


Heat Mitigation Plan Master Plan Update (MPA) Draft

This document contains draft changes to [Envision Washoe 2040](#), Washoe County's Master Plan, to create a heat mitigation plan as required by Assembly Bill 96 from the 2025 Legislative Session. Changes are organized as they appear in the plan, marked with the page of Envision Washoe 2040 on which the modified text starts. Only modified or contextually relevant subsections are included. Changes are shown on a plain text version of Envision Washoe 2040; they will be incorporated into an appropriately formatted draft of the master plan for the public hearing process. Additions are in **red bold** and deletions in ~~red strikeout~~. Proposed changes include the following:

- Adding a red sun icon () throughout the plan to indicate that a principle, policy, or action is part of the heat mitigation plan.
- Adding language specific to extreme heat in various relevant policies throughout Envision Washoe 2040.
- Adding Heat Mitigation Plan as one of the listed components of the Conservation Element on page 44.
- Reorganizing the narrative in the Adaption and Resiliency element to establish a Heat Mitigation Plan that covers both extreme heat and urban heat. Currently, Envision Washoe 2040 primarily addresses urban heat.
- Adding several plans to the “relevant plans” section in the Adaption and Resiliency element, including the Washoe County Hazard Mitigation Plan, the Washoe County Climate Action Plan, the 2019 Regional Parks and Open Space Master Plan, and the RTC 2050 Regional Transportation Plan.
- Modifying policies in Adaption and Resiliency Principle 3 to more precisely address extreme heat as required by Assembly Bill 96.
- Adding Adaption and Resiliency Principle 4 to address the management of extreme heat impacts, including policies related to cooling spaces, public drinking water, raising awareness of extreme heat and its impacts, energy resilience, assessing rural impacts of extreme heat, and more.
- Adding three new action items as part of the Heat Mitigation Plan, including actions related to tree canopy coverage, rural-focused heat management strategies, and identifying areas at high risk of impacts from extreme heat.

A draft of proposed changes begins on the next page.

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Principles and Policies

The Principles and Policies sections within each element describes Washoe County's goals and policies- designed to help the County enhance the lives of the residents, protect the environment, and operate within its resources. These sections also detail ongoing regional and state efforts which align with each element and includes links to each of the related plans described on the next page. To further Washoe County's goal of regional coordination and cooperation, principles and policies from related plans which align with Washoe County's overarching goals and County policies have been incorporated directly into the principles and policies. Principles and policies which are from relevant plans are indicated with *italic* text and an icon in the margin noting the goal/policy number which links to the source plan.

Principles are expressions of community ideals. They are broad directions that establish ideal future conditions toward which policies are focused.

Policies are statements which further refine the principles and guide the County's course of action to achieve the principles. They should guide decision-making and give clear indication of intent.

It is important to note that within each element, there are multiple other plans which relate to the element, but have been created by other County Departments, conservation organizations, other agencies, or the Truckee Meadows Regional Planning Agency (TRMPA). Each element contains a graphic identifying related plans and linking to those plans. Where possible, principles and policies were built from other adopted Washoe County and Regional Plans to build off work that has already been completed. Principles and policies which are from relevant plans are indicated with *italic* text and an icon in the margin which links to the source plan.

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RFC Principle 3. Facilitate land exchanges, acquisitions, and disposals that are in the public interest.

3.1 Coordinate with the TMRPA and Federal legislators and officials to support land exchanges, acquisitions, and disposals when such actions are in the public interest, support the Washoe County Open Space Plan, or add unique cultural resource sites to public ownership.

3.2 Work with planning partners to develop funding sources and incentives for the acquisition, dedication, and maintenance of open space and sensitive lands. ☀️

3.3 Support partnerships for the use of Southern Nevada Public Land Management (SNPLMA) Funds for the acquisition of environmentally sensitive lands.

3.4 Coordinate with NDOW and USFWS on acquisitions to benefit habitat management and species diversity identified in the Nevada Wildlife Action Plan and USFWS Updated Goals and Objectives for the Conservation of Lahontan Cutthroat Trout.

3.5 Prioritize open space acquisitions which protect aquifer recharge areas, current and future wellhead protection areas, source water protection areas, **vegetation and tree canopies in areas with high urban heat island effect**, and areas with natural hazards (floodplains, steep slopes, forested areas, etc.). ☀️

3.6 Support WCSO in acquisition(s) of land in new subdivisions where inadequate school capacity is present, in accordance with NRS 278.180 & 278.346.

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The Conservation of Natural and Cultural Resources Element serves to provide principles and policies that not only preserve, but enhance the unique natural amenities found throughout Washoe County. The Open Space and Natural Resource Management Plan (Appendix 4), **Heat Mitigation Plan (pg. 49)**, and Transportation Policy TR4.3 serve as the Conservation Plan required by NRS. Natural features such as the Carson Range of the Sierra Nevada, the seemingly endless expanse of basin and range geography, and vast playas not only provide scenic and recreational amenities, but also vital habitat for iconic species such as the greater sage-grouse and California Bighorn Sheep. Water bodies like Lake Tahoe, the Truckee River, and Washoe Lake and surrounding wetlands also provide key habitat for aquatic species and extensive recreational opportunities. Washoe County residents value these natural amenities and often cite preserving access to these natural areas and conserving the

resources within them as being priorities. **Open space, parks, and trails also serve functions such as mitigating urban heat, helping to build a more resilient community.**

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Natural Hazards

Washoe County is subject to wildfires, earthquakes, floods, **drought, volcanos, infectious disease**, avalanches, and landslides as well as extreme winter and summer weather events. Each of these natural hazards has both an immediate and long-term impact on development. However, floods and wildfires pose the most frequent threats to the community. According to the FEMA National Risk Index (NRI), Washoe County's Risk Index and Expected Annual Loss are considered "relatively high", specifically tied to flooding, wildfires, and earthquakes. The Risk Index calculates overall risk to the community based on ~~11~~ **eight** natural hazards, and the Expected Annual Loss represents the average economic loss in dollars resulting from natural hazards each year.

Catastrophic floods are part of the history of the region and have played a significant role in shaping current development practices. Significant efforts have been made to mitigate the impact of these floods on the community, including implementation of development standards and the creation of the Truckee River Flood Management Authority. More recently, as in other western areas, wildfire has become a more consistent threat with large portions of the County affected by fires between 2011 and 2020, and a significant portion of the County located in the wildland urban interface (WUI)(Map 8). The Truckee Meadows has been increasingly impacted by smoke from local and distant wildfires, causing increasing air quality and health issues throughout the region. Fire response in Washoe County is currently split between three fire departments and two fire protection districts, with a combined total of 47 stations and departments.

Washoe County has implemented development standards that address each of the natural hazards residents may face. However, as threats change in response to local or global conditions, Washoe County will have the opportunity to explore new practices to best protect the community. In the long term, site and building standards should align to best practices for climate change mitigation, including the State of Nevada's Climate Action Plan. When a best practice solution requires a regional effort, Washoe County will seek opportunities to be productively engaged in those efforts.

According to Nevada's Climate Action Plan, which identifies the ways in which Nevada's climate is changing, there is a strong likelihood that, over time, the community will experience hotter temperatures, more extreme droughts, a reduction in snowpack, and more frequent extreme floods and wildfires than in the past. The Climate Action Plan also outlines climate solutions, including greenhouse gas reduction targets and innovative methods for building community resilience. