, the Planning Commission and Board of Commissioners held a joint public meeting and directed the Community Development Department to initiate the 2011 Update to the Master Plan as follows:

1. Incorporate all Master Plan Amendments approved since 2007.
2. Work with the GIS Department to update figures/maps.
3. Update the population information with 2010 Census information.
4. Incorporate provisions of the Economic Vitality Plan and Lake Tahoe Basin Prosperity Plan.
5. Review the Building Permit Allocation and Growth Management Ordinance.
6. Provide a minimum of three workshops to gather public input and to review the goals and policies of the Master Plan.
7. Update the Population and Housing Element.
8. Update the 2003 Douglas County Trails Plan.
9. Update the Public Services and Facilities Element.

All of the above items have been accomplished for the 2011 Master Plan except for the update of the Trails Plan and the Public Services and Facilities Element.

Volume I of the 2011 Master Plan contains the eleven Elements. Volume II includes the Douglas County Profile Chapter as well as detailed information on existing conditions.

Figure 1.1 displays the disposition of different chapters in the Douglas County Master Plan since its adoption in 1996.

Figure 1.1
Disposition of Master Plan Chapters, 1996-2011

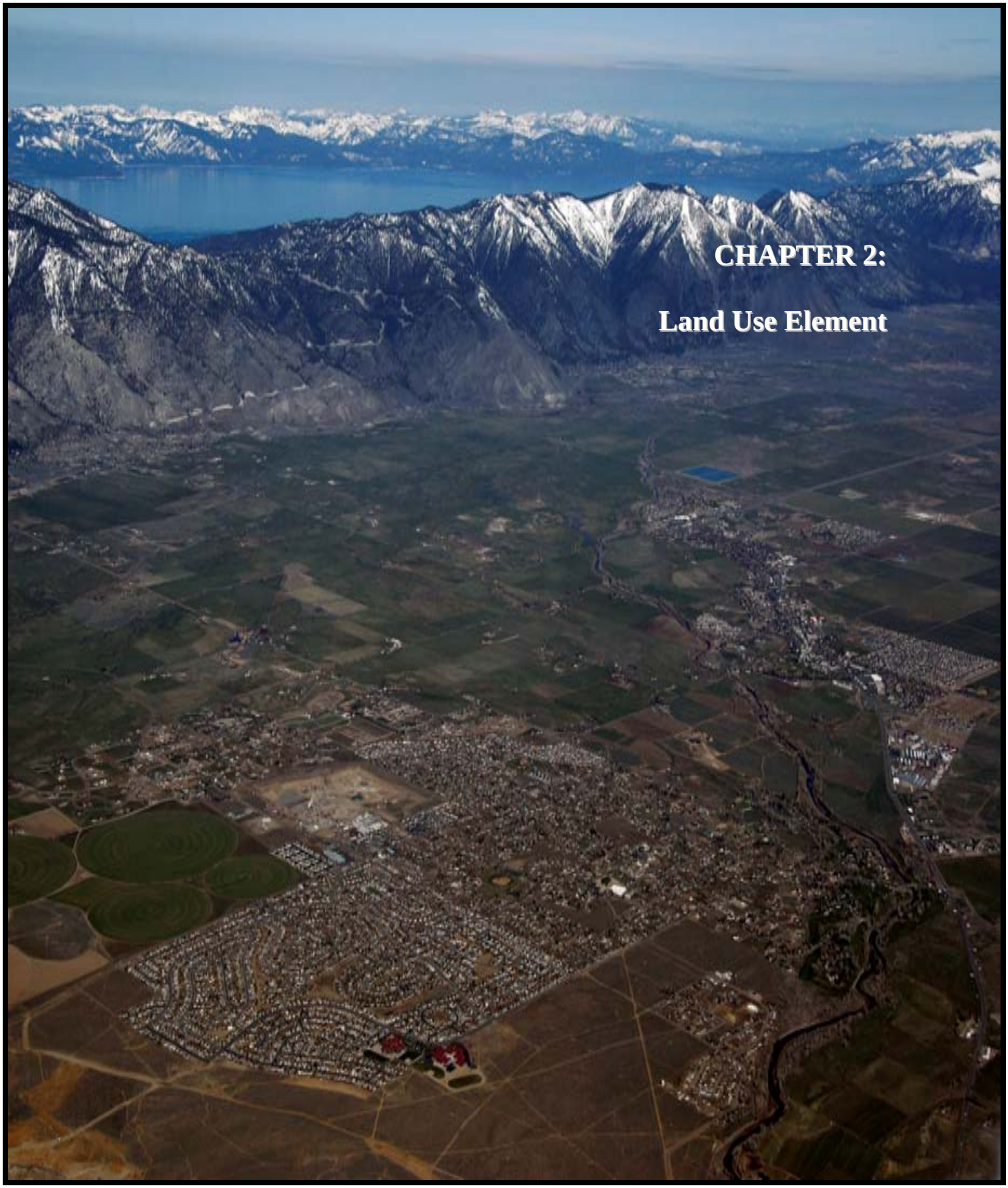
1996 Master Plan (Adopted 4/18/96)	2006 Update (Adopted 1/4/07)	2011 Update (Adopted 3/1/12)	Comments
		Volume I – Master Plan Elements	Volume I created for 2011 Master Plan.
Chapter 1 – Introduction	Chapter 1 – Perspective	Chapter 1 – Framework	The framework serves as an introduction to the Master Plan and was changed from Chapter 2 to Chapter 1 for the 2011 Update.
Chapter 2 – Current & Historical Perspective	Chapter 2 – Framework	Chapter 2 – Land Use Element	The Profile Chapter has moved to Volume II and Chapter 2 is now the Land Use Element.
Chapter 3 – Washoe Tribal Lands	Chapter 3 – Profile	Chapter 3 – Washoe Tribal Lands Element	The Washoe Tribal Lands Element was completely revised in collaboration with the Washoe Tribal Planning Director.
Chapter 4 – Conservation	Chapter 4 – Tribal Lands	Chapter 4 – Housing	A new Housing Element was prepared for the 2011 Update and replaces the previous Housing and Population Element.
Chapter 5 – Economic Development	Chapter 5 – Conservation	Chapter 5 – Transportation	The Transportation Element was removed from the Public Facilities and Services Element and now reflects the adopted 2007 Transportation Plan.

Figure 1.1 (cont.)
Disposition of Master Plan Chapters, 1996-2011

1996 Master Plan (Adopted 4/18/96)	2006 Update (Adopted 1/4/07)	2011 Update (Adopted 3/1/12)	Comments
Chapter 6 – Historic Preservation	Chapter 6 – Growth Management	Chapter 6 – Growth Management	A new Growth Management Element was prepared in order to provide an update on the 2007 Building Permit Allocation and Growth Management Ordinance and other measures.
Chapter 7 – Land Use	Chapter 7 – Agriculture	Chapter 7 – Agriculture	Minor changes were made to the Agriculture Element.
Chapter 8 – Housing & Population	Chapter 8 – Economic Development	Chapter 8 – Environmental Resources and Conservation	The Conservation Element, formerly located in Chapter 5, was revised and renamed Environmental Resources and Conservation to provide a better understanding of its purpose.
Chapter 9 – Growth Management	Chapter 9 – Historic Preservation	Chapter 9 – Economic Development	The Economic Development Element was completely revised for the 2011 Master Plan.

Figure 1.1 (cont.)
Disposition of Master Plan Chapters, 1996-2011

1996 Master Plan (Adopted 4/18/96)	2006 Update (Adopted 1/4/07)	2011 Update (Adopted 3/1/12)	Comments
Chapter 10 – Public Services and Facilities	Chapter 10 – Land Use	Chapter 10 – Historic Preservation	The Historic Preservation Element was revised as part of 2011 Update.
Chapter 11 – Regional & Community Plans	Chapter 11 – Population & Housing	Chapter 11 – Parks & Recreation	The Parks and Recreation Element was revised for the 2011 Update. Parks and Recreation goals and policies were previously located in the Public Services and Facilities Element.
Chapter 12 – Plan Implementation	Chapter 12 – Public Services & Facilities	Chapter 12 – Public Services & Facilities	A complete update will be prepared during 2012. The existing Element is contained in Volume II.
Chapter 13 - References	Chapter 13 – Regional & Community Plans	Chapter 13 - Implementation	The Implementation Chapter was streamlined and a comprehensive action matrix was added.
	Chapter 14 – Implementation Element		Not Applicable. Volume I only contains 13 Chapters for the 2011 Update.
		Volume II – Existing Conditions	Technical and background information was moved to Volume II for the 2011 Update. Volume II includes the Profile Chapter.



CHAPTER 2:

Land Use Element

Aerial View of the Carson Valley

Introduction

The Land Use Element of the Master Plan is the principal Element in the Douglas County Master Plan. This Element will help to protect the public health, safety, and welfare of residents and property owners by providing sufficient land for residential, commercial, mixed-use, industrial, and public uses and by locating these uses in appropriate locations. The Land Use Element preserves and protects important natural and historic resources and will enable the County to provide adequate public services to serve existing and future development. The Land Use Element is comprised of the following components:

1. General Land Use Goals, Policies, and Actions.
2. Regional Plans for Carson Valley, Pinenut, Sierra, Tahoe, and Topaz, which include Goals, Policies, and Actions and associated future land use maps.
3. Community Plans for 13 separate communities in Douglas County which include Goals, Policies, and Actions and associated future land use maps for each community. There are 11 community plans for the Carson Valley Region and two community plans for the Topaz Region.

Future Land Use

The Douglas County Master Plan contains 12 future land use designations which are grouped into the following three categories: 1) Resource Uses; 2) Residential Uses; and 3) Non-Residential Uses. The future land uses are designed to reflect existing land uses in the County as well as the most appropriate future land uses for the Regional and Community Plans. The future land use designations insure adequate opportunities for residential, mixed-used, and non-residential development and insure that urban densities occur within existing towns or urban service areas. More specific information on the future land use designations is provided below.

<u>Resource Uses</u>

Forest and Range Lands

This designation comprises the vast majority of the land within Douglas County. It includes lands under private ownership, lands held by the U.S. Forest Service and Bureau of Land Management (BLM), as well as Bureau of Indian Affairs (BIA) trust land. The majority of the forest and range land is situated in the Pinenut, Sierra, and Topaz regions.

The intent of this designation is to maintain the resource and open space use and value of the lands. Federally owned or controlled lands currently have a 40 acre minimal parcel size. Private lands have a 19-acre minimum parcel size. Lands held by the Bureau of Indian Affairs (BIA) as trustee (allotments) will have a 19-acre minimum parcel size to the extent they are subject to the jurisdiction of Douglas County.

Irrigated Agriculture Lands

There are several types of irrigated agricultural land within Douglas County. Much of the agricultural land is currently being irrigated with surface water from the Carson River, under the provisions of the Alpine Decree. This category represents the majority of the irrigated agricultural lands in Douglas County. The second type of agricultural land is irrigated from surface water sources other than the Alpine Decree or water from groundwater wells. Additionally, there is also some irrigation with effluent from wastewater treatment plants in the Carson Valley and Lake Tahoe, but such water is generally supplemental to other primary irrigation sources. In addition to these general categories, the Natural Resource and Conservation Service has established two distinct categories of farmland, which are either prime farmland or farmlands of statewide and local importance.

The intent of the agriculture land use designation is to recognize areas of irrigated agricultural land use which are anticipated and encouraged to remain in this use in the future. In general, this designation merely identifies existing irrigated agricultural land. The minimum parcel size is 19 net acres.

Washoe Tribal Trust Lands

Washoe Tribal Trust Lands are depicted on all future land use maps. The Trust Lands include the Dresslerville Community as well as the Silverado, Stewart Ranch, and Lower Clear Creek Parcels. Since Douglas County has no development authority over the Tribal Trust Lands, information on existing and proposed land uses is contained in Chapter 3, Washoe Tribal Lands Element, of the Douglas County Master Plan.

Residential Uses

There are four residential land use designations. Two of these designations reflect urban residential development. Urban residential development means that lots are smaller than one-half acre in size and that urban services (i.e., paved roads, community water and sewer, etc.) must be provided to serve the development. Urban residential uses are planned only within identified Urban Service Areas, not in areas planned for rural development.

There are also two rural residential land use designations. Areas shown for rural development will have lots of one-half to five acres or more; services will be designed at rural standards and rural design standards will be used to maintain the rural character of these areas. These rural and urban land use designations reflect and are based on lot sizes and development standards, and do not necessarily always parallel the facility or service standards on which urban or rural service areas are based.

Single-Family Residential

This designation is for single-family development with densities ranging from no less than one to a maximum of six dwelling units per acre. Typical residential uses in these areas are single-family homes on lots ranging from 8,000 to 12,000 square feet. Townhomes, duplexes, some mobile home parks, and subdivisions may be developed with this designation. Single-Family Residential is found only in the Urban Service Areas of Minden, Gardnerville, Gardnerville Ranchos, and Indian Hills.

Single-family traditional development is also compatible with the Single-Family Residential land use. Single-family development at traditional, local urban densities, can range from five to 15 dwelling units per acre. It is intended to promote infill development and development on underutilized parcels. It also allows development to take place with urban setbacks and scale. It provides opportunities to develop single family uses such as detached homes, semi-detached homes, and row houses. It is intended to promote traditional development styles and historic architecture within the Towns and other designated Urban Service Areas.

Multi-Family Residential

This designation supports the highest density planned in Douglas County. Development ranges from no less than six to a maximum of 16 dwelling units per acre. Multi-Family Residential provides opportunities for mixed-use projects that can encourage downtown revitalization and realize efficiencies in the utilization of public services and facilities. The Multi-Family Residential land use is located in the Urban Service Areas of Minden, Gardnerville, Gardnerville Ranchos, and Indian Hills.

Single-Family Estates

Single-Family Estates is one of the two residential land use designations used in rural areas and, to a small extent, in the periphery of urban areas. The residential density for these areas is one to two acres per dwelling unit with the majority of homes on one and two acre lots. Most of the Johnson Lane and Ruhenstroth communities are typical of this residential land use. Rural services are planned for these areas and the County's policies support a continuing rural character. Many Single-Family Estates areas may be required to be provided with centralized water and/or sewer facilities because of groundwater quality concerns or proximity to sewer systems or other health and safety factors.

Rural Residential

Rural Residential land use is also rural in character, but it is intended to provide for larger lot sizes than found in Single-Family Estates with residential densities from 1 unit per 5 acres up to 1 unit per 10 acres. The rural character of these areas should be maintained, with adequate area for residents to keep and raise farm animals and horses. Development will be served by septic systems and wells, and other services are planned at rural levels.

Fish Springs, East Valley, the Chambers Field section of the Gardnerville Ranchos community, and Topaz Ranch Estates are typical of this land use designation.

Future Development and Receiving Areas

There are Future Development and Receiving Areas in several Community Plans, including Agricultural, Airport, Gardnerville Ranchos, Genoa, Indian Hills/Jacks Valley, Johnson Lane, Minden/Gardnerville, and Topaz Ranch Estates/Holbrook Junction. The Receiving Areas provide opportunities for expansion of each Community Plan area at urban densities. It is anticipated that the density permitted by current zoning will be increased through the acquisition and transfer of development rights from Resource Lands to these areas in order to allow and to provide for the increased density. Therefore, existing zoning densities will remain and development may occur consistent with the zoning designation. Additionally, each Receiving Area will be defined further by specific detailed planning in order to accommodate the proposed increases in density. Specific densities and uses, including commercial or industrial land uses, will be established through specific planning processes. Residential densities are anticipated to be urban in nature, ranging from 2.01 to 16 units per acre.

Within each Community Plan, the future development and Receiving Areas are described in more detail and the general intent for land use density is provided along with policy direction for establishment of the uses. The establishment of additional Receiving Areas may be designated through the Master Plan Amendment process.

Non-Residential Uses

These land use designations identify areas planned for mixed-use, commercial, industrial, and public use. The uses and intensities shown here are intended to describe the general character of development.

Commercial

This land use designation includes a wide range of commercial activities as well as mixed-used development to accommodate both residential and non-residential development. Retail, office, or service uses are included in this designation. Commercial uses include both neighborhood and general commercial uses and are planned within both Urban Service Areas and Rural Areas. Within each community plan, additional definitions of uses intended for each community area is described. A mixed-use commercial and residential zone has been established in the Development Code for use in Urban Service Areas to assist in retention of historic structures and downtown areas, as well as to provide flexibility for large, planned commercial developments.

Industrial

This land use designation is intended to provide locations for existing and future industrial uses, including office, warehousing, manufacturing, and assembly uses.

Community Facilities

Public and quasi-public uses are included in this designation. Schools, the County Courthouse, parks, and fire stations are examples of the public uses in this designation. Churches and cemeteries are quasi-public uses, as are utility uses.

Recreation

This land use designation is to provide locations for private recreation uses and recreation oriented facilities, such as golf courses, bowling alleys, racquetball clubs, tennis clubs, fitness centers, and golf driving ranges, all privately owned. It is anticipated such facilities will require urban services.

Figure 2.1 depicts future land use categories used in the Douglas County Master Plan as well as the zoning districts that are equivalent with each future land use designation.

Figure 2.1
Future Land Use Designations and Equivalent Zoning Districts
(Excluding Tahoe Regional Plan)

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

*Public Facility Zoning District is permitted with any Future Land Use

General Land Use (LU) Goals, Policies, and Actions

Community Balance

LU Goal 1 **To maintain a land use plan that manages growth at a sustainable rate to maintain the treasured qualities of the county.**

LU Policy 1.1 Douglas County shall work with the State Demographer to determine the growth projections on a regular basis. This shall be used as a basis for updates to the land use plan and build out analysis.

LU Policy 1.2 Douglas County shall update land use plans and build out analysis when new projections are available.

LU Goal 2 **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.**

LU Policy 2.1 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.

LU Policy 2.2 Douglas County shall plan for areas identified as rural communities, urban 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.

LU Policy 2.3 In planning for growth of its rural and urban 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.

LU Policy 2.4 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.

LU Policy 2.5 Proposed non-residential development adjacent to residential neighborhoods shall be designed and sited to protect the privacy of residences.

LU Policy 2.6 Douglas County shall require the undergrounding of new utility lines and shall work with utility providers to encourage the undergrounding of existing above ground utility lines.

LU Policy 2.7 In reviewing development proposals, Douglas County shall consider issues of community character, environmental impact, resident security and safety, aesthetics, and efficient service provision.

LU Policy 2.8 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.

LU Policy 2.9 Douglas County shall include within its Development Code provisions for review and approval of exterior lighting to reduce negative impacts to the community while preserving the night skies of the county.

Land Use Map

LU Goal 3 To use the Master Plan Future Land Use Map to graphically depict the County's desired community land use pattern and character.

LU Policy 3.1 Douglas County shall maintain current land use and zoning maps and make them available to the public.

LU Policy 3.2 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.

LU Policy 3.3 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.

LU Policy 3.4 Douglas County shall only approve requests for rezoning, special use permits, the division of land, or other new development proposals or public projects that are consistent with the Future Land Use Map, the policies contained in this Land Use Element, and the other Elements of this Master Plan.

LU Policy 3.5 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.

LU Policy 3.6 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.

LU Policy 3.7 Within all land use designations, the following factors, as further defined in the Development Code, shall be considered in reviewing and approving individual development proposals: a) outstanding project design including sustainable planning practices; b) retention of the site's natural topography and vegetation; c) design supportive of conservation of energy use; d) inclusion of amenities or designs that enhance the community's desired character; e) protection of moderate or steep slopes, floodplains, or active fault zone areas; f) location in a high fire hazard area; g) appropriate setbacks, access and traffic circulation according to established standards; h) the County's ability to achieve other Master Plan goals and policies; i) ability to meet established levels of service and follow facility design requirements; and j) provision of affordable housing units or employment opportunity for low and moderate income residents.

LU Policy 3.8 The Master Plan's Future Land Use Map shall not be interpreted to affect the status of existing 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.

Community Plans

LU Goal 4 To recognize the distinct character of individual communities and encourage land uses consistent with this character.

LU Policy 4.1 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.

LU Policy 4.2 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.

Urban Communities

LU Goal 5 To identify particular areas within Douglas County for development as distinct urban communities.

LU Policy 5.1 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.

LU Policy 5.2 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.

LU Policy 5.3 Douglas County shall plan urban communities to provide a balance of land uses, including sufficient commercial area to meet the needs of community residents.

LU Policy 5.4 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.

LU Policy 5.5 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.

LU Policy 5.6 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.

LU Policy 5.7 Douglas County and/or other entities shall plan and provide for services to urban communities at established urban service levels.

LU Policy 5.8 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

LU Goal 6 To identify particular areas within Douglas County where the residents desire to preserve or develop distinct rural communities.

LU Policy 6.1 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.

LU Policy 6.2 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.

LU Policy 6.3 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.

LU Policy 6.4 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

LU Goal 7 To identify particular areas in Douglas County for commercial and industrial development, consistent with the County's Economic Development Element.

LU Policy 7.1 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.

LU Policy 7.2 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.

LU Policy 7.3 Douglas County shall protect industrially-designated areas from encroachment by incompatible uses and from the effects of incompatible uses in adjacent areas.

LU Policy 7.4 Douglas County shall provide continued commercial and industrial development within designated employment centers through a combination of activities including public-private partnerships provided that the development uses clean energy, mitigates impacts on the environment, uses water conservation practices, adds value to existing products or services in the county, pays high wages, attracts professional service, and supports the quality of life in the county.

LU Policy 7.5 Douglas County shall establish design standards and guidelines for development in areas planned for commercial and industrial uses to ensure that these areas develop with high-quality, compatible design. Standards and guidelines shall address elements including, but not limited to, minimum lot sizes, building scale, setbacks, lighting, loading areas, landscaping, screening and fencing, accessibility to people with physical disabilities, signage, internal circulation, and building materials.

Phasing

LU Goal 8 **To provide flexibility in project phasing to meet changing market conditions while ensuring improvements are provided concurrent with the demand for infrastructure and services.**

LU Policy 8.1 Phasing of development projects shall be designed to function effectively and independently for each phase.

LU Policy 8.2 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.

LU Policy 8.3 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.

LU Policy 8.4 Development project approval shall contain terms that plan for potential abandonment or termination of the development prior to completion.

Regional and Community Plans

Introduction

Regional and Community Plans contain the detailed information about each region or community within the county. The purpose of each plan is to ensure that the distinctive character of each area is established, maintained, and enhanced. Douglas County is divided into five Regional Plans: Carson Valley, Pinenut, Sierra, Tahoe, and Topaz. The Carson Valley and Topaz Regional Plans also contain smaller community plans. The Pinenut Regional Plan area contains 48.8% of the total area in Douglas County with 222,246 acres. The Sierra Regional Plan area is the smallest with 4.3% of the total area, or 19,363 acres.

Figure 2.2 shows the total acreage for each Regional Plan Area in Douglas County.

Figure 2.2
Douglas County Regional Plans, by Acreage and Percentage

Regional Plan	Acreage	Percentage
Carson Valley	111,968	24.5%
Pinenut	222,253	48.8%
Sierra	19,363	4.3%
Tahoe	23,456	5.2%
Topaz	78,251	17.2%
Total	455,291	100.0%

To address issues that are unique to a region or community, policies are established in the Regional or Community Plan that apply strictly to the defined area and deal with issues that are special concerns to that community. These may include policies that contain more detailed requirements for land use, development, or public improvements than are identified in those Master Plan elements that apply county-wide. The Regional or Community Plan also contains detailed implementation measures. These action measures can address issues such as design standards and special use provisions. The goals and policies contained in the Master Plan's other elements also apply to the areas covered by a Regional or Community Plan.

Each Regional or Community Plan begins with a statement describing the community or area covered. Next, planning issues for the community are listed. These issues were identified through public input at community workshops and meetings, surveys and questionnaires, and by previous planning documents prepared in the course of preparation of the Master Plan. Following the statement of issues, the Regional or Community Plan's goals, policies, and actions are listed.

The goals, policies, and actions are the most important part of the Plan, since they establish the direction for the County to follow in carrying out this Plan.

Each section of the Regional or Community Plan contains a Future Land Use Map, which shows the future land uses planned for a region or community. The designated land uses, and the other policies set forth in the text, determine what type and intensity of future development will be supported by the County.

For some communities, the Land Use Map includes areas identified as "Future Development and Receiving Areas." The land use mapped within these areas anticipates the transfer of development rights from resource lands. The process for such transfers is described in the Master Plan's Growth Management Element. These areas are to be planned in detail for varying densities of urban uses based upon further community review and through a planning process in cooperation with the Towns, General Improvement Districts, landowners, and Douglas County.

Carson Valley Regional Plan

The Carson Valley is bounded by the Sierra Nevada Mountains on the west and the Pinenut Mountains on the east. The north boundary is the Douglas County line, and the south boundary is the California/Nevada state line. The valley averages 12 miles wide, east to west, and 18 miles long. Ranching and farming are the heritage of the Carson Valley. Although much of the ownership and boundaries have changed, the majority of the significant farmland is still in operation.

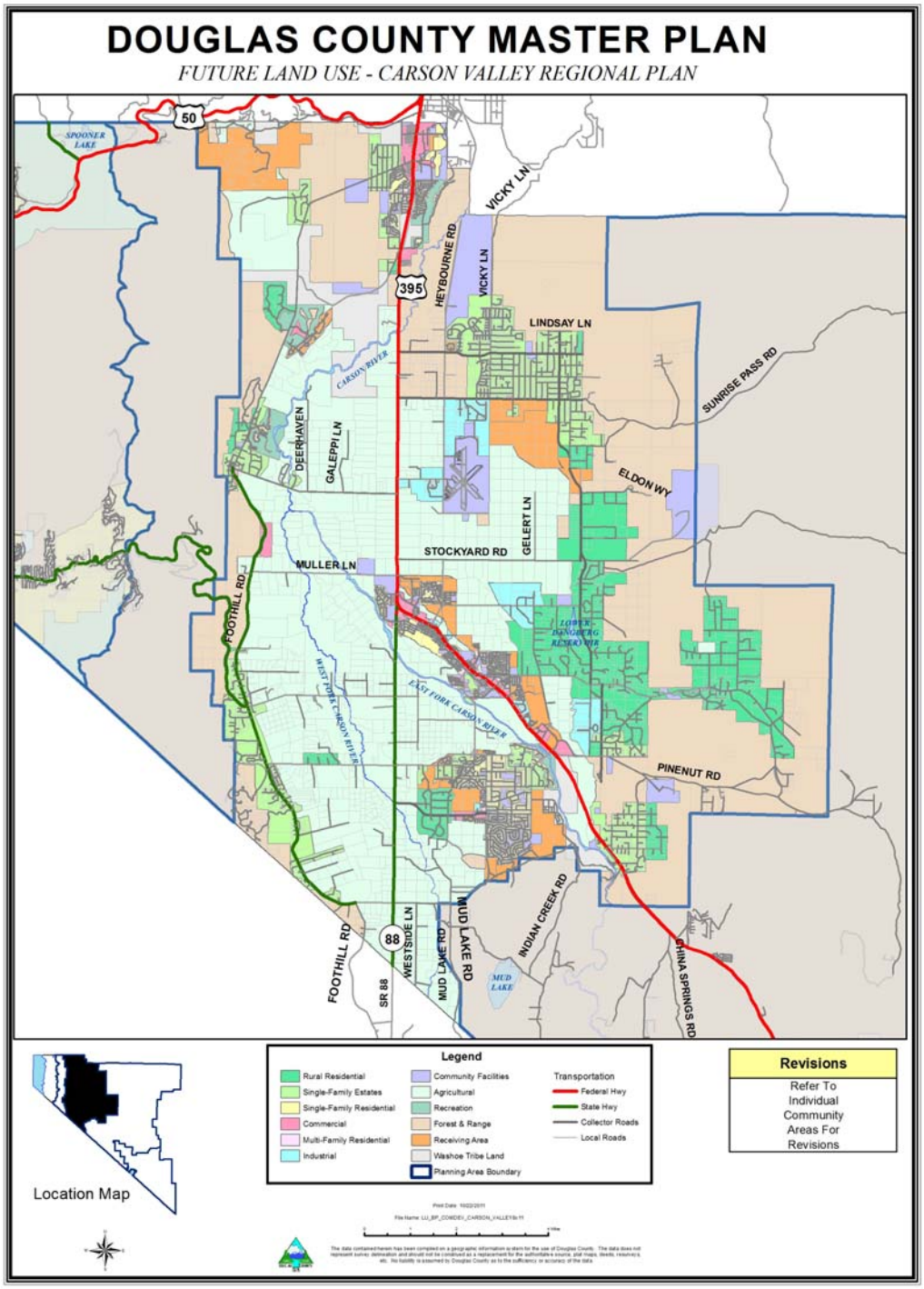
The Carson Valley Regional Plan totals 111,968 acres, or 24.6 percent of the total acreage in Douglas County. The Carson Valley has a very high percentage of low to medium density residential development, constituting almost 98 percent of all residential land use. High-density and very high-density residential uses occupy about 2 percent of all residential land in Carson Valley. Agricultural lands account for 38,330 acres in the Carson Valley. Carson Valley is also the location for most of the industrial and a majority of the commercial land use in the county.

Within the Carson Valley Regional Plan there are 11 Community Plans. Each of the communities has distinctive land use identities. The Carson Valley Community Plans are listed in Figure 2.3, along with the corresponding acreage. The future land uses for the Carson Valley Regional Plan are depicted on Map 2.1

Figure 2.3
Community Plans in Carson Valley Region, by Acreage

Community Plan	Acreage	Percentage
Agriculture (North, South, and Central)	33,272	29.7%
Airport	4,678	4.2%
East Valley	9,922	8.9%
Fish Springs	12,197	10.9%
Foothill	6,679	6.0%
Gardnerville Ranchos	6,673	6.0%
Genoa	6,363	5.7%
Indian Hills/Jacks Valley	5,056	4.5%
Johnson Lane	17,984	16.1%
Minden/Gardnerville	4,052	3.6%
Ruhenstroth	5,092	4.5%
Total	111,968	100.1%

Map 2.1
Carson Valley Regional Plan Future Land Use Map



North, Central, and South Agriculture 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.

Location and General Description

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.

The 2010 population is 733 people. Map 2.2 depicts the future land uses for the Agriculture Community Plan.

Key Issues

Refer to the Chapter 7, Agriculture Element, for current issues and specific provisions relating to agriculture for this community.

Levels of Service

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

North, Central, and South Agriculture (NCSA) Community Plan Goals, Policies, and Actions

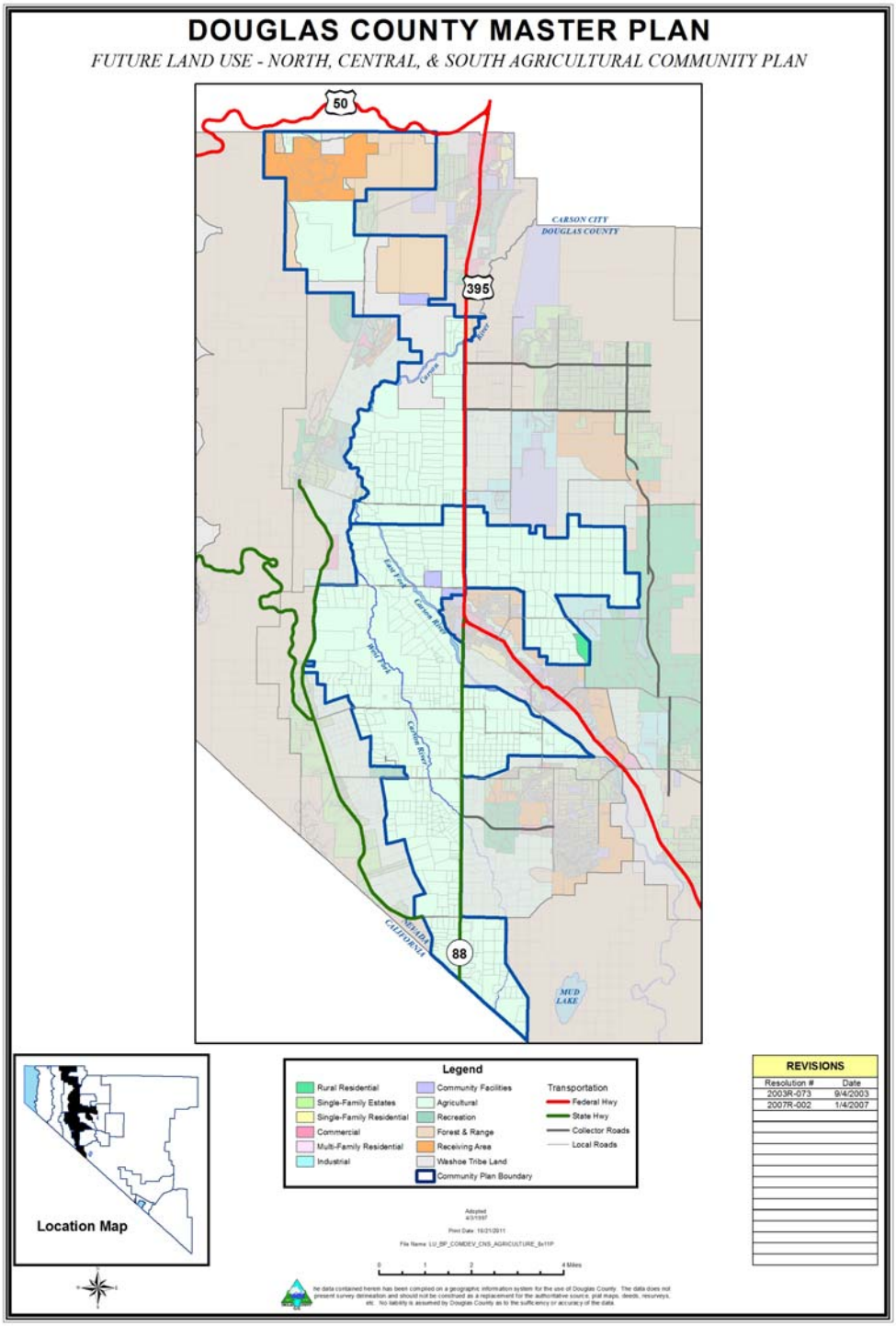
NCSA Goal 1 **To preserve and enhance the existing scenic and resource character of the north, central and south agricultural communities.**

NCSA 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.

NCSA 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.

NCSA Policy 1.3 The County shall work with the agriculture community to implement the goals and policies in Chapter 7, Agriculture Element.

Map 2.2
North, Central, and South Agriculture Community Plan Future Land Use Map



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.

The 2010 population is 85 people.

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.

Map 2.3 depicts the future land uses for the Airport Community Plan.

Refer to Chapter 5, Transportation Element, and the Minden-Tahoe Airport Master Plan for more information on the Minden-Tahoe Airport.

Key Issues

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.

Airport (AP) Community Plan Goals, Policies, and Actions

AP 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.**

AP 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.

AP 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.

AP 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.

AP 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.

AP 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.

AP Goal 2 **To promote planned development in the Airport community that reduces risks related to airport activities.**

AP Policy 2.1 The County shall preclude the development of high occupancy structures and noise sensitive land uses in areas within the flight path of the Minden-Tahoe Airport.

AP 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.

AP 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.

AP Goal 3 To ensure the timely provision of community facilities, services, and infrastructure at levels adequate for the Airport community.

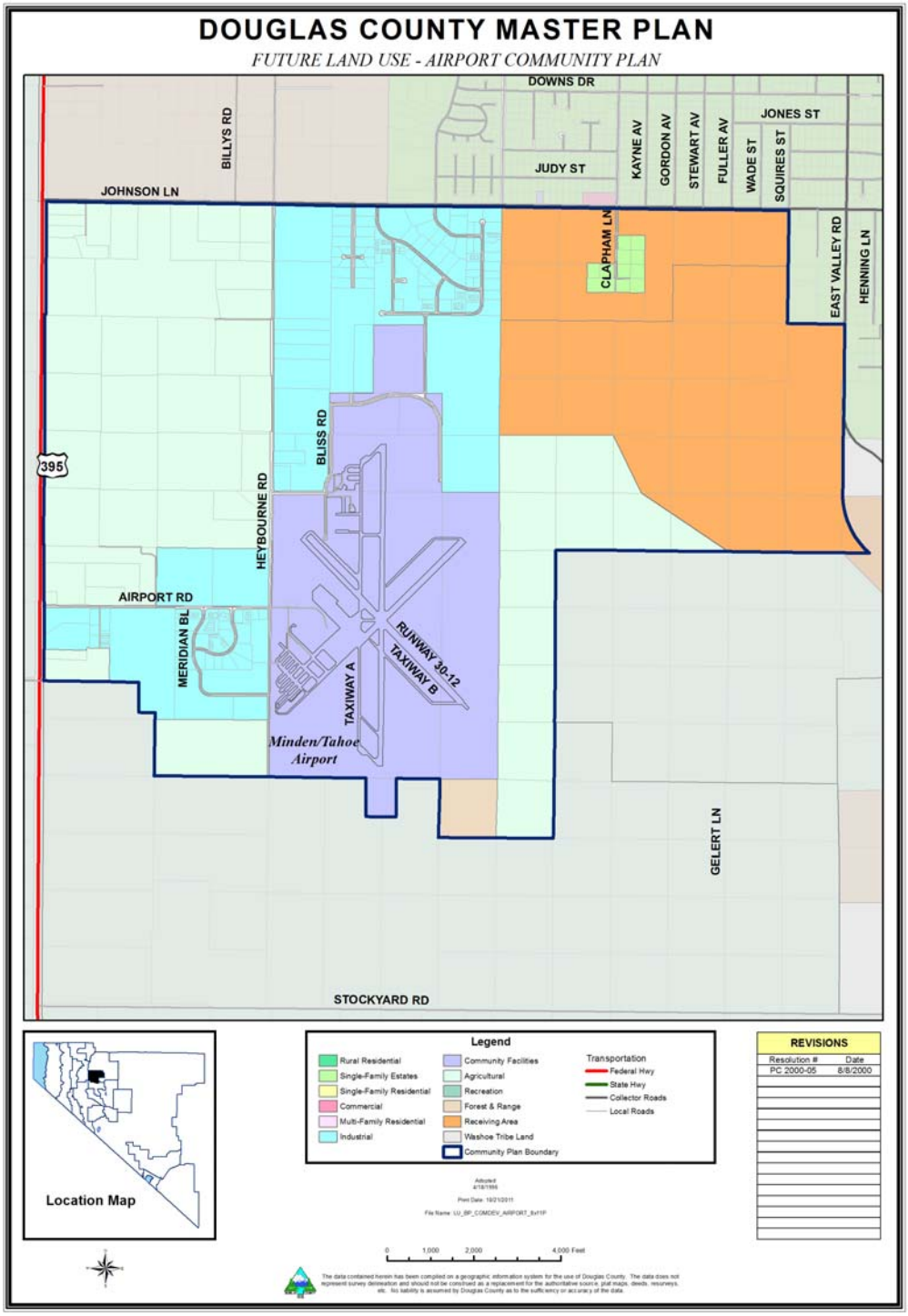
AP Policy 3.1 Douglas County shall plan and provide public facilities and services to the Airport community at established urban levels of service, except for agricultural and rural residential properties.

AP 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.

AP 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.

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

Map 2.3
Airport Community Plan Future Land Use Map



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 Pinenut 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.

The 2010 population of East Valley is 1,524 people.

Existing and Future Land Use

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.

Key Issues

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.

East Valley (EV) Community Plan Goals, Policies, and Actions

EV 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.**

EV Policy 1.2 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.

EV Policy 1.3 Douglas County should plan for a buffer or transition area separating urban land uses from existing rural residential use.

EV Policy 1.4 Douglas County shall designate areas for industrial development and provide for industrial expansion to accommodate existing industry, to provide employment opportunities, and to support County-wide economic development policies.

EV 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.

EV Policy 1.6 The Orchard Road corridor will be maintained at a ten (10) acre minimum lot size.

EV Policy 1.7 All single-family estate designations within the community shall be maintained at a two (2) acre minimum parcel size.

EV 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.

EV 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.

EV Policy 2.2 Douglas County shall cooperate with other providers to plan and provide public facilities and services to the rural development areas of the East Valley community at established rural levels of service. The County shall work to upgrade facilities in existing rural areas over time and with available resources.

EV Policy 2.3 Douglas County shall allow the use of individual sewage disposal systems and domestic wells for service in rural residential areas of East Valley, unless community water and sewer systems are available or continuing water quality studies identify the need for community systems.

EV Policy 2.4 Douglas County shall require community water and sewer systems for new development in urban areas of East Valley.

EV Policy 2.5 Douglas County shall require the provision of urban services to all industrial and commercial development in the East Valley area in accordance with service areas consistent with this plan.

EV Policy 2.6 Douglas County shall plan, construct, and operate parks in the East Valley community consistent with the County's park standards established in the Parks and Recreation Element.

EV Goal 3 To provide appropriate public safety service to the East Valley community.

EV Policy 3.1 Douglas County shall cooperate with the East Fork Fire & Paramedic District to provide adequate fire response times and fire suppression facilities for the East Valley community. The establishment of a

volunteer fire department in the East Valley community may be necessary to implement this policy.

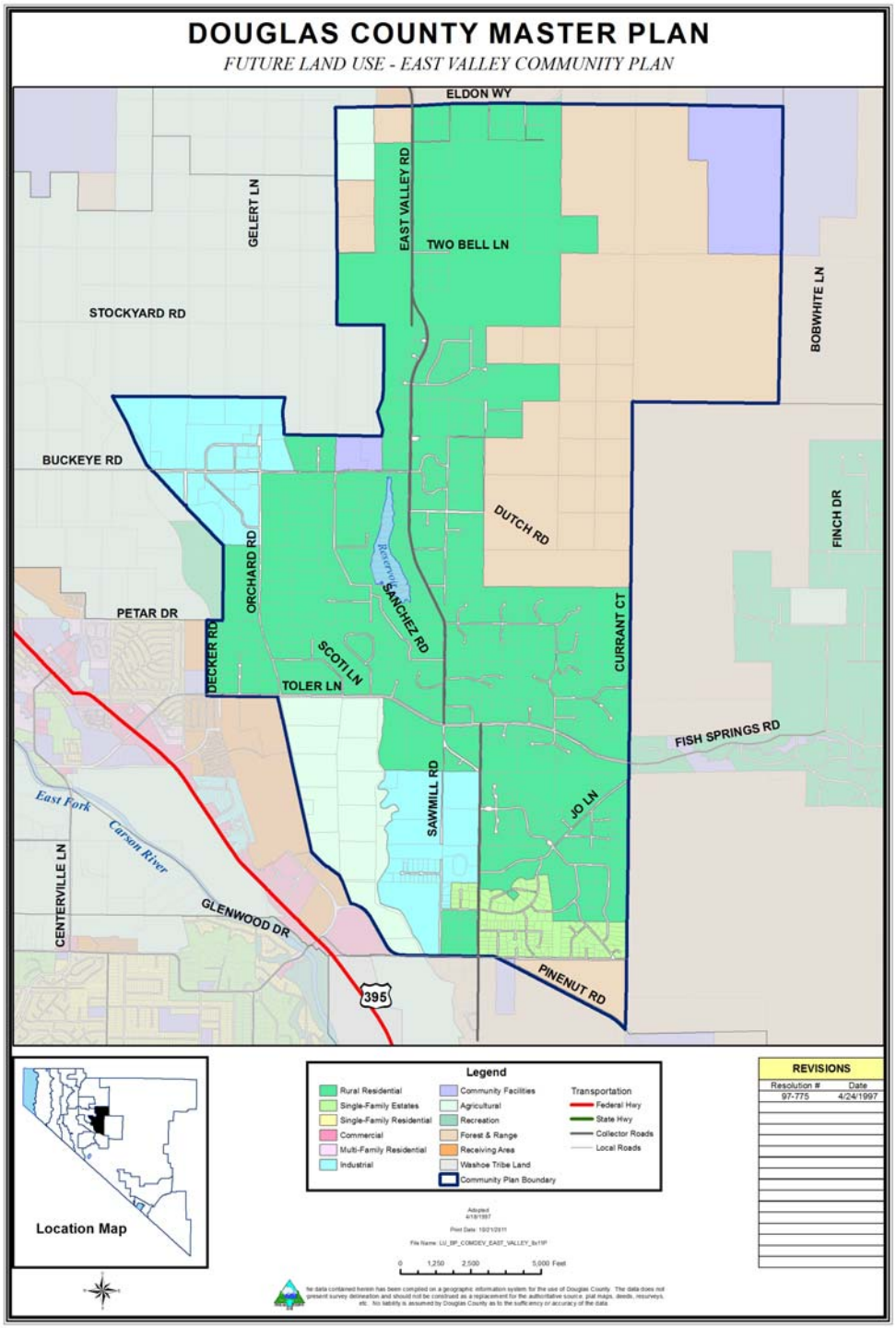
EV Policy 3.2 Douglas County shall work with the East Fork Fire & Paramedic District and water providers to make available sufficient fire flow to meet the needs of the East Valley community. The development of fire fill stations or other water storage may be necessary to implement this policy.

EV Goal 4 To preserve and provide recreational opportunities and open space areas appropriate to this rural community.

EV 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.

EV 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.

Map 2.4
East Valley Community Plan Future Land Use Map



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. The 2010 population of Fish Springs is 685 people.

Existing and Future Land Use

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.

Map 2.5 depicts land use for the Fish Springs community.

Key Issues

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.

Fish Springs (FS) Community Plan Goals, Policies, and Actions

FS Goal 1 **To preserve the existing rural residential character of the Fish Springs community.**

FS Policy 1.1 Douglas County shall designate Fish Springs as a rural community. Urban land uses shall not be included in this community.

FS 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.

FS 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.

FS 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.

FS Goal 2 **To ensure the timely provision of community facilities and infrastructure at levels adequate for the rural Fish Springs community.**

FS Policy 2.1 Douglas County shall plan and provide public facilities and services to the Fish Springs community at established rural levels of service.

FS 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.

FS 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.

FS Policy 2.4 Douglas County shall not support the installation of street lights within the Fish Springs community.

FS Goal 3 To provide appropriate public safety service to this rural community.

FS Policy 3.1 Douglas County shall cooperate with the Fish Springs Volunteer Fire Department and the East Fork Fire & Paramedic District to provide adequate rural fire response times and fire suppression facilities for this community.

FS Policy 3.2 Douglas County shall work with the Fish Springs 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 Fish Springs community. The development of fire fill stations or other water storage may be necessary to implement this policy.

FS Policy 3.3 Douglas County should determine the appropriate route and plan for a secondary emergency access for the Fish Springs community.

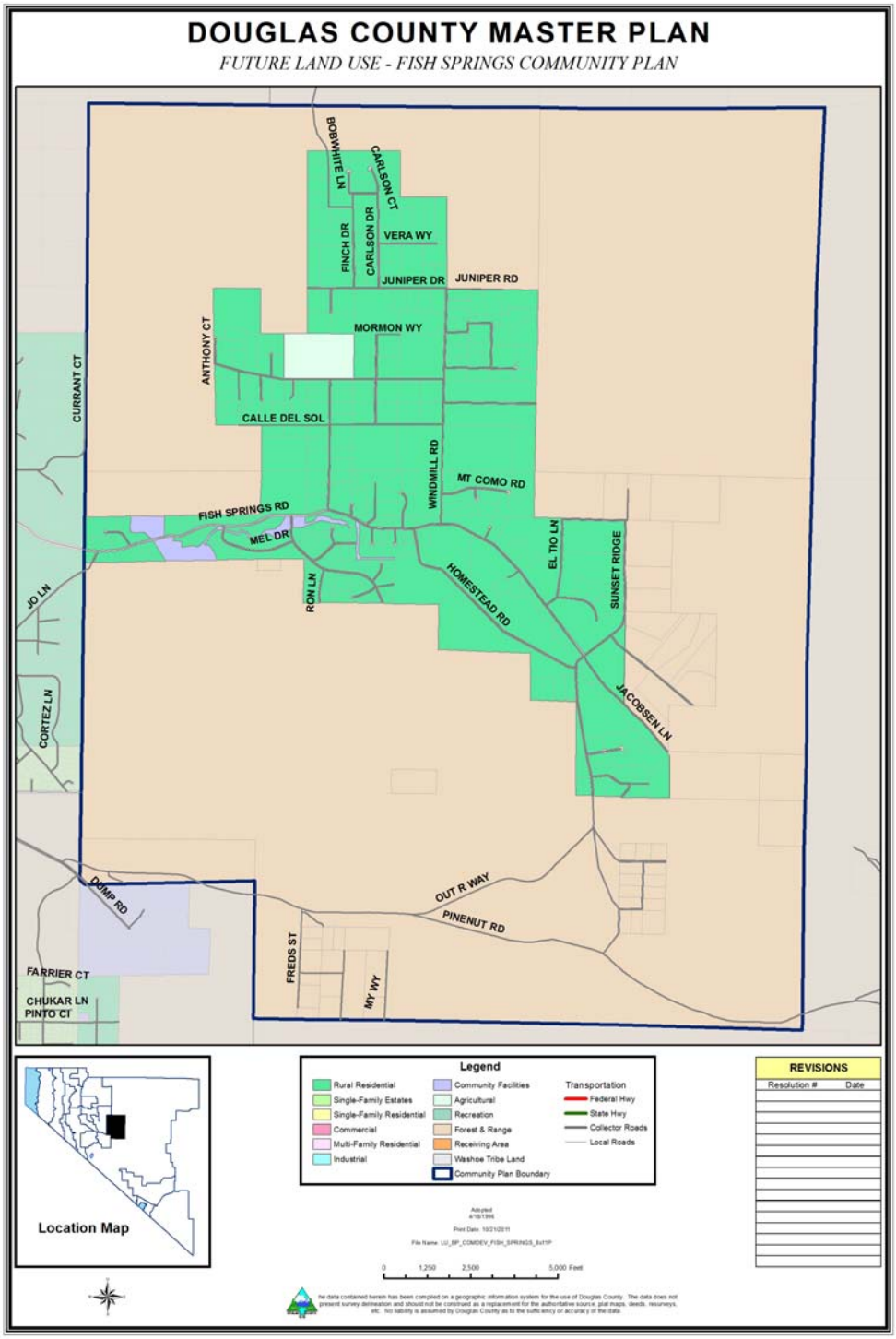
FS Goal 4 To preserve and provide recreational opportunities and open space areas appropriate to this rural community.

FS 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.

FS 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.

FS 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.

Map 2.5
Fish Springs Community Plan Future Land Use Map



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.

The 2010 population of Foothill is 1,337 people.

Existing and Future Land Use

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. 2,216 acres of the land is in agricultural use, located primarily on the eastern half of the community.

Map 2.6 depicts land use for the Foothill Community.

Key Issues

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.

Foothill (FH) Community Plan Goals, Policies, and Actions

FH Goal 1	**To preserve the existing rural residential character of the Foothill community.**
FH Policy 1.1	Douglas County shall designate Foothill as a rural community area.
FH Policy 1.2	Commercial development shall not be considered consistent with the desired character of the Foothill community.
FH Goal 2	**To ensure the timely provision of community facilities and infrastructure at levels adequate for the rural Foothill community.**
FH Policy 2.1	Douglas County shall plan and provide public facilities and services to the Foothill community at established rural levels of service.
FH 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.

FH 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.

FH Policy 2.4 Douglas County shall plan for a consolidated water system for the central area of the Foothill community.

FH 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.

FH Policy 2.6 Douglas County shall not support the installation of street lights, curbs, gutters, or sidewalks within the Foothill community.

FH Goal 3 To provide appropriate public safety service to this rural community.

FH Policy 3.1 Douglas County shall cooperate with the Nevada Division of Forestry, Sheridan Volunteer Fire Department, and the East Fork Fire & Paramedic District to provide adequate rural fire response times and fire suppression facilities for this community.

FH Policy 3.2 Douglas County shall work with the Nevada Division of Forestry, Sheridan Volunteer Fire Department, and the East Fork Fire & Paramedic 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.

FH Policy 3.3 Douglas County shall require development in designated high fire hazard areas to provide appropriate emergency access.

FH Policy 3.4 Douglas County shall require development of lands within areas of identified active fault zones to conform to seismic development policies.

FH Goal 4 To preserve and provide recreational opportunities and open space areas appropriate to this rural community.

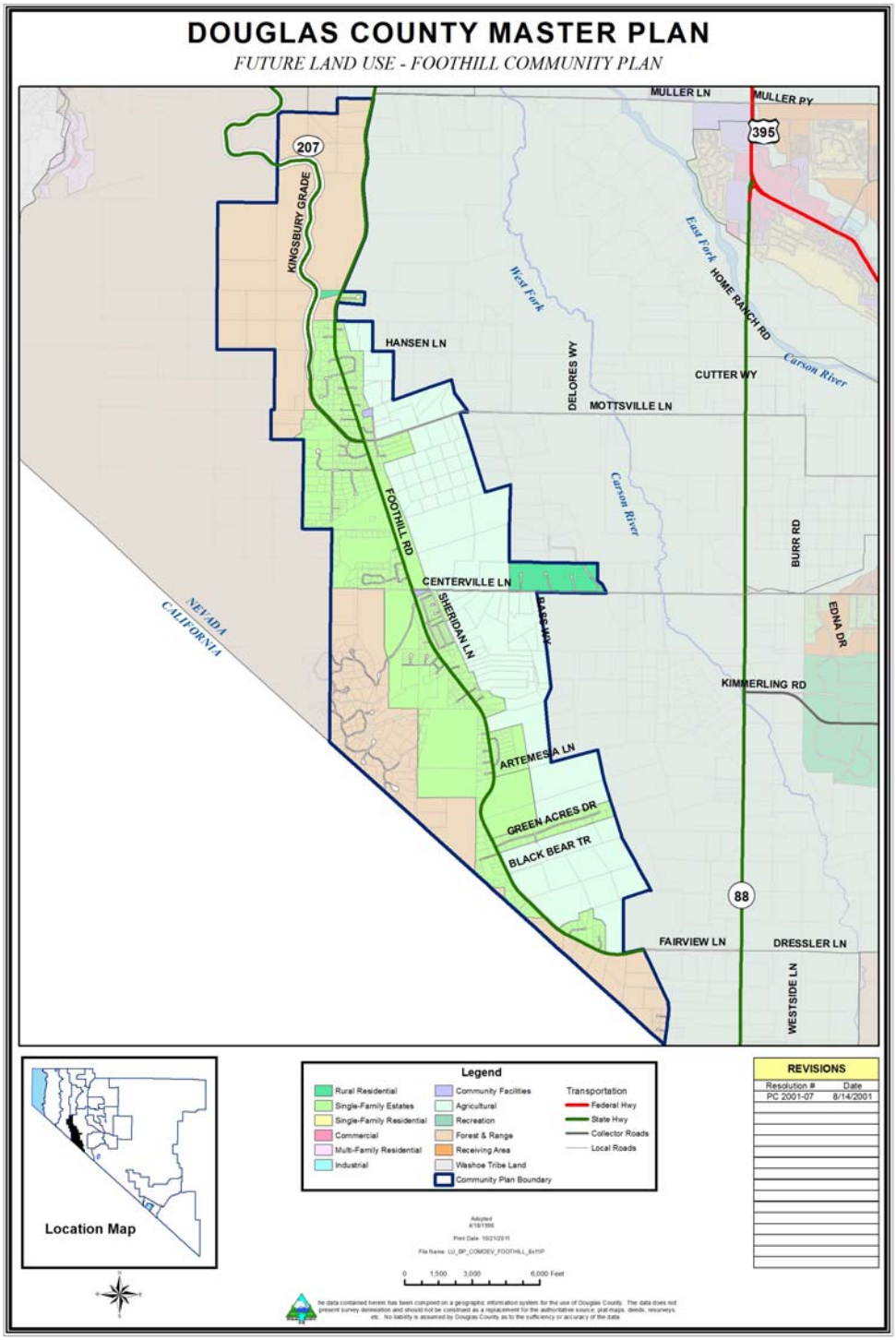
FH Policy 4.1 Douglas County shall work with the USFS to establish areas of permanent, public accessible open space along the western boundary of the Foothill community.

FH 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.

FH 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.

FH 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.

Map 2.6
Foothill Community Plan Future Land Use Map



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.

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 2010 population of the Gardnerville Ranchos is 11,065 people. The Gardnerville Ranchos is the largest community in the county and will remain one of the largest in the future.

Existing and Future Land Use

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.

Map 2.5 depicts land use for the Gardnerville Ranchos community.

Key Issues

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.

Gardnerville Ranchos (GR) Community Plan Goals, Policies, and Actions

GR Goal 1 **To preserve and enhance the existing character of the Gardnerville Ranchos community.**

GR 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.

GR Policy 1.2 The County shall encourage development of neighborhood commercial uses to adequately serve the Gardnerville Ranchos community.

GR Goal 2 **To provide adequate community facilities and services for Gardnerville Ranchos.**

GR 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.

GR 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.

GR 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.

GR 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.

GR 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.

GR 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.

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

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

GR Goal 3 To provide appropriate public safety service to the Gardnerville Ranchos community.

GR Policy 3.1 Douglas County shall cooperate with the Gardnerville Ranchos Volunteer Fire Department to provide adequate fire response times and fire suppression facilities for the Gardnerville Ranchos community.

GR Policy 3.2 Douglas County shall work with the Gardnerville Ranchos Volunteer Fire Department and the East Fork Fire & Paramedic District and water providers to make available sufficient fire flow to meet the needs of the Gardnerville Ranchos community.

GR Goal 4 To provide safe and convenient transportation routes within the community.

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

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

GR 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.

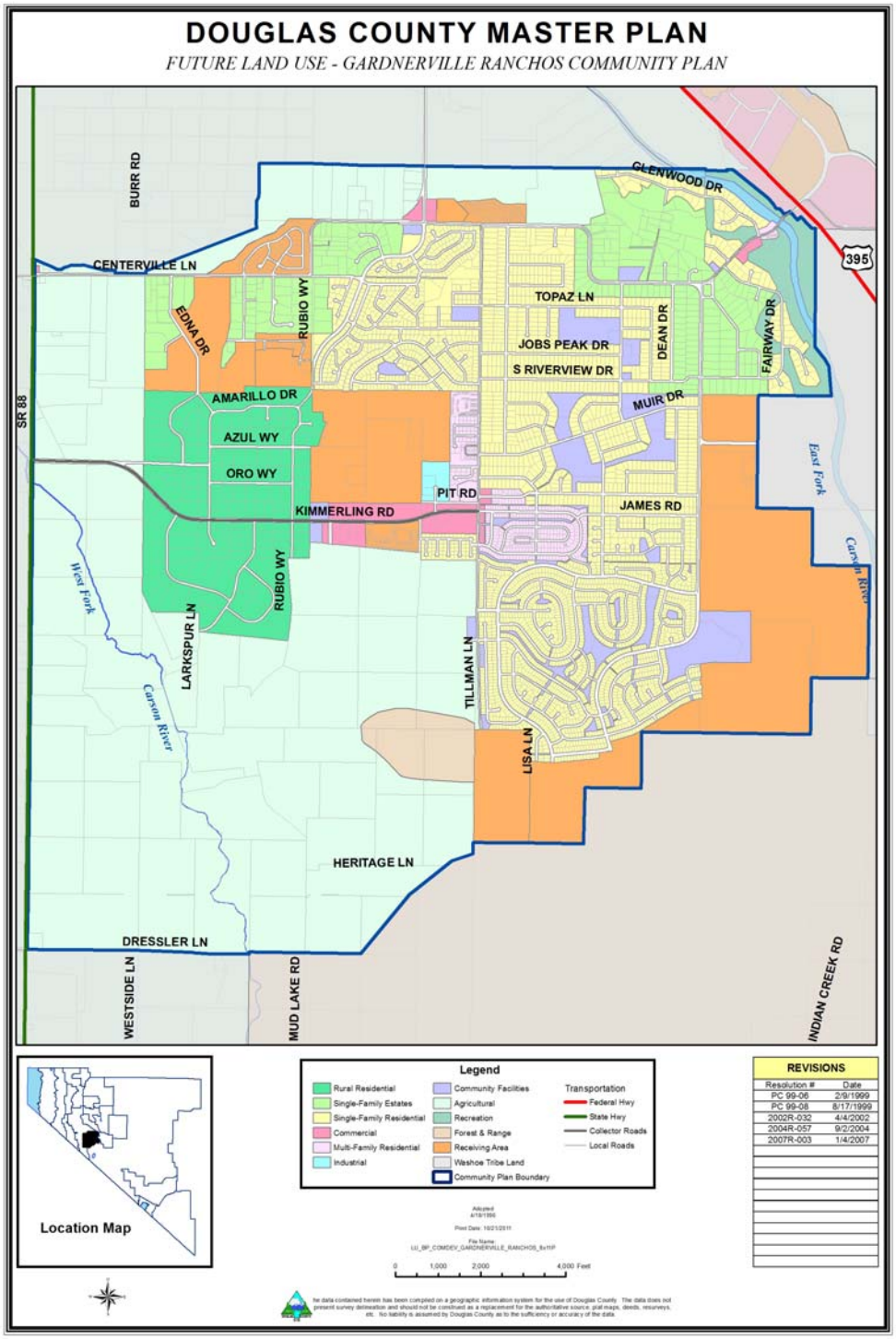
GR Policy 4.4 Douglas County should establish design standards for the creation of gateways into Gardnerville Ranchos, in order to further delineate and enhance the image of the community.

GR Goal 5 To preserve open space and a buffer between the Gardnerville Ranchos and Minden-Gardnerville communities.

GR 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.

GR 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.

Map 2.7
Gardnerville Ranchos Community Plan Future Land Use Map



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.

The 2010 population of Genoa is 935 residents. Most of this population lives in and around the Town of Genoa.

Existing and Future Land Use

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 Chapter 9, Economic Development Element, for more information on Redevelopment Areas.

Map 2.8 depicts the future land use for the Genoa Community Plan.

Key Issues

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.

Genoa (GE) Community Plan Area Goals, Policies, and Actions

GE Goal 1 **To preserve and enhance the existing character of the Town of Genoa and Genoa community.**

GE 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.

GE 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.

GE 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.

GE 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.

GE Policy 1.5 The County should periodically review the advisability of expanding the historic district.

GE Policy 1.6 The County shall encourage commercial development within the Town of Genoa, along the Main Street commercial corridor, rather than outside of the Town of Genoa.

GE 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.

GE Goal 2 **To minimize the risks to the residents of the Genoa community from natural hazards.**

GE Goal 3 **To ensure the timely provision of community facilities, services and infrastructure at levels adequate for the Genoa community.**

GE 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.

GE Policy 3.2 Local roads within the Town of Genoa shall continue to support the rural character while controlling dust.

GE Policy 3.3 Community water and sewer systems shall be extended to service the developed areas of the Town and community.

GE Policy 3.4 Douglas County shall support the Town's efforts in conducting analysis and improving drainage facilities within the Town of Genoa.

GE 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.

GE 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.

GE Goal 4 To provide appropriate public safety service to this rural community.

GE Policy 4.1 Douglas County shall cooperate with the Nevada Division of Forestry, Genoa Volunteer Fire Department, and the East Fork Fire & Paramedic District to provide adequate rural fire response times and fire suppression facilities for this community.

GE Policy 4.2 Douglas County shall work with the Nevada Division of Forestry, Genoa Volunteer Fire Department, and the East Fork Fire & Paramedic District and water providers to make available sufficient fire flow to meet the needs of the Genoa community.

GE Policy 4.3 Douglas County shall require development in designated high fire hazard areas to provide appropriate emergency access and to conform to the design guidelines.

GE Policy 4.4 Douglas County shall require development of lands within areas of identified active fault zones to conform to the seismic guidelines.

