

# **Master Plan**

## **Truckee Canyon Area Plan**

Planning and Development Division  
Community Services Department

**WASHOE COUNTY**



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](http://www.washoecounty.us/comdev)



# Master Plan

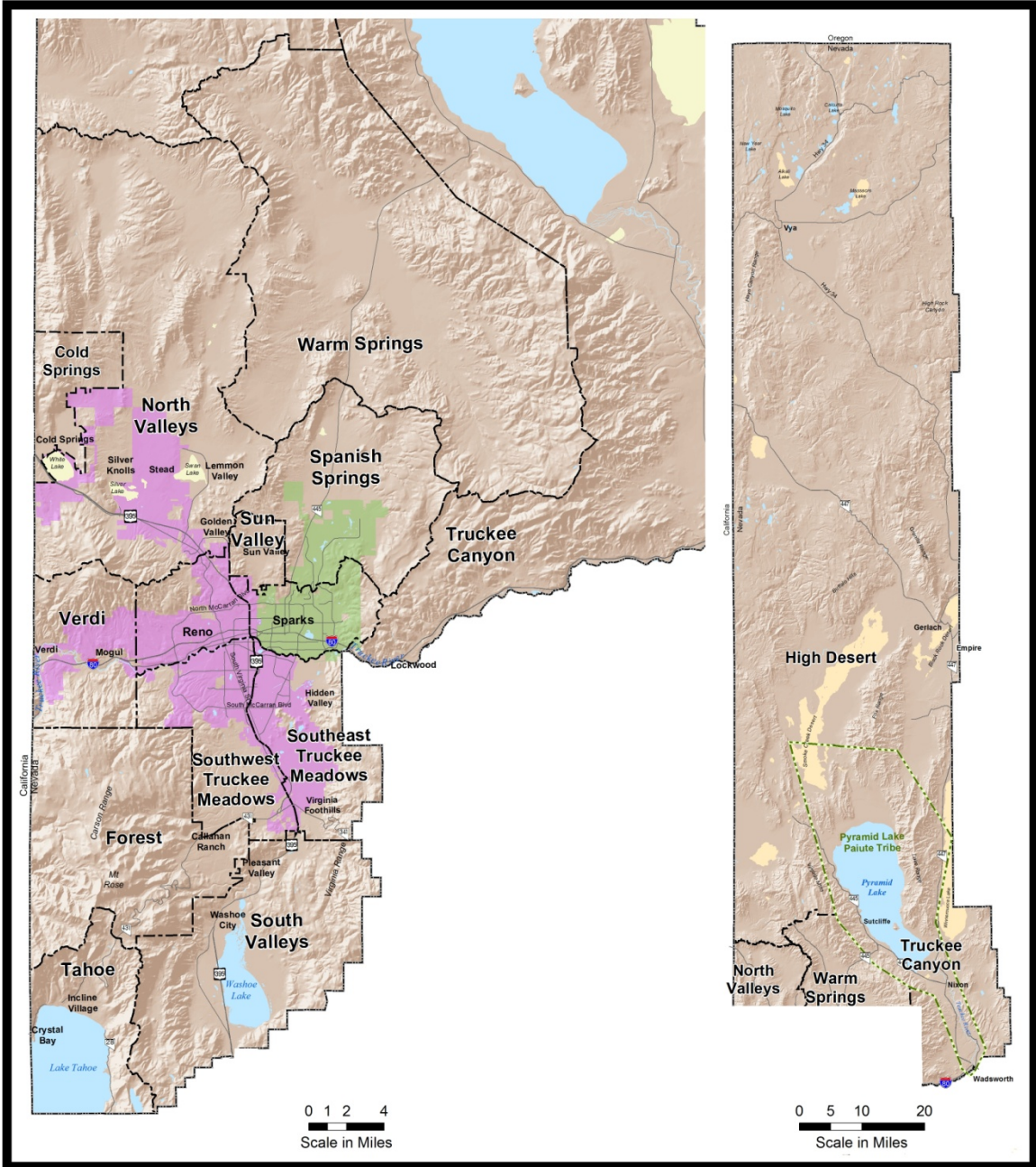
## Truckee Canyon Area Plan

This document is one of a series, which, as adopted, constitute a part of the Master Plan for Washoe County, Nevada. This document is available for \$10.00 from the Washoe County Department of Community Services, Planning and Development Division. If you have a copy of the Master Plan notebook, please place this behind the Truckee Canyon Area Plan tab. The Washoe County Master Plan is also available on our division's website, [www.washoecounty.us/comdev](http://www.washoecounty.us/comdev).

This printing of the Truckee Canyon Area Plan reflects amendments adopted as part of Master Plan Amendment Case Number MPA12-003. In accordance with Article 820 of the Washoe County Development Code, the amendment was adopted by Resolution Number 12-7 of the Washoe County Planning Commission on August 21, 2012, by the Washoe County Commission on September 11, 2012, found in conformance with the Truckee Meadows Regional Plan by the Regional Planning Commission on September 26, 2012. The adopting resolution was signed by the Washoe County Commission Chairman on September 27, 2012.

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Source: Planning and Development Division Date: October 2012

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COMMUNITY SERVICES  
DEPARTMENT

WASHOE COUNTY  
NEVADA

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

# Acknowledgments

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Dian A. VanderWell  
D.J. Whittemore

## **Washoe County Department of Community Services Planning and Development**

Bill Whitney, Acting Director

## **Project Staff** (Area Plan Update)

Bill Whitney, Senior Planner, Project Coordinator  
Catherine Lorbeer, AICP, Senior Planner (former staff member)  
Sheri Ingley, Program Assistant (former staff member)  
Moni J. Fox, Technology Systems Developer II

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# Introduction

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The purpose of the Truckee Canyon Area Plan is to act as a guide for the Board of County Commissioners, the Washoe County Planning Commission, and the community on matters of growth and development within the Truckee Canyon planning area. The plan outlines the existing pattern of development and provides a guide for growth. The plan guides growth by recognizing critical conservation areas, establishing existing and future land use and transportation patterns, and identifying current and future public services and facilities needs. This plan was prepared to carry out Nevada Revised Statutes, Sections 278.150 to 278.230, inclusive, and other related sections.

The Truckee Canyon planning area is the Washoe County portion of the Truckee River Canyon between Vista and Wadsworth, and extends as far east as Lyon County. The planning area encompasses approximately 1,048 square miles, of which approximately 750 square miles are located within the Pyramid Lake Reservation.

The Washoe County population projections for the year 2020 forecast a future population of 5,007 within the Truckee Canyon planning area, including estimates for the Pyramid Lake Indian Reservation. The forecast was based upon existing zoning and land use patterns, current development proposals, and expected development potential. Population growth will have numerous impacts in the area. These impacts are related to conservation, land use and transportation, and public services and facilities. Therefore, the plan is organized into sections corresponding to these main topics.

The Conservation section provides basic information on the natural features, resources, and physical constraints that affect the development of the planning area. Some of the specific issues addressed include:

- Development on steep slopes.
- Flood hazards.
- Development on wetlands.
- Areas of severe fire hazard.

The Land Use and Transportation section provides information on existing and future land use, development patterns, and transportation facilities. Some specific areas of concern are:

- Development along the Truckee River.
- Ongoing mining and industrial activity within the Truckee Canyon.
- Establishing the canyon as a scenic corridor.

Existing services and facilities, and those planned or under development, are discussed in the Public Services and Facilities section. Some of the items specifically addressed include:

- Sewage disposal.
- Water supply and service.
- Wastewater transportation.
- Schools.
- Parks.

Planning is a dynamic process. To remain useful, a plan must be continually monitored and periodically updated. In Washoe County, this monitoring process is accomplished through the development of an annual report. If it is determined that the area plan needs to be updated, the Washoe County Planning Commission will recommend that the update be included in the Washoe County Department of Community Services annual work program.

The Truckee Canyon Area Plan is intended to help guide growth and development while protecting the unique natural resources of the area. The ultimate success of the plan in meeting these objectives is dependent upon the continued interest and support of all parties involved.

# Conservation

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This section of the plan identifies types of resources and the different constraints on land use found in the Truckee Canyon planning area. The first part deals with cultural and scenic resources. The second concerns natural features that pose safety and environmental problems for future development. This section concludes with methods, in the form of policies and action programs, for the protection and utilization of cultural and scenic resources, and natural features within the Truckee Canyon planning area.

Cultural and scenic resources discussed in this section include archaeological sites, architecturally significant and historic places, and scenic areas; land resources include soils, topography, vegetation, geologic and seismic hazards, wildlife and wildlife habitats, and agricultural land; and water resources include water availability, 100-year floodplains and potential wetlands.

The Truckee Canyon planning area has many cultural and scenic resources, and other characteristics that make it a desirable place to live, work and visit. These include the Truckee River itself, the rural environment, dynamic topography, and its close proximity to the Cities of Reno and Sparks. These resources pose constraints and influence the location and intensity of future land use.

