



**Department of
Community Development**

Master Plan Forest Area Plan



Post Office Box 11130, Reno, NV 89520-0027 – 1001 E. Ninth St., Reno, NV 89512
Telephone: 775.328.6100 – Fax: 775.328.6133 – www.washoecounty.us/comdev/



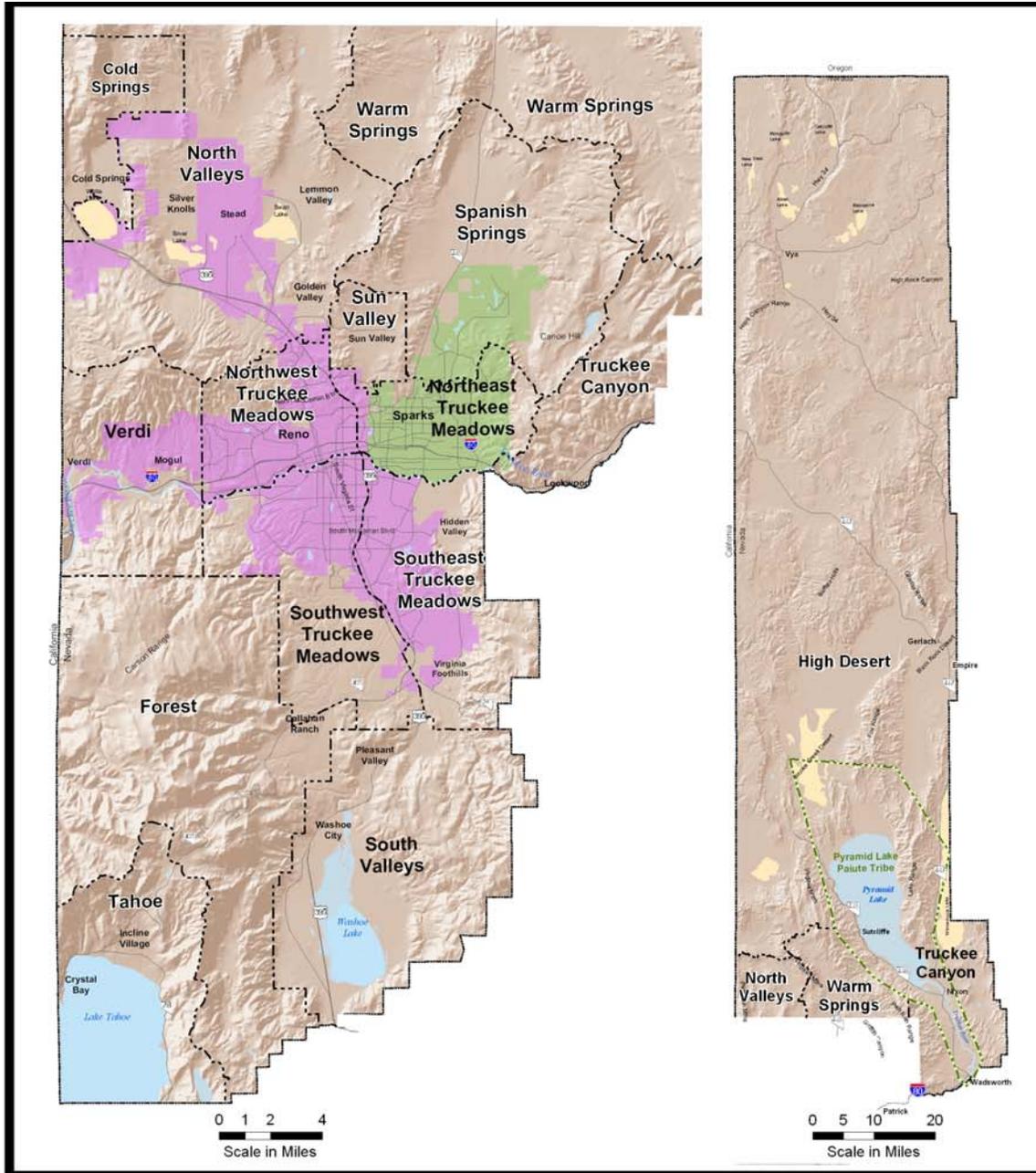
**Department of
Community Development**

Master Plan Forest Area Plan

This document is one of a series that, as adopted, constitutes a part of the Master Plan for Washoe County, Nevada. This document is available for \$10.00 from the Washoe County Department of Community Development. If you have a copy of the Washoe County Master Plan notebook, please place this behind the Forest Area Plan tab. The Washoe County Master Plan can also be found on our department's website.

This printing of the Forest Area Plan reflects amendments adopted as part of Comprehensive Plan Amendment Case Number CP10-002. In accordance with Article 820 of the Washoe County Development Code, the amendment was adopted by Resolution Number 10-11 of the Washoe County Planning Commission on May 20, 2010, by the Washoe County Commission on July 13, 2010, and found in conformance with the Truckee Meadows Regional Plan by the Regional Planning Commission on September 8, 2010. The adopting resolution was signed by the Washoe County Commission Chairman on September 9, 2010.

SECOND PRINTING, SEPTEMBER 2010



WASHOE COUNTY PLANNING AREAS

<ul style="list-style-type: none"> Planning Area boundary Washoe County boundary Pyramid Lake Paiute Tribe boundary City of Reno City of Sparks 	<ul style="list-style-type: none"> Dry Lakes Water Bodies Hillshade, 10 meter elevations
--	---

Source: Community Services Date: June 2006

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.

Scale Bars are shown below each map

**Department of
Community Development**

**WASHOE COUNTY
NEVADA**

Reno, Nevada 89520 Post Office Box 11130
(775) 328-3600

Contents

	Page
Acknowledgments	v
Introduction	1
Vision	1
Character Statement	1
Vision and Character Management	5
Land Use	5
Goal One	5
Policies	5
Goal Two	6
Policies	6
Goal Three	9
Policies	9
Goal Four	11
Policies	11
Transportation	13
Goal Five	13
Policies	13
Resources	14
Goal Six	14
Policies	14
Scenic/Recreational/Cultural Resources	14
Goal Seven	14
Policies	15
Goal Eight	15
Policies	15
Goal Nine	16
Policies	16
Goal Ten	16
Policies	16
Goal Eleven	17
Policies	17
Natural Resources	17
Air Resources	17
Goal Twelve	17
Policies	17

	Page
Land Resources	18
Goal Thirteen	18
Policies	18
Goal Fourteen	18
Policies	18
Land Resources – Mining	18
Goal Fifteen	18
Policies	19
Water Resources – Flooding	19
Goal Sixteen.....	19
Policies.....	19
Water Resources – Supply	19
Goal Seventeen	19
Policies.....	19
Water Resources – Quality	20
Goal Eighteen	20
Policies.....	20
Goal Nineteen	20
Policies.....	20
Goal Twenty	20
Policies.....	20
Water Resources – Service	21
Goal Twenty-one	21
Policies.....	21
Plan Maintenance	21
Goal Twenty-two	21
Appendix A – Reynen and Bardis Specific Plan	A-1
Appendix B – Maps	B-1
Character Management Plan	B-3
Development Suitability	B-5
Master Plan	B-7
Public Services and Facilities Plan	B-9
Recreational Opportunities Plan	B-11
Streets and Highways System Plan	B-13

Acknowledgments

Washoe County Board of County Commissioners

David E. Humke, Chair
Bonnie Weber, Vice Chair
John Breternitz
Robert Larkin
Kitty Jung

Office of the County Manager

Katy Simon, County Manager
John Berkich, Assistant County Manager
David Childs, Assistant County Manager

Washoe County Planning Commission

Dian A. VanderWell, Chair
Neal Cobb, Vice Chair
Roger Edwards
Vaughn Hartung
Roy H. Hibdon
William Weber
D.J. Whittemore

Galena-Steamboat Citizen Advisory Board (Area Plan update)

John McLelland, Chair
Michael Katz, Vice Chair
Paul Grace
Ron Penrose
Ginger Pierce
Dennis Wilson
Roy King
Robert Parker

Washoe County Department of Community Development

Adrian P. Freund, FAICP, Community Development Director

Project Staff (Area Plan update)

Eric Young, Ph.D., Planner, Project Coordinator
Trevor Lloyd, Senior Planner, Project Coordinator
Lisa Brosnan, Planner, Former Staff Member
Moni J. Fox, Technology Services Developer II
Sara DeLozier, Office Support Specialist
Advanced Planning Program Staff

This page intentionally left blank.

Introduction

The Forest Area Plan responds to a citizen-based desire to identify, implement and preserve the community character that has evolved throughout the Forest planning area over time.

Upon direction from the Washoe County Planning Commission, the Department of Community Development sponsored a series of public workshops to identify the distinguishing characteristics of the Forest communities. The result of this effort is the development of a comprehensive vision for the Forest planning area that identifies separate community character areas and establishes the existing and desired future character of each of these areas. The Forest Area Plan implements and preserves this community vision and character.

In 2008, the Forest Area Plan upholds the mission of the Board of County Commissioners as well. The Washoe County Development Code will be amended as necessary to ensure the implementation and preservation of the vision and character described in this Area Plan.

Vision

Through cooperation with the Washoe County Board of County Commissioners and the Washoe County Planning Commission, the communities of the Forest planning area will maintain and apply objective standards and criteria that serve to manage growth and development in a manner that:

- Respects the heritage of the area by encouraging architectural and site design standards that are responsive to this heritage;
- Prevents the spread of commercial development outside existing nodes west of the intersection of Thomas Creek Parkway and State Route 431;
- Respects private property rights;
- Provides a range of housing opportunities;
- Maintains the scenic quality of the State Route 431 corridor;
- Provides ample open space and recreational opportunities;
- Promotes the educational and scientific opportunities inherent in the area's natural history and rural character;
- Addresses the conservation of natural, scenic and cultural resources;
- Ensures that infrastructure is coincident with development and appropriate in scale and character to the community character articulated below; and,
- Coordinates resource availability with the construction of infrastructure through the implementation of facilities and resources plans.

The primary vision of this plan is to maintain, preserve, and facilitate the planning area's desired character. Management guidelines and policies for private, commercial, residential and public lands will be implemented in a fashion that respects the rights of wildlife, residents, land owners and business owners; herein identified as the major stakeholders in this essential planning document.

Character Statement

The Forest planning area is a distinct planning area located in the southwest portion of Washoe County. It comprises approximately 130 square miles, much of which falls within the Toiyabe National Forest and the jurisdiction of the U.S. Forest Service. The Forest planning area sits entirely within the Truckee River Basin. Though most existing development can be characterized as suburban with a rural complexion, there remain vast amounts of undeveloped or sparsely

developed areas that are more truly rural in nature. The planning area is also home to Washoe County's only rural resort based on winter sports activities, known locally as the Mt. Rose Ski Resort. This rural resort is not only an important feature of the planning area's character, but of the entire region's character and identity as well. The suburban, rural, and resort areas come together to create a planning area characterized by spectacular mountain vistas, abundant wildlife, and a prevalent feeling of openness. Residential and commercial opportunities in the area are founded on respecting and carrying forward this character. In fact, the abundance of forests, mountain ranges, canyons, lakes, and streams provide educational, scientific, and recreational opportunities, making the area an attractive place in which to work and live. The recreational, educational, scientific, and lifestyle opportunities afforded by the natural resources of the Forest planning area contribute greatly to the area's character and to its quality of life. The key resources in the Forest planning area are further identified and described in the Washoe County Regional Open Space Plan. As a wildland interface and transition zone, the integration of human and natural environments in the Forest planning area is a key local characteristic. Issues involving habitat and access to public land predominate. Growth in the planning area is managed to minimize negative impacts on the area's character, particularly those impacts related to light, air, and water pollution, wildlife and wildlife habitat, and the blending of new development with any existing development. The Forest Area Plan is intended to serve as a guide for growth and development while protecting the area's unique natural resources as well as its scenic and rural heritage.

Our vision is to continue the direction of the original Forest Area Plan by preserving, protecting and enhancing the scenic Mt. Rose area for those who live here, those who recreate here and those who visit here. By preserving the area for all to enjoy, we will protect the regional assets of the gateway to Lake Tahoe and the Sierra Nevada Mountains. We seek to preserve the region's high quality of life, a primary reason that people choose to live and work in the Truckee Meadows, and invest in our cities and county.

In the rural character areas, large contiguous public land holdings by the U.S. Forest Service (USFS) support this underlying character. Washoe County and the USFS have successfully worked together to improve trails and forest access. These trails are used by residents throughout Washoe County as well as local residents. Ready access to these areas adds to a proliferation of outdoor recreational opportunities. The pressure on these public lands to accommodate all of the various uses and users will require an ongoing effort to effectively manage these important areas to prevent degradation of the resources they contain and to mitigate potential negative impacts on residents. In the suburban character areas, there are many smaller and discontinuous public land holdings by the U.S. Forest Service. These lands currently provide some open space opportunities. However, in the suburban areas, the ultimate value of these lands may be for the opportunities they provide for consolidating USFS lands elsewhere in the region, providing land for school sites or neighborhood parks through land exchanges or "swaps."

The scenic value of the planning area is also an important component of suburban, rural and resort portions of the community. Panoramic mountain views, woodland, and wetland elements dominate the view shed and provide a cohesiveness that forms the backbone of the area's visual character. Much of the land in the Forest planning area is within, or adjacent to, the Toiyabe National Forest. The Forest planning area comprises a transition zone between conifer and aspen to the west and sage steppe habitat to the east. This juxtaposition of diverse landscapes adds to the area's character by providing striking and unique views. Night views are also important. Residents appreciate the ability to view the stars from their properties. One important aspect of the Forest Area Plan is its attention to the preservation of dark sky. The Mount Rose Highway (State Route 431) provides a stunning panorama of the southern Truckee Meadows, the Sierra Nevada, and the Virginia Range. It is an important travel corridor between Lake Tahoe and the Truckee Meadows. This gateway to the Mount Rose Wilderness is popular with residents of Washoe County as well as visitors to the area. Preserving the planning area's scenic character requires that development activity within the corridor be conducted such that the scenic quality of the highway is maintained or enhanced. Therefore, the Mount Rose Highway Scenic

Roadway Corridor Standards contained in the Washoe County Development Code must appropriately address the issues likely to impact the scenic quality of the area, such as architecture, landscaping, buffering, building height, setback, signs, lights and grading.

The Mount Rose Resort Services Area is renowned throughout the region as an important winter sports area, particularly for skiing and snowboarding. This area will evolve over the timeframe of this plan to provide a greater range of services, including lodging, retail, and restaurants. The growth of this area will be focused on taking advantage of the unique natural environment, and will not compete with service providers in the urban areas.

Several creeks are found in the planning area, along with the Steamboat Irrigation Ditch, provide groundwater recharge and surface water to the south Truckee Meadows area. Thomas, Galena, Jones and Whites Creeks create sensitive, stream zone habitats that provide for a diverse population of wildlife and plants. This riparian vegetation supports a great variety of waterfowl and small mammals in the Forest planning area. Mule deer, black bear, coyote and the occasional bobcat and mountain lion are found here as well. Clearly, wildlife habitat and migratory routes are a key component of the area's character. Due to the Forest planning area's sensitive environmental conditions, it is essential to protect the natural balance created by these creeks and springs. Careful stewardship of this rich natural environment is fundamental to maintaining and preserving this valuable component of the Forest planning area character.

Throughout much of the Forest planning area the transition of large ranches and open space in the Forest planning area to residential development has resulted in a suburban development pattern with a rural texture. In the suburban character areas the remaining undeveloped land in the planning area could make a significant contribution to the implementation of the county's Master Plan, particularly the Land Use and Transportation Element. Unfortunately, some past development practices have not been entirely supportive of the character described here. Therefore, this plan will make extra efforts to ensure that future development plans be conducted and implemented in a manner that supports and enhances the community's character.

As of the adoption of this plan, development in the Forest planning area has been predominantly residential. The residential area consists primarily of low density suburban development (one dwelling unit per acre), with some higher and lower residential use interspersed. However, the area is well known for some limited commercial uses that both serve the local population and take advantage of the recreational opportunities the planning area provides. Future commercial uses should remain primarily in this context, with the added focus of providing more local employment and taking advantage of the higher educational resources located nearby. Mixed-use areas that are specifically designed to promote neighborhood are a component of the area's character that are just beginning to evolve as of the adoption of this plan. These areas serve to balance the predominately large lot single family development pattern found throughout the suburban areas. They contribute to a sense of place throughout the planning area that is founded in the quality of life that comes with neighborhood scale commerce and environmental and community responsibility.

The location and nature of commercial and mixed-use development must be carefully managed. In order to ensure that it promotes and enhances the overall desired community character described here, future commercial development will pay particular attention to its visual impact, impact on traffic safety, and ability to contribute to the gateway function of the planning area. The careful consideration of architectural and site development standards is important to ensuring that commercial uses blend appropriately with the surrounding community. Washoe County encourages and promotes a mix of uses in this area that will provide quality residential and commercial services tailored to the growing needs of local residents and visitors to the Forest planning area.

In all of the planning area's character areas, future development activities are conducted in such a manner as to maintain open space and provide connections to existing and planned trails. Whenever feasible, grading complements the original contours of the landscape and minimizes disruption to the natural topography. Assertions that this type of grading is not feasible are strongly questioned and before alternatives are permitted, feasibility is reviewed by all applicable

agencies within Washoe County. Clustering residential development, without increasing density, is encouraged in this area. This serves to reduce the visual impact of development, preserve as much open space as possible, and decrease the cost of building and maintaining required infrastructure.

The existence of livestock, particularly horses and cattle, for recreational, economic and educational purposes is commonplace and recognized as a significant contributor to the local character. The area's residents enjoy living in an area abundant with animals, both wild and domestic. County policies supporting and facilitating a rural approach to the maintenance of animals – including livestock; hobby livestock and pets contribute to the preservation of the area's character.

The threat of periodic natural hazards including floods, avalanche, earthquake and wildland fires is a danger in much of the planning area and Washoe County works in close collaboration with other agencies to reduce these threats through the application of development standards and practices and through education programs.

Throughout the planning area many residents rely on domestic wells for water service. Many also rely on individual waste water treatment (septic) systems. A prolonged drought and increased utilization of permitted water rights has resulted in a draw down of the main aquifers associated with this area. The sustainable management of the area's water resources is necessary to maintain the quality of these aquifers. Development in the planning area meets the strict sustainability requirements of the Regional Water Management Plan. New development activities are planned and conducted in such a manner as to enhance water recharge, fully utilize treated wastewater, and minimize the amount of water required for landscaping and amenities.

Due to the planning area's function as a gateway to and from the region, its key natural assets, and its ability to contribute to the sustainability goals of the Land Use and Transportation Element, the Forest Planning area's unique and valuable character is carefully managed and preserved through the thoughtful and deliberate pursuit of the following goals and policies.

Vision and Character Management

Land Use

Goal One: The pattern of land use designations and the specific allowed land uses in the Forest Area Plan will implement the Land Use and Transportation Element of the Washoe County Master Plan and the community character described in the Character Statement.

Policies

- F.1.1 The Forest Character Management Plan map (FCMPM) shall identify the Mt. Rose Rural Character Management Area (MRRCMA), the Mount Rose Resort Services Area (MRRSA), and the Galena/Callahan Suburban Character Management Area (GCSCMA).
- F.1.2 Policy Growth Level: In order to manage the conservation of the Forest planning area's distinctive character, future amendments to this plan which seek to intensify growth opportunities will be carefully reviewed by the community and staff for their potential impact to the sustainable management of the area's natural resources, including but not limited to water and wildlife habitat. The resource management policies and procedures articulated in this plan must ensure that all growth in the Forest planning area occurs within the limits of sustainable resource management.
- F.1.3 The following Regulatory Zones are permitted within the Mt. Rose Rural Character Management Area (MRRCMA):
- General Rural (GR – One unit per 40 acres).
 - Parks and Recreation (PR).
 - Open Space (OS).
 - Medium Density Suburban (MDS). (Limited to the areas designated MDS as of the effective date of this plan, unless proposed as part of a Specific Plan.)
 - Tourist Commercial. (Limited to the areas designated TC as of the effective date of this plan, unless proposed as part of a Specific Plan)
 - Specific Plan
- F.1.4 The following Regulatory Zones are permitted within the Galena-Callahan Suburban Character Management Area (GCSCMA):
- Low Density Rural (LDR -- One unit per 10 acres).
 - Medium Density Rural (MDR -- One unit per 5 acres).
 - High Density Rural (HDR -- One unit per 2.5 acres).
 - Low Density Suburban (LDS -- One unit per acre).
 - Medium Density Suburban (MDS -- Three units per acre).
 - High Density Suburban (HDS -- Seven units per acre detached, Nine units per acre attached).
 - Public/Semi-public Facilities (PSP).
 - Parks and Recreation (PR).
 - General Rural (GR).
 - Open Space (OS).
 - Specific Plan (See appendix "A" for *Reynen and Bardis Specific Plan* details).

- I. Neighborhood Commercial (NC -- Maximum Commercial Floor Area Ratio of 10 percent).
- F.1.5 The following Regulatory Zones are permitted within the Mount Rose Resort Services Area:
- a. Tourist Commercial (The specific land uses implemented under the Tourist Commercial designation are further refined by Goal Four and its associated policies.
 - b. Specific Plan
- F.1.6 This plan shall be interpreted to ensure that all existing entitlement as of the adoption of this plan is fully recognized.

Goal Two: Common Development Standards in the Forest Planning Area. Establish development guidelines that will implement the Land Use and Transportation Element of the Washoe County Master Plan and preserve the community character commonly found within the Forest planning area.

Policies

- F.2.1 When feasible, given utility access constraints, grading for residential purposes after the date of final adoption of this plan will:
- a. Minimize disruption to natural topography.
 - b. Utilize natural contours and slopes as specified in Article 424 of the Washoe County Development Code.
 - c. Complement the natural characteristics of the landscape.
 - d. Preserve existing vegetation and ground coverage to minimize erosion.
 - e. Minimize cuts and fills. Cut and fill slopes greater than eight (8) feet in height are prohibited. Grade changes greater than eight (8) feet in height shall be stabilized using one or more engineered retaining wall(s). Wall colors shall blend with the adjacent undisturbed hillside.
 - f. Large construction activities that support the development of new subdivisions or commercial and civic projects shall stabilize areas not developed within 60 days and shall be required to obtain a dust control permit.
- F.2.2 Site development plans in the Forest planning area must submit a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, and/or the Washoe-Storey Conservation District. The control plan will be implemented on a voluntary compliance basis.
- F.2.3 Applicants required to present their items to the Citizen Advisory Board (CAB) must submit a statement to staff regarding how the final proposal responds to the community input received from the CAB.
- F.2.4 During review of tentative maps and other development proposals, Staff will review the adequacy of the minimum standards established under this plan; and upon a finding that a standard is inadequate to implement these goals, may recommend to the Planning Commission other similar standards as necessary to implement the relevant goal. Said similar standards may include, but are not limited to, perimeter parcel matching and alternative construction materials.

- F.2.5 Any lighting proposed must show how it is consistent with current best practice “dark-sky” standards. In subdivisions established after the date of final adoption of this plan the use of streetlights will be minimized.
- F.2.6 Street lights, security lights, and other outdoor lighting should be powered by solar or other renewable energy sources whenever possible. Proposals to utilize traditional energy sources must explain why alternative sources are not possible.
- F.2.7 Whenever feasible, new homes, commercial buildings, and public facilities should be located in a manner that facilitates the immediate use of, or future conversion to, renewable energy technologies. This includes home orientation to solar and wind exposure and geothermal resources. Proposals to orient buildings inconsistent with this goal must explain why it is not feasible to do so.
- F.2.8 All landscape designs will emphasize the use of native and low water requirement vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area.
- F.2.9 Prior to their incorporation into the Development Code, the standards established in policies F.2.1-F.2.16 will be implemented through tentative map conditions, improvements plans, CC&Rs, deed restrictions, or other methods deemed as appropriate by the Director of Community Development. When appropriate, Washoe County staff shall establish the implementation measures as conditions of tentative map approval.
- F.2.10 The impact of development on adjacent land uses will be mitigated. The appropriate form of mitigation may include, but will not be limited to, open space buffering or parcel matching and should be determined through a process of community consultation and cooperation. Applicants shall be prepared to demonstrate how the project conforms to this policy.
- F.2.11 Development activities should be designed to support the efficient use of infrastructure and the conservation of recharge areas, habitat, and open vistas.
- F.2.12 Proposals for special use permits to establish non-residential uses in a residential regulatory zone will be subject to a Public Health Impact Review (PHIR), to be conducted jointly by Community Development staff and Washoe County District Health Department Staff. The specific content and methodology of the PHIR will be determined by the Washoe County District Health Department with the cooperation of the Washoe County Community Development Department, on a case-by-case basis.
- F.2.13 The approval of all special use permits and administrative permits must include a finding that the community character as described in the Character Statement can be adequately conserved through mitigation of any identified potential negative impacts.
- F.2.14 Washoe County is working with regional partners to ensure that the County’s Development Code reflects best practices for wildland fire prevention and management for development activities in the wildland suburban interface. Prior to the amendment of the Development Code to incorporate the relevant codes and practices, applicants for any discretionary approval must show how their project will manage the potential threat of wildland fire. Plans that propose the use of defensible space must include a maintenance plan for that space that demonstrates how that area will be maintained and managed for the life of the project.
- F.2.15 Consistent with the Goals and Policies of the Land Use and Transportation Element, Common Open Space Development practices should be utilized for all densities equal to or greater than one unit per acre. Landowners who seek to create new parcels but choose not to utilize common open space practices

should be able to demonstrate how habitat, recharge areas, and open space will be preserved.

F.2.16 The Matera Ridge Mixed-Use Overlay District (MRMUOD) is hereby established as depicted on the Forest Area Plan Character Management Plan map. Development in the Matera Ridge Overlay District is subject to the additional minimum review standards and development guidelines found below.

The following factors combine to create the need to establish special criteria for development in this area:

- a. Relatively large geographic area.
- b. Historical role as a "community separator."
- c. Potential to significantly contribute to the implementation of the Washoe County Land Use and Transportation Element and the Truckee Meadows Regional Plan.
- d. Location relative to existing development and infrastructure.
- e. Existence of key resources as identified in the Regional Open Space Plan

F.2.17 The intent of the MRMUOD is to ensure:

- a. Opportunities for residential development of mixed housing types.
- b. Opportunities for local serving non-residential uses.
- c. Diverse employment opportunities.
- d. Development will be sited to blend with the surrounding developed and open space lands located south of the Mt. Rose Highway.
- e. Development will minimize and mitigate its impacts on those key resources identified in the Regional Open Space Plan.
- f. Development will be compatible with and enhance the scenic quality of the Mt. Rose Highway corridor.
- g. Development will promote the sustainable development goals of Washoe County.
- h. Development will contribute to the community character, promote neighborhood, and create a sense of place founded in the quality of life that comes with environmental and community responsibility.

F.2.18 The Washoe County Development Code will further incorporate and describe this district. MRMUOD Development Criteria:

- a. All development, including buildings, site plans, and civic or public uses shall be constructed consistent with an established green building standard for energy efficiency, renewable content, waste management, and general environmental performance.
- b. Any necessary public infrastructure such as water or waste water facilities shall be located, landscaped and designed in a manner that prevents any negative impact to any existing residential development.
- c. The development shall incorporate a view shed plan that will direct the location and intensity of development within the overlay district. Infrastructure that impacts the view shed of adjacent properties shall be designed such that negative impacts to the view shed are mitigated. The view of the property shall be designed such that architectural styles, lighting, infrastructure, landscaping, and site design blend with the natural features of the land.

- d. Alternative design standards which serve to preserve the natural features of the landscape and minimize the perception of an engineered landscape should be utilized whenever possible. These alternative designs can include but are not limited to hillside adaptive development standards. These standards are intended to prevent the extensive use of terracing and similar site preparation techniques that severely reconfigure the natural landscape.
- e. Primary structures shall be buffered from the adjacent residential areas outside the MRMUOD in a manner that preserves the suburban/rural character of the existing development. Buffering can include but is not limited to: areas of open space, clustering or otherwise locating behind ridges or outcroppings, and significant landscaping.
- f. Key cultural and natural resources will be protected in development plans. The Regional Open Space Plan will be consulted and when indicated archaeological and wildlife surveys shall be conducted to determine areas of concern for key natural and cultural resources. The results of these surveys will be used to plan for the best possible maintenance of these resources. Mitigation plans must be provided for identified resources not protected in development plans.
- g. Gated-communities shall be limited to small clusters of residential units such that through access for the public is maintained on all collectors and arterials. No more than one third of the total residential units proposed in the proposed development may be "gated."
- h. A comprehensive trails plan shall be developed that maintains access to public lands that border the planning area. The trails plan will be consistent with the Forest Recreational Opportunities Plan map.
- i. The development plan must include a civic use component such as, but not limited to, public art, recreation, or assembly.
- j. Commercial development should be primarily focused on providing a range of services or employment to the local community. Civic and recreational uses may serve the sub-region. Non-residential uses which seek to take advantage of the nearby recreational opportunities in the Sierra are also encouraged.
- k. Secure bicycle storage and parking must be provided for all development proposals that will generate employment and/or inbound customer trips that access services offered by the development.
- l. Ground water recharge areas shall be incorporated into the site planning and enhanced whenever possible. Low Impact Development (LID) standards shall be utilized to enhance groundwater recharge and manage storm water runoff.

Goal Three: Manage the location, intensity and mix of uses for Commercial Regulatory Zones in a manner that implements the goals and policies of the Washoe County Land Use and Transportation Element and ensures the scenic quality, traffic safety, and gateway character of the planning area is preserved and improved.

Policies

- F.3.1 The Forest Area Plan update provides for limited new commercial opportunities adjacent to SR 431. Future creation of new commercial areas adjacent to SR 431 by rezoning to a Commercial Regulatory Zone or by granting of special use permits is not consistent with the desired character of the community.

- F.3.2 Commercial and mixed-use development proposals will be consistent with the Goals and Policies of the Washoe County Land Use and Transportation Element.
- F.3.3 In order to recognize the important gateway function of the Forest Planning Area, the Mt. Rose Scenic Highway Commercial Overlay District (MRSHCOD) is established as depicted on the Forest Area Plan Character Management Plan map. All property within or adjacent to the Mt. Rose Scenic Corridor and designated with a Commercial Land Use regulatory zone must be within this overlay district. All development activities within this overlay district are subject to the following additional policies.
- F.3.4 The intent of the MRSHCOD is to ensure that commercial development in and adjacent to the Mt. Rose Scenic Highway will:
- a. Contribute to the community character, promote neighborhood, and create a sense of place founded in the quality of life that comes with environmental and community responsibility.
 - b. Be compatible with and enhance the scenic quality of the Mt. Rose Highway corridor.
 - c. Enhance the safety of SR 431.
 - d. Ensure that architectural styles enhance and contribute to the gateway function of the site and function to present a unified, integrated appearance.
- F.3.5 The Washoe County Development Code will further incorporate and describe this district. MRSHCOD Development Criteria:
- a. To promote a sense of neighborhood, to promote the functional and aesthetic integration of commercial uses with the community, and to promote the efficient use of resources and infrastructure in the Forest planning area, Commercial development proposals should include a residential component, or be closely integrated with nearby residential development. In order to facilitate this policy, special use permits to establish residential uses in commercial regulatory zones will not be required in the Forest planning area.
 - b. Commercial and mixed-use development proposals must show how the scenic quality of the Mt. Rose Highway will be preserved or improved, and must be consistent with all Goals and Policies and Development Code provisions relating to the Mt. Rose Scenic Corridor.
 - c. Site development plans, including landscape plans, must be reviewed by the Washoe County Design Review Committee for consistency with the standards and guidelines established under this goal.
 - d. Ingress, egress, and internal circulation must be designed to improve overall traffic safety, improve access for affected adjacent property owners, consolidate and minimize access to SR 431, promote pedestrian and cycling activity, and mitigate any negative impact to existing development.
 - e. At the request of the Department of Public Works, development proposals shall submit traffic reports and mitigation plans to the Regional Transportation Commission, Nevada Department of Transportation and the Washoe County Departments of Public Works and Community Development for review and approval prior to the approval of tentative maps or the issuance of building permits for the project. Any safety related traffic system improvements must be constructed commensurate with the development authorized as part of the tentative map or building permit.
 - f. A consistent architectural style shall be used to unify these parcels. This unifying style should recognize the important gateway function of the

property in the region. Building materials shall be chosen for their ability to blend with the landscape and should emphasize the use of wood, stone, stucco or related materials.

- g. The view of the property, particularly the view shed from SR 431 shall be designed such that site design, architectural styles, lighting, roadways, infrastructure, landscaping and signage blend with the natural features of the land and create a sense of place that is scenic, compatible with the local environment, and establishes a safe and welcoming neighborhood atmosphere.
- h. Whenever possible given existing topography, the site design and architectural style should utilize hillside adaptive architecture.
- i. A tree restoration and preservation plan, prepared by a certified landscape architect, shall be submitted with any site plan or tentative map proposals that propose the removal of 4 or more trees. A minimum of 2 inches diameter at breast height is required for any tree used for restoration, and a maximum of 75% of trees used for restoration may be at this minimum requirement.
- j. Prior to their incorporation into the Development Code, the policies established under Goal Three will be implemented through development agreements, tentative map conditions, improvements plans, CC&Rs, deed restrictions, or other methods deemed as appropriate by the Director of Community Development. When appropriate, Washoe County staff shall establish the implementation measures as conditions of tentative map and site plan approval.

Goal Four: Mount Rose Resort Services Area (MRRSA). To preserve the important role of resort destinations in the community character of the Forest planning area and to promote the economic viability of resort destination activities, the Mount Rose Resort Services Area is designated on the Character Management Plan map. In order to achieve this goal, the following policies will apply to this area:

Policies

- F.4.1 The parcels designated Mt. Rose Resort Services Area are identified on the Forest Master Plan map as Parks and Recreation (PR) and Tourist Commercial (TC).
- F.4.2 Mt. Rose Resort Services Area Conceptual Development Standards. These standards and guidelines of the Mt. Rose Resort Services Area are intended to form the basis for the future development of the Mount Rose Resort Services Area. This language is not intended to represent the only alternative for accomplishing the concept it embodies.
- a. Applicability. The Mt. Rose Resort Services Area MRRSA applies to ±477.2 acres and includes but may not be limited to the properties identified on the Forest Area Plan Character Management Plan map identified as the Mount Rose Resort Services Area.
 - b. Purpose and Intent. The purpose of the MRRSA is to establish and define the characteristics, uses and limitations for the long term master plan of the Mt. Rose-Ski Tahoe Resort in concert and consistent with the United States Forest Service (USFS) Plan that has been adopted by the USFS (Mt. Rose/Slide Mt. Master Development Plan, October 2003). Mt. Rose-Ski Tahoe has served for more than 44 years as the local ski resort for the residents of Washoe County. It has also benefited the tourism sector of the local economy by providing a recreational experience that is not typically

found in close proximity to urban areas. The MRRSA is intended to recognize the long term needs of Mt. Rose-Ski Tahoe to modernize and remain competitive in the dynamic ski resort industry while assuring the goals and policies of the Truckee Meadows Regional Plan and the Washoe County Master Plan are achieved.

- c. Procedures. Development within the MRRSA will follow the review procedures (i.e. tentative maps, special use and administrative permits) as they are established in the Washoe County Development Code for the land uses designations included in the MRRSA.
- d. Land Use Designations. A possible approach to the designation of land uses is shown below. The ultimate designation of land uses will permit the establishment of various forms of lodging, including interval or timeshare units.

LAND USE DESIGNATION	ACRES
Parks and Recreation	413.5
Tourist Commercial	44.7

- e. Circulation and Access. Mt. Rose – Ski Tahoe will continue to obtain vehicular access, both directly and indirectly, from Mt. Rose Highway (State Highway 341). The Mt. Rose Base Lodge side of the resort is served by a private internal loop road that will ultimately connect the Lodge, parking areas and condominiums. The Slide Lodge obtains access from a public road (State Route 878) that extend from its intersection with Mt. Rose Highway to the Slide Lodge and parking area. The existing accesses from Mt. Rose Highway to the Mt. Rose Base Lodge and Slide Bowl Lodge will remain. A third approved access to Mt. Rose, which is approximately one-quarter (1/4) mile south of the Mt. Rose Base Lodge access, will be constructed in 2009 pursuant to the approved special use permit. These three access points are designed to adequately handle the long term needs of the resort.
- f. Employee Transportation and Housing. Because it is located in close proximity to an urban area, Mt. Rose-Ski Tahoe creates no significant demand for on-site employee housing. The approximately 40 full time employees of the resort own homes in the Truckee Meadows and Washoe Valley. Seasonal and part time employees consist of college and high students that attend schools in the Truckee Meadows. The resort will provide on-site housing for care taker, avalanche control and snow removal staff (3-6 units).
- g. Infrastructure. The MRRSA is currently served by a private water system, public sewerage (Washoe County) and electricity. This existing infrastructure, particularly the sewer and water improvements, is sized to meet only the level of development contemplated in the MRRSA. Therefore, it cannot promote the expansion of surrounding development outside the MRRSA.
- h. Primary Activity. The primary activity of the MRRSA is, and will remain, alpine skiing and associated snow sports that are a function of the elevation and topography of the site.

- i. Design Criteria. Any development applications shall include details of the design criteria and architectural details of the project and will be consistent with the development standards for the specific land use designations as they are established in the Washoe County Development Code.
 - j. Development Constraints. Activities and development within areas of the MRRSA that have slopes of 30% or greater shall be limited to those associated with access, utilities and ski resort operations consistent with Policy 1.1.8 of the 2007 Truckee Meadows Regional Plan. Development within the MRRSA must be consistent with plans and procedures adopted by Washoe County to implement Policy 2.2.1 of the 2007 Truckee Meadows Regional Plan.
 - k. Residential Development. Residential uses will be primarily intended for transient guests who will use the ski resort and will consist of not more than 440 “ski-in/ski-out” condominium units.
 - l. Accessory Uses. Accessory uses must not meet or exceed the scale of the primary ski resort use within the MRRSA. They will be designed to meet the needs of the anticipated customer base of the resort and not be of a size or scale such that they would promote the development of properties surrounding the resort.
 - m. Mt. Rose Scenic Corridor. A 100-foot open space setback along the Mt. Rose Highway frontage will be provided to implement the objectives of the Mt. Rose Scenic Corridor established in the Forest Area Plan. With the exception of the two access driveways on Mt. Rose Highway and the existing Mt. Rose Lodge parking lot, this 100-foot setback will be retained as undisturbed open space.
 - n. Sustainability. All new construction shall use construction best practices to implement “green” development standards that are appropriate for the location of the resort.
- F.4.3 The development standards of the MRRSA shall be implemented through either the special use permit or development agreement process as established in the Washoe County Development Code.

Transportation

Goal Five: The regional and local transportation system in the Forest planning area will be a safe, efficient, multi-modal system providing access to commercial services, public lands and recreational opportunities and efficient connections to the greater region. Policies set forth under this goal are intended to implement the goals and policies set forth in the Land Use and Transportation Element. The system will contribute to the preservation and implementation of the community character as described in the Forest Vision and Character Statement and to preserving and enhancing the Scenic Corridor for visitors to enjoy.

Policies

- F.5.1 Washoe County will work with the RTC and neighboring jurisdictions to ensure that the mitigation of potential development impacts in neighboring jurisdictions and planning areas is consistent with the intent of Goal Five above.
- F.5.2 The necessary right-of-way and intersection requirements identified in the Regional Transportation Plan will be protected through dedication, setback or other method deemed adequate and appropriate by the Regional Transportation Commission and Washoe County.

- F.5.3 Washoe County will ensure that the details of all new road construction that implements the adopted Regional Transportation Plan will be subject to a comprehensive public review and comment process.
- F.5.4 Washoe County will work with the Regional Transportation Commission to ensure that the design of all road improvements identified in the RTC Regional Transportation Plan provide for the safe intersection of any trail or proposed trail identified on the Recreational Opportunities Plan map.
- F.5.5 Washoe County will be an advocate for the establishment of efficient transit services to and within the Forest planning area; to include the establishment of additional or more appropriately located car pool parking lots with ability for future shuttle service to the Tahoe Basin; to include review of chain installation and removal pullouts.
- F.5.6 Washoe County will work with the Regional Transportation Commission (RTC) to develop and implement a bikeways plan for the Forest planning area that is integrated with the local and regional trails system and provides access to recreational opportunities and public spaces such as schools and commercial areas (See Recreational Opportunities Plan map).
- F.5.7 Washoe County will be an advocate for safe bike routes from the Forest planning area to the urban core of Reno and Sparks. The potential use of Mt. Rose Highway will be investigated to determine the feasibility of acquiring or setting aside in future developments an easement on the old Mt. Rose Highway for biking and hiking from the lower Maintenance Station at Galena Creek Regional Park to the summit so as to get the majority of bikes off the narrow and dangerous highway.
- F.5.8 Washoe County will work with the Nevada Department of Transportation to conduct and implement a corridor study for the portion of SR 431 that traverses the planning area. Additionally, Washoe County will work with the Nevada Department of Transportation and the Regional Transportation Commission to analyze the need to extend Butch Cassidy Drive to the traffic light at Thomas Creek Road.

Resources

Goal Six: Resources key to the preservation and implementation of the character described in the Character Statements will be protected and where possible, enhanced.

Policies

- F.6.1 Washoe County will continue to pursue opportunities for the public acquisition of lands in the planning area that contain key resources necessary for the long term preservation and enhancement of the area's character.
- F.6.2 Washoe County will cooperate with other agencies, institutions, and local residents to ensure that recreational, educational and scientific activities based on the area's key resources will be supported and encouraged, particularly where those activities contribute to the character of the local community and are beneficial to the broader region. Washoe County will work with private landowners and developers to ensure that the goals of the Regional Open Space Plan are met and adhered to. The County will explore alternative funding sources for acquisition, maintenance, and operation.
- F.6.3 Washoe County will utilize the content of the Regional Open Space Plan as a primary resource when making decisions that impact the management of the planning areas key resources.

Scenic/Recreational/Cultural Resources

Goal Seven: Maintain open vistas and minimize the visual impact of hillside development in a manner that implements the community character described above.

Policies

- F.7.1 With the exception of temporary infrastructure for construction projects, Washoe County will require the underground placement of new utility distribution infrastructure within the Forest planning area. Utility transmission facilities will be subject to a special use permit. In considering whether to grant a special use permit, or in consideration of any conditions, including underground placement, which may be placed upon an approval, the Planning Commission will utilize the best available information, including but not limited to, the most recent Regional Utility Corridor Report and any Environmental Impact Statement or other study undertaken regarding the proposal. The County will seek funding sources and establish an implementation plan in conjunction with local utility companies to underground the power lines in the Scenic Corridor.
- F.7.2 The Washoe County Departments of Community Development and Public Works will establish and oversee compliance with design standards for grading that minimize the visual impact of all residential and non-residential hillside development, including road cuts and driveways. See Policy 2.1 regarding grading under Goal Two.
- F.7.3 The grading design standards referred to in F.7.2 are intended to, at a minimum, ensure that disturbed areas shall be finished, fill slopes will not exceed a 3:1 slope, and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.
- F.7.4 When necessary to mitigate the impact of road cuts, driveways and similar features on prominent hillsides, staff may require the installation of landscaping that will significantly soften the visual impact within three years of installation. Maintenance plans for these landscaped areas may be required.
- F.7.5 County will review its revegetation Policy, require additional funds be set aside for revegetation, and mandate 80% reestablishment of vegetation prior to release of the bonds.

Goal Eight: Maintain and enhance the scenic value of the State Route 431 corridor.

Policies

- F.8.1 The State Route (SR) 431 corridor through the planning area is designated a Scenic Corridor as depicted on the Forest Character Management Plan map. The intent of the Scenic Corridor is to:
- Promote the preservation and enhancement of the scenic nature of the corridor.
 - Limit and manage the establishment of uses incompatible with the scenic nature of the corridor.
 - Ensure that development within the corridor does not diminish the distant vistas available along the corridor.
 - Ensure that development within the corridor enhances the near vistas available along the corridor and does not create a tunnel effect.
 - Promote the corridor as a community and regional asset.

- F.8.2 Washoe County will adopt further standards to enhance and maintain the value of the corridor as a scenic area. At a minimum, these standards will address landscaping, building height and setback, lighting and signage. The standards will limit the establishment of new commercial land uses, including those established by special use permit, on SR 431 between the intersections of Thomas Creek Parkway and Timberline Drive. Further standards will address the use of interpretive displays for travelers along the roadway. Signage may be lighted, but not in such a way that it impacts the dark sky goals of the County. Bright internal lighting, neon lighting, or signs that move are discouraged.
- F.8.3 To enhance the visitor and resident experience, Washoe County will encourage recreational facilities such as trails, trailheads, and scenic view points.
- F.8.4 Washoe County will encourage visitor information promoting the Mt. Rose Scenic Corridor as the gateway to Lake Tahoe and information on Lake Tahoe's tourist amenities.

Goal Nine: Public and private development will respect the value of cultural and historic resources in the community.

Policies

- F.9.1 Prior to the approval of master plan amendments, tentative maps, or public-initiated capital improvements in the Forest planning area, the Nevada State Historic Preservation Office will be contacted and, if the department requests, an appropriate archaeological investigation will be conducted.
- F.9.2 Washoe County will cooperate and participate with state, federal and Native American agencies in the planning and conservation activities of those agencies related to cultural and historic resources.
- F.9.3 Washoe County will pursue funding opportunities for the identification and conservation of cultural and historic resources.
- F.9.4 Educational and interpretive displays will be provided at all parks and trailheads to provide the public with pertinent information regarding cultural and historic resources located in or near those facilities. Interpretive displays will take into consideration current best practices for archaeological preservation.

Goal Ten: The Forest planning area will contain an extensive system of trails that integrates other recreational facilities, the Regional Trail System including the urban core of Reno and Sparks, public lands, schools, and transit facilities; and contributes to the preservation and implementation of the community character.

Policies

- F.10.1 Updates to the Parks District Master Plan for the Forest planning area will look to this goal and the following policies for direction.
- F.10.2 New trails will be designed to accommodate multiple uses including equestrian, pedestrian and bicycle traffic, unless severe technical, environmental, or economic hardships warrant consideration of a more limited use.
- F.10.3 Trails that provide links to the facilities listed in Goal Ten should receive priority for funding, planning, and construction.
- F.10.4 Parking will be provided at all trailheads unless technical or safety issues prevent the construction of parking facilities or it is determined that the parking facility cannot be adequately screened or buffered from adjacent residential properties. Points of access other than trailheads may be depicted on the Recreational Opportunities Plan map but do not require parking facilities.

- F.10.5 As new residential and commercial properties develop in the Forest planning area, the Washoe County Department of Regional Parks and Open Space will review development proposals for potential trail connections and request any necessary trail easements.
- F.10.6 Access to existing trails will be protected and improved whenever possible. During the process of development review, the Washoe County Departments of Community Development and Regional Parks and Open Space will request dedication of property and/or easements when appropriate trail alignments have been identified that link significant nodes within the Forest planning area or connect existing trails or otherwise implement Goal Ten. Proposed trail easements must be field checked to determine if the slope and landscape will allow the construction of the trail. The location of driveways, drain covers, or other utilities shall not impede the trail construction or pose a hazard to the user.
- F.10.7 Development proposals and population trends will be evaluated on their impact to an established community standard of seven acres of Neighborhood/Community Park per 1,000 residents. When warranted, the Washoe County Department of Regional Parks and Open Space will request the dedication of an appropriate amount of community park acreage as property develops within the planning area.
- F.10.8 Washoe County will investigate the use of the old Mt. Rose Highway as a possible trail alignment. Interpretive displays regarding the historical value of the old Mt. Rose Highway will be provided at appropriate locations (trailheads, parks, schools, etc.) in the planning area.

Goal Eleven: Washoe County will cooperate with state and federal agencies in the management of public lands in the planning area.

Policies

- F.11.1 Washoe County recognizes a growing pressure on public lands brought on by an increasing demand for outdoor recreational activities. Washoe County will work with the United States Forest Service to ensure that Management Plans for federal lands in the planning area consider the growing impact of recreational activities on residents of the area.
- F.11.2 Washoe County will cooperate with the community and with other local agencies to explore establishing new funding sources and to enlist volunteers to help in the maintenance and operation of local recreation facilities.

Natural Resources

Air Resources

Goal Twelve: The Forest planning area will maintain or exceed federal, state and local carbon monoxide, ambient particulates (pm10) and ozone air quality standards. The vistas of the surrounding ridges and more distant mountain ranges will not be obstructed by man-made pollutants.

Policies

- F.12.1 Washoe County will ensure that the Regional Transportation Commission gives significant consideration to issues of air quality in the creation of any regional transportation plan that may have the ability to positively or negatively impact air quality in the Forest planning area.
- F.12.2 Development in the Forest planning area will comply with all local, state and federal standards regarding air quality.

- F.12.3 The granting of special use permits in the Forest planning area must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.

Land Resources

Goal Thirteen: The built environment will minimize the destructive potential of any identified natural hazard, including but not limited to wildland fires, earthquakes and land slides. (See Goal Sixteen for Flood related policies.)

Policies

- F.13.1 Development proposals, with the exception of single family homes and uses accessory to single family homes, within the Forest planning area will include detailed soils and geo-technical studies sufficient to:
- Ensure structural integrity of roads and buildings.
 - Provide adequate setbacks from potentially active faults or other hazards.
 - Minimize erosion potential.
 - Tentative subdivision maps must identify the locations of all active faults.
- F.13.2 Development proposals in areas with identified geological hazards will follow the recommendations of any geo-technical study conducted pursuant to Policy F.13.1
- F.13.3 Washoe County is working with regional partners to ensure that the county's development code reflects best practices for wildland fire prevention and management for development activities in the wildland suburban interface. Prior to the amendment of the Development Code to incorporate the relevant codes and practices, applicants for any discretionary approval must show how their project will manage the potential threat of wildland fire. Plans that propose the use of defensible space must include a maintenance plan for that space that demonstrates how that area will be maintained and managed for the life of the project.

Goal Fourteen: Public and private development will respect the value of wildlife and wildlife habitat to the community.

Policies

- F.14.1 Prior to the approval of master plan amendments, tentative maps, public initiated capital improvements, or any project impacting 10 or more acres in the Forest planning area, the Nevada Department of Wildlife will be contacted and given an opportunity to provide conservation, preservation, or other wildlife and habitat management input to the project.
- F.14.2 Any development that has the potential to negatively impact an established wildlife migration route or critical habitat, including but not limited to traditional mule deer migration routes, deer winter range, federally classified Threatened and Endangered species and the Pacific Flyway for migratory birds and their associated habitat must demonstrate how that project will protect the integrity of the migration route or habitat.

Land Resources – Mining

Goal Fifteen: Mining in the Forest planning area will be compatible with existing residential, agricultural, ranching, and educational uses.

Policies

- F.15.1 Mining activities in the Forest planning area must be adequately screened and/or buffered from residential and educational land uses and from roadways designated arterials or highways on the Forest Area Plan Streets and Highways System Plan map.
- F.15.2 Proposals for mining activities will be subject to a Public Health Impact Review (PHIR), to be conducted jointly by Community Development Staff and Washoe County District Health Department Staff. The specific content and methodology of the PHIR will be determined by the Washoe County District Health Department with the cooperation of the Washoe County Community Development Department, on a case-by-case basis.

Water Resources – Flooding

Goal Sixteen: Personal and economic losses associated with flooding will be minimized. Development in the Forest planning area will mitigate any increase in volume of runoff to ensure that the flood hazard to existing developed properties is not exacerbated.

Policies

- F.16.1 Development within the Forest planning area will conform to Regional Water Plan Policy 3.1.c, "Flood Plain Storage Outside the Truckee River Watershed," as well as locally specific flood control requirements as adopted by Washoe County.
- F.16.2 Development in the Forest planning area will be protected from damage caused by a one percent chance flood event, either by elevation above or avoidance of the regulatory floodplain. Washoe County will utilize the best available data to identify the extent of the one percent chance floodplain.
- F.16.3 Washoe County will work to ensure that the action of one property owner does not adversely impact the properties and rights of other property owners, as measured by increased flood peaks, flood stage, flood velocity, erosion, and sedimentation.

Water Resources – Supply

Goal Seventeen: Water resources will be supplied to land uses in the Forest planning area according to the best principles/practices of sustainable resource development. Because all existing residences are supplied by groundwater wells, future development must be constrained to the sustainable groundwater yield of the basins in the planning area, and minimize pumping impacts to domestic wells. Whenever possible, future water supply systems will be designed to lessen the burden on existing municipal and domestic wells.

Policies

- F.17.1 Development proposals must be consistent with Regional Water Plan Policies:
1.3.b, "Protection and Enhancement of Groundwater Recharge";
1.3.d, "Water Resources and Land Use";
1.3.e, "Water Resource Commitments"; and
1.3.g, "Groundwater Resource Development and Management of Water Quality."
- F.17.2 The Washoe County Department of Water Resources will closely review requests to transfer water resources in and between hydrographic basins. Unless

the request can be shown to provide significant benefits to the sustainable use of water resources in the planning area, Washoe County will protest the transfer request.

- F.17.3 Water rights shall be dedicated to Washoe County for all maps of division into large parcels, parcel maps, and subdivision maps, as well as all new, civic, commercial and industrial uses.

Water Resources – Quality

Goal Eighteen: The quality of water from the Forest Hydrographic Basins will be protected from further degradation resulting from human activities.

Policies

- F.18.1 The Washoe County Department of Water Resources will implement and maintain a Wellhead Protection Plan for Washoe County's municipal well facilities in the Forest Hydrographic basins and encourage other purveyors to develop and implement plans for the protection of groundwater resources.
- F.18.2 The use of new production wells for future development must not create water quality degradation towards existing production and domestic wells.

Goal Nineteen: Watershed protection and groundwater recharge will be prime considerations towards future development activities.

Policies

- F.19.1 The Washoe County Regional Water Planning Commission will continue to work towards implementing a Watershed Protection Plan (RWMP Policy 3.1.e) for the Forest basins and encourage development to implement plans for the protection of groundwater resources.
- F.19.2 Natural groundwater recharge areas will be protected from development when possible. When planned development does impose on natural recharge areas, mitigation measures will be taken.
- F.19.3 Unless utilized as a component of an overall storm water runoff system that seeks to enhance recharge and promote Low Impact Development standards, the use of curb and gutter will be minimized. The use of roadside ditches is encouraged for the purpose of augmenting groundwater recharge.

Goal Twenty: Maintain and enhance the value of wetlands and their associated habitats for their groundwater recharge, aesthetic, environmental, educational, recreational, effluent reuse, stormwater runoff and flood control purposes. Washoe County will act to ensure the best possible balance between these wetland area uses.

Policies

- F.20.1 All development will meet or exceed the standards for wetland development and impact established by state and federal agencies responsible for wetlands management.
- F.20.2 Land use proposals that include wetlands areas must demonstrate how they are consistent with Goal Twenty.
- F.20.3 Development proposals that impact any area designated "potential wetlands" on the Development Suitability map must conduct a wetlands delineation study and obtain Army Corps of Engineers certification of the proposed wetlands.

- F.20.4 Washoe County will work with state, federal, and private agencies to support the development and implementation of programs and initiatives that are consistent with Goal Twenty.

Water Resources – Service/Wastewater

Goal Twenty-one: Water resources and wastewater treatment and disposal will be provided to residential and non-residential uses in a manner that implements and preserves the community character as described in the Forest Vision and Character Statement.

Policies

- F.21.1 Tentative subdivision maps will not be approved for any development until the infrastructure and resource needs of that development have been evaluated by the Department of Water Resources and found consistent with all applicable water and wastewater resources and facilities plans.
- F.21.2 Washoe County will encourage alternative wastewater treatment technologies that are demonstrated to release effluent of improved quality, providing protection against further degradation of surface and groundwater quality and contributing to groundwater recharge.
- F.21.3 Washoe County will evaluate any proposal for community wastewater treatment facilities for its impact on water quality. Appropriate mitigation will be required for any identified potential negative impacts to water quality.

Plan Maintenance

Goal Twenty-two: Amendments to the Forest Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the Forest Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.

This page intentionally left blank.

Appendix A – Reynen and Bardis Specific Plan

Contents

	Page
Goals	A-3
Land Use	A-3
Policies	A-3
Phasing	A-4
Development Standards	A-4
Utilities	A-4
Structure Design	A-4
Grading	A-5
Building Siting	A-5
Landscaping	A-6
List of Figures	
Figure A-1: Reynen and Bardis Specific Plan Lot Layout Plan	A-6
Figure A-2: Reynen and Bardis Specific Plan Phasing Plan	A-7
Figure A-3: Digital Ortho Map of Reynen and Bardis Specific Plan Lot Layout	A-8
Figure A-4: Reynen and Bardis Specific Plan Trails Plan	A-9
Figure A-5: Reynen and Bardis Specific Plan Utility/Access Plan	A-10
Figure A-6: Reynen and Bardis Specific Plan Landscape Zone Plan in Forested Areas	A-11

This page intentionally left blank.

Reynen and Bardis Specific Plan

Goals

The Reynen and Bardis Specific Plan is designed to create a low-density residential community with a maximum of 210 dwelling units. The plan is sensitive to the unique environmental characteristics of the property and, as such, fosters a stewardship with the rural setting. The ±395 acres of property included in the Reynen and Bardis Specific Plan are shown in Figure A-1 on page A-6. Goals of this plan include:

- Physical grading, compaction and resurfacing of an emergency roadway from the public Callahan Road through the project site connecting to St. James's Village to U.S. 395 South, assuring emergency use during catastrophic events. To date, no developed emergency access exists for the Callahan Road area.
- Preservation of remaining trees with a tree preservation plan significantly limits removal of trees and requires replanting of trees, shrubs and grasses to restore clear-cut property.
- Provide phasing of the project to develop scarred portions of the property prior to ground-disturbing activities within the remaining less disturbed areas.
- Guarantee compatibility with adjacent existing developments by utilizing landscaped buffer areas, lot matching, building height restrictions, curtailing of light pollution, open fencing and a maximum density of 210 dwelling units.
- Protect and enhance the natural corridor running along Eagle Creek to safeguard riparian vegetation and wildlife habitat and migration, and develop a trail for area residents to enjoy the natural ambiance of the stream corridor.
- Provide a north/south pedestrian trail system from St. James's Village to Phillip and Annie Callahan Park.
- Construct a pedestrian trail from the project site to the Estates at Mt. Rose to provide for pedestrian safety and connectivity between surrounding residential developments and neighborhood civic and commercial uses.
- For residences that currently back out onto Callahan Road, construct driveway turnarounds or circular driveways.

Land Use

The Reynen and Bardis Specific Plan allows a maximum of 210 lots with the average lot size of 0.93 acres generally following the layout depicted in Figure A-1. The overall density will not exceed ±0.53 dwelling units per acre.

Policies to implement the Specific Plan Goals:

1. The developer shall survey the forested portion of the property and provide an inventory of all trees greater than six inches in diameter. During construction of the subdivision, no more than 15 percent of those trees inventoried shall be destroyed. If additional trees are required to be removed, those trees shall be relocated to another location within the project area or a like-size tree shall be planted to balance the number of trees removed.
2. Tree wells shall be utilized wherever possible to preserve existing trees.
3. The public pedestrian trail that connects St. James's Village/Galena Forest with the Galena Creek Park shall be constructed prior to the recordation of the first final map or shall be financially guaranteed as part of the subdivision improvement agreement and completed prior to the issuance of a certificate of occupancy for a residential dwelling unit.

4. The public pedestrian trail along Callahan Road from the project site to the Mt. Rose Estates shall be constructed prior to the recordation of the first final map or shall be financially guaranteed as part of the subdivision improvement agreement and completed prior to the issuance of a certificate of occupancy for a residential dwelling unit.
5. Turnarounds or circular driveways shall be constructed for any properties that front Callahan Road and do not currently have such driveways. These turnarounds or circular driveways shall be constructed or financial assurances for their construction shall be provided prior to the recordation of the first final map. All property owners shall have six months to respond to the developer's offer to construct the turnaround or circular driveway.

Phasing

Re-vegetation, broadcasting of stockpiled materials and construction of the berm adjacent to St. James's Village shall commence per requirements of the existing bond and phasing of the Design Review Committee. The lot phasing plan in the Reynen and Bardis Specific Plan is shown in Figure A-2. The plan will assure that the last phase of development (phase 2) will be the forested area located in the southwest portion of the property as shown on Figure A-3, with the initial or first phases of development (phase 1) being largely in the unforested areas. The trails shall be constructed per Figure A-4, and the driveways and fire access connections shall be constructed as shown in Figure A-5.

Development Standards

Utilities. The property included in the Reynen and Bardis Specific Plan will be developed with a community water and sewer system. Figure A-5 depicts preliminary locations of utilities. All utilities necessary to service the property are to be funded by Reynen and Bardis and turned over to Washoe County when the project is completed. Goals of the utility plan include:

- Preserve views and landforms by placing utilities underground.
- Screening homeowner utilities from the public view.
- Screening by use of rocks, large boulders, natural berms and landscaping.
- Trails. The Reynen and Bardis Specific Plan for the pedestrian and equestrian trails are identified in Figure A-4. The goals of the trail use plan include:
 - Contour pedestrian and community trails within the natural features.
 - Meandering public multi-purpose trails shall be constructed throughout the community.
 - Preserve Eagle Creek that flows through the neighborhood along the trail.
 - Leave indigenous stones and natural berms along the trail as organic features.
 - Provide five-foot wide permeable asphalt (as a preference) pedestrian path along Callahan Road to the Estates at Mt. Rose.
 - Maintenance of the new public trails and pathways outside the specific plan area will be performed by Washoe County.

Structure Design. Structural guidelines are designed such that they assure any residential structures contained on the property abide with consistent standards. The goals of the structural design plan include:

- Limit buildings to one story in height on all edges (areas adjacent to existing development) of the project where existing abutting homes are one story in height.
- Utilize materials that require minimum maintenance.

- Reflect the regional flavor of the area by the use of wood, stone, stucco or a combination of all three.
- Utilize material palettes and colors that enhance the natural environment.
- Follow the Nevada Revised Statutes for energy conservation.
- Construct internal trails with the appropriate phase of development. Trails will generally follow the network established in Figure A-4 on page A-9. Pedestrian paths within the development shall be four feet wide and consist of natural materials (if suitable) or decomposed granite.

Grading.

- Minimize disruption to natural topography and forested areas.
- Utilize natural contours and slopes.
- Limit mass grading of building sites to southeast portion of the parcel in the unforested portion of the property.
- Complement the natural characteristics of the landscape.
- Minimized cuts and fills around existing trees or footprint of homes.
- Use natural slopes and surface drainage patterns.
- Preserve existing vegetation and ground coverage to minimize erosion.
- Use erosion control by slope stabilization runoff controls, collection features and best management practices (BMP).
- Follow the revegetation landscape (restoration) plans for the disturbed areas of the Callamont Golf Course submitted to the Washoe County Design Review Committee (DRC) for review at its May 12, 2005 meeting. The minutes for the DRC are kept on file in the offices of the Community Development Department.

Building Siting. The primary building siting considerations defined in the Reynen and Bardis Specific Plan are displayed in Figure A-6 on page A-11. The goals of the building siting use plan include:

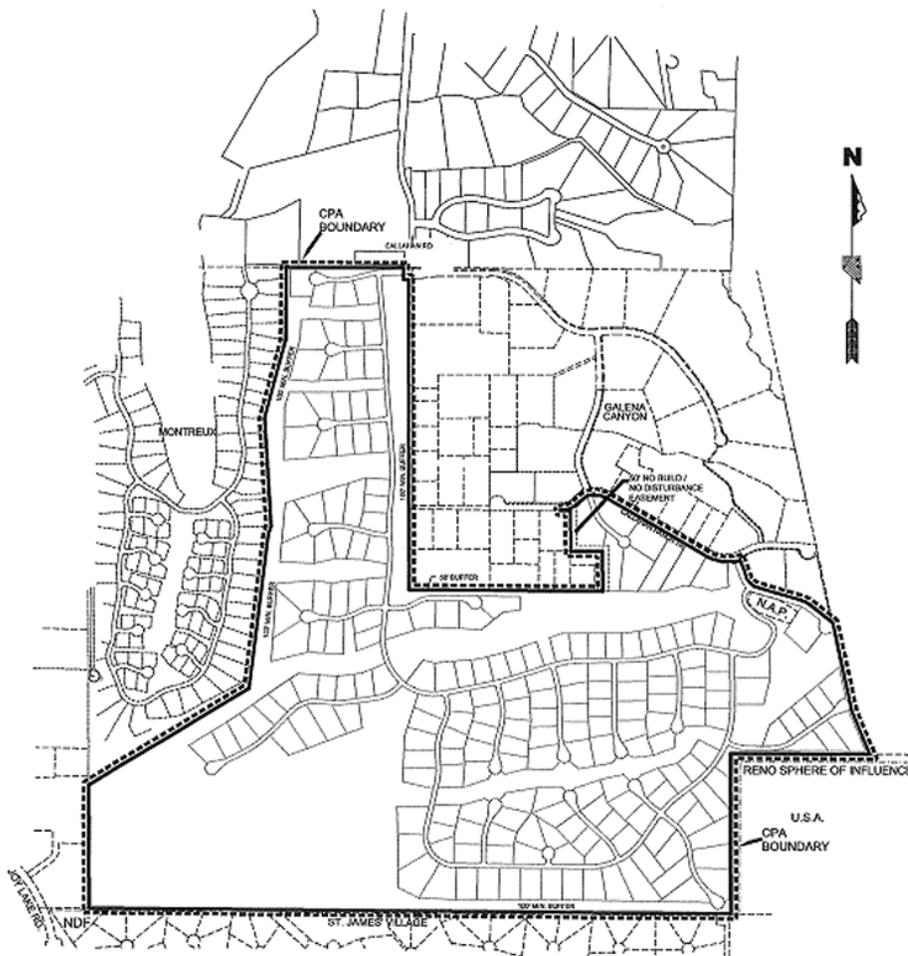
- Introduce homes into the natural setting by taking advantage of solar energy and insulation to ensure energy conservation.
- Preserve each lot's potential view, yet site structures such that the loss of existing trees are limited to 15 percent of existing trees or replacement in kind and size required.
- Site structures clear of all potentially active earthquake faults.
- Introduce indigenous trees for additional shade.
- Slope driveways gradually for safety.
- Orient garage to enhance and eliminate direct view from public or private roads.
- Reduce visual impacts by use of natural topographic and landscape for screening.

Each residential structure must be placed on the lot such that the loss of existing trees is minimized. This will be assured by the preparation of a tree preservation plan for each residential lot. Prior to the issuance of a building permit for any residential lot, the builder will be required to submit a plot plan identifying the proposed structure and all existing trees on the lot (six inches in diameter or larger). Plot plans will be reviewed and approved by the Community Development

Department. The plot plans must demonstrate that the building has been sited on the lot such that the loss of trees is minimized.

Landscaping. The landscaping and zoning concepts are required for all residential lots within the forested areas of the property by the Reynen and Bardis Specific Plan to bring harmony to the existing terrain. The use of these guidelines will minimize formal landscaping and maximize retention of trees.

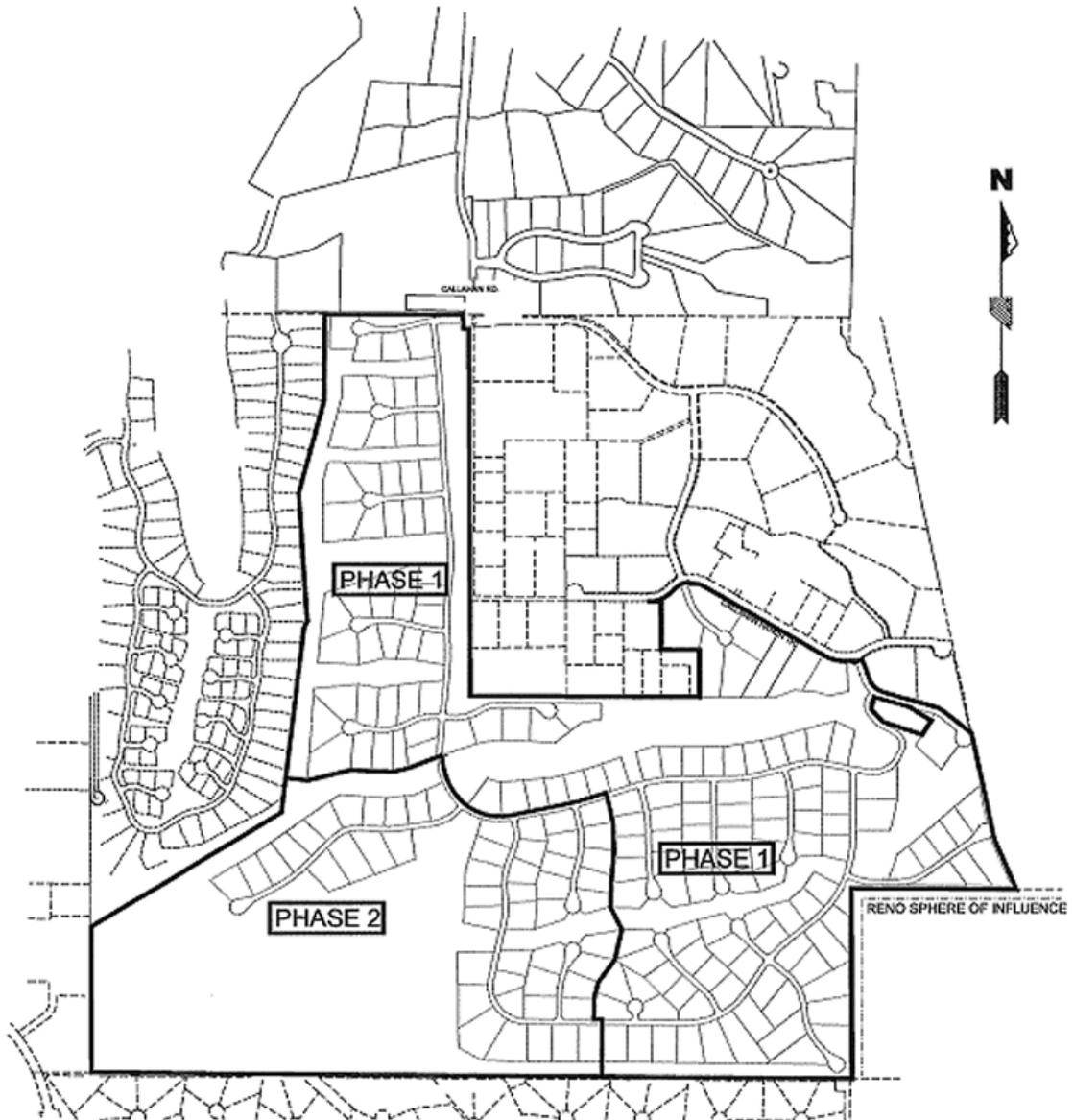
Figure A-1: Reynen and Bardis Specific Plan Lot Layout Plan



Note: The 210-lot Reynen and Bardis Specific Plan encompasses ±395 acres with an average lot size of .93 acres and a maximum overall density not to exceed .53 dwelling units per acre.

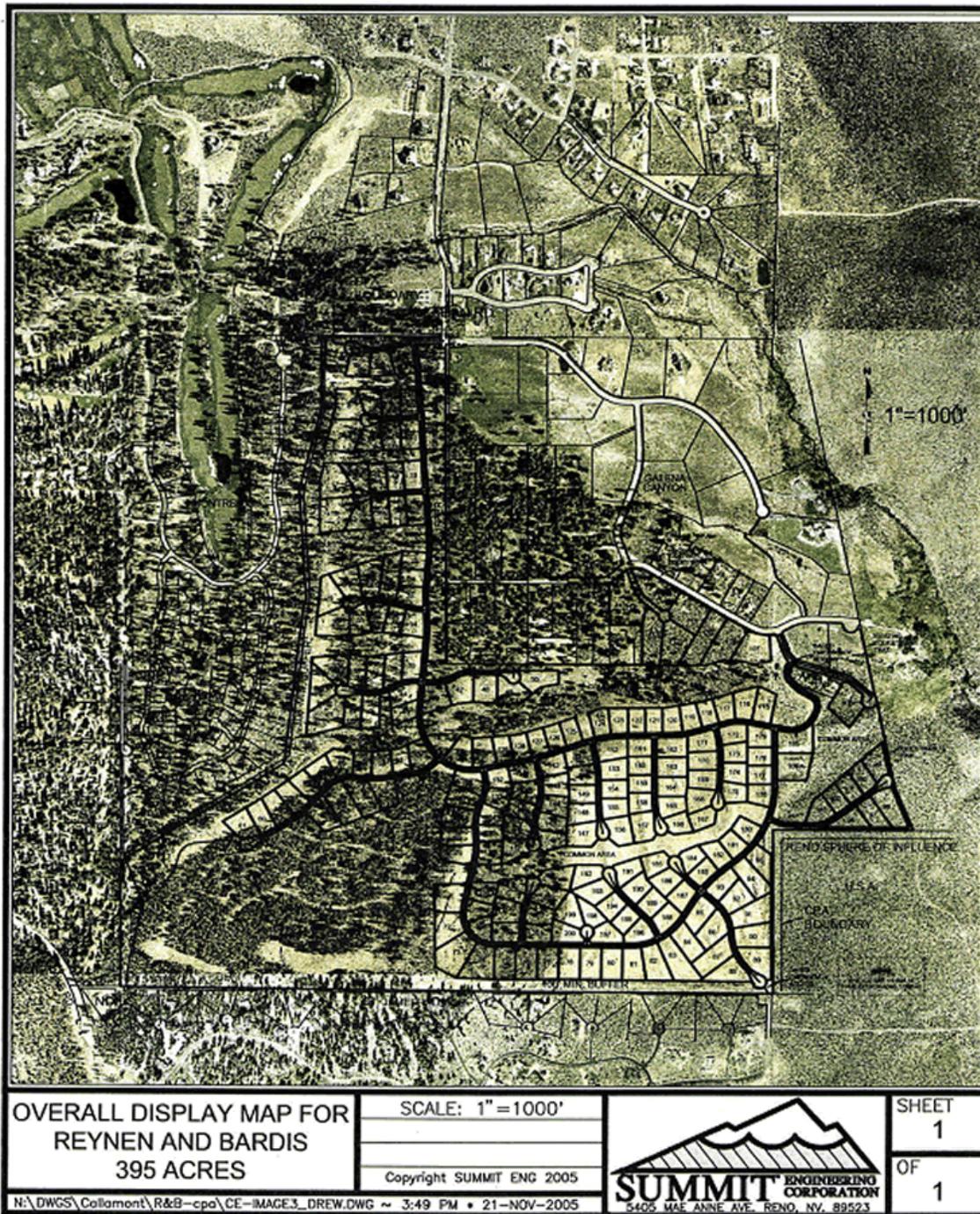
Source: Summit Engineering Corporation.

Figure A-2: Reynen and Bardis Specific Plan Phasing Plan



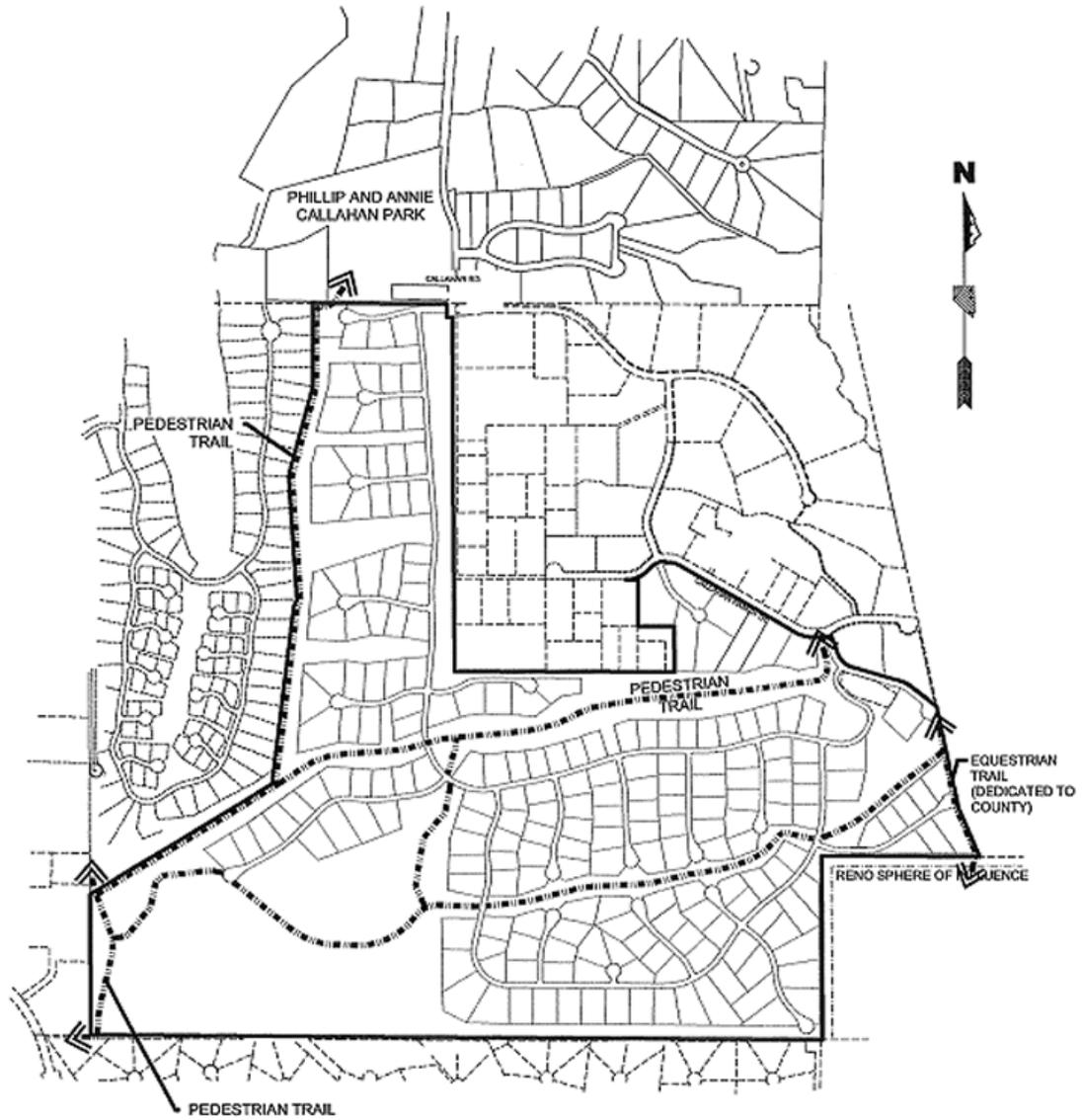
Source: Summit Engineering Corporation.

Figure A-3: Digital Ortho Map of Reynen and Bardis Specific Plan Lot Layout



Source: Summit Engineering Corporation.

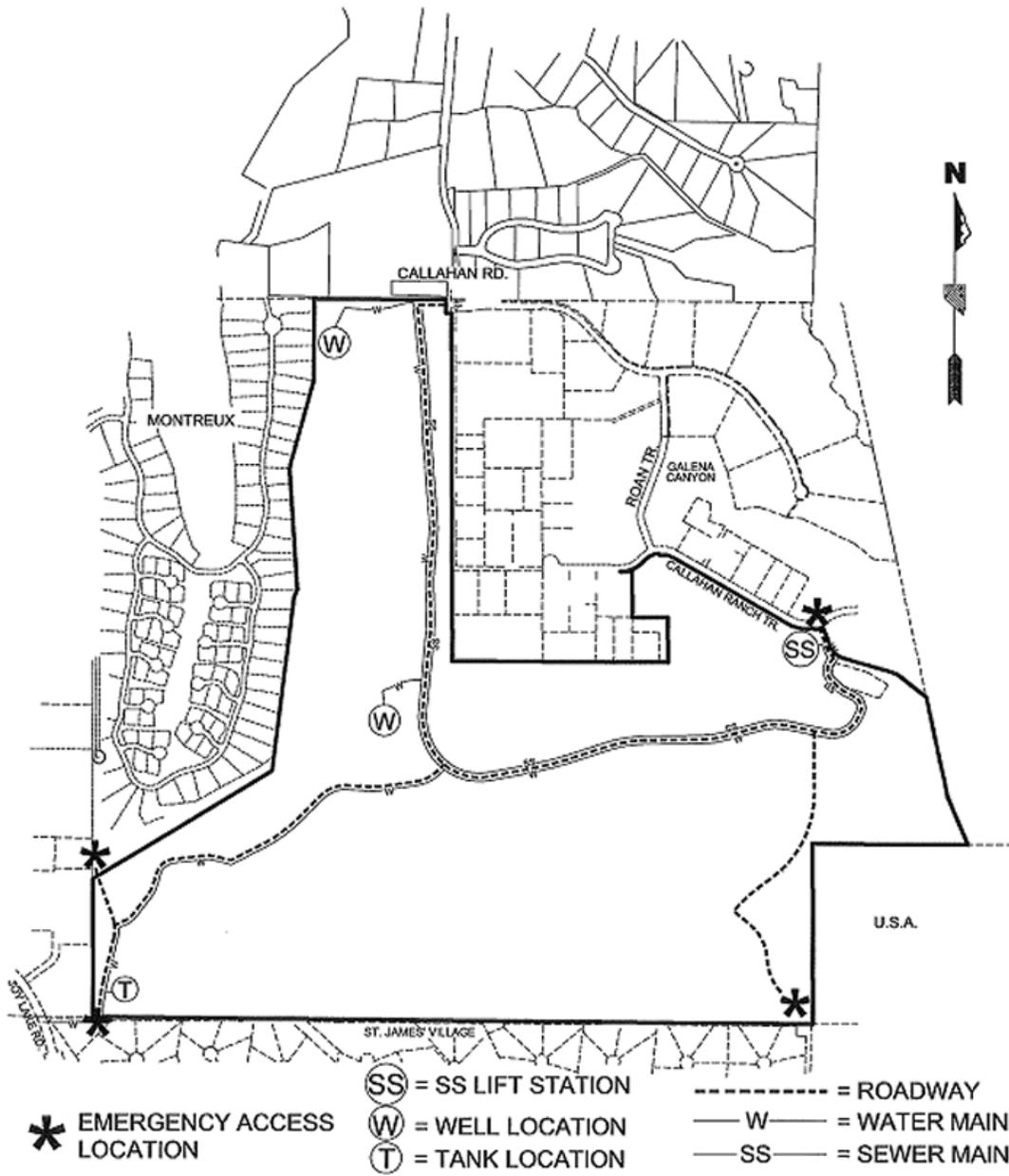
Figure A-4: Reynen and Bardis Specific Plan Trails Plan



Note: Solid line denotes Reynen and Bardis Specific Plan boundary.

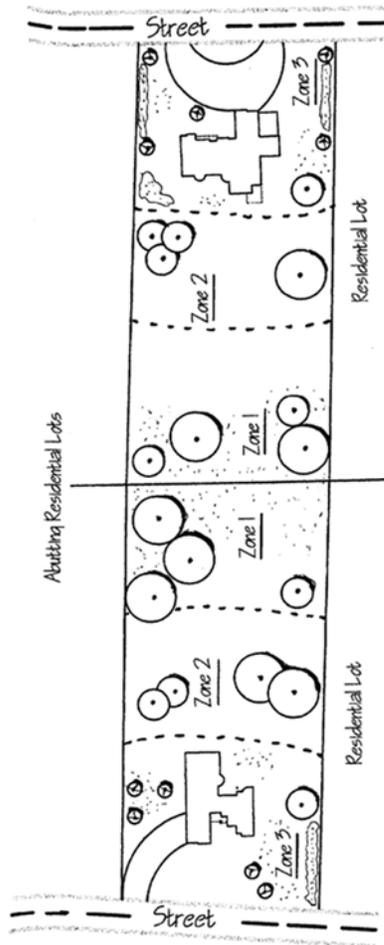
Source: Summit Engineering Corporation.

Figure A-5: Reynen and Bardis Specific Plan Utility/Access Plan



Source: Summit Engineering Corporation.

Figure A-6: Reynen and Bardis Specific Plan Landscape Zone Plan in Forested Areas



Source: Summit Engineering Corporation.

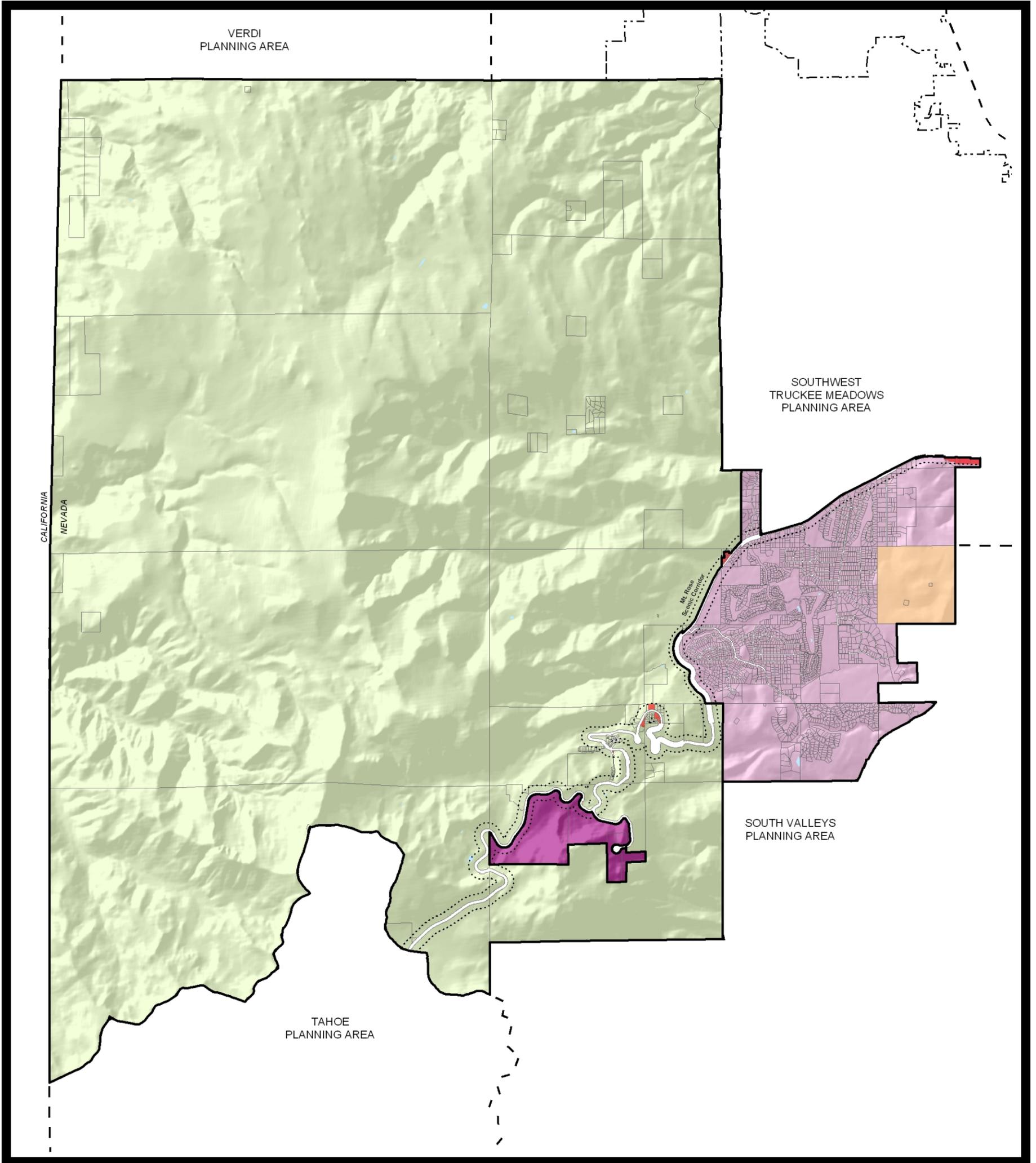
This page intentionally left blank.

Appendix B - Maps

Contents

	Page
Character Management Plan	B-3
Development Suitability	B-5
Master Plan	B-7
Public Services and Facilities Plan	B-9
Recreational Opportunities Plan	B-11
Streets and Highways System Plan	B-13

This page intentionally left blank.



FOREST CHARACTER MANAGEMENT PLAN

- GALENA - CALLAHAN SUBURBAN CHARACTER MANAGEMENT AREA
- MOUNT ROSE RESORT SERVICES AREA (MRRSA)
- MOUNT ROSE RURAL CHARACTER MANAGEMENT AREA
- MOUNT ROSE SCENIC HIGHWAY COMMERCIAL OVERLAY DISTRICT (MRSHCOD)
- MATERA RIDGE MIXED USE OVERLAY DISTRICT (MRMUOD)

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.



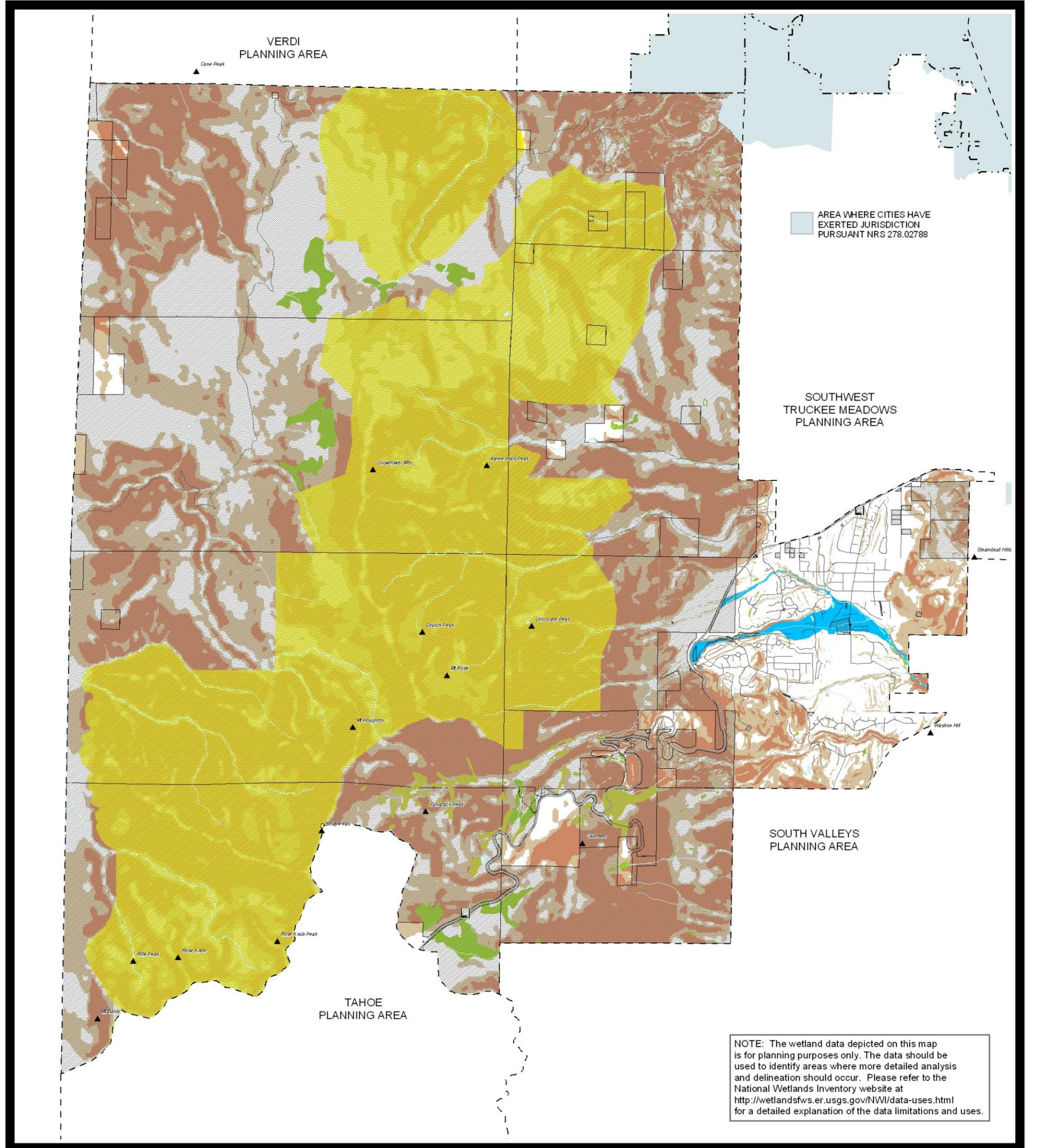
**WASHOE COUNTY
NEVADA**

Reno, Nevada 89520 Post Office Box 11130
(775) 328-3600

SOURCE: COMMUNITY SERVICES

WCPC ADOPTION DATE: July 28, 2008
BCC ADOPTION DATE: July 14, 2009
RPC ADOPTION DATE: October 28, 2009

This page intentionally left blank.



FOREST DEVELOPMENT SUITABILITY

<ul style="list-style-type: none"> INTERMITTENT LAKE / ISLANDS WATER BODY UNCONSTRAINED PUBLIC LAND NATIONAL CONSERVATION AREA (NCA) BOUNDARY ROADS DITCHES 	<ul style="list-style-type: none"> NATIONAL WILDLIFE REFUGE (SHELDON) AREAS OF CRITICAL ENVIRONMENTAL CONCERN (ACEC) WILDERNESS AREAS (WA) WILDERNESS STUDY AREAS (WSA) SLOPES GREATER THAN 15% SLOPES GREATER THAN 30% 	<ul style="list-style-type: none"> 1% FEMA FLOOD HAZARD FLOODWAY (FEMA) POTENTIAL WETLANDS BOTH POTENTIAL FLOOD HAZARD AND POTENTIAL WETLANDS U.S. ARMY CORPS OF ENGINEERS C.W.A. SECTION 404 WETLANDS (Known Coverage / Limited)
--	---	---

SOURCE: Community Services/Bureau of Land Management (BLM)/U.S. Fish and Wildlife Service/US Forest Service/National Wetland Inventory

WCPC ADOPTION DATE: July 28, 2008
 BCC ADOPTION DATE: July 14, 2009
 RPC ADOPTION DATE: October 28, 2008

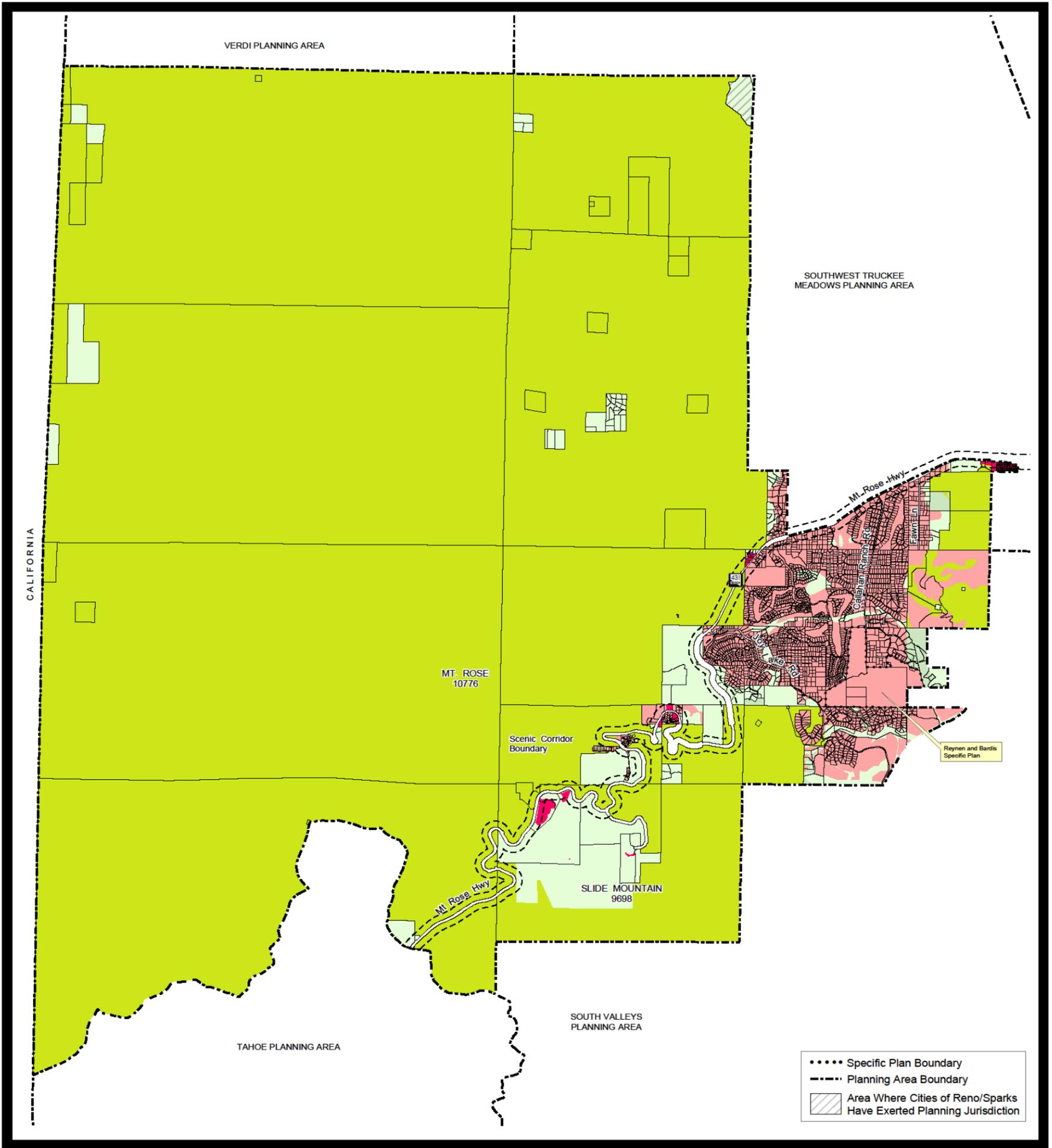
NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.

Department of Community Development

WASHOE COUNTY NEVADA

Post Office Box 11130
 Reno, Nevada 89520 (775) 328-3600

This page intentionally left blank.



FOREST MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

SOURCE : Planning and Building Division

PC DATE: October 1, 2019
 BCC DATE: December 10, 2019
 RPC DATE: January 23, 2020
 RESOLUTION DATE: January 23, 2020

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

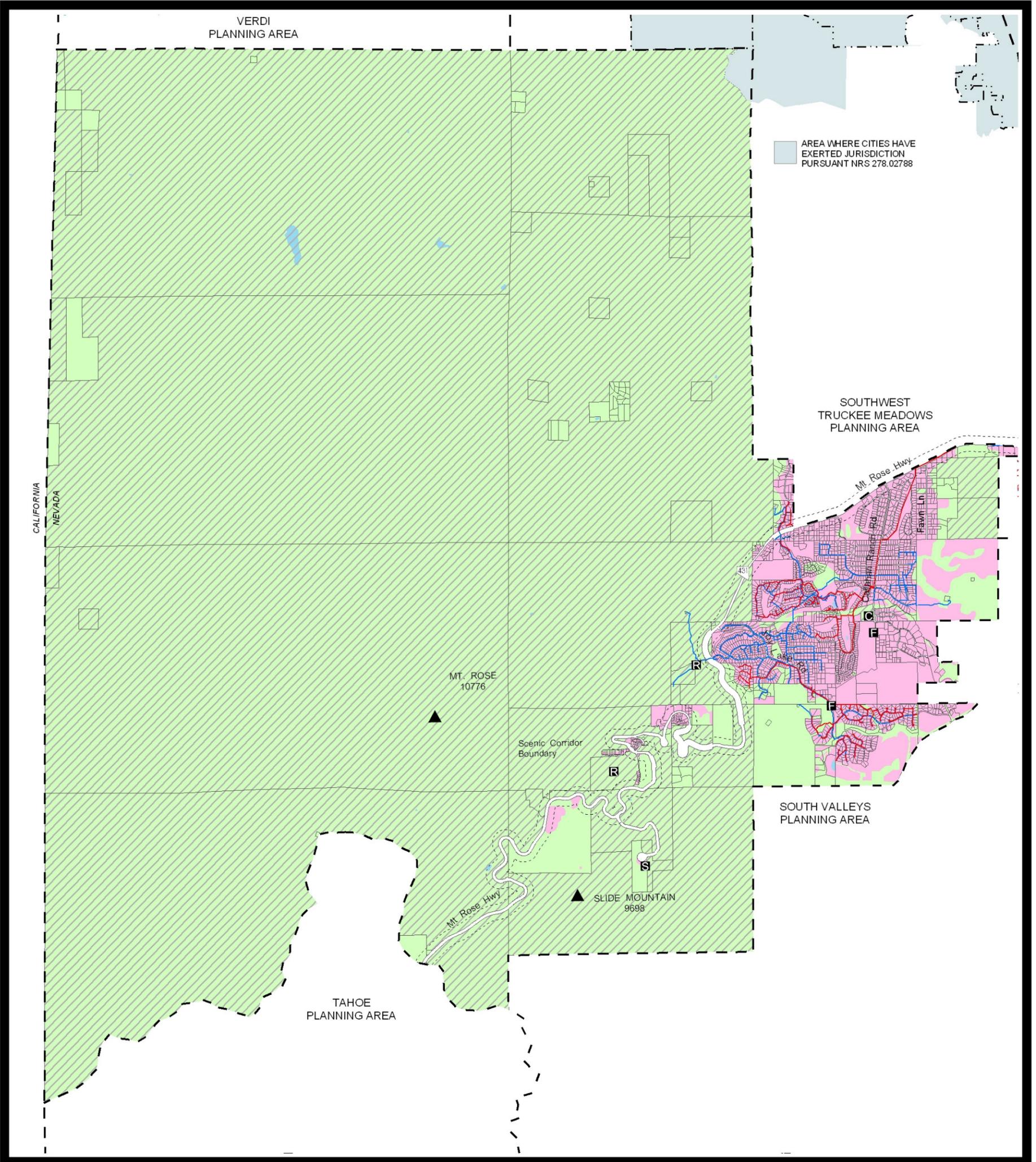
DATE: 1.23.2020 DIRECTOR: [Signature]

Community Services Department

WASHOE COUNTY NEVADA

1001 E Ninth St
 Reno, Nevada 89512 (775) 328-3600

This page intentionally left blank.



FOREST PUBLIC SERVICES & FACILITIES PLAN

PUBLIC SERVICES

- SUBURBAN COMMUNITY WATER AND SANITARY SEWER SERVICE AREA
- RURAL SERVICE AREA (NOT PLANNED FOR COMMUNITY WATER AND SANITARY SEWER)
- COMMUNITY WATER LINES
- COMMUNITY SANITARY SEWER LINES
- PUBLIC LAND

PUBLIC FACILITIES (Existing)

- F FIRE STATION
- E SCHOOL (E-Elementary, M-Middle, H-High)
- G GOVERNMENT BUILDING (Libraries, Administration Buildings, etc.)
- C PARK (C-Community, R-Regional, N-Neighborhood, S-Special Use)

Please also refer to the adopted Park District Master Plans.

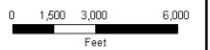
WCPC ADOPTION DATE: July 28, 2008
 BCC ADOPTION DATE: July 14, 2009
 RPC ADOPTION DATE: October 28, 2009

SOURCE: Community Services

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.



© lavcdata\planarea\stc\form\series\map2_gpu\CP05-005.mxd



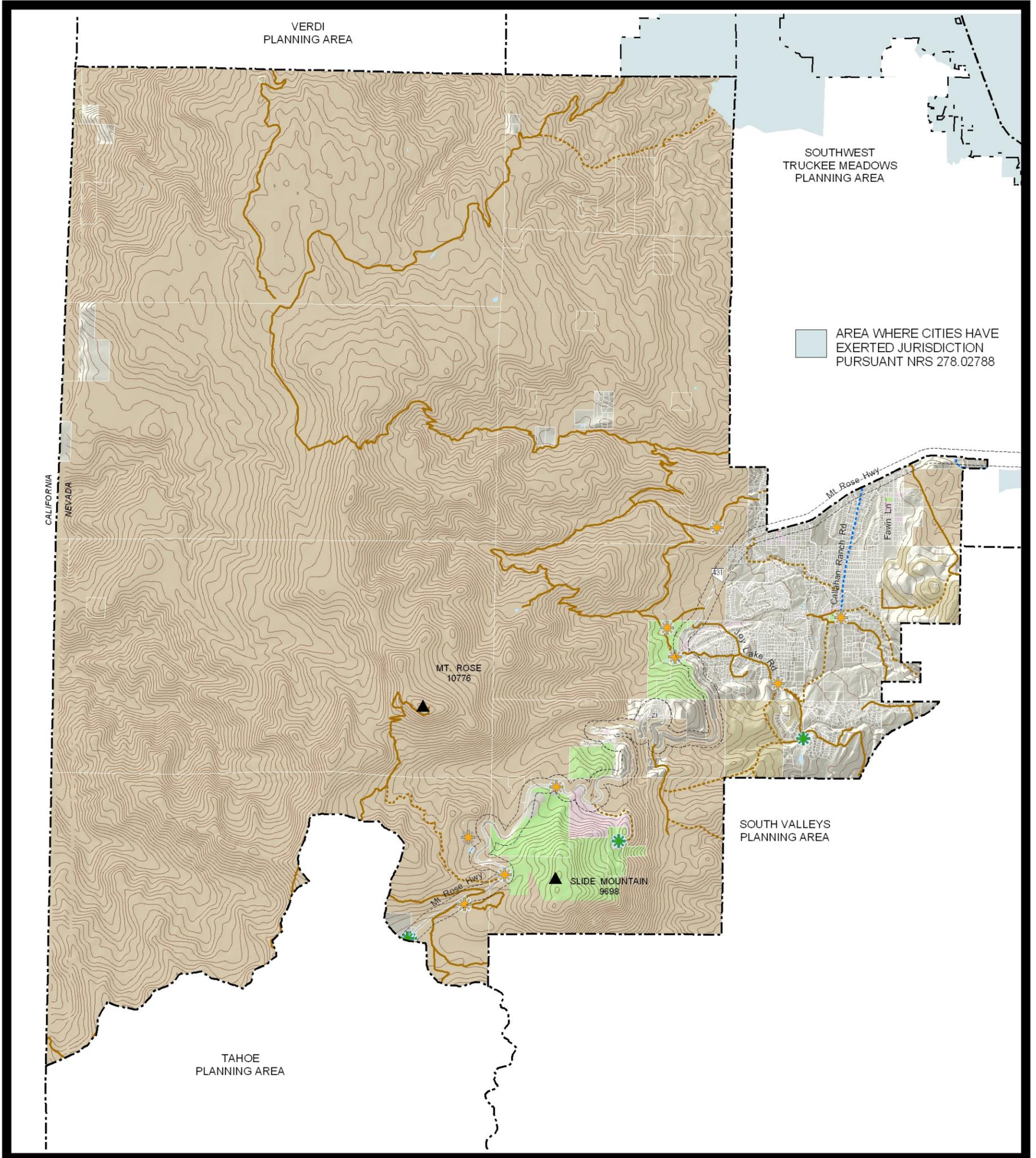
**Department of
Community Development**

**WASHOE COUNTY
NEVADA**

Post Office Box 11130
 Reno, Nevada 89520

(775) 328-3600

This page intentionally left blank.



FOREST RECREATIONAL OPPORTUNITIES PLAN

- RECREATIONAL AREAS
- OPEN SPACE, PUBLIC
- PUBLIC LANDS
- WATER BODY
- PLAYA
- CONTOUR LINES, 100 FT INTERVAL

- | Existing | Proposed | |
|----------|----------|--|
| | | TRAIL HEAD |
| | | SCHOOL
(E-Elementary, M-Middle, H-High) |
| | | ROUTE
Bike / Pedestrian |
| | | TRAIL
Multipurpose |
- Please refer to the adopted Park District Master Plans.

SOURCE: COMMUNITY SERVICES

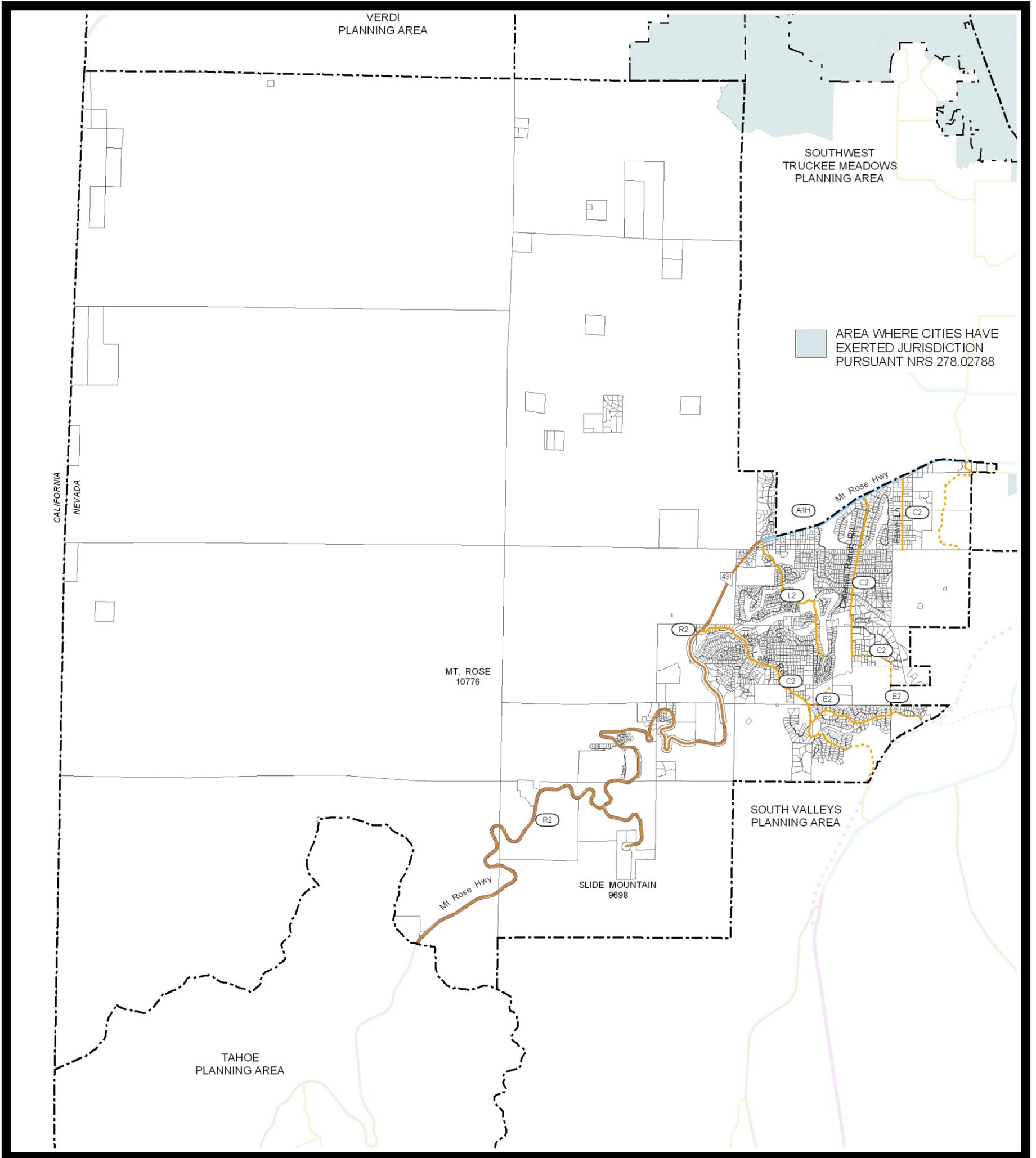
WCPC ADOPTION DATE: July 28, 2008
 BCC ADOPTION DATE: July 14, 2009
 RPC ADOPTION DATE: October 28, 2009

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.



WASHOE COUNTY NEVADA
 Post Office Box 11130
 Reno, Nevada 89520 (775) 328-3600

This page intentionally left blank.



FOREST STREETS AND HIGHWAYS SYSTEM PLAN

EXISTING	PROPOSED	
		FREEWAY
		ARTERIAL
		RURAL HIGHWAY
		COLLECTOR
		GRADE SEPARATED INTERCHANGE
		SIGNALIZED INTERSECTION

PLANNED GEOMETRIC DESIGN

	DEGREE OF ACCESS CONTROL
	H - HIGH CONTROL
	M - MODERATE CONTROL
	L - LOW CONTROL
	NUMBER OF TRAFFIC LANES
	FUNCTIONAL CLASSIFICATION
	F - FREEWAY
	A - ARTERIAL
	C - COLLECTOR
	R - RURAL
	L - PRIVATE/LIMITED ACCESS
	E - EMERGENCY

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.



Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

YEAR 2025 ROADWAY NETWORK PROVIDED BY THE REGIONAL TRANSPORTATION COMMISSION, EXCEPT FOR MOST COLLECTORS. ADDITIONAL RIGHT OF WAY MAY BE NEEDED TO ACCOMMODATE FULL MASTER PLAN DEVELOPMENT IN THE REGION.

WCPC ADOPTION DATE: July 28, 2008
BCC ADOPTION DATE: July 14, 2009
RPC ADOPTION DATE: October 28, 2009

This page intentionally left blank.