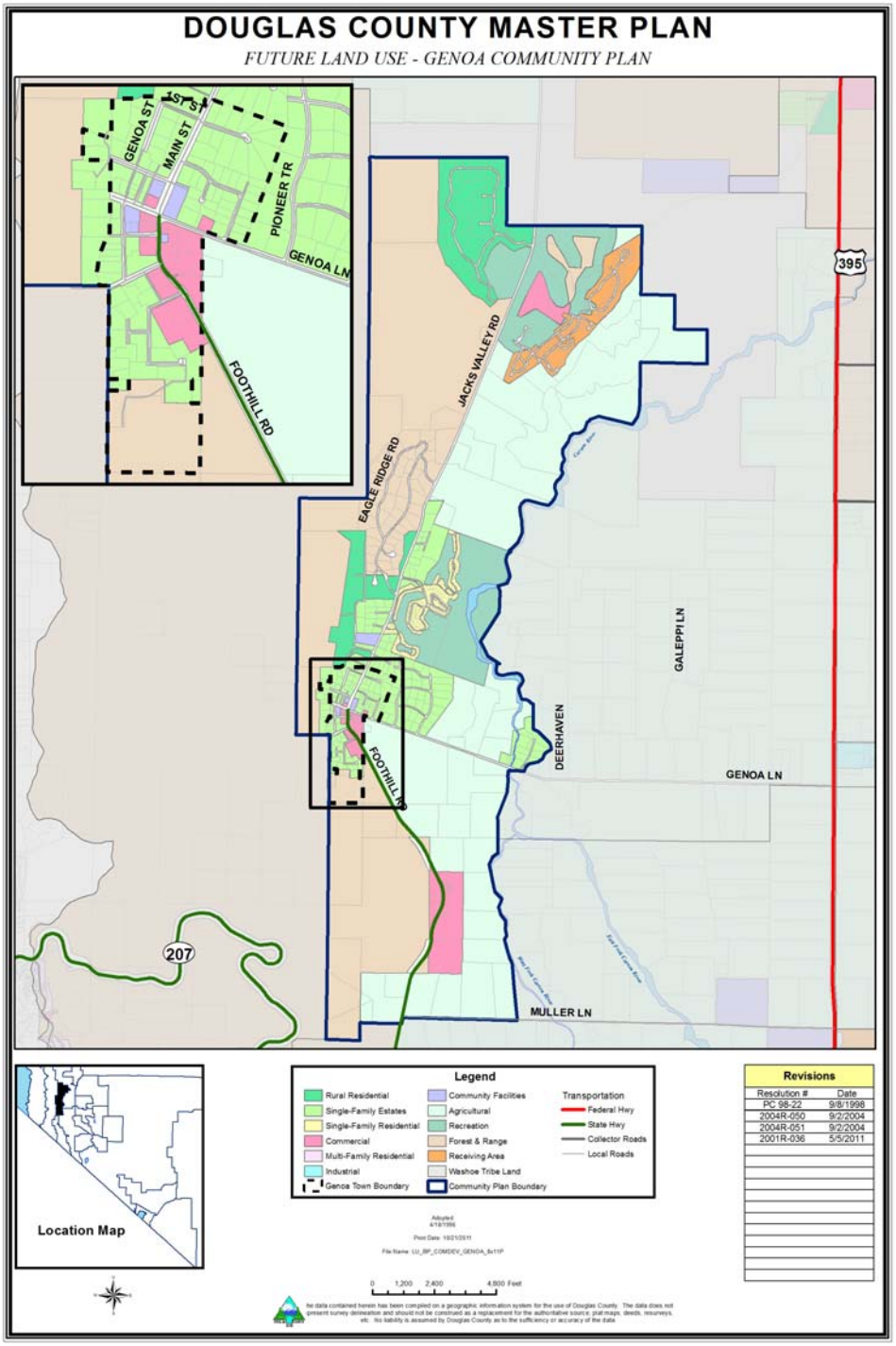
GE Policy 4.5 Douglas County shall work with the Nevada Fire Safe Council, UNR Cooperative Extension, East Fork Fire & Paramedic District, and Genoa Volunteer Fire Department to encourage and assist in reducing hazardous fuels on private property.

GE Goal 5 **To preserve and provide recreational opportunities and open space areas appropriate to this rural community.**

GE Policy 5.1 Douglas County should cooperate with and strongly encourage the U.S. Forest Service 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.

GE 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.

Map 2.8
Genoa Community Plan Future Land Use Map



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.

The 2010 population of Indian Hills/Jacks Valley is 5,406.

Existing and Future Land Use

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 Chapter 9, 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.

Map 2.9 depicts land use within the Indian Hills/Jacks Valley community.

Key Issues

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.

Indian Hills/Jacks Valley (IH/JV) Community Plan Area Goals, Policies, and Actions

IH/JV 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.**

IH/JV 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.

IH/JV Policy 1.2 Commercial designation located at the intersection of Jacks Valley Road and Highway 395 should provide for mixed residential and commercial uses.

IH/JV Policy 1.3 Commercial designations associated with the resort/casino area in the south portion of the plan area should be oriented toward tourism.

IH/JV 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.

IH/JV 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.

IH/JV 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.

IH/JV 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.

IH/JV 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.

IH/JV 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.

IH/JV 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.

IH/JV 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.

IH/JV 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.

IH/JV 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.

IH/JV 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.

IH/JV Policy 2.7 Douglas County shall cooperate with the Jacks Valley Volunteer Fire Department (VFD), Nevada Division of Forestry (NDF) and 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 the community.

IH/JV 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.

IH/JV Policy 2.9 Douglas County shall require that all arterial and collector streets in new urban and rural development areas be paved.

IH/JV 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).

IH/JV 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.

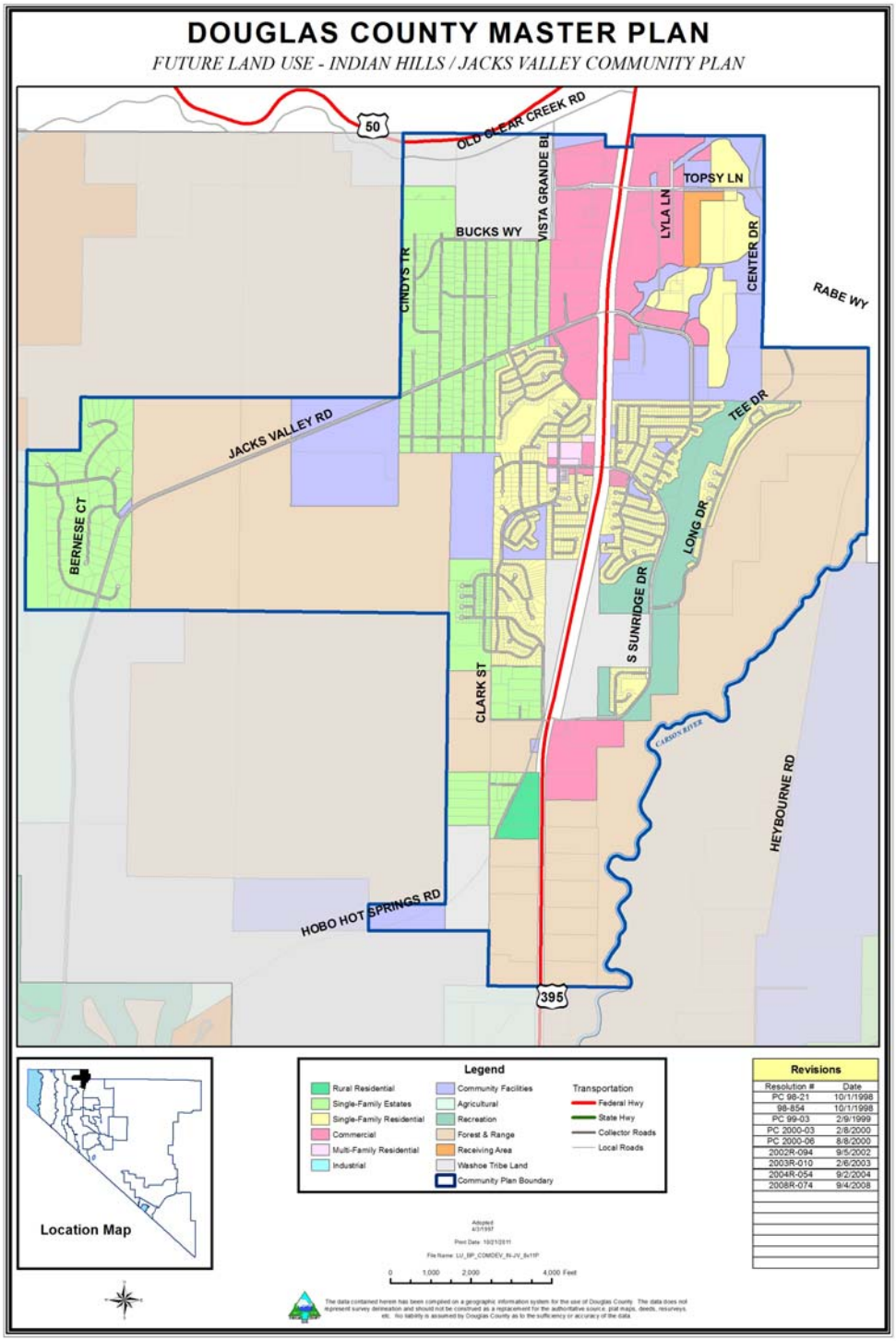
IH/JV Policy 2.12 Douglas County shall cooperate with the U.S. Forest Service and BLM in planning public access and use of Federal lands in the Indian Hills/Jacks Valley area.

IH/JV Goal 3 To preserve and provide recreational opportunities and open space areas appropriate to this rural community.

IH/JV 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.

IH/JV 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.

Map 2.9
Indian Hills/Jacks Valley Community Plan Future Land Use Map



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. The 2010 population of Johnson Lane is 6,496.

Existing and Future Land Use

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.

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.

Map 2.10 depicts the future land uses for the Johnson Lane community.

Johnson Lane (JL) Community Plan Goals, Policies, and Actions

JL 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.**

JL Policy 1.1 Douglas County shall designate the Johnson Lane community as a rural community.

JL 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.

JL Policy 1.3 The scale and design of commercial development shall blend with the community's predominantly residential character.

JL 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.

JL Goal 2 **To promote development in Johnson Lane that reduces residents' risks from identified hazards and protects natural resources within the community.**

JL 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.

JL Policy 2.2 Douglas County shall evaluate the need for additional policies regarding floodplain and floodway areas in the Johnson Lane community.

JL 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.

JL Goal 3 To ensure the timely provision of community facilities, services, and infrastructure at levels adequate for the Johnson Lane community.

JL Policy 3.1 Douglas County shall plan and provide public facilities and services to the Johnson Lane community at established rural levels of service.

JL Policy 3.2 Douglas County shall require that all collector streets in new urban and rural development areas be paved.

JL Policy 3.3 Douglas County shall require the paving of all local streets in new rural developments.

JL 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.

JL 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.

JL Policy 3.6 Douglas County shall not support the installation of street lights, curbs, gutters, or sidewalks within the rural Johnson Lane community.

JL 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.

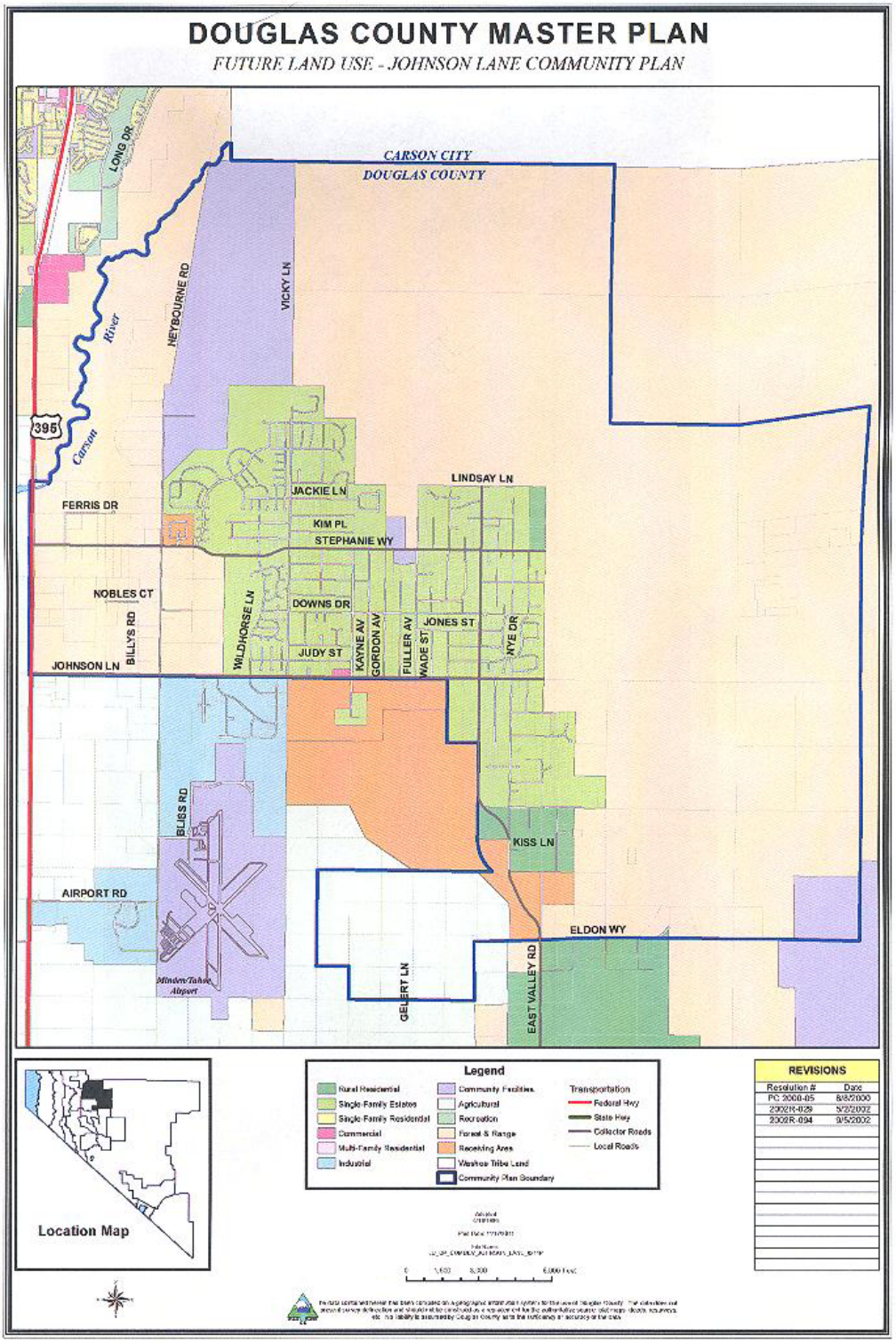
JL Policy 3.8 Douglas County shall work with the Johnson Lane Volunteer Fire Department and the East Fork Fire & Paramedic District and water providers to make available sufficient fire flow, at rural standards, to meet the needs of the rural part of the Johnson Lane community.

JL 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.

JL Goal 4 **To preserve and provide recreational opportunities and open space areas appropriate to this rural community.**

JL 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.

Map 2.10
Johnson Lane Community Plan Future Land Use Map



Minden/Gardnerville Community Plan

Location and General Description

Minden-Gardnerville is the most urbanized community in the Carson Valley and is generally characterized as the heart of the valley. This community lies in the center of the Carson Valley and includes the Towns of Minden and Gardnerville.

The Town of Minden is the County seat for Douglas County. Both Minden and Gardnerville are rich in history and contain many structures and sites of historic value. Gardnerville was founded in 1879 and Minden in 1905. The community enjoys the scenic vista of the Carson Range of the Sierra Nevada Mountains and the Pinenut Mountains. The community is surrounded by irrigated agricultural lands which provide an amenity to local residents and visitors alike.

The Minden-Gardnerville Community Plan totals 4,052 acres, only 4 percent of the Carson Valley. However, it is the most urban community. The community is fairly flat with 1-2 percent slopes throughout.

The Minden-Gardnerville area contains potential wetlands both north and south of the community in the areas of the Martin and Cottonwood Sloughs. The community is located adjacent to the Carson River floodplains. According to FEMA, there are two principal areas of the community subject to flooding. The southern area along the Carson River is subject to spillage from the river in a 100-year event. This also has the effect of spilling north, into the Martin Slough according to FEMA.

The 2010 population of Minden-Gardnerville is 8,619 people.

Existing and Future Land Use

There are a wide variety of land uses in the Minden-Gardnerville 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.

Lodging and recreational uses total approximately 67 acres. About 40 acres of this is local park land. There is one major casino resort operation in the community, the Carson Valley Inn in Minden. There is another smaller casino, Sharkey's, in Gardnerville. 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. Located in Gardnerville are the Carson Valley Museum and Cultural Center, Town offices, State offices, Park and Recreation Department Administrative offices, and Extension Service. Office and

commercial uses in Minden-Gardnerville total about 85 acres of land and are located primarily in the historic "core areas" of the two towns and along Highway 395.

Industrial uses include utilities and both light and medium industrial uses. These land uses total approximately 83 acres. Undeveloped land in the Minden-Gardnerville community consists mostly of lands which are irrigated agricultural lands designated as receiving areas and parcels available for infill projects. Agricultural lands in the community account for 26 percent of the total land area.

Several areas are designated as Receiving Areas in the Community Plan. The areas are located generally north and southwest of Minden and north and east of Gardnerville. 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.

Map 2.11 depicts the future land uses for the Minden/Gardnerville community.

Key Issues

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.

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 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. 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.

Minden/Gardnerville (MG) Community Plan Goals, Policies, and Actions

MG Goal 1 **To preserve and enhance the existing character of the Minden-Gardnerville community.**

MG Policy 1.1 The County shall use its Master Plan and development regulations to maintain and enhance the existing character of the community.

MG 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.

MG Policy 1.3 The County shall work with the Towns of Minden and Gardnerville to review and refine architectural and urban design standards for new development and revitalization projects.

MG Policy 1.4 The County shall work with the Towns to promote the revitalization of the downtown areas of Minden and Gardnerville, to preserve historic resources, and enhance their cultural and economic value to this community.

MG Policy 1.5 The County shall encourage all new development to complement and enhance the distinctive historic character of the Towns.

MG Policy 1.6 Douglas County shall use design guidelines and standards, and the 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.

MG 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.

MG 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-Gardnerville community.

MG Policy 1.9 Douglas County shall, in conjunction with the Towns, evaluate the possibility of designating areas in the Minden-Gardnerville as community historic districts and, following such evaluation, by ordinance designate such districts, where appropriate.

MG 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.

MG 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.

MG Policy 1.12 Multi-family residential projects shall be located within the urban service and receiving areas of Minden and Gardnerville. 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.

MG 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.

MG Policy 1.14 Douglas County should work with the Towns to develop code provisions that addresses the location, size, and design of "big box" retail stores.

MG Goal 2 To pursue land uses consistent with the Plans for Prosperity that support the character of traditional Gardnerville and Minden and the community's quality of life objectives.

MG Policy 2.1 Downtown Minden should become the principal specialty-shopping destination in the Carson Valley.

MG 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.

MG Policy 2.3 The Town of Minden and Douglas County shall incubate and attract light industrial/ tech employers.

MG 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.

MG 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.

MG Policy 2.6 The areas identified within the Historic Minden Town Plat, between First and 10th 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.

MG Policy 2.7 Consistent with the Gardnerville Plan for Prosperity, the County and the Town shall pursue land uses that support the character of traditional Gardnerville and the community's quality of life objectives.

MG Policy 2.8 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.

MG Policy 2.9 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.

MG Policy 2.10 Improve U.S. Highway 395's image. Old Town and the 'S' curve continue to be a priority investment district. Other important sites identified include the South Gateway and Waterloo/U.S. 395. All new investment should improve the image of the Town.

MG Goal 3 To focus compatible, high quality commercial and industrial development within the Towns of Minden and Gardnerville.

MG Policy 3.1 Douglas County shall support the location of county-wide commercial uses in the Towns of Minden and Gardnerville, in areas planned for commercial use.

MG Policy 3.2 Douglas County shall use its zoning, project review process, and design guidelines for the County and each respective Town to promote development, including Mixed-use Commercial zoning, where appropriate, that will enhance property values and the aesthetics of the Towns and community.

MG 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 Towns, 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 downtowns Minden and Gardnerville.

MG Policy 3.4 The Eddy Street/Ezell Street neighborhood shall not be zoned commercial until adequate infrastructure and access, including the

completion of angle parking, curb, gutter, sidewalk, and streetscape on the east side of Ezell Street to Gilman is constructed.

MG Policy 3.5 The commercial zoning classification of the parcels located at 1349 and 1355 Centerville Lane, Gardnerville, (also identified as APN 1220-04-201-001 & 1220-04-101-004) shall be restricted to the Office Commercial zoning district.

MG Policy 3.6 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/Gardnerville 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.

MG Goal 4 To promote appropriate, high quality commercial and industrial development in the Towns of Minden and Gardnerville.

MG Policy 4.1 The County shall promote the development and growth of industries in Minden and Gardnerville 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 Towns to limit and define big box structures within the design code.

MG Goal 5 To strengthen Minden's role as a government administrative center for Douglas County.

MG 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.

MG 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.

MG Goal 6 To ensure the timely provision of community facilities, services, and infrastructure at appropriate levels for the Minden-Gardnerville Community.

MG Policy 6.1 Douglas County shall plan and provide public facilities and services to the urban areas of the Minden-Gardnerville community at established urban levels of service.

MG Policy 6.2 Douglas County shall require that all streets in new development be constructed to urban standards.

MG Policy 6.3 The County shall work with the Towns to ensure adequate provision of park sites to meet the needs of the growing urban community.

MG Policy 6.4 The County shall work closely with school authorities in the development, maintenance, and joint operation of Minden-Gardnerville school park sites.

MG Policy 6.5 The County should plan parks in the Minden-Gardnerville Community Plan consistent with the County's park standards established in the Parks and Recreation Element.

MG 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-Gardnerville community.

MG 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.

MG Policy 6.8 Douglas County shall coordinate with the State to ensure that any modifications to U.S. Highway 395 through Minden and 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 State Department of Transportation's U.S. Hwy 395 Landscape and Aesthetics Master Plan shall be used as an implementation tool.

MG Policy 6.9 Douglas County shall work with the Towns to plan and develop off-street parking and parking districts.

MG 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.

MG Goal 7 **To minimize the risks to the residents of the Minden-Gardnerville community from natural hazards.**

MG Policy 7.1 The County shall continue to work with the Town of Minden and Gardnerville Town Water Company to monitor the quality and quantity of groundwater in the Minden-Gardnerville community and to identify and mitigate negative impacts of human activities on groundwater quality and quantity.

MG Policy 7.2 Douglas County will work with the Gardnerville Town Water Company and the Town of Minden Utility to expand water systems to serve the needs of the community and the entire Carson Valley region.

MG Policy 7.3 Douglas County shall evaluate the need for additional policies regarding flood plain and floodway areas in the Minden-Gardnerville community following completion of FEMA investigations.

Land Use Planning Concepts

MG Concept 7.1 Revitalize Downtown Minden as a regional specialty-shopping destination at and focal point for civic activities.

MG Concept 7.2 Increase local employment opportunities.

MG Concept 7.3 Increase and improve commercial services.

MG Concept 7.4 Develop additional community facilities.

Image and Identity

MG Goal 8 **To preserve Minden's traditional scale and rural setting as a reference and context for new development.**

MG Policy 8.1 Minden's open space and wetlands buffer shall be preserved.

MG Policy 8.2 The views of the mountains shall be protected.

MG Policy 8.3 Development shall reflect the walkable scale and pace of Minden's traditional neighborhoods and downtown.

MG Policy 8.4 New residential, commercial and community facility development shall be integrated into the patterns of block and lots sizes traditional of Minden.

MG Policy 8.5 Streetscape shall be developed to underscore the civic role and settings along streets and roads.

MG Policy 8.6 A combination of streetscape, site planning, and land use planning shall be employed to frame Minden's gateways and focal points.

MG Policy 8.7 Architecture shall reflect the traditional form, scale, and character as found in Minden's historic neighborhoods.

Community Design (Image and Identity) Concepts

MG Concept 9.1 Enhance and expand Minden's natural and civic open space system as a setting for the community.

MG Concept 9.2 Preserve the scale and pedestrian friendliness of Downtown Minden as a shopping environment.

MG Concept 9.3 Expand existing neighborhoods rather than building walled and isolated residential subdivision enclaves.

MG Concept 9.4 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

MG Goal 10 To provide a comprehensive circulation system for existing and future Minden neighborhoods with an emphasis on pedestrian facilities and connections.

MG Policy 10.1 The highways will be planned and managed to provide for growing regional traffic.

MG Policy 10.2 Local roads will be used for town-scale economic activities and access.

MG Policy 10.3 Residential streets are to be slow and safe vehicular and pedestrian routes for Townsfolk.

MG Policy 10.4 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.

MG Policy 10.5 Public parking lots will be developed to support Downtown's revitalization efforts.

MG Policy 10.6 Any future highway bypass should be a limited access facility and not transfer economic opportunities away from downtown Minden.

Community Circulation and Connections Concepts

MG Concept 11.1 There is a hierarchy of streets that serve both regional and local access needs.

MG Concept 11.2 There is an overall access and parking strategy for Downtown.

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.

<u>Gardnerville Goals, Policies and Implementation Strategies</u>

MG Strategy 17 Revitalize Old Town Gardnerville as a mixed-use community center connecting and serving residents and visitors

MG Policy 17.1 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.

MG Policy 17.2 Public and private investment in Old Town should enhance pedestrian access, calm and slow traffic, and provide convenient parking.

MG Policy 17.3 New development should reflect the pedestrian scale, orientation and character of Gardnerville's traditional commercial, residential, and mixed-use buildings

MG Goal 18 Create a new 'S' Curve

MG Policy 18.1 Redevelop the 'S' Curve as a mixed-use extension and entry for Old Town with visitor, commercial, and residential uses.

MG Policy 18.2 New investment should resolve the roadway safety of the curve and enhance pedestrian connections to adjacent neighborhoods and Old Town.

MG Policy 18.3 New development should incorporate historic buildings, hide parking, and make an esthetic thematic connection to Old Town.

MG Goal 19 Improve Relationship to Minden-Millerville area

MG Policy 19.1 Gardnerville's northern entry should include commercial and institutional uses that take advantage of U.S. Highway 395 visibility.

MG Policy 19.2 New investment should reduce the number of pedestrian and auto conflicts.

MG Policy 19.3 Site planning and building design should reflect the traditional character of Gardnerville's adjacent commercial and residential areas.

MG Goal 20 Enhance Community-Serving Commercial Center-'Commercial Quad'

MG Policy 20.1 New commercial uses located in the Commercial Quad area should enhance its role as a sub-regional and community-serving address.

MG Policy 20.2 The development of projects in the Commercial Quad area should have easy access for automobiles and safe pedestrian connection between parcels and adjacent areas.

MG Policy 20.3 New development in the Commercial Quad area should contribute to the overall character of the district as a convenient and comfortable shopping experience.

MG Goal 21 Provide Commercial Services for Residential Uses-'South-Central Gardnerville'

MG Policy 21.1 New development on U.S. Highway 395 frontage should include commercial and residential uses that complement and serve adjacent subdivisions.

MG Policy 21.2 New development should be accessed from Stodick Parkway and a future roadway from U.S. Highway 395 into the Virginia Ranch

development, and provide safe and comfortable pedestrian connections to adjacent neighborhoods.

MG Policy 21.3 New development should be designed to orient towards the street, hide parking, provide connected walking edges and respond to visibility created by the bend in U.S. Highway 395.

MG Goal 22 Create Southern Gateway to Gardnerville

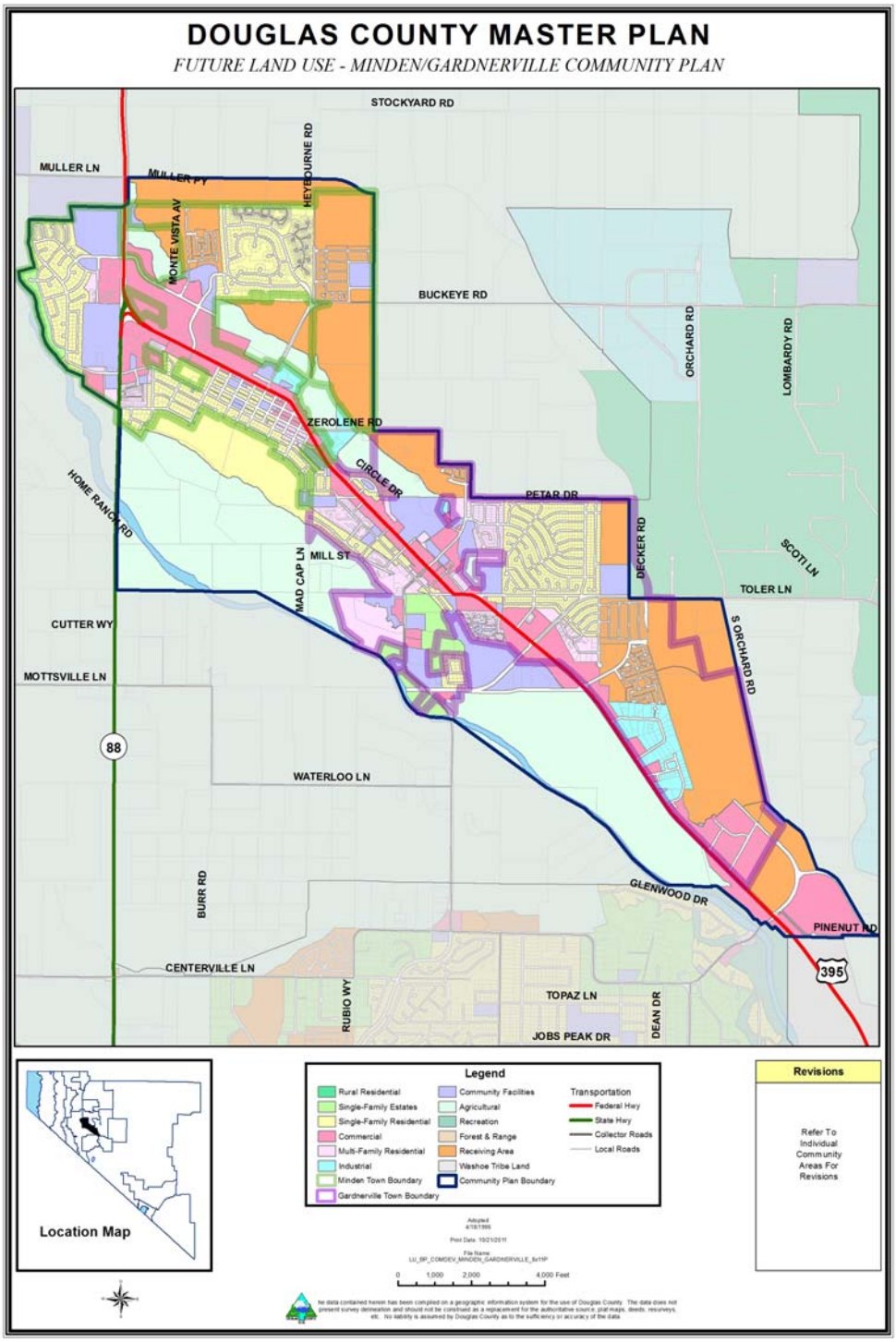
MG Policy 22.1 The development of the South Entry area should be master planned as a mixed address of commercial, healthcare, institutional and residential uses.

MG Policy 22.2 Access to uses in the South Entry area should happen from side roads and provide a pedestrian-scaled internal street and walkway system.

MG Policy 22.3 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.

MG Strategy 22.4 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.

Map 2.11
Minden/Gardnerville Community Plan Future Land Use Map



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 Ruhenstroth 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. The developed community 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. These perimeter lands and their land uses surround the housing area of Ruhenstroth, providing an open space buffer for the community.

The 2010 population is 1,650 people.

Existing and Future Land Use

The predominant 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.

Map 2.12 depicts future land uses for the Ruhenstroth community.

Key Issues

Retention of the Community's Rural Character

Community residents wish to continue large lot residential development with no new commercial development.

Open Space Buffer

Residents have expressed a desire to retain the major open space areas around their community.

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.

Ruhenstroth (RU) Community Plan Area Goals, Policies, and Actions

RU Goal 1 **To preserve the existing rural residential character of the Ruhenstroth community.**

RU Policy 1.1 Douglas County shall designate Ruhenstroth as a rural community.

RU Policy 1.2 Commercial development shall not be considered consistent with the desired character of the Ruhenstroth community.

RU 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.

RU Policy 1.4 Douglas County shall seek to create a permanent buffer of open space around the developed part of the Ruhenstroth community.

RU Policy 1.5 Douglas County shall work with the BLM to establish a buffer of permanent, publicly accessible open space around the Ruhenstroth community.

RU Goal 2 To ensure the timely provision of community facilities and infrastructure, at levels adequate for the rural Ruhenstroth community.

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

RU Policy 2.2 Douglas County shall require paving of roads within the Ruhenstroth community.

RU 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.

RU Policy 2.4 Douglas County shall not support the installation of street lights, curbs, gutters, or sidewalks within the Ruhenstroth community.

RU 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.

RU Goal 3 To provide appropriate public safety service to this rural community.

RU 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.

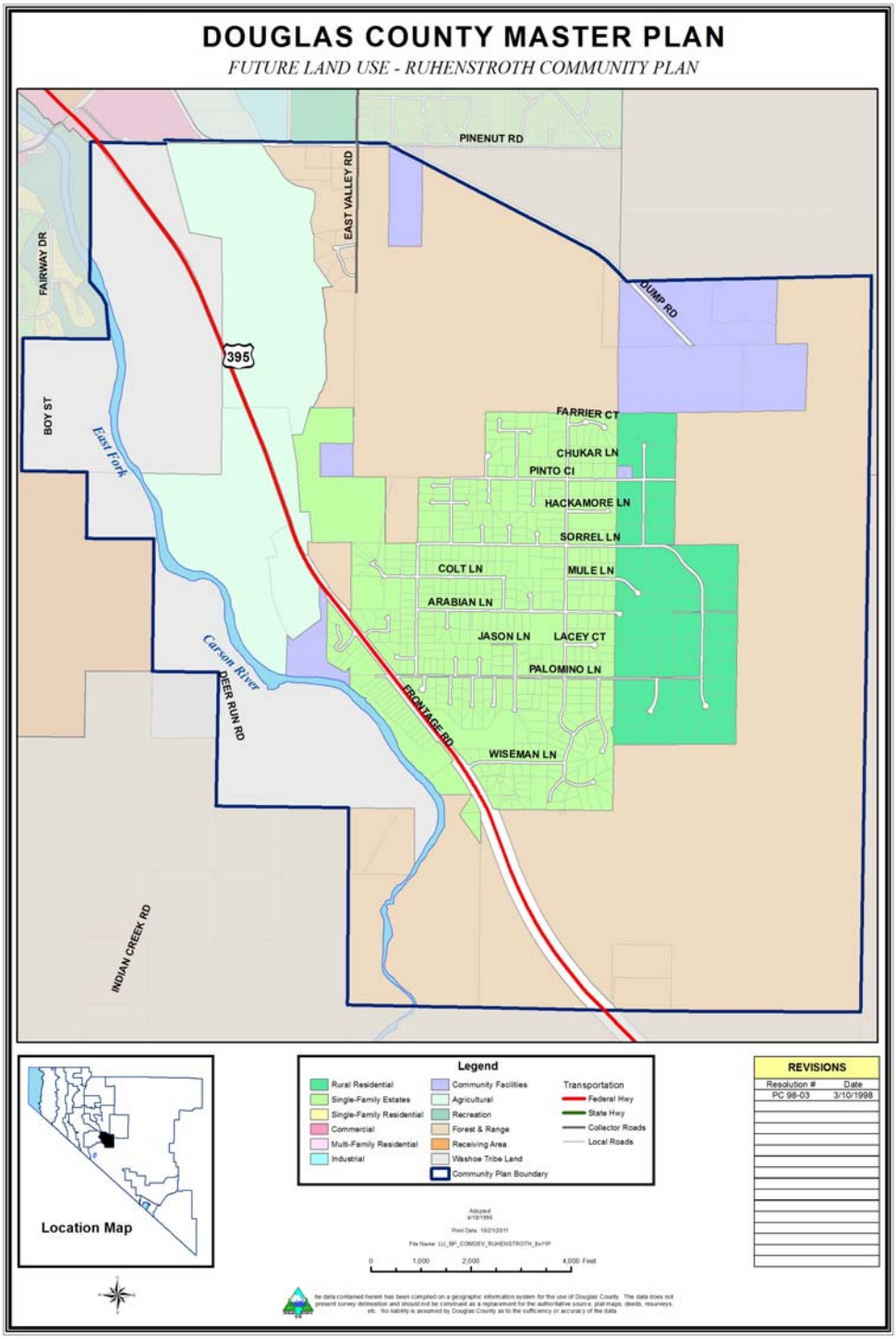
RU Policy 3.2 Douglas County shall work with the Ruhenstroth Volunteer Fire Department, the East Fork Fire & Paramedic District, and water providers to make available sufficient fire flow at rural standards to meet the needs of the Ruhenstroth community.

RU Goal 4 To preserve and provide recreational opportunities and open space areas appropriate to this rural community.

RU 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.

RU 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.

Map 2.12
Ruhenstroth Community Plan Future Land Use Map



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 Allotment of the Washoe Tribe comprise 23 percent of the land in the Pinenut Regional Plan. Allotment lands south of the Ruhenstroth 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.

The 2010 population of Pinenut is 987 people.

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 members of the Washoe Tribe. These allotted lands are public domain lands administered by the Bureau of Indian Affairs.

Map 2.13 depicts the future land uses for the Pinenut Regional Plan.

Key Issues

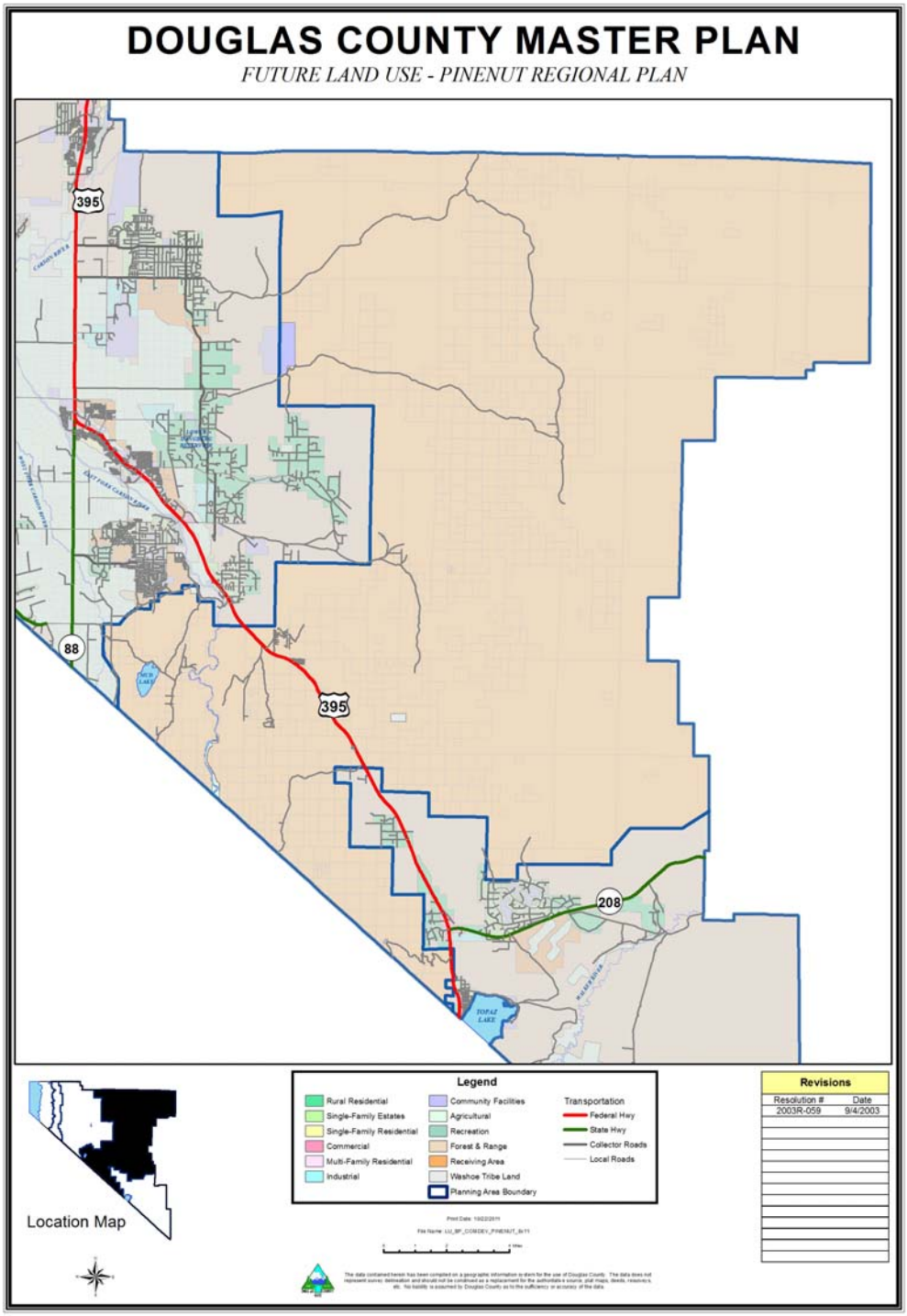
Fire Protection

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

Pinenut (PN) Regional Plan Goals and Policies

PN Goal 1	**To preserve the existing character of the Pinenut area.**
PN Policy 1.1	Encourage preservation of public and private forested lands.
PN 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.
PN Policy 1.3	Protect the Scenic Corridor along U.S. Highway 395.
PN Policy 1.4	Establish rural standards and appropriate design guidelines for residential development to ensure the integrity of the area's natural beauty.

Map 2.13
Pinenut Regional Plan Future Land Use Map



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.

Existing and Future Land Use

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.

Map 2.14 depicts the future land use for the Sierra Regional Plan.

Key Issues

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.

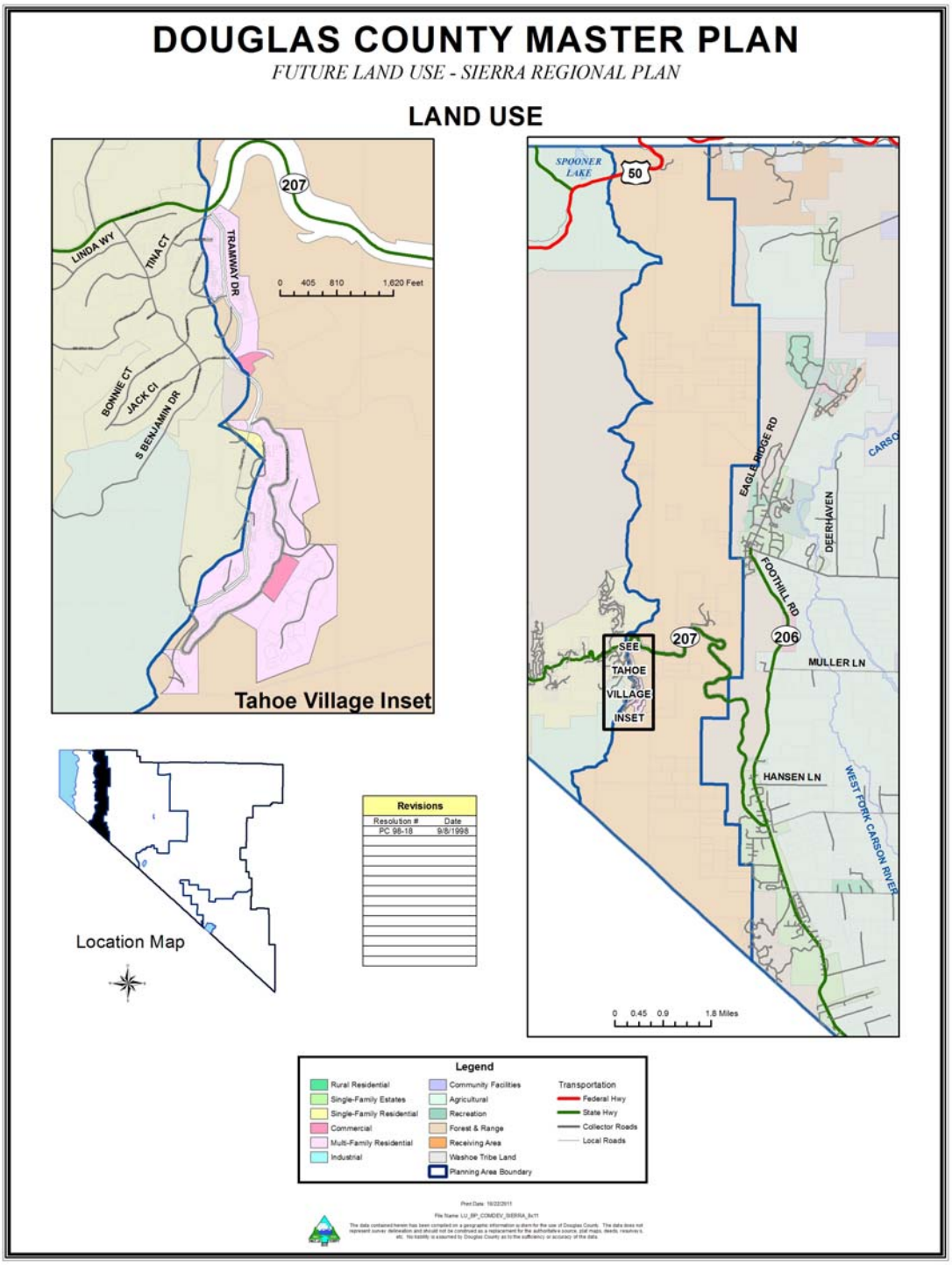
Sierra (S) Regional Plan Goals, Policies, and Actions

S Goal 1	**To preserve and enhance the existing scenic and resource character of the Sierra area.**
S Policy 1.1	Encourage preservation of public and private forested lands.
S Policy 1.2	Encourage private land/public land exchange to increase public land holdings within the Sierra area consistent with the Master Plan.
S Policy 1.3	Encourage access to public lands for recreational use.
S Policy 1.4	Douglas County shall require that any redevelopment which occurs in the Sierra area will enhance the existing community character.
S 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.
S 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.
S 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.
S Policy 1.8	Douglas County shall support efforts to implement the Heavenly Ski Resort Master Plan.

S 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.

S Policy 1.10 Encourage new development to be in-fill within the KGID service area.

Map 2.14
Sierra Regional Plan Future Land Use Map



Tahoe Regional Plan

Location and General Description

The Tahoe Regional Plan is located on the western edge of Douglas County. The area totals 23,456 acres or 5 percent of the county. Approximately 10 percent of the land is urbanized, 80 percent is in public ownership or control, and the remaining 10 percent is in private non-urban use. The area borders Lake Tahoe, the 10th deepest lake in the world, known for the clarity of its waters and surrounding scenic beauty, and is visited by thousands of people from all over the world each year. The Douglas County Tahoe Regional Plan reflects the adopted Community Plans and Plan Area Statements adopted by the Tahoe Regional Planning Agency (TRPA), as further discussed below.

Tahoe Regional Planning Agency (TRPA) Regional Plan

The entire Tahoe Basin is under the jurisdiction of the TRPA, established in 1969 under the first Bi-State Compact (Public Law 91-148), in order to control growth and development and protect Lake Tahoe's clarity and environment. TRPA's jurisdiction includes portions of two states and five counties. Douglas County has representatives on both the TRPA Advisory Planning Commission and Governing Board.

In the 1980's, the first Bi-State Compact was amended (Public Law 96-551) to further control growth, the Environmental Threshold Carrying Capacities, or "thresholds", were adopted (August 1982), and the 1987 Regional Plan was adopted, which put in place residential growth caps called "allocations" and established caps on all other forms of development.

The essence of the growth management system under the 1987 Regional Plan at Tahoe is as follows:

- New subdivision of land prohibited;
- Number of residential development rights capped;
- Tourist Accommodation Units (TAU) capped;
- Total square feet of Commercial Floor Area (CFA) capped;
- Retirement of development rights through public purchase programs;
- Land coverage limited, based on the 1970s Bailey Study on allowable watershed coverage; and
- "Urban Growth Boundaries" established to contain development.

Community Plans and Plan Area Statements

Within Douglas County, three Community Plans, for Roundhill, Stateline, and Kingsbury, and 30 Plan Area Statement (PAS) have been adopted. The Community Plans and Plan Area Statements address the policies, regulations, and programs for specific areas in order to attain and maintain the environmental thresholds and implement the goals and policies within the 1987 Regional Plan. Figure 2.4 lists the Lake Tahoe Basin Community Plans and Plan Area Statements and the primary land use:

Figure 2.4
Lake Tahoe Basin Community Plans and Plan Area Statements for Douglas County, Nevada

CP/PAS#	Community Plan/ Plan Area Statement	Land Use
57	Spooner Lake	Recreation
58	Glenbrook	Residential
59	Shakespeare Point	Residential
60	Genoa Peak	Conservation
61	Logan Creek	Residential
62	Cave Rock	Residential
63	Lincoln	Residential
64	Lakeridge	Residential
65	Skyland	Residential
66	Zephyr Cove	Recreation
67	Marla Bay/Zephyr Heights	Residential
68	Round Mound	Recreation
69	Elk Point	Residential
070A	Edgewood	Recreation
070B	Rabe	Recreation
71	Round Hill CP	Commercial/Public
72	Round Hill/Tahoe Dempsey	Residential
73	Lake Village	Residential
74	Round Hill/ Residential	Residential
75	Douglas County SID	Service
76	Kingsbury CP	Commercial/Public
77	Oliver Park	Residential
78	Middle Kingsbury	Residential
79	Chimney Rock	Residential
80	Kingsbury Drainage	Conservation
81	Kingsbury Village	Residential
82	Upper Kingsbury	Residential
83	Kingsbury Heights	Residential
84	Palisades	Residential
85	Lakeview Heights	Residential
86	Heavenly Valley (NV)	Recreation
88	Tahoe Village	Residential
89	Lakeside Park	Residential
089A	Stateline CP	Commercial/Public

For more detailed information, refer directly to the various planning documents referenced above. Map 2.15 depicts the adopted Community Plans and PASs for the Tahoe Regional Plan.

Regional Plan

Since 2004, the TRPA has been working diligently to update the Regional Plan. In 2011, due to frustrations with the Regional Plan update process and other issues, Nevada Senate Bill (SB) 271 was passed. The bill requires Nevada to withdraw from the Bi-State Compact if certain changes are not made, including amendments to the Governing Board's voting rules, consideration of changing economic conditions in the Regional Plan, and placing the legal burden of proof that an action violates the Compact on the challenger. The bill sets October 1, 2015, as a date for changes to be implemented with a possible extension to 2017 if the State proclaims that progress is being made.

Local Plans

Along with the Regional Plan update, the TRPA is proposing to allow local jurisdictions to develop their own local zoning plans and maps. The Regional Plan must be adopted before local jurisdictions can adopt new plans. The South Shore Vision Plan will be used to help guide the development of the Community Plan for both the Stateline and Kingsbury areas.

Transportation

The Tahoe Metropolitan Planning Organization (TMPO) is the division of the TRPA responsible for transportation planning in the Lake Tahoe region. Douglas County participates with the TMPO in planning and implementation efforts.

Environment

In addition to the growth management system established with the 1987 Regional Plan, a number of other programs have been implemented to project the Lake Tahoe environment, such as:

- Acquisition of Environmentally Sensitive Land: The acquisition of environmentally sensitive land by land management entities, such as Nevada Division of State Lands and the U.S. Forest Service, has increased the amount of the Basin's land in public ownership from 60 to 85 percent since the 1980s.

- Best Management Practices: Thousands of properties around the Lake Tahoe basin have installed Best Management Practices (BMP), measures to reduce storm water runoff to minimize soil erosion and capture polluted water before it enters

the lake. The Nevada Tahoe Conservation District (NTCD) assists with the design and installation of BMPs in Douglas County.

- Environmental Improvement Program: In order to further environmental gain, Douglas County has been actively participating in the Environmental Improvement Program (EIP). The Lake Tahoe EIP was first introduced in 1997, as part of the preparations for the historic Lake Tahoe Presidential Forum, and identifies and prioritizes water quality, forest fuels reduction, and other environmental improvement projects. This program has resulted in the completion of close to 30 significant environmental restoration projects in Douglas County and more than 300 throughout the Basin.

- Total Maximum Daily Load: Douglas County participated with a number of local, state, and federal agencies in the development of the Lake Tahoe Total Maximum Daily Load (TMDL) Program. The development and implementation of the program is a requirement of the federal Clean Water Act. The program is designed to protect Lake Tahoe, an Outstanding Natural Resource Water, from certain pollutants of concern, including nitrogen, phosphorus, and fine sediment, with fine sediment from roads and town centers contributing most to lake clarity decline. Douglas County is currently working to implement the program. The TMDL program was adopted at the Tahoe Summit on August 16, 2011.

- Emerging Threats: The TRPA has developed programs, such as watercraft inspections, to address emerging threats like aquatic invasive species introduction and has adopted policies to promote forest fuels reduction to prevent catastrophic wildfire. These programs are essential for protecting and maintaining the fragile Lake Tahoe environment and preventing water quality degradation.

Economy

The Casino Resort industry located in the Stateline area, which is the largest employer in the County and provides tax revenues to support many important County services, has been in decline due to the increase in gaming on tribal lands in California. It has also been impacted, as well as other businesses in area, as a result of the strict growth control measures and complex land use regulations imposed by the TRPA, declining permanent population, a housing market dominated by second homes, high unemployment rates, and the overall poor condition of the economy.

In order to revitalize the Lake Tahoe economy, Douglas County has been focusing on Tahoe Revitalization as part of the Economic Vitality and Strategy Action Plan. The goal is to transform the South Shore area from in its dependence on gaming to an outdoor recreation based economy. Douglas County has also been participating in efforts to implement the Lake Tahoe Basin Prosperity Plan (November 2010), a Basin-wide

economic prosperity strategy that focuses on three economic clusters: Tourism and Visitor Services, Environmental Innovation, and Health and Wellness.

In order to promote economic vitality and prosperity, Douglas County has been participating in efforts to enhance the recreational opportunities available to those who come to visit and enjoy the scenic beauty of Lake Tahoe. For example, the County is working on constructing the first part of the Nevada Stateline-to-Stateline bikeway (Tahoe Lakeview Trail), from the Stateline casino core to Round Hill Pines Beach. This trail will eventually be extended along the Nevada shoreline of Lake Tahoe. Douglas County has also participated in the development of the South Shore Vision Plan, funded by the South Tahoe Alliance of Resorts (STAR), for the Highway 50 corridor from Kahle Drive to Ski Run Boulevard, which encourages the environmental redevelopment of the casino core into a recreational destination.

Community

Due to the decline in the Lake Tahoe economy and a housing market dominated by second homes, the population in the Tahoe Regional Plan declined from 6,739 people in 2000 to 5,227 in 2010 (U.S. Census), with the loss of some 10,000 permanent residents basin wide since 2000. This decline in population also led to declining school enrollments and the closure of Kingsbury Middle School in 2011. Zephyr Cove Elementary (grades K-6) and Whittell High School (grades 7-12) are still operating and located in the area. Douglas County has offices at the base of the Kingsbury Grade, along Highway 50.

Recreation

The Tahoe Regional Plan includes numerous recreational opportunities, such as the Douglas County Kahle Community Center, which provides a wide range of classes, activities, and recreational opportunities, and which prides itself as being the center of the community. It is also home to Heavenly Ski Resort and world class skiing opportunities and Edgewood Golf Course, home to the American Century Celebrity Golf Championship, and one of the most scenic golf courses in the world. The Van Sickle Bi-State Park has also been developed to provide hiking trails within walking distance from the Casino Core. There are also many on-street and off-street bike trails, including the future Tahoe Lakeview Trail. Nevada Beach, along with numerous other public and private access points, provide endless opportunities for recreation along the shoreline and on the waters of Lake Tahoe.

Key Issues

Update of the Regional Plan, Code of Ordinances, and Rules and Procedures

To address both the primary areas of concern in recent TRPA threshold evaluation reports and legislative mandates, including Nevada SB 271, the scope of the Regional Plan amendments focus on changes to:

- Improve water quality and implement the Lake Tahoe TMDL, including aquatic invasive species prevention/control and forest fuels reduction as strategies to prevent potential major water quality degradation; and

- Implement land use, transportation, and housing strategies compliant with California's Sustainability Communities Strategy.

In addition to working with the TRPA to update the Regional Plan within the timeframes established in SB 271, Douglas County has also been participating in efforts to clean up the Code of Ordinances and improve the Rules and Procedures. As part of this effort, Douglas County is planning to work with the TRPA to explore the feasibility of entering into a Memorandum of Understanding (MOU) to take over some permitting responsibilities, including signage and residential, on behalf of the agency. Currently, the County does not have a MOU with the TRPA and therefore all projects and building permits in the Tahoe basin must first be approved by TRPA before being submitted to Douglas County.

Environmental Redevelopment

Much of the sediment entering Lake Tahoe originates from existing development in community plans and the roads that serve them. These facts have encouraged Douglas County, TRPA, and business owners to pursue an "environmental redevelopment" approach to revitalize the built environment and help achieve the goals of the TMDL and improve the economy. For these reasons, it is essential that the updated Regional Plan and Code of Ordinances, as well as a new local zoning plan, encourage "environmental redevelopment."

Funding for Environmental Improvement Projects/TMDL

It is anticipated that funding available for environmental improvement projects and the implementation of the Lake Tahoe TMDL will be scarce as a result of the current economic situation and budget problems at federal, state, and local levels. Therefore, it is extremely important to develop regulations that encourage environmental redevelopment and the associated implementation of water quality improvements.

U.S. 50 Stateline Corridor/South Shore Revitalization Project

The TMPO is working with Douglas County, Nevada Department of Transportation (NDOT), Nevada State Parks, Caltrans, and the City of South Lake Tahoe, on plans to divert traffic around the Casino core and narrow the portion of Highway 50 that currently runs through the Casino core in order to make the streetscape more pedestrian friendly. This project is considered by many to be essential to the redevelopment efforts proposed in the South Shore Vision Plan.

Pedestrian Transit Oriented Development

The TRPA is promoting the development of Pedestrian Transit Oriented Development (PTOD) within the existing Community Plans (Kingsbury, Stateline, and Roundhill). In order to make this a reality, the updated Community Plans will need to incorporate a mixture of commercial uses and affordable, moderate/workforce, and market rate housing. Refer to Chapter 4, Housing Element, for recommendations on addressing housing needs in the Tahoe Regional Plan.

Residential Allocations

There will be no more residential allocations allocated until the Regional Plan is updated.

Economy

Douglas County recognizes that the Lake Tahoe economy is suffering from complex land use regulations, an aging built environment, the absence of a comprehensive multi-modal transportation system, high unemployment rates, a declining permanent population, declining school enrollment, overall economic decline, and the lack of investment in community revitalization. For these reasons, Douglas County continues to support efforts addressed in the Economic Vitality Strategy and Action Plan and Lake Tahoe Basin Prosperity Plan.

Tahoe (T) Regional Plan Goals, Policies, and Actions

T Goal 1 **To coordinate with the TRPA in achieving mutual objectives and simplifying the development review process.**

T Policy 1.1 Douglas County shall encourage TRPA to adopt goals, policies, and regulations that encourage the environmental redevelopment of the built environment.

T Action 1.1 Douglas County shall continue to work with the TRPA and public on the update of the Regional Plan and Code of Ordinances, as well as the development of local zoning plans.

T Action 1.2 Douglas County shall explore the feasibility of entering into a Memorandum of Understanding (MOU) with TRPA to take over permitting responsibilities in the Tahoe basin.

T Goal 2 **To continue to participate in efforts to improve the clarity of Lake Tahoe and surrounding environment.**

T Policy 2.1 Douglas County shall continue to implement projects identified in the Environmental Improvement Program.

T Policy 2.2 Douglas County shall continue to work with TRPA, Nevada Tahoe Conservation District, Nevada Division of Environmental Protection, General Improvement Districts, and other stakeholders on the implementation of the Lake Tahoe Total Maximum Daily Load (TMDL) Program.

T Goal 3 **To develop public-private partnerships in order to promote environmental redevelopment, expand recreational opportunities, and achieve Tahoe Revitalization.**

T Policy 3.1 Douglas County shall continue to participate in efforts identified in the Economic Vitality Strategy and Action Plan and Lake Tahoe Basin Prosperity Plan.

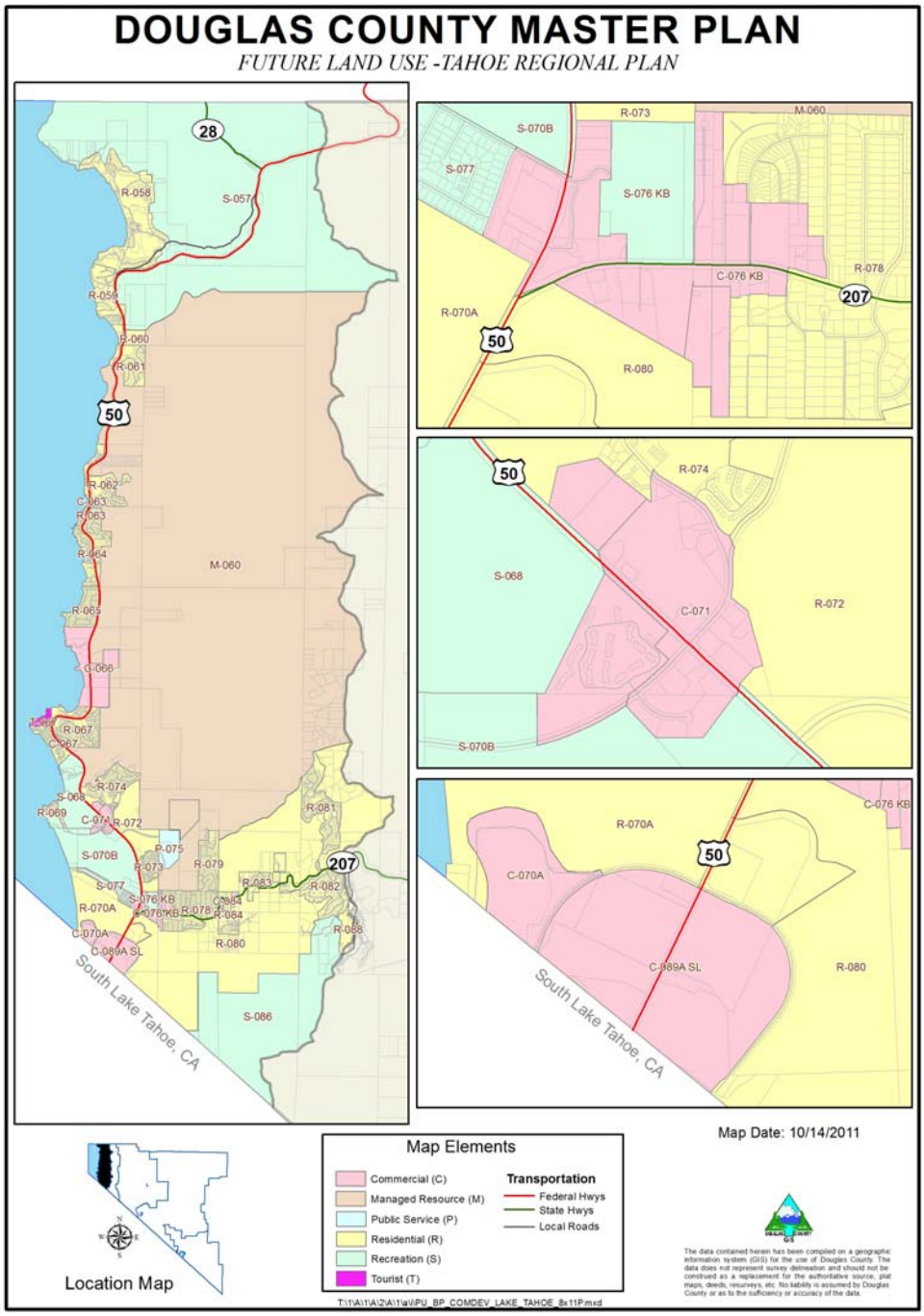
T Action 3.1 Douglas County shall continue to participate in efforts to complete the Nevada Stateline-to-Stateline Bikeway Project.

T Action 3.2 Douglas County shall participate with the TMPO, Tahoe Transportation District, Federal Highway Administration, NDOT, City of South Lake Tahoe, Caltrans, and Nevada State Parks in the planning and implementation of the U.S. 50 Stateline Corridor/South Shore Revitalization Project.

T Action 3.3 Douglas County shall participate with the City of South Lake Tahoe, Tahoe Regional Planning Agency, South Tahoe Alliance of Resorts, and South Shore Stakeholders in the completion and incorporation of the elements of the South Shore Vision Plan into the local plans.

T Goal 4 **To provide appropriate public safety service to this community.**

Map 2.15
Tahoe Regional Plan Community Plans and Plan Area Statements



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.

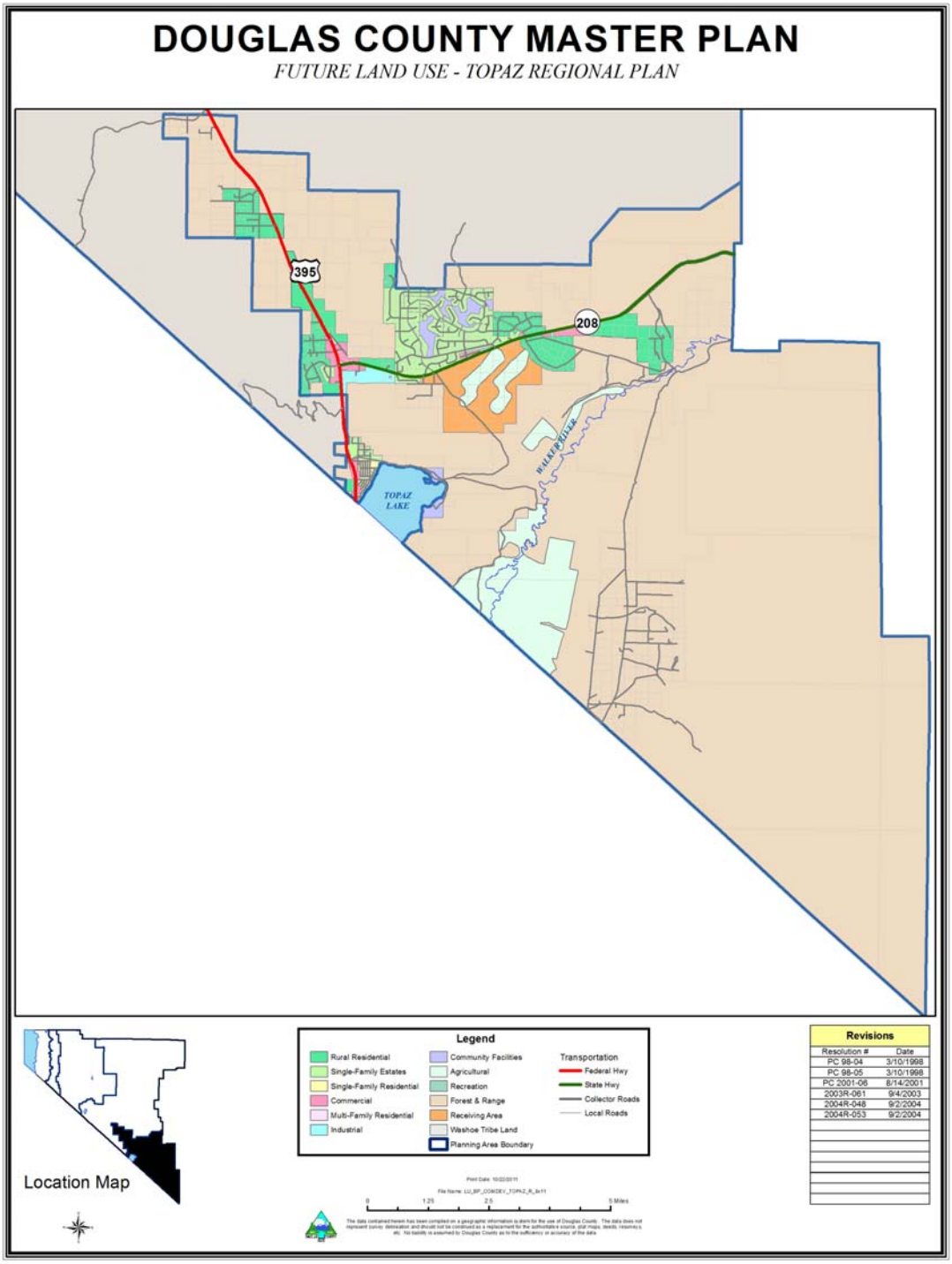
Topaz communities have natural features that have an impact on development in the area. The Topaz slopes map depicts the general locations of moderate (15 percent to 30 percent) and steep (over 30 percent) slopes; it also shows the general location of a major range-front fault. The Topaz floodplain map 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.

The 2010 population of the Topaz Regional Plan is 2,071 people.

Map 2.16 depicts the Topaz Regional Plan future land uses.

Map 2.16
Topaz Regional Plan Future Land Use Map



Topaz Ranch Estates/Holbrook Community Plan

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.

The estimated 2010 population is 1,902 people.

Existing and Future Land Use

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.

Map 2.17 depicts the land use for this area.

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.

Topaz Lake 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 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.

The 2010 population for Topaz Lake is 154 people.

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.

Map 2.18 depicts future land use for this area.

Key Issues

The below 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.

Topaz (TPZ) Regional Plan (including TRE/Holbrook and Topaz Lake Community Plans) Goals, Policies and Actions

TPZ Goal 1	**To maintain the existing rural character of the residential areas of TRE/Holbrook and Topaz Lake.**
TPZ Policy 1.1	Douglas County shall designate the Topaz region as a rural community.
TPZ Policy 1.2	Those areas designated as single-family estates shall be maintained at a minimum two (2) acre parcel size.
TPZ Goal 2	**To maintain compact development patterns in each of the communities.**
TPZ 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.
TPZ Goal 3	**To provide adequate community services and facilities to meet the needs of Topaz area residents.**
TPZ 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.

TPZ Policy 3.2	The Douglas County School District should continue to monitor the need for development of potential school sites in the Topaz area.
TPZ Policy 3.3	Douglas County shall require that all arterial and collector streets in new urban and rural development areas be paved.
TPZ Policy 3.4	Douglas County shall require the paving of local streets in new urban and rural developments.
TPZ 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.
TPZ 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.
TPZ Policy 3.7	Douglas County shall encourage consolidation and expansion of water systems to serve the Topaz Lake area.
TPZ Policy 3.8	Douglas County shall require that the future development and Receiving aArea be served by community water and sewer systems.
TPZ Policy 3.9	Douglas County shall encourage expansion and consolidation of water service systems.
TPZ Goal 4	**To provide appropriate public safety service to the Topaz area communities.**
TPZ 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.
TPZ Policy 4.2	Douglas County shall work with the TRE and Topaz Lake Volunteer Fire Departments, East Fork Fire & Paramedic 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.
TPZ Policy 4.3	Douglas County shall require development in designated fire hazard areas to provide appropriate emergency access.
TPZ 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.

TPZ Policy 4.5 Douglas County shall require development of lands within areas of identified active fault zones to conform to the seismic policies.

TPZ Policy 4.6 Douglas County shall evaluate the need for additional policies regarding floodplain and floodway areas in the Topaz communities.

TPZ 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.

TPZ Goal 5 To provide recreational opportunities for both residents of the Topaz area communities and residents of other county communities.

TPZ 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.

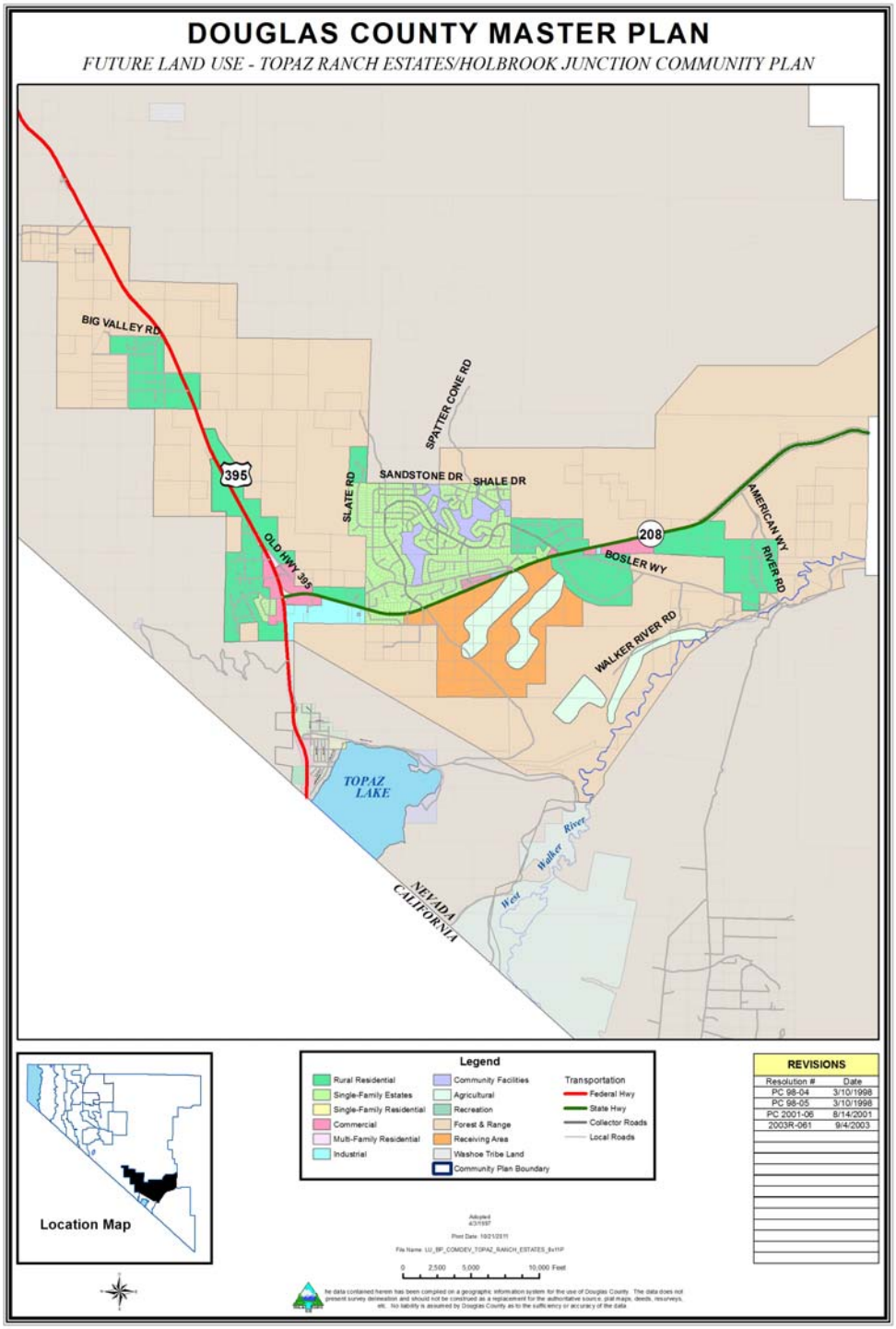
TPZ Policy 5.2 Douglas County shall evaluate the special recreational needs of senior citizens in the Topaz communities and include these in its recreational facility planning.

TPZ 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.

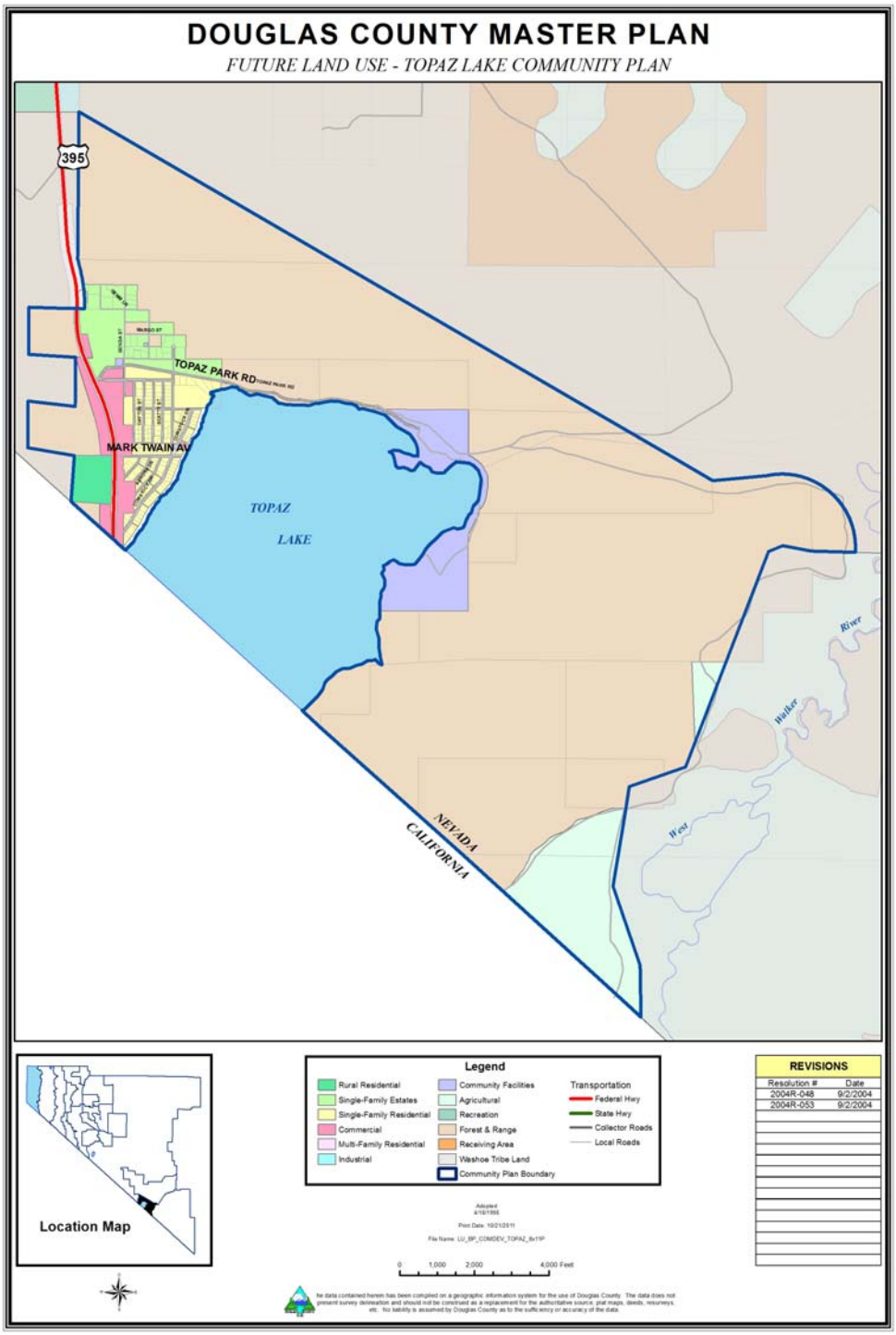
TPZ Policy 5.4 Douglas County shall cooperate with BLM in planning public access and use of BLM lands in the Topaz area, particularly where BLM lands are adjacent to Topaz Park or other County recreational facilities.

TPZ 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.

Map 2.17
Topaz Ranch Estates/ Holbrook Junction Community Plan Future Land Use



Map 2.18
Topaz Lake Future Land Use Map



CHAPTER 3:
WASHOE TRIBAL LANDS ELEMENT

Introduction

The Washoe Tribal Lands Element of the Douglas County Master Plan incorporates the adopted goals and objectives of the Washoe Tribe's 2008 Integrated Resource Management Plan (IRMP). The Washoe Tribe of Nevada and California IRMP includes a Comprehensive Land Use Plan as well as Parcel Master Plans. Since Douglas County does not have any authority to regulate development on Washoe Tribal Lands, information on existing and proposed land uses can only be understood by reviewing the IRMP.

The Washoe Tribal Lands Element includes an overview of the development issues facing the Washoe Tribe as well as the objectives and proposed land uses for specific parcels. The Parcel Master Plans contain detailed land use and socio-economic data for each community, including Dresslerville, Lower and Upper Clear Creek, Silverado, and Stewart Ranch and land use categories such as residential, commercial, conservation, and park/recreation are used to inform development decisions for the Washoe Tribe and represents the official planning document for the Washoe people. The IRMP replaces the previous 1994 Comprehensive Land Use Plan and was adopted by the Washoe Tribal Council on September 13, 2008. The Tribe monitors and evaluates its planning documents and periodically updates them through adoption by Tribal Council.

Issues

Ancestral Lands

The ancestral lands of the Washoe Tribe include locations all around Lake Tahoe (*Dao ow aga* in the Washoe language) and the Sierra Nevada mountains. While the Washoe people would spend summers at Lake Tahoe, they would travel to the Pine Nut mountains before the fall to gather and celebrate the pine nut harvest. The Washoe Tribe Historic Preservation Office and Cultural Resources Office work to safeguard Washoe culture and work with federal, state, and local agencies to protect ancestral lands. Map 3.1 depicts the location of Washoe Tribe ancestral lands around Lake Tahoe.

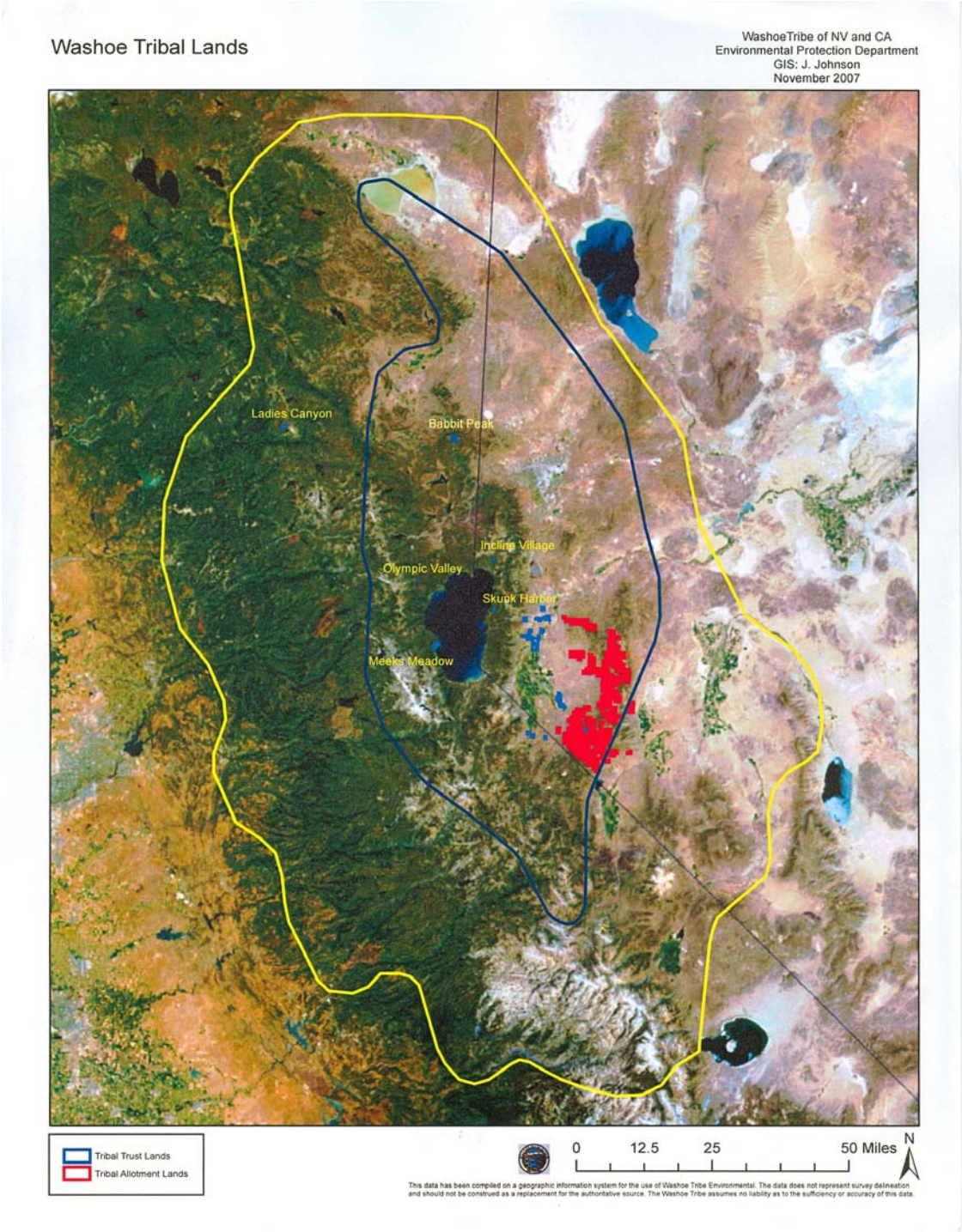
Existing Tribal Lands in Douglas County

Washoe Tribal Lands include Tribal Trust Lands, such as the Dresslerville Community south of Gardnerville, Tribal Allotment Lands (also known as Pinenut Allotments), and Tribal Fee Lands. The Tribal Trust Lands total 3,455 acres while the Tribal Allotments total 59,275 for a total of 62,730 acres.

The Tribal Allotments Lands, or Pinenut Allotments, were authorized under the 1887 Dawes Act. Following passage of the Dawes Act, the federal government began to transfer

160 acre parcels to individual Washoe Tribe members from lands in the Pine Nut Mountains.

Map 3.1
Ancestal Lands of the Washoe Tribe



Map 3.2 depicts the location of the Washoe Tribal Lands in Douglas County.

Douglas County Lands Bill

The Douglas County Lands Bill process began in 2009, focused on acquisition of conservation parcels and agricultural conservation easements using federal funds. The Washoe Tribe is prepared to continue to work with Douglas County on development of a bill to protect and preserve lands in the best interests of both the Tribe and the County, for submission to the U.S. Congress for possible enactment in 2012, with the consensus of interested stakeholders.

Transportation Planning

Access to the Tribal Headquarters from Highway 395 in south Gardnerville has continued to be a significant safety concern to the Washoe Tribe. The lack of a turning lane at this portion of U.S. Highway 395 has resulted in serious accidents, including one fatality. The NDOT has developed preliminary designs to improve the intersection of Highway 395 with the Tribal Headquarters as well as the other Tribal buildings on the west side of U.S. Highway 395.

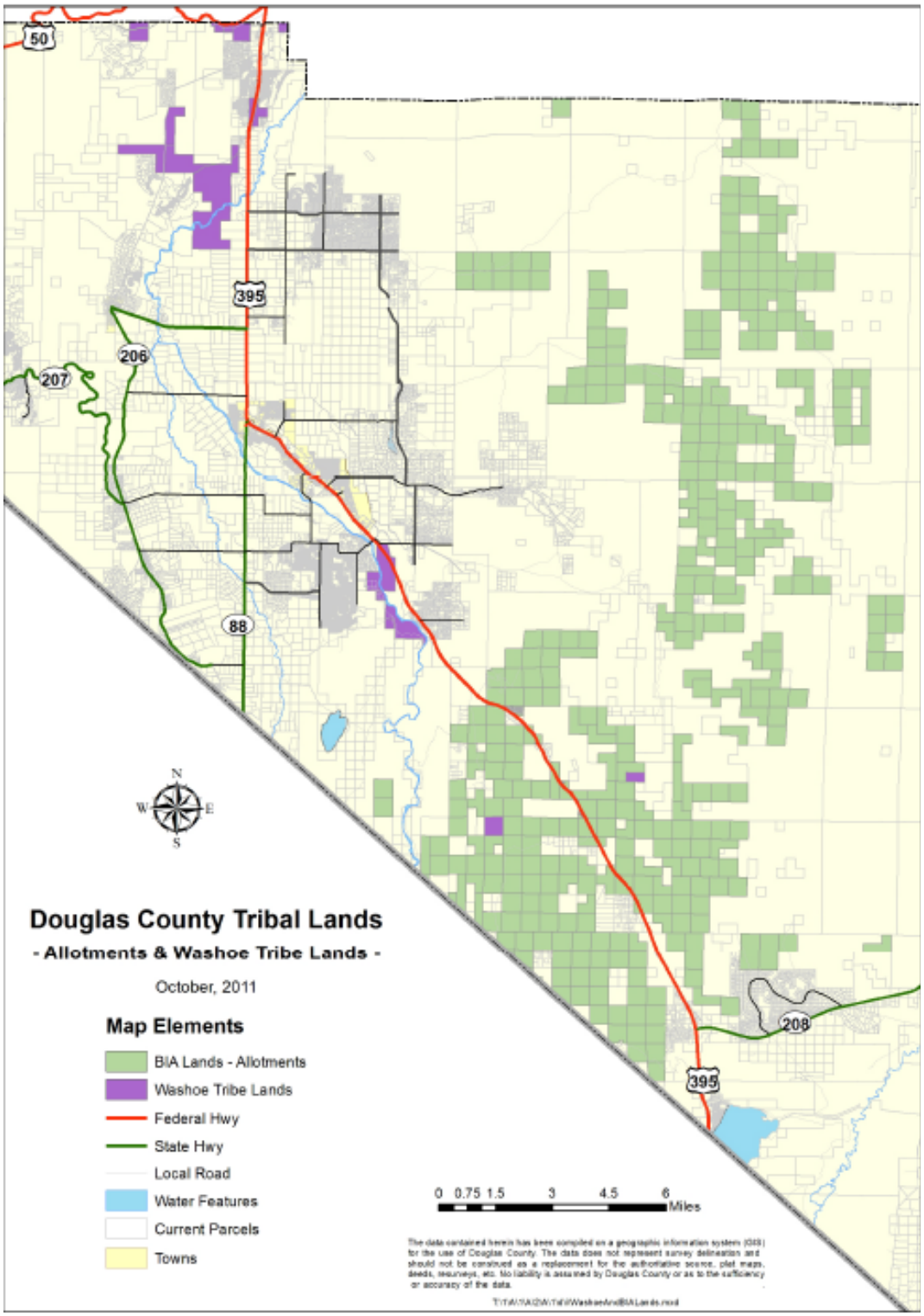
Economic Development

The Economic Development Priorities (September 2011) of the Washoe Tribe include the following areas: 1) Long Term Tribal Economic Self-Sufficiency; 2) Short Term Revenue and Profits from Tribal Businesses; 3) Attraction of Suitable Businesses and Manufacturing Facilities; and 4) Support for Tribal Members as Business Entrepreneurs and as Employees. The Washoe Tribe operates retail centers, such as the Chevron station in north Douglas County and two smoke shops along Highway 395, as well as farming and ranching operations. These commercial activities bring revenue and create jobs for Washoe Tribe members. The long term goal is for the Washoe Tribe to become self-sufficient and not dependent on federal and state grant funding.

Housing

The Washoe Housing Authority operates two home-ownership programs and a low-rent program for the four Tribal Communities. The Dresslerville Community currently has approximately 130 occupied residences, with an anticipated 30 additional new single family housing units planned for construction within the next several years.

Map 3.2
Tribal Lands of the Washoe Tribe in Douglas County



Washoe Tribe Comprehensive Land Use Plan Goals

The 2008 Comprehensive Plan for the Washoe Tribe includes 20 different goals and associated policies for land use, population and several other elements. Figure 3.1 lists each of the adopted goals of the Comprehensive Land Use Plan.

Figure 3.1
Comprehensive Land Use Plan Goals

Land Use Goals	
Goal One:	Take a proactive position of adjacent land use.
Goal Two:	Maintain a good standard of living for Washoe community residents by promoting well-planned land use and community development.
Goal Three:	Exercise reliability and good faith in dealing with adjacent land- owners and local governments.
Goal Four:	Seek acquisition of additional Trust lands with development potential.
Goal Five:	Seek to develop land according to zoning and highest and best use.
Population Goals	
Goal One:	Insure that facilities, services, and resource demands are compatible with population structure as found in the Tribal census and Comprehensive Plan growth projections.
Tribal Economy Goals	
Goal One:	Become fiscally independent of Federal funding.
Goal Two:	Increase Tribal member employment.
Goal Three:	Increase Tribal member entitlements for veterans, disability, and retirement sources.
Goal Four:	Have Communities reach parity with County income levels.
Goal Five:	Protect sales tax “pass-through” from elimination by State Legislature.
Forest and Woodland Goals	
Goal One:	Maintain or enhance forest and woodland resources on Tribal lands.
Goal Two:	Economic values of forest and woodland resources will be evaluated with consideration of long-term impacts and implementation of appropriate management.

Figure 3.1
Comprehensive Land Use Plan Goals *(cont.)*

Water Resource Goals	
Goal One	Deliver healthy, potable water to Tribal members.
Goal Two:	Ensure Tribal water supplies are high quality and adequate in quantity for the longest term possible.
Goal Three:	Protect, maintain and defend Tribal surface and groundwater rights.
Goal Four:	Obtain additional water rights.
Goal Five	Research, document and inventory information on Tribal water resources.
Goal Six:	Research, establish and register legal descriptions of Tribal water rights.
Goal Seven:	Set buffers imperative for the protection of wetland hydrology, function and wildlife.

Source: 2008 Washoe Tribe IRMP

Washoe Tribe Parcel Master Plans

The 2008 IRMP contains specific Parcel Master Plans. Each parcel master plan includes proposed land uses as well as specific objectives to guide development in each area. These land use categories are shown in Figure 3.2 below. The parcel master plans include the following parcels in Douglas County: 1) Allotment 231; 2) Dresslerville; 3) Lower Clear Creek, 4) Mica Drive; 5) Pine Nut Allotments 6) Silverado; 7) Stewart Ranch; and 8) Upper Clear Creek.

Figure 3.2
Washoe Tribe Parcel Master Plans
Proposed Land Use Categories

Land Use Category	Description
Residential (R)	1/4 to 1 acre lots
Commercial (C)	Larger, more land-intensive commercial-type development
Community (CO)	Any facilities which benefit the Community or Tribe through community development
Infrastructure (I)	Primarily tribal water facilities
Park/Recreation (P)	Both developed and undeveloped outdoor recreation
Light Industrial (LI)	Manufacturing plants which minimize environmental impacts
Agriculture I (AGI)	Dedicated to agricultural operations
Agriculture II (AGII)	agricultural lands with location or site potential for new uses
Conservation (CR)	Dedicated to resource conservation or enhancement
Other (O)	Pasture, easements, ROWS, unusable lands

Source: 2008 Washoe Tribe IRMP

Allotment 231

Allotment 231 is a recent addition to the inventory of Washoe Tribal Lands in Douglas County. This 160 acre parcel was purchased in 2006 and will allow Washoe Tribe members to reach ancestral and cultural lands. The entire 160 acres is designated as conservation in the 2008 Parcel Master Plan and is located adjacent to the Pine Nut allotments. The specific objectives for Allotment 231 are listed below.

Allotment 231 Parcel Objectives

Objective One: The primary objective for Allotment 231 is to maintain the parcel as a Washoe Cultural and Nature Preserve, to conserve the intact nature of this 160 acre parcel for the benefit of the Washoe People. It will serve as a location for positive youth development through outdoor education. In addition this land will provide habitat for wildlife and help to protect the scenic value of the Washoe homeland.

Objective Two: Evaluate access routes and obtain any easements necessary to maintain access to the Parcel.

Objective Three: Monitor the Parcel on a regular basis for resource damage or encroachments.

Objective Four: Complete a full cultural resource survey of the parcel.

Objective Five: Evaluate the impacts that the livestock watering area has on the parcel and provide alternatives for future management.

Objective Six: Monitor flora and fauna for long term resource management planning.

Dresslerville

The Dresslerville Parcel contains 794 acres and is located between the Town of Gardnerville and Topaz Ranch Estates/Holbrook Junction. Much of Dresslerville is and will continue to be agricultural although some additional commercial development is planned in the southern end. The Washoe Tribe operates a smoke shop on the western side of Highway 395. There are estimated 315 residents and 113 housing units in Dresslerville. The Parcel Specific Master Plan for Dresslerville proposes to keep the majority of land as either Agriculture I or II for a total of 530 acres.

Figure 3.3
Proposed Land Use Categories in Dresslerville

	Dresslerville	**Acres**	**Percent**
Code	Total	795	100%
R	Residential	130	16%
C	Commercial	27	3%
CO	Community	20	3%
I	Infrastructure	3	0%
P	Park/Recreation	5	1%
LI	Light Industrial	15	2%
AI	Agriculture I	455	57%
AII	Agriculture II	75	9%
C	Conservation	65	8%

As shown in Map 3.2 below, the existing and proposed commercial land uses are located on the west side of Highway 395 along with a small area for industrial uses. Residential land uses are also shown on the west side of Highway 395. The specific objectives for the Dresslerville parcels are listed below.

Dresslerville Objectives

Objective One: The Tribe and Dresslerville will continue to advocate for a suitable buffer requirement when the land to the west of Dresslerville is developed, to allow the Community of Dresslerville to retain its historical character.

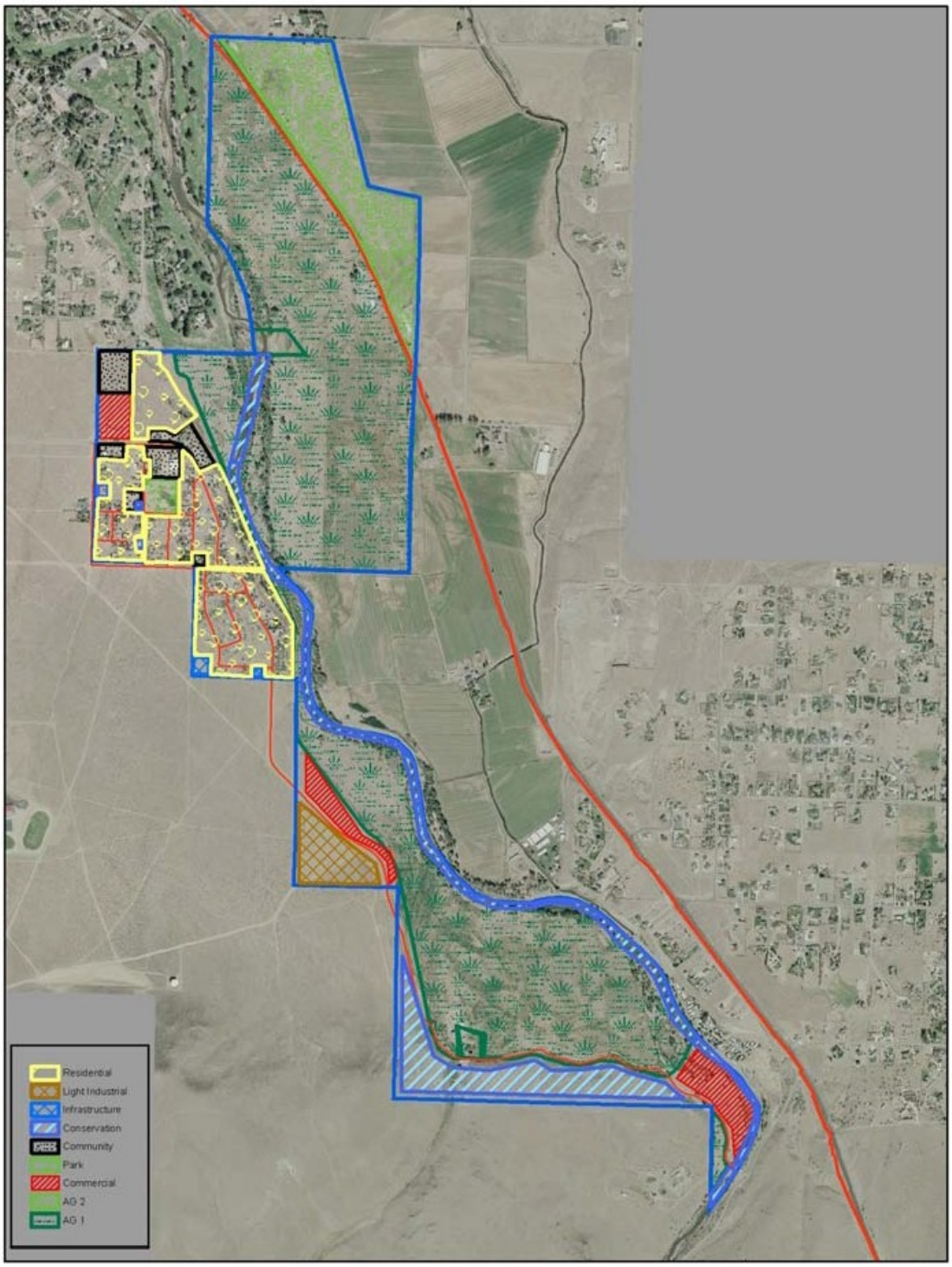
Objective Two: The proposed land use map in this document will guide the siting of future development unless amended by the Community and Tribal Councils.

Objective Three: The Tribe will invigorate the Ranch operation to insure that the true values for these lands and resources are not neglected.

Objective Four: The Tribe will attempt to negotiate with NDOT regarding development of an intersection to serve the proposed commercial-clinic-12-Mile House–Tribal Government development area.

Objective Five: The Tribe will analyze the need for a Dresslerville by-pass and bridge.

Map 3.3
Proposed Land Uses – Dresslerville
(Source: Washoe Tribe 2008 IRMP)



Lower Clear Creek

The Lower Clear Creek parcel totals 229 acres and is intersected by US 50 and by Old Clear Creek Road north of Jacks Valley. The Parcel Master Plan designates 91.5 acres of land for commercial use, and the rest of the parcel is designated as conservation land, largely within the Clear Creek floodplain area. The objectives for this parcel are listed below.

Lower Clear Creek Parcel Objectives

Objective One: Coordinate and facilitate with State, County and Federal authorities to resolve issues which threaten the future use and resource quality of the Lower Clear Creek Parcel.

Objective Two: Fence and post the lands in the five-acre parcel as soon as possible. Seek the cooperation of the counties in fencing the south ROW of old Highway 50.

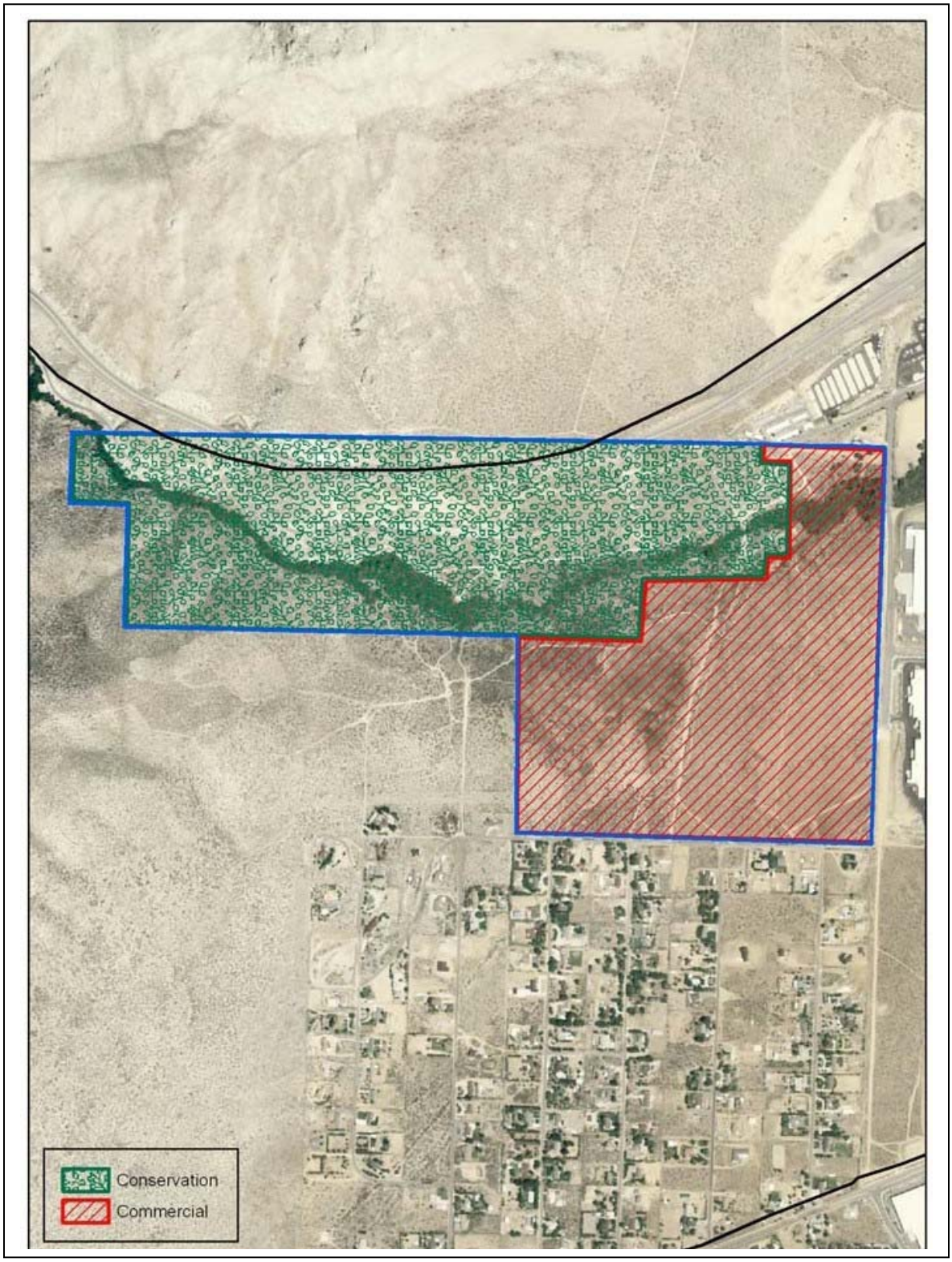
Objective Three: Continue to monitor the creek for changes in the channel.

Objective Four: The proposed land use map in this document will guide siting of future development unless amending by Tribal Council.

Objective Five: Comprehensive water resource and rights protection for the parcel must be begun immediately and supported by Tribal funds either in part, or solely, if no other funds are available.

Map 3.4 displays the proposed land uses for the Lower Clear Creek Parcel.

Map 3.3
Proposed Land Uses – Lower Clear Creek



Mica Drive

The Mica Drive Parcel contains approximately 1-acre and is located at the northwest corner of Mica Drive and Highway 395. The property is used for a Chevron gas station and Smoke Shop. The specific objectives for the Mica Drive parcel are listed below.

Mica Drive Parcel Objectives

Objective One: To continue with business operations under the current commercial zoning.

Objective Two: To grow the business each year.

Objective Three: To perform an analysis of electrical usage and propose recommendations.

Silverado

This Silverado Parcel contains 160 acres and is located along both sides of Highway 395. The only development on the parcel to date is a mini-storage business (Carson Valley Self-Storage) and several billboards that are leased to Clear Channel Outdoor. The entire parcel is proposed for commercial land uses in the 2008 IRMP. The specific objectives for the Silverado Parcel are listed below. Map 3.5 displays the proposed land uses for the Silverado parcel.

Silverado Parcel Objectives

Objective One: Decide on a development approach for Silverado and implement it.

Objective Two: Safeguard the parcel from off-site effects which could reduce its suitability.

Objective Three: Base future development citing decisions on the land use map in this document as approved by Tribal Council.

Objective Four: Continue research into comprehensive water resources and rights protection for the parcel and develop a long-term water-rights strategy to accommodate future development.

Map 3.5
Proposed Land Uses – Silverado Parcel
(Source: 2008 Washoe Tribe IRMP)

Stewart Ranch

The Stewart Ranch Parcel contains 2,098 acres and is located in the Agricultural Community Plan area of the Douglas County Master Plan. The entire Stewart Ranch is on the west side of Highway 395. The Ranch was formerly operated by the Bureau of Indian Affairs as part of the Stewart Indian School. The Ranch includes It-lo-om ("Hobo Hot Springs"), a geothermal site. The specific objectives for the Stewart Ranch parcel are listed below. Map 3.6 displays the proposed land uses for the Stewart Ranch.

Stewart Ranch Parcel Objectives

Objective One: Continue research into comprehensive water resources and rights protection for the Ranch and develop and implement a long-term water rights strategy for current and projected Ranch operations as well as future commercial development.

Objective Two: Prepare and adopt a new agricultural operation plan including proposed field and water improvements that integrate best management practices as soon as possible.

Objective Three: Establish a clear line of authority and funding for the operation plan.

Objective Four: Effectively monitor the intergovernmental aspects of the Ranch and adjacent lands with special emphasis on the six threats listed in the 2008 IRMP.

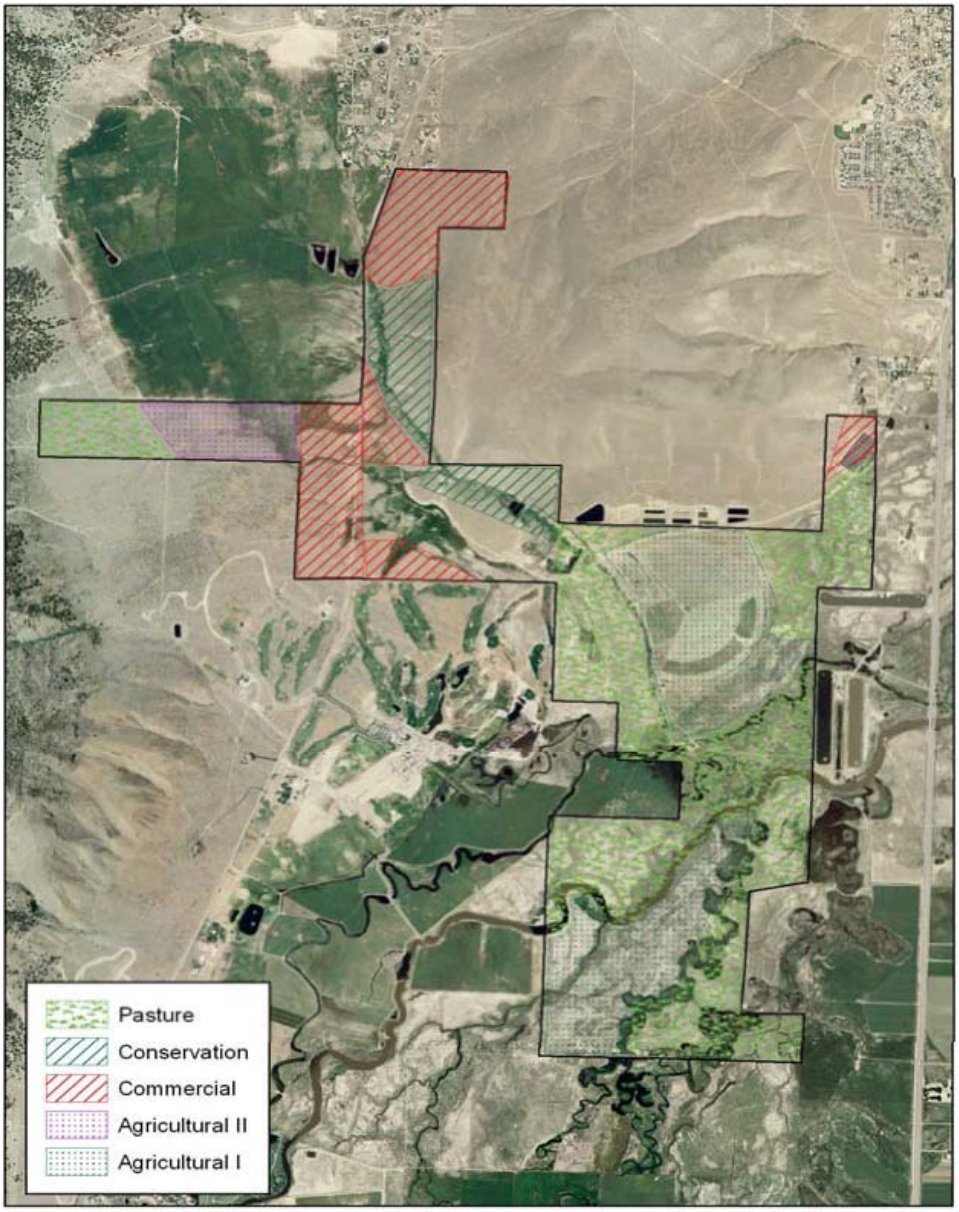
Objective Five: Base future development siting decisions on the land use map in the 2008 IRMP, as approved by Tribal Council.

Objective Six: Seek commercial users for the commercially-zoned lands to promote employment opportunities for Tribal members and generate lease income, with regular Tribal Council oversight

Objective Seven: Complete a special study of the attributes and values of the Hot Springs.

Objective Eight: The Tribe will continue to advance its "Shared Vision" planning project for Jacks Valley and seek to have the County incorporate the results into future planning.

Map 3.6
Proposed Land Uses – Stewart Ranch Parcel



Uhalde Parcel

The Uhalde Parcel contains 38.95 acres was acquired by the Tribe in 1997. Tribal Council designated this parcel as a Washoe Cultural and Nature Preserve. The parcel allows members of the Washoe Tribe open access to Washoe ancestral and cultural lands. The parcel provides tribal members with outdoor education and cultural learning opportunities, as well as preserving Washoe Tribal scenic homelands.

The parcel is located adjacent to the Dresslerville Community parcel. Access is through Dresslerville Community. The parcel is flat with sagebrush and grass vegetation.

Uhalde Parcel Objectives

Objective One: To maintain it as a Washoe Cultural and Nature Preserve in order to conserve the intact beauty of this 38.95 acre parcel for the benefit of the Washoe People. It will serve as a location for positive youth development through outdoor education. In addition this land will provide habitat for wildlife and help to protect the scenic value of the Washoe homeland.

Upper Clear Creek

The Upper Clear Creek Parcel contains 157.14 acres. The parcel was part of the Stewart Indian School and was transferred to the Washoe Tribal Council in 1982. Upper Clear Creek is designated as a Culture and Nature Preserve and is located on the northern boundary of Douglas County adjacent to the southern boundary of Carson City and is west of Highway 395. Map 3.7 displays the proposed land use for the Upper Clear Creek Parcel.

Upper Clear Creek Parcel Objectives

Objective One: Revise the forest management plan to reflect a healthy forest.

Objective Two: Continue maintenance of firebreaks and seek funding to continue fuels reduction practices on the parcel.

Objective Three: Continue fence repair and upgrade and construct new fence where needed.

Objective Four: Continue to monitor the creek for changes in the channel, water quality, and effects of the highway interchange and increasing development.

Objective Five: Develop and prepare parcel regulations and permits for use. Post

regulations at the entrance of parcel.

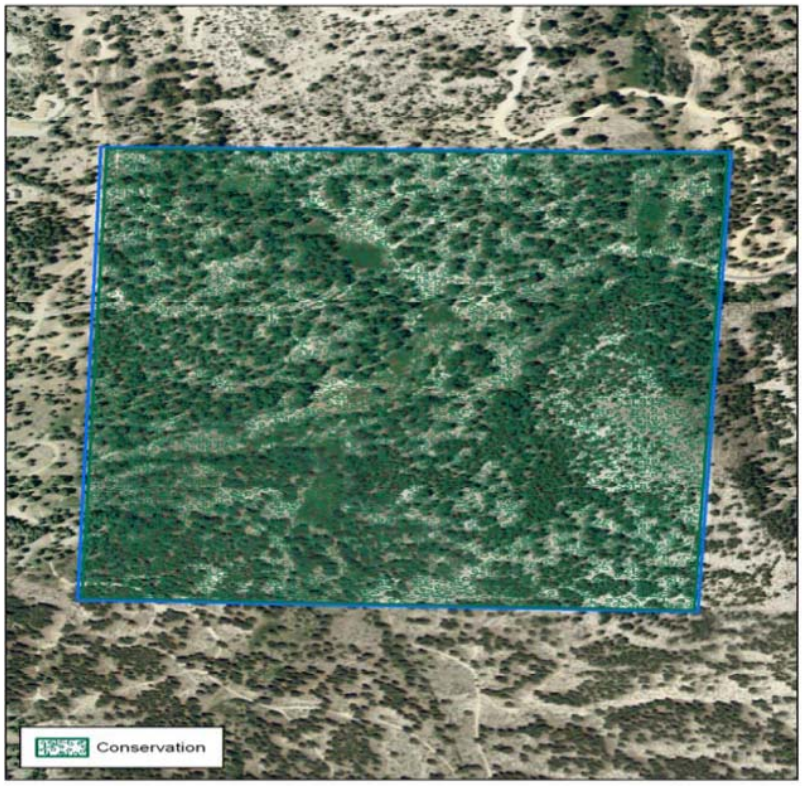
Objective Six: Monitor the developments on the boundary of the parcel for encroachment or unauthorized use of the Parcel's resources.

Objective Seven: Continue with stream restoration efforts.

Objective Eight: Secure the Ranger Program to protect and enforce regulations on the Parcel.

Objective Nine: Establish a sustainable fishery and develop fishing regulations for Clear Creek.

Map 3.7
Proposed Land Uses – Upper Clear Creek Parcel
(Source: 2008 Washoe Tribe IRMP)



CHAPTER 4:
Housing Element

Introduction

The Housing Element describes housing issues in Douglas County, and includes specific goals, policies, and actions to address these issues.

Since the Housing Element was first adopted in 1996, Douglas County has adopted an affordable housing density bonus, an accessory dwelling unit ordinance, as well as independent congregate senior housing regulations. Despite several amendments to the Code to encourage higher density residential development as well as affordable housing, the supply of affordable rental units and higher density residential development remains very low in the County. The percentage of single-family detached housing remains at the same percentage in 2010 as it was in 2005. There are less than 1,200 rental units in the County that are affordable to households with incomes less than $35,000 per year. For households with incomes less than $25,000 per year, there are fewer than 200 rental units in the entire County that would be affordable (with rents less than $500 per month).

There are currently no affordable senior housing projects in Douglas County and the maximum density for multi-family residential development is now at 16 units per acre, considerably lower than typical multifamily residential zoning districts. Housing prices at Lake Tahoe remain significantly higher than the rest of Douglas County and opportunities to develop affordable housing remain very limited. The situation at Lake Tahoe is further complicated by a housing market which continues to transition toward vacation and second home ownership use. Additional detailed information on the housing market, household conditions, affordable housing, and supportive housing is available in Volume II of the Master Plan.

Housing Issues

In order to understand the various housing issues in Douglas County, it is helpful to look at the existing housing inventory, the type of households in Douglas County, as well as the housing market, future demands, and the need for affordable and supportive housing.

Housing Inventory

The housing inventory in Douglas County remains predominantly single-family detached units. As shown in Figure 4.1, the total number of housing units in Douglas County increased from 22,657 to 24,095 from 2005 to 2010. The percentage of single-family detached units remained at 73.6 percent while the percentage of multifamily units increased from 1,011 units to 1,448 units and now stands at 6 percent of the total housing units in Douglas County. Figure 4.1 depicts a significant change in the manufactured housing inventory. The number of secured and unsecured units declined from 2,583 units

in 2005 to 1,841 units in 2010, a decrease of 742 units, or 28.7 percent. As a result, manufactured housing is now 7.6 percent of the total housing units in Douglas County compared to 11.4 percent in 2005.

Figure 4.1
Douglas County Housing Inventory

Housing Type	2005	Percentage of Total Units	2010	Percentage of Total Units
SF-Detached	16,680	73.6%	17,744	73.6%
SF-Attached	2,383	10.5%	3,062	12.7%
Manufactured Home	2,583	11.4%	1,841	7.6%
Multifamily	1,011	4.5%	1,448	6.0%
TOTAL	**22,657**	**100.0%**	**24,095**	**100.0%**

Source: Douglas County Assessor's Office

Figure 4.2 provides housing inventory information for specific planning areas in Douglas County. Almost half of the manufactured homes in Douglas County, or 778 units, are located in the Topaz Regional Plan area. Gardnerville has 496 multifamily units, or 34.2 percent of the total multifamily units in the County. Of the 24,095 housing units in Douglas County (2010), only 1,448 units are multifamily, or 6 percent of the total units in the County. By comparison, Carson City has 4,940 multifamily units, representing 21 percent of the total housing inventory in Carson City.

Figure 4.2
2010 Housing Inventory in Douglas County Tax District

Region or Community Plan	Single Family Detached	Single Family Attached	Manufactured Homes*	Multi-Family	Total Dwelling Units
Carson Valley (w/o IH/JV)	5,567	7	227	2	5,803
Indian Hills/Jacks Valley	1,882	0	225	230	2,337
Gardnerville	1,534	204	343	496	2,577
Gardnerville Ranchos GID	3,378	682	1	163	4,224
Genoa	111	2	1	0	114
Minden	1,245	104	0	111	1,460
Sierra Regional Plan	743	7	10	0	760
Tahoe Regional Plan w/o Kingsbury	1,876	823	240	342	3,281
Tahoe Regional Plan/Kingsbury Only	1,002	1,233	16	104	2,355
Topaz Regional Plan	406	0	778	0	1,184
TOTAL	**17,744**	**3,062**	**1,841**	**1,448**	**24,095**

Source: Douglas County Assessor's Office, July 2010 Housing Count Estimates

Household Tenure

Figure 4.3 provides information on the number of owner and renter-occupied households in Douglas County. In 1990, there were 7,285 owner-occupied housing units in Douglas County or 68.9 percent of the total occupied units. In 2010, the number of owner-occupied had increased to 14,105 units, or 71.8 percent of the total households in Douglas County.

Figure 4.3
Household Tenure in Douglas County, 1990 to 2010

Year	Total Units	Occupied Units	Owner-Occupied Units	Percentage Of Total Occupied Units	Renter-Occupied Units	Percentage of Total Occupied Units
1990	14,121	10,571	7,285	68.9%	3,286	31.1%
2010	23,671	19,638	14,105	71.8%	5,533	28.2%

Source: 1990 and 2010 Census

Housing Market

As shown in Figure 4.4, the 2010 Sales data from the Douglas County Assessor's Office provides information on the cost of single family units sold during 2010. Based on the median sales price, the most affordable units were located in the Gardnerville Ranchos Community Plan area followed by both Topaz and Indian Hills. Lake Tahoe recorded the the highest median sales price at $600,000. Housing prices in Douglas County are typically much higher than in other areas of the State.

Figure 4.4
Douglas County Single-Family Sales
2010

Area	High Price	Low Price	Median Price	Average Price	% of Sales Below $300,000
Johnson Lane	$750,000	$101,850	$273,500	$300,960	49.5%
Indian Hills	$430,585	$67,601	$195,000	$200,323	93.4%
Minden/Gardnerville	$520,000	$70,000	$210,000	$223,845	86.0%
Gardnerville Ranchos	$475,000	$65,691	$163,114	$182,706	94.1%
Ruhenstroth	$365,000	$172,850	$297,000	$275,678	50.0%
Sunrise Estates	$750,000	100,000	$255,000	$366,287	50.0%
West Valley	$900,000	$325,000	$437,000	$497,960	0.0%
Tahoe	$5,100,000	$218,820	$600,000	$1,000,750	0.0%
Topaz	$650,000	$87,302	$195,500	$235,289	76.0%

Source: Douglas County Assessor's Office Sales Database
More entry level housing is needed to accommodate first-time homebuyers and to support employees working in Douglas County. More resources for housing rehabilitation are also needed to reduce ownership costs among the elderly and low-moderate income homeowners.

Rental Units

The inventory of rental units in Douglas County does not currently reach households below 50 percent of median income, requiring a rent range below $500.00 per month.

In 2009, there were an estimated 1,231 Douglas County renter households earning less than $25,000 per year (Figure 4.5). The corresponding affordable rent level for those households is approximately $500 per month. In 2009, there were only 156 units in Douglas County which offered a rent at or below $500 per month. It should be noted that all households with an income at or below $25,000 faced a housing cost burden. For households earning $35,000 per year, the corresponding maximum affordable rent level is approximately $700 per month. There were 1,180 units available in Douglas County at or below that rent level in 2009. However, almost all of the households (97.3 percent) at or below $35,000 still faced a housing cost burden. Douglas County needs to increase the amount of rental housing available for households with an income at or below $35,000. There are a large number of single family detached and attached homes used as rental housing, but this rental stock is usually much more expensive to rent than conventional multifamily units.

Figure 4.5
Rental Housing Needs in Douglas County

Household Income Level	Number of Renter Households	2011 Douglas Co. Household Inc.(1)	% of households with Housing Cost Burden	Affordable Rent Level Excluding Utilities	Rental Units Available
Less than $35,000	1,943	50% of median income	97.3%	Less than $700	1,180
Less than $25,000	1,231	30% of median income	100%	Less than $500	156

Sources: US. Dept. of Housing and Urban Development, and American Community Survey, 2009. Note 1: Household income level as a percentage of the 2011 Douglas County's median income. A household with a $35,000 income is at the 50 percent income level.

Senior Housing

Currently, there are no affordable elderly rental housing units available in Douglas County. Affordable elderly rental units should meet or exceed fully accessible requirements and meet universal design standards. Projects should be located in the Indian Hills and Minden/Gardnerville areas. In Douglas County, the percentage of the

population that is 65 years or older increased from 15.2 percent in 2000 to 20.2 percent in 2010. This trend is expected to increase over the next decade. According to Douglas County Social Services, affordable senior housing is a high priority need for Douglas County.

Mahogany Court Apartments

Location of Affordable Housing Units in Douglas County

Affordable housing units include market rate affordable units (no federal or state funding) as well as assisted affordable units (which have federal and/or state funding). Much of the market rate affordable housing (renter- and owner-occupied) is concentrated in the Towns of Minden and Gardnerville and in the Gardnerville Ranchos. At the current time, there are 404 units of affordable housing in Douglas County, including 326 units of affordable rental units and 78 units of for sale units. Figure 4.6 provides additional information on each of the affordable renter-occupied and owner-occupied housing developments in Douglas County. These figures do not include housing choice vouchers, which can be used in all areas of the County.

Figure 4.6
Renter and Owner-Occupied Affordable Housing Units in Douglas County

Development	**Number of Units**	**Location**
Renter-Occupied Units		
Aspen Grove*	39	Lake Tahoe
Crestmore Village Apts. – Phase I**	40	Gardnerville
Crestmore Village Apts. – Phase II		
Kingbury Manor	36	Minden
Lake Vista I**	24	Lake Tahoe
Lake Vista II**	40	Lake Tahoe
Mahogany Court	21	Minden
Meadow Brook	30	Lake Tahoe
Rancho Vista	36	Gardnerville
Summit Crest**	28	Indian Hills
Subtotal	*326*	
Owner-Occupied Units		
Arbor Gardens**	78	Gardnerville
Subtotal	78	
TOTAL	404	

* Aspen Grove is a TRPA Mitigation Project.
** Developments with Affordable Housing Agreements.

Supportive Housing

There are very few supportive housing units in Douglas County, including emergency, transitional, and permanent supportive housing units. Special needs housing often requires resources to maintain the supportive element. Given the limited availability of support services and funding for support services at all levels of government, priority needs should be established for Douglas County. According to the 2000 Census, there were 2,666 households in Douglas County with someone having a mobility or self-care limitation. Of those households, 691 had a household income at or below 50 percent of the Douglas County's median income and 53.2 percent (368 households) were elderly. Tenure of households at or below 50 percent of median income was 60 percent owners (412 households) and 40 percent renters (279 households). Low-income elderly and disabled households utilize housing choice vouchers to access affordable housing as well. Douglas County does not have any designated housing units for low-income elderly or disabled households.

It should be noted that individuals with permanent disabilities, including persons with developmental disabilities or mental illness, often depend completely on Supplemental Security Income (SSI) due to inability to work on a full-time basis, if at all. For 2011, the federal SSI payments for individuals was $674 per month or $1,011 for a couple. The State of Nevada does provide a supplement for persons who receive SSI, but only to persons who are aged or blind. The State does not pay a supplement to non-elderly disabled single persons unless they live in an institution. If a person was aged or blind, the 2011 total monthly SSI payment in Nevada would range from $710 to $783.

One in eight persons at 65 and older suffer from dementia/Alzheimer and 50 percent of those 85 and over. With an older population, Douglas County will see the number of residents with dementia/Alzheimer increase. In 2009, approximately 29,000 people in Nevada suffered from dementia/Alzheimer.

Persons with Developmental Disabilities

Persons with developmental disabilities face many of the same challenges as the elderly and the disabled. Persons with developmental disabilities require affordable and accessible housing options according to the Nevada Council on Developmental Disabilities. Currently, housing choice vouchers provide the primary access to affordable housing. Most persons with developmental disabilities who live independently are renters.

Persons with Mental Illness

The Center for Mental Health Services estimates that 5.5 percent of the population in Nevada will suffer from a severe mental illness and as much as 23.7 percent will have some form of diagnosable disorder during their life. A more recent study estimated that 4.03 percent of Nevada's population (July 2003) had a prevalence for serious mental illness (SMI) among adults and Severe Emotional Disturbance (SED) among children.

The 2004 Center for Mental Health Services report ranked Nevada as the worst among 15 western states for mental illness prevalence. It is important to note that 73 percent of total clients served in 2006 were diagnosed as SMI/SED. Based upon the aforementioned estimates, just over 2,000 Douglas residents could suffer from severe mental illness.

Approximately 11.1 percent of all Nevadans lived below the poverty level in 2005. This contrasts sharply with the consumers of Nevada's public mental health services. As a rule, the people who come for mental health services are from lower income brackets with approximately 87 percent of MHDS' consumers earning below $16,000 per year.

Homeless Population

Most of the homeless population in Douglas County are sheltered and are not living on the street. The most recent Continuum of Care Point-In-Time Survey (January 2011) showed that there were only 2 homeless persons on the street and one encampment. Local providers served seven individuals in 2011. Nineteen homeless interviews were conducted. Most of the interviewees were homeless for the first time and all indicated that they became homeless in Douglas County. Inability to pay rent was the reason most often cited for homelessness. Over a third of the population was disabled.

The Douglas County School District reported that there were a total of 195 homeless school children. Approximately 95 percent of school aged children are enrolled in school. As a result, there are an estimated 205 homeless school age children (age 5-18). Nearly all of the children were sheltered and living with friends or relatives in the area.

Vacant Land Zoned for Medium and High-Density Residential Development

The limited availability of land zoned for high density residential development or mixed-use development continues to be an issue in Douglas County.

Higher density residential options have rarely been utilized in Douglas County. Residential development rarely exceeds 4-5 units per acre and single-family attached housing such as condominiums and townhomes represent only a small percentage of the total housing inventory particularly in the Carson Valley.

Based on a 2010 analysis of vacant land zoned for multi-family residential (MFR) development, there are now only 124.75 acres zoned as MFR, with almost 100 acres of this total located only in the Minden/Gardnerville Community Plan area. In the Indian Hills/Jacks Valley Community Plan, there are only 2.18 acres zoned as MFR. In addition, there are only 18.14 acres zoned as Mixed Use Commercial, all of which is located in the Minden/Gardnerville Community Plan Area.

Douglas County Development Code

The Douglas County Development Code contains provisions to encourage affordable housing. Chapter 20.440, Density Bonus and Affordable Housing Agreements, was adopted in 1996. The Chapter provides for an increase of density up to 25 percent. Since 1996, however, only three residential developments have used this provision. Arbor Gardens, located in Gardnerville is a mixed-income single family detached subdivision that contains 78 units which are restricted to families below 110 percent of median income. Crestmore Townhomes is a renter-occupied community that contains 72 units in Gardnerville.

Housing at Lake Tahoe

Housing costs have historically been much higher at Lake Tahoe than the rest of Douglas County. This is due to several factors, including the limited availability of land available for residential development, the limited number of TRPA residential allocations and the high demand for housing, including second homes, at the Lake. During 2010, for example, the median price for single family home sales was $600,000 (Douglas County Assessor). By comparison, the median sales price for single family home sales in Minden and Gardnerville was $210,000 according to the Douglas County Assessor's Office.

Additional workforce housing is needed to maintain the permanent population. Affordable housing projects may require a certain percentage of market rate housing units. Affordable and workforce housing regulations although well intended function as a penalty for development or redevelopment because the requirements cannot be easily implemented. Transient and temporary workforce housing is needed for seasonal workforces with high turnover rates.

As part of the Update to the Regional Plan, the Tahoe Regional Planning Agency (TRPA) will be recommending substantive changes (Phase II) to the Code of Ordinances which will include revisions to the definitions for affordable housing and when such housing is exempt from residential allocations. At the current time, only developments which have 100 percent affordable housing and which serve households at or below 80 percent of median income are exempt from the residential allocation requirements. In order to encourage more mixed-used development including affordable housing near transit, the Regional Plan should expand the definition of affordable housing to include mixed-income developments and should also exempt moderate-income housing (defined as households with incomes up to 120 percent of median income) from the residential allocation system. If these strategies are adopted as part of the Regional Plan Update, this will require corresponding revisions to the Code of Ordinances.

A related issue concerns provisions for density bonuses in the Code of Ordinances. At the current time, TRPA allows up to a 25 percent density bonus for affordable housing. The maximum density for multi-family housing is now limited to 15 units per acre. If the

density bonus is expanded to cover mixed-income as well as moderate income housing, this may encourage the development of more affordable housing at Lake Tahoe.

The existing mitigation requirements for subdivisions under TRPA are also restricted to households with incomes at or below 80 percent of median income.

Future Housing Demand

Future housing demand estimates are based upon two different population forecasts. A lower growth forecast prepared by the Nevada State Demographer estimates a total of 1,352 new housing units for ownership and 375 rental units will be needed by 2030. A projected 377 for sale housing units will be needed to meet the demands of low and very-low income households. Just over 200 rental housing units will be needed for low and very low-income households over the next 20 years under the State Demographer's population forecast.

A population forecast which is based upon historic Douglas County growth levels from 2000 to 2010 requires a substantial increase in new housing units as compared to the Demographer's forecast. The total number of new owner units could be as high as 5,401 with 1,507 units for low and very low income owner households over the next 20 years. Under the historic population growth scenario, an estimated 1,524 rental units will be needed by 2030 with 840 units being available for low and very low income households in Douglas County.

Housing Element (H) Goals, Policies, and Actions

H Goal 1 **To increase housing opportunities in Douglas County by removing regulatory barriers.**

H Action 1.1 Amend the Douglas County Development Code to include a provision on reasonable accommodation, in conformance with the Fair Housing Act.

H Action 1.2 Amend the Douglas County Development Code to remove limits on the number of unrelated persons that can live in a dwelling unit.

H Action 1.3 Amend the Douglas County Development Code to include minimum density requirements in the multifamily residential and mixed use commercial zoning districts.

H Action 1.4 Review the Development Code to determine whether or not impediments exist for the development of rental housing projects.

H Action 1.5 Review the Development Code to determine whether or not impediments exist for the development of moderately priced entry-level homes including single-family attached units.

H Goal 2 **To increase awareness of affordable housing needs in Douglas County**

H Action 2.1 As part of the required annual report on the Master Plan, include a status report on affordable housing in Douglas County, including developments with density bonuses.

H Goal 3 **To reduce predevelopment costs associated with affordable housing developments, including land acquisition, and other up front development costs**.

H Policy 3.1 Support developments that include affordable housing (ownership units for households earning up to 120 percent of the median household income and rental units up to 80 percent AMI) with reduced or waived development and building permits fees as well as reduced or waived water and sewer fees.

H Action 3.1 Prepare recommendations on strategies to reduce predevelopment costs for affordable housing.

H Goal 4 **To increase affordable rental housing units for elderly and disabled households in the Minden/Gardnerville area and Indian Hills.**

H Policy 4.1 Housing units for qualified elderly and disabled households shall be eligible for project cost reductions by exceeding Fair Housing and ADA accessibility requirements.

H Action 4.1 Determine possible locations for the development of affordable senior housing in proximity to the new Douglas County Community/Senior Center in Gardnerville and solicit interest from potential developers.

H Action 4.2 Develop an additional 40 to 80 units of affordable rental units within ten years for elderly and disabled households.

H Action 4.3 Douglas County will prepare siting criteria for new affordable rental units to insure proximity to community services.

H Goal 5 **To increase availability of affordable housing units at Lake Tahoe.**

H Policy 5.1 Continue to support the development of affordable housing units at Lake Tahoe due to related important social and environmental benefits and support changes to the Code of Ordinances which facilitate more affordable housing development.

H Policy 5.2 Encourage development of affordable housing which includes households earning up to 120 percent of the area's median income as determined by the U.S. Department of Housing and Urban Development adjusted for household size.

H Policy 5.3 Support the development of mixed-income rental and for-sale developments with such developments exempt from the residential allocation regulations.

H Policy 5.4 Support the development of mixed-income rental developments which include at least 10 percent of the total units available for household earning up to 50 percent of AMI as determined U.S. Department of Housing and Urban Development.

H Action 5.1 Work with the Tahoe Regional Planning Agency to determine alternative funding alternatives, such as a mitigation fee, that can be available for affordable workforce housing and appropriate sites for development.

H Action 5.2 Coordinate with Lake Tahoe Basin employers to determine temporary or seasonal workforce housing needs and develop appropriate strategies.

H Action 5.3 Work with the Tahoe Regional Planning Agency to insure that the 2012 Update of the Code of Ordinances facilitates the development of affordable housing, including mixed-income housing, which is exempt from the residential allocations.

H Goal 6 To increase availability of affordable homeownership opportunities for households with incomes up to 120 percent of AMI.

H Policy 6.1 Support community land trusts to develop and maintain entry-level housing stock for households with incomes below 120 percent of median income.

H Policy 6.2 Provide sufficient lands zoned MFR or MUC in Douglas County Community Plans.

H Policy 6.3 Continue to support and retain Nevada Rural Housing Authority and USDA first time homebuyer programs in Douglas County.

H Action 6.1 Prepare annual updates on the number of first time homebuyer loans provided in Douglas County.

H Goal 7 To increase housing opportunities for special needs households including persons with physical and mental disabilities, the elderly, and at-risk children.

H Policy 7.1 The County shall cooperate with developers in the production of dwelling units accessible to persons with disabilities and shall encourage developers to consider incorporating minimal changes in the percentage of new units, which would make them more usable for persons with disabilities while not otherwise affecting their marketability.

H Policy 7.2 Work with local housing groups to assist disabled persons with accessibility modifications. Encourage housing finance agencies such as the Western Nevada HOME Consortium, USDA, Nevada Housing Division and the Rural Nevada Housing Authority to make available housing rehabilitation funds for accessibility projects in Douglas County.

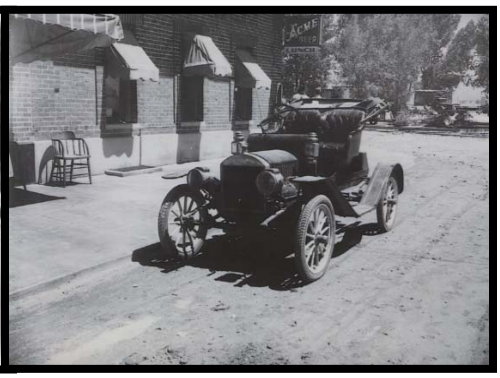
H Action 7.1 Douglas County will prepare recommendations concerning visitability requirements for new single family detached and attached dwelling units.

H Action 7.2 The County will develop priority needs statement for special needs housing in consultation with local agencies and providers.

H Goal 8 To increase resources to maintain owner-occupied units in Douglas County with preference for elderly households.

H Policy 8.1 The County will continue to support existing local and home rehabilitation and weatherization programs in order to reduce ownership expenses and improve health and safety concerns.

H Policy 8.2 The County will continue to pursue state and local funding programs to address rehabilitation and weatherization needs in Douglas County.



CHAPTER 5:
Transportation Element

Introduction

The 2011 Update of the Douglas County Master Plan incorporates the goals, policies, and actions of the *2007 Douglas County Transportation Plan (Adopted 9/6/07)*, which was adopted after the 2006 Update of the Douglas County Master Plan. The 2006 Master Plan also incorporated the Douglas County Comprehensive Trails Plan, which was adopted in June 2003.

Transportation planning in Douglas County involves many organizations, including the Nevada Department of Transportation (NDOT), Carson Area Metropolitan Planning Organization (CAMPO), Tahoe Regional Planning Agency (TRPA)/Tahoe Metropolitan Planning Organization (TMPO), Tahoe Transportation District (TTD), Tahoe Douglas Transportation District (TDTD), South Shore Transportation Management Association (SSTMA), Towns, General Improvement Districts (GIDs), and Douglas County. In addition, Douglas County is responsible for the Minden-Tahoe Airport, the only airport in Douglas County. The planning documents developed by these agencies to plan, implement, and maintain Douglas County's transportation network include, but are not limited to:

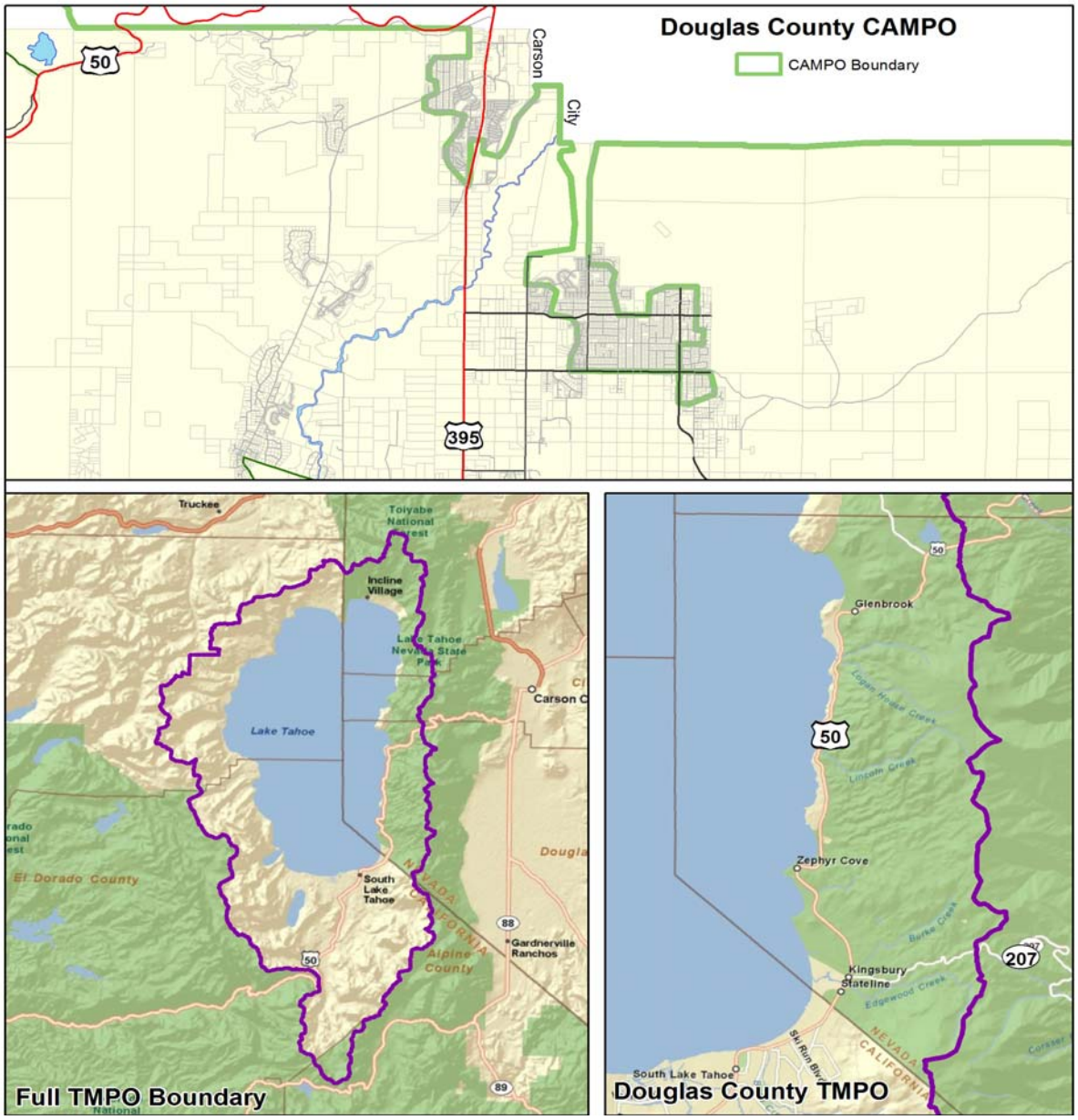
- Mobility 2030: Lake Tahoe Regional Transportation Plan (2008)
- Carson Area Metropolitan Planning Organization (CAMPO) 2030 Regional Transportation Plan (2009)
- Lake Tahoe Bicycle and Pedestrian Plan (2010)
- Minden-Tahoe Airport Master Plan (2008)
- U.S. Highway 395 Southern Sierra Corridor Study

The TMPO is the division of the TRPA responsible for transportation planning in the Lake Tahoe region. *Mobility 2030: Lake Tahoe Regional Transportation Plan*, approved by the TMPO on August 27, 2008, and as amended, is a separate document, which is incorporated by reference in its entirety into the Master Plan. *Mobility 2030* is the long range regional transportation plan that contains goals, policies, programs, and projects to assist in achieving the desired transportation future for the region. The TMPO is currently developing an update called *Mobility 2035*.

In addition to these planning documents, the transportation network is designed and constructed in accordance with the Douglas County Development Code and Douglas County Design Criteria and Improvement Standards. Roads maintained by the Nevada Department of Transportation (NDOT) are designed and constructed by separate regulations.

Map 5.1 depicts the boundaries for CAMPO and TMPO within Douglas County.

Map 5.1
Transportation Planning Boundaries for CAMPO and TMPO



Transportation Issues

This Transportation Element does not change the goals or policies in the adopted 2007 Transportation Plan. This Element is intended to discuss transportation issues that have developed or have become more severe since the adoption of the 2007 Plan. This Element has added one action item, which is to update the 2003 Comprehensive Trails Plan.

Since 2007, there has been one amendment to the Transportation Plan. The 2009 amendment reclassified Sawmill Road from a local road to a Minor Collector roadway. The purpose of the amendment was to modify road construction standards in anticipation of future truck traffic on Sawmill Road.

The proposed road improvements for Douglas County are depicted on Maps 5.2 through 5.5, starting with the Carson Valley Regional Plan area.

Growth Projections & Travel Demand Model

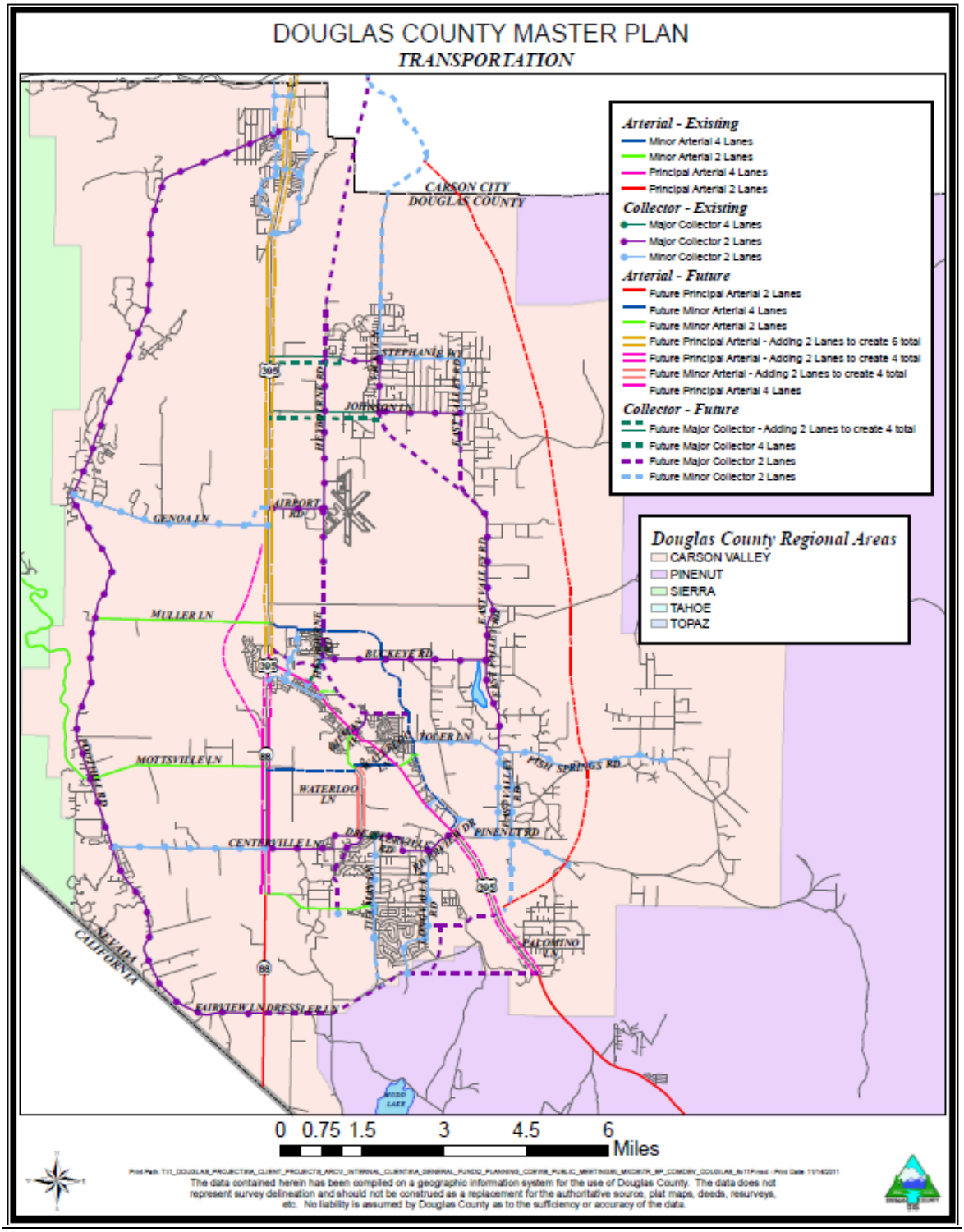
The 2007 Transportation Plan utilized a travel forecast model to determine future traffic demand. The model took into account population projections, employment projections, unit counts of previously approved housing developments, highway network information, and other information to project future growth and travel demand.

The 2007 Transportation Plan assumed an annual growth rate of 2 percent. However, based on 2010 Census information, the Douglas County population between the year 2000 and 2010 increased by 14 percent, an annual growth rate of approximately 1.4 percent. Compared to the previous decade, the County is experiencing a lower growth rate. As a result, the County may need to adjust the timing of the Roadway Projects identified in the 2007 Plan.

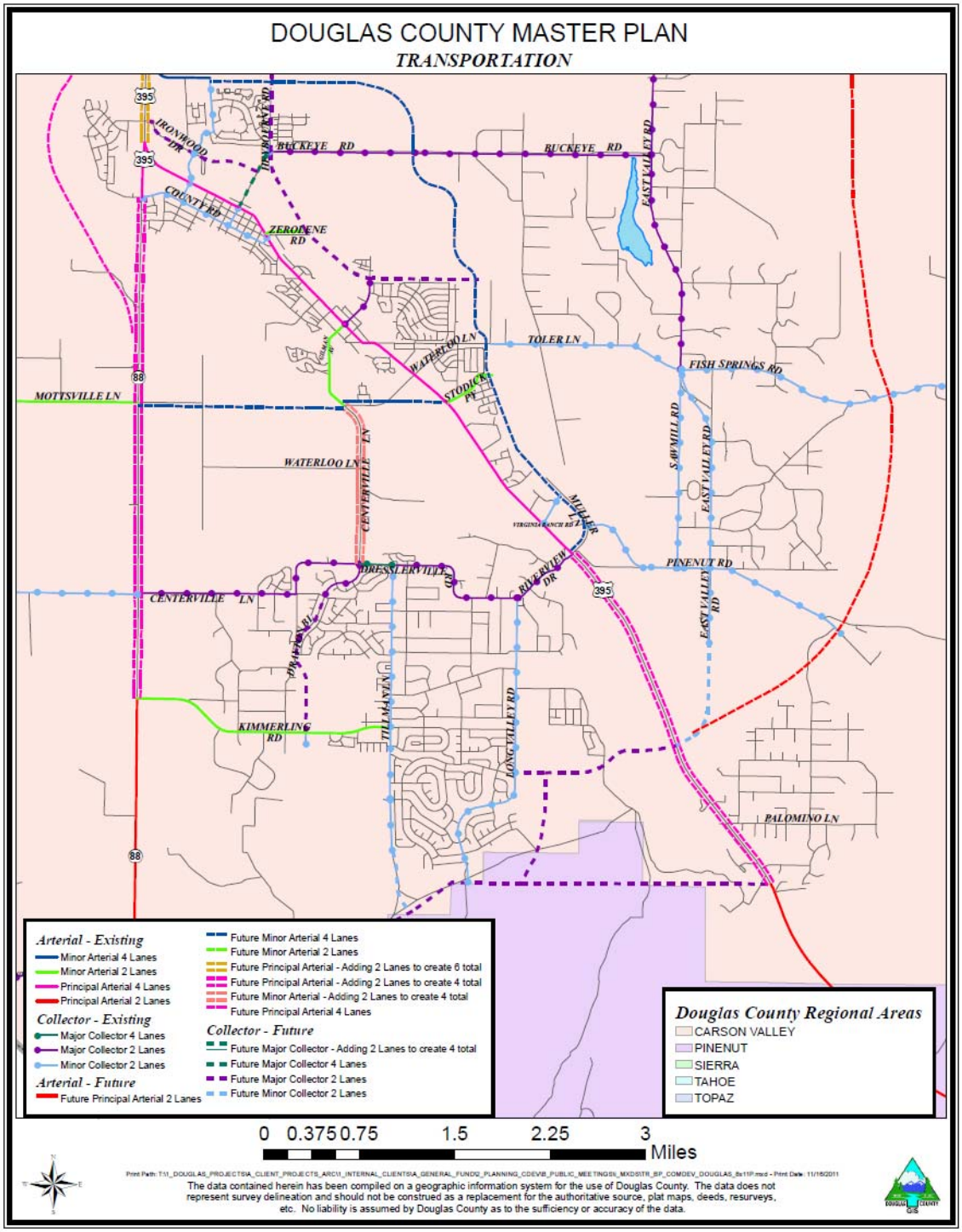
The 2007 Transportation Plan states that the travel demand model will be updated on a regular basis, at least every 5 years, which would mean the year 2012. The County may wish to consider revising this goal to every ten years. Due to the professional specialty required to perform a travel demand model there is a high cost associated with running a model.

If the County continues to experience a stagnant or low population growth and a similar development atmosphere, there may not be a need to run a travel demand forecast every five years to identify changes in traffic patterns.

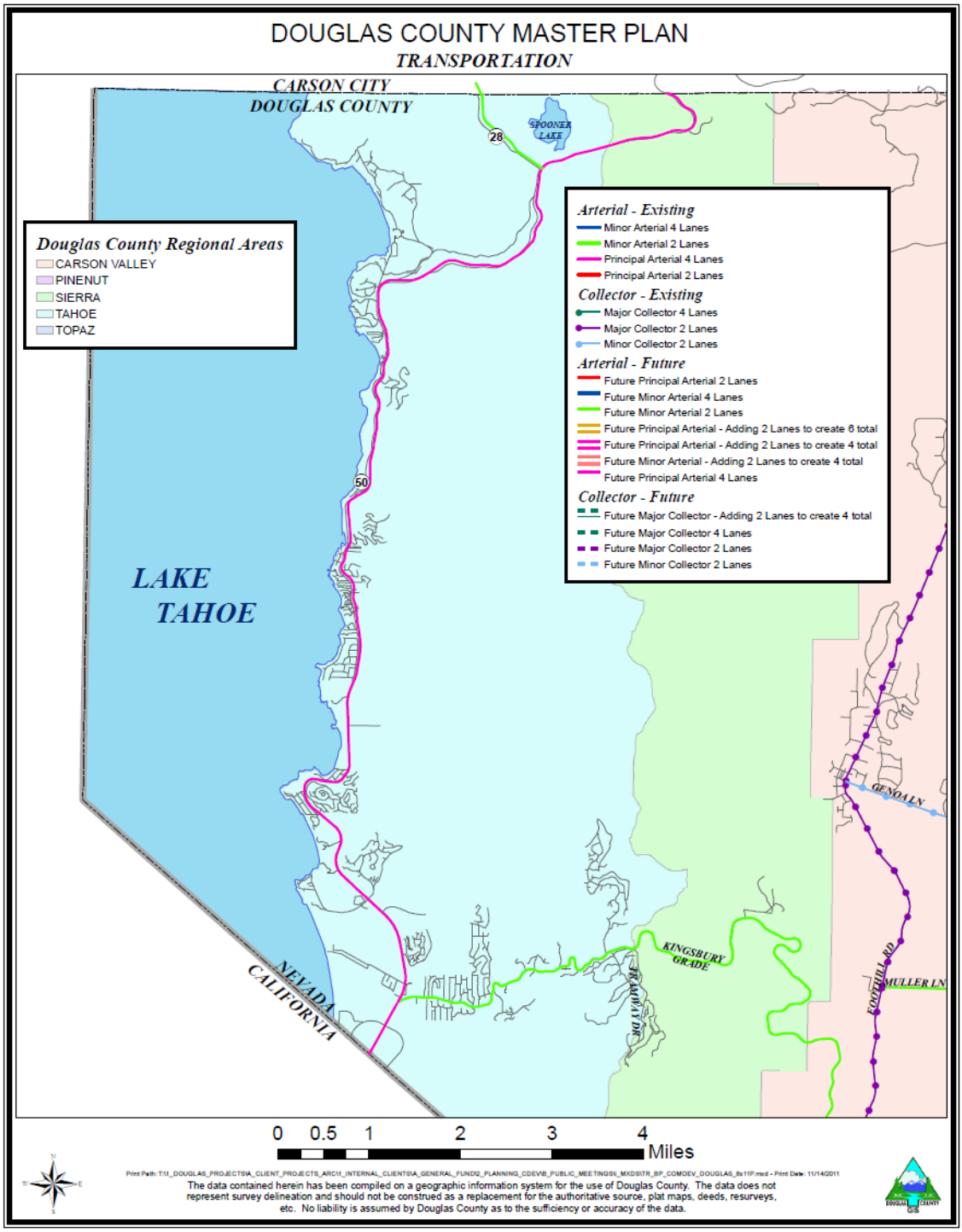
Map 5.2
Transportation Plan for Carson Valley Region



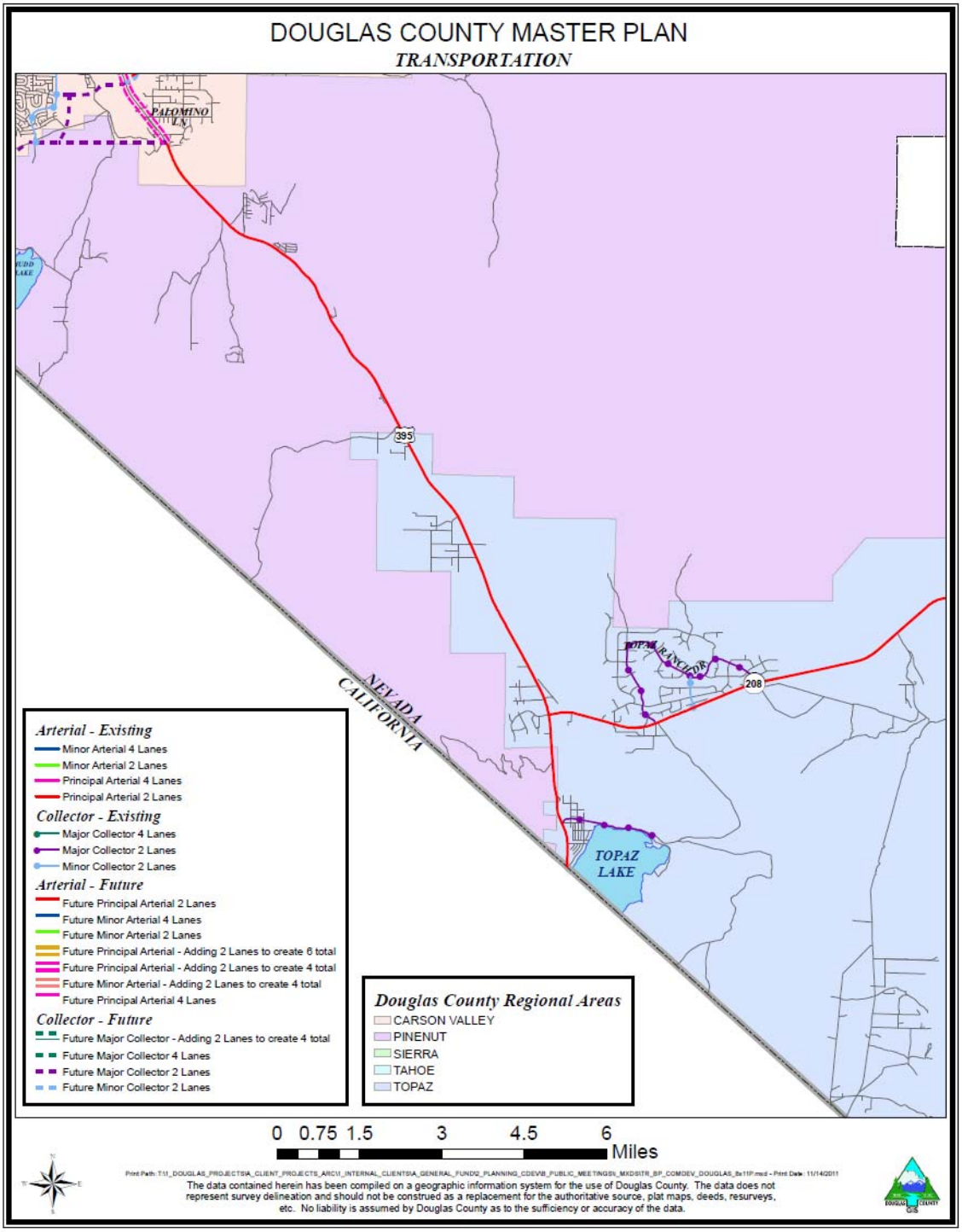
Map 5.3
Transportation Plan for Minden/Gardnerville
and Gardnerville Ranchos Community Plans



Map 5.4
Transportation Plan for Tahoe Regional Plan



Map 5.5
Transportation Plan for Topaz Regional Plan



Streets and Highways

In 2008, Douglas County maintained a total of 223 miles of roadway. As of 2011, the County maintained 232 miles of roadway. Map 5.6 depicts the roads and maintenance responsibility within Douglas County. Volume II of the 2011 Master Plan includes the six detailed zones for reference.

Map 5.6
Douglas County Road Maintenance Zones

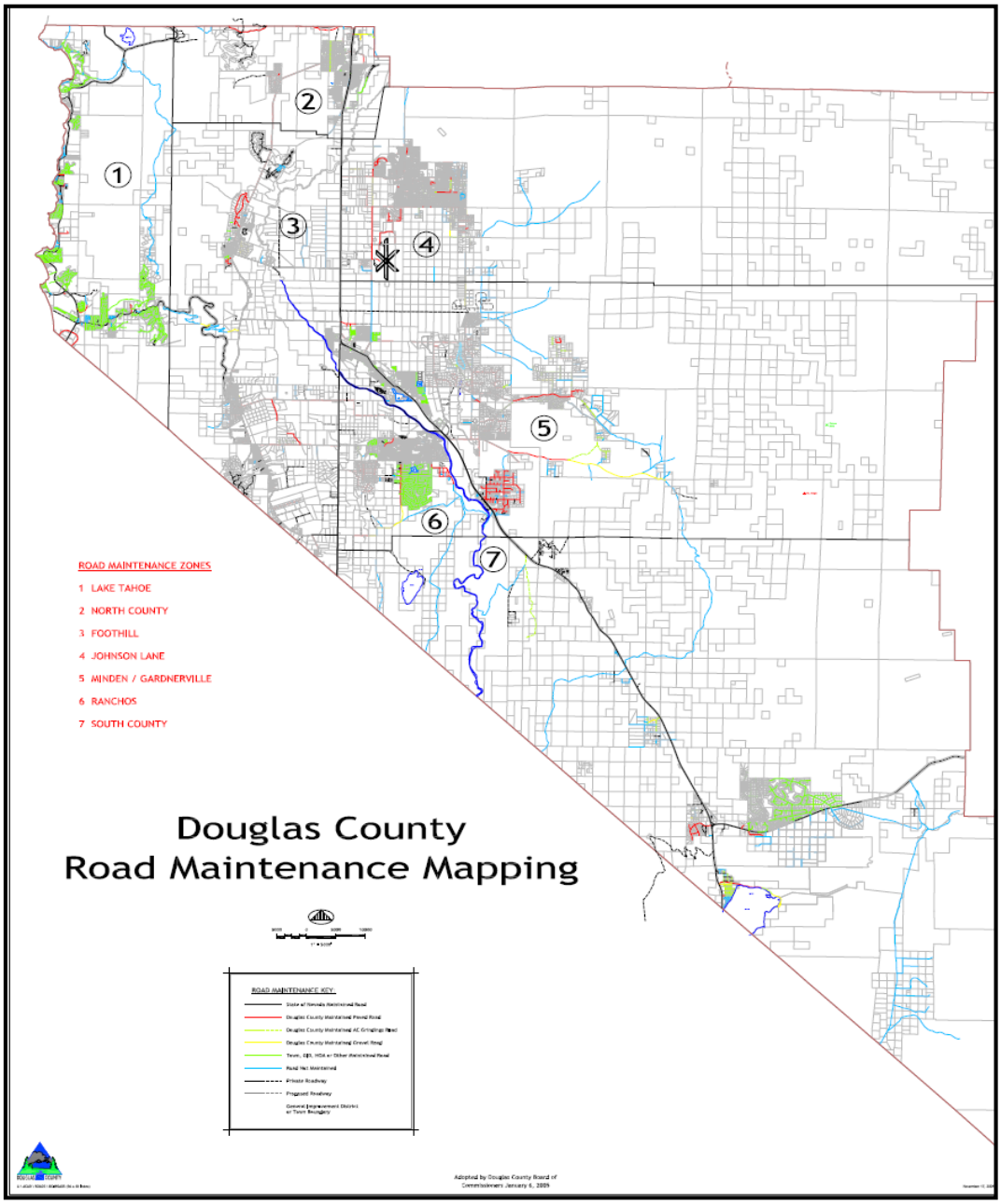


Figure 5.1 provides additional information on road mileage in Douglas County, including the responsible entities.

Figure 5.1
Lineal Miles of Roads and Entities Responsible for Maintenance

Responsible Entity	2008	2011
Douglas County	223	232
Towns and General Improvement Districts	176	188
Nevada Department of Transportation	102	102
Privately Owned	94	98
Public Roads Not Accepted for Maintenance	176	177
Total Miles	770	797

In 2007, the Transportation Plan adopted Goal 12.13, which aims to maintain a traffic level of service (LOS) C or better for all Douglas County streets and roadways. As a result, if a proposed development causes a portion of the roadway network to fall below a LOS C, the developer would need to include improvements which would mitigate the increase in traffic and maintain a LOS C.

The goal to maintain a LOS C is not a national standard. While LOS C is ideal, many jurisdictions have adopted an LOS D, including NDOT. Furthermore, most roadways function at or above LOS C for a majority of the day. Typically, it is only during peak times when certain roadways drop below LOS C. However, changing to a LOS D on some or all of the roadways will increase travel delays and congestion.

The County may want to consider changing the standard from a LOS C to D on all or certain function class roadways. If the County chooses to amend Goal 12.13 and lower the LOS from a C to D, it should be recognized that cost savings would apply to all parties responsible for roadway improvement, both the County and developers. At the current time, however, the adopted Transportation Plan requires LOS C.

Based on the travel demand model, the 2007 Transportation Plan identified $223.10 million dollars worth of roadway improvements in Phases I and II, including eight roadway projects which would be required to be constructed between the years 2007 and 2015 and 14 projects between the years 2016 and 2030 to maintain a LOS C. In Phase 1, the initial eight roadway projects are estimated to cost $76.5 million dollars. Project # 1, which added a third northbound lane on U.S. Highway 395 between Jacks Valley Road and Clear Creek Road, has been completed.

The additional 14 roadway projects in Phase II are estimated to cost the county $146.6 million. Of the 22 recommended roadway projects, some would be the responsibility of the County, the State, and future developers. At this time, these roadway projects are

unfunded. The proposed Phases I and II roadway projects included in the 2007 Transportation Plan are depicted in Figures 5.2 through 5.4.

Figure 5.2
Proposed Douglas County Phase I and Phase II Road Projects Needed to Maintain LOS C on Douglas County Roadways

ID #	ROAD	SEGMENT	IMPROVEMENTS	ESTIMATED COST	IMPLEMENTATION RESPONSIBILITY
Roadway Projects 2007-2015 (Mid-term, Phase 1)					
1	U.S. 395 #1	Jacks Valley Road to Old Clear Creek Road	Northbound third lane	$ 3,900	Douglas County
2	North Valley Road	Topsy Lane south to new development	New 2-lane road	$ 6,100	Douglas County
3	Vista Grande Boulevard	Jacks Valley Road north to existing pavement	New 2-lane road	$ 3,000	Douglas County
4	Heybourne Road Extension #1	Stephanie Way to Johnson Lane	New 2-lane road	$ 6,000	Douglas County
5	East Valley Road	Kathleen Way to Fremont Street	Rehab to county standards	$ 9,800	Douglas County
6	Muller Parkway Extension	U.S. 395/Muller Lane to Pinenut/Riverview Road	New 4-lane road	$ 39,600	Douglas County
7	Ironwood Drive Extension	Lucerne Street in Minden south to new Heybourne Road #2	2-lane road extension	$ 4,200	Douglas County
8	Zerolene Road	U.S. 395 to new Heybourne Road	New 2-lane road	$ 3,900	Douglas County
Roadway Projects 2016-2030 (Long-term, Phase 2)					
14	Johnson Lane	U.S. 395 to Vicky Lane	Widen to 4 lanes	$ 15,700	Douglas County
15	East Valley Road Connection	Fremont Street to Vicky Lane	New alignment	$ 15,900	Douglas County
19	Heybourne Road #1	Airport Road south to Muller Parkway	New 2-lane road	$ 20,300	Douglas County
20	Heybourne Road #2	Muller Parkway southeast to Gilman Avenue	2-lane road extension	$ 12,700	Douglas County
21	Heybourne Road #3	Gilman Avenue east to Muller Parkway	New 2-lane road	$ 9,600	Douglas County
22	Sixth Street	U.S. 395 to Heybourne/ Buckeye Road	Widen to 4 lanes	$ 1,600	Douglas County
24	High School Street	Gilman Avenue to Courthouse Street	New 2-lane road	$ 2,500	Douglas County
25	East Valley Road realignment	Realign to Toler Road	New 2-lane road	$ 3,000	Douglas County
26	Waterloo Lane	U.S. 395/Stodick Parkway to SR 88/Mottsville Lane	Realignment	$ 23,600	Douglas County
29	Dresslerville Road	Tillman Lane to Centerville Road	Widen to 4 lanes	$ 1,600	Douglas County
30	Drayton Boulevard	Pleasantview Dr/Silverado Rd to Kimmerling Rd	New 2-lane road	$ 6,700	Douglas County
31	East Valley Road connection	U.S. 395 south of Pinenut Road	New 2-lane road	$ 10,000	Douglas County
33	East Ranchos connection	U.S. 395 to Long Valley Road development	New 2-lane road	$ 15,000	Douglas County
34	South Ranchos connection	East Ranchos connection (#32) to Dressler Lane connection (#34)	New 2-lane road	$ 6,600	Douglas County
			Total Project Cost	***$223,100***	

* Estimated Costs in Thousands

Figure 5.3
Proposed Douglas County Phase II Roadway Projects
on NDOT Highways or Connecting State Highways Needed to Maintain a LOS C on Douglas County Roads or LOS D on State Highways.

ID #	ROAD	SEGMENT	IMPROVEMENTS	ESTIMATED COST	IMPLEMENTATION RESPONSIBILITY
Roadway Projects 2016-2030 (Long-term, Phase 2)					
9 A 9 B 9 C 9 D	US 395 Corridor Improvements #2, Segment 1 of four projects from the US 395 Southern Sierra Corridor Study	Douglas County Line to Jacks Valley Road	A. Frontage roads B. New freeway section C. Topsy grade separation D. Jacks Valley interchange	$39,400 $27,800 $12,000 $51,000	Nevada DOT
12	U.S. 395 #3	SR-88 to Jacks Valley Road	Construct frontage roads and 4-lane freeway	$138,500	Nevada DOT
16	U.S. 395, Carson Valley Eastside Bypass	South of Pinenut to Carson City Freeway	New 2-lane road	$ 267,800	To be determined
17	Genoa Lane (SR 206)	Realign Genoa Lane to Airport Road	Realignment	$ 3,400	Nevada DOT
18	US 395 #4, Westside Bypass	South of Genoa Lane to north of Waterloo Lane	New 4-lane road	$ 39,500	To be determined
23	SR-88	County Road to Waterloo Lane	Widen to 4 lanes	$ 11,900	Nevada DOT
27	SR 756	Dresslerville Road to Waterloo Lane	Widen to 4 lanes	$ 11,400	Nevada DOT
28	SR-88	Waterloo Lane/Mottsville Road to Kimmerling Road	Widen to 4 lanes	$ 12,500	Nevada DOT
32	US 395 #5	Pinenut Road to Palomino Drive	Widen to 5-lane section	$29,100	Nevada DOT
35	Dressler Lane connection	U.S. 395 to SR 88/ Fairview Lane	New 2-lane road	$ 40,700	To be determined
			Total Project Cost	***$685,000***	

* Estimated Costs in Thousands

Figure 5.4
Proposed Douglas County Phase II Roadway Projects
Alternate Local Regional Access Not Needed to Maintain LOS C on Douglas County Roadways.

ID #	ROAD	SEGMENT	IMPROVEMENTS	ESTIMATED COST	IMPLEMENTATION RESPONSIBILITY
Roadway Projects 2016-2030 (Long-term, Phase 2)					
10	Vicky Lane Extension	Vicky Lane to Carson Freeway	New 2-lane road	$ 97,700	Douglas County
11	Heybourne Road Extension #2	Stephanie Way to Carson Freeway	New 2-lane road	$ 94,900	Douglas County
13	Stephanie Way	U.S. 395 to Santa Barbara Drive	Widen to 4 lanes	$ 9,400	Douglas County
			Total Project Cost	***$202,000***	

* Estimated Costs in Thousands

Depending on population growth, the timing of these projects may need to be revised. With the County's population growing at a slower rate then predicted, the projects identified in the 2007 Transportation Plan (Figures 5.2, 5.3, and 5.4 above) do not need to be implemented based on the same timeframes for each phase. Keeping a close eye on the County's population and other growth indicators will allow the county to prioritize and plan for the required roadway improvement projects. If the population begins to edge towards the 2007 predicted average growth rate of 2 percent, the County will need to prepare and plan for the implementation of the roadway projects.

Financial Issues

Roadway improvements and the general maintenance of the existing roadway network are funded by three measures, a County construction tax, County room tax, and a combination of state gas taxes. Since the year 2005, all three revenue streams have been steadily declining. The decline in revenues and Douglas County's aging and growing roadway network makes for an unsustainable future. Figure 5.5 illustrates the declining road fund revenues.

In 2011, the Douglas County Board of Commissioners reviewed a potential five cent gas tax to raise additional revenues for road maintenance. The proposed tax was to generate funds for maintaining and rehabilitating existing roadways. Due to concerns raised during public hearings, the Board did not pursue implementing a five cent gas tax at the current time.

Figure 5.5
Douglas County Transportation Revenues

Change in the Road Fund Revenues							
	FY05/06	**FY06/07**	**FY07/08**	**FY08/09**	**FY09/10***	**FY 10/11**	**FY 11/12**
Construction Tax (Commercial 50 cents a square foot and Residential 500 dollars a unit)	$480,343	$250,331	$168,796	$104,047	$71,911	$51,127	$40,000
Room Tax (1% Valley and 1% Lake)	$681,641	$676,374	$657,154	$567,372	$515,325	$517,991	$485,000
Road Operating Fund (6.35 cent state gas tax)	$1,234,748	$1,205,078	$1,194,923	$1,236,139	$985,577	$1,116,486	$1,088,295
Regional Transportation (4 cent state gas tax)	$917,009	$845,583	$832,664	$935,548	$591,463	$781,029	$743,853
Total Road Fund Revenues	$3,313,741	$2,977,366	$2,853,537	$2,843,106	$2,164,276	$2,466,633	$2,357,148
Change by Percentage	-5%	-11%	-4%	0%	-31%	12%	-5%

* Revenues for FY 09/10 reflect corrections associated with a State overpayment in FY 08/09, the State withheld funds (Costco gas taxes were erroneously credited to Douglas County in FY 08/09).

The *2007 Douglas County Transportation Plan* concluded that Douglas County would not be able to construct any new transportation facilities or maintain its existing facilities with its current revenue stream. The plan recommended a traffic impact fee to enable Douglas County to construct new roadway improvements. The Douglas County Planning Commission considered a proposed transportation impact fee in 2009, which would have required an impact fee on new development. The impact fee would have been used to fund capacity improvements to mitigate the impacts of new development. However, no impact fee was submitted for Board consideration.

As the County's road network continues to grow and funding resources shrink, there may need to be a discussion on whether or not to continue accepting new roads for maintenance. Between 2007 and 2010, the County's roadway responsibilities grew by nine lineal miles.

Main Street

Douglas County contains four unique downtown areas, three of which are located within the Carson Valley Regional Plan. The areas include downtown Gardnerville, Genoa, and Minden. The forth is located within the Tahoe Regional Plan. While the Stateline Area is not designated as a downtown area, the characteristics and intended outcome are similar to that of a downtown area.

The Tahoe Transportation Plan, Mobility 2030, identifies the importance and need to create a pedestrian-friendly main street for the Stateline Area. It supports creating multi-modal transportation opportunities to provide residents and visitors a variety of travel modes from walking, biking, alternative fuel buses/shuttles and regular ferry service.

In recent years, the Town of Gardnerville has utilized a Main Street program to revitalize the downtown area. In addition, all four areas have been included in the County's Economic Vitality Plan, as well as other local and regional plans. The focus is to create pedestrian friendly areas.

With a limited number of parallel roads that could absorb any through traffic, the County is evaluating potential routes to bypass and remove truck traffic from the historical Main Street areas of Gardnerville and Minden.

Safety

Identified in 2007 as one of the most significant transportation issues in the County is the concern about traffic safety and capacity along the U.S. Highway 395 corridor through downtown Gardnerville and Minden. U.S. Highway 395 is the primary corridor through Carson Valley.

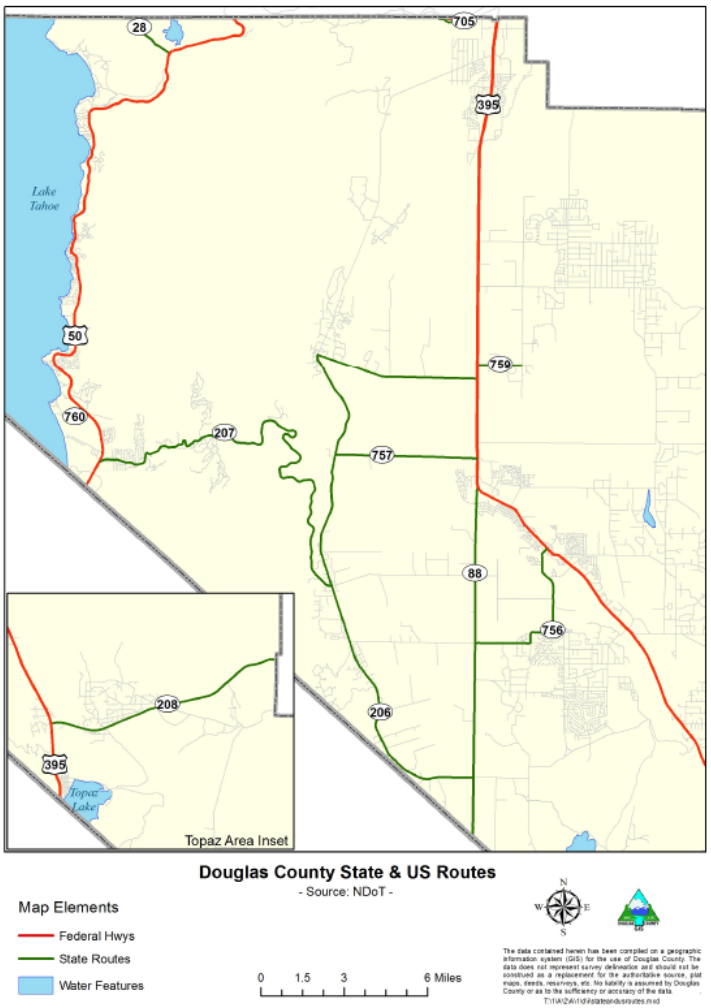
Crash data for locally maintained Douglas County roads is not collected. NDOT does collect data for state routes. Figure 5.6 provides crash data for all State and Federal roads in Douglas County from July 2006 through July 2011. Map 5.7 depicts the Federal and State Routes in Douglas County.

Figure 5.6
Crash Data for State and Federal Roadways in Douglas County, 2006-2011

	U.S. 50	U.S.395	S.R.28	S.R.88	S.R.206	S.R.207	S.R.208	S.R.705	S.R.756	S.R757	S.R.759	S.R.760
Total Fatalities	2	13	0	4	2	0	0	No Data	0	0	0	0
Total Injuries	210	384	16	64	25	84	6	No Data	41	4	0	0
Totals Crashes	605	1087	29	154	67	269	20	No Data	92	8	6	1

* Source: NDOT

Map 5.7
Douglas County State and U.S. Routes



Off-Street Parking

Since the adoption of the 2007 Transportation Plan, both the Town of Gardnerville and Genoa have raised concerns regarding off-street parking requirements. Currently, if a property is developed or redeveloped within the Towns, the applicant is responsible for providing a specific number of parking spaces, usually correlating with the type of use and square footage of a building. For example, a 10,000 square foot retail building would require 40 parking spaces, approximately 7,200 square feet dedicated to parking space. For a restaurant use, the number of parking spaces required doubles. The County's current parking requirement has been raised as a problematic issue for three reasons.

- The downtown areas are already built out, requiring applicants to obtain a parking variance or tear down existing structures.

- Parcels within the downtown areas are small, typically less than 25,000 square feet, placing a high demand on land area.
- Downtown areas need to be designed to a walkable scale. Parking lots require a vast amount of horizontal space, contributing to long walk times between points of interest.

The County may need to consider amending the Development Code to either reduce or else waive off-street parking requirements in the Towns, combined with efforts to facilitate the development of off-street public parking locations. The County's Development Code presently only allows an administrative variance of 10 percent of the required parking.

Public Transportation

The *2007 Douglas County Transportation Plan* includes an Element on public transportation, which is an important part of transportation planning. Public transportation is part of the overall transportation system, providing mobility to all residents, especially those who do not have access to private vehicles, such as low income persons, the elderly, and persons with disabilities. In addition to providing mobility within Douglas County, public transit allows residents to access regional employment, education and health care services located in the Carson City and Reno/Sparks area. Public transit has the potential to reduce roadway congestion and environmental pollution by decreasing the percentage of commuters traveling by single occupancy vehicles.

Douglas County operates the Douglas Area Rural Transit (DART) service, which carries bus passengers between the southern most and northern most points of Douglas County along the U.S. Highway 395 corridor. DART operates two different services. The DART Express service provides a fixed route service which connects the Gardnerville Ranchos community to downtown Minden and Gardnerville. The second service is DART Dial-A-Ride, which provides demand response to seniors and the disabled community with a curb to curb service for eligible and certified riders. Further coordination has been established between the Lake Tahoe Transportation District to continue connectivity to Carson City and Lake Tahoe basin. There is a growing senior population who continue to need alternative forms of transportation. DART currently needs more funding to meet the growing need of seniors who are unable to drive themselves.

Douglas County provides transit service in the Lake Tahoe area under a private contract. The BlueGO Bus Service operates along U.S. Highway 50 from Zephyr Cove to Stateline and along the Kingsbury Grade. The Regional Transportation Commission of Washoe County funds and operates an intercity bus service between north Douglas County and the Meadowood Mall, the Reno/Tahoe Airport and downtown Reno.

As Douglas County continues to focus growth in the Minden/Gardnerville area and along U.S. Highway 395 and as the County's population ages, residents will expect and need a

more active transit service in this corridor. This will likely require the development of more frequent fixed route and demand responsive services covering a wider geographical area. Increased employment opportunities in the Lake Tahoe and Carson Valley areas will also increase the need for public transportation.

The *2007 Douglas County Transportation Plan* recommends that Douglas County prepare a short-range transit plan to determine the costs, benefits and logistics of improving local transit services and should evaluate: vanpool service connecting to the Lake Tahoe, Carson City and Reno areas, expanded transit service hours, area and frequency, and increased frequency for demand responsive service in compliance with the Americans with Disabilities Act.

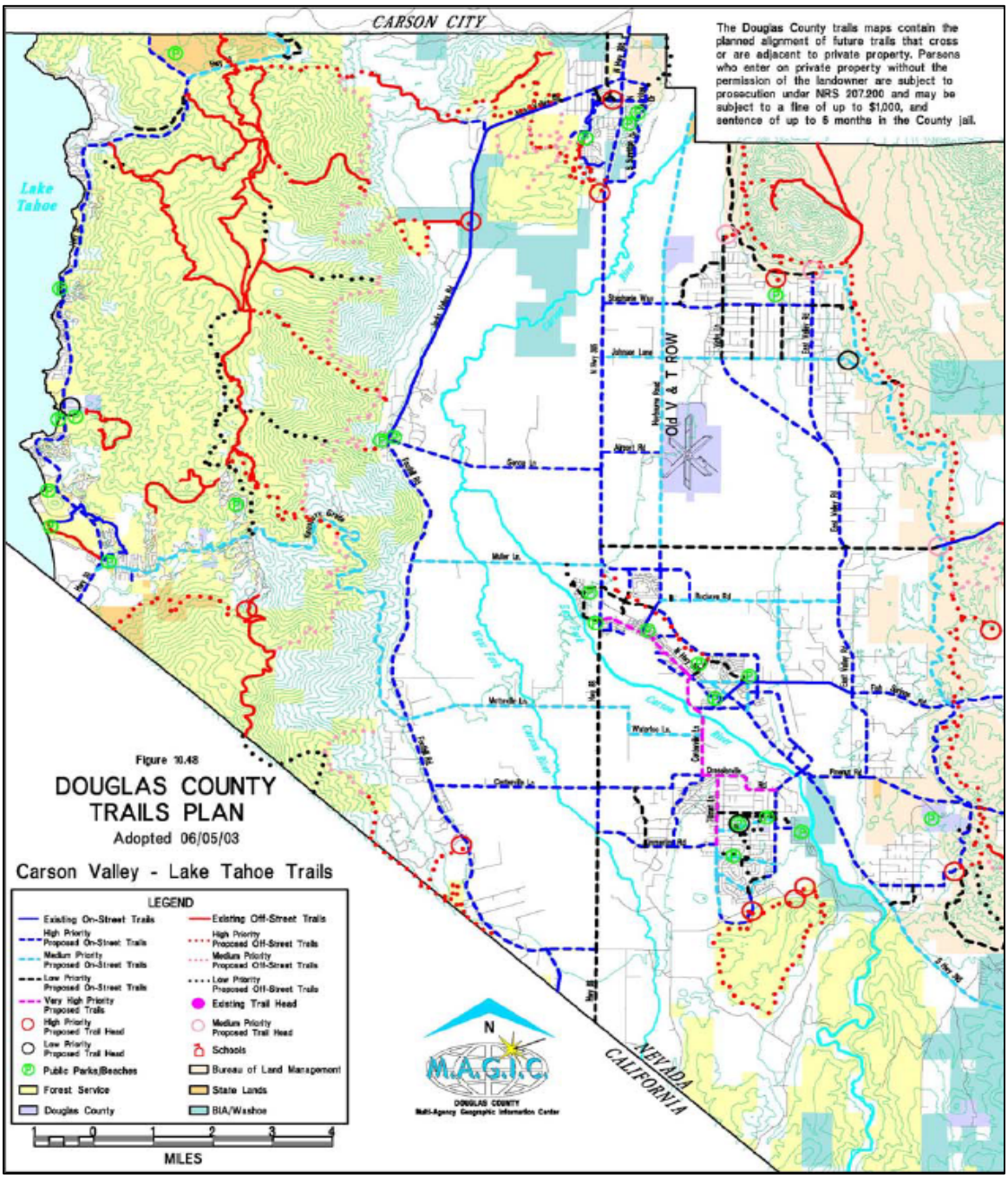
Public transportation is also discussed in CAMPO's 2030 Regional Transportation Plan and the TMPO's Mobility 2030: Lake Tahoe Regional Transportation Plan.

Bicycle/Pedestrian/Trails Planning

The Douglas County Comprehensive Trails Plan, adopted by the Board of Commissioners on June 5, 2003, and as amended, includes goals, policies, and actions. The includes trail maps to provide for the enhancement and development of a coherent, workable community trails program which will assist in the creation of a system of paved and unpaved surfaces and multiple types of uses throughout Douglas County. The Plan establishes specific public access points, trailheads and trail locations to be developed over the life of the Master Plan. The Trails Plan includes the County's bicycle plan which includes connection points across the Carson Valley and between various community areas.

The 2003 Douglas County Trails Plan identified and prioritized numerous on and off street trails in the County. The plan categorized certain trails as very high, high, medium, or low priority. The plan incorporated all types of trails, ranging from on-street bike lanes to off-street pedestrian trails. Map 5.8 shows the prioritized trails along with sections of existing trails.

Map 5.8
The 2003 Douglas County Trail Plan



Bicycle Planning

Over the years, the County has struggled to require bike lane improvements as land is developed. As of 2011, all of the very high priority on-street trails including portions of Centerville Lane, Douglas Avenue, Tillman lane, and Dresslerville Road remain unconstructed and unfunded.

As the Master Plan, Transportation Plan and Trails Plan are updated, the County may desire to adopt a goal which encourages staff to develop a new mechanism to acquire or fund off or on street trails. As development grows, the need to construct a multi-modal transportation system becomes more necessary. Due to the existing and continuing sprawling development patterns, the County will find that creating a comprehensive trails system continues to be expensive. In the future, it may be beneficial for the County to change course away from a large comprehensive bike lane system and instead focus on creating a more consolidated and connected system that provides through connection to the County's major commercial, public facilities, and residential nodes. In addition, as the County continues to strive to be a recreation destination, it will need to consider what types of facilities visiting cyclist desire and pursue.

There are several bicycle planning and implementation efforts underway, including the NDOT Bicycle Plan and the Nevada Stateline-to-Stateline Bikeway at Lake Tahoe. NDOT is currently preparing a new Statewide Bicycle Plan. At this time, the scope for this plan includes conducting stakeholder meetings, soliciting public involvement, evaluating existing conditions, identifying the State's vision, goals, and objectives, recommendation of plan components, methods of implementation, and planning workshops to present the draft plan. The Draft Final Plan is anticipated to be submitted towards the end of 2012.

The County is working on constructing the first part of the Nevada Stateline-to-Stateline Bikeway (Tahoe Lakeview Trail), from the Stateline casino core to Round Hill Pines Beach. This trail will eventually be extended along the Nevada shoreline of Lake Tahoe. Douglas County has also participated in the development of the South Shore Vision Plan, funded by the South Tahoe Alliance of Resorts (STAR), for the Highway 50 corridor from Kahle Drive to Ski Run Boulevard, which encourages the environmental redevelopment of the casino core into a recreational destination.

The Tahoe Metropolitan Planning Organization's *2010 Lake Tahoe Region Bicycle and Pedestrian Plan* presents a guide for planning, constructing, and maintaining a regional bicycle and pedestrian network and support facilities in the Lake Tahoe Basin. The Lake Tahoe Region Bicycle and Pedestrian Plan, and as amended, is incorporated in its entirety into the Master Plan.

Figure 5.9 shows the proposed and existing bike facilities within the Tahoe Basin.

Map 5.9
Lake Tahoe Regional Transportation Plan Bicycle and Pedestrian Facilities

Source: Lake Tahoe Regional Transportation Plan

Trails Planning

Since the adoption of the *Comprehensive Trails Plan*, numerous trail improvements have been made. A leading trails organization in the Carson Valley and a private partner with Douglas County is the Carson Valley Trails Association. Since 2003, approximately 30 miles of trails have been constructed and there is another 100 miles planned. Due to the leadership of the Carson Valley Trails Association, the County has been awarded both planning and construction grants. The Association has designed and coordinated the construction of the Genoa Trail System (17 miles), the Fay-Luther and Job's Peak Ranch Trail System (9 miles), and the Bently Kirman Tract Trail (3 miles).

The Town of Genoa has acquired redevelopment funds from the County for town pedestrian and beatification improvements. The Town is working with Walley's Hot Springs and other land owners to construct a multi-use trail which would connect Downtown Genoa to Walley's Hot Springs. The improvements will include a trail, on and off street parking, and town landscaping. The *2003 Comprehensive Trails Plan* will need to be updated to reflect new trail improvements as well as future improvements that are still needed throughout the County.

Aviation Element

The Minden-Tahoe Airport's primary role is to provide access to the air transportation network for the public. Public access encompasses personal, business, and corporate aircraft. The secondary role of the airport includes world class soaring opportunities and access for Douglas County and surrounding communities during emergencies. The Airport hosts a number of community events throughout the year and plans to construct a soaring museum when funding can be secured. The *Minden-Tahoe Airport Master Plan* is a separate document, adopted by the Board of Commissioners on May 28, 2008, and as amended, which is incorporated by reference in its entirety into the Master Plan. In order to maintain federal funding, the plan must be in compliance with Federal Aviation Administration (FAA) requirements.

Figure 5.7
2010 Aerial View of Minden-Tahoe Airport

Source: Douglas County Airport

Transportation (TP) Goals, Policies, and Actions

The following goals and policies are from the 2007 Douglas County Transportation Plan:

TP Goal 1 **Provide and maintain an integrated transportation system for the safe, efficient movement of people and goods throughout Douglas County.**

TP Action 1.1: Update the 2007 Douglas County Transportation Plan.

TP Goal 2 **Provide appropriate transportation facilities to ensure a high quality-of-life for Douglas County residents.**

TP Action 2.1: Update the 2003 Comprehensive Trails Plan

Historic and Projected Growth

TP Policy 2.1 Evaluate the impacts of current and planned development in Douglas County.

TP Policy 2.2 Coordinate transportation planning and land use development.

Travel Demand Model

TP Policy 3.3 Update the travel demand model on a regular basis, at least every 5 years.

TP Policy 3.4: Maintain accurate data on population, employment and average daily traffic to facilitate travel model update.

Streets and Highways Element

TP Policy 4.5 Identify high accident locations and take appropriate actions to ensure continued public health and safety.

TP Policy 4.6 Provide appropriate traffic control devices on new and existing transportation facilities.

TP Policy 4.7 Post appropriate speed limits based on current speed limit studies.

TP Policy 4.8 Protect public safety by removing snow and other hazards from roadways.

TP Policy 4.9 Remove litter, trash and debris from the roadside and the right-of-way to keep roadways within Douglas County aesthetically pleasant.

TP Policy 4.10 Implement near-term traffic safety and traffic operations improvements from 2007 to 2011.

TP Policy 4.11 Implement mid-term road improvements to provide acceptable traffic operations from 2007 to 2015.

TP Policy 4.12 Implement long-term road improvements to provide capacity and mobility from 2016 to 2030.

TP Policy 4.13 Maintain a traffic LOS C or better on all Douglas County streets and roadways.

TP Policy 4.14 Develop a "pedestrian-friendly" U.S. Highway 395/Main Street corridor through Minden and Gardnerville.

TP Policy 4.15 Support NDOT projects that maintain traffic flow (high speed and capacity) on U.S. Highway 395 between Minden and Carson City as identified in the *U.S. 395 Southern Sierra Corridor Study* (2007).

TP Policy 4.16 Support possible bypass facilities to keep traffic moving through Minden and Gardnerville.

TP Policy 4.17 Develop a truck routes plan to keep excessive through-traffic out of neighborhoods.

TP Policy 4.18 Resolve/prevent neighborhood traffic issues by providing adequate through-traffic facilities on major collectors and arterials.

TP Policy 4.19 Provide traffic transitional facilities (such as traffic circles/roundabouts) in the Minden/Gardnerville area.

TP Policy 4.20 Maintain a current map of proposed Douglas County transportation improvement projects.

TP Policy 4.21 Maintain current design standards for Douglas County roadway classifications as identified in the *Douglas County Engineering Design Manual*.

Public Transportation

TP Policy 5.22 Provide general public transit service to Douglas County residents and visitors.

TP Policy 5.23: Provide transit services to the elderly and persons with disabilities, as required by the Americans with Disabilities Act (ADA).

TP Policy 5.24: Provide regional public transit, connecting Douglas County residents and visitors with Carson City, Washoe County and Alpine County (California).

TP Policy 5.25 Promote use of local and regional public transit serving Douglas County residents and visitors.

TP Policy 5.26 Develop public transit goals and objectives to measure and evaluate transit system performance.

TP Policy 5.27 Annually review performance measures and indicators for existing transit services and adjust services accordingly.

TP Policy 5.28 Prepare a short range transit plan by 2010, including a five-year transit project list, which identifies transit needs, and potential service improvements along with a financial plan.

TP Policy 5.29 Establish and preserve a transportation corridor in the vicinity of the former Virginia & Truckee railroad right-of-way between Minden and the Carson City line, parallel to Heybourne Road.

TP Policy 5.30 Evaluate the feasibility of providing rubber-tire transit service to initially serve major travel destinations as development occurs along the Heybourne Road corridor. Identify potential private and public funding sources to establish and maintain service.

Bicycle/Pedestrian/Trail Element

TP Policy 5.31 Maintain and implement the adopted *Douglas County Comprehensive Trails Plan* to provide opportunity for non-motorized transportation within the county that meets both recreational and commuter needs.

TP Policy 5.32 Ensure development and maintenance of multi-purpose (hiking, equestrian, bikeway and off-road bicycle) trail systems throughout Douglas County, connecting with public lands and recreation facilities of local and regional interest. See additional policies in the *Douglas County Comprehensive Trails Plan*.

Airport Element

TP Policy 5.33 Provide for safe continuation and expansion of the Minden–Tahoe Airport. See additional policies in the Minden–Tahoe Airport Plan.

Financial Element

TP Policy 5.34 Coordinate with the NDOT to implement capital and operational improvements on state facilities in a timely manner.

TP Policy 5.35 Develop funding mechanisms to implement system-wide capacity and operational system improvements to the street and highway network.

TP Policy 5.36 Develop funding mechanisms to maintain the existing street and highway network.

TP Policy 5.37 Develop funding mechanisms to implement public transportation system improvements.

TP Policy 5.38 Develop funding mechanisms to implement improvements to the bicycle/pedestrian/trails system.

TP Policy 5.39 Develop funding mechanisms to implement improvements at the Minden–Tahoe Airport.

TP Policy 5.40 Explore the development and implementation of a traffic impact fee program to fund regional capacity improvements on the street and highway network.

TP Policy 5.41 Develop and maintain a coordinated transportation plan of proposed transportation facility improvements in collaboration with adjacent jurisdictions.

TP Policy 5.42 Construct and maintain necessary street and road facilities in rural and urban settings to maintain a high quality-of-life in Douglas County.

The following are goals identified in the Minden-Tahoe Airport Master Plan (AP):

AP Goal 1: Accommodate forecast operations in a safe and efficient manor.

AP Goal 2: Ensure that future development will continue to accommodate a variety of general aviation activities.

AP Goal 3: Enhance and facilitate soaring while maintaining and improving safety.

AP Goal 4: Identify the best land use types for the landside development areas.

AP Goal 5: Foster complementary development of Airport's environs.

AP Goal 6: Enhance the self-sustaining capability of the Airport and ensure the financial feasibility of airport development.

AP Goal 7: Encourage the protection of existing public and private investment in land and facilities.

Lake Tahoe Transportation (LT T) Goals, Policies, and Actions

LT T Policy 1: Participate and support the planning, design and implementation of transportation projects and transit improvements at Lake Tahoe consistent with the Tahoe Revitalization initiative of the County Economic Vitality Plan and other needs identified through the annual update of the County 5-Year Transportation Plan, County Transportation Plan, and plans of the TRPA, TMPO and TTD.

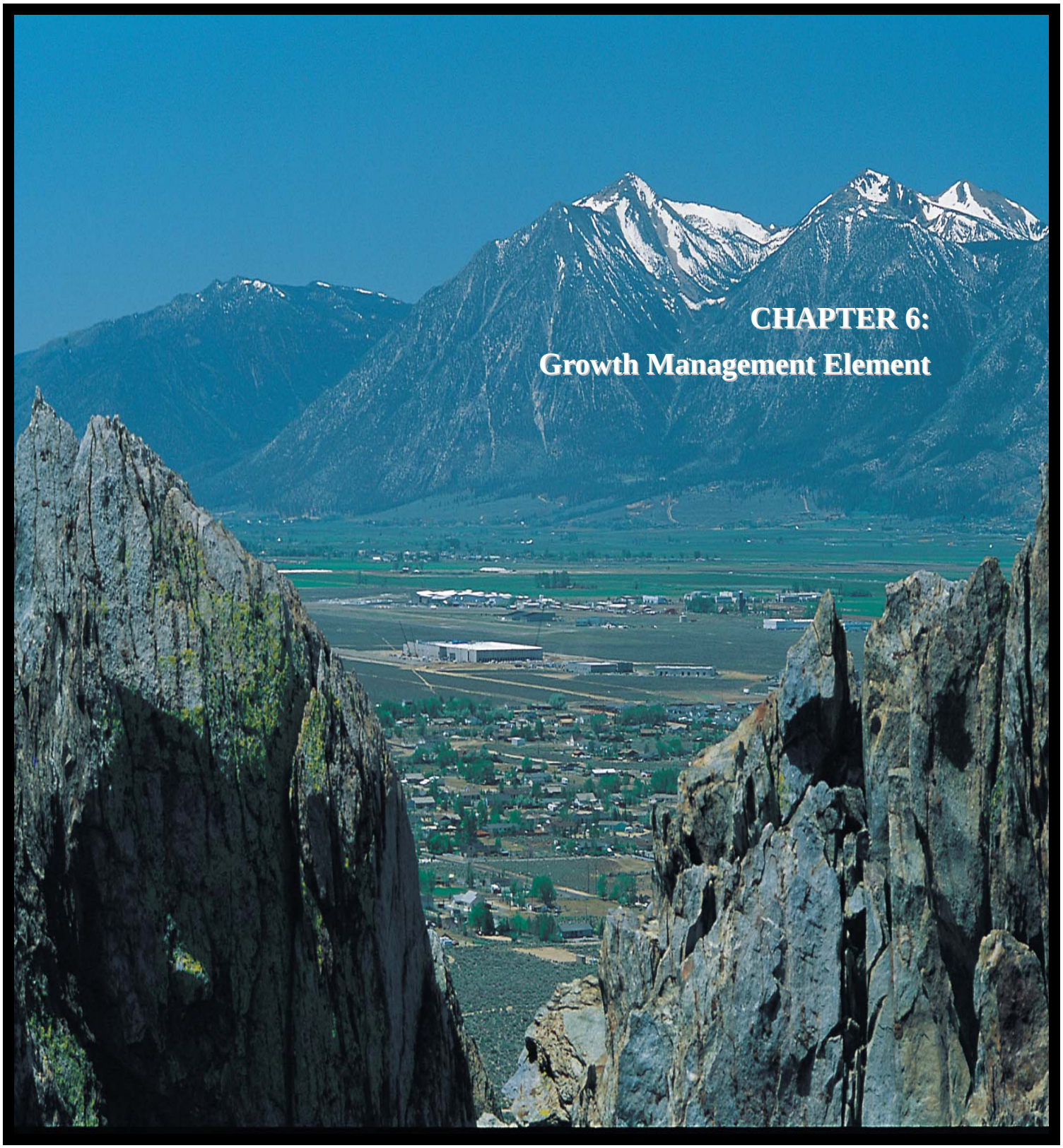
LT T Action 1.1: Douglas County shall participate with the TTD, TMPO, NDOT, City of South Lake Tahoe, Caltrans, FHWA, Nevada State Parks, and private sector stakeholders in the planning, design and implementation of the U.S. 50 Stateline Corridor/South Shore Revitalization Program.

LT T Action 1.2: Douglas County shall continue to participate in efforts to complete the Nevada Stateline-to-Stateline Bikeway Project and other identified bicycle and multi-use trail projects within Douglas County at Lake Tahoe consistent with the Tahoe Revitalization and Tremendous Trails initiatives of the County Economic Vitality Plan.

LT T Action 1.3: Douglas County shall continue to participate in the planning and implementation of transit system improvements through its representation on the Tahoe Transportation District Board of Directors.

LT T Action 1.4: Through the Tahoe Transportation District, Douglas County shall continue to explore the feasibility and potential benefits of waterborne transit at Lake Tahoe that serves the County and further supports the Tahoe Revitalization and the South Shore Plan.

LT T Action 1.5: Douglas County shall continue to participate in the community based forum of the South Shore Transportation Management Association (SS/TMA). SS/TMA plays a lead role in the development of transportation demand management and strategies to mitigate the impact of highway construction projects and special events.



View of the Carson Valley

Introduction

The question of how to best manage growth has been a major issue in Douglas County since 1996, when the Growth Management Chapter (20.500) was adopted in Douglas County Code. Since that time, several growth management programs have been put in place to protect the rural lifestyle enjoyed in the Carson Valley and Topaz communities, including the adoption of the Building Permit Allocation and Growth Management Ordinance, establishment of Urban Growth Boundaries, adoption of adequate public facility provisions in both Douglas County Code and the Douglas County Design Criteria and Improvement Standards, and development of a Transfer Development Rights (TDR) Program. Other important growth management tools, such as an Open Space Acquisition Program, have yet to be implemented. The purpose of this Element is to review existing growth management strategies being used in Douglas County, identify issues, and provide goals, policies, and actions for improving them.

For information on growth management tools implemented by the Tahoe Regional Planning Agency (TRPA) in the Lake Tahoe Basin, refer to the Tahoe Regional Plan in the Land Use Element.

Growth Management Programs

Building Permit Allocation and Growth Management Ordinance

In November 2002, Douglas County voters passed ballot Question 4, also known as the Sustainable Growth Initiative (SGI). This initiative was intended to limit residential growth to 280 new units per year, outside of the TRPA jurisdiction, in order to control growth, protect water resources, and support the rural lifestyle of Douglas County. It became the subject of several different court cases, however, and was never put in force. In response to the initiative, the County and the SGI supporters worked together for over one year to develop an acceptable growth management program. As a result, in June of 2007 the SGI was officially repealed and replaced with the Building Permit Allocation and Growth Management Ordinance (ref. Ordinance 2007-1199), which limits residential growth and requires building permit allocations.

The Building Permit Allocation and Growth Management Ordinance (refer to Chapter 20.560 in Douglas County Code) became effective on July 1, 2007, and was approved by the voters in the form of an advisory question during the general election of November 2008. The number of allocations for each year is based off of the 2000 Census population. The Douglas County 2000 Census population, outside of the jurisdiction of

the TRPA, was 34,520 people. The number of allocations is compounded annually at a rate of 2 percent for the 50 year planning period resulting in a total of 26,812 allocations.

Vested Projects

In 2007-2008, the Board of Commissioners approved a List of Vested Projects, projects that were approved prior to the adoption of the Building Permit Allocation and Growth Management Ordinance and that are exempt from the allocation provisions (refer to Resolution No. 2007R-054 and Resolution No. 2008R-082). On the effective date of the Ordinance, July 1, 2007, there were 4,773 allocations set aside for vested projects. As of September 2011, the County had issued 91 of the 4,773 allocations set aside for vested projects. A number of projects have also expired since 2007 and are therefore no longer "vested." As a result, only 4,079 of the allocations set aside are still needed for vested projects.

Administrative Procedures

Since the adoption of the Building Permit Allocation and Growth Management Ordinance in July 2007, the Board has adopted the following two amendments to the administrative procedures of the ordinance:

1) Ordinance No. 2008-1235. On January 3, 2008, the Board approved an ordinance allowing for vested projects tied to development agreements that are extended to remain exempt and to exempt dwelling units on certain agricultural parcels from the allocation provisions.

2) Ordinance No. 2009-1278. On March 5, 2009, in response to the reduced demand for allocations and the subsequent availability of excess allocations, the Board approved an ordinance allowing for allocations to be requested and issued on a first-come, first-served basis, outside of the quarterly distribution time, when there are excess allocations available.

During a review of the Ordinance in 2011, the Planning Commission and Board of Commissioners recommended no changes to the ordinance.

Growth of Population and Number of Allocations Used

The Douglas County 2010 Census population, outside of the jurisdiction of the TRPA, was 41,762 people. From 2000 to 2010, the population increased by 7,242 people (41,762 - 34,520 = 7,242). Thus, the population increased by 20.98 percent over 10 years and the average annual rate of growth was approximately 1.92 percent, which is very close to the adopted growth rate of 2 percent. If a 2 percent compounded growth rate was applied

to the 2000 Census population, the population in 2010 would have been 42,080 people. Thus, the projected population was just slightly higher than the actual population determined by the 2010 Census. Figure 6.1 includes the number of allocations available and number of allocations issued from FY 2007-08 to 2010-11:

Figure 6.1
Number of Allocations Issued by Year (FY 07/08 to 10/11)

FY Year	Total Allocations Available	Vested Projects	Number of Allocations Issued
2007-08	317	149	77
2008-09	323	151	28
2009-10	330	155	16
2010-11	336	158	12

Based on the figures above, the number of allocations available is much higher than the number of allocations being issued. As of July 1, 2011, the County had 560 excess allocations available. This is reflective of the downturn in the housing market and reduction in the number of residential building permits being issued.

Modification to the Number of Allocations or 2 Percent Growth Rate

Any modification in the total number of allocations or a modification in the 2 percent growth rate must be placed on the ballot by the county for an advisory vote prior to any modification.

Banking and Borrowing for Large Residential Projects

Under the Building Permit Allocation and Growth Management Ordinance, a "banking and borrowing" system was created so that large projects that require more building permit allocations than are available in a given year would be allowed to proceed based on the banking of current allocations and the borrowing of future allocations. The number of allocations allowed to be taken through "banking and borrowing" is limited to no more than 40 percent of the total "allocations available to distribute" in any given year. As of 2011, this system had yet to be used.

Planned Development Overlay District

The Planned Development (PD) Overlay District allows increased residential density in a large scale development, while setting aside at least 25 percent of a site as open space to be improved in a park like setting with active recreational areas or to set aside areas considered to be environmentally sensitive, such as meadows, wetlands, perennial springs or streams and major drainage ways, or historical or archeological sites. While planned developments do not control growth, they do concentrate development outside of areas which are not considered conducive to development and are considered to be a more

environmentally friendly type of development. Planned developments are currently allowed with a zoning map amendment under County Code in all the zoning districts.

Adequate Public Facilities/Minimum Development Standards

Following the adoption of the 1996 Master Plan, Douglas County Code, Chapter 20.100, Public Facilities and Improvement Standards, and the Douglas County Design Criteria and Improvement Standards (DCDCIS) manual were developed and adopted to require "adequate public facilities" with new development and design standards for the design, construction, repair, and alteration of streets, roadways, alleys, drainage, grading, sewers, water supply facilities and all appurtenances thereto within Douglas County. In order to adequately control growth, urban improvements, such as sewer, water, and sidewalks, are required within Urban Service Areas, whereas rural improvements are required in rural areas identified in the Land Use Element.

Urban Service Areas

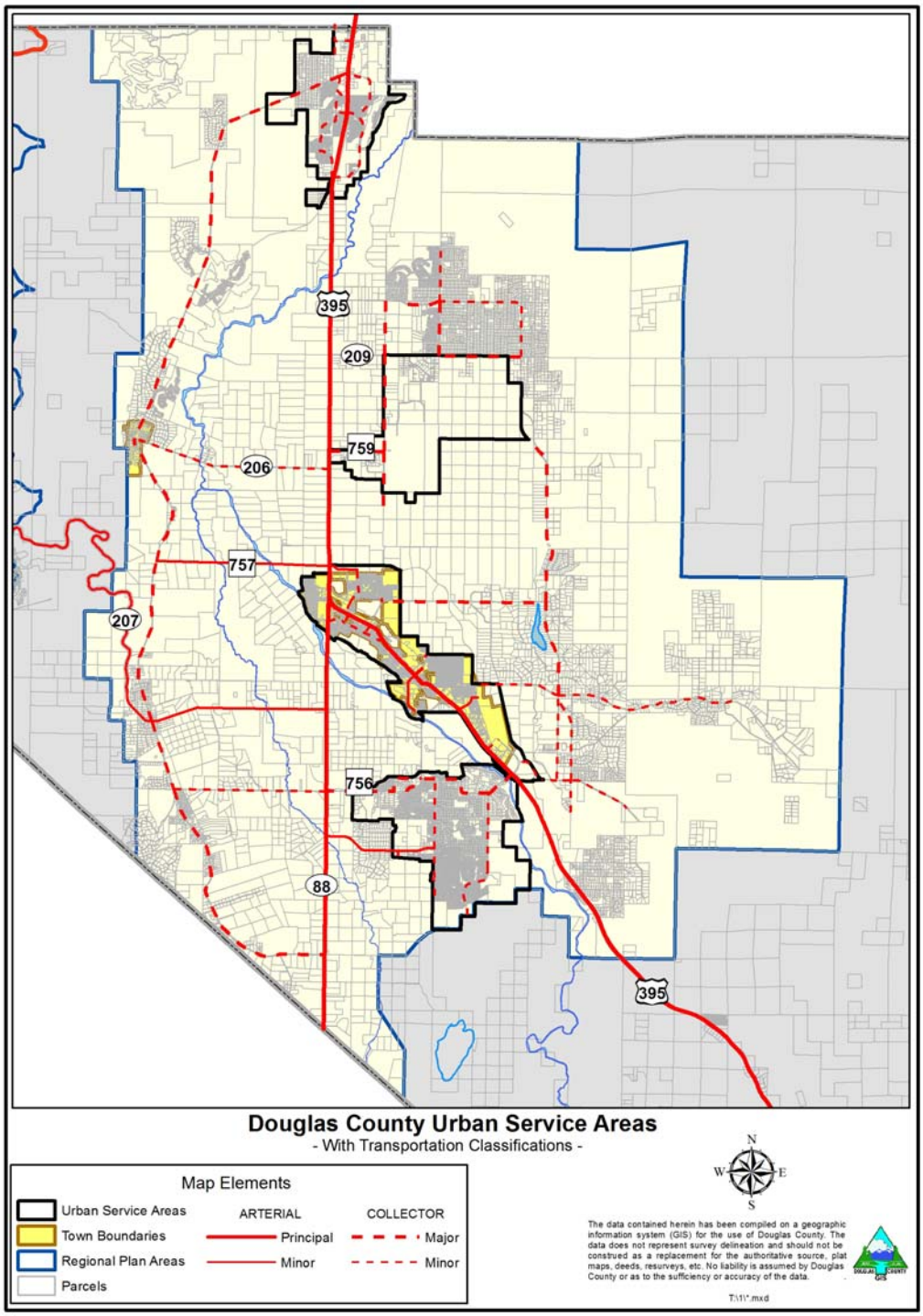
Higher density residential development and intense retail and office development are located within Urban Service Areas. Outside of Urban Service Areas, such urban development is discouraged. Urban Service Areas help to maintain urban edges, foster compact urban form, and preserve rural character. Generally, they are areas that are intended to have a full complement of urban services, including public water and sewer, sidewalks, parks, schools, bike paths, walking trails, landscaping, fire protection services, and paved streets. Urban Service Areas are within the Agriculture, Airport, Gardnerville Ranchos, Genoa, Indian Hills/Jacks Valley, and Minden/Gardnerville Community Plans. Other communities may become Urban Service Areas over time as critical infrastructure components are provided.

Map 6.1 displays the Urban Service Area Boundaries in Douglas County.

The Land Use Element recommends that urban growth occur only in Urban Service Areas and areas with densities of one unit per acre or greater. Areas outside Urban Service Areas should not be zoned for urban residential densities, and the Capital Improvement Program should not include urban facilities for those areas. The Urban Service Areas include infill sites and Receiving Areas.

Receiving Areas are designated on the Land Use Map and are adjacent to areas with urban density and existing public utilities. They are currently not zoned for urban-sized lots and are not platted for urban densities. They have been identified as available for development at the same density or other compatible density which exists in the adjacent urban area. In order to achieve this density, however, development rights must be transferred to the Receiving Area through the transfer of development rights (TDR). Owners of land within Receiving Areas retain the right to develop their land at the density allowed by the existing zoning without the use of TDRs.

Map 6.1
Carson Valley Urban Service Area Boundaries



Receiving Areas/Transfer of Development Rights Program

The Douglas County Development Code allows the transfer of development rights (TDRs) from property zoned A-19 or FR-19 (sending parcels) to property designated as Receiving Area on the Future Land Use Map. Each right is equivalent to a dwelling unit. The program is voluntary and requires agreement between property owners of sending parcels and receiving parcels. TDRs allow the owners of the sending property to retain ownership and continue to use the property consistent with a conservation easement. Thus, the TDR Program provides an opportunity for property owners to sell development rights and continue using their land for agriculture and open space.

At the time the 2000 Open Space Plan was written, County Code granted only two TDRs per 19-acre parcel. The TDR Program was not working well to preserve agricultural land, and the reason was that with TDRs being so scarce, they were expensive. Developers were not willing to pay what the landowners were willing to accept for their development rights. The TDR Program was amended in 2001 to provide more development rights per 19-acre parcel. Under current regulations (Chapter 20.500), an A-19 parcel is worth one development right plus:

- Nine bonus rights for participating in the program;
- Seven bonus rights if at least 50 percent is located in the FEMA 100-year floodplain;
- Seven bonus rights if all water rights are restricted;
- One bonus right for dedication of public access; and
- Twenty bonus rights for every 100 acres when the sending parcel or contiguous parcels are at least 100 acres.

All in all, this works out to a maximum of 25 development rights per 19-acre agricultural parcel, with potentially more for parcels or contiguous parcels over 100 acres.

A FR-19 parcel is worth one development right plus:

- One bonus right if at least 50 percent is located in the FEMA 100-year floodplain;
- One bonus right for dedication of public access easements; and
- One bonus for every 100 acres when sending parcel or contiguous parcels are a minimum of 100 acres.

All in all, this works out to a maximum possible of three development rights per 19-acre forest and range parcel, with potentially more for parcels or contiguous parcels over 100 acres.

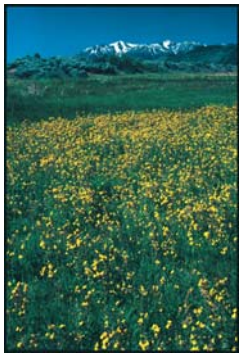
Prices for development rights are established by the buyer and seller of those rights without interference by the County.

A detailed breakdown of TDR activity since 2002 is provided below in Figure 6.2. As one can see, 4,003 acres have been set aside in conservation easements in the Carson Valley as a result of the program.

Figure 6.2
Transfer Development Rights Activity
2002 to 2009

Year	# of TDR's Certified	# of TDR's Transferred	# of TDR's Remaining	Acreage Deed Restricted
2002	1,262	1,185	77	2,177.00
2003	663	663	0	461.64
2004	0	0	0	0.00
2005	1,447	1,445	2	989.26
2006	0	0	0	0.00
2007	146	146	0	100.00
2008	205	138	67	140.72
2009	198	138	60	135.05
Total	**3,921**	**3,715**	**206**	**4,003.67**

Open Space Acquisition Program



The first Open Space Plan was adopted in 2000 in order to allow the County to place an open space funding ballot question in front of the voters in the November 2000 general election. Nevada Revised States (NRS) Section 376A.020 mandates that an open space plan be adopted prior to a county placing an open space funding measure before the voters. NRS also permits jurisdictions to levy a quarter cent sales tax for this purpose, such a measure has been adopted in Carson City. While the 2000 ballot question failed, finding a way to fund an Open Space Acquisition Program, which could allow for the outright purchase of the land or to compensate landowners for conservation easements and still allow them to retain ownership and use of their lands, continues to be a priority of the County and many of its residents.

An updated Open Space and Agricultural Lands Preservation Plan was adopted in October 2007. It identifies a number of preservation strategies, including the adoption of a Purchase Development Rights (PDR) program, in order to maintain rural character, protect view sheds and scenic vistas, preserve agricultural lands, preserve sensitive environmental features, protect the floodplain, maintain urban edges, limit the expansion of public facilities, and reduce the pressure on the county's groundwater resources. The 2007 Open Space Plan recognizes that a PDR program could be implemented and administrated by the County or through a non-profit, such as a land trust or conservancy.

Since the adoption of the Open Space Plan, the County has continued to pursue grant funding to preserve open space. For example, Nevada Division of State Lands Question 1 (Q-1) grant funding was secured to purchase open space along the Martin Slough in the Town of Minden in order to develop a linear park and for flood control purposes. In addition, the County has been working to develop comprehensive federal legislation (Lands Bill) that would enable the preservation of historic ranching, riparian lands, wildlife habitat, open space, and natural resources through the proceeds raised from the sale of U.S. Forest Service and Bureau of Land Management (BLM) lands determined no longer useful in Douglas County. The County will continue to work to secure federal, state, and private funding to purchase open space and establish conservation easements, as part of the overall growth management strategy for the County.

The 2007 Open Space Plan recognizes the need for having a process or system to objectively prioritize properties for preservation. The Open Space Plan recommends the following factors be considered:

- Whether the land is agriculturally productive.
- Current level of threat from development.
- Floodplain status.
- Presence of wetlands or riparian wildlife habitat.
- Agricultural character and scenic values.
- Landowners' willingness to allow recreation access on the property.
- Whether the land is of sufficient size to support a successful agricultural operation.
- Presence of important cultural, archeological, or historic values.
- Whether the land is in a wellhead protection area.

The 2007 Open Space Plan also recommends that the County look at adopting a program for prioritizing properties for preservation, such as the Land Evaluation and Site Assessment (LESA) developed by the U.S. Department of Agriculture (USDA). The LESA is a technical framework to numerically rank land based on local resource valuation and site conditions. Refer to the 2007 Open Space Plan for additional information.

Issues

Excess Allocations

The Building Permit Allocation and Growth Management Ordinance was not put into place until the housing market began to decline and, as a result, the number of available allocations have yet to be utilized. Therefore, the number of allocations available are more than sufficient to meet the current and the foreseeable future demand.

Open Space Acquisition Program

The County has yet to fund and implement an Open Space Acquisition Program, which has been recognized for years as a fundamental growth management strategy, in that it would help to protect agricultural lands, floodplains, wildlife habitat, and scenic vistas. It is also a program that would help the County achieve many of the goals and policies in the 2007 Open Space Plan and in the Agriculture, Environmental Resources and Conservation, and Land Use Elements of the Master Plan.

Urban Service Areas and Water and Wastewater Service Areas

One of the conflicts in the Master Plan is that the Urban Service Area boundaries established in the Carson Valley Regional Plan do not correspond with the Water and Wastewater Service Area Maps (refer to the Public Services and Facilities Element). One of the issues with extending roads, water, and sewer facilities outside of Urban Service Areas is that it increases development pressure outside of Urban Service Area boundaries. When development occurs outside of Urban Service Area boundaries, it increases the cost to provide and maintain public services and facilities. However, it is important to recognize that the inconsistent boundaries are a result of the County having to extend sewer and water lines to address public health and safety issues.

Transfer Development Rights Program

In mid 2007, as part of the review of the Building Permit Allocation and Growth Management Ordinance, the Board directed staff to consider modifications to the TDR program to help in creating additional incentives for the program to succeed in preserving agricultural lands. For example, the 2007 Open Space Plan recognized that, although it is not currently allowed, TDRs could also be used as a tool to assist in mitigating hillside and floodplain development by allowing owners to transfer development rights from environmentally sensitive lots (not zoned A-19 or FR-19) to one better suited for building.

Another issue with the TDR program that has been raised is that the Master Plan prohibits the transfer of TDRs between the Carson Valley and Topaz watersheds. As of 2011, all of the 4,003 acres set aside in conservation easements under the TDR program were located in the Carson Valley; there were none established in Topaz. There is

currently a 1,322-acre site designated Receiving Area on the Land Use Map for the Topaz Ranch Estates/Holbrook Junction Community Plan. Until the site is developed, there will be no conservation easements established under the TDR program in Topaz. In addition, since the majority of eligible conservation lands in the Topaz watershed is significantly less than the Carson Valley, the amount of development rights available to support the existing Receiving Area south of Highway 208 is limited.

If the Master Plan was amended to allow the transfer of TDRs between the Carson Valley and Topaz watershed basins, it could help to facilitate the conservation of open space through the TDR program on properties with A-19 and FR-19 zoning and along the Walker River floodplain in Topaz. If TDRs were transferred from Topaz to the Carson Valley, TDRs from the Carson Valley would need to be transferred back to Topaz in order to develop the Receiving Area to a density higher than what is currently allowed. This issue should be further evaluated when staff reviews changes to the TDR program.

Growth Management (GM) Goals, Policies, and Actions

GM Goal 1 **To keep growth in Douglas County to a sustainable level that natural and fiscal resources can support.**

GM Policy 1.1 Douglas County shall continue to implement the Building Permit Allocation and Growth Management Ordinance and report on the status on an annual basis, as well as every five years.

GM Action 1.1 Douglas County shall develop key indicators to monitor the impacts of growth, as well as progress being made towards implementing the County's growth management programs, and report on them on an annual basis.

GM Goal 2 **To direct new development to locations within or adjacent to existing communities where public services and facilities can be provided and a sense of community can be created or enhanced.**

GM Policy 2.1 Douglas County shall use the Land Use Element of this Master Plan to designate areas for distinct urban and rural communities. The designated development areas of these communities shall not include land which cannot be served with adequate services and facilities during the time frame of the Master Plan.

GM Policy 2.2 Douglas County shall limit extension of urban levels of public services outside identified Urban Service Areas identified on the Land Use Map, except in cases where said extension is necessary for the provision of public health and safety.

GM Policy 2.3 Douglas County shall manage the appropriate timing and location of development to achieve the County's goals related to natural resources, community character, and provision of public services and facilities.

GM Policy 2.4 Douglas County shall ensure that projects proposed in the Capital Improvement Program are consistent with the goals and policies in the Growth Management Element of the Master Plan.

GM Policy 2.5 Douglas County shall support annexations to unincorporated towns or to the service areas of providers (such as GIDs) that are compatible with the Master Plan's identified Urban Service Areas.

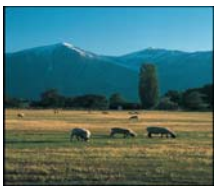
GM Action 2.1: The Community Development Department will provide input during the preparation of the annual CIP to insure consistency with the Master Plan and the Growth Management Chapter of the Douglas County Development Code.

GM Goal 3: **To continue to work to secure federal, state, and private funding to purchase open space and establish conservation easements, and establish an Open Space Acquisition Program.**

GM Action 3.1: Douglas County shall examine the feasibility of developing and/or working with an existing land trust or conservancy to implement and facilitate an Open Space Acquisition Program.

GM Action 3.2: Douglas County shall analyze the effectiveness of the Transfer Development Rights Program and prepare recommendations.

CHAPTER 7:
Agriculture Element



Introduction

The purpose of the Agriculture Element is to establish policies and systems to help maintain agriculture and coordinate its maintenance with plans for orderly community growth. The inclusion of a separate Agriculture Element in this Master Plan is meant to reinforce the understanding that agriculture is an important and valued way of life in Douglas County and a major contributor to the character of the community.

Agriculture is a mainstay of the economy. It is one of the predominant uses of land, a defining feature of the landscape and a ubiquitous reminder of the history and culture of the county. So long as agriculture prospers, the community at large will benefit from it. The following paragraphs catalog some of the ways in which agriculture serves to benefit Douglas County:

Agriculture contributes economically by providing jobs, creating wealth, offering tourism and agritourism opportunities, increasing real estate values, reducing the need for County services, providing passive infrastructure, and producing food and other products of the land.

Environmentally, agriculture contributes to the life of the county by offering wildlife habitat, flood protection, open space, greater water quality, aquifer recharge, effluent disposal, and the protection of night skies. Maintaining agriculture benefits the community by helping to preserve local historical, cultural, and spiritual values, recreation, view sheds, and sense of place.

The nature of agriculture is changing, and will continue to change, as new markets emerge, new technologies are developed and new uses are identified for agricultural lands. It is the intent of this element to provide flexibility to allow the changes necessary to maintain agriculture as a viable and vibrant segment of the local economy. It is also the intent of this Element to identify agricultural lands through an agricultural overlay process and provide mechanisms for the maintenance of agricultural uses through the encouragement of free market mechanisms and other mechanisms based on the willing participation of agricultural landowners.

The prosperity of Douglas County agriculture depends on several fundamentals. These include recognizing agriculture for the non-agricultural benefit it brings the county, for ensuring adequate land and water resources, for maintaining ranching as an economically viable sector of the economy, providing an ample supply of housing affordable to those working in agriculture and supporting industries, planning for the succession of agricultural lands to the next generation, encouraging local leadership in support of agriculture, support for and collaboration with local agricultural organizations, and freedom to adapt and innovate. The future of

agriculture in Douglas County also depends upon supporting policies that encourage agriculture to grow with emerging markets, adapt to new technologies and applications and encourage high value crops and value added agricultural education and tourism. The Master Plan can help implement each of these policies while accommodating anticipated population growth and safeguarding natural resources and the environment. It is the intent of this element to encourage investments in innovation and new technologies, and agritourism as a driver in the new agricultural economy.

It must be acknowledged that for agriculture to remain a viable and vibrant sector of the economy, leadership in support of agriculture must first come from and be driven by the needs of the agricultural community, next be supported by public and private sector entities, and finally become an integral part of all planning at the County level. Agriculture should be considered in every facet of local decision-making that affects agriculture. The Master Plan can help implement each of these objectives while accommodating anticipated population growth and safeguarding natural resources and the environment.

There are five primary strategies embedded within this Element.

1. Recognize agriculture for all of its benefits.
2. Provide policy and financial support for alternatives to the urban development of agricultural lands.
3. Limit residential development in agricultural areas.
4. Let farmers and ranchers farm and ranch and support the right to farm as discussed below.
5. Provide dedicated leadership in cooperation with the agricultural community to assist with funding and policy needs.

The Agriculture Element is intended to provide a link between the Growth Management, Land Use, and Economic Development Elements and provide a mechanism for directly linking agriculture to the Community Plans. It is also intended to assist with the Transfer of Development Rights (TDR) program by helping to identify the most important areas of focus and ensuring that the economic and community value of sending area easements and receiving areas generally equate with each other.

There are many affirmative measures the County can and should take to help maintain the competitiveness and economic viability of agriculture. Some of the most important measures are reflected in the following, additional policy objectives:

- Cooperate with private agricultural interests in identifying and developing future opportunities for reducing production costs, expanding markets, and increasing competitiveness.

- Facilitate the purchase of conservation easements and the transfer of development rights to enable more agricultural landowners to capitalize on the equity in their property without developing uses that could jeopardize commercial agriculture.
- Outline a framework for a local Purchase of Development Rights (PDR) program to be funded in part by a fee dedicated to fund PDRs.
- Support efforts to obtain federal and state funding and technical assistance for agricultural pollution control, implementation of best management practices, and construction of farm worker housing.
- Support efforts to obtain funding through the Southern Nevada Public Lands Management Act and voter approved Question 1.
- Define open space within the context of Nevada Revised Statues (NRS) section 376A.010 as well as within the context of public outreach during the process of updating this Master Plan.
- Identify a number of existing and proposed techniques to preserve those open space lands.
- Create a primary means for implementation of the Environmental Resources and Conservation Element of the Master Plan.

In addition, the Agriculture Element seeks to ensure that new development will not overtax limited groundwater resources and result in the permanent impairment of water resources available to agriculture.

Issues

Right to Farm

It is the declared policy of Douglas County to conserve, protect, enhance, and encourage local agricultural operations. Further, it is the intent of the County to provide proper notification of its recognition of agriculture's right to farm.

Where non-agricultural land uses, and especially residential developments, extend into agricultural areas or exist with them side-by-side, agricultural operations have often become the subject of nuisance complaints. As a result, agricultural operations are sometimes forced to cease or curtail operations. Farmers and ranchers may then be discouraged from making investments in farm improvements. The result is detrimental to the operations that is subject of the complaints, to adjacent agricultural uses and to the economic viability of the county's agricultural industry as a whole.

It is the purpose of this Element to protect agricultural resources and to reduce the loss of agricultural lands by limiting the circumstances under which agricultural operations may be considered a nuisance. This Element is not to be construed as in any way modifying or abridging the provision of the NRS relating to nuisances; it is to be utilized in the interpretation and enforcement of the provisions of the NRS and County Code.

This Element is also designed to promote a "good neighbor" policy between farmers, ranchers and residents by advising purchasers and users of property adjacent to or near agricultural operations of the inherent potential problems associated with proximity to agricultural operations. These problems include but are not limited to the sounds, odors, dust and chemicals that may accompany agricultural operations. The hope is that these purchasers and users will understand the daily activities that accompany living side-by-side with agricultural uses and will be prepared to accept the problems as the natural result of living in or near rural areas.

The Right to Farm is codified in Section 20.01.100 of the Douglas County Development Code.

Ranch Heritage Parcels

The Douglas County Development Code was amended in 2008 to facilitate limited land division on agricultural lands that is beneficial to the property owners and to the community at large. Chapter 20.714 was established to allow for non-conforming ranch heritage parcels as well as 2 acre agricultural parcels (every five years) in the A-19 and FR-19 zoning districts. In addition, clustering provisions already in the Development Code were relocated to this new Chapter in the Code.

The ranch heritage parcels allow property owners to create two parcels less than the 19 acres minimum in the A-19 zoning district provided that the owner creates a conservation easement of at least 100 acres. The two ranch heritage parcels may only be established to support an existing primary residence in addition to the new parcels. Since its adoption, the Ranch Heritage parcel provision (Section 20.714.030) has been used several times by property owners in the Agricultural Community Plan area. Some of the issues that have arisen relate to required improvements for roads and bicycle lanes. In addition, the regulations are not clear whether parcels that have existing conservation easements are still eligible to apply for a parcel map to create ranch heritage parcels.

Urban Service Areas

The Agriculture Element supports the Growth Management Element by recommending that growth be directed to the identified Urban Service Areas. These areas are defined in the Growth Management Element. In this way, the Agriculture Element can help maintain urban edges, foster compact urban form, and preserve rural character.

The Land Use Element and the Growth Management Element recommend that urban growth occur only in Urban Service Areas and areas with densities of one unit per acre or greater. Areas outside Urban Service Areas should not be zoned for urban residential densities, and the Capital Improvement Program does not include urban facilities for those areas. The defined Urban Service Areas in this Plan contain two types of land. The first is infill sites that are platted, zoned, and ready for development. The second is Receiving Areas that are currently unplatted or not zoned for urban densities.

Receiving Areas have rural underlying zoning and are adjacent to areas with urban density and existing public utilities. They are currently not zoned for urban-sized lots or not platted for urban densities. They have been identified as available for development at the same densities existing in the adjacent urban area. In order to achieve this density, development rights must be transferred to the Receiving Areas through the use of clustering or TDRs. Owners of land within Receiving Areas retain the right to develop their land at the density allowed by rural underlying zoning if they do not wish to use TDRs.

Transfer of Development Rights

In some cases, however, the need to direct growth toward Urban Service Areas may require the cooperation of the owners of two or more parcels of land. In particular, it is important that the use of development rights from the large areas of the county designated as resource lands (Agriculture and Forest and Range designations) be directed towards the Receiving Areas. The County's Transfer Development Rights (TDR) program is intended to help direct future growth from such lands into Receiving Areas. Since 2002, Douglas County has been able to use the TDR program to conserve 4,003 acres of agricultural and floodplain lands.

Open Space Acquisition

Another way for the County to direct development towards Urban Service Areas is to create an Open Space Acquisition Program to purchase or lease development rights or easements that preserve land, particularly agricultural, range, and forestry land -- in its current state. Open Space Acquisition Programs can help maintain rural character, preserve agricultural lands, preserve sensitive environmental features, and maintain urban edges. Since acquired development rights are not available for private development, they also help reduce the pressure on the county's groundwater resources and Capital Improvements Program. More information on the use of an Open Space Acquisition Program is provided in the Growth Management Element.

Noxious Weeds

Some weed species are so detrimental to the economy and the environment that they have been placed on a special list in the Nevada Revised Statutes (NRS 555) and are called noxious weeds. The statute states that every land owner shall control all noxious weeds. In order to prevent the spread of noxious weeds in Douglas County, the County shall require as a condition of approval and in the conservation easement that establishes the open space area for all projects that include clustering, TDRs, and PDRs, that the property owner continue in perpetuity to maintain the open space areas to prevent the spread of noxious weeds.

Agriculture (AG) Element Goals, Policies, and Actions

AG Goal 1 **To maintain agriculture as an important land use and preserve the rural character, cultural heritage and economic value of Douglas County.**

AG Policy 1.1 Douglas County shall plan for the continuation of agriculture as a distinct and significant land use in the county.

AG Policy 1.2 Douglas County shall define agricultural uses as economic development and promote and encourage agriculture as an important industry and as a desirable land use which serves to define the desired character of the county.

AG Policy 1.3 Douglas County shall encourage the industries that serve agriculture as a land use.

AG Policy 1.4 Douglas County should encourage the industries that preserve and promote environmental quality, or serve the local needs of our communities.

AG Policy 1.5 Douglas County shall preserve a distinction between urban and rural areas, direct new growth to areas already committed to an urban level of development (e.g., cities, areas directly adjacent to cities, and densely developed unincorporated communities) and preserve rural industries (e.g., farming, livestock grazing, mining), natural resource protection, and open space recreation uses.

AG Policy 1.6 Douglas County shall implement a program for monitoring of on-site storm water treatment facilities on privately developed parcels to ensure ground and irrigation water quality is maintained for downstream properties.

AG GOAL 2 **To create alternatives to the urban development of existing agricultural lands, such as market based incentives, programs for financing compensation or development rights transfers, or the purchase of development rights in order to preserve these agricultural areas.**

AG Policy 2.1 Douglas County shall minimize development of commercially viable agricultural land and ensure that recognized needs for growth are met by infill and contiguous, compact development.

AG Policy 2.2 Douglas County shall provide for a range of compatible uses on agricultural lands and means for agricultural property owners to obtain

benefit from this land while achieving the public goal of agricultural preservation.

AG Policy 2.3 Douglas County shall regularly consult with the agricultural community for new agriculture-related commercial and industrial uses and other compatible commercial uses in agricultural zoning districts and provide the appropriate updates to the Development Code.

AG Policy 2.4 Douglas County shall provide procedures for the acquisition, dedication, or purchase of agricultural preservation easements, by public or non-profit entities, as a means to retain land in agricultural.

AG Policy 2.5 Douglas County shall encourage the agricultural community to retain its water rights and protect water quality. When possible the County shall evaluate a program for public acquisition of agricultural water rights as a means to retain water for agricultural uses.

AG Policy 2.6 Douglas County shall, in cooperation with the agricultural community, evaluate other programs to retain land in agricultural use while providing benefits to the property owner. Such programs may include purchase-leaseback of water for agricultural use through its policies and programs regarding water quality and quantity.

AG Policy 2.7 Douglas County should coordinate its programs for public acquisition and development of open space areas with its efforts to protect land for agricultural use, so that adverse impacts of open space preservation and use on agricultural operations are minimized and the benefits to the county's open space character are maximized.

AG GOAL 3 To limit residential development in intensively farmed areas primarily to housing for farm and ranch families and agricultural workers.

AG GOAL 4 To allow routine agricultural practices and structures used for agricultural production and processing without restriction, except for compliance with county health laws and federal and state environmental laws, and except where sensitive environmental resources would not be adequately protected.

AG Policy 4.1 Douglas County shall work with the agricultural community to identify ways to maintain "routine and ongoing agricultural activities" without further permission from the County and shall modify the Development Code to maintain those activities.

AG Policy 4.2 Douglas County shall define "routine and ongoing agricultural activities" annually based on changing market conditions.

AG Action 4.1 Douglas County will prepare amendments to the Development Code to facilitate agricultural activities.

AG Goal 5 To increase Douglas County's capacity to acquire permanent open space with the cooperation of the agricultural community.

AG Action 5.1 Douglas County will investigate creating a Land Trust to facilitate planning and implementation of an Open Space Acquisition Program.

CHAPTER 8:
Environmental Resources & Conservation Element

Introduction

Douglas County contains high mountain ranges, such as the Carson Range of the Sierra Nevada, as well as low lying agricultural and range lands that are subject to flooding from rivers and snow melt. The County is subject to flash floods as well as earthquakes due to the existence of the Genoa Fault, which runs along the foothills. With the growth of population, the County and its unincorporated Towns have endeavored to secure additional water while also meeting federal regulations concerning water quality. Many of the environmental issues require regional cooperation in order to be successful, such as development practices in the Carson River watershed.

The Environmental Resources and Conservation Element describes the issues related to the natural environment in Douglas County and measures needed to protect these resources and to also protect public health and safety. This Element identifies current issues regarding air quality, energy resources, floodplain management, water quality and water quantity, and other natural resources, and includes the related goals, policies, and actions to address these issues.

More detailed information on existing environmental conditions, including maps of soils, floodplains, and steep slopes, are located in Volume II of the Master Plan.

Issues

Air Quality

The Nevada Division of Environmental Protection (NDEP) Bureau of Air Quality Planning (BAQP) operates an ambient air quality monitoring network of gaseous and particulate pollutant monitors. The monitors are located in small communities throughout rural Nevada. There is one monitoring station in Douglas County designed to monitor the highest concentrations of carbon monoxide (CO) at Lake Tahoe. The station is located at Stateline, on Harvey's Resort Hotel. There is a second monitoring station in Douglas County that monitors for particulate matter less than or equal to 10 micrometers in diameter (PM_{10}) concentrations, fine particulate matter less than or equal to 2.5 micrometers in diameter ($PM_{2.5}$) concentrations, and ground level ozone (O_3) on Lyell Way in Aspen Park in the Gardnerville Ranchos.

The NDEP BAQP's Nevada Air Quality Trend Report 1998-2009 dated January 2011 states that ambient concentrations of $PM_{2.5}$ have trended upward in Gardnerville and are approaching the National Ambient Air Quality Standards (NAAQS) limits. BAQP is in

the process of analyzing samples to determine the cause(s) of the elevated levels. Some of the principal reasons may include road treatment during the winter months as well as wood burning stoves. Natural fires may also cause elevations in $PM_{2.5}$.

It should be noted that the U.S. Environmental Protection Agency (EPA) is actively reviewing and revising several of the NAAQS. Generally, these reviews are resulting in revised standards that are more stringent. More stringent standards may affect the future attainment status within Nevada's 15 Rural Counties and will increase the possibility that Douglas County will be found to be in a non-attainment area for $PM_{2.5}$ and would be in violation of the NAAQS. As a result, BAQP may be required to expand the State's monitoring network.

Energy Resources

Nevada's Renewable Energy Portfolio is one of the most aggressive in the Country. The State encourages utilities to build, or purchase electricity from, renewable energy projects and by 2025 will require all applicable utilities to have 25 percent of their production come from renewable energy. In Douglas County, solar arrays, wind energy conversion systems, and geothermal systems have and continue to be installed for commercial, institutional, and residential uses. Along with the State of Nevada, the development of these renewable energy resources is expected to increase in the coming years. The challenge for Douglas County is going to be having provisions in place that promote the development of renewable energy, as well as the latest technological advances, but that also protect the public health and safety, scenic vistas, and the rural lifestyle enjoyed by County residents.

In response to Nevada Assembly Bill (AB) 236, a statute that encouraged the use of straw bale construction, solar power, and wind energy conversion systems, Douglas County Code was amended in 2007 and again in 2010. The main issue was with the location and size of wind energy conversion systems. Ultimately, provisions were put in place to promote wind energy, while still ensuring that they are appropriately located, sized, and do not negatively impact the public.

The State of Nevada has high geothermal potential. The Great Basin Center for Geothermal Energy at the University of Nevada, Reno, has been established to further explore and identify geothermal resources in Nevada. A geothermal system has been installed by the County to heat the Historic Courthouse in Minden. This has reduced the average gas bill from approximately $2,000 to $35 dollars a month. The County may want to consider adopting renewable energy standards or performance goals to promote the use of renewable energy as a part of the County's operation.

In 2009, the Public Works Department conducted an internal audit of County buildings and as a result adjusted all the run times on heating, ventilating, and/or air-conditioning (HVAC) units, installed automatic light sensors in restrooms for light and water, changed all the street lights from high pressure sodium to light emitting diodes (LED), replaced all of the County light fixtures with florescent light bulbs, and installed a system to control the run time of lighting. With these upgrades and new energy efficient practices, the County has reduced the annual electrical utility budget by approximately $100,000 a year. The County may want to consider allocating these cost savings towards new energy efficient projects in order to further increase our energy efficiency and fund the projects outlined in the Douglas County Energy Audit.

The Douglas County Energy Audit, dated November 1, 2011, includes specific recommendations for County buildings, such as improving insulation, replacing glass, retrofitting lavatory faucets, and replacing HVAC equipment. The audit also includes the projected payback time for retrofits (the cost of a project divided by energy savings per year), which will help the County prioritize projects in the CIP. Ultimately, implementing the recommended projects will help the County achieve its financial goals as well as demonstrate its commitment to renewable energy and conservation.

To create private incentives for renewable energy systems, the County has granted a 50% discount on all building related fees. Furthermore, the County will be recommending the adoption of portions of the International Building Code - Green Building Code during 2012.

The Community Development Department has recognized issues with the Development Code, Section 20.690.030T, as it relates to property development standards for solar energy, which require wall-mounted and ground-mounted solar panels to be screened from public view. This standard has created problems for property owners because it sometimes requires extensive landscaping or fencing to screen solar panels. In addition, neighboring property owners have submitted complaints to the County because these panels and the ground mounted stands can be unsightly. The standard does not allow the County to require any additional screening if the solar panels are screened from public view. The public view is considered to be from a public right-of-way and not from a private residence. This issue will need to be explored with the next update to the Development Code.

Fire Hazards

Natural and manmade fires continue to pose significant challenges to Douglas County. Many wildfires impact the Pinenut Regional Plan area, which includes the Washoe Tribe Pinenut Allotments, as well as the Topaz, Tahoe, and Sierra Regional Plan areas. During

2011, there were two large wildfires in Douglas County, including the Ray May fire which burned 2,895 acres in the Pinenut Mountains and Holbrook Fire in Topaz. The Gondola Fire in the area of Heavenly Ski Resort in 2002 and the Angora Fire in South Lake Tahoe in 2007 have increased the public's concern over the threat of catastrophic wildfire in both the Sierra and Tahoe Regional Plan areas.

The cost of fighting wild land fires continues to go up. For example, the East Fork Fire and Paramedic Districts (EFFPD) entered into a two party cost share agreement with the BLM to cover the cost of the Ray May Fire. Unfortunately, the EFFPD costs are still expected to exceed a quarter of a million dollars. Thus, the high costs associated with controlling fires, along with the threat to public health and safety and potential loss of structures, provides strong justification for supporting the Nevada Fire Safe Council's efforts to create defensible space on private property and for forest fuels reduction projects on federal, state, and tribal lands. With the significant reductions taking place in federal, state, and local budgets, the issue is going to be keeping funding for programs aimed at preventing fires in the coming years.

Floodplain Management

Floodplain management remains a significant issue for residents and property owners in Douglas County. As of 2010, there are 34,068 acres of land within the special flood hazard areas (100 year floodplain) in Douglas County, or 7.5% of the total land area of Douglas County. Of the 34,068 acres in the primary floodplain, 28.8% is already developed.

Douglas County has had floodplain regulations since 1974 and also participates in the National Flood Insurance Program (NFIP) Community Rating System (CRS) in order for property owners to acquire discounted flood insurance. As a participating community, the County must follow the Federal Emergency Management Agency (FEMA) regulations at a minimum for the permitting of construction within the special flood hazard areas. At a FEMA audit in the spring of 2007, Douglas County was informed of deficiencies in the County's floodplain management process as it relates to construction and inspection, such as the correction/clarification of elevation certificates on file or clarifying plans and specifications for FEMA. The audit also required the County to amend the floodplain management ordinance to ensure consistency with FEMA regulations. As a result, the County initiated a number of public workshops regarding proposed changes. After several readings of the ordinance, the Board of Commissioners adopted an updated Chapter 20.50, Floodplain Management, in October 2008. The revised language was reviewed and accepted by FEMA staff to ensure consistency with FEMA regulations.

In June 2008, a NFIP CRS audit was completed. Following completion of the audit, the County was able to maintain a rating of six, which provides a 20 percent reduction in flood insurance costs for Douglas County residents. The modifications made to the Community Development Department's floodplain management program and the information submitted to NFIP annually should keep the County's rating at the same level.

In August 2008, Douglas County adopted the Carson River Watershed Regional Floodplain Management Plan. The Plan was also adopted by other jurisdictions along the Carson River, including Carson City, Lyon County, Churchill County, and Alpine County, California. The Plan's objectives relate to floodplain management strategies that will reduce flood damage. The Carson Water Subconservancy District is responsible for submitting an annual progress report. Douglas County is required to evaluate its progress in implementing the objectives of the Floodplain Management Plan.

In 2008, FEMA updated the Flood Insurance Rate Maps (FIRM) used by the County in determining flood zone information for several eastern Carson Valley Basins (Buckbrush Wash, Johnson Lane Wash, Buckeye Creek, etc.), which changed the flood zone for approximately 5,000 parcels in the valley. In July 2008, the County hired a consultant to complete a peer review of the technical analysis prepared by FEMA. The consultant determined that the analysis by FEMA includes improper modeling methods and inaccurate data. As a result, the County appealed the modeling methods and data used to develop the FIRMs to FEMA. In July 2009, the County was advised by FEMA that they had rejected the appeal and the maps would go into effect on January 20, 2010. As a result, the County initiated public outreach through mailings, posting notices in newspapers, and holding workshops. Homeowners with mortgages that were moved into a flood zone were required to obtain flood insurance.

In 2010, the county filed suit against FEMA on the remapping. In July 2011, FEMA and the County agreed to submit data to a Scientific Resolution Panel (SRP) which will then make a recommendation to the FEMA administrator's designee. Both FEMA and the County have agreed to be bound by the decision that comes from the SRP process, which is yet to be completed.

Noise

It is important to ensure that noise does not negatively impact any residential community or the rural lifestyle enjoyed by the residents of Douglas County. As a result, Douglas County Code prohibits exterior noise levels from exceeding 65 Continuous Noise Event (CNE) exterior and 45 CNE interior in residential areas. Furthermore, the code requires residential developments to incorporate the standards to mitigate noise levels, such as providing distance between a noise source and receiver and locating land uses not sensitive to noise, which include but are not limited to parking lots, garages, maintenance facilities, and utility areas, between a noise source and a receiver.

Seismic Activity

The Genoa Fault, which runs north/south along the foothills of the Sierra Nevada mountains, is the most active fault in the State of Nevada. The Douglas County Geographic Information Systems (GIS) Department maintains a fault map, which gives staff an indication of where fault lines may be located. In addition, applications for new land division, and in some cases site improvement permits and building permits, are required to include a Geotechnical (Soils) Engineering Report that meets the requirements of Division 3 in the Design Criteria and Improvement Standards (DCIS) manual. A report is required to indicate the presence of geologic hazards (including faults) and provide construction recommendations. Furthermore, all new buildings are required to comply with the provisions of the International Building Code (IBC), including earthquake safety requirements.

There has been an issue with requiring a Geotechnical (Soils) Engineering Report with tentative parcel map applications. Many applicants have complained that the cost of the report is a financial hardship. As a result, staff is considering requiring a hazard map at the tentative map stage. A hazard map would show all potential hazards on and around the vicinity of a site. If a hazard map identified an issue of concern, staff would be able to condition that a Geotechnical (Soils) Engineering Report be submitted with the site improvement permit, which is required prior to final map submittal.

Water Quality

Water Quality issues in Douglas County relate to protecting the quality of water below the ground as well as the surface water that travels into the rivers and streams. More specifically, water quality issues are focused on stormwater management, addressing arsenic and nitrate concentrations in groundwater, and development of a wellhead protection program.

Storm Water Management

Storm water drainage systems are an integral part of the development process. A successful drainage system provides a communal benefit by allowing storm water from heavy downpours and snow melts to be directed into natural or man made water bodies allowing excess water to drain away from developed areas and prevent flooding. The problem is the storm water collects and transports pollutants from developed areas as well as agricultural operations and deposits the pollutants into the County's water bodies. The polluted water often carries oil and grease, pesticides, construction sediment, and trash. When these pollutants are carried into rivers and streams by a storm sewer system discharge, the waterways become impaired, which results in the contamination of drinking water and the degradation of natural ecosystems. During the last twenty years,

federal Clean Water Act regulations have been adopted to reduce the amount of polluted storm water runoff that flows into municipal storm sewer systems.

Since 2002, these regulations have been applied to small municipal separate storm sewer systems (Small MS4's). Storm drainage is regulated through Douglas County Code and Division 6 of the DCIS manual. In more urbanized areas, such as Minden and Gardnerville, storm water is conveyed into storm sewer systems, maintained by either the County or Towns, as well as irrigation ditches. In more rural areas, storm water is primarily conveyed into irrigation ditches. Ultimately, storm water in the Carson Valley Regional Plan ends up in the Carson River. Any proposed development that could directly impact an existing irrigation facility is required to be reviewed by the Water Conveyance Advisory Committee (WCAC).

The WCAC has expressed a concern with the continued maintenance that is required of irrigation facilities to ensure drainage does not become impaired by overgrown vegetation or litter. At the present time, the majority of irrigation facilities are maintained by agricultural users. The WCAC's concern is that if agricultural operations continue to decline, there will be no routine maintenance of irrigation ditches and they will eventually stop transporting water. Furthermore, the WCAC has discussed the need for the County to inspect and maintain storm water facilities, such as sand oil interceptors, culverts, road side ditches, detention ponds, and pipes, in the public right-of-way and in parking lots in order to protect the quality of water that is conveyed into irrigation ditches. This issue has yet to be addressed by the County.

Since 2002, Douglas County has been subject to the Small MS4 General Permit as the County has areas included in the State of Nevada urbanized area map. The Indian Hills General Improvement District was also subject to the Small MS4 General Permit for the same reason. In 2003, Douglas County adopted the Carson Area Metropolitan Planning Organization (CAMPO) Stormwater Management Plans for Johnson Lane and Clear Creek. The General Discharge Permit allows discharges from these areas into the waters of the United States under the National Pollutant Discharge Elimination System (NPDES). The MS4 permit requires that Douglas County implement six minimum control measures to reduce the discharge of pollutants to the maximum extent practical. The County is in the process of rewriting the Clear Creek and the Johnson Lane Storm Water Management Plans to be completed by December 2011. The new MS4 permit expires in July 2015. Douglas County, through its Public Works Department, is required to submit annual reports to the Nevada Division of Environmental Protection (NDEP), Bureau of Water Pollution Control.

The Douglas County Engineer proposed a utility rate structure in 2009 to help pay for a stormwater management plan and implementation strategies. The proposed plan was considered during a number of workshops and stakeholder groups. Due to other strategic priorities, staff has not pursued a program. At this time, there is no funding source to either develop or implement a stormwater management plan to address these issues.

In the Lake Tahoe Basin, stormwater management will be addressed as part of the Lake Tahoe Total Maximum Daily Load (TMDL) Program. As discussed in more detail in the Tahoe Regional Plan in the Land Use Element, funding this program is going to be extremely expensive and is an issue of concern.

Low Impact Development

Currently, the Douglas County Design Criteria and Improvement Standards (DCIS), Part II, Section 6.1.4.7, encourages, but does not require, low impact development (LID) standards. LID is a land planning and engineering design approach to managing storm water runoff. LID emphasizes conservation and use of on-site natural features to protect water quality. This approach implements engineered small-scale hydrologic controls to replicate the pre-development hydrologic regime of watersheds through infiltrating, filtering, storing, evaporating, and detaining runoff close to its source. Many jurisdictions have found that LID is more cost-effective than traditional practices, such as detention ponds and retention basins, and can help to meet water quality goals by recharging groundwater though infiltration. The Nonpoint Education for Municipal Officers (NEMO) Nevada offers many examples of LID practices that could be implemented in Douglas County.

Arsenic and Nitrate

Douglas County continues to participate in activities with the Carson Water Subconservancy District (CWSD) to address water resources and management planning. This includes ongoing water quality studies (nitrogen budget), project funding and system modeling. The CWSD continues to participate in the development of options to meet arsenic standards. Planning efforts have resulted in completion of the water line in March 2009 to connect the East Valley Water Systems with the Town of Minden and work on the North Douglas County – Carson City Water Line Inter-Tie Project to connect north Douglas County, the Indian Hills General Improvement District, and Carson City to the Town of Minden water supply to address arsenic standards. The County has also completed an alternative analysis to connect the Fairgrounds/Sunrise Estates Facility to the Town of Minden and continues planning to address arsenic and nitrate issues in the neighboring Ruthenstroth community.

Concerns with groundwater degradation due to inadequate treatment of wastewater from septic systems or high concentrations of septic systems continues to be an issue of concern for the County and State. One of the areas of concern is the Ruhenstroth community because it is currently on wells and septic systems with a diminishing supply of water quantity and reduced water quality. The extension of a waterline to the Fairgrounds/Sunrise Estates Facility would allow the possibility of the Ruhenstroth community connecting to a public water system in the future. However, it is anticipated

that the cost of doing so would be extremely high. There are also a number of people in the community opposed to connecting to the County's water system.

The Johnson Lane community also has a high concentration of wells and septic systems. The County recently installed a new water tank in the Johnson Lane community as part of the North Douglas County – Carson City Water Line Inter-Tie Project. However, at this time the County has no plans to require properties on wells to connect to the County water system. Grants to help pay to connect properties to public water systems are not as readily available as they have been in the past.

Wellhead Protection

In 2009, the Board of Commissioners approved participation in the State of Nevada's Integrated Source Water Protection Program (ISWPP), a voluntary program undertaken to prevent the pollution of community drinking water sources, including ground water, lakes, rivers, springs, and streams. The Draft Douglas County Community Wellhead Protection (CWHP) Plan was prepared, with guidance from local public water service (PWS) providers, state agencies, and United States Geological Survey (USGS), under the guidance of the ISWPP, to provide a framework for the long-term protection of public drinking water supply sources (consisting mainly of ground water) throughout the Carson Valley, Holbrook Junction, and Topaz areas. It is anticipated that the plan will be presented before the Board of Commissioners for formal adoption in 2012.

Water Quantity

Douglas County is involved in other on-going water projects including work with the CWSD and USGS on the Carson Basin water budget study and the development of a ground water numeric model. This is an ongoing study that will span several years. USGS is working on various pumping scenarios and preparation of a report scheduled to be issued in 2012.

The most recent annual and historic water pumpage and ground water rights figures for Carson Valley are provided by the Division of Water Resources in the *Carson Valley (Hydrographic Basin 8-105) Groundwater Pumpage Inventory Water Year 2010*. This report is updated on an annual basis. In 2010, the committed groundwater rights totaled 96,326 acre-feet for the water year (October 1, 2009 through September 30, 2010). The total estimated groundwater pumpage in 2010 was 25,786 acre-feet, which represents approximately 27% of the committed groundwater resources. Figure 8.1 provides more information on the permitted usage as well as the actual usage for each category during the 2010 Water Year.

Figure 8.1
Carson Valley Groundwater Pumpage Inventory for 2010 Water Year, by Category

Category	Permitted Usage (Acre-Feet)	Actual Usage (Acre-Feet)	Percentage of Pumpage by Manner of Use
Irrigation	52,007*	8,708	33.77 %
Municipal/Quasi-Municipal	34,578	10,550	40.92 %
Commercial	164	60	.23 %
Stockwater	408	142	.55 %
Domestic	31	3,690**	14.31 %
Other	9,138	2,635	10.22 %
TOTAL	96,326	25,786	100%

*Includes 48,600 acre-feet of supplemental surface water rights for agricultural purposes (this figure is part of the total irrigation figure, not in addition to).
**Includes 3,670 exempt domestic wells.

Records of the State Engineer indicate approximately 3,670 domestic wells existed in the Carson Valley during water year 2010. The highest concentrations of domestic wells are in Johnson Lane with 917 wells, followed by Sheridan Acres with 401, East Valley with 377, and Ruhenstroth with 376. In order to protect groundwater resources, the County will need to continue to explore ways to connect these areas to community water systems.

Environmental Resources and Conservation (ERC) Goals, Policies, and Actions

ERC Goal 1 **To minimize danger and damage to county residents from natural hazards due to fire, seismic activity, liquefaction, and other geologic hazards.**

ERC Action 1.1 Douglas County shall work with the Nevada Fire Safety Council, UNR Cooperative Extension, EFFPD, TDFPD, and Volunteer Fire Departments to encourage and support efforts to reduce hazardous fuels on private property.

ERC Goal 2 **To manage hillside development densities, locations, and project designs in order to minimize impacts on the county's natural resources and aesthetic character, and to protect future residents from safety hazards.**

ERC Goal 3 **To provide the residents of Douglas County with increased safety from flooding.**

ERC Policy 3.1 Consider formation of a special district responsible for the development of regional flood and stormwater solutions and preparation of drainage plans for each community and for their implementation and maintenance.

ERC Policy 3.2 Flood-prone areas, including wetlands, sloughs, arroyos, alluvial fans, detention facilities, and other flood risk areas should be considered for acquisition by public purchase or by dedication for public usage as parkways, sports facilities, neighborhood parks, recreational areas, and for wildlife habitat. Adequate right-of-way for the conveyance of stormwater to the Carson River should be obtained.

ERC Policy 3.3 Non-structural flood control measures such as zoning limitations, open space acquisition on, and watershed management should be used within the Carson River Floodplain as alternatives to structural measures.

ERC Policy 3.4 Assist agricultural community in maintenance of irrigation systems used for drainage and/or flood control.

ERC Policy 3.5 Require sufficient easement widths for improvements and maintenance along all conveyance ditches that will be used for stormwater flood flows.

ERC Policy 3.6 Encroachment and structure setbacks should be reviewed to eliminate conflicts and ensure that maintenance of the conveyance ditch and/or storm drain system can be achieved.

ERC Action 3.1 Develop a priority and phasing plan to provide for a detailed watershed analysis and improvement recommendations by watershed in relation to the seriousness of the existing and potential flood flow problems.

ERC Action 3.2 Investigate the use of existing irrigation ditches and canals to help alleviate Carson River and stormwater flooding problems, and prevent critical water conveyances from being obstructed or abandoned.

ERC Action 3.3 Improve portions of irrigation system to improve flood conveyance capacities while not impacting operational capabilities.

ERC Action 3.4 Investigate acquisition of rights-of-way, development of conveyances, and utilization of wetlands southeast of Genoa as possible detention facilities.

ERC Action 3.5 Evaluate and develop a fair share of maintenance costs for irrigation facilities used for flood control.

ERC Action 3.6 Determine transportation improvements required to allow for a minimum of one access to communities during 100-year flood events.

ERC Action 3.7 Douglas County will work with the Towns on the 2013 Hazard Mitigation Plan revisions.

ERC Goal 4 To develop code provisions and design standards that incorporate Low Impact Development Design Standards, buffers, and other strategies to protect surface water quality in the County from the effects of growth, urbanization, and agricultural practices.

ERC Policy 4.1 Require development to incorporate storm drainage facilities that reduce urban run-off pollutants within the site or as part of a regional facility.

ERC Policy 4.2 Assist in the provision of a regular cleaning program for County, District, and Town maintained underground drainage systems.

ERC Policy 4.3 Cooperate with private and public agencies to protect water quality throughout the region.

ERC Action 4.1 Prepare recommendations to require Low Impact Development for all new development in Douglas County.

ERC Action 4.2 Continue to work with the Town of Minden on an inter-local agreement to provide water service to the Fairgrounds/Sunrise Estates Facility and continue exploring the option of connecting the Ruhenstroth community to the system.

ERC Action 4.3 Explore the option of connecting properties in the Johnson Lane community to the County water system.

ERC Goal 5 To improve existing drainage and prevent future drainage problems from occurring.

ERC Policy 5.1 Continue utilization of the Water Conveyance Advisory Committee for review of projects and effects on irrigation facilities.

ERC Policy 5.2 Continue to participate in watershed management with agencies such as the Upper Carson River Watershed Management Committee and the Carson Water Subconservancy District.

ERC Policy 5.3 Drainage facilities on U.S. Highway 395 at Smelter Creek, south of Gardnerville and from Minden north to Cradlebaugh Bridge, should be expanded and improved at every opportunity.

ERC Action 5.1 Douglas County shall develop comprehensive storm drainage design criteria for developed areas in conjunction with the Towns and GIDs.

ERC Goal 6 To protect wetlands for their values for groundwater recharge, flood protection, sediment and pollution control, wildlife habitat, and open space.

ERC Policy 6.1 Any development proposed within the Corps of Engineers Designated 404 Wetland Areas must meet the requirements specified by the Corps of Engineers and Fish and Wildlife Service or other jurisdiction and agencies. A copy of the 404 Permit, along with conditions, must be provided to Douglas County for incorporation into their files.

ERC Policy 6.2 Douglas County may review the potential for wetland mitigation banking to allow for replacement of wetlands.

ERC Policy 6.3 Wetlands shall be protected to provide for groundwater recharge, flood protection, sediment and pollution control, wildlife habitat, and open space.

ERC Goal 7 **To protect potable water supplies, limit non-point source impacts on groundwater quality, and promote a regional approach to aquifer management.**

ERC Policy 7.1 Development shall be designed so as to minimize the amount of newly created impervious surfaces. Open spaces and landscaped areas shall be encouraged.

ERC Policy 7.2 Historic drainage patterns shall be utilized and pre-development run-off rates and volumes shall be maintained except as planned as a part of a regional drainage plan.

ERC Policy 7.3 Development occurring at urban densities shall be serviced by a sanitary sewer utility.

ERC Policy 7.4 Industrial uses shall implement spill containment and management systems consistent with current best management practices. Industrial uses shall be encouraged to develop and implement on-going monitoring programs aimed at reducing the potential for impacts to groundwater quality.

ERC Policy 7.5 The potential for contamination of critical aquifer recharge areas by proposed development shall be determined through an environmental review process. Potential impacts to groundwater supplies serving as potable water supplies shall be appropriately mitigated as outlined in the future Wellhead Protection Plan.

ERC Policy 7.6 The County shall participate in the development of an interjurisdictional approach to protect critical aquifer recharge areas. Additional hydrogeologic and groundwater contamination vulnerability studies shall be conducted to better understand groundwater movement, locations of significant aquifer resources, and the potential for groundwater contamination.

ERC Action 7.1 The County shall develop and disseminate a public information program directed at informing residents of strategies for minimizing non-point source impacts to groundwater.

ERC Action 7.2 Implement the Wellhead Protection Plan when adopted and require new development to submit plans to affected water purveyors.

ERC Goal 8 **To protect the functions and values of surface water systems, which include fish and wildlife habitat, aquifer recharge and discharge, and recreational opportunities.**

ERC Policy 8.1 Disposal of wastewater, disposal of solid waste, and creation of unstable fills which are inappropriate to the function of surface water systems or which may result in water pollution shall not be permitted.

ERC Policy 8.2 Activities which interfere with an aquatic system's function as a defined groundwater recharge area shall not be permitted.

ERC Policy 8.3 Activities which cause an increase in the intensity, duration of frequency of water level fluctuations within surface water systems should not be permitted unless part of exempted agricultural practices.

ERC Goal 9 **To improve water quality by reducing the negative impacts of stormwater runoff and increase best management practices for new development and redevelopment.**

ERC Policy 9.1 The County shall encourage maintenance of historic stormwater discharge rates and volumes into surface water systems or provide improvements to reduce impacts.

ERC Policy 9.2 The County shall promote the utilization of best management practices including state-of-the-art stormwater management techniques, which ensure maintenance or improvement of the quality of the water entering surface water systems from stormwater drainage systems.

ERC Action 9.1 Develop a funding source to develop and implement a stormwater management plan for the Carson Valley.

ERC Action 9.2 Implement the Clear Creek and Johnson Lane Stormwater Management Plans as required by the MS4 NPDES permit.

ERC Action 9.3 Develop a program for inspecting and maintaining storm water facilities in the public right-of-way and in parking lots in order to protect the quality of water that is conveyed into irrigation ditches.

ERC Goal 10 **To coordinate a regional approach to water resource development and management.**

ERC Policy 10.1 The County shall facilitate coordinated development of goals, policies and programs for water resource management in Douglas County working with agencies such as the Carson Water Subconservancy District, the GIDs, Towns, Washoe Tribe, and other appropriate water purveyors.

ERC Goal 11 **To maintain groundwater withdrawals at, or preferably, below the limits prescribed by the State Engineer for the Carson Valley and Antelope Valley groundwater basins to protect or manage the county's groundwater resources.**

ERC Policy 11.1 Existing non-supplemental groundwater rights should be obtained for quasi-municipal use when such rights become available.

ERC Policy 11.2 Water conservation programs should be developed and instituted as necessary to reduce municipal demands.

ERC Policy 11.3 The County should develop a program for collecting pumped groundwater data in the Antelope Valley to assess the capability of meeting the anticipated growth in the area with groundwater resources.

ERC Goal 12 **Douglas County shall begin evaluation of water resource alternatives to supplement the groundwater supply for future quasi-municipal use.**

ERC Policy 12.1 The County shall begin investigation into the feasibility of developing surface water resources to supplement the groundwater supply for future population needs.

ERC Policy 12.2 Treated effluent will be used to replace supplemental and non-supplemental groundwater pumped for irrigation purposes where feasible.

ERC Policy 12.3 The County should review and evaluate the recommendations and alternatives contained in the report "Potential for and Possible Effects of Artificial Recharge in Carson Valley, Douglas County, Nevada."

ERC Goal 13 **To maintain or improve existing air quality.**

ERC Policy 13.1 Encourage techniques to reduce the generation of fugitive dust resulting from agricultural activities. Such techniques may include vegetative cover, windbreaks, improved tillage practices, and other means.

ERC Policy 13.2 Promote reduced wood burning by encouraging use of solar and geothermal resources and the use of other energy-efficient strategies.

ERC Action 13.1 Pursue cost effective air quality management strategies that contribute to improved local and regional air quality.

ERC Action 13.2 Work with NDEP on the establishment of a cost-effective program to measure and monitor air quality in the Carson Valley and other "airsheds," in order to establish base data for future projections.

ERC Action 13.3 Establish standards for roadway surfacing and maintenance which reduce dust generation.

ERC Goal 14 **To protect Douglas County's sensitive wildlife and vegetation in recognition of their importance as components of the county's quality of life.**

ERC Policy 14.1 Douglas County shall protect environmentally sensitive and habitat areas that serve valuable ecological functions by limiting their development or by requiring mitigation of adverse impacts resulting from development.

ERC Policy 14.2 Douglas County shall work with the USFS, BLM, and Nevada Department of Wildlife to retain and enhance the viability of deer migration corridors through the county.

ERC Policy 14.3 Douglas County shall support efforts to manage the county's rivers and streams to maintain or enhance the existing riparian ecosystems.

ERC Action 14.1 Douglas County shall establish development regulations and design guidelines to minimize impacts of new development on sensitive habitats and migration routes.

ERC Goal 15 To encourage the efficient use of available energy resources and to provide incentives for energy conservation in construction.

ERC Policy 15.1 The County shall support the development of non-polluting renewable energy sources, such as solar, wind and geothermal energy, through the provision of appropriate land use designation and development regulations, which provide for on-site use of these energy resources.

ERC Policy 15.2 The County shall encourage incorporation of energy conservation features in the design of all new construction and substantial rehabilitation projects, both public and private.

ERC Policy 15.3 The energy-efficiency of proposed new development should be considered when land use and development review decisions are made. The County's development regulations and design guidelines shall include provisions for protecting solar access, for siting structures to maximize natural heating and cooling, and for landscaping to aid passive cooling protection from prevailing winds and maximum year-round solar access.

ERC Policy 15.4 The County should encourage development which utilizes geothermal, solar, wind, biomass and other alternative energy resources that are compatible with the environment.

ERC Action 15.1 The County will investigate the feasibility of draft green building code regulations and will include incentives in Title 20 to increase green building construction.

ERC Action 15.2 In order to improve energy efficiency and reduce the cost of operating the County's buildings, prioritize and fund projects recommended in the Douglas County Energy Audit (2011) in the CIP.

ERC Goal 16 To minimize noise levels throughout the county and, wherever economically feasible, mitigate the effects of noise to provide a safe and healthy environment.

ERC Policy 16.1 The County shall adopt standards for maximum permissible levels and durations of noise emanating from various stationary sources by land use category. Standards may address general noise levels, as well as intermittent noise or noise occurring at inappropriate hours. Noise standards shall be used in evaluating proposals for new development and in establishing site and structural design requirements.

ERC Policy 16.2 Where possible, the County shall avoid locating noise generating facilities in close proximity to areas planned for noise sensitive land uses.

ERC Policy 16.3 The County shall avoid locating noise sensitive land uses such as hospitals, schools, and homes in existing and anticipated noise impact areas.

ERC Policy 16.4 The County shall consider noise concerns in evaluating all development proposals and major roadway projects.

ERC Policy 16.5 The County shall consider establishing noise standards for construction related activities, including limitations on hours of operation within the day.

Carson Valley Plaza

Patmont Motor Werks
Home of Go-Ped

Starbucks Roasting Plant
Minden

GE Energy

CHAPTER 9:
Economic Development Element

Economic Development

Douglas County functioned over the last 100 years as an agriculture/ranching based community. During the last fifty years, the County has been in a transition phase from an agrarian based community to a more diverse economy that includes manufacturing, professional services, tourism and retail as well as agri-business. Up until World War II, the primary employer of the county centered on agriculture and agri-business. Over the years, the County's employment base has expanded and diversified. The first wave of expansion after World War II was the result of the growth of gaming and the Lake Tahoe casinos and the expansion of Bently Nevada Corporation. Along with the nation, the County went through a housing boom in the first part of the 21st Century. In recent years, the economy in Douglas County and throughout Nevada has slowed due to a significant loss of jobs in Nevada's primary industries – gaming and construction. In order to create an environment conducive to job growth and encourage economic development, the County developed the Economic Vitality Strategy and Action Plan, which was adopted by the Board of Commissioners in September of 2010.

Economic Vitality Strategy and Action Plan

The vision of the Economic Vitality Strategy and Action Plan is "a community to match the scenery," which capitalizes on the County's greatest asset, "our spectacular natural environment." The plan sets a goal "by 2022, Douglas County will be recognized as the best place to live, work and play because of our community commitment to education, recreation and innovation."

The Economic Vitality Strategy and Action Plan takes into consideration 10 plans dealing with economic development. The plans include:

- Douglas County Community Assessment 2009
- Douglas County Strategic Plan Update 2009
- Genoa Strategic Plan 2008 by the Town of Genoa
- Carson Valley Visitor & Tourism Assessment 2006
- NVision Regional Economic Development Strategy 2006
- Douglas County Master Plan
- Gardnerville Plan for Prosperity
- Minden Plan for Prosperity
- Douglas County Economic Development Business Plan 2000
- Douglas County Retail Leakage Study by University Nevada Small Business Development Center, 1998

In order to implement the Economic Vitality Strategy and Action Plan the Board formed the Economic Vitality Division in the County Manager's Office and appointed an Economic Vitality Manager. The following five guiding principals direct the County's Economic Vitality work and the attraction of new business:

- Improve the business climate

- Preserve the natural environment; improve infrastructure
- Enhance education and workforce
- Maintain the quality of life and attract businesses that are unique and marketable

Project champions have formed teams to implement the Action Plan, which includes three areas of focus and twelve priority projects:

Figure 9.1
Economic Vitality Action Plan

Focus Area – Distinctive Downtowns
1. Tahoe Revitalization
Goal – Tahoe Revitalization is a major economic development goal for Douglas County, El Dorado County and the City of South Lake Tahoe. The guiding principle the attainment of significant environment gains through revitalization of the built environment and related environmental improvement projects founded on integrated water and transportation systems extending throughout the South Shore and within the areas of separate governmental authorities.
Objective – Transform the South Shore from a gaming based economic model to an outdoor recreation based tourism destination. As addressed in the Lake Tahoe Basin Prosperity Plan: "The Tahoe Brand – To re-brand the region as a green, geotourism, health and wellness visitor destination, providing a unique, authentic Lake Tahoe experience including sports, recreation, culinary, historical, art, cultural experiences, environmental education and volunteer opportunities." LTBPP Nov 2010
Strategy – Visioning
Strategy – Engage residents; engage with similar communities; engage political leadership
Strategy – Attract capital
Strategy – Revitalization
Strategy – Constant evolution of what's coming next
2. Minden Momentum
Project Framework – Using the momentum of major investment along Hwy. 395 radiating from the Buckeye Gateway, pedestrian friendly and traffic calming improvements will be pursued to inspire a vibrant downtown including mixed-use, infill and adaptive reuse of historic buildings.
3. Genoa Destination
Goal – Genoa is an active business community providing services and unique experiences for visitors and residents.
Objectives – Create the destination; amplify the destination
Strategy – Revisit and consider the implementation of the Genoa Main Street Master Plan (2002 landscape plan)
Strategy – Mormon Station possibilities
Strategy – Genoa Trail

Strategy – Cemetery beautification
Strategy – Roadway cleanup
Strategy – Reassess signage
Strategy – Explore creative solutions to zoning, code and parking issues
4. Main Street Gardnerville
Goal – Revitalize downtown Gardnerville utilizing design, organization, promotion, and economic restructuring to develop the unique identity and preserve the historic nature of our community.
Strategy – Recruit small independent retail businesses
Strategy – Pedestrian friendly and convenient parking
Strategy – Basque Old Town Center

Focus Area – Outdoor Recreation & Lifestyle
5. Tremendous Trails
Goal – To build a sustainable community connected by trails, making it easy and inviting for residents and visitors to connect outdoors and enjoy more than 22-types of outdoor activities year round in Douglas County.
Objective – Connect physically and virtually, an accessible network of sustainably planned and designed neighborhood paths and adventure trails
Objective – Be recognized with national awards and selected to host national meetings and event destinations for having one of the finest sustainably designed trails network in the United States
6. Ascent Douglas
Goal – Recruit, retain and expand Outdoor Recreation and Lifestyle Industry jobs.
Strategy – Outdoor Retailer–world's largest Outdoor Sports Industry gathering
Strategy – Online Social Media Initiative
Strategy – Network local Outdoor Recreation Manufacturers
7. Sports Aviation Destination
Goal – Elevate Minden-Tahoe Airport to the world's premier sport aviation destination by developing: – community involvement – International awareness – a learning center
Strategy – Education
Strategy – Awareness
Strategy – Business development
8. Inspired Mobility
A broad plan that will encompass a variety of inspiring modes of transportation while being convenient, affordable, fun, and have a low impact on the community.

Focus Area – Education, Innovation & Workforce
9. Maximize WNC Facility
Goal – Maximize WNC Facility with four levels of higher education –Vocational/technical courses –Associate programs –Undergraduate –Graduate degree
10. Energy Science Park
Goal – To create a better life for all in Douglas County through knowledge and technology-based development that effectively balances human needs with economic opportunities.
Objective – Promote academic, industry and government collaboration
Objective – Accelerate the establishment and maintenance of research and technology based companies, facilities, and organizations in Douglas County
Objective – Produce quality jobs and opportunities for our community and region
11. K-12 Education
Goal – Working with the School District to provide an educational environment that produces well-educated and well-rounded students who are ready for their next experience including college/vocational education, military, and work.
12. Community Center
Goal – To Build a Community Center that brings Carson Valley people together – a hub for activities for families and friends of all ages.
Objective – Secure accessible property
Objective – Finalize Community Center designs
Objective – Identify funding options for land/property acquisition, design/development and annual operations

Lake Tahoe Basin Plan for Prosperity

In 2009-2010 the County also took part in the development of the Lake Tahoe Basin Plan for Prosperity to address the significant economic decline in the Tahoe Basin over the past decade. The economic analysis conducted for the Prosperity Plan identified three economic clusters comprising two-thirds of the Basin economy:

- Tourism and Visitor Services
- Environmental Innovation
- Health and Wellness

Led by a diverse project steering committee representing all of the local government jurisdictions in the Basin as well as business associations and education institutions, the

process to develop the Prosperity Plan engaged hundreds of stakeholders in the region, convening work groups within each economic cluster, as well as capital resource partners, community leaders, state and federal agency representatives, and regional economic collaboratives from both California and Nevada.

The Prosperity Plan is a comprehensive action strategy to reposition the Tahoe Basin as an environmentally sustainable destination and test bed for environmental innovation. It is built upon the intellectual talents, commitment, and creativity of Tahoe residents and stewards of the Tahoe Basin, both within and outside of the region. It is a regional innovation strategy built on the foundation of growing and strengthening economic clusters where the region has potential competitive advantage.

To provide an organizational structure to coordinate and support the prosperity initiatives, it is recommended that a Prosperity Center (TahoeProsperity.org) be created using a regional stewardship model, which emphasizes networking and collaboration among existing private and public entities throughout the Basin. This model seeks to minimize duplication of efforts but rather will help to coordinate and leverage resources - especially in support of cluster and cross-sector initiatives; fill gaps where they exist; convene and collaborate with partners and stakeholders for shared solutions, especially around the core foundations for regional competitiveness; benchmark and track outcomes, including through the Watershed Sustainability Indicators, reporting back to the community and policymakers; and collaborate with partners on being a unified "voice" for the region's economic future.

Along with this organizational and leadership capacity, it is also necessary to instill greater predictability and consistency in the regional regulatory processes than is administered currently by the Tahoe Regional Planning Agency (TRPA) and other agencies, in order to achieve the levels of reinvestment and redevelopment necessary to achieve broad prosperity in the Tahoe Basin.

Cluster specific and basin-wide highlights include:

- Developing a pipeline strategy to support and commercialize alpine climate change and sustainability research, with a technology incubator, innovation investment fund and signature tourism and visitor services facilities – To build on the valuable existing assets of talent, expertise, facilities and research efforts of the many educational institutions, state and federal agencies, and environmental planning firms working in the Tahoe Basin. These include partners collaborating through the Tahoe Science Consortium: UC Davis Tahoe Environmental Research Center, Desert Research Institute (DRI), University of Nevada, Reno, U.S.G.S., and the U.S. Forest Service Pacific Southwest Applied Development Economics, Inc. Research Station; the campus sustainability initiative of Sierra Nevada College; and the sustainability-related education and training of the area's community colleges and universities. UC Davis and DRI along with others have been chosen by the federal government to co-host the new Southwest Climate Science Center, to understand the affects of climate change on the Southwest

region's natural and cultural resources, highlighting the rich knowledge assets of these institutions.

- The initiative would further expand efforts to generate Tahoe-based research resources; prototype, fund, and export commercially practical solutions for environmental challenges in the Tahoe Basin and elsewhere; sponsor green entrepreneurship and mentoring programs affiliated with the region's universities and colleges; and provide housing and other resources for researchers and visiting scholars. An innovation investment fund would be developed. It would also provide visitors with hands-on learning experiences about the Tahoe Basin's ecology, awareness of ongoing environmental research, and solutions for sustainable living, in collaboration with the Tourism and Visitor Services cluster.

- The Tahoe Brand – To rebrand the region as a green, geotourism, health and wellness visitor destination, providing a unique, authentic Lake Tahoe experience including skiing, other sports, gaming, recreation, culinary, historical, art, cultural experiences, environmental education and volunteer opportunities.

- Medical Centers of Excellence – To promote specialties such as orthopedics, sports medicine, fitness training, oncology, and healthy lifestyles; medical tourism framed by the alpine environment, expertise of local medical centers, complementary wellness services, and visitor service assets.

- Sports Commission – To attract major sporting events such as the Amgen Bike Tour, World Cup skiing, philanthropic sporting events and tournaments; to foster Tahoe as a major center for sports and high altitude training venues for athletes; to attract youth and other tournaments and league events; and to capture Tahoe as a center for emerging sports.

- Environmental Redevelopment – To achieve sustainable redevelopment of deteriorating properties and infrastructure, thereby improving community livability and promoting green building, resource efficient development, alternative transportation modes, and environmental restoration. Leverage reinvestment through a Basin Infrastructure Bank.

- Regional Broadband Strategy – To facilitate e-Health and telemedicine, e-commerce, improved visitor experiences, efficient government services, telecommuting, emergency services and other needs for a "Connected Tahoe Basin."

- Basin-Wide Housing Affordability, Education and Workforce, Transportation and Infrastructure Strategies – To support the vitality of the clusters and promote community livability, sustainability, and equitable access to opportunities.

SWOT Analysis & Critical Issues

In 2006, during the preparation of the NVision Regional Economic Development Strategy, a Strengths, Weaknesses, Opportunities & Threats (SWOT) analysis for Douglas County was completed along with the identification of Critical Issues facing Northern Nevada. Since that time a Community Assessment was completed in 2009, and the Lake Tahoe Basin Plan for Prosperity (Tahoe Prosperity Plan) was finalized in November of 2010 on the heels of the completion of the Douglas County Economic Vitality Strategy and Action Plan. To best capture critical issues facing the County, the NVision report data was used as a starting point and information from the other reports added to adequately sum up the issues that are being addressed by both the Vitality Plan and the Tahoe Prosperity Plan.

Strengths

- Good mix of available land.[1]
- Good water resources.[1]
- Close geographic proximity to Reno/Sparks metro, Lake Tahoe. [1]
- High income levels for residents.[1]
- Highest educational attainment levels in the 7-County region.[1]
- Scenic environment with tremendous outdoor recreational activities. [1]

Weaknesses

- Poor availability of employment opportunities and diversity of job types for local workforce. [1,2]
- Land and housing prices are the highest in Northern Nevada. [1]
- Need to continue to bolster the local tax base. [1]
- Sewer capacity limitations in industrial park areas. [4]
- Funding for road maintenance. [4]

Opportunities

- Strong potential to grow local tourism industry, especially in adventure and outdoor recreation. [1,2]

- Good potential to grow clean energy industry, especially geothermal and wind energy. [1]

- To target cluster industries in Lake Tahoe Basin including Tourism and Visitor services; Environmental Innovation and Health and Wellness. [3]

- To attract desirable target industry companies to industrial parks around the airport. [1]

- Tap into the large and growing base of retired executives for mentoring young entrepreneurs and funding new business creation. [1]

- Revitalization of downtown areas (Minden, Gardnerville) to support vibrant mixed-use and to become a destination for entertainment and boutique shopping. [1]

- The Minden-Tahoe Airport is an asset that could be better utilized. [2]

- Increase vocational/technical education options. [2]

Threats

- Very limited diversity in housing options. Only high-end housing development is encouraged, which doesn't give many options for local workforce. [1]

- Need for increased collaboration between local government entities. [1,2]

- Becoming a retirement community for second home owners. [1,3]

- Need to sustain rural character while providing economic opportunities for residents. [1,2]

- Local government's high reliance on sales tax revenue is leading to an uncooperative relationship with neighboring counties. [1]

- Traffic through Minden/Gardnerville is creating a significant impediment to the success of local businesses in the downtown area. [2]

- Tourism in the Tahoe Basin is seasonal. [2]

- Declines in hotel room nights rented, Transient Occupancy Tax and Sales Tax revenues. [3]

- Increased unemployment rates. [3]

- Decrease in population. [3]

- Increase in subsidized school lunches. [3]

Critical Issues

- Continued development of a regional approach and more collaboration across governmental lines must be encouraged. [1]

- Regionally greater emphasis should be placed on the value of education to improve the educational resources and support structures. This should extend from K-12, to community colleges, to developing a stronger 4-year degree presence in the region. [1]

- The young professional community needs to be maintained and expanded in order to enhance the region's vitality and ensure future economic growth. Involve this key group in decision-making and leadership and empower them to be involved in the community. [1]

- Entry level workers are priced out of the market and even experienced workers cannot purchase housing in certain communities at Lake Tahoe. [3]

- Unless there is a focus on local industry clusters, much of the region's future growth will need to be driven by small business creation and entrepreneurship. [1]

- Northern Nevada's economy lacks diversity and is highly dependent on new business from California, which creates a vulnerability to economic shocks. [1]

- Need to emphasize the importance of "place" and promote the development of attractive downtown centers, clean communities, clear design standards, beautification projects, and desirable retail and entertainment amenities that are in keeping with the uniqueness of each community. [1]

- The TRPA's 1987 Regional Plan was focused on stopping the uncontrolled growth that once threatened Lake Tahoe. But the Plan also froze in time the basin's auto-centric road network and infrastructure of strip malls and scattered developments, which are now the greatest threat to both the clarity of Lake Tahoe and the health of the economy. [5]

- Since 1997, guided by Lake Tahoe Environmental Improvement Program (EIP) federal, state and local agencies have invested over $1 billion in water quality and forest fuels projects to restore Lake Tahoe and the health of its forests. But unlike other national jewels, Tahoe has not secured significant public investments in transit systems, bike trails, visitor center, and other facilities necessary to appropriately serve residents and visitors in the 21st century. [5]

- Private investment in the basin's community centers has been limited, in large part, because key elements of the 1987 Regional Plan are overly-complex, outdated and do not incorporate contemporary land use and environmental science. The basin's economic and social health has deteriorated with the loss of some 10,000 permanent residents since 2000. Schools and many businesses have closed. Unemployment and poverty levels in the basin, as a whole, are above state averages. [5]

- Need for more predictable and consistent regulatory processes than currently administered by the TRPA and other agencies that encourage redevelopment and reinvestment. [3]

1 - NVision Regional Economic Development Strategy 2006 - Visioning Document

http://www.angeloueconomics.com/northernnvision/Reports/Northern_NVision_Report_2_Visioning.pdf pg. 17

2- Douglas County Community Assessment, September 2009

3- Lake Tahoe Basin Plan for Prosperity, November 2010

4- Additional items identified during the update of the Economic Development Element

5- Creating a Sustainable future for Lake Tahoe – Tahoe Prosperity Center 2011

Redevelopment Areas

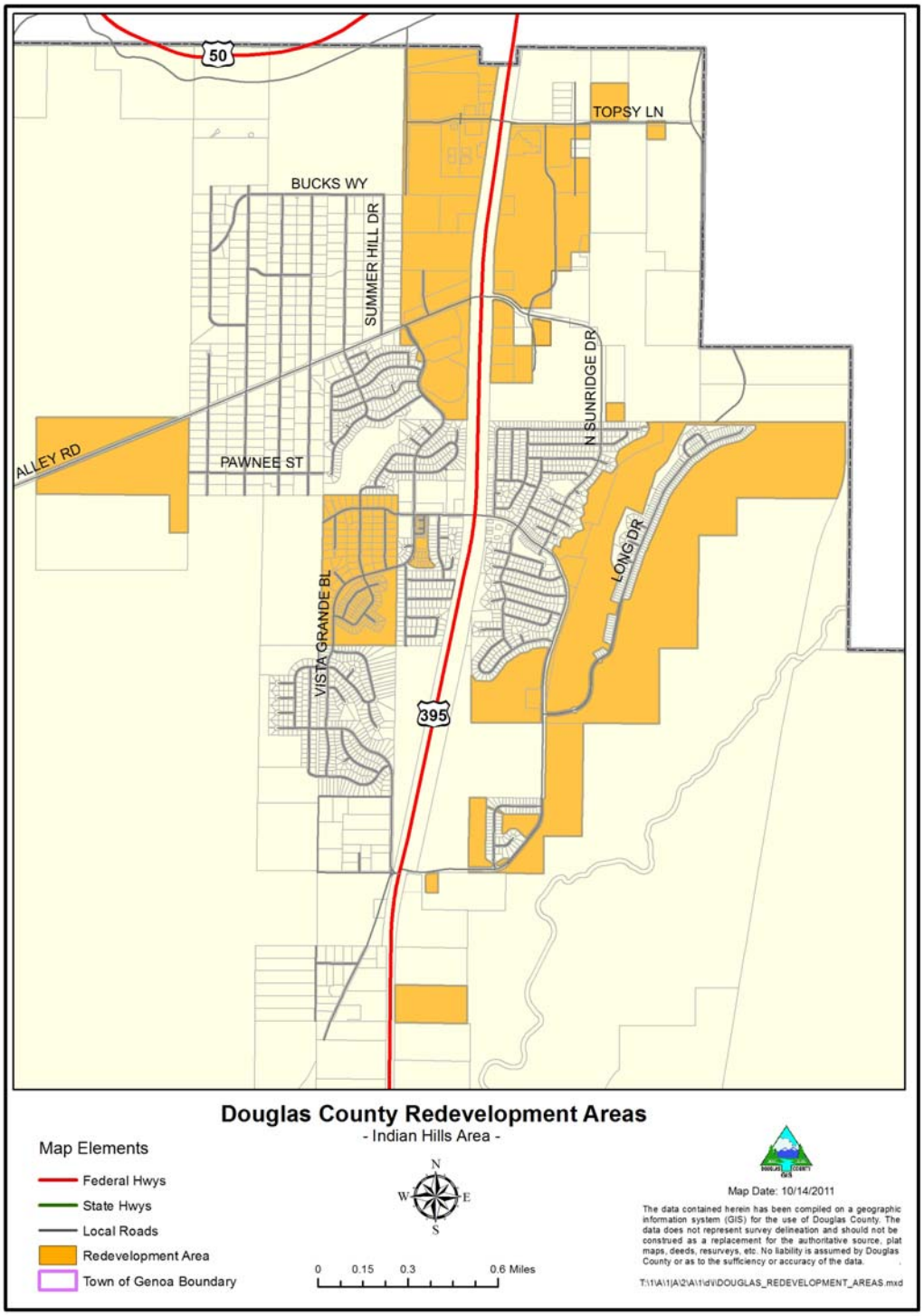
In October of 1997, the County established a Redevelopment Agency and created Redevelopment Project Area No. 1, which includes commercial areas in Genoa, along Foothill Road north and south of Genoa, and in the North County area. The redevelopment areas within North County are located within the Indian Hills/Jacks Valley Community Plan area.

In 2005, the County amended Redevelopment Project Area No. 1 to include additional commercial and private recreation areas in the North County portion. Redevelopment funds have been used to finance infrastructure improvement including water, sewer, road, drainage, and landscaping. Additionally Redevelopment funds have been used in association with the Carson Valley Plaza in North County. Map 9.1 depicts the Redevelopment Areas located in the Indian Hills/Jacks Valley Community Plan area.

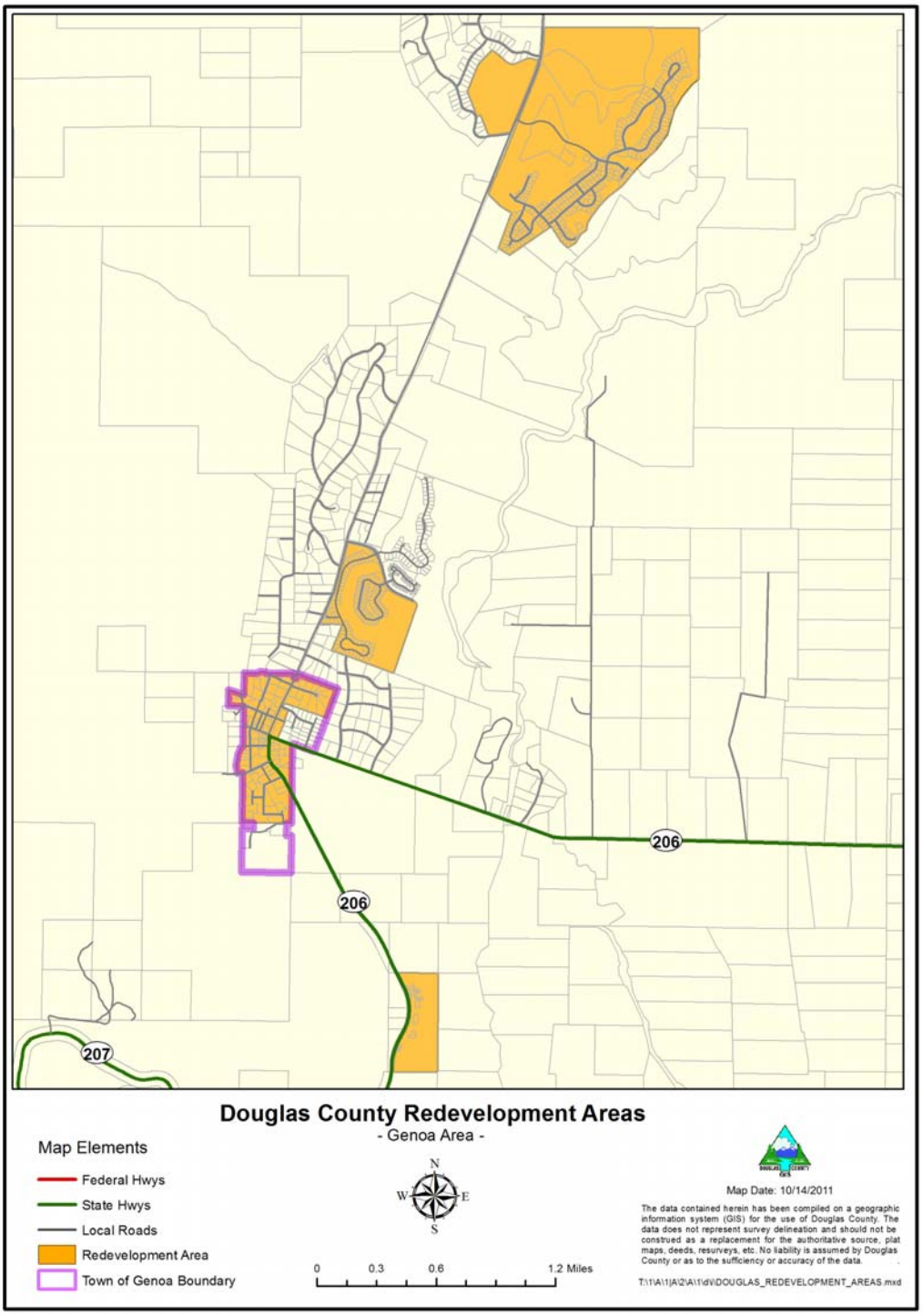
In 2011, redevelopment funding was approved to construct a trail from 1862 David Walley's Hotsprings Resort to downtown Genoa along Foothill Road, and to construct enhancements to the Historic Downtown, including walkways, signage, lighting, and parking. Both improvements are part of the Genoa Destination Economic Vitality Project. Map 9.2 depicts the Redevelopment Areas in and near the Town of Genoa.

In 2011, the Redevelopment Agency had outstanding debt. Use of additional redevelopment funds will depend on the completion of approved projects and the availability of funding for future redevelopment projects.

Map 9.1
Redevelopment Areas in Douglas County – Indian Hills/Jack Valley Area



Map 9.2
Redevelopment Areas in Douglas County –Genoa Area



Economic Development (ED) Goals, Policies, and Actions

ED Goal 1	**To implement the Economic Vitality Strategy and Action Plan and The Lake Tahoe Basin Plan for Prosperity.**
ED Policy 1.1	Work with the project champions and community to implement the Economic Vitality Strategy and Action Plan.
ED Policy 1.2	Work with the Tahoe community and the Tahoe Prosperity Center to implement the Lake Tahoe Basin Prosperity Plan.
ED Goal 2	**To focus recruitment, retention and expansion efforts on identified industry clusters.**
ED Policy 2.1	Recruit, retain and expand Outdoor Recreation and Lifestyle Industry jobs.
ED Policy 2.2	Recruit, retain and expand Energy, Science and Advanced Engineering Industry jobs.
ED Policy 2.3	Recruit, retain and expand Environmental Innovation Industry jobs.
ED Policy 2.4	Recruit, retain and expand Tourism and Visitor Services Industry jobs.
ED Policy 2.5	Recruit, retain and expand Health and Wellness Industry jobs.
ED Policy 2.6	Develop programs to align workforce and education with identified industry clusters.
ED Policy 2.7	Seek infrastructure improvements that support economic development efforts.
ED Policy 2.8	Support programs aimed at strengthening the accessible labor pool, such as affordable housing, recreational opportunities, transportation alternatives, and higher/continued education opportunities.
ED Action 2.1	Utilize social media communication to reach influencers in the Outdoor Industry.
ED Action 2.2	Identify trends in the Outdoor Industry that have expansion/growth potential for the County.
ED Action 2.3	Promote academic, industry and government collaboration.

ED Action 2.4 Accelerate the establishment and maintenance of research and technology based companies, facilities, and organizations.

ED Action 2.5 Promote commercialization of environmental research applications, including a business incubator and investment fund.

ED Action 2.6 Support the development of itinerates focused on outdoor activities, natural amenities, environmental education, and geotourism. Rebrand the visitor experience to focus on environmental quality, health and wellness, and recreation activities.

ED Action 2.7 Support environmental redevelopment to improve the built environment.

ED Action 2.8 Promote the development of specialized center of excellence including orthopedics and oncology; sports and fitness training; wellness centers integrated with new visitor itineraries for fitness and recreation.

ED Action 2.9 Partner with the Northern Nevada Development Authority in the development of the Dream It! Do It! Program to develop industry specific career ladder and certifications.

ED Action 2.10 Seek information from employers regarding industry training, education and workforce needs.

ED Action 2.11 Seek opportunities to improve upon bicycle, pedestrian and equestrian infrastructure that supports economic development.

ED Goals 3 To emphasize the importance of "place" and promote the development of attractive downtowns centers.

ED Policy 3.1 Promote the revitalization of Tahoe.

ED Policy 3.2 Promote the revitalization of the Towns of Minden, Gardnerville and Genoa.

ED Policy 3.3 Link education and economic development through the creation of public/private partnerships that encompass public education and targeted business sectors. Grow, diversify, and promote educational opportunities aimed at attracting and developing a qualified and accessible labor pool.

ED Policy 3.4 Support the efforts of the South Shore Vision Plan to create and rebrand the Highway 50 corridor from Kahle Drive to Ski Run.

ED Action 3.1 Support and work to expand the Main Street Gardnerville Program.

ED Action 3.2 Revise and support the implementation of the Gardnerville Parking District Strategy.

ED Action 3.3 Support the implementation of the Genoa Main Street Landscape Enhancement Plan and the Walley's to Genoa trail.

ED Goal 4 To promote economic development through regional and public-private partnerships; ensure efficient leveraging of resources.

ED Policy 4.1 Douglas County shall work with neighboring jurisdictions on major economic development efforts.

ED Policy 4.2 Economic development efforts in the Tahoe Basin will be reflective of a regional and basin-wide approach.

ED Policy 4.3 In order to provide a wide array of economic development services continue to strengthen economic development partnerships with the Chambers of Commerce, Business Council, Northern Nevada Development Authority, Nevada Small Business Development Center (NSBDC), NV Energy, State and local agencies, and other economic development organizations.

ED Policy 4.4 Utilize Western Nevada Development District to identify funding sources available and appropriate to Douglas County.

ED Policy 4.5 Seek opportunities to maximize grant seeking and other funding.

ED Action 4.1 Actively participate in the Tahoe Prosperity Center to implement the Prosperity Plan.

ED Action 4.2 Identify opportunities to leverage grant funds.

ED Action 4.3 Develop a mechanism to strengthen economic development grant seeking activities.

ED Action 4.4 Actively participate in the completion of the South Shore Vision Plan.

ED Goal 5 To retain and strengthen our existing business base.

ED Policy 5.1 Promote successful Douglas County business retention and attraction efforts.

ED Policy 5.2 Reduce the cost of doing business in Douglas County by streamlining County approval processes and by providing better communication channels with other agencies that share jurisdiction.

ED Policy 5.3	Encourage training and assistance through the University of Nevada Reno, Western Nevada Community College, and Nevada Small Business Development Center.
ED Policy 5.4	Advocate expansion of existing businesses by providing tools and information to encourage same.
ED Policy 5.5	Continue the on-going effort to simplify the Douglas County approval process.
ED Policy 5.6	Douglas County shall work with other agencies to track economic trends in the area of business retention, economic development, and commercial and industrial development.
ED Policy 5.7	Douglas County shall work with other agencies to track progress and levels of success in determining and serving business needs.
ED Policy 5.8	Collect, evaluate, and incorporate feedback from businesses during the permit process to further meet their needs.
ED Policy 5.9	Research, adapt, and adopt best demonstrated practices from other communities and jurisdictions.
ED Action 5.1	Douglas County will develop performance measures to evaluate the implementation of its economic development plan.

Dangberg Ranch Home

Baron Farm

Jepsen House

CHAPTER 10:
Historic Preservation Element

Town of Minden Silos

Walley's Hot Springs Original Bath House

Historical Museum
Genoa

Introduction

Douglas County has a rich history dating from the early Native American settlements through the first trade routes and explorations in the 1800's to the more recent past. The Washoe Tribe inhabited an area of approximately 4,000 square miles and spoke a language called Hokan. The Washoe people tended to be seasonal dwellers. In the warmer months, they spent time fishing, hunting, and gathering around Lake Tahoe and in the colder months, they traveled back down to the valley floor. Their skills involved hunting, fishing, and basket making.

Several major exploration trails crossed the county. The trails include the John C. Fremont/Joseph R. Walker Trail (1845-1846); the California Trail (1834-1858); and the Great Sheep Trails (1870-1890). The first white settlement in Nevada was established in 1851 as a trading post by three Mormon settlers in what is now the town of Genoa. Genoa was a major merchandising point in the region, located on both the Pony Express and Overland Stage routes. The community served as the seat of the territorial government until 1861 and served as the County seat until 1916.

Starting in about 1853, claims were made in the Carson Valley for ranches. Ranching and farming are an important part of the heritage of the Carson Valley. By 1860, a wagon trail had been constructed connecting Sacramento and Virginia City. The road was privately owned and tolls were charged for using the all season facility. It was sold to Douglas County in 1889. After discovery of the Comstock Lode (1858), settlers extended the natural meadows in Carson Valley through irrigation to provide hay, meat and butter for the miners in Virginia City and neighboring towns. By 1881, there were about 30,000 acres of land fenced in by ranchers with names still familiar today, such as Dangberg, Settelmeyer, Park, Springmeyer, Dressler, Van Sickle, and Klauber.

After 1851, Genoa was the center for British settlers (largely Mormon), and Gardnerville, after 1879, became the center for 1870 Danish immigrants. From 1870, German, Danish and Swiss immigrants enlarged the area more to supply produce to surrounding mining towns that were booming. Starting in 1898, Spanish and French Basque shepherds tended some 13,000 sheep in Carson Valley, increasing to 25,000 by 1925, when the Basques began acquiring their own sheep and land.

Minden, the seat of Douglas County since 1916, was named for a town in Westphalia, Germany, where the founder of the H.F. Dangberg Land and Live Stock Company was born. The company established Minden in 1905 to provide terminal facilities for the Virginia and Truckee Railroad, which was then extending a branch line southward from Carson City. The passenger and freight depot was situated at this point. The son of the

founder of the H.F. Dangberg Land and Live Stock Company was a secretary of the company and was instrumental in promoting the town. The Dangberg Company presented a plan of the town of Minden to the Douglas County Commissioners in July of 1906, following a rectilinear grid pattern. Since the 1920's, new subdivisions have altered the symmetrical pattern of the town. The nucleus of the town of Minden developed from 1906 until around 1940, and then remained essentially static for the next thirty or so years. In the late 1950's some small subdivisions appeared, and new commercial ventures were developed along Highway 395. By the mid-1970's growth accelerated, with major subdivisions and new businesses being established. This growth continued in the 1980's, 1990's, and to the mid 2000's.

Douglas County's historic communities and buildings are monuments to its rich history, dating from the early Native American settlements through the first trade routes and explorations in the 1800's to the more recent past. The county's significance to Nevada state history is revealed in the communities of Genoa, Gardnerville, and Minden, where many important landmarks still stand.

Genoa, founded in 1851, has many significant architectural and historic landmarks, including the first courthouse and saloon in Nevada. A portion of the Town is now on the National Register of Historic Districts and includes several buildings on the National Register of Historic Places.

St. Gall Catholic Church

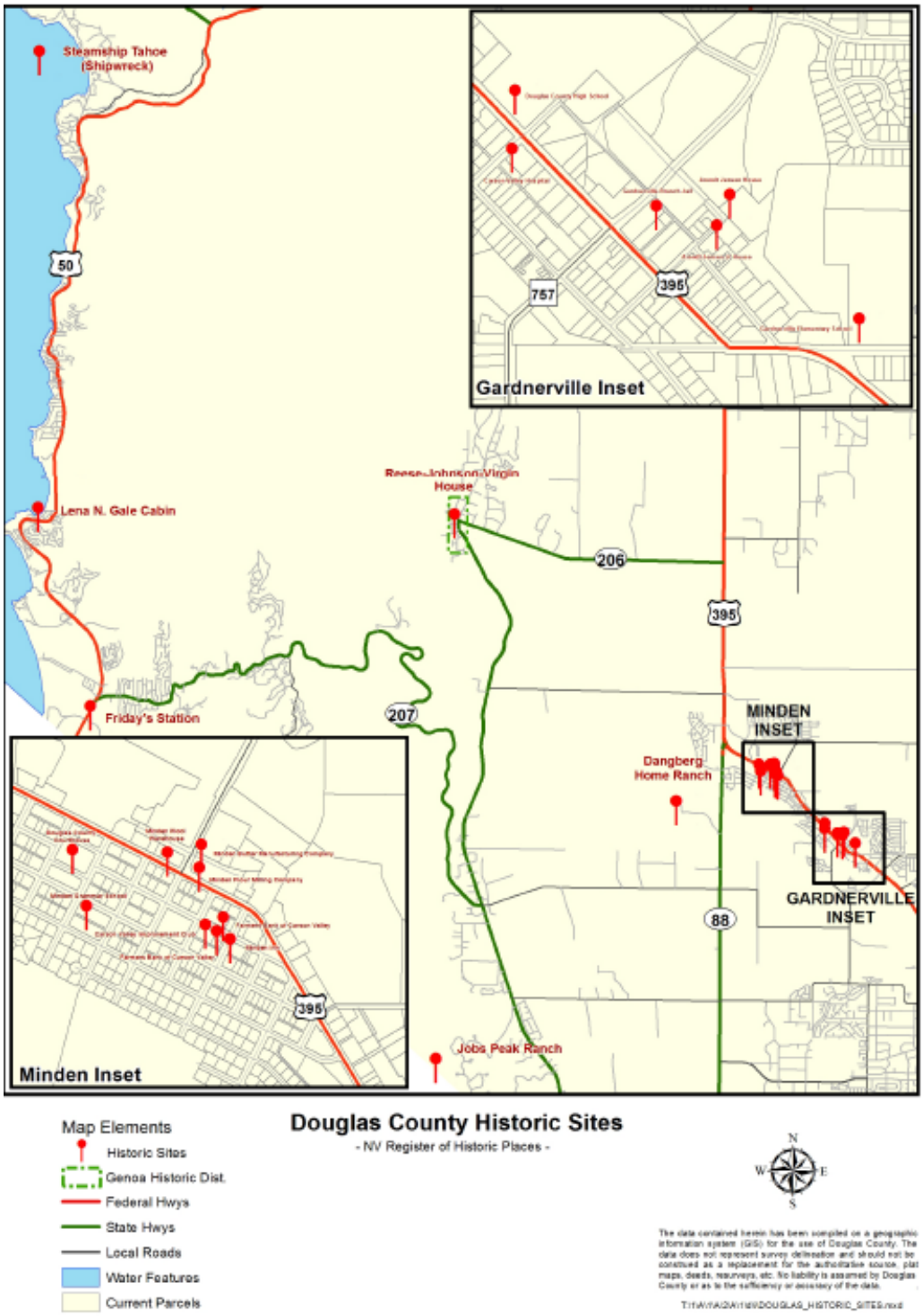
The Town of Gardnerville, founded in 1879, was known as a commercial center for agricultural products. There are many architectural styles indigenous to the community, including Greek Revival, Italinate, Queen Anne, Neoclassical Rowhouse, Bungalow, and Victorian Commercial. The Town has potential for a National Register Historic District status. The prominent Nevada architect, Frederick J. De Longchamps designed several buildings in Gardnerville which are on the National Register list including the Carson Valley Hospital, Arendt Jenson House, the Historic Douglas High School, Trinity Lutheran Church, and St. Galls Catholic Church.

The Town of Minden was founded as a "planned" community in 1905 by H.F. Dangberg, who also was instrumental in bringing the Virginia and Truckee Railroad to the Town. De Longchamps contributed significantly to the architecture of Minden by designing the Historic Courthouse, the Minden Inn, and the Farmer's Bank. Minden also has the opportunity for consideration as a National Register Historic District. Structures in Minden which are on the National Register nomination list and the current listing on the National Register, include the Minden Flour Milling Company, Carson Valley Improvement (C.V.I) Club Hall, Douglas County Courthouse, Minden Inn, Farmer's Bank of Carson Valley, Minden Wool Warehouse, and Minden Butter Manufacturing Company. Additionally, the Dangberg Home Ranch is also on the list.

There are three museums in Douglas County: 1) the Courthouse Museum in Genoa; 2) the Carson Valley Museum and Cultural Center; and 3) the Dangberg Home Ranch Living History and Interpretation Center. The Douglas County Historical Society owns and manages the Courthouse Museum and the Carson Valley Museum. The Dangberg Ranch is managed by the Friends of the Dangberg Ranch.

Figure 10.1 displays the location of National Register districts and buildings in Douglas County.

Map 10.1
National Register Districts and Buildings in Douglas County



Issues

Providing Information about Historic Resources

Collection at Dangberg Ranch

The preservation of historic resources is important to the character of Douglas County. Such resources provide focal points which help shape the identity of an area. The rich settlement history of Douglas County can also provide opportunities for tourism. To make the most of these valuable resources, it is important that information about historic, archaeological, and cultural resources be available to residents, businesses, and visitors to Douglas County.

Encouraging Preservation

Because historic resources can enrich the identity and character of an area, it is important that Douglas County take a leadership role in encouraging preservation. New development should be compatible with the existing historic character of designated areas. A system for identifying and designating sites or structures of historic and cultural significance should be established. Organizations which focus on historic preservation issues should be encouraged and supported. The initiative shown by Douglas County and the cooperation between other government entities and private organizations involved in historic preservation is critical in the on-going preservation of valuable historic, archaeological, and cultural resources.

Historic Districts

Town of Genoa

The Genoa Historic District was established in 1974, consistent with the Secretary of the Interior regulations, and NRS statutes covering historic district commissions in the State of Nevada. The Douglas County Development Code regulates the Genoa Historic District under Chapter 2.28, Genoa Historic District Commission, and Chapter 20.680, Genoa Historic (GH) Overlay District. The overlay zoning district insures that any new construction or alterations to existing structures within the Genoa Historic District are reviewed by the Historic District Commission and receive Certificates of Appropriateness. At this time, the Commission does not receive any staff support from Douglas County. The Towns of Gardnerville and Minden may wish to also pursue Historic District status through the State of Nevada.

Historic Preservation (HP) Goals, Policies, and Actions

HP Goal 1 **To preserve Douglas County's historic, cultural, and archaeological resources as physical reminders of the county's past and as unique focal points to shape the county's identity.**

HP Policy 1.1 Douglas County shall support, whenever feasible, the preservation of the county's rich cultural heritage, including the establishment of additional historic districts to protect significant historic properties.

HP Policy 1.2 Douglas County will cooperate and encourage the development of historical preservation efforts within the County, the Towns of Gardnerville, Minden, and Genoa, and other entities in Douglas County.

HP Policy 1.3 Douglas County will work with the Towns of Minden and Gardnerville to develop appropriate programs to identify, designate, and preserve significant buildings and sites within the Towns and to establish guidelines for new development adjacent to historic structures, and for the reuse of historic structures, in order to preserve their character and setting.

HP Policy 1.4 Routes of historic trails, including but not limited to, the Emigrant Trail, the Pony Express Route, and the V&T Railway, where they are accessible to the public, are to be included in the county's network of scenic routes, and should use distinctive signage or other techniques to reflect this heritage.

HP Policy 1.5 The preparation of informational materials to educate county residents and visitors about historic, cultural, and archaeological resources will be encouraged.

HP Policy 1.6 Incentives for preservation of historic properties and sites, both urban and rural, will be pursued. These could include property tax relief, special zoning districts, and bonus densities for additional transfer of development rights.

HP Action 1.1 The Community Development Department shall work with the Towns of Gardnerville and Minden to determine if nomination packages for Historic District status should be submitted to the State of Nevada.

HP Goal 2 **To pursue additional resources to increase capacity of local organizations to carry out historic preservation activities.**

HP Policy 2.1 Efforts to secure State, Federal, or other funding directed toward revitalizing historic areas or maintaining historic buildings and sites will

be pursued. Under provisions of NRS 244.377, funding may be included in the County's annual budget for maintenance of museums located in the County, including consideration of a tax levy.

HP Action 2.1 Douglas County shall submit an application for Certified Local Government status to the State of Nevada.

HP Action 2.2 The 1981 Architectural Heritage Publication shall be updated to include all of Douglas County.

HP Action 2.3 The Community Development Department shall revise the Development Code to create a unified chapter on Historic District Overlay Zoning Districts and determine if staff support is needed for existing or proposed Historic District Commissions in Douglas County.

HP Action 2.4 Douglas County will develop incentives for preservation of historic properties and sites, both urban and rural, such as historic tax credits.

Kahle Community Park
Lake Tahoe

Minden Park Gazebo
Minden

Spooner Lake Trail
Lake Tahoe

Zephyr Cove Park
Lake Tahoe

CHAPTER 11:

Parks and Recreation Element

Hot Air Balloon Race
Herbig Park, Gardnerville

Adventure Camp
Gardnerville

Job's Peak Trailhead
Foothill Road, Gardnerville

Lampe Park
Gardnerville

Introduction

Carson Valley Cruisers Car Show

Parks and recreation facilities provide many important benefits to Douglas County. They give residents and visitors a place for both active and passive recreation. They provide a place to engage in organized sports, as well as a quiet setting for picnics and relaxation. They often include unique features, such as open space areas for outdoor recreation and nature study. The facilities provide a venue for groups to meet, classes to be held, and special events, which promotes community involvement. The parks, trails, and open space areas also enhance the distinct identity of communities by creating community focal points, inspiring community pride, and protecting community cultural and historical resources.

Parks and recreation also promote:

1) **Economic vitality.** Parks and recreation promote economic vitality by attracting tourists, businesses, families, and retirees, enhancing real estate values, reducing taxes, and stimulating equipment sales.
2) **Environmental Sustainability.** Parks and recreation can play a role in environmental sustainability by enhancing and protecting clean water, controlling flooding, protecting clean air, reducing traffic congestion, reducing energy costs and preserving biological diversity.
3) **Alleviate Social Problems.** Most common to parks and recreation benefits are those that alleviate social problems by protecting community regeneration, preventing deviant behavior amongst youth, raising levels of educational achievement, facilitating healthy lifestyles and reducing stress.

The Douglas County Parks and Recreation Master Plan, adopted by the Board of Commissioners in 1996, and as amended, provides a plan for providing parks and recreation in Douglas County and is incorporated in its entirety into this Master Plan. The primary objective of the Parks and Recreation Plan is to improve the quality of life for residents within the community. The Parks & Recreation Department is responsible for implementing the Plan and actively works to implement the Department's Mission Statement:

> *To continue to create and preserve quality parks and recreation opportunities, serving people of all ages and interests, that positively affect the community and enrich life.*

Issues

Carson Valley Community Center

The most desired facility in Douglas County since the 1960's has been an indoor recreation Community Center in the Carson Valley. Over the last decade, the community has also expressed interest in the County building a new Senior Center because the existing Senior Center in Gardnerville does not have the capacity to address the needs of the growing senior community.

In 2011, the Parks and Recreation Commission and Senior Services Advisory Council reconfirmed the needs of the community and previous work done by Douglas County through public input. In response, the Board of Commissioners made a Community Center with senior facilities a top priority. The hope was that this facility would include meeting space, program space, gymnasiums, fitness facilities, jogging tracks, racquetball courts, administrative offices, senior daycare, commercial kitchen, senior activity areas, game rooms, and amenities to attract residents and tourists of all ages and abilities.

In 2011, the Board of Commissioners approved operational funding for the project. An increase in the public utility operator fee of one-half of one percent is expected to generate approximately $425,000 per year to run and maintain a new combined community and senior center. The fee will cost each household in the County about $10 per year. Earlier in the year, the Board also confirmed the recommendation to locate the center in Herbig Park, which the County already owns. The site offers several other substantial advantages: convenient neighborhood access, existing utilities, a nearby signalized intersection, and the potential for a future access road and connecting trails. The next steps to getting the center built will be to develop a construction and financing schedule and to find a tax-neutral source of revenue for servicing debt on the project. With community enthusiasm growing, plans are also underway to form a private foundation to support the community center.

Trails

The Parks & Recreation Department has taken an active roll in trail planning and has been involved in the development of the Genoa Trail and Nevada Stateline-to-Stateline Trail, as well as creating additional pedestrian and bike connections from population bases to recreational facilities. Refer to the Transportation Element and Douglas County Comprehensive Trails Plan for more information on the County's existing and future trails.

Funding

Over the years, the Parks and Recreation Department has become increasingly dependent upon revenue generated from fees and charges to fund maintenance, operations and recreation programs. This trend is likely to increase significantly in time because previous funding sources (room tax, sales taxes, and residential construction tax) no longer provide enough funding to support operations as well as capital improvements. In addition, the number of county facilities and the cost of their maintenance have increased. Therefore,

other sources of revenue and donations will likely be key to the successful operation of an expanded parks and recreation program. Map 11.1 depicts the planning areas for Douglas County Parks.

Current Inventory

Fishing Derby

Douglas County has some of the finest recreational opportunities in the country. Residents and tourists can participate in most any activity imaginable from hot air ballooning to skiing or barrel racing. Some of these facilities are run by private businesses or are State or Federally-owned. The following discussion of standards and facilities is limited to those run by Douglas County or the County's political subdivisions, such as Towns or GIDs.

Standards

In order to maintain the quality of life enjoyed by residents, a standard of park land per 1,000 residents is recommended. The national standard is 10 acres per 1,000 residents. Currently, in Douglas County there are 845 acres of park land under the jurisdiction of the County, Towns, and GIDs, which equates to well over 10 acres per 1,000 residents. The following Figure 11.1 establishes the park standards for Douglas County.

Figure 11.1
Parks and Recreation Standards

	National Recreation & Park Association Standards	**Douglas County Standards**
Park Acres	**10 Acres per 1,000**	**10 Acres per 1,000**
Mini Park	1 per 1,000-5,000	N/A
Neighborhood/Community Park	1 per 4,000-20,000	1 per 4,000
Regional Park	1 per 50,000	1 per 35,000
Indoor Recreation Facility	1 per 20,000	1 per 20,000
Senior Center	1 per 15,000	Included in Indoor Rec.
Swimming Pool	1 per 20,000	1 per 20,000
Baseball/Softball	1 per 2,000-6,000	1 per 2,000
Football	1 per 20,000	1 per 10,000
Soccer	1 per 20,000	1 per 2,500
Tennis	1 per 2,000	1 per 3,000
Hardcourts	1 per 10,000	1 per 6,000
Playgrounds	1 per 5,000	1 per 2,500
Open play	1 per 3,000	1 per 2,000
Shooting Range	1 per 20,000	1 per 50,000
Covered Group Picnic Activity Area	1 per 3,000	1 per 3,000

Types of Parks and Facilities

The following are the tyes of parks and an inventory of current facilities. Additional information is provided in the Douglas County Parks and Recreation Plan. Maps 11.2 through 11.5 depict the location of Douglas County and State of Nevada parks in the Carson Valley Regional Plan area, Lake Tahoe Regional Plan area, and the Topaz Lake Regional Plan area.

Mini-Parks

A Mini-Park is any park with less than five (5) acres of usable park land. The primary purpose of these parks is passive recreation, picnicking, playgrounds, and other small-scale activities. Typically, these parks do not include sports fields or practice fields and are for the benefit of those living adjacent to the park and are within walking distance of the neighborhood they are located within. They do not usually include parking or restrooms. George Brautovich Park, Minden Town Park, and Westwood Park are examples of this type of facility. George Brautovich Park is the only such facility maintained by the County; the rest are maintained by Towns or GIDs.

No new mini-parks, unless funded independent of Douglas County, including continuing maintenance, are recommended in the future by Douglas County due to their limited use, low demand, and high cost of maintenance.

Neighborhood Parks/Community Facilities

Nevada Revised Statutes defines a Neighborhood Park as any facility under 25 acres. These community facilities usually consist of parking, restrooms, athletic fields, and other recreational amenities. They are typically within a convenient driving distance such as 5-15 minutes and are also located in a residential setting to serve the same needs as the Mini-Park. The direction in park planning for the last decade has been in favor of these larger facilities, which provide a greater variety of activity and are more cost effective to maintain.

Stodick Park

Stodick Park, Lampe Park, Ranchos Aspen Park, Topaz Ranch Estates Park, Kahle Community Park, and Zephyr Cove Park are examples of Neighborhood Parks. Each includes ball fields, restrooms, and other park amenities above and beyond a picnic and playground facility.

Regional Parks

The County also maintains two regional park facilities. These include the Douglas County Fairgrounds and Topaz Lake. These facilities are larger in scale and are destination spots which people are willing to travel more than 15 minutes to use.

Special Use Facilities

A special use facility typically has a single focus, such as the Skate Park, Model Airplane Complex or the Carson Valley Swim Center. A sports field complex or shooting range could also be considered a special use facility

Community Center Facility

Kahle Community Center

The Kahle Community Center and Gymnasium, Topaz Ranch Estates, Douglas County Senior Center and the Recreation Annex in Gardnerville are the only indoor recreation facilities owned by Douglas County. Typically, a Community Center is an integral part to any community and these types of facilities have become more important to local agencies in meeting community needs. These facilities have been constructed to due their relativity small impact on operating cost and the ability to create multi-generational opportunities and consolidations.

Many organizations and agencies throughout the United States have constructed community centers and are generating revenues which substantially reduce overall operating cost and provide significant recreational community benefits to their particular jurisdiction. The Kahle Community Center and Gymnasium at Lake Tahoe is a 25,000 plus square foot facility and is an excellent example of a Community Center facility, one which has been modeled by many agencies across the country.

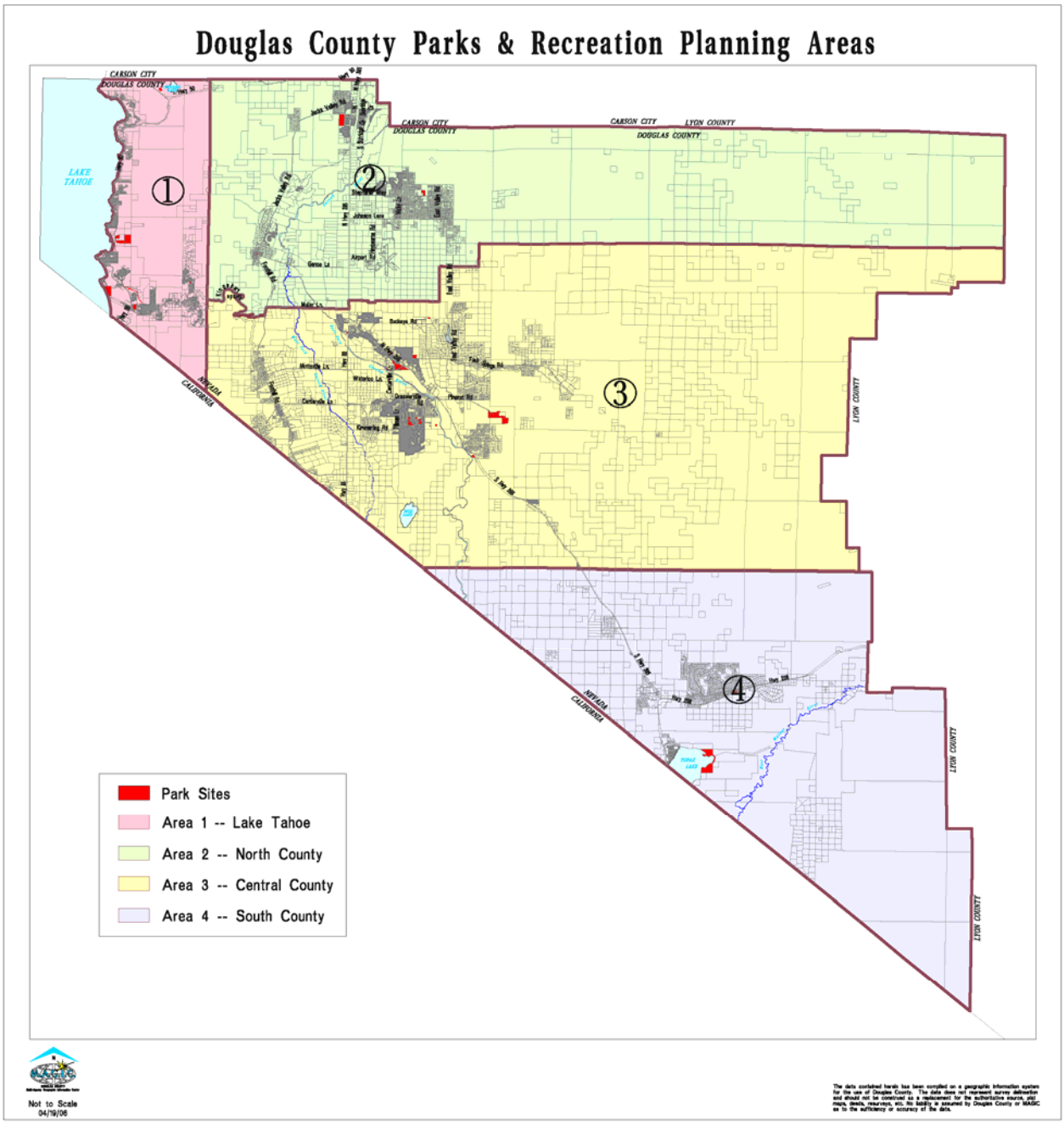
Senior Services

Douglas County Senior Services provides many activities, services and programs. The current Senior Center, located in Gardnerville, provides the senior community an opportunity to socialize, enjoy a nutritious meal and get involved in a number of different activities, special events and excursions. The services and center are for residents 60 years of age or older. Senior Services provides nutritious meals, support services, homemaker and transportation services in order to preserve each senior's independence.

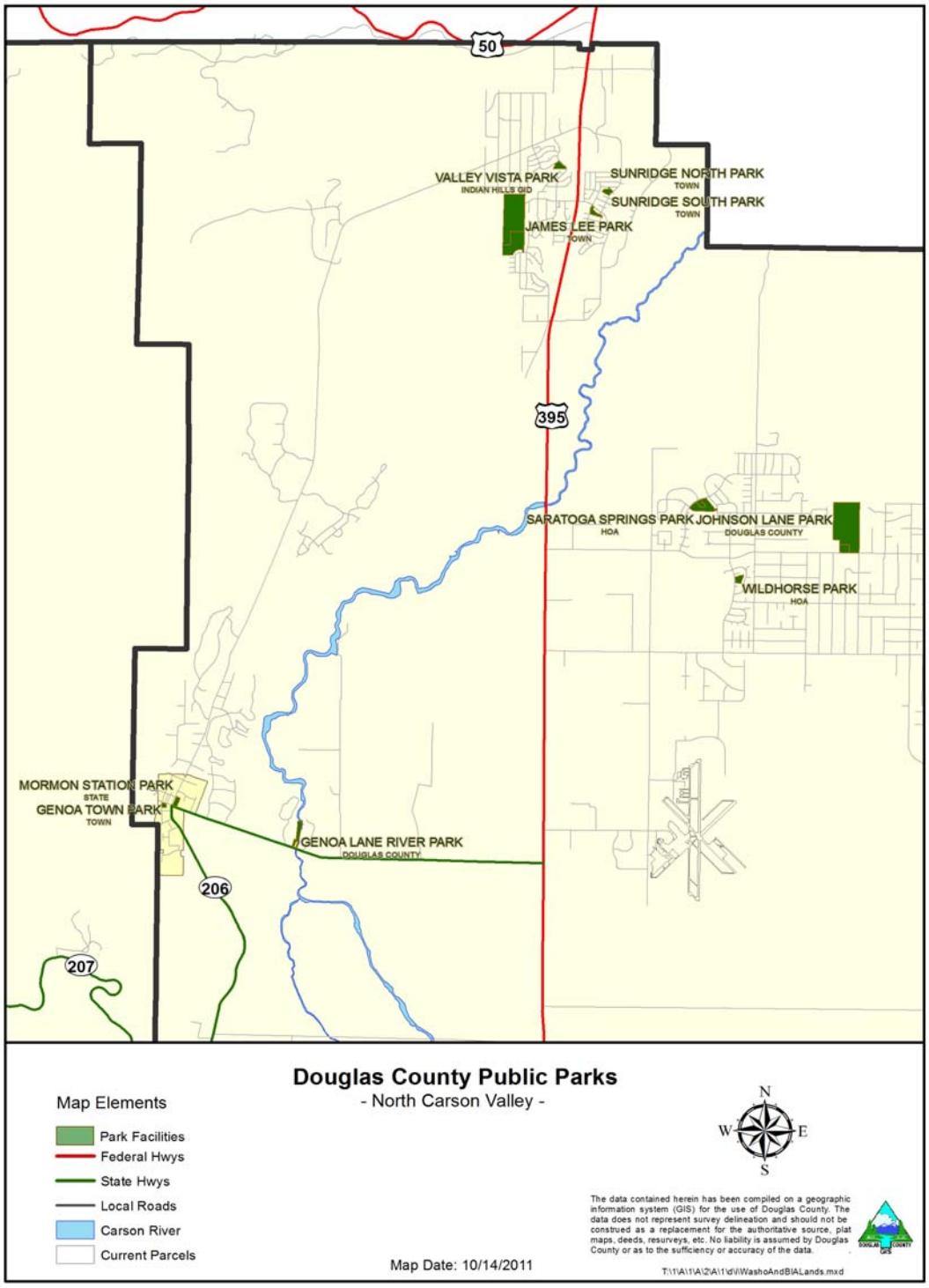
Since the Senior Center in Gardnerville is too small to meet the needs of the growing senior population, in 2011 the Board of Commissioners voted to approve operational

funding to run and maintain a combined Community Center and Senior Center. The Center will be located in Herbig Park, which the County already owns. The site offers several substantial advantages: convenient neighborhood access, existing utilities, a nearby signalized intersection, and the potential for a future access road and connecting trails. The next step is to develop a construction and financing schedule and to find a tax-neutral source of revenue for servicing debt on the project.

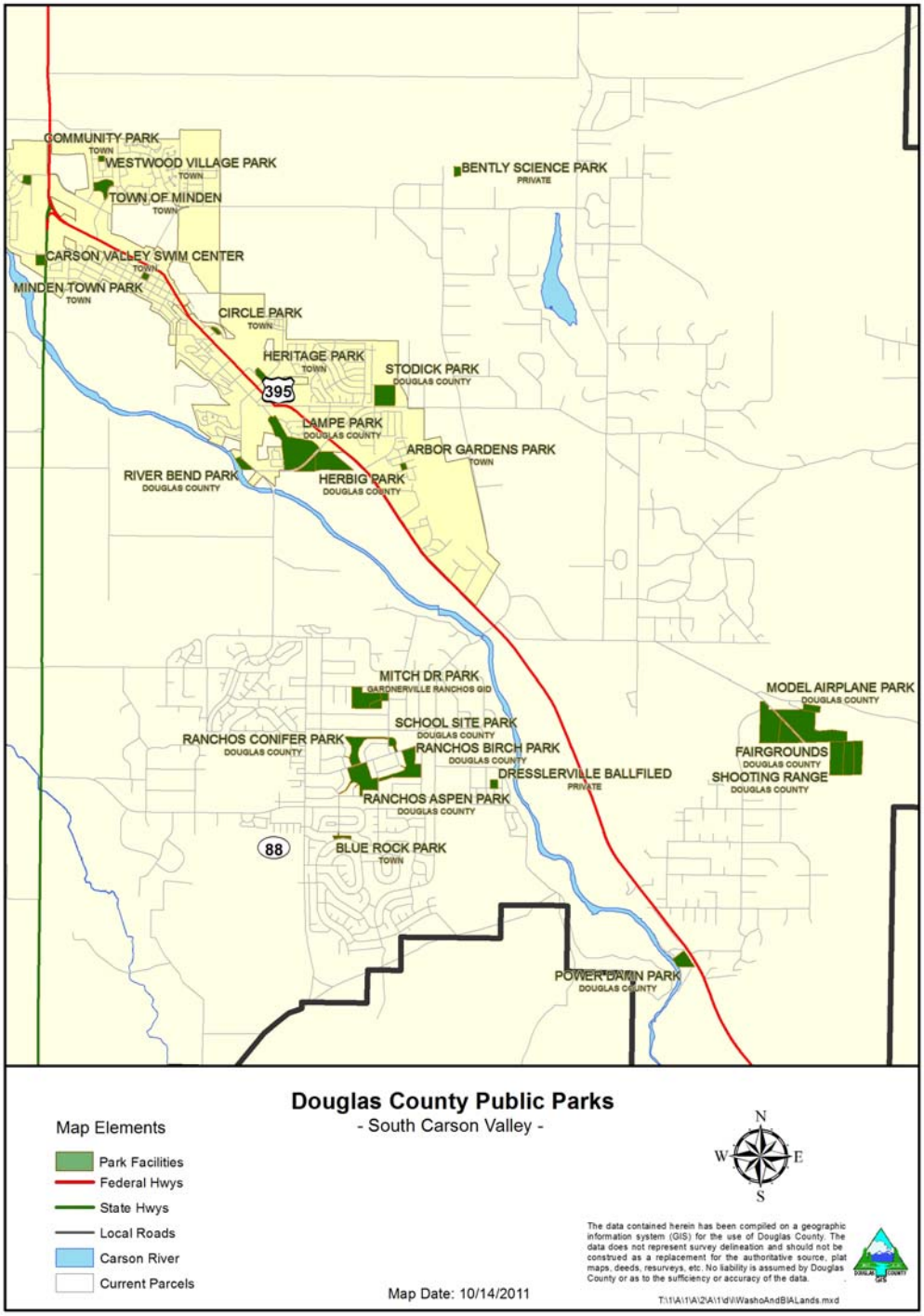
Map 11.1
Planning Areas for Douglas County Parks



Map 11.2
Douglas County and State of Nevada Parks –North Carson Valley

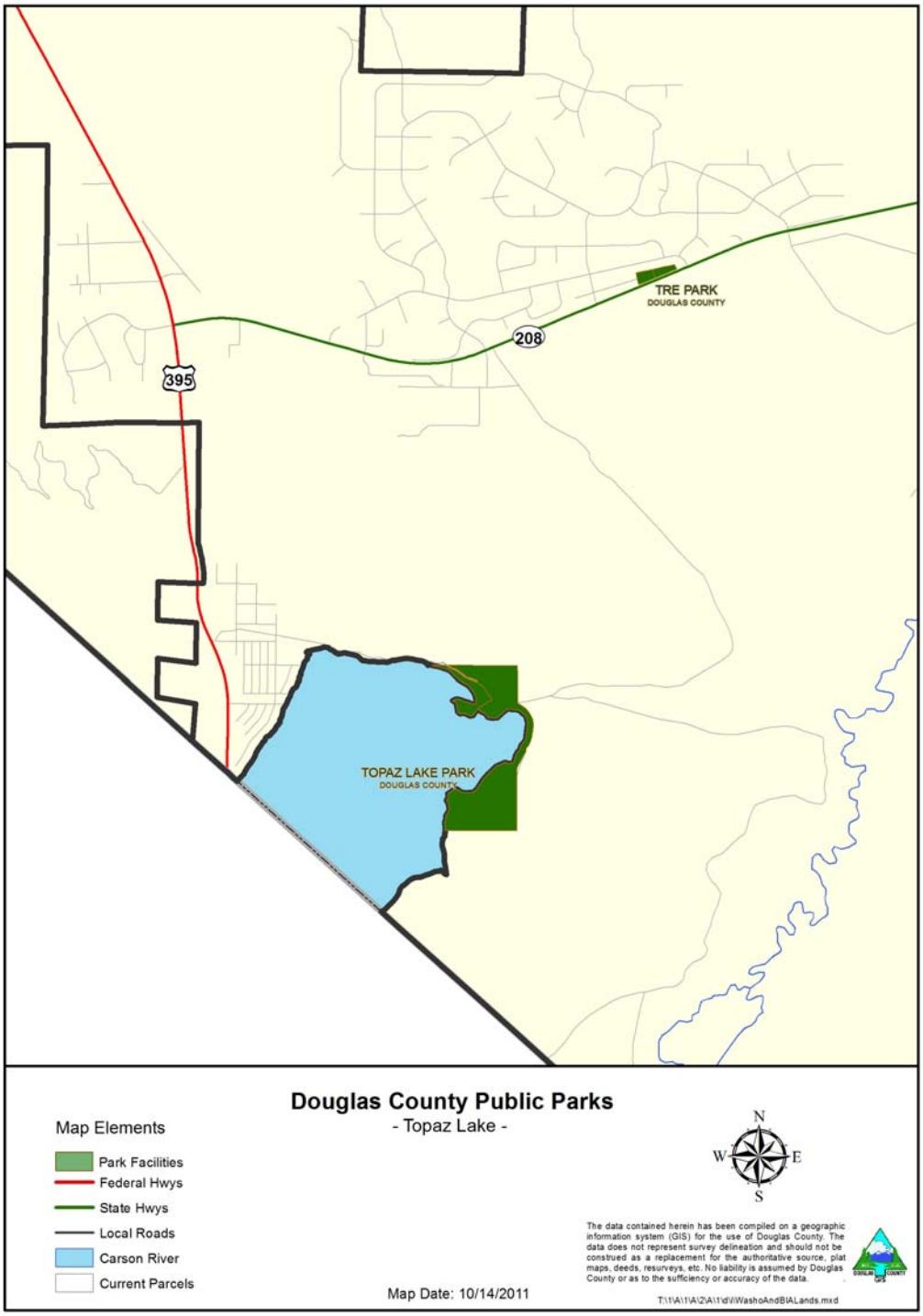


Map 11.3
Douglas County and State of Nevada Parks – South Carson Valley



Map 11.4
Douglas County and State of Nevada Parks – Tahoe Basin to Genoa

Map 11.5
Douglas County and State of Nevada Parks – Topaz Lake



Parks and Recreation (PR) Goals, Policies, and Actions

PR Goal 1 **To implement the Parks and Recreation Plan.**

PR Policy 1.1 To protect the natural, cultural, and scenic qualities of Douglas County, including open spaces, public lands, agricultural lands, wetlands, and waterways that are critical to the quality of life in our community. The Department will continue to plan for the needs and preserve the rights of current and future residents, and especially their access to public parks and recreation opportunities, while ensuring high standards of safety and public welfare.

PR Policy 1.2 To continue to make available to county residents and visitors alike a variety of active and passive park facilities and recreation programs that satisfy their needs and enhance their basic quality of life.

PR Policy 1.3 In a latter regard, to provide recreation opportunities that enhance the physical and mental well-being of the community, which are deemed of critical importance.

PR Policy 1.4 To create an edifying and positive public image for the community through the appearance of the parks and publicly owned, landscaped areas maintained by the Department.

PR Policy 1.5 To foster an atmosphere in which members of the community can voice ideas and concerns, and know that they are being listened to, which is deemed highly important.

PR Policy 1.6 To accord top priority to obtaining indoor facilities that appeal to the recreational and social needs of citizens of all ages.

PR Policy 1.7 To accord similar priority to the acquisition and operation of an indoor facility with enhanced senior recreation and support facilities.

PR Policy 1.8 To continue development of adventure-related facilities, such as skateboard parks and BMX tracks, in appropriate areas of County-owned/managed properties.

PR Policy 1.9 To include special use areas for dog owners and their pets, whether on or off leash, in all future park developments, as deemed appropriate.

PR Policy 1.10 To afford recreational access to the Carson River on public lands or on private lands through voluntary agreements, which continues to be a priority for the Department and the County.

PR Policy 1.11 To continue to acquire/develop facilities through joint ventures and agreements with other public and/or private entities including, but not

limited to: Douglas County School District, Nevada Division of State Parks, Tahoe Regional Planning Agency, Nevada Department of Transportation, and private enterprises.

PR Policy 1.12 To provide cost-effective stewardship for the County's park resources through careful management and conscientious maintenance.

PR Policy 1.13 Whenever possible, to construct or otherwise acquire facilities that can generate revenue, as well as meeting the needs of the community and promoting tourism.

PR Policy 1.14 To promote tourism and the use of self-sustaining parks and recreation opportunities by those visiting Douglas County.

PR Policy 1.15 To constantly seek out new sources of traditional, private, and alternative funding for facility construction and maintenance.

PR Policy 1.16 To develop and maintain clear and simple mechanisms by which the public can make donations for park and recreation improvements for park and programs.

PR Policy 1.17 To continually recruit and develop volunteer resources, which are deemed critical to the success of our recreational endeavors.

PR Action 1.1 Develop a construction and financing schedule and source of revenue for servicing debt on the construction of the combined Community Center and Senior Center.

PR Goal 2 To create a system of open space areas and linkages throughout the county that protects the natural and visual character of the county, provides contiguous wildlife corridors, and provides for appropriate active and passive recreational uses.

PR Policy 2.1 The County should establish an open space acquisition program that identifies acquisition area priorities based on capital costs, operation and maintenance costs, accessibility, open space needs, resource preservation, ability to complete or enhance the existing open space linkage system and unique environmental features. Techniques for acquisition may include fee simple acquisition, acquisition of development rights, transfer of development rights, clustering, or other measures.

PR Policy 2.2 Douglas County should consider efforts to manage riverbank areas to provide for both active and passive recreational opportunities.

PR Action 2.1 Update the 2003 Trails Plan to promote the design and operation of a regional trail system which provides access connection between open space areas and recreation facilities.

PR Goal 3 To preserve USFS, BLM, and other public lands for their habitat, recreational, and scenic values.

PR Policy 3.1 The County shall work with other governmental entities to ensure that areas acquired as part of the Open Space System are developed, operated, and maintained to provide the county with a permanent, publicly accessible open space system.

PR Policy 3.2 Douglas County shall encourage and support land exchanges between private land owners, the U.S. Forest Service, and the BLM when such exchanges are consistent with the Master Plan, particularly the Land Use Element.

East Fork Fire and Paramedic District Office

Douglas High School

Douglas County Public Library Minden

CHAPTER 12:

Public Services and Facilities Element

Introduction

While Nevada Revised Statues (NRS) Section 278.150 does not require a public services and facilities element for counties with a population less than 100,000, in 1996 Douglas County determined planning for public services and facilities was necessary and established the Public Services and Facilities Element as part of the Master Plan. The Element describes current issues and includes specific goals, policies, and actions to address those issues.

Following the adoption of the 1996 Master Plan, Douglas County Code, Chapter 20.100, *Public Facilities and Improvement Standards*, was adopted by the County to implement the goals and policies of the Public Services and Facilities Element. In addition, the County developed the Design Criteria and Improvement Standards (DCIS) manual in order to require "adequate facilities" and to provide standards for the design, construction, repair, and alteration of streets, roadways, alleys, drainage, grading, sewers, and water supply facilities.

A number of County departments and other agencies are responsible for providing public services and facilities and have developed planning and implementation documents to implement the Element. These documents include:

- East Fork Fire and Paramedic Districts Standards of Cover (2012)
- Douglas County Long Range Library Plan (2011)
- Douglas County School District Facilities Master Plan (2010)
- Douglas County Sewer Master Plan: North Valley Wastewater Service Area (2010)
- Douglas County, Nevada, Solid Waste Management Plan (2008)

Another significant step taken by the County in public service and facility planning was the creation of a five year consolidated Capital Improvement Program (CIP) in 2000. The CIP is an important planning tool that is used to link the County's physical development planning with fiscal planning. The CIP lists the improvements that need to be made for preserving the significant investment the County has already made in infrastructure, as well as the improvements that are needed as the community grows. The CIP is updated on an annual basis as part of the County's budget process and includes projects with dedicated funding, as well as projects that are unfunded.

Public Services and Facilities

A wide range of public services and facilities are provided in Douglas County, including the following:

1. Public Safety
2. Library
3. Schools
4. Solid Waste

5. Water and Wastewater

Douglas County provides and maintains a number of other public services and facilities, such as park and recreation facilities, roads, trails, and the airport, which are discussed in other Elements of the Master Plan, such as the Parks and Recreation and Transportation Elements.

While Douglas County provides many direct public services and facilities, there are a number of General Improvement Districts (GIDs), three unincorporated towns, state agencies, private companies, and homeowners associations that also provide and maintain public services and facilities. The following list includes service and facility providers in the Carson Valley, Topaz, and Lake Tahoe communities (this list does not include federal or state public service or facility providers):

Public service and facility providers in the Carson Valley include:

- East Fork Fire and Paramedic District
- Indian Hills General Improvement District
- Sierra Estates General Improvement District
- Gardnerville Ranchos General Improvement District
- Gardnerville Town Water Company
- Minden Gardnerville Sanitation District
- Town of Minden
- Town of Gardnerville
- Town of Genoa

Public service and facility providers in the Topaz area include:

- East Fork Fire and Paramedic District
- Topaz Ranch Estates General Improvement District

Public service and facility providers in the Lake Tahoe area include:

- Cave Rock Estates General Improvement District
- Douglas County Sewer Improvement District
- East Fork Fire and Paramedic District
- Elk Point General Improvement District
- Kingsbury General Improvement District
- Logan Creek General Improvement District
- Marla Bay General Improvement District
- Oliver Park General Improvement District
- Round Hill General Improvement District
- Skyland General Improvement District
- Tahoe-Douglas Fire Protection District
- Tahoe Douglas Sewer District
- Zephyr Cove General Improvement District

- Zephyr Heights General Improvement District
- Zephyr Knolls General Improvement District

There are also a number of private water and wastewater providers that serve both commercial and residential development, including, but not limited to, Topaz Lake Water Company, Williams Ridge Technology Park, Glenbrook Homeowners Association, and Edgewood Water Company. In most cases, service and facility planning conducted by these various agencies and private entities is done outside of the County, as the County has little or no jurisdiction over these agencies or private entities.

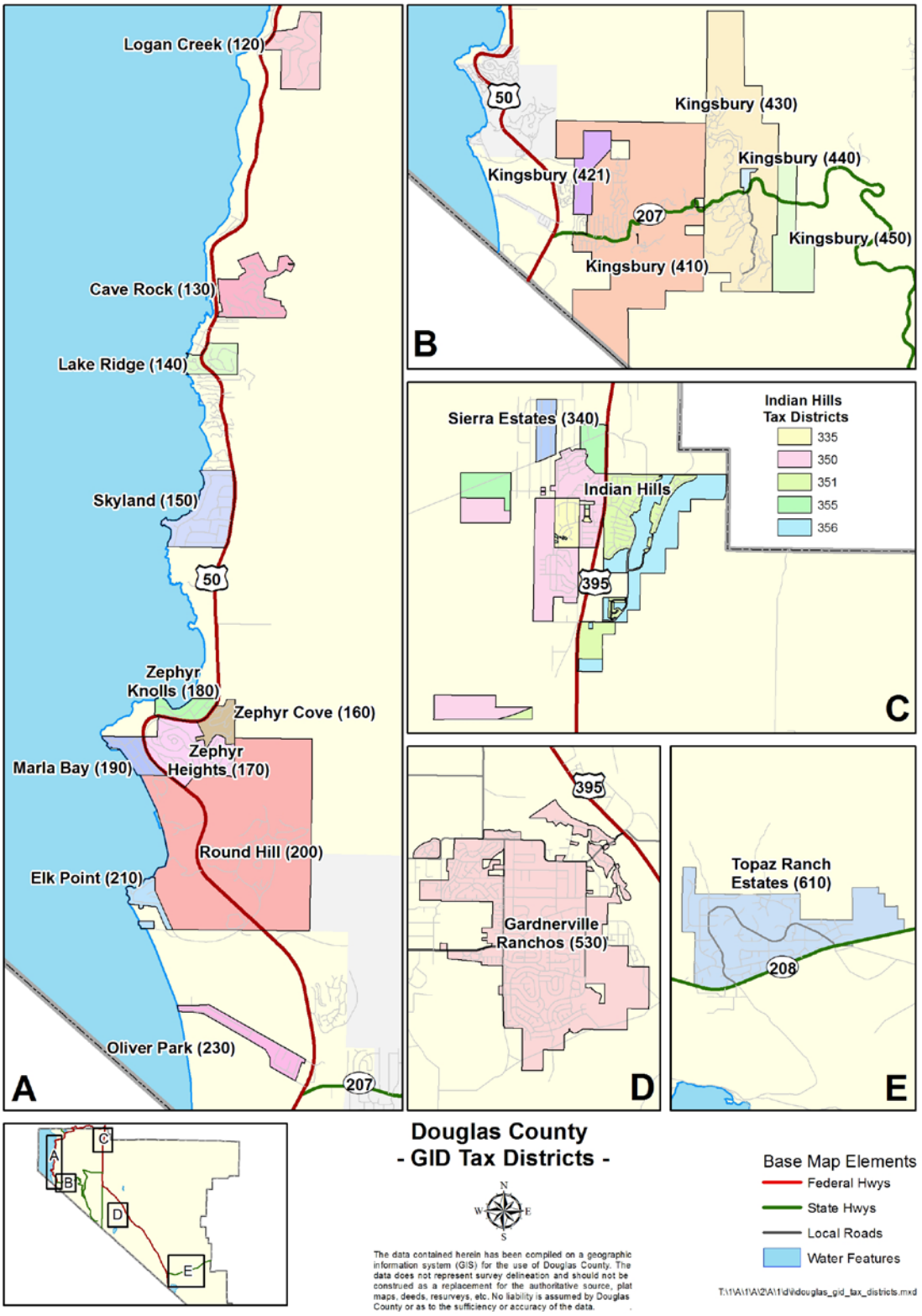
There are currently 38 different taxing districts in Douglas County, including three districts for the unincorporated Towns of Minden, Gardnerville, and Genoa. Figure 12.1 includes the list of different taxing districts and Map 12.1 provides the location of General Improvement District service areas by taxing district.

Figure 12.1
Douglas County Taxing Districts

Tax Area	Description
101	General Co./TDF
110	TD Sewer
120	Logan Creek GID
130	Cave Rock GID
140	Lakeridge GID
150	Skyland GID
160	Zephyr Cove GID
170	Zephyr Heights GID
180	Zephyr Knolls GID
190	Marla Bay GID
200	Round Hill GID
210	Elk Point Sanitation Dist.
220	Douglas Sewer 1
230	Oliver Park GID
300	County/Sierra Fire Dist.
302	Gen Co/SFD/TDSani
320	Gen Co/SFD/CWS
330	Gen Co/SFD/CWS
335	Gen Co/SFD/CWS/RD (330)
340	Sierra Estates GID
350	Indian Hills GID/SFD
351	Indian Hills GID/EFFD
355	Indian Hills/EFD/RD (350)
356	Indian Hills GID/EFFD/RD (351)
410	Kingsbury GID
421	Kingsbury GID/DCSewer
430	Kingsbury GID/CWS
440	Gen Co/TD Fire
450	Kingsbury GID/CWS/Mosq.
500	General Co/CWS/Mosq.
505	General Co/CWS/Mosq/RD (500)
510	Town of Minden
521	Town of Gardnerville
530	Gardnerville Ranchos GID
540	Town of Genoa
545	Town of Genoa/RD (540)
600	Topaz
610	Topaz Ranch GID

Source: Douglas County Assessor

Map 12.1
General Improvement District Service Areas



Public Safety

Fire Protection and Emergency Medical Services

In Douglas County, fire protection and emergency medical services (EMS) are provided by the East Fork Fire and Paramedic District (EFFPD) and Tahoe Douglas Fire Protection District (TDFPD). The public services they provide and facilities they maintain and operate are described below.

East Fork Fire and Paramedic District

The EFFPD is an all-risk fire and EMS agency that provides services through a combination (both career and volunteer forces) system model. The District answers approximately 5,000 calls for service annually to an area of approximately 694 square miles. The District, located in the Carson Valley and Topaz communities, serves a population of approximately 43,000 residents, which increases to approximately 60,000 seasonally. Many aid agreements have been entered into with various Nevada and California fire service agencies to provide seamless responses to Douglas County citizens and those that border us, including Boundary Drop Agreements with the Carson City Fire Department and TDFPD. The District also provides all-risk services to tribal lands of the Washoe Tribe within its boundary and paramedic services to Alpine County. Furthermore, the EFFPD serves as the Emergency Management Department for Douglas County.

As a combination fire agency, the District provides a variety of services, including: structural firefighting; wildland firefighting; aircraft rescue and firefighting; technician-level rope rescue; hazardous materials mitigation and response; technician-level vehicle extrication rescue; operations-level water rescue; basic, intermediate and advanced life support EMS and transport; internal training; regionalized external training; fire safety inspections; code enforcement; plans review; and public education.

Standards of Cover

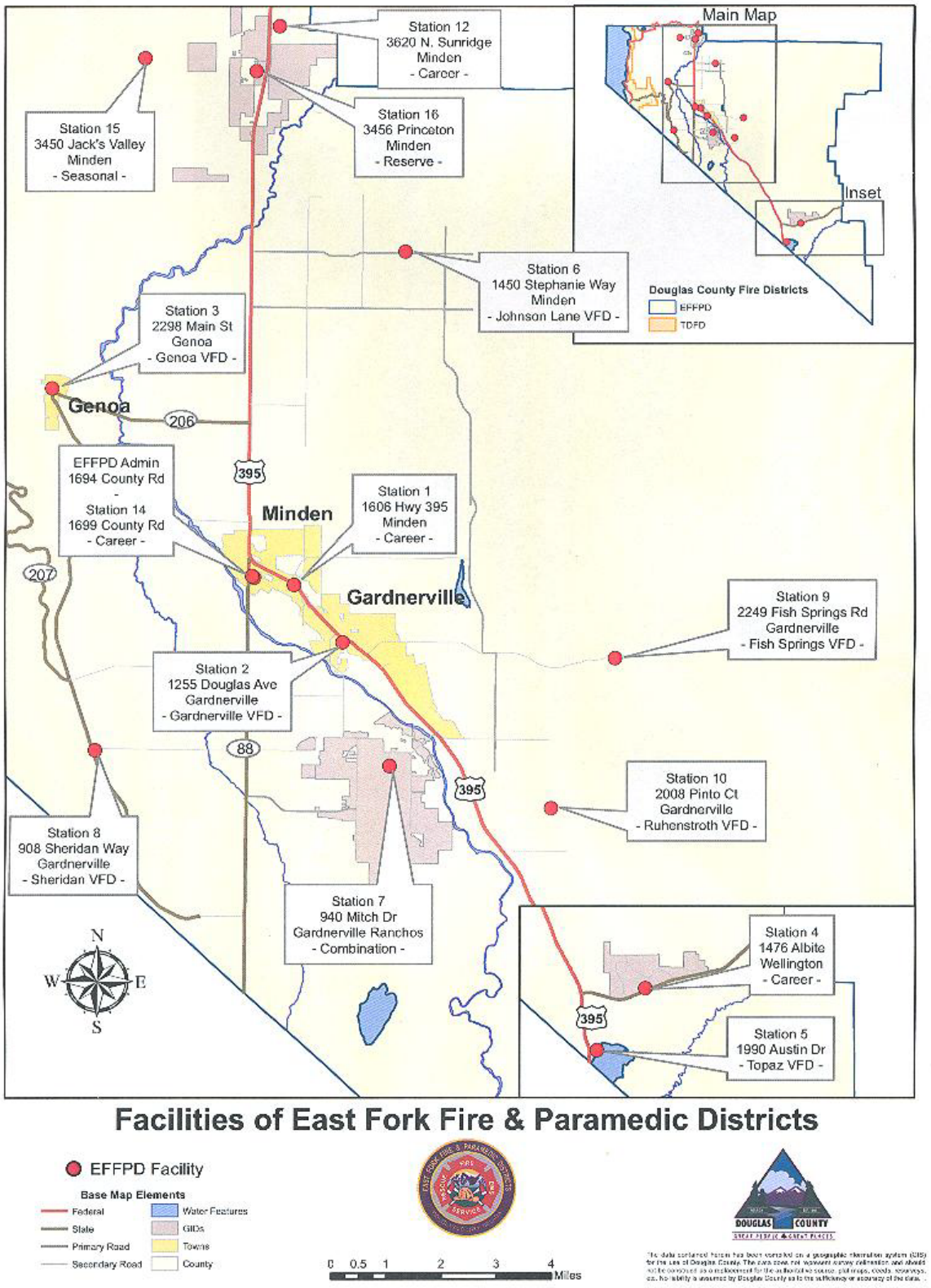
In February 2012, the Douglas County Board of Commissioners adopted the East Fork Fire and Paramedic Districts' Standards of Cover, which is incorporated in its entirety into this Master Plan, and as amended. The Plan provides standardized fire, EMS and special operations deployment plans based on local, regional, and statewide safety mandates, laws, rules and regulations.

The Standards of Cover places a strong emphasis on rapid, adequate service delivery for both fire and EMS response. Through locating fire stations strategically and allocating adequate resources, EFFPD is able to provide a fire apparatus with the ability to initiate fire attack within 8 minutes, 90 percent of the time. The goal is to provide adequate life safety and/or fire attack resources in pre-flashover stage of the fire, allowing the victims of fire the greatest chance of survival possible. One of the highest priorities is life safety, for both the public and personnel.

Response Districts

The District is sub-divided into smaller response districts, providing for the closest unit to respond to requests for assistance. Each of these districts represents a different level of hazard and response needs. Of the 14 fire stations, seven are all volunteer staffed, one is combination staffed, four are solely staffed with career personnel, one station is leased to the U.S. Forest Service for seasonal staffing and is used as a reserve station, and one station is a reserve station without staff. Map 12.2 shows the location of EFFPD Facilities.

Map 12.2
East Fork Fire and Paramedic District Facilities



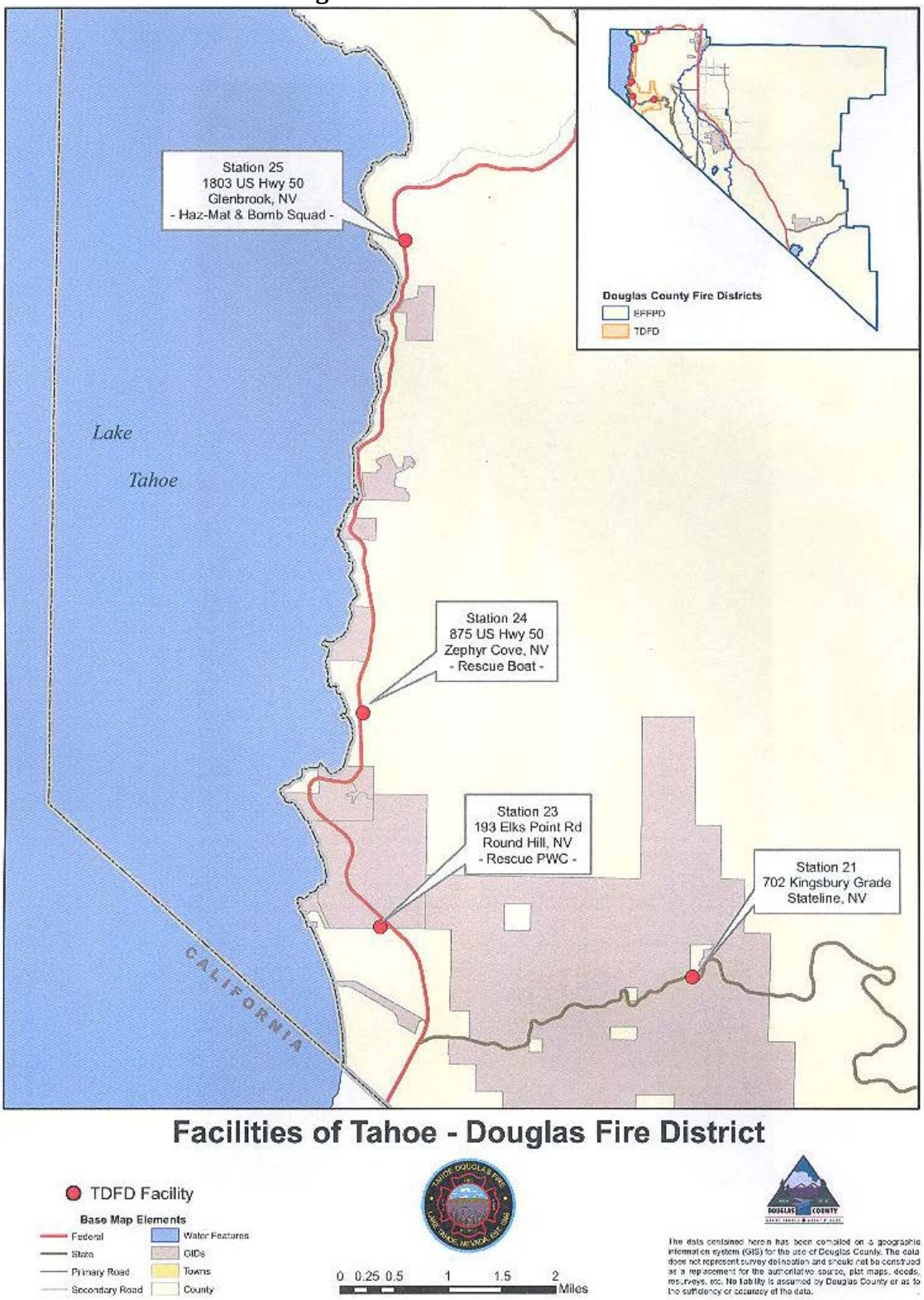
Tahoe Douglas Fire Protection District

The TDFPD provides fire protection and EMS for Sierra and Lake Tahoe communities. The TDFPD has four fire stations: Kingsbury Station #21, Round Hill Station #23, Zephyr Cove Station #24, and Glenbrook Station #25. Fire Station #2 was eliminated in 1980 when the Lake Tahoe Fire Protection District and the Kingsbury Fire Protection District merged to form the TDFPD. The TDFPD develops an annual Strategic Plan, which includes response times and a five-year CIP that plans for physical resources (fire stations, apparatus and equipment) of the District. Map 12.3 provides the location of TDFPD facilities.

Zephyr Fire Crew

Zephyr Fire Crew is a Type II I.A. hand crew serving the Tahoe Douglas community in Zephyr Cove. A 2008 tax override and grant funding provide revenue for the Zephyr Crew, a seasonal crew of approximately 21 firefighters. The fuels management team exists to reduce the wildfire risk and improve forest health through effective fuels management practices. The TDFPD team strategically evaluates the high risk potential projects in the community, secures funding including homeowner matches where possible and hand thins the vegetation thus reducing the fire hazards in the District. The Zephyr Crew also provides property owners with support with defensible space inspections, tree permitting and a curbside chipping program. The Zephyr Crew is available for strike team dispatching to regional locations for wildland firefighting support. The Zephyr Fire Crew currently operates out of a temporary facility at Logging Road Lane. The District is currently working on plans for a permanent crew facility that would also have additional storage space for fire district reserve equipment/engines.

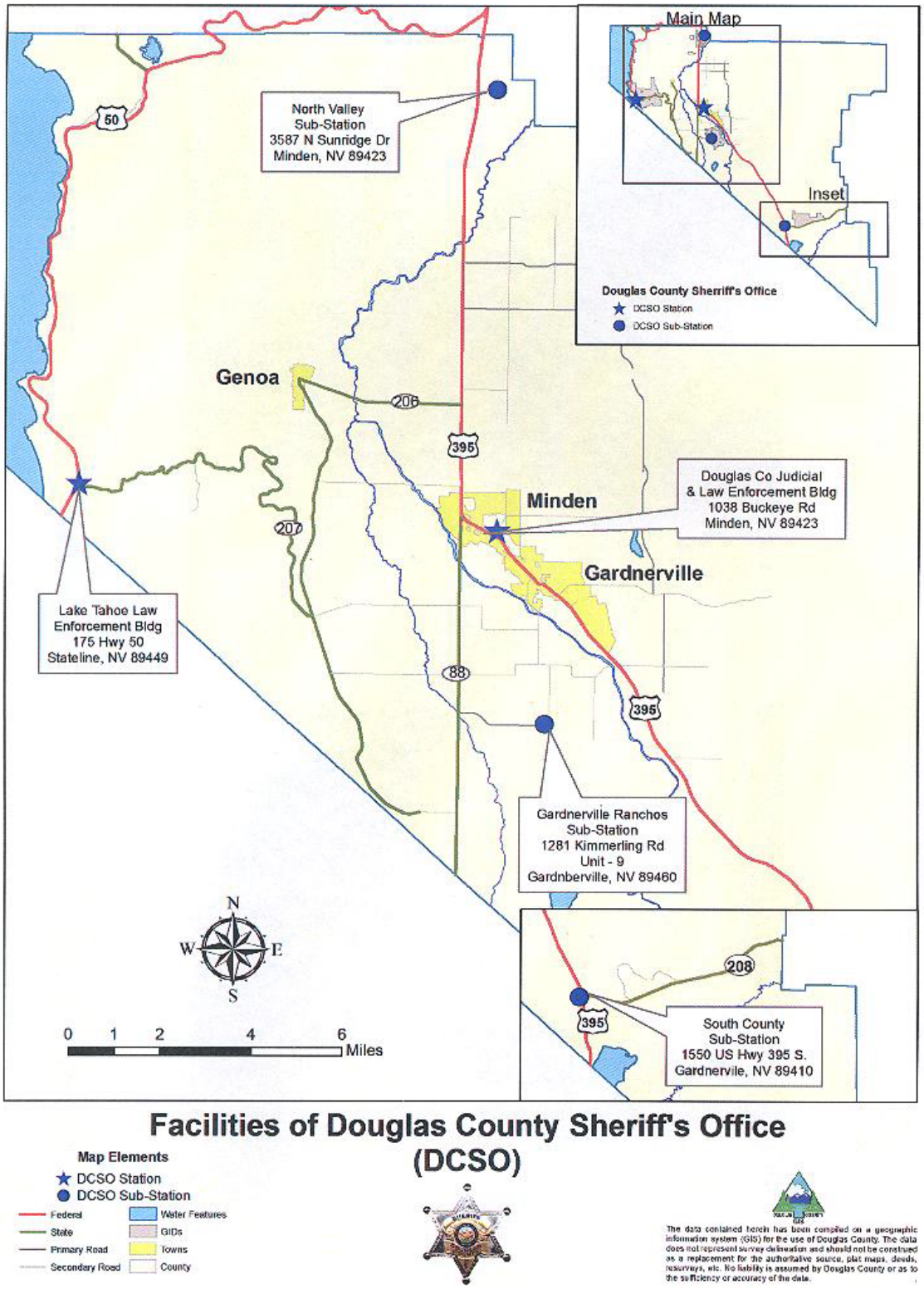
Map 12.3
Tahoe-Douglas Fire Protection District Facilities



Law Enforcement

The Douglas County Sheriff's Office serves as the County's only local law enforcement agency. The office is divided into four divisions: Administration, Investigations, Jail, and Patrol. The Judicial and Law Enforcement Building is located in Minden, along Buckeye Road**.** There are substations located in Lake Tahoe, Indian Hills, Gardnerville Ranchos, and Holbrook Junction. The Lake Tahoe Substation is the only full service substation and includes 22 bed spaces for inmates. Map 12.4 depicts the location of Douglas County Sheriff's Office Facilities.

Map 12.4
Douglas County Sheriff's Office Facilities



Facilities of Douglas County Sheriff's Office (DCSO)

Map Elements
- DCSO Station
- DCSO Sub-Station
- Federal
- State
- Primary Road
- Secondary Road
- Water Features
- GIDs
- Towns
- County

The data contained herein has been compiled on a geographic information system (GIS) for the use of Douglas County. The data does not represent survey delineation and should not be construed as a replacement for the authoritative source, plat maps, deeds, resurveys, etc. No liability is assumed by Douglas County or as to the sufficiency or accuracy of the data.

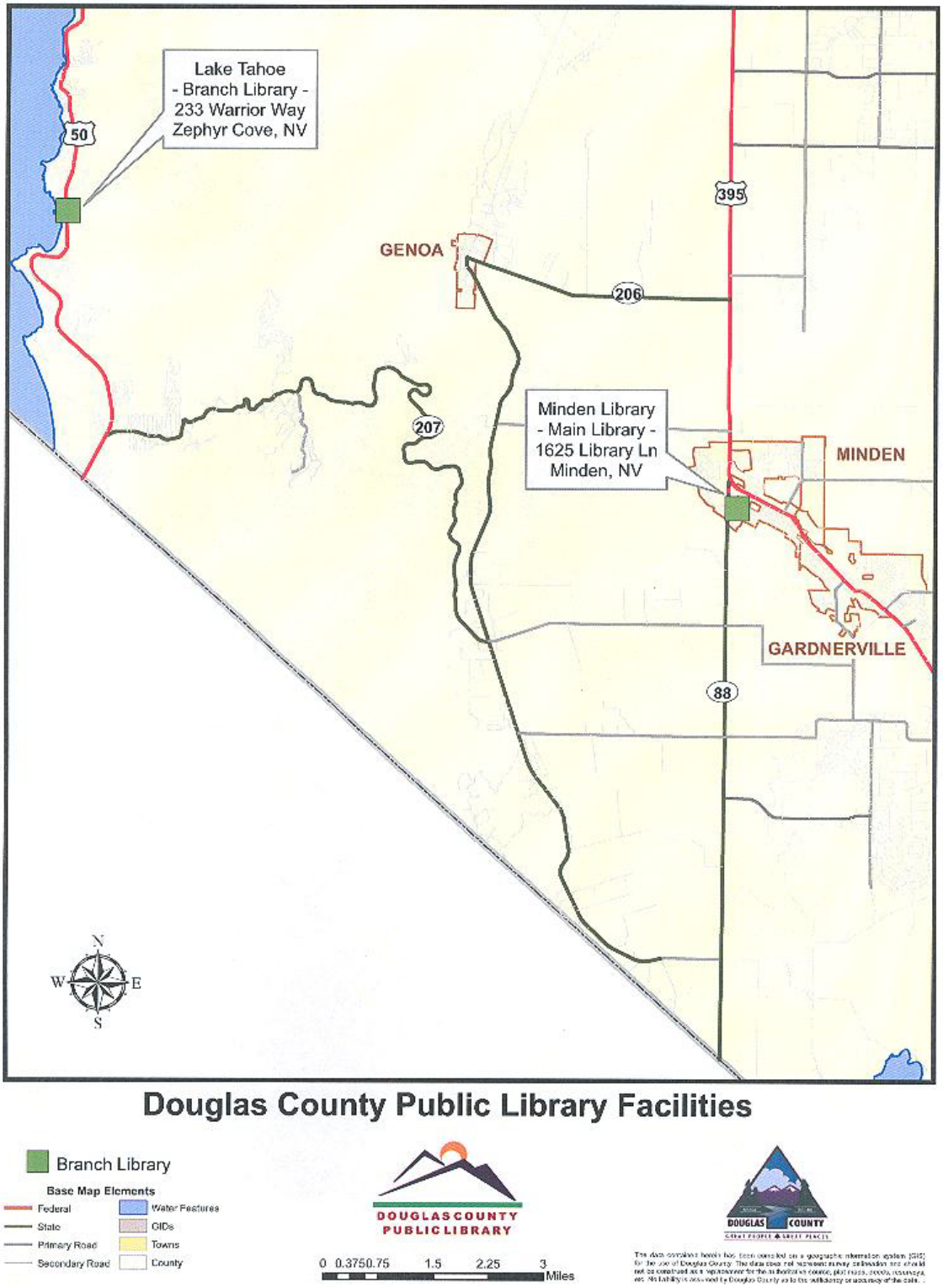
Library

The Douglas County Public Library system consists of the main library in Minden, the Lake Tahoe Branch Library at Zephyr Cove, eBranch at North County Fire Station #12, a satellite library at China Spring Youth Camp, dormitory and classroom collections at China Spring Youth Camp and Aurora Pines Girls Facility, a reading and reference library at the Lake Tahoe Juvenile Detention Facility and a reading and reference collection at the Carson Valley Children's Center. Map 12.5 includes the location of Library facilities.

The Library owns approximately 142,000 items: books, magazines, newspapers, videocassettes, books on CD, DVDs, microforms and downloadable media.

The Library offers an extensive range of services, materials, programs and technology at both public facilities, including reference and referral in person, by telephone and by email to assist residents in accessing information required; free meeting room space to community organizations; programs for children, youth families, and seniors; delivery of materials to homebound seniors; borrowing materials not available locally; exhibit and display space for community announcements area, art, and displays; orientation sessions for students and other youth groups; a variety of electronic databases accessible from the library, school, home or work; downloadable eBooks and eAudiobooks; public-use typewriters and computers and connectivity and wireless printing; individual instruction in Internet searching and email; services for jobseekers, including individual job counseling and group workshops; and technology for patrons with visual disabilities.

Map 12.5
Douglas County Library Facilities



Schools

The Douglas County School District (DCSD) serves all of Douglas County. There are seven elementary schools, two middle schools, one high school, one 7-12 school, an alternative education program (ASPIRE), and one school for adjudicated youth. Map 12.6 shows the location of schools.

Map 12.6
Douglas County School District Map

Solid Waste Management

Solid waste disposal services in Douglas County are provided by Douglas Disposal, Inc., and South Tahoe Refuse, Inc., under franchise agreements. Collection services are provided by the Towns of Minden and Gardnerville, Douglas Disposal, and South Tahoe Refuse. Douglas County owns and Douglas Disposal operates a transfer station east of Highway 395, south of Pinenut Road. This transfer station receives solid waste from the valley, either delivered by collection trucks or by local residents. Waste is transferred at the facility to large trailers that are transported to the Lockwood Landfill in Storey County, owned and operated by Reno Refuse, Inc. Waste generated in the Lake Tahoe basin portion of Douglas County is transported to a material recovery facility and transfer station operated by South Tahoe Refuse, Inc. This facility is located west of Highway 50 in South Lake Tahoe, California. Waste is also transported from that transfer station to the Lockwood Landfill.

In the Towns of Gardnerville and Minden, waste is collected by a curb side service. The Towns have a green waste collection service that offers those residents who choose to participate in the service an option for alternative collection and disposal of yard waste to the Bently Agrowdynamics green waste center, reducing the quantity of refuse being disposed of in the final landfill locations.

Douglas Disposal and South Tahoe Refuse are in charge of recycling programs. There are recycling centers located throughout the County. The State does not require curb side pick up until the County reaches a population of 100,000. In 2009, the County recycled 3 percent of the total waste generated in the County. The State's goal is to recycle 25 percent of total waste generated.

The Douglas County Solid Waste Management Plan, approved by the Board of Commissioners on May 15, 2008, and as amended, is incorporated into this Master Plan. The Plan must be updated every five years.

There are no operating landfills in Douglas County that receive municipal solid waste. The County had an operating landfill that served all of Douglas County and those portions of California in the South Lake Tahoe portion of the basin. This landfill was closed in 1993. The closure project included considerable regrading of the landfill and construction of a closure cap that included manufactured liner material covered with soil. Groundwater monitoring wells are located in the vicinity of the closed landfill.

Water and Wastewater

Potable water, for domestic and commercial use, is a critical service for existing and new development; the collection, treatment, and disposal of wastewater is a second service requiring significant investments in infrastructure and operations. These two services, provided by Douglas County, GIDs, Towns and others, are needed to protect water resources

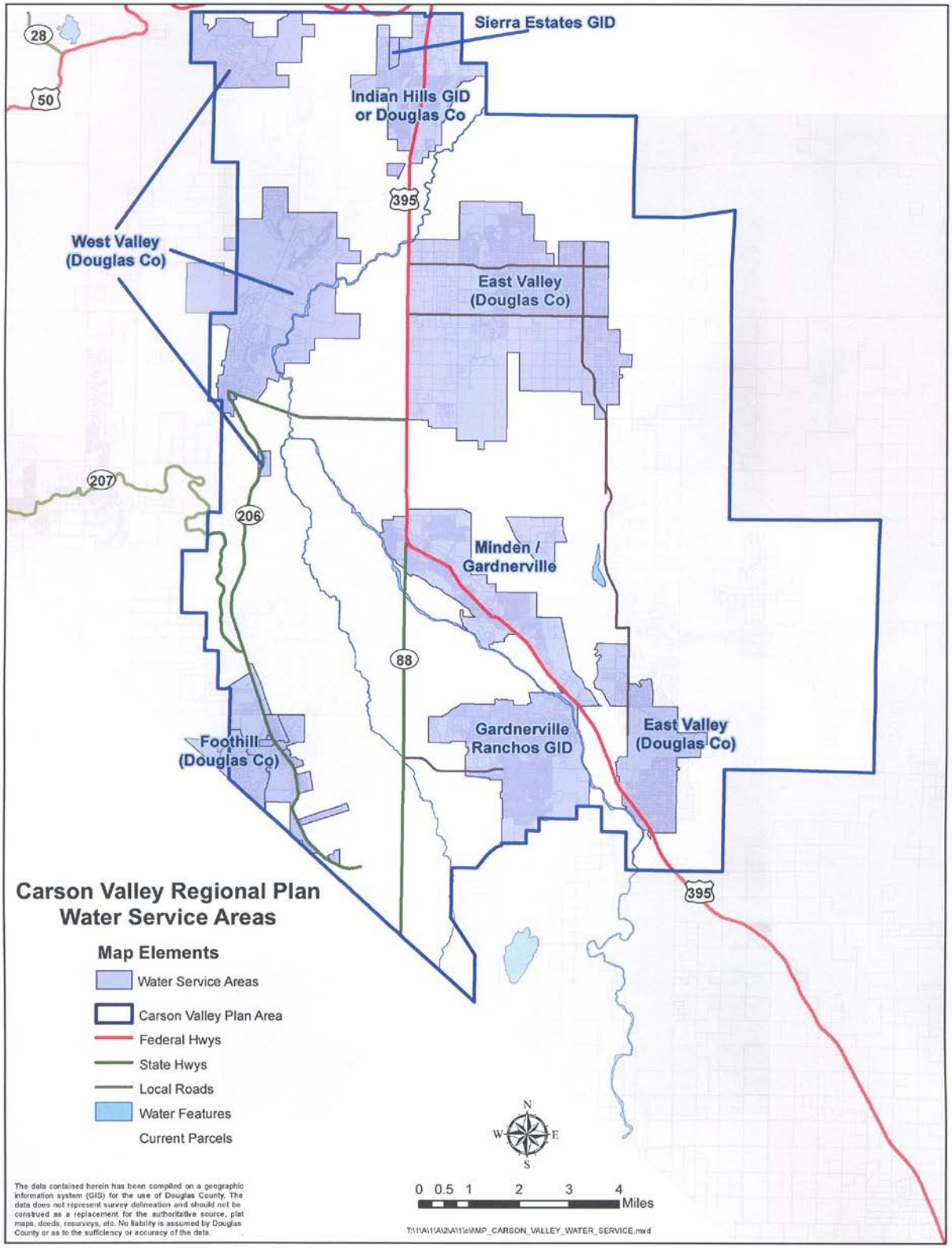
and the public health, safety, and welfare. The County owns and operates several water systems and provides water service to over 8,000 residents and around 230 commercial customers.

There are 40 public water systems in Douglas County, which are listed in Volume II, Figure 8.9, *Public Water Systems in Douglas County*. A public water system is a system that provides water via piping or other constructed conveyances for human consumption to at least 15 service connections or serves an average of at least 25 people for at least 60 days each year. Public water systems can be community (such as towns), non-transient non-community (such as schools or factories), or transient non-community systems (such as rest stops or parks).

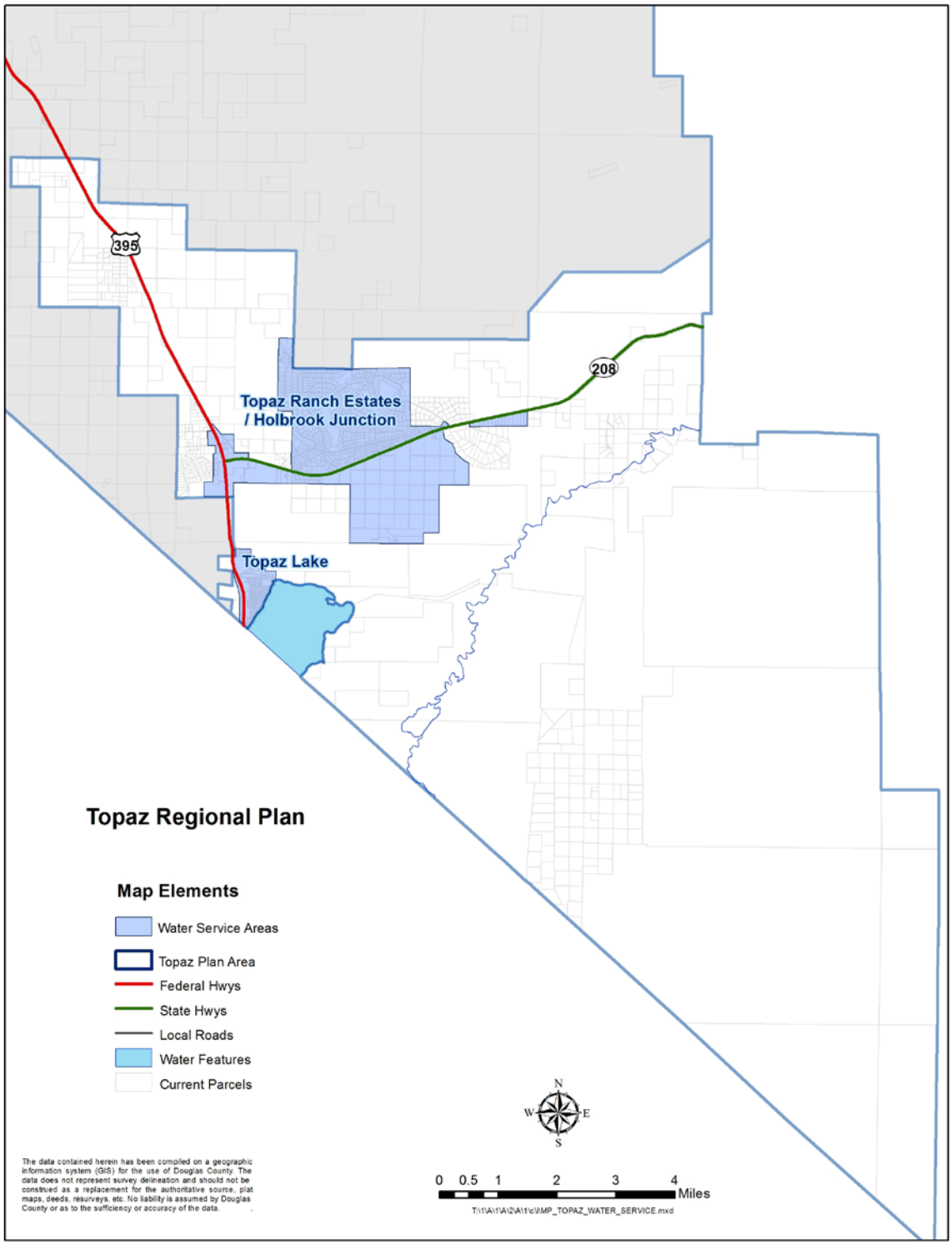
The County also owns and operates the North Valley Wastewater Service Area Facility, which is discussed in detail in the Douglas County Sewer Master Plan: North Valley Wastewater Service Area, adopted by the Board of Commissioners in 2010. The County does not provide wastewater service in the Lake Tahoe Basin.

Public water service areas are shown on Maps 12.7, 12.8, and 12.9 and wastewater service areas are shown on Maps 12.10, 12.11, and 12.12. A description of the water and wastewater systems the County owns and operates, as well as those owned and operated by Towns, GIDs, and others, is provided in Volume II, Chapter 8, *Public Services and Facilities*.

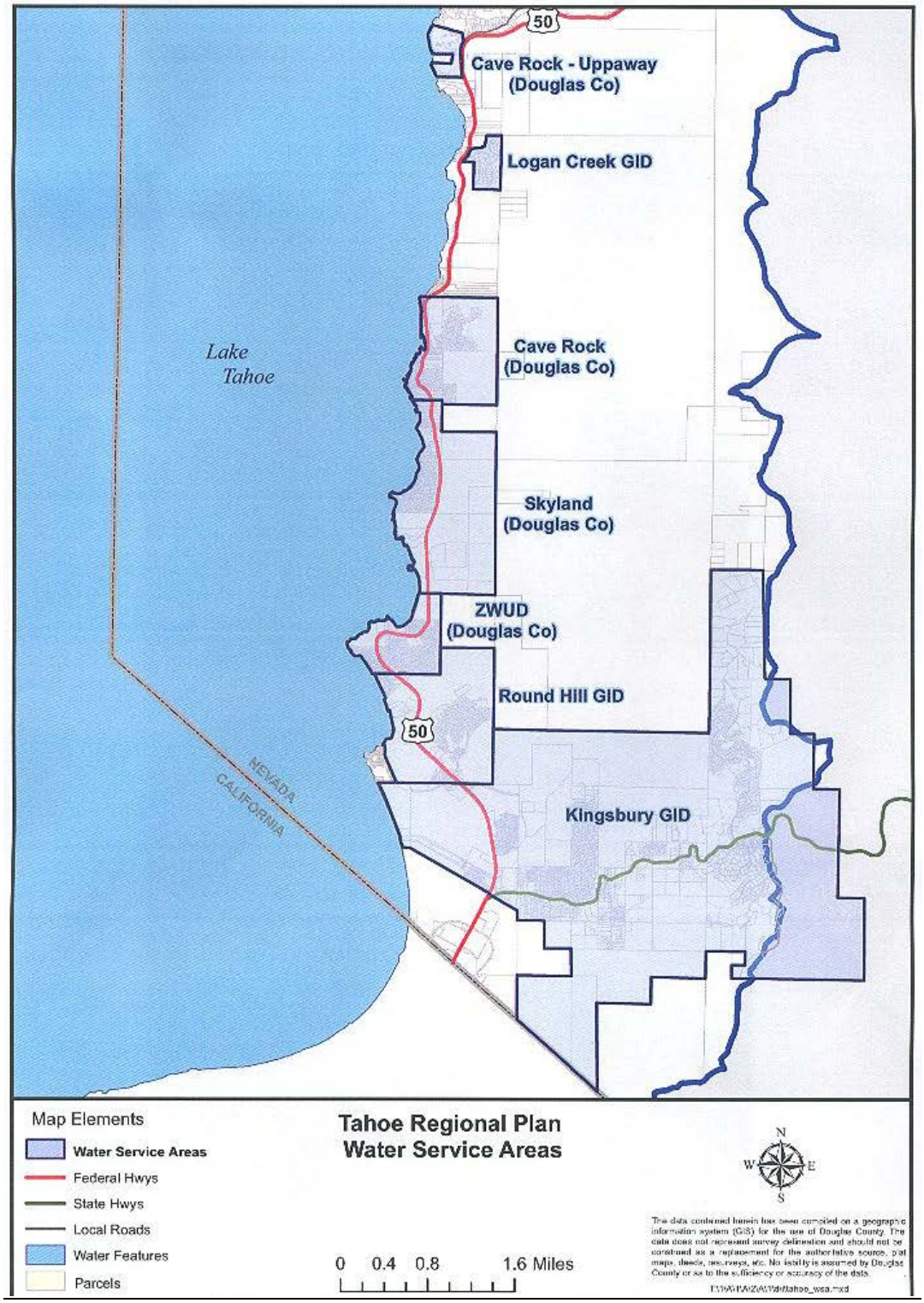
Map 12.7
Carson Valley Water Service Areas



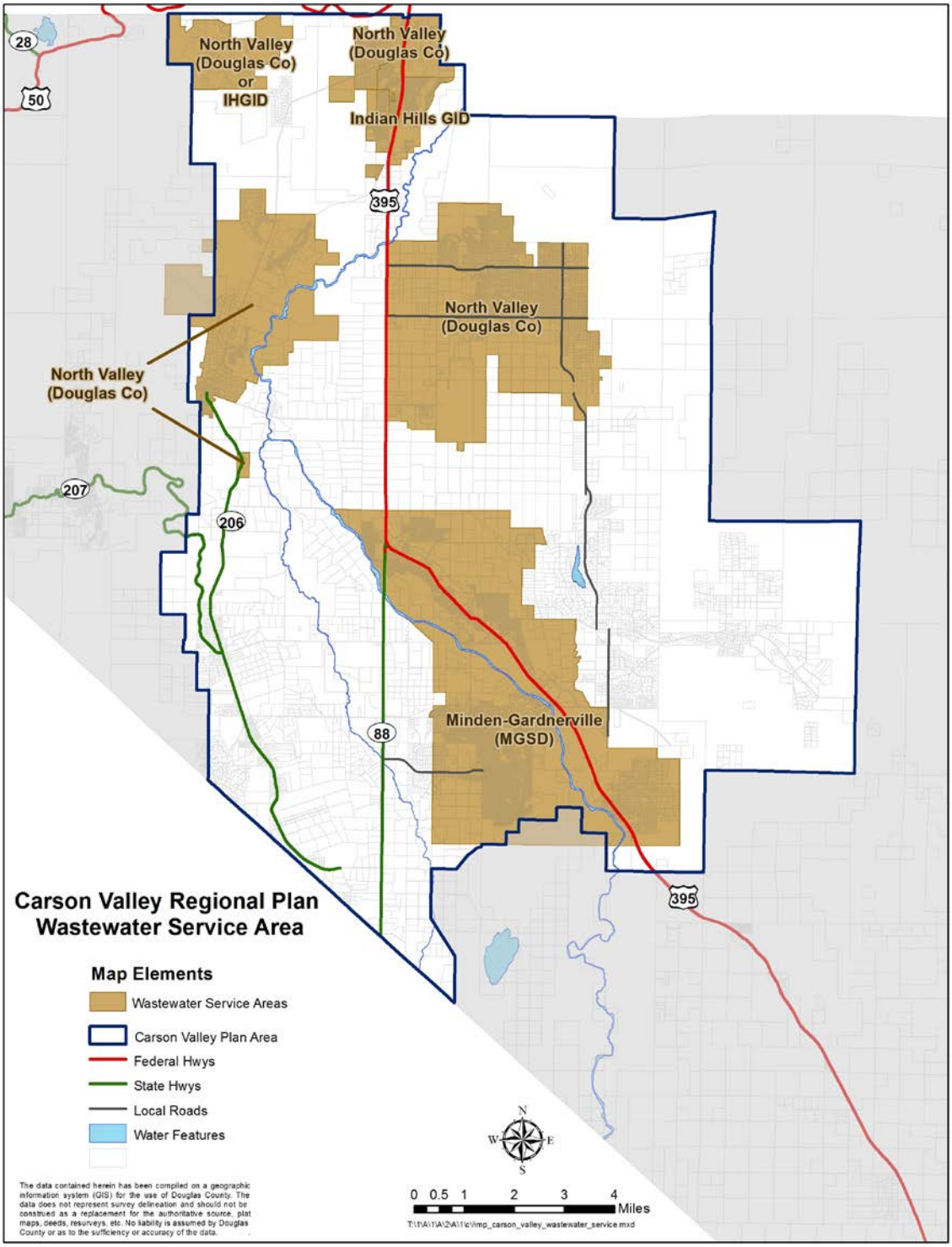
Map 12.8
Topaz Water Service Areas



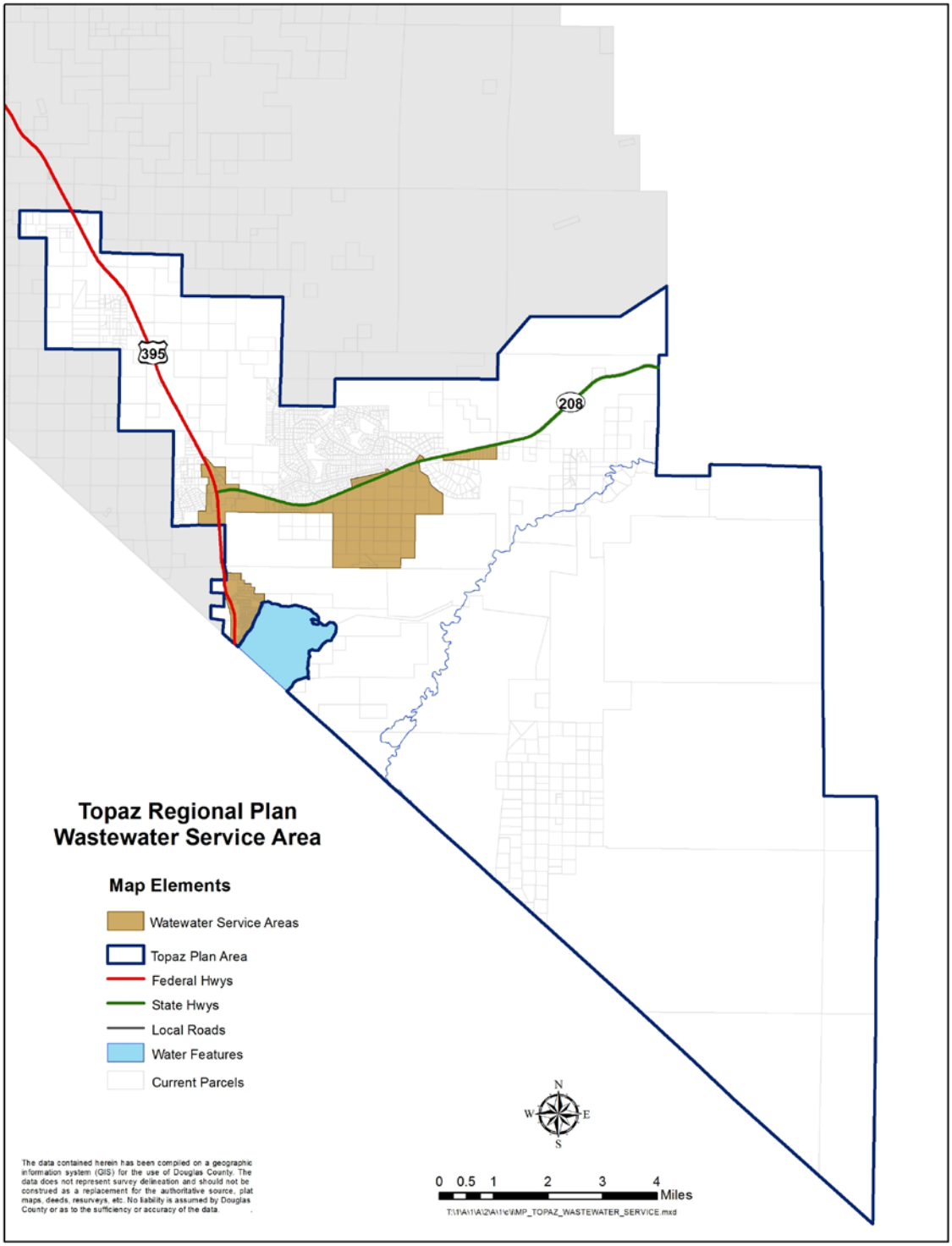
Map 12.9
Lake Tahoe Water Service Areas



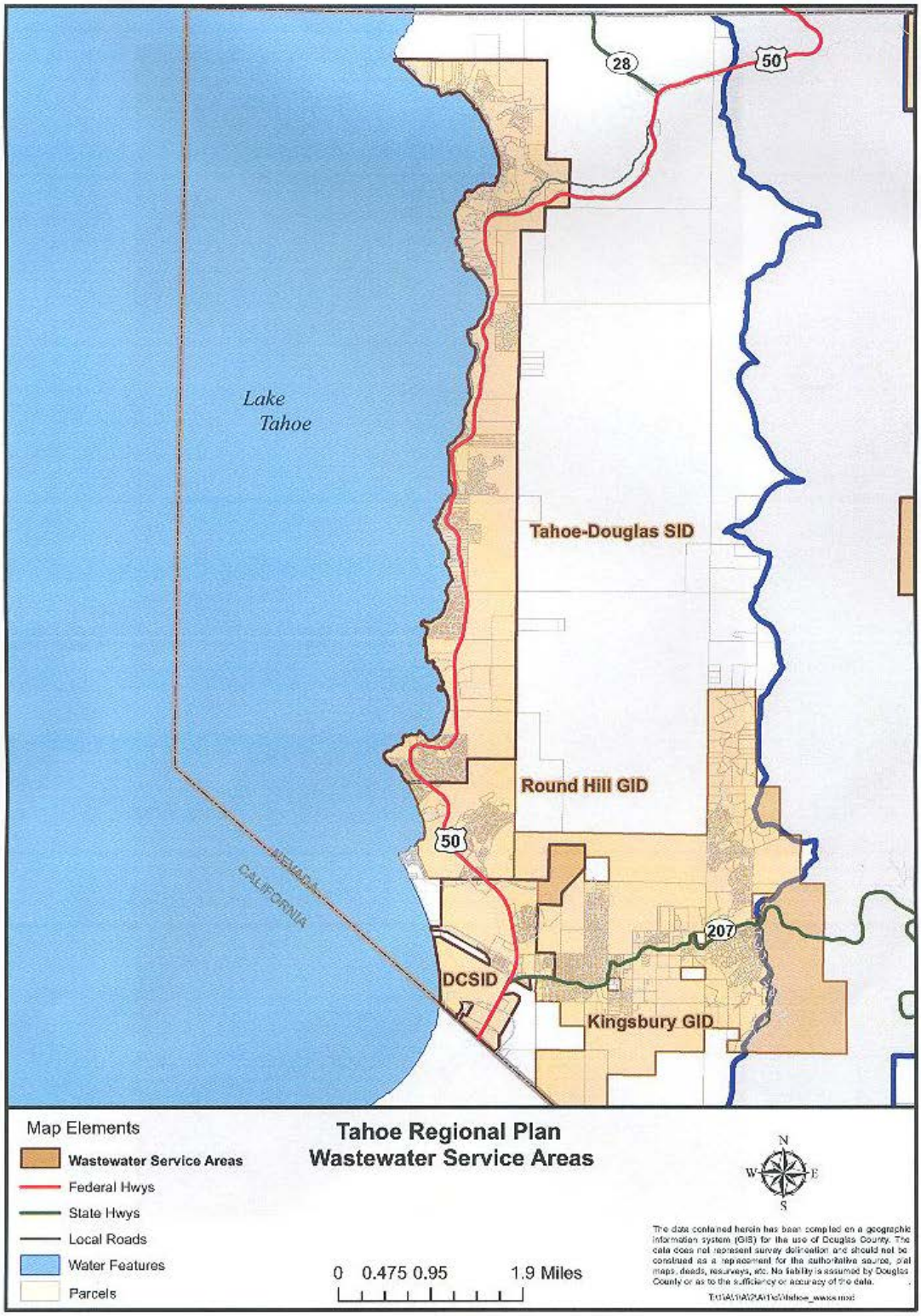
Map 12.10
Carson Valley Wastewater Service Areas



Map 12.11
Topaz Wastewater Service Areas



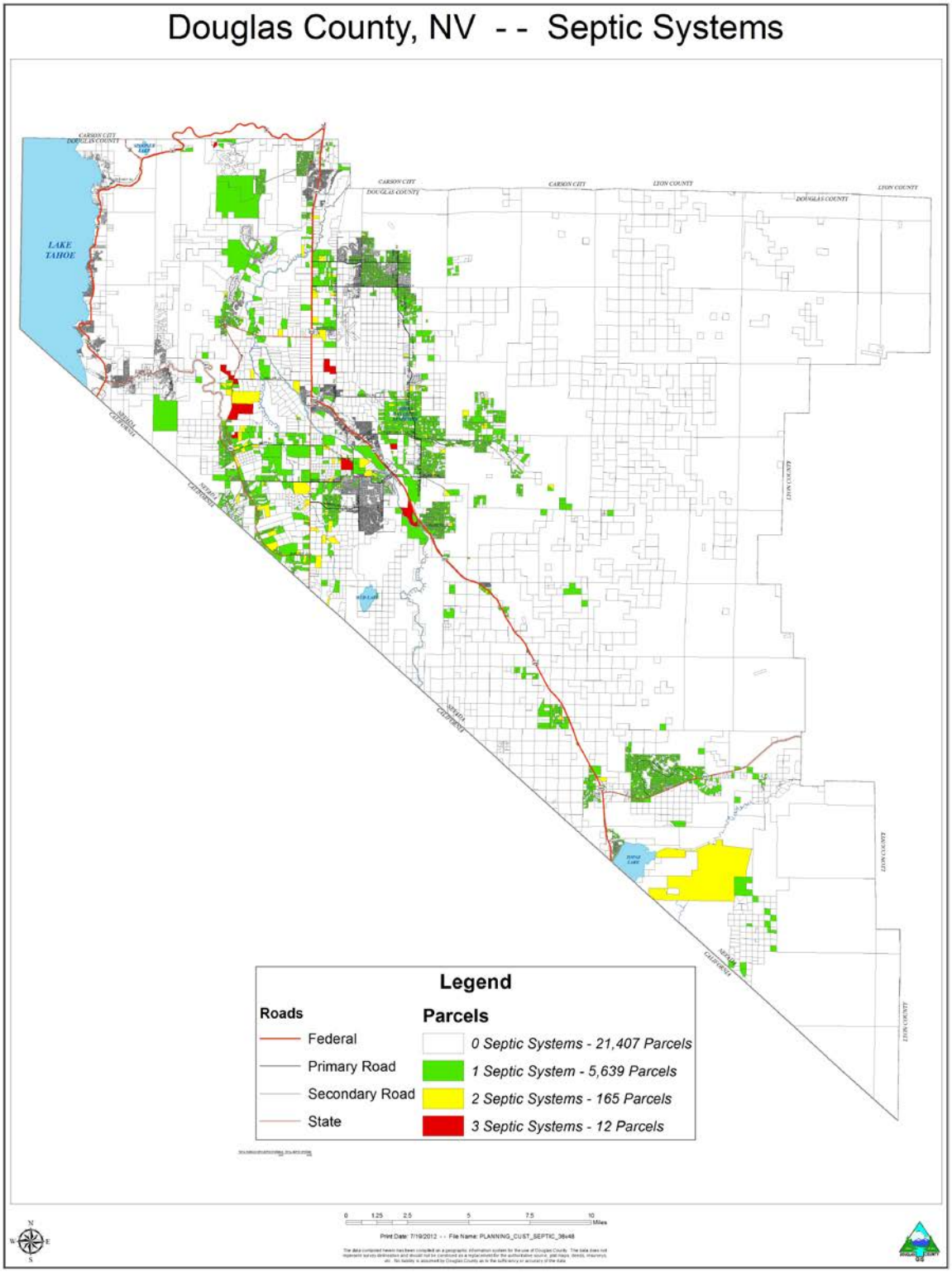
Map 12.12
Lake Tahoe Wastewater Service Areas



Individual Sewage Disposal (Septic) Systems

While the major concentration of development is in urban areas where infrastructure exists or is nearby, demands outside wastewater service areas will continue to be served by individual sewage disposal (septic) systems. As of 2012, there were 6,005 septic systems in Douglas County. Map 12.13 identifies the parcels where septic systems are located. There are high concentrations within the Johnson Lane and Ruhenstroth communities.

Map 12.13
Septic Systems in Douglas County



Issues

The cost of providing public services and facilities will likely increase over the next 20 years, as a result of federal mandates, state services being shifted to local governments, population growth, and increases in the cost of construction and materials. Thus, it is going to be critical for Douglas County to develop strategies for reducing the cost of providing public services and facilities, while protecting the public health, safety, and welfare and maintaining a high quality of life for the people that live, work, and visit our communities. It is also important to take into consideration the problems the County has encountered since this Element was originally adopted (1996), and the creative solutions that have been developed and implemented.

Regional Approach

In recent years, Douglas County has worked with the Towns, GIDs, surrounding jurisdictions, and the State to develop "regional approaches" to plan for, provide, and pay for public services and facilities. Successful examples of the "regional approach" are provided below.

North Douglas County – Carson City Water Line Inter-Tie Project

Due to the extremely high cost associated with meeting the federal arsenic regulation of 10 parts per billion (ppb) for drinking water and recognizing that the Town of Minden has a sufficient water supply that meets drinking water standards, Douglas County, Town of Minden, Indian Hills GID, and Carson City developed the North Douglas County – Carson City Water Line Inter-Tie Project, a project that will extend water lines from the Town of Minden to north Douglas County, Indian Hills GID, and Carson City. This regional approach addressed the federal water quality standards and significantly reduced the cost of providing drinking water to both Douglas County and Carson City residents.

The County has also completed an alternative analysis to connect the Fairgrounds/Sunrise Estates Facility to the Town of Minden. The County continues to work with the Town of Minden on facility planning.

Total Maximum Daily Load

In order to address the requirements of the Clean Water Act, the County participated in a working group to develop the Lake Tahoe Total Maximum Daily Load (TMDL) Program, a program to address the impacts of nutrients like nitrogen and phosphorus, especially in the near shore zone area, and also fine sediment particles, which have led to a decline in the clarity of Lake Tahoe. The development of this program required the participation of both the states of Nevada and California and all of the local jurisdictions that surround Lake Tahoe.

NDEP is currently working on developing a Sediment Load Reduction Plan (SLRP), the Plan to implement the TMDL. Major components of the SLRP will likely include the construction and proof of maintenance of Water Quality Improvement Projects ("catchments") and Environmental Improvement Projects and a street sweeping program to collect fine sediment particles from roads and prevent them from entering Lake Tahoe.

The difficulty in implementing the SLRP in Douglas County is that the majority of roads in the Lake Tahoe Basin are maintained by GIDs. In most cases, the GIDs do not have the expertise, resources, or financial capability of implementing the TMDL program independently. Thus, the local jurisdictions in Nevada and NDEP are currently discussing the idea of creating a cooperative to address TMDL implementation on a regional level.

Building Partnerships

In order for the "regional approach" to be a success, it is important to build partnerships with surrounding jurisdictions. For example, in order to reduce the cost of providing street light maintenance, Douglas County entered into an agreement with Carson City to have Carson City maintain Douglas County street lights. The Douglas County Geographic Information Services (GIS) Department has also branched out to provide regional mapping services to Carson City, Lyon, and Storey counties. The City of South Lake Tahoe has also expressed an interest in identifying services or facilities that could be shared in the Lake Tahoe Basin. The ultimate goal of the "regional approach" is to build regional partnerships to provide and maintain public services and facilities, while reducing the cost to the taxpayer.

Design Standards

In 2011, the Board of Commissioners directed County staff to revise the street lighting section of the DCIS manual to provide for basic safety lighting that would reduce initial construction costs, minimize ongoing and long-term maintenance and operation expenses, and reduce nuisance lighting. As a result, street lighting standards were revised to require urban street lighting within Urban Service Areas and "limited street lighting" for safety in rural areas. Thus, this provides an example of revising design standards to ensure that there are appropriate standards in urban areas (where public facilities are necessary) and rural areas (where public facilities should be limited). The changes also reduce costs for developers and taxpayers, in that there will be fewer street lights and therefore they will cost less for the County to maintain. The County will need to continue to address and revise design standards where necessary.

Water and Wastewater

Private Water Systems

In recent years, Douglas County has taken over private water systems, including those approved to serve Sheridan Acres, Jobs Peak, and Montana. The County has and will incur great expense bringing these systems up to standards. Douglas County Code, Section 20.100.040, *Water Facilities*, currently allows for areas identified within the Master Plan as not anticipating connection to a public water system to be served by a private water system. The County may want to revise the Code to require new subdivisions to be connected to a public water system in order to prevent future problems associated with private water systems.

Water Consolidation

In 2008, the County evaluated the feasibility of consolidating all seven (7) of its water funds (eight water systems) into a single fund for accounting, capital planning, management, and rate setting purposes. Over a two year period, the County held numerous public meetings, workshops and presented data demonstrating and documenting the benefits of consolidation. The major benefits of consolidation include:

- Better cash management
- Reduced accounting and audit costs
- Risk reduction due to improved cost sharing
- Improved debt coverage
- Reduced revenue volatility
- Better resource management

The study along with the findings of the rate analysis demonstrated the benefits of consolidating the County water systems. However, the number and complexity of the seven water systems proved problematic from the standpoint of leveling-out rates and addressing inequities between the Lake Tahoe and Carson Valley systems. Another major factor that proved difficult to overcome was the fact that the Lake Tahoe systems are not fully metered. This required a major capital expenditure for the Lake Tahoe water customers. Additionally, the County considered the use of a General Fund transfer and a five-year phase-in strategy to implement a single uniform rate structure. While the proposed rate structure either lowered or stabilized rates for smaller water systems, it resulted in higher rates for East Valley and West Valley customers. Given this impact, the Board of Commissioners has yet to proceed with the full consolidation of the County's seven water systems.

During 2012, the Board of Commissioners did approve the consolidation of the Carson Valley water systems (East Valley, West Valley, Jobs Peak and Sheridan Acres) into a single fund with a uniform rate structure. The County continues to explore the option of

consolidating the Douglas County water systems in Lake Tahoe or consolidating all of the Douglas County water systems.

Water Quality and Quantity, Low Impact Development, and Wellhead Protection

Refer to Chapter 8, Environmental Resources and Conservation Element, for information on water quality and quantity, Low Impact Development (LID), and wellhead protection.

Septic Systems

Where it is determined densities could be exceeded, a groundwater study, in accordance with Nevada Division of Environmental Protection (NDEP) standards, shall be prepared to indicate whether proposed densities are: a) acceptable, or b) need to be reduced. In the alternative, the County may require connection to a community wastewater system or allow the use of an alternative wastewater septic system.

Effluent Reuse and Storage

Provided environmental thresholds are not exceeded, the reuse of treated effluent through crop irrigation provides a cost-effective means of disposal as well as making groundwater earmarked for irrigation available for municipal purposes. Treated effluent is also used throughout the County to water golf courses, such as the Sunridge Golf Course. The County should expand the reuse of treated effluent where appropriate.

Location of Public Utilities

In order to reduce the cost of providing public services and facilities, it is going to be essential to focus new development within existing Urban Service Areas (refer to Map 6.1, Carson Valley Urban Service Area Boundaries, in Chapter 6, Growth Management Element), where infrastructure already exists and where public services, such as schools and libraries, are located. Therefore, the County should identify and remove impediments to infill development, mixed-use development, and the utilization of existing buildings for new uses within existing Urban Service Areas. For example, creating flexible parking standards (parking districts) within the Towns of Minden, Gardnerville, and Genoa would help to encourage the utilization of existing buildings for new businesses. In the long run, the cost of providing public services and facilities to a new business that relocates into an existing building will cost the County substantially less than a development constructed on a greenfield site outside of an Urban Service Area.

Staffing Levels and Public Services

With the downturn in the economy, staffing levels at the Fire Districts, Sherriff's Department, Library, Schools, Public Works Department, GIDs, and Towns have been reduced. The result of this has been that existing staff has had to take on additional

responsibilities and/or public services have had to be reduced or eliminated. Whereas there are some public services that cannot be eliminated or reduced that deal with public safety, other important services, such as public hours at the Libraries, have been greatly impacted.

Public Services and Facilities (PSF) Goals, Policies, and Actions

PSF Goal 1 **To develop regional approaches to providing public services and facilities in Douglas County in coordination with GIDs, Towns, the state, and other jurisdictions.**

PSF Policy 1.1 Douglas County shall cooperate with other service providers to encourage the use of common improvement standards, to coordinate the timing of capital projects, to ensure that requirements of adequacy and concurrency are met, and develop programs to reduce the cost of providing public services and facilities.

PSF Goal 2 **To plan and provide for the services necessary to implement this Master Plan by updating the CIP on an annual basis.**

PSF Policy 2.1 Douglas County shall only include capital projects in the CIP when they are consistent or do not conflict with the Master Plan and all its elements.

PSF Policy 2.2 Douglas County shall evaluate potential capital projects according to an established set of criteria to determine their importance in implementing the Master Plan's goals and policies. Priorities in the CIP shall be based on projects' importance to the Master Plan implementation.

PSF Policy 2.3 Douglas County shall use its CIP to repair or replace existing public facilities.

PSF Goal 3 **To provide levels of services for its residents to maintain at a minimum, the current quality of life for the county's citizens.**

PSF Policy 3.1 The County shall select specific capital improvements needed to achieve and maintain standards for existing and future population.

PSF Policy 3.2 Adequate public facilities shall be provided by constructing needed capital improvements which 1) repair or replace obsolete or worn out facilities, 2) eliminate existing deficiencies, and 3) meet the needs of future development and redevelopment caused by previously issued and new development permits. The County's ability to provide needed

improvements will be demonstrated by maintaining a financially feasible schedule of capital improvements.

PSF Goal 4 **To ensure that new development pays its equitable share of the costs for public services and facilities needed to serve it.**

PSF Policy 4.1 The County shall pursue development agreements in situations where it is necessary to ensure that new development pays its equitable share for needed public services and facilities.

PSF Goal 5 **To provide professional fire protection and emergency medical services to residents and visitors.**

PSF Policy 5.1 To continue to implement, test, and update when necessary the East Fork Fire and Paramedic Districts Standards of Cover.

PSF Action 5.1 The EFFPD shall continue to work towards implementing the recommendations in Chapter 6 of the East Fork Fire and Paramedic Districts Standards of Cover.

PSF Action 5.2 The TDFPD shall continue to work towards addressing the goals and objectives identified in the Tahoe Douglas Fire Protection District's Strategic Plan.

PSF Goal 6 **To protect the public health, safety, and welfare with professional law enforcement services.**

PSF Policy 6.1 Douglas County shall continue to plan for and provide the services and facilities necessary to protect the citizens of Douglas County.

PSF Policy 6.2 Douglas County shall enhance the quality of life and security of all, by providing fair, consistent, effective and professional law enforcement services.

PSF Goal 7 **Douglas County residents and visitors will access the digital world using high-speed connectivity, emerging technologies and guidance from specialists in information, media and technology.**

PSF Goal 8 **Douglas County residents will have services, resources and programs designed to stimulate imagination, satisfy curiosity and create young readers.**

PSF Action 8.1 Construct the Minden Library expansion as addressed in the CIP.

PSF Goal 9 **To provide solid waste management processes that reduce the waste stream, promote recycling, and provide for the separation of waste prior to incineration or landfilling.**

PSF Policy 9.1 The County and Towns shall seek to expand recycling efforts.

PSF Policy 9.2 The County and Towns shall seek to implement additional waste diversion programs, such as plastics recycling and yard waste collection for composting.

PSF Policy 9.3 The programs to pick up recycling and yard waste should be expanded where feasible.

PSF Policy 9.4 The County should ensure that the services provided under franchise agreements are cost effective for County businesses and residents.

PSF Goal 10 **To protect the public's health by complying with all state and federal water regulations.**

PSF Policy 10.1 All water systems currently not meeting state and federal water regulations must be brought into compliance.

PSF Action 10.1 Prepare recommendations to amend the Douglas County Development Code to require new subdivisions to connect to a public water system.

PSF Action 10.2 Prepare recommendations and secure funding for consolidating Douglas County's public water systems.

PSF Action 10.3 Explore the feasibility of connecting the Sierra Country Estates water system to the Foothill Water System.

PSF Action 10.4 Explore utilizing the Douglas County Regional Water Fund (210 Fund) to provide a funding source for improvements to public water systems.

PSF Action 10.5 Explore the feasibility of connecting communities with high concentrations of private wells, such as Topaz Lakes and Topaz Ranch Estates, to public water systems.

PSF Action 10.6 Create incentives to encourage existing development to connect to public water systems.

PSF Goal 11 **To provide adequate community wastewater facilities in Urban Service Areas.**

PSF Policy 11.1 Neither new development nor the expansion of service areas should be allowed to decrease a system's level of service below state or federal standards.

PSF Policy 11.2 The County shall promote a coordinated regional approach to the disposal and use of treated effluent. The County shall encourage the reuse of treated effluent to promote the goals and policies of the Master Plan. The County shall periodically review and inspect monitoring and control of effluent to protect surface and groundwater resources.

PSF Action 11.1 Explore the feasibility of connecting communities with high concentrations of septic systems, such as Topaz Lakes and Topaz Ranch Estates, to public wastewater systems.

PSF Action 11.2 Create incentives to encourage existing development to connect to public wastewater systems.

PSF Goal 12 **To prevent individual sewage disposal systems in rural areas from degrading groundwater quality.**

PSF Policy 12.1 Rural areas may be served by individual sewage disposal systems if groundwater quality will not result in degradation beyond Federal and State standards.

PSF Policy 12.2 The County shall utilize State of Nevada standards for the evaluation of new septic systems on the basis of the site's susceptibility to groundwater pollution by septic effluent.

PSF Policy 12.3 The location, design, and construction and inspection of on-site sewage disposal systems (i.e. septic systems and engineer systems) shall comply with the Development Code and Nevada Administrative Code Chapter 444, "Regulation Governing Individual Sewage Disposal Systems."

PSF Policy 12.4 The County shall continue to monitor areas with high septic system densities for signs of groundwater contamination.

PSF Policy 12.5 Septic systems which stop functioning must be abandoned and connected to a community sewer system, if located near an existing sewer line.

PSF Action 12.1 Explore the feasibility of connecting the Johnson Lane and Runhenstroth communities to a public wastewater system in order to address issues with high concentrations of nitriates in groundwater.

CHAPTER 13:

Implementation

2011 Master Plan Implementation

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

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

Amendments to the Douglas County Master Plan

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

1. The proposed amendment is consistent with the policies embodied in the adopted master plan and the applicant has demonstrated the amendment promotes the overall goals and objectives of the master plan and has demonstrated a change in circumstances since the adoption of the plan that makes it appropriate to reconsider one or more of the goals and objectives or land use designations.

2. The proposed amendment is based on a demonstrated need for additional land to be used for the proposed use, and that the demand cannot be reasonably accommodated within the current boundaries of the area.

3. The proposed amendment would not materially affect the availability, adequacy, or level of service of any public improvement serving people outside of the applicant's property and will not be inconsistent with the adequate public facilities policies contained in chapter 20.100 of Title 20.

4. The proposed amendment is compatible with the actual and master planned use of the adjacent properties and reflects a logical change to the boundaries of the area in that it

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

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

Figure 13.1
2011 Master Plan Action Matrix

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

Figure 13.1
2011 Master Plan Action Matrix

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

Figure 13.1
2011 Master Plan Action Matrix

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

Figure 13.1
2011 Master Plan Action Matrix

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

Figure 13.1
2011 Master Plan Action Matrix

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

Figure 13.1
2011 Master Plan Action Matrix

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

Figure 13.1
2011 Master Plan Action Matrix

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

APPENDIX A

MASTER PLAN ACCOMPLISHMENTS SINCE 1996

Accomplishments Since 1996

Since the adoption of the twenty year Master Plan in 1996, the Douglas County Planning Commission and the Board of Commissioners have successfully adopted many new plans and regulations that implement the goals, policies and actions of the Master Plan. Listed below is a list of the most significant accomplishments, organized by whether the action was a planning document or regulation.

Functional Plans and Reports Adopted since 1996

1. Adopted Consolidated Capital Improvement Plan – May 2000
2. Adopted County Open Space and Agricultural Lands Preservation Implementation Plan – 9/2000
3. Adopted the "Minden Plan for Prosperity" – January 2003
4. Accepted the draft Carson Water Subconservancy District's Arsenic Management Plan – February 2003 (finaled in March 2004)
5. Adopted the County's Comprehensive Trails Plan – June 2003
6. Accepted USGS Nitrate and Dissolved-Solids Concentrations in Ground Water Report 03-4152 – (Final report July 2003)
7. Adopted the CAMPO Johnson Lane Stormwater Management Plan and the Clear Creek Stormwater Management Plan – September 2003
8. Authorized participation in USGS Study to refine groundwater numerical model-May 2004
9. Adopted 2nd amendment to the Redevelopment Area – February 2005
10. Approved a sewer collection facility plan - August 2006
11. Accepted the Gardnerville Plan for Prosperity and Design Guidelines in August 2006 (final approval December 2006)
12. Approved the expansion of the North Valley Wastewater Treatment Plant - May 2006
13. Approved the 2006 update to the 1996 Master Plan - January 2007
14. Approved the 2007 Transportation Plan Update - March 2007
15. Adopted the 2007 Open Space and Agricultural Lands Preservation Plan Update- October 2007
16. Approved a contract with USGS to complete a groundwater nitrogen budget for the Carson Valley – February 2008
17. Adopted the Douglas County Strategic Plan Goals, Objectives & Priorities – May 2008
18. Approved the Minden-Tahoe Airport Master Plan – July 2008

Consolidated Development Code Regulations Adopted since 1996

1. Adopted first draft of Consolidated Development Code (Title 20) – November 1996
2. Adopted New Residential Tax Rate for Parks – November 2000
3. Adopted changes to the Transfer Development Right (TDR) Program – August 2001
4. Adopted the Tahoe Basin Code – September 2002
5. Adopted Maintenance Regulations for Irrigation Facilities – October 2002
6. Adopted County Design Criteria and Improvement Standards – September 1998
7. Adopted the TRPA Zoning (PAS) Districts as DC Master Plan District - March 2000
8. Adopted the "Right to Farm" Ordinance – November 1996

9. Adopted $500 per residential unit construction tax – February 1997
10. Adopted Hillside Grading Standards – March 1997
11. Adopted Official Zoning Maps – April 1997
12. Adopted Increased School Fee for Residential Construction – September 1997
13. Adopted Revised Development Code (Title 20), including building and construction section – February 1998
14. Approved the Design Criteria & Improvement Standards Manual Update - June 2007
15. Adopted the Growth Management & Building Permit Allocation Ordinance - July 2007
16. Adopted Chapter 20.714, Division of Agricultural Land for Conservation Purposes, which includes Ranch Heritage Parcels, Agricultural 2-acre parcels, and non-contiguous clustered parcels - January 2008
17. Adopted revisions to the Building Permit Allocation and Growth Ordinance to remove manufactured homes, allowing an extension for certain existing development agreements, and exempting clustered residential subdivision overlays on ranch heritage parcels
18. Adopted an updated Floodplain Ordinance – October 2008
19. Adopted SFR-T (Single-Family Residential, Traditional) zoning districts and increased the permitted density in the Multiple-Family Land Use District and MFR (Multi-Family Residential) zoning district from 12 to 25 units per acre – December 2008
20. Adopted revisions to the Building Permit Allocation and Growth Management Ordinance to allow allocations on a first come first served basis when there are excess allocations available
21. Adopted Independent Congregate Senior Living Community code provisions – September 2009
22. Adopted provisions increasing the amount of time that Master Plan Amendments may be heard from one to two times a year – November 2009
23. Adopted a reduction in the maximum density in the Multiple-Family Land Use District and MFR (Multi-Family Residential) zoning district from 25 to 16 dwelling units per acre – November 2009
24. Adopted changes to the SFR-T density and standards – May 2010
25. Adopted changes to the Gaming District Overlay provisions that included a 100-guest room requirement for new gaming establishments – August 2010
26. Adopted a new Wind Ordinance – September 2010

<u>Voter Initiatives Approved since 1996</u>

1. Voter approved 50 cents per square foot non-residential construction tax – November 2002 (Collection implemented May 2003)
2. Voter Approval of Building Permit Allocation and Growth Management Ordinance – November 2008

<u>Other Accomplishments since 1996</u>

1. Formed the Douglas County Redevelopment Agency – August 1998
2. Authorized USGS Study to refine Carson Valley Water Budget – February 2003
3. Adopted an agreement with the Town of Minden for a waterline inter-tie to serve the East Valley Water System – April 2008

4. Dissolved the Sierra Forest Fire Protection District & reorganized as East Fork Fire and Paramedic District

APPENDIX B

MASTER PLAN AMENDMENT REQUESTS

1997-2011

Total Number of Master Plan Amendments and Final Actions
1997-2011

Type of Applications	**Approved**	**Denied**	**Withdrawn**	**Tabled**	**Totals (column 1)**
Master Plan Mapping Errors (ME)	22*	7			29
Master Plan Text Amendment MPA(T)	23	2	1	1	27
Master Plan Map Amendment (MPA)	47*	20**			67
Total	92*	29**	1	1	123***

*(2 court ordered changes for approval)
** (1 court ordered change for denial)
***The total number of applications does not include those applications withdrawn by the applicant(s) prior to hearing

Master Plan Map Amendments (MPA), Master Plan Text Amendments MPA(T), and Master Plan Mapping Errors (ME)

	Date	File No.	Name	MPA or ME	APN/description	Plan Area	Acres	Board Action	Requested change	Density(+/-) d/u's	Total Units
1	3/27/1997	LU-GR01	Greg Lynn	ME	27-070-38	Gar/Ran	45.7	PC-approved	SFE to SFR	45	45
2	3/27/1997	LU-GR02	Byron Waite	ME	27-110-70	Gar/Ran		PC-approved	Com to RA	--	
3	3/27/1997	LU-G03	Sierra Shadows H.A.	ME	17-262-27	Genoa	0.25	PC-approved	Com to SFE	1	1
4	3/27/1997	LU-JL01	DC School Dist.	ME	21-106-50	John/Lan	28	PC-approved	CF and SFE	--	
5	3/27/1997	LU-MG02	Donald Ashurst	ME	27-210-03	Min/Gar	0.45	PC-approved	SFE to Com	-2	-2
6	3/27/1997	LU-MG03	Mat Osa	ME	25-305-16	Min/Gar	0.16	PC-approved	SFR to MFR	1	1
7	3/27/1997	LU-MG04	Shirley Fraser	ME	25-270-23	Min/Gar	0.41	PC-approved	Comm to Ind	---	
8	3/27/1997	LU-S01	Heavenly Tahoe	ME	42-010-02	Sierra	7.1	PC-approved	FR to PR	-4	-4
9	3/27/1997	LU-S02	Jack Sievers	ME	11-236-43 & 11-263-16	Sierra		PC-approved PC-denied	FR to MFR FR	--	
10	4/24/1997	DA 01-070	Buckeye Creek vs Grandview Estates	MPA(T)	N/A	East Val		Court Approved	Revert to RR 2,500 d/u's replace with 182	-2,500 (+182)	-2,318
11	5/1/1997	LU-G01	Humphreys	ME	17-092-05	Genoa	1.03	Approved	SFE to Com	-1	-1
12	5/1/1997	LU-G02	Genoa Estates H.A.	ME	17-060-01 (portion)	Genoa	Part/1	Approved part	FR to RR	1	1
13	5/1/1997	LU-K01	Thompson	ME	29-110-28	Ruhen		Denied	FR to RR	---	
14	5/1/1997	LU-T01	Deines, Spear	ME	37-121-17	Top/Hol		Denied	FR to RR	---	
15	5/1/1997	LU-T02	Bently	ME	37-020-53	Top/Hol		Remand to PC			
16	5/1/1997	LU-MG01	Hakasson	ME	25-190-10	Min/Gar		Approved			
17	5/1/1997		Abdoo, Thomas	MPA		Gar/Ran	14	Denied		---	

Master Plan Map Amendments (MPA), Master Plan Text Amendments MPA(T), and Master Plan Mapping Errors (ME)

	Date	File No.	Name	MPA or ME	APN/description	Plan Area	Acres	Board Action	Requested change	Density(+/-) d/u's	Total Units
18	5/7/1997	DA97-136	Douglas County	MPA(T)	Land Use		-	Approved	Add Redev. to p. 7.003		
19	5/7/1998	DA97-116	Mack Land & Cattle	MPA	25-010-21,-22,-31	Min/Gar	75	Approved	SFR 1 to SFR 8000	197*	197
20	5/7/1998	DA97-117	Foster, Helen	MPA	21-230-16-17			Denied	RR to SFR	---	
21	5/7/1998	DA97-119	Wurtele, Edward	MPA	03-172-02	Top/ Hol	30.3	Denied	RR to MFR		
22	5/7/1998	DA97-120	Metcalf, Norman	MPA	13-030-08	IH/ JV	2.5	Denied	FR to SFR		
23	5/7/1998	DA97-114	Deines Family Trust	MPA	13-121-17	Top/Hol	10.8	Approved	RA5 to TC	-2	-2
24	5/7/1998	DA97-118	Robert Motley	MPA	31-121-34,-35	Top/Hol	4	Approved	RA5 to TC	-2	-2
25	5/7/1998		Walton's Inc.	MPA(T)	25-142-05	Min/Gar		Approved	Policy MG.02.06	---	
26	5/7/1998	DA97-123	Walton's Inc.	MPA	25-142-05	Min/Gar	2.3	Approved	SFR to OC	-2	-2
27	5/7/1998	DA97-124	Bushnell, Ron	MPA	25-070-02	Min/Gar	3.75/1	Approved	GC to SI, MFR	12	12
28	5/7/1998	DA97-125	Thompson, Bill	MPA	29-110-28	Ruhen	21.3	Approved	FR19 to RA5	3	3
29	10/1/1998	DA98-99	Heavenly Ski Resort	MPA	42-010-02	Sierra	10/4.1	Approved	FR to MFR R to MFR	96	96
30	10/1/1998	DA98-100	Douglas County	MPA(T)	Water, wastewater, chapter 10		-	Approved	amend service area	---	
31	10/1/1998		Little Mondeaux Simek, Ronald	MPA(T)	15-140-12 to 17,-21, -22,-24,-25, 15-060-73	Genoa		Approved	Density increase	---	
32	10/1/1998	DA98-103	Little Mondeaux Simek, Ronald	MPA	15-140-12 to 17,-21, -22,-24,-25, 15-060-73	Genoa	928	Approved	Receiving area	---	
33	10/1/1998	DA98-102	J. S. Devco Ltd.	MPA	(Home Depot, Target)mltp.APN	IH/JV	35.6	Approved	Commercial	-322	-322

Master Plan Map Amendments (MPA), Master Plan Text Amendments MPA(T), and Master Plan Mapping Errors (ME)

	Date	File No.	Name	MPA or ME	APN/description	Plan Area	Acres	Board Action	Requested change	Density(+/-) d/u's	Total Units
34	10/1/1998	DA98-101	Patty Clark	MPA	1220-04-601-08			Denied	Ag to Comm		
35	3/4/1999	DA98-160	Superior Campgrounds	MPA	1420-00-002-001	IH/JV	19.42	Approved	FR to PR	-1	-1
36	3/4/1999	DA98-154	Miller, Tenly & Jade	MPA	27-160-30	Gar/Ran	2.2	Approved	A19 to OC	-1	-1
37	3/4/1999	DA98163	Painter, Greg Fitness, LLC	MPA	1320-30-411, -002 to -004	Min/Gar	7	Approved	PR to OC	0	
38	3/4/1999	DA98-164	Douglas County	MPA(T)	MFR policy changes		-	Approved	Remove the 3 acre minimum	---	
39	9/2/1999	DA99-082	Bently Family Trust Treehouse	MPA	1220-09-302-002	Gar/Ran		Approved	A19 to NC	-1	-1
40	9/2/1999		Falcke-Herbig	MPA		Min/Gar	22.5/7.5	Denied-see #43	Ag to Comm	-1	-1
41	3/2/2000	DA99-171	Church of LDS (staff initiated-Redev.)	MPA	13-103-080	IH/JV	6	Approved	SFR-1 to GC	-6	-6
42	3/2/2000	DA99-169	Douglas County	MPA(T)	Tahoe basin dev. standards	Tahoe	-	Approved	Adopt Standards	---	
43	4/6/2000		Enearl, Jim (staff initiated)	ME	1420-33-810-055 1420-33-810-056	JL	.95/.95	Approved	SFR-1 to NC	-2	-2
44	8/3/2000		Falcke-Herbig	MPA	Court ordered	Min/Gar	22.5 7.5	Court Ordered	Ag to Comm NC to GC	-1	-1
45	9/7/2000	DA00-091	Mothersell, Stephen	MPA		East Val	519	Discussion only	To Receiving Area	---	
46	9/7/2000	DA00-090	Nevada Carson Ranch	MPA		Airport/JL	200/141	Approved	FR to Receiving area, RA to	59*	59

Master Plan Map Amendments (MPA), Master Plan Text Amendments MPA(T), and Master Plan Mapping Errors (ME)

	Date	File No.	Name	MPA or ME	APN/description	Plan Area	Acres	Board Action	Requested change	Density(+/-) d/u's	Total Units
47	9/7/2000	DA00-096	Dangberg Holdings	MPA	17–190-50, -51 1320-33-001-001	NCS/Ag		Discussion only	Agriculture to Receiving Area	---	
48	9/7/2000	DA00-086	Douglas County	MPA	N. County specific plan	IH/J V	515	Approved	FR to Comm & SFR	720	720
49	3/1/2001	DA00-173	GRGID	MPA(T)	Add multipurpose trail, figure 10.49, p.10.111	Gar/Ran	-	Approved	Add multi-purposed trail	---	
50	3/1/2001	DA00-176	Douglas County	MPA(T)	Change bikeway, figure 10.49		-	Approved	Revise bikeway	---	
51	3/1/2001		Douglas County	MPA(T)	Growth management		-	Tabled			
52	3/8/2001	DA00-172	Southwest Pointe (Dingman)	MPA	Numerous	NCS/Ag	890	Denied	FR and A to Receiving Area		
53	6/7/2001	DA01-018	Douglas County	MPA(T)	Chap. 9 growth management		-	Approved	TDR program changes	---	
54	8/2/2001		Superior Campgrounds	ME	1420-00-002-001	IH	19.42	Denied see #75	PR to TC	---	
55	8/2/2001		Lucky Liquor	ME	1220-04-101-011	Min/Gar	0.96	Approved	NC to TC	---	
56	8/2/2001		Aspen Park	ME	1220-05-005-007	Min/Gar		Withdrawn			
57	8/2/2001		Balas, Nadel Trust	ME	1319-00-001-002	Sierra		Approved	FR-40 to FR-19	0	
58	8/2/2001		Bartlett, Linda	ME	1022-19-001-007	Top/Hol	56.94	Approved	MUC to RA-5	11	11
59	8/2/2001		Hickey, Dan & Laurie	ME	1319-33-002-005	Foothill	14	Approved	FR-19 to RA 5	0	
60	8/2/2001		Dykes	ME		Airport		Withdrawn			

Master Plan Map Amendments (MPA), Master Plan Text Amendments MPA(T), and Master Plan Mapping Errors (ME)

	Date	File No.	Name	MPA or ME	APN/description	Plan Area	Acres	Board Action	Requested change	Density(+/-) d/u's	Total Units
61	9/6/2001	DA 01-018	Douglas County	MPA(T)	TDR density bonus		-	Approved		---	
62	9/6/2001	DA01-083	Pinion Ridge	MPA	1220-12-000-001	East Val		Denied	RA-5 to SFR 2		
63	9/6/2001		Allen, Gary & Diane Green Meadows	ME	1220-04-101-010 1220-04-101-009	Min/Gar	1.87	Approved	NC to TC	---	
64	11/1/2001	DA01-084	Nevada Northwest	MPA	Numerous	Min/Gar	116	Approved	Ag, MFR, Comm to Ag, Comm, SFR	(260) +378 (735)***	-617
65	1/3/2002 4/42002	DA01-170	Douglas County Master Plan 5-year update	MPA(T)	chaps.4,5,9,10,11 & 12 5 year review		-	Approved and referred to p.c.	(See #65 repeated below)	---	
66	3/7/2002 4/4/2002		Baclet, Charles	ME	1220-21-510-002	Gar/Ran	0.16	Approved Approved	NC to MFR	2	2
65 repeated	3/7/2002 4/4/2002	DA01-170	Douglas County Master Plan 5-year update	MPA(T)	chaps.4,5,9,10,11 & 12 5-year review		-	Approved	(See # 65 above)	---	
67	3/7/2002 4/4/2002	DA01-173	Lynn, Greg Town of Minden	MPA	1320-30-410-013	Min/Gar	1.4	Approved Approved	PF to MFR	12	12
68	3/7/2002 4/4/2002	DA01-175	Tomerlin, Marsha	MPA	1420-29-801-001	JL	39	Approved Approved	RR to Receiving Area	31	31
69	3/7/2002	DA01-174	Little Mondeaux	MPA(T)	Policy G.E.06.02	Genoa	-	Approved	Smaller lots	92	92
70	9/5/2002		Mitchell, Lowell & Gloria	ME	1320-32-813-013	Min/Gar	0.25	Approved	SFR 8000 to MFR	1	1

Master Plan Map Amendments (MPA), Master Plan Text Amendments MPA(T), and Master Plan Mapping Errors (ME)

	Date	File No.	Name	MPA or ME	APN/description	Plan Area	Acres	Board Action	Requested change	Density(+/-) d/u's	Total Units
71	9/7/2002		Holder Group Sharkey's LLC	ME	1320-33-401-018	Min/Gar	0.72	Approved	MFR to NC	-8	-8
72	9/7/2002		Holder Group Sharkey's LLC	ME	1320-33-401-022	Min/Gar	2500 sf	Approved	MFR to NC	-1	-1
73	9/7/2002	DA02-065	Moreau, Dee Dee	MPA	1420-07-702-006	IH/JV	1	Approved	Comm to MFR	12	12
74	9/7/2002	DA02-063	Jumpers LLC	MPA	1320-30-701-010	Min/Gar	2.63	Approved	NC to MFR	31	31
75	11/22/2002		Superior Campgrounds	ME	1420-00-002-001	IH/JV	19.42	Court ordered	PR to TC	--	--
76	3/6/2003	DA02-175	Foothill Dev/Canaan	MPA	1320-30-301-001 & portion of 1320-30-211-099	Min/Gar	3.48	Approved	Comm to MFR	48	48
77	3/6/2003	DA02-190	Douglas County	MPA	Figure 10.44 Transportation	Min/Gar IH/JV	--	Approved	Ext. of Muller Ln/Vista Grande	--	--
78	3/6/2003	DA02-191	Douglas County	MPA(T)	Minden Plan for Prosperity	Min/Gar	--	Approved		--	--
79	3/6/2003	DA02-174 & PD02-07	Syncon Homes/Valley Vista Phase 7	MPA	1420-07-201-004	IH/JV	8.59	Denied	SFR to MFR	--	--
80	6/5/2003	DA02-184	Douglas County	MPA	Trails Plan Map	County wide	--	Approved	Comprehensive Trails Plan	--	--
81	6/5/2003	" "	Douglas County	MPA (T)	Trails Plan Text - Chapter 10	County wide	--	Approved	Amend Chapter 10.23 & 10.24	--	--
82	9/4/2003	DA 03-090	Park Family Trust	MPA	1120-00-002-004, -006, 1120-13-000-001 -002	Pinenut	131	Approved	Forest & Range to AG	--	--
83	9/4/2003	DA 03-068	Topol Development	(MPA)	1320-30-411-005 Policy MG.02.04	Min/Gar	3.71	Approved	Comm to MFR	44	44

Master Plan Map Amendments (MPA), Master Plan Text Amendments MPA(T), and Master Plan Mapping Errors (ME)

	Date	File No.	Name	MPA or ME	APN/description	Plan Area	Acres	Board Action	Requested change	Density(+/-) d/u's	Total Units
84	9/4/2003	DA 03-068	Topol Development	MPA (T)	1320-30-411-005 Policy MG.02.04	Min/Gar	3.71	Approved	Comm to MFR	--	--
85	9/4/2003	DA 03-089	Linda Bartlett	MPA(T)	1022-18-002-050, -054	Top/Hol	14.18/ 34.83	Approved	Comm to SFE RR to SFE	18	18
86	9/4/2003	DA03-092	Randall Sweeney	MPA	1319-16-001-006	Genoa	10.9	Withdrawn	FR to RA10	--	--
87	9/4/2003	DA 03-085	Clear Creek LLC	MPA MPA(T)	Numerous	NCSA	1,576	Approved by BOC	AG & FR to Receiving Area	302	302
88	9/2/2004	DA 04-099	Douglas County	MPA(T)	Population Figures	Valley	--	Approved	Update text	--	--
89	9/2/2004	DA 04-057	Douglas County	MPA	Amend Trail Plan	Valley	--	Approved	Amend maps	--	--
90	9/2/2004	" "		MPA(T)			--	Approved	Add Goal 10.24.03.10	--	--
91	9/2/2004	DA 04-097	Douglas County	MPA	Water & Waste-water service	N Valley Foothill Ruhens.	--	Approved	Amend service areas	--	--
92	9/2/2004	DA 04-087	Park Family Trust	MPA	922-00-001-005 922-00-001-006	Topaz Lake	2,345	Approved	FR to A19	--	--
93	9/2/2004	DA 04-081	Kahn, Morris	MPA	1022-32-101-001	Topaz Lake	30.34	Approved	FR & TC to RR5	6	6
94	9/2/2004	DA 04-094	Bauer Trust	MPA	1022-32-101-010	Topaz Lake	.12.14	PC Approved Withdrawn at BOC 12-2-04	TC to SFR1	--	--
95	9/2/2004	" "	Bauer Trust	MPA(T)	Text change for 1-acre lots	Topaz Lake	--	Withdrawn		--	--
96	9/2/2004	DA 04-086	Wasick, David	MPA	1320-30-411-014 1320-30-411-018	Min/Gar	0.74	Approved	SFR1 to SFR1/2	--	--

Master Plan Map Amendments (MPA), Master Plan Text Amendments MPA(T), and Master Plan Mapping Errors (ME)

	Date	File No.	Name	MPA or ME	APN/description	Plan Area	Acres	Board Action	Requested change	Density(+/-) d/u's	Total Units
97	9/2/2004	DA 04-092	Caldwell, Winter, Flores	MPA	1420-07-201-001, -002,-005	IH/JV	3.18	Approved	NC & SFR 8000 to MRF	45	45
98	9/2/2004	DA 04-091	Serpa, John	MPA	1420-07-201-004	IH/JV	28.24	Denied 12/2/2004	SFR 12000 to MFR	--	--
99	9/2/2004	DA 04-084	Capalbo, Nate & Schaffer Living Trust	MPA	1319-09-501-001,-002	Genoa	8.61	Approved	RA5 to SFR 2	2	2
100	9/2/2004	DA 04-088	Sweeney, Randall	MPA	1319-16-001-008	Genoa	1	Approved	FR to SFR 1	1	1
101	9/2/2004	DA 04-090	Rahbeck, Steve	MPA	1319-19-802-006	Sierra	9.51	PC denied, Remanded, PC denied, Withdrawn	FR to MFR	--	--
102	9/2/2004	DA 04-093	GRGID	MPA	Multiple APNs	Gar/Ran	8.6	PC & BOC denied	FR to SFR 1.2 & SFR 8000	--	--
103	11/23/2004	DA 04-096	Douglas County	MPA	Muller Pkwy	East Val	--	Approved	Modified Route	--	--
104	11/23/2004	"	Douglas County	MPA	1320-27-002-001 1320-34-001-001	East Val	80 approx.	Approved	A19 to RR5	12	12
105	8/9/2005	DA 05-063	Hellwinkel Family Ltd	MPA	1320-30-802-008	Min/Gar	2.09	PC approved, BOC denied	Com to MFR	--	--
106	8/9/2005	DA 05-062	Ed & Jo-An Mason	MPA	1420-07-703-003 1420-07-703-004	IH/JV	2.11	PC & BOC denied	SFR to MFR	--	--
107	8/9/2005	DA 05-060	Michael Palmer	MPA	1220-04-101-004	Min/Gar	2.62	PC & BOC approved	SFE to Com	--	--
108	8/9/2005	" "		MPA (T)		Min/Gar		PC & BOC approved	Amend Policy MG.02.06	--	--

Master Plan Map Amendments (MPA), Master Plan Text Amendments MPA(T), and Master Plan Mapping Errors (ME)

	Date	File No.	Name	MPA or ME	APN/description	Plan Area	Acres	Board Action	Requested change	Density(+/-) d/u's	Total Units
109	8/9/2005	DA 05-066	DA Development	MPA	1220-09-410-028	Gar/Ran	3.95	PC Approved BOC denied	CF to SFR	--	--
110	8/9/2005	DA 05-065	Holstein Farms LLC	MPA	1220-09-401-001	Gar/Ran	5.25	PC Approved Withdrawn at BOC	SFE to RA	--	--
111	8/9/2005	DA 05-064	Holstein Farms LLC	MPA	1220-08-002-022	Gar/Ran	5	PC Approved Withdrawn at BOC	RA to AG	--	--
112	12/6/2006	DA 06-100	Bently Family L.P. – James Usher	MPA	Multiple APNs	John Ln. Airport E. Valley Fish Sp.	247.48 2,194 80.95 80	Denied Approved Denied Denied	FR to AG FR to A FR to RR FR to RR	--	---
113	12/6/2006	DA 06-103	Pac West Comm.	MPA	1420-07-701-002	IH/JV	1.87	Approved	C to MFR	28	28
114	12/6/2006	DA 06-113	DA Dev.	MPA	1220-09-410-028	Gar/Ran	3.94	Approved	CF to SFR	6	6
115	12/6/2006	DA 06-115	Bauer Trust	MPA MPA (T)	1022-32-102-001	Topaz	12.14	Denied Denied	C to SFE Allow 1-acre lots	---	---
116	12/6/2006	DA 06-118	Scossa Bros.	MPA	1219-23-002-010 & -011	Foothill	125	Approved	AG to SFE	56	56
117	12/6/2006	DA 06-120	Julian Larrouy	MPA	1220-07-002-006	Cen/Ag	0.44	Approved	AG to C	---	---
118	1/4/2007		Douglas County	MPA (T)	10-year review	County	--	Approved	Adopt 2007 plan	---	---
119	9/6/2007	DA 07-051	GRGID	MPA	1220-16-810-040 & -075	Gar/Ran	1.76	Approved	CF to SFR	2	2

Master Plan Map Amendments (MPA), Master Plan Text Amendments MPA(T), and Master Plan Mapping Errors (ME)

	Date	File No.	Name	MPA or ME	APN/description	Plan Area	Acres	Board Action	Requested change	Density(+/-) d/u's	Total Units
120	9/6/2007	DA 07-049	Douglas County	MPA	Multiple APNs	Valley	N/A	Approved	Amend water & wastewater area	---	---
121	9/6/2007	DA 07-050	Douglas County	MPA (T)	N/A	County	N/A	Approved	2007 Transpo. Plan	---	---
122	10/11/2007	DA 07-058	Douglas County	MPA (T)	N/A	County	N/A	Approved	Open Space Plan	---	---
123	9/4/2008	DA 08-049	Big George Ventures, LLC	MPA	1420-05-201-006	Indian Hills	101.1	Approved	SFR & CF to SFR, CF, and RA	138	138
124	11/6/2008	DA 08-048	Park Cattle Company	MPA	Multiple APNs	South and Central Agricultural	1,288.30	Denied	A to RA	---	---
125	9/3/2009	DA 09-036	Williams Ridge Technology Park	MPA (T)	N/A	East Valley	N/A	Approved	Sawmill Rd.	---	---
126	9/3/2009	DA 09-031	Douglas County	MPA (T)	N/A	N/A	N/A	Approved	MPA Process	---	---
127	9/3/2009	DA 09-033	Douglas County	MPA (T)	N/A	N/A	N/A	Approved	MFR Density (25 to 16 du/ac)	---	---
128	9/3/2009	DA 09-073	Douglas County	MPA (T)	N/A	N/A	N/A	Approved	SFR-T 3,000 (17 to 15 du/ac)	---	---
129	5/6/2010	DA 09-037	Peri Enterprises, LLC	MPA	Multiple APNs	Minden/ Gardnerville & East Valley	59.69	Approved	RA and A to C	-605	-605

Master Plan Map Amendments (MPA), Master Plan Text Amendments MPA(T), and Master Plan Mapping Errors (ME)

	Date	File No.	Name	MPA or ME	APN/description	Plan Area	Acres	Board Action	Requested change	Density(+/-) d/u's	Total Units
130	8/5/2010	DA 10-015	Douglas County	MPA (T)	N/A	N/A	N/A	Approved	Added RA-10	---	---
131	5/5/2011	PD 05-001-04	MDA Enterprises, Inc. & Genoa Share, LLC	MPA	portions of 1419-26-301-005 & -006	Genoa	2.49	Approved	R to C	---	---
132	5/5/2011	DA 10-047	Hellwinkel	MPA	portions of 1320-33-402-058, -060, & -076	Gardnerville	0.86	Approved	A to MFR	13	13
	Total										**-687**

d/u = dwelling unit
* Mackland change in density: 900 d/u's with Receiving Area (draft MP); 75 d/u's with SFR (1996 MP); 197 net increase in d/u's with
** Nevada Carson Ranch Receiving Area assumed a 1-acre density, same as Receiving Area. Otherwise, density could be 708 (12 d/u's
*** Nevada Northwest LLC Specific Plan removes 260 MFR units, adds 378 residential units, and removes 735 residential units, which is the max. in RA