## **Cultural and Scenic Resources**

The Truckee Canyon planning area contains several cultural resources, defined here as prehistoric archaeological, architectural and historical resources. Equally important are the scenic resources available in the area, including the Truckee River, surrounding canyons and mountain ranges. These resources contribute to an aesthetically pleasing area that provides educational and scientific opportunities, make the area an attractive one in which to work and live, and contribute to the region's rural character. The goal of this section is to point out the need to protect and properly utilize these resources.

## **Archaeological Resources**

Prehistoric artifacts, rock art, seasonal camps and residential sites give evidence of long-term human occupation of the Truckee Canyon planning area. Past cultures of the area include the Northern Paiute Indians.

The Northern Paiutes utilized a variety of habitats including desert, aquatic, grassland and pinyon communities. They were hunters and gatherers, supplementing seasonal food resources (seeds and nuts) with more predictable aquatic resources. These food resources allowed for more stable settlement patterns--large bands for part of the year and independent groups for the remainder of the year. The prehistoric artifacts indicate that both flora and fauna were used as food sources by the Northern Paiutes and possibly the Washoe. Research indicates that the Truckee Canyon planning area may have been utilized as early as 7,000 years ago.

Several petroglyph (prehistoric rock carvings or inscriptions) have been located in Spanish Springs Canyon, adjacent to the Truckee Canyon planning area. Several design styles have been identified, and many of the petroglyphs are associated with ring camp sites. The Nevada Department of Conservation and Natural Resources should be contacted prior to development and, if requested, an appropriate archaeological investigation should be conducted.

## **Architecturally Significant and Historic Places**

Activity in the planning area, related to European settlement, first occurred with emigrant wagon trains passing through during the 1840s. The California Emigrant Trail (Truckee Branch) crossing northern Nevada utilized the Truckee River Canyon as a way to California.

Architecturally significant and historic sites within the Truckee Canyon planning area include building foundations, pioneer trails, structures, and various artifacts related to early settlement of the Victorian frontier and the mining, ranching and timber industries.

In the future, if additional sites are found to have historic significance, appropriate surveys should be conducted. Developments in or near these sites should mitigate impacts on the historic value of the sites.

## **Scenic Areas**

The Truckee Canyon planning area has outstanding scenic resources. The scenic splendor of the area contributes aesthetic, educational, and scientific opportunities to the entire region, adding to the desirability of the area as a place to visit, live and work.

The scenic corridor, from Interstate 80 as it passes through the Truckee Canyon planning area, provides views of rugged mountain slopes and escarpments that define the Truckee Canyon. Contrasts of color and elevation make these mountains an important visual resource. Development should be set back away from arterial roadways to maintain the existing views of the valley.

## **Land Resources**

The Truckee Canyon planning area is characterized by the Truckee River, which is surrounded by mountain ranges and canyons with various soil properties, diverse vegetative coverage, wildlife habitats, and geologic and seismic hazards. Development in the area should not degrade or destroy these resources, nor jeopardize the safety of the people in the area.

## **Soils**

The characteristics of soils help determine what constraints on development are expected. In the Truckee Canyon planning area, soil related constraints include problems of erosion, limitations for septic tank absorption fields and building limitations. Additional general information about soils is available in the Washoe County Master Plan Conservation Element and in the Soil Survey of Washoe County, Nevada, South Part, prepared by the U.S. Soil Conservation Service.

## **Erosion Hazards**

Soil types found in the Truckee Canyon planning area fall into one of three classifications with regard to erosion hazard: those subject to slight erosion, those subject to moderate erosion, and those subject to severe erosion. When combined with problems of slope and diminished vegetative cover, erosion can be a problem and should be taken into account during any development activity.

## **Limitations for Septic Tank Absorption Fields**

The U.S. Soil Conservation Service has identified most soils in the Truckee Canyon planning area as having severe limitations for septic tank absorption fields. Any development proposal in the Truckee Canyon planning area must take this into consideration. On-site surveys will determine

appropriate design of septic systems in accordance with Washoe County District Health Department regulations.

### **Building Limitations**

Soils that present constraints with regard to buildings or other structures in the Truckee Canyon planning area have been identified by the U.S. Soil Conservation Service (SCS). Development in areas with designated constraints on buildings without basements would require design that takes these constraints into consideration. Because of the prevalence of expansive clay soils, on-site investigations for all of unincorporated Washoe County must be conducted to determine the appropriate design of foundations and specific placement of buildings, roads and utility lines. These site-specific investigations should include a soil analysis conducted by a certified geologist or soil scientist. As a minimum, the SCS should be consulted for the most up-to-date information before a site plan is submitted.

### **Topography**

The most prominent feature in the Truckee Canyon planning area is the steep rugged mountains of the Pah Rah Range that make up the majority of the planning area. Approximately 80 percent of the area is mountainous with a maximum altitude of 8,035 feet at Pond Peak. The second dominant feature is the Truckee River Canyon that divides Washoe County from Storey County. Dodge Flat and the area around Wadsworth provide the largest area of level terrain.

The Nevada Bureau of Mines and Geology, in cooperation with the U.S. Geological Survey (USGS), has prepared maps representing slopes in the Truckee Canyon planning area. These maps, along with USGS topographic maps of the area, have been utilized in preparing the Development Suitability map. The Development Suitability map includes slopes of 15 percent or greater within the Truckee Canyon planning area. In steeply sloping areas, mitigation, including special design techniques and larger lots, is needed to ensure integration of development with the existing topography, soils, vegetation, and compatibility with slope constraints.

### **Vegetation**

The type of vegetation in Truckee Canyon varies from desert shrub and annual grasses in the semi-arid regions of the Pah Rah Range to meadow grasses in the pastures and riparian vegetation in the lower portion of the Truckee Canyon planning area. The most abundant vegetative type in the non-developed areas of Truckee Canyon is the salt desert shrub community. The most common plants found in this community are shadscale, greasewood, Russian Thistle, saltgrass and bud sagebrush.

The riparian community provides a dense growth of plants ranging from large cottonwood to moderate-sized cattails and small buttercups. Riparian areas also provide an important habitat to wildlife.

The Truckee Canyon planning area has limited vegetation resources that should be taken into consideration prior to development.

### **Threatened and Endangered Species**

The U.S. Fish and Wildlife Service and the Bureau of Land Management have identified Lahonton milk vetch (*Astragalus porrectus*), Nevada primrose (*Camissonia nevadensis*), Lemmon buckwheat (*Erigeron lemmonii*), Nevada oryctes (*Oryctes nevadensis*), and Intermountain buckwheat (*Erigeron ovalifolium williamsiae*) as being potentially threatened. Additionally, Nevada waterweed (*Elodea nevadensis*) has been listed as being possibly extinct. All of these species may be found in the Truckee Canyon planning area. Extreme care should be

taken not to disturb these plants. Further information concerning these plants may be obtained from the agencies identified above. No other threatened or endangered species are known to inhabit the area on a permanent basis.

## **Fire Hazards**

Certain portions of the Truckee Canyon planning area are considered to be areas of extreme wildfire potential. Development in areas of desert shrub and junipers are of particular concern. Wildfires in these areas burn very rapidly and are difficult to control. Local fire agencies should be consulted as to potential development constraints and proper wildfire mitigation measures.

## **Geologic Hazards**

### **Earthquake Hazards**

Two major effects of earthquakes that may occur in the Truckee Canyon planning area are surface rupture/ground displacement along a fault, and ground shaking. Each of these effects can cause major damage to structures, utilities and roads. The Nevada Bureau of Mines and Geology has only preliminary data for a portion of Truckee Canyon planning area. A large portion of the area remains unmapped with regard to faults.

During development review, earthquake hazards should be taken into consideration and proper setback from active fault lines should be provided. In addition, fault lines should be located on all subdivision maps.

### **Landslides and Debris Flows**

Both landslides and debris flows have occurred in recent times and are a hazard in the Truckee Canyon planning area. In general, areas at greatest risk due to earth movement are those located on steep slopes, hillsides, or below the mouths of canyons. These areas may also be prone to flash flooding. According to preliminary mapping by the Nevada Bureau of Mines and Geology, there have been a number of recent debris flows or landslides in the Truckee Canyon planning area. The foothills west of Wadsworth appear to be an area that is susceptible to these hazards.

In areas where there has been a history of slope movements, or where there is a potential for movement, the intensity of development should be minimized to reduce the risks of these hazards.

## **Wildlife and Wildlife Habitats**

The Truckee Canyon planning area provides important habitat to a variety of wildlife species. The natural setting, including wildlife habitat areas, is an appealing attraction for development. The importance of the area to wildlife should not be overlooked during development. For this reason, the appropriate wildlife agencies should be given the opportunity to review and comment on all proposed development projects in the area. These agencies should recommend appropriate mitigation measures to protect these natural resources.

### **Big Game Species**

Pronghorn antelope and mule deer are the major big game species found in the Truckee Canyon planning area. The Pah Rah Range provides important year-round habitat for these animals.

## **Game Birds**

Habitats of chukar, sage grouse and California quail are located in the Truckee Canyon planning area. The quail in the area are dependent on riparian vegetation for cover and roosting areas. To protect this habitat, vegetation should be preserved, where possible, during development activity. Where vegetation is disturbed, mitigation measures should be implemented.

## **NonGame Species**

A variety of nongame species occur in the planning area. These include species such as squirrel, mice, skunk, beaver and sparrow. Any development in the area should protect, to the degree possible, natural areas that may support these nongame species.

## **Threatened and Endangered Species**

The U.S. Fish and Wildlife Service has identified two fauna species in the Truckee Canyon planning area protected as either endangered or threatened under the Federal Endangered Species Act of 1973. These species include the Cui-ui (*Chasmistes cujus*), listed as endangered, and the Lahontan cutthroat trout (*Oncorhynchus clarki henshawi*), listed as threatened. Both of these species require extreme care to avoid water quality impacts that would be detrimental to their recovery. Further information on these fish species may be obtained from the U.S. Fish and Wildlife Service.

## **Agricultural Land**

### **Farmland**

The U.S. Soil Conservation Service has determined which areas are considered prime farmland. There are approximately 461 acres of prime farmland within the Truckee Canyon planning area. These are lands that provide the highest crop yields with minimal inputs of energy and economic resources and can economically sustain high yields of crops when managed using acceptable farming methods. The residents in the planning area have expressed a strong interest in preserving irrigated agricultural land, particularly pastureland along the Truckee River. The Conservation Element of the Washoe County Master Plan provides additional information on the preservation of lands for agriculture use.

### **Rangeland**

There is some rangeland in the planning area that supports cattle herds on private land. Areas used for livestock grazing include properties around Wadsworth. More information about agricultural land is available in the Conservation Element of the Washoe County Master Plan.

## **Water Resources**

The Truckee Canyon planning area is located within the Tracy Segment of the Truckee River Basin. According to the Water Resources-Reconnaissance Series, Report 57, A Brief Water-Resources Appraisal of the Truckee River Basin, the total estimated potential recharge of groundwater in the Truckee Canyon planning area is approximately 6,000 acre feet per year, which includes both Washoe and Storey Counties. Although the estimated water supply appears to be adequate to meet both current development needs and projected growth in the planning area, water may not, however, be available in sufficient quantity to serve proposed developments in every location in the area because of geological conditions. Pump tests must be performed on a case-by-case basis to determine the amount of usable water available.

Development must also be done in a manner that protects the water resources of the area from siltation and pollution; does not increase erosion, flooding and other surface water damage; and preserves and enhances the area's water resources.

## **Flood Hazards**

The potential for floods caused by winter snowmelts, rains, or summer cloudbursts is high in the Truckee Canyon planning area, especially along the Truckee River. The Federal Emergency Management Agency (FEMA) has mapped the area's 100-year floodplains. The FEMA maps were utilized in preparing the Development Suitability map.

Several creeks drain into the Truckee Canyon. Heavy rain accompanied by melting snow runoff, as well as thunderstorms, can generate flash flooding throughout the area. Proper mitigation of the hazards of both the 100-year floodplains and that of flash flooding must be provided for in all development proposals.

## **Wetlands**

The U.S. Fish and Wildlife Department has issued a series of generalized wetland maps. These maps are for use as guides for planning purposes only and were used in preparing the Development Suitability map. The potential wetland areas shown on the Development Suitability map were identified by the federal agency from aerial photographs, soil surveys, and other data. Only limited areas were field checked due to lack of access. There may be some areas of non-wetlands within the wetland boundary. Therefore, the Development Suitability map should be used as a guide only in determining the presence of wetlands regulated by the U.S. Army Corps of Engineers. Anyone planning to conduct any earth moving activities in or near the areas identified as potential wetlands should contact the U.S. Army Corps of Engineers for information on the need for a Section 404 permit.

## **Policies and Action Programs**

### **Cultural and Scenic Resources**

- TC.1.1        Ensure that the scenic views of the Truckee Canyon planning area remain unobstructed.**
  - TC.1.1.1        A minimum 25-foot buffer should be provided between all property lines and rights-of-way along all arterial streets. No fences, walls or structures shall be permitted in these areas. At time of subdivision application review, a landscape theme should be evaluated.
  
- TC.1.2        Encourage uses and developments, which will protect the Truckee River as a scenic, natural feature in the Truckee Canyon planning area.**
  - TC.1.2.1        Encourage the retention of lands currently in public ownership along the Truckee River for public facility use, recreation, open space and wildlife habitat.
  
- TC.1.3        Preserve and enhance the visual qualities of the Truckee Canyon planning area as viewed from Interstate 80.**
  - TC.1.3.1        Proposed developments shall be reviewed to ensure the view from Interstate 80 is preserved. Height limitations and setbacks will help preserve the visually predominant ridges and escarpments.



TC.1.3.2 The Washoe County Department of Community Services shall investigate creating scenic corridor guidelines in the proposed Development Code. These should apply to the segment of Interstate 80 within the planning area.

TC.1.3.3 Encourage the County to evaluate methods for reducing the impacts of off-premise signs on the Interstate 80 corridor.

## **Water Resources**

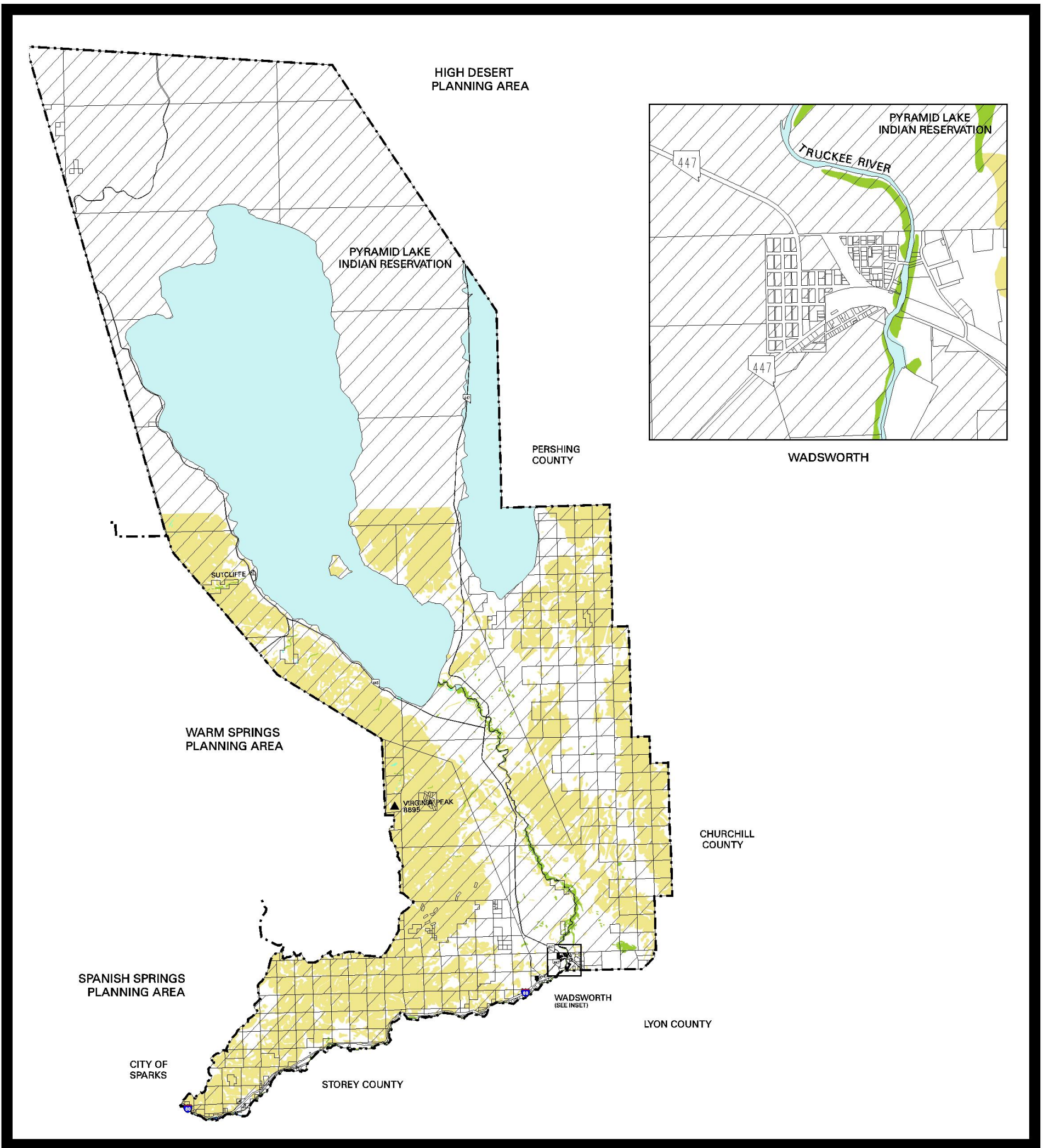
**TC.2.1 Require on-site pump tests be performed before final map recordation to demonstrate adequate water supply is available for all proposed subdivisions.**

**TC.2.2 Ensure that development proposed within the wetland areas of the Truckee Canyon planning area complies with federal wetland regulations.**

TC.2.2.1 During development review, Washoe County Department of Community Services staff will require documentary evidence of compliance with the requirements of the Federal Clean Water Act.

**TC.2.3 Ensure that all fee land (non-tribal) within the Truckee Canyon planning area that is located within the Truckee River 100-year floodplain complies with FEMA guidelines.**

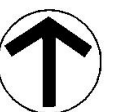
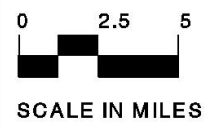
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## TRUCKEE CANYON DEVELOPMENT SUITABILITY

- |                             |  |
|-----------------------------|--|
| RIDGE LINES TO BE PROTECTED | BOTH POTENTIAL FLOOD HAZARD AND POTENTIAL WETLANDS |
| SLOPES GREATER THAN 15%     | PUBLIC LAND  |
| FLOODWAY AREA               | MOST SUITABLE                                      |
| 100-YEAR FLOOD HAZARD       | WATER BODIES                                       |
| POTENTIAL WETLANDS          |  |

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**Department of  
Community  
Development**

**WASHOE COUNTY  
NEVADA**

POST OFFICE BOX 11130  
RENO, NEVADA 89520  
(775) 328-3600



DATE: MAY 2000

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# Land Use and Transportation

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The Land Use and Transportation section of the Truckee Canyon Area Plan is intended to guide the location and use of the area's land resources. This section of the plan follows the organization of the Land Use and Transportation Element of the Washoe County Master Plan. Additional material pertaining to land use, transportation, and related issues discussed in this plan are described in detail in that element of the Master Plan.

## Land Use

### Generalized Land Use

Current land use information is obtained by converting the Washoe County Assessor land use designations for tax purposes into comparable designations as adopted in the Truckee Canyon Area Plan. The Truckee Canyon planning area is comprised of 669,838 acres, 428,055 acres of which belong to the Indian Reservation and other public entities. The developable area in the Truckee Canyon planning area totals 189,609 acres. The vast majority of this area is designated general rural, reflecting the steep terrain and gentle mountains in the Truckee Canyon. In addition to general rural land use, there are residential and industrial land uses along the Truckee River. As of June 1999, approximately 1,560 acres of the total 189,609 are considered “developed” according to the Washoe County Assessor<sup>1</sup>.

Table 1, on the following page, lists the acreage for each land use type in the planning area.

### Public Land

There is a large amount of publicly owned land that is scattered throughout the Truckee Canyon planning area. The ownership of this land (federal, state and local) is a constraint to development. Consolidation of public land, as well as land exchanges, should be examined as a method to provide developable land in the Truckee Canyon planning area. In addition, when development is proposed adjacent to public land, its impact on the public land should be considered.

### Tribal Land

Approximately 13,440 acres of the planning area are located within the Pyramid Lake Reservation with approximately 12,011 acres being regulated by the Pyramid Lake Tribal Council. The council is planning to construct 50 single family dwellings in Wadsworth this year and are also planning to build a sewage treatment facility to service tribal homes.

### Development Constraints

Numerous features influence the location and character of development in the planning area. These features were addressed in the Conservation section of this plan. The features having the greatest impact on development in the area are steep slopes, potential wetlands and floodplains. These features, along with land under public ownership, were used to produce the Development Suitability map depicting areas with development constraints.

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<sup>1</sup> Developed acreage based on Washoe County Assessor CAAS data for existing land use. Parcels classified as vacant, splinter, unbuildable, agriculture, mining claims or public utilities are not included in the developed acreage calculation.

## Land Use Plan

The Master Plan map was prepared using information from the Development Suitability map, the Current Assessed Land Use map, population forecasts from the Washoe County population projections for the year 2020, and countywide service level standards.

Table 1  
Planned Land Use

Land Use Designation	Acres
Commercial	406
Industrial	1,515
Open Space	39,402
Rural	141,051
Rural Residential	381
Suburban Residential	398
Urban Residential	9
<b>Total</b>	<b>183,162</b>

Notes: Abbreviations are as follows: d.u. = dwelling unit. Figures have been rounded. All acreages are net and do not include public roadways or waterbodies. The acreages as shown are approximate and may be modified as Assessor's parcel map revisions are included in the Washoe County Geographic Information System.

The acreage figures exclude area devoted to the Pyramid Lake Indian Reservation and Truckee River.

Table updated with Master Plan Amendment Case Number MPA12-003 to reflect Master Plan designations and current land use distribution as of October 2012.

Source: Washoe County Department of Community Services,  
Planning and Development Division

Using Washoe County population projections for the year 2020, the intensity of development needed to accommodate projected population growth for the area was determined. Policies and action programs contained in other parts of the Master Plan advocate regional economic diversification. These were translated into appropriate land use types. General trends of development type and land use intensity recognized on the Current Assessed Land Use map were then used to guide the location of land use designations on the Master Plan map. Finally, the transportation network needed to support the proposed land use was determined using service level standards and designated land use. This is shown on the Streets and Highways System Plan map. Each land use category is discussed in the following text.

## **Residential**

The 1998 estimated population of 2,000 in the Truckee Canyon planning area, as shown on the 1997 Washoe County Population by Area publication, is projected to increase to 5,007 by the year 2020 as identified in the Washoe County Population Element. These figures do not include estimates for the Pyramid Lake Indian Reservation. Areas currently in residential use, specifically Wadsworth, form the present core of residential land use in the planning area. A system of open space, in the form of greenbelts, should be developed in conjunction with new residential development along the floodplain and wetland areas. These greenbelts should be used to preserve the natural setting. Additionally, fire breaks and fuel management programs should be designed in conjunction with residential sites and greenbelt system.

The area around Wadsworth is the focal point for development in the east portion of the planning area. Although most of Wadsworth is located within the Pyramid Lake Reservation, there are approximately 1,047 acres of fee (private) land. Most of the development centers around existing single family dwellings on small lots. Along old Highway 40, there is a mixture of single family dwellings, general convenience stores and public facilities. East of the Truckee River are the Conestoga mobile home park and Wadsworth Trailer Park in addition to single family homes. The Wadsworth area should continue to develop at a density of three dwelling units to the acre. Existing lots in the downtown area should be consolidated into larger parcels.

The Lockwood area adjacent to the Truckee River that consisted of the Truckee River mobile home park, single family dwellings and a small general convenience store, has been purchased as part of a FEMA flood control project. The mobile homes have been removed and the other structures are planned for removal or demolition. This area is recommended to be developed as park land, open space, or other uses consistent with the floodplain constraint.

Additional areas along the Truckee River are designated as medium density rural with a minimum five-acre lot size. It is intended for these areas to maintain their rural setting and atmosphere. The land use policies and action programs in the Land Use and Transportation Element of the Master Plan state that growth and development should be consistent with available resources and that intensification of land use should occur around existing urban areas where there can be an orderly extension of public services and facilities.

## **Parks and Recreation**

An increase in neighborhood and community park facilities will be necessary to meet the needs of the area's growing population. These parks are discussed in the Public Services and Facilities section of this plan. It should be noted that both public and private recreational uses are included in this land use designation.

## **Public and Semi-Public Facilities**

An increase in public facilities such as utilities, community buildings, schools, and fire and police protection will be required to meet the needs of the new population and increased industrial uses in the Truckee Canyon planning area. These services and facilities are discussed in the Public Services and Facilities section of this plan.

## **Industrial**

There are two primary industrial areas in the Truckee Canyon planning area. The Mustang area consists of a variety of industrial activities, a small convenience store/saloon, the Sage mobile home park, and several single family dwellings. This area represents an appropriate location for additional light or medium industrial activities. Some of the present uses, however, include an auto salvage facility and a junk yard. There are a lot of scrapped cars, buried debris and other eyesores that are highly visible from the highway. Future uses should include comprehensively

designed industrial parks. An application has already been approved for this type of development. Uses such as warehousing, manufacturing and processing (to be performed indoors), should be encouraged. Amenities such as sanitary sewer, buffering, and landscaping and screening from adjacent uses should be provided.

The area between the Patrick and Tracy interchanges is the largest block of industrial land in the Truckee Canyon. In this area on the north side of the freeway, over 1,000 acres of formerly General Rural land has been rezoned for industrial uses. Article 222, Truckee Canyon, of the Washoe County Development Code, will require completion of a Development Agreement prior to any substantial development of this area. Protection of the water quality of the Truckee River will be a prime concern in the review of any projects in this area. It is expected that development in this area will consist of light to medium industrial uses. The south side of the Patrick interchange offers an additional location for industrial uses because of an existing mining and gravel operation on land zoned for industrial uses. Future projects in this area should be closely examined due to the presence of floodplains and wetlands. As in the Mustang area, the infrastructure necessary to support industrial development, such as community water and sewer systems, should be provided.

Additional industrial uses in the Truckee Canyon planning area are aggregate pits. Some of the more visible aggregate pits adjacent to Interstate 80 are now being reclaimed or phased out. Future expansion of existing aggregate pits or development of new sites will be reviewed and recommended to be located in areas not visible from the Interstate 80 corridor.

### **General Commercial**

There are a number of small commercial stores (saloons, general goods, etc.) in downtown Wadsworth, as well as several acres of undeveloped commercially zoned properties. Future population projections indicate the need for five acres of general commercial in the planning area. As the Wadsworth area develops, a shopping center with a grocery store may be needed. Finally, there are also general convenience stores in Lockwood and in Mustang.

### **Neighborhood/Commercial Office**

No neighborhood/commercial office uses are known to currently exist in the Truckee Canyon planning area. Future neighborhood/commercial office uses should only occur in the downtown Wadsworth area to serve the needs of the residents in the planning area (i.e. medical offices, banking, etc.).

### **Tourist Commercial**

An automobile raceway to be located at the Patrick Intersection, north of I-80, was approved by Washoe County in 1987 but was never developed. Should it be built, the project is expected to generate additional development such as offices, motels and restaurants.

### **General Rural**

The predominant land use pattern within the general rural (GR) designation as shown on the Master Plan map is open space and agriculture. The GR designation indicates land with severe development constraints, land that should be preserved for conservation reasons, or land that is not planned to receive the services and facilities needed for development in the near future. Mining activities, such as aggregate pits and primary metals extraction, are allowed in the GR designation. In addition to the aggregate pits mentioned above under the industrial designation, one relatively large and several smaller gold mines are located northwest of the Wadsworth area.



## Transportation

The transportation system for the Truckee Canyon planning area is based on the adopted Street and Highway Element of the Regional Transportation Plan (RTP)<sup>2</sup> and the local access needs of the planning area. Current and proposed streets and highways in the planning area are shown on the Streets and Highways System Plan map. A full description of level of service and roadway functional classifications is contained in the Land Use and Transportation Element.

Within the planning area, traffic can be accommodated by Interstate 80 and Highway 447. The Land Use and Transportation Element identifies Interstate 80 as a freeway and Highway 447 as a minor arterial. The Nevada Department of Transportation (NDOT), in its Highway System Plan for 1989-98, lists widening Highway 447 from 24 feet to 30 feet from FAS 427 in Wadsworth to Nixon as an Additional System Need. Construction is not expected to begin within the next ten years.

## Policies and Action Programs

### Land Use

- TC.3.1 Work closely with the Pyramid Lake Tribal Council and Storey County representatives to coordinate development and to avoid duplication of services.**
- TC.3.1.1 Washoe County should provide support to the newly created citizens advisory board.
- TC.3.2 Allow use and development of natural resources under the following conditions:**
- TC.3.2.1 Development of such resources shall not be detrimental to surrounding properties, land uses and the environment in general.
- TC.3.2.2 Review of special use permits required for aggregate pits shall consider access, surrounding land use, visual aspects and site rehabilitation. Site rehabilitation shall include, as a minimum, provisions to return all affected areas to their original condition.
- TC.3.3 Ensure screening and buffering is placed between residential developments and incompatible land uses.**
- TC.3.4 Prevent future residential subdivisions from locating residences next to either Interstate 80 or the Southern Pacific Railroad. Effective shielding and buffering will be planned to provide noise abatement.**
- TC.3.4.1 Tentative maps shall not locate residences closer than 500 feet line-of-site exposure or 100 feet shielded exposure to the right-of-way of major highways and railroads. Outside noise levels at the residence shall not exceed a maximum of 65 db when trains are passing or 65 Ldn next to Interstate 80.
- TC.3.5 Work with the Cities of Reno and Sparks and Storey County to develop a plan addressing the problem of solid waste disposal.**

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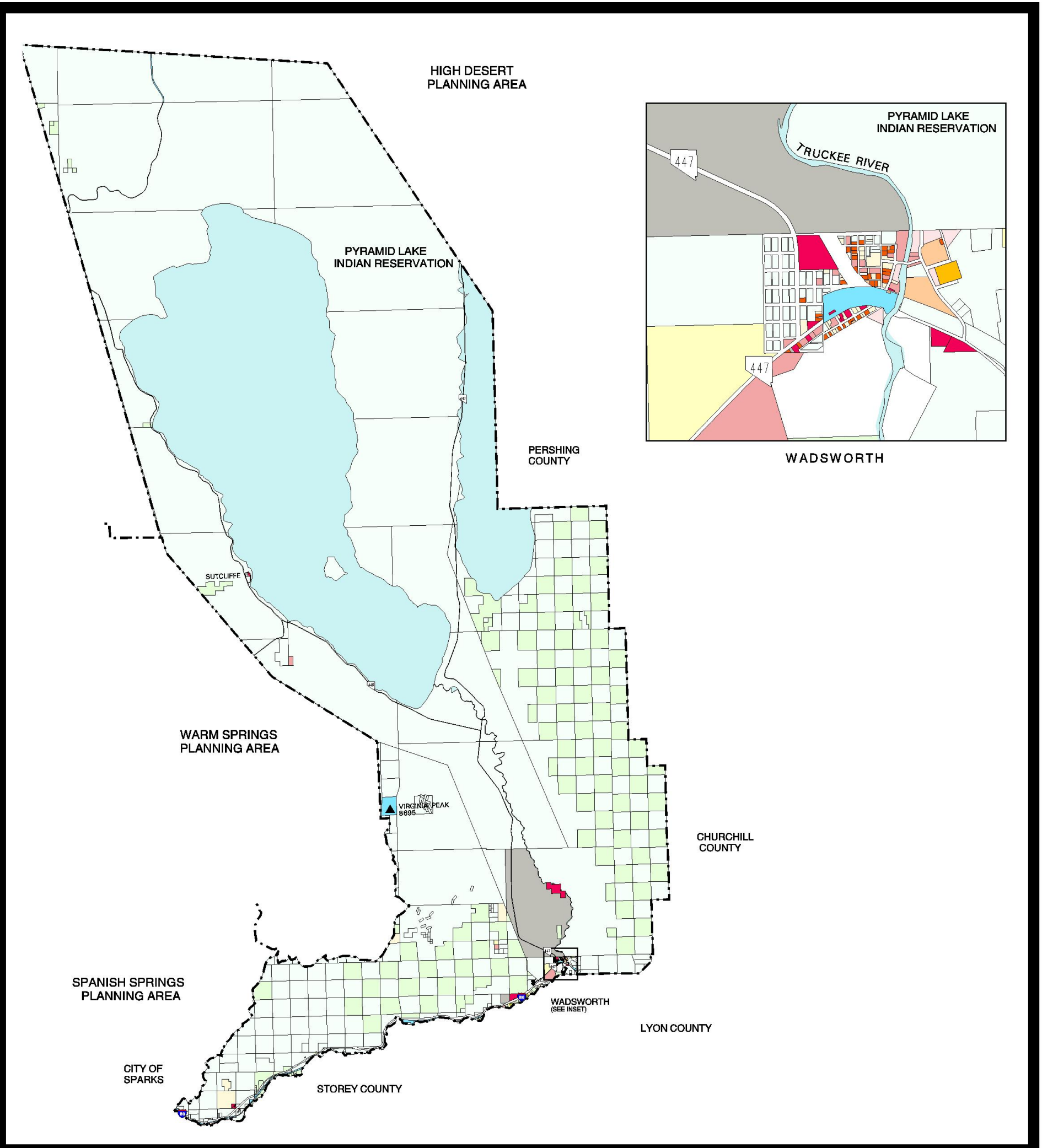
<sup>2</sup> Regional Transportation Commission, 2030 Regional Transportation Plan (August 21, 2001).

- TC.3.6**      **Investigate current non-residential operations which handle, store or transport hazardous materials/wastes to ensure public health and safety, to protect the environment, and to determine their compliance with federal, state and county requirements and approvals.**

## **Transportation**

- TC.4.1**      **Develop a transportation system standard for paved and unpaved rural highways in unincorporated Washoe County.**

TC.4.1.1      The Washoe County Department of Community Services, together with the Regional Transportation Commission, shall include a transportation system standard for rural highways. These standards should be included in the Land Use and Transportation Element of the Master Plan.



## TRUCKEE CANYON CURRENT ASSESSED LAND USE

	VACANT-MINOR IMPROVMTS. COMMON AREA		HIGH DENSITY SUBURBAN		TOURIST COMMERCIAL
	LOW DENSITY RURAL		LOW DENSITY URBAN		INDUSTRIAL
	MEDIUM DENSITY RURAL		MEDIUM DENSITY URBAN		PUBLIC AND SEMI-PUBLIC FACILITIES
	HIGH DENSITY RURAL		HIGH DENSITY URBAN		PARKS AND RECREATION
	LOW DENSITY SUBURBAN		GENERAL COMMERCIAL		AGRICULTURAL
	MEDIUM DENSITY SUBURBAN		OFFICE COMMERCIAL		UNDEVELOPED

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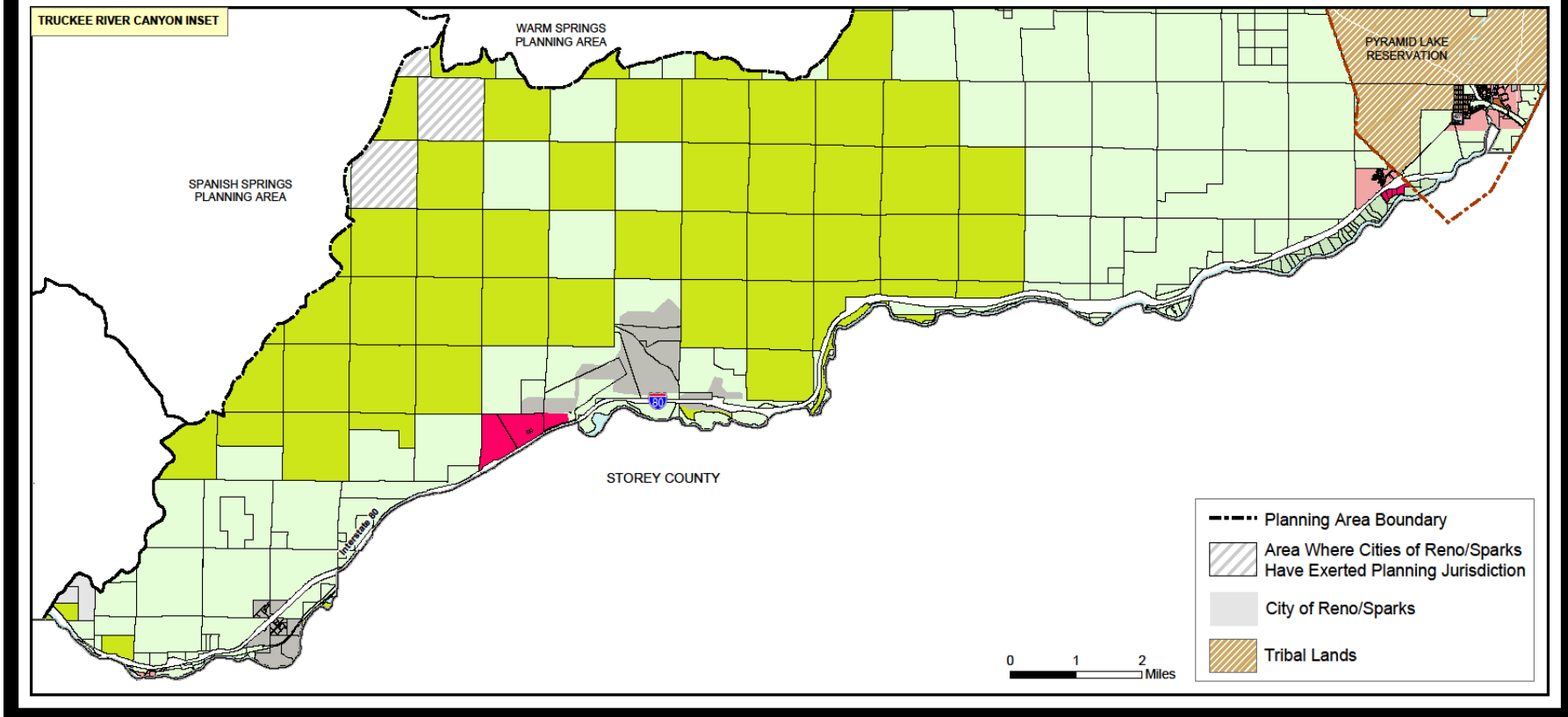
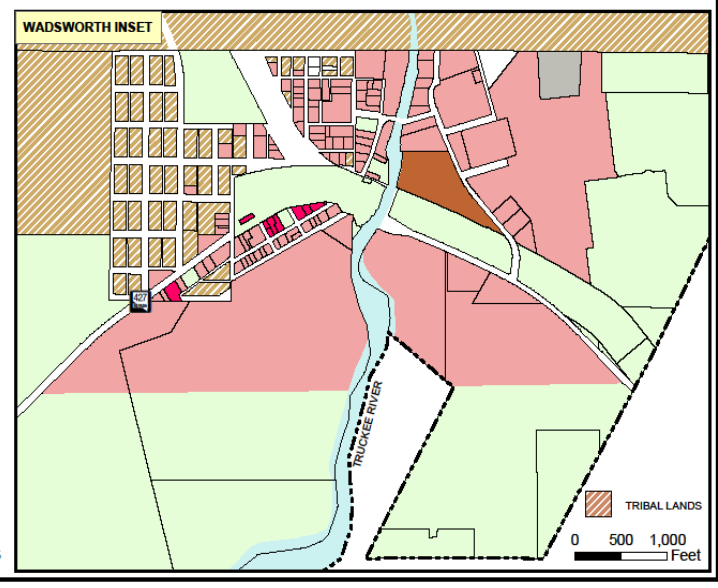
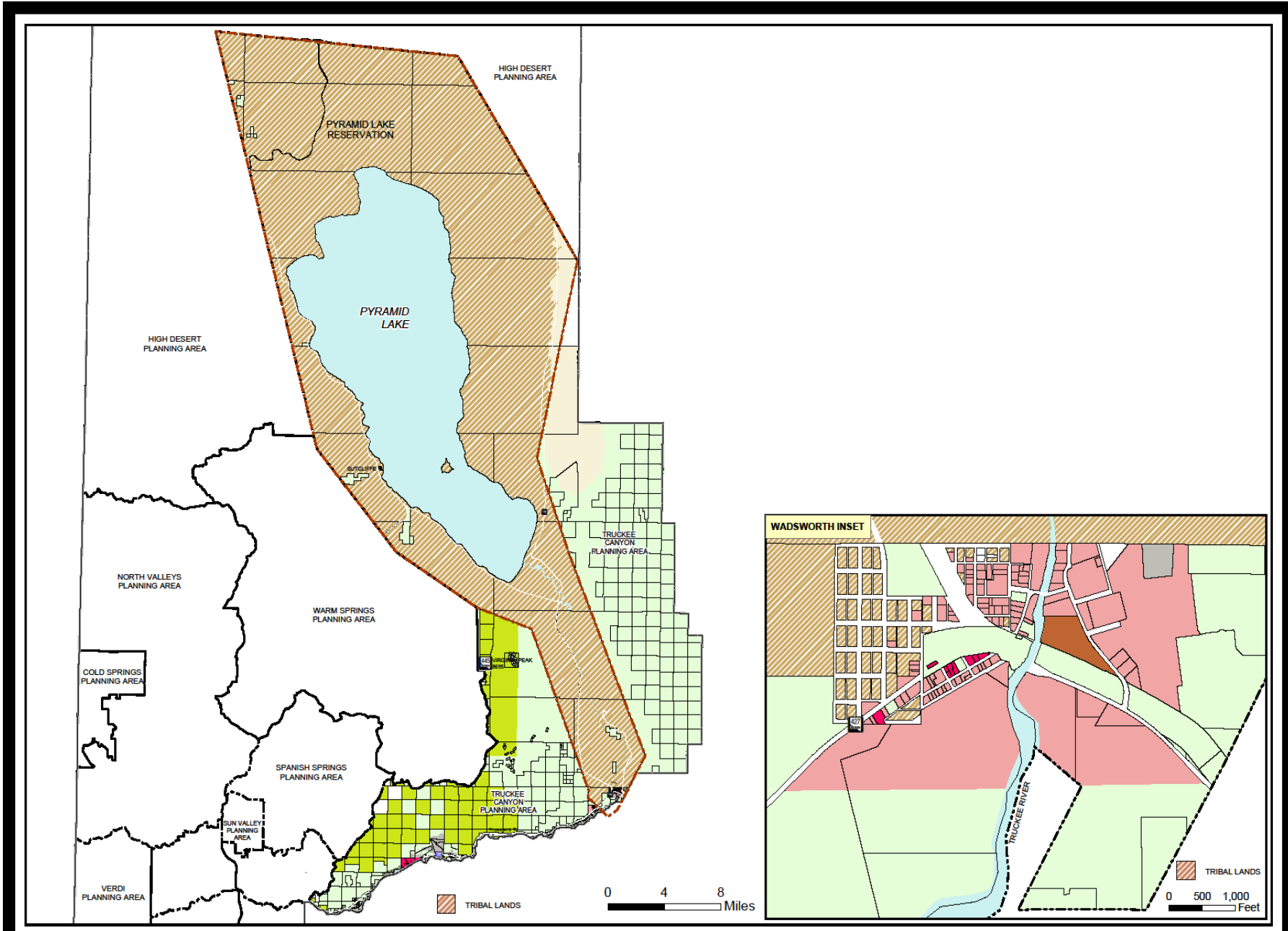
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### TRUCKEE CANYON MASTER PLAN MAP

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

Planning and Development Division

PC Date: November 6, 2016  
BCC Date: January 24, 2017  
TMRPA Date: March 22, 2017  
Adopting Resolution Date: March 22, 2017

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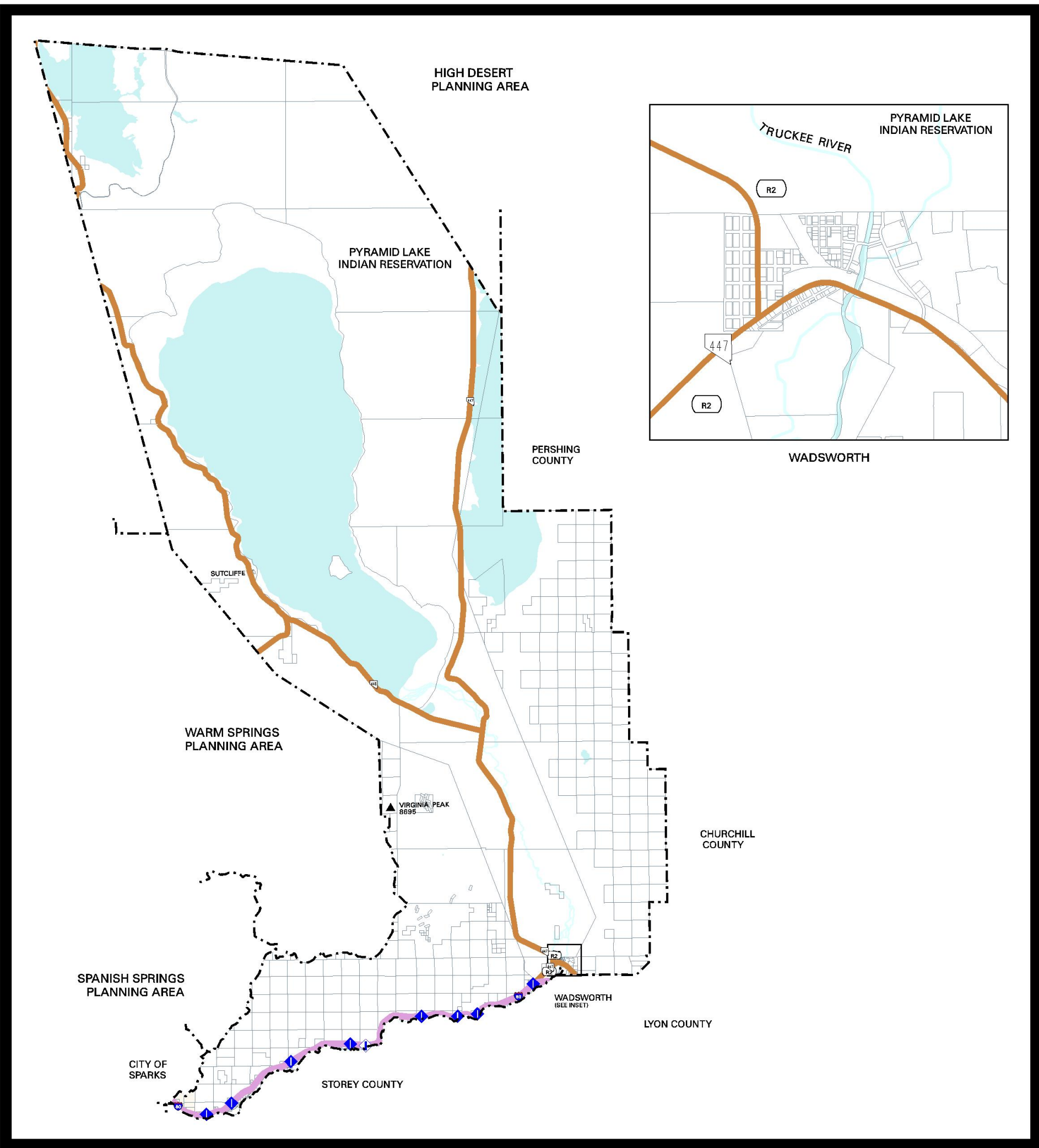
CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.  
DATE: 3/22/2017 DIRECTOR: *[Signature]*

**Community Services  
Department**

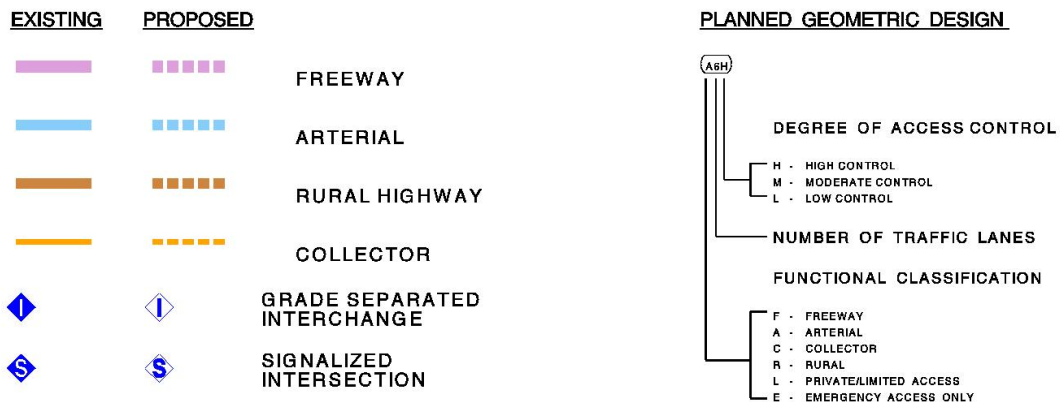
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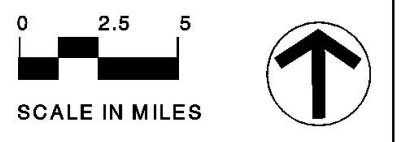
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## TRUCKEE CANYON STREETS AND HIGHWAYS SYSTEM PLAN



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YEAR 2020 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. BCC ADOPTION DATE: AUGUST 13, 2002  
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# Public Services and Facilities

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As growth continues to occur in the Truckee Canyon planning area, the demand for public services and facilities will increase. The intent of this section of the Truckee Canyon Area Plan is to provide a guide for the orderly and planned extension of the public services and facilities needed to serve the present and future residents of the area.

This section includes information on water service, sanitary sewer service, other utilities, fire and police protection, libraries, schools, and parks and recreation facilities. Countywide service standards described in the Master Plan Land Use and Transportation Element are used to determine future needs for each of these services and facilities. Existing and proposed land uses, existing services and facilities, and service standards are used to determine future services and facilities needs in the planning area.

Public services and facilities policies and action programs specific to the Truckee Canyon planning area are presented at the end of this section. These policies and action programs, along with those contained in other parts of the Washoe County Master Plan, serve as guidelines for providing the Truckee Canyon planning area with the public services and facilities necessary for growth to occur as anticipated in the Land Use and Transportation section.

## Water Service

Most of the water service in the planning area is currently provided through individual wells with the exception of the mobile home parks that have a community water system. Development is dependent upon a reliable water supply that will serve the needs of residents in the area.

Most of Wadsworth consists of single family dwellings on small lots which contain both an individual well and septic field. Water quality in this area is suspect and Washoe County has constructed a community water distribution system to serve the non-tribal portion of Wadsworth. The well drilled to supply this system does not meet potable water standards and the system is now used only for irrigation water during the summer months. Washoe County has been discussing solutions to this and other regional water quality and provision issues with the Pyramid Lake Paiute Tribe and the City of Fernley.

Countywide service standards require a community water system for new residential development (with a density of one dwelling unit per acre or greater) and for commercial and industrial areas. This system should ultimately be operated and managed by Washoe County. The Public Services and Facilities Plan map shows areas currently developed that require water service; approved, unbuilt projects that require water service; and planned development areas that will require water service.

## Sanitary Sewer Service

Most sanitary sewer service in the Truckee Canyon planning area presently is in the form of individual septic disposal systems. Residential and industrial development in the area must meet the County standard requiring a sanitary sewage system capable of handling a minimum of 325 gallons per day per dwelling unit and 457 gallons per day per acre for industrial uses. Countywide standards require that lots one acre or smaller be connected to a community sewage disposal system. Additionally, as the individual septic disposal systems that currently exist fail, there will be an additional need for community or sanitary sewer service. As with community

water service, Washoe County has been discussing the provision of regional sewer service with the Pyramid Lake Paiute Tribe and the City of Fernley.

Alternatives for removing treated wastewater from the Reno-Sparks sewage treatment facility are being studied by the Cities of Reno and Sparks. One proposal is to pipe partially treated effluent through the Truckee Canyon and to deposit it in an alternate location such as the Fernley Wildlife Area or the Stillwater Wildlife Area.

## **Other Utilities**

In order to preserve, to the extent possible, the natural setting of the Truckee Canyon planning area, utilities such as electrical lines and telephone lines should be placed underground. Natural gas tanks should be screened completely from off-site view.

## **Fire Protection**

The Truckee Meadows Fire Protection District provides fire protection in the Truckee Canyon planning area with a volunteer fire station located in Wadsworth. Assistance agreements exist with Lyon County, Storey County (a volunteer fire company exists in Lockwood) and the Pyramid Lake Reservation. A unit from the fire station in Sun Valley also responds to fires in the planning area. A one-acre site near the West Wadsworth Interchange in the Stampmill Estates subdivision has been made available for a fire station. As development increases in the area, additional firemen and equipment will be needed.

## **Police Protection**

Police protection in the Truckee Canyon planning area is provided by the Washoe County Sheriff's Office. There is currently one patrol unit regularly assigned to the area, with an average response time of less than 30 minutes. As development occurs in this and adjacent planning areas, patrols may need to be increased. The Pyramid Lake Reservation provides its own police protection.

## **Libraries**

There are no libraries or branch libraries within the Truckee Canyon planning area at present. The area is served by the Sparks Branch Library.

## **Schools**

There is presently one school existing in the planning area. Natchez School was built in 1972 on a 12.5-acre site in Wadsworth. It currently serves children living east of the Tracy interchange from kindergarten through eighth grade. Children who live west of the Tracy interchange attend school in Sparks. Students in grades nine through twelve attend school at either Reed Reed High School in Sparks or Wooster High School in Reno. The Public Services and Facilities Plan map shows the location of existing schools in the planning area.

The Washoe County School District Master Plan uses ten acres as a planning guide for an elementary school and 15 to 20 acres for a middle school. Acquisition and eventual construction of school facilities will be based upon the rate of development in the area and the school capacity needs.

## **Parks and Recreation Facilities**

There are currently no regional or community parks in the planning area. The projected population for the planning area would require a minimum of five acres of community parks and two acres of neighborhood parks to serve the recreational needs of the residents of the immediate area.

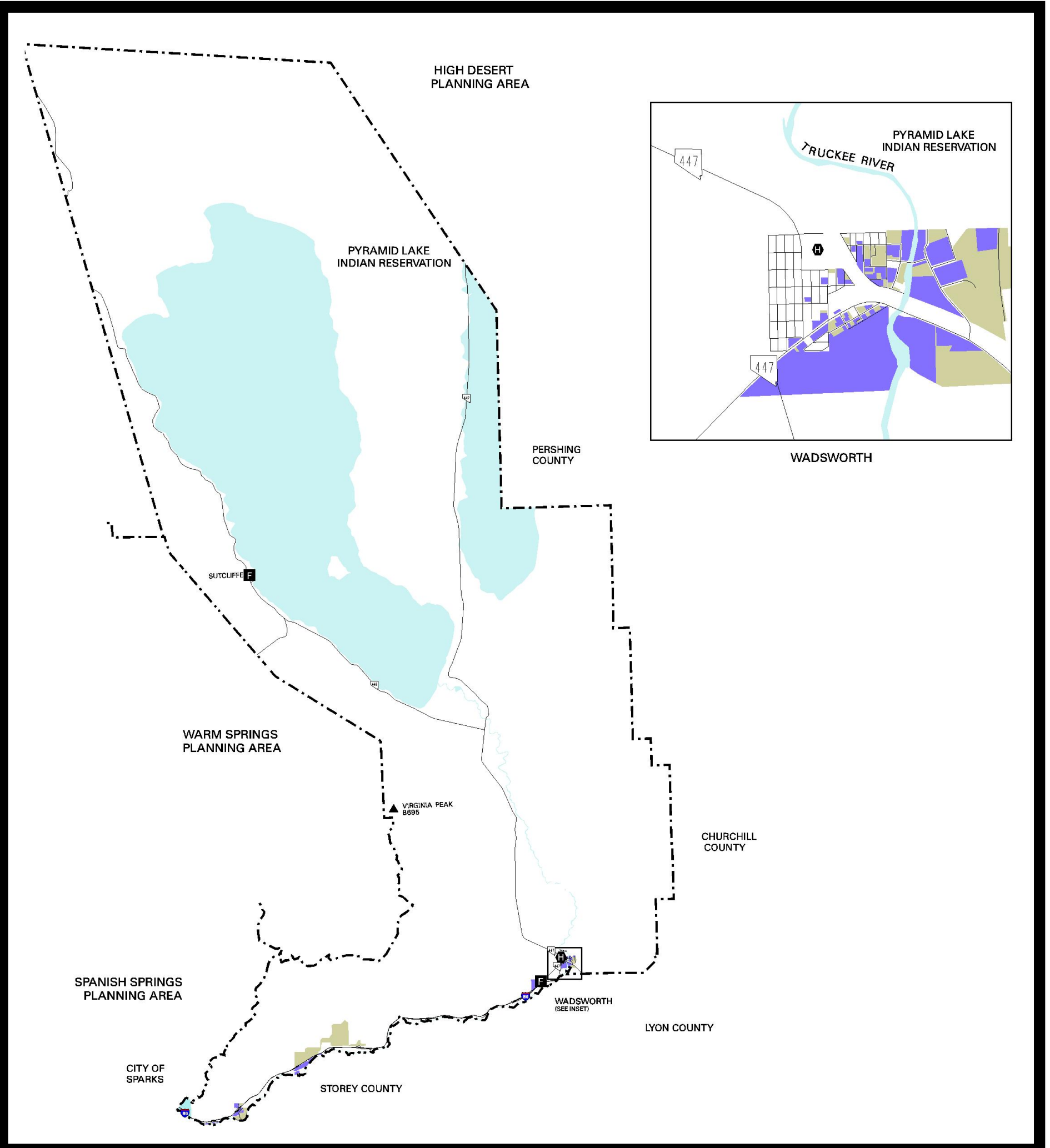
A five-acre park site has been provided in the Mustang area as part of an approved industrial park development and a neighborhood park is proposed in the Stampmill Estates subdivision west of Wadsworth. A neighborhood park should be located near the Natchez School in Wadsworth. These proposed sites are shown on the Public Services and Facilities Plan map.

Access points should be provided along the Truckee River for picnic, fishing and rafting areas. Opportunities for recreational trails are limited in the Truckee Canyon planning area due to its steep terrain and remote location. Several trails in the area could provide access to Bureau of Land Management land along the Truckee River. Public access must be protected and, when possible, access should be improved.

## **Policies and Action Programs**

**TC.5.1      Require an Environmental Impact Statement (EIS) for any proposal to pipe wastewater through the planning area. The EIS should address the project's impact on the Truckee River during and after construction, on water quality, aquatic life, wildlife, and on surrounding land uses.**

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## TRUCKEE CANYON PUBLIC SERVICES AND FACILITIES PLAN

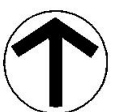
### COMMUNITY WATER AND SANITARY SEWER SERVICE AREAS

- EXISTING LAND USES NEEDING SERVICE
- PLANNED LAND USES NEEDING SERVICE
- AREAS SERVED BY COMMUNITY WATER AND SANITARY SEWER
- AREAS NOT NEEDING SERVICE

### 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, S-SPECIAL USE)
- PLEASE REFER TO THE ADOPTED PARK DISTRICT MASTER PLANS.

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# Conclusion

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The Truckee Canyon Area Plan is intended to serve as a guide for the Board of County Commissioners, the Washoe County Planning Commission, and the community on matters of growth and development within the Truckee Canyon planning area. The Master Plan map, the Streets and Highways System Plan map, and the Public Services and Facilities Plan map, show the land use types and the location of facilities called for in the area plan. The various plan maps, together with policies and action programs contained in this plan and other parts of the Master Plan, will be used in the preparation of the Capital Improvements Program and in the development review process. Activity in the planning area will be monitored by the Washoe County Department of Community Services through an annual review. This review will present a detailed status report for each planning area in the County and provide the information needed to determine whether or not the objectives of a particular plan are being met.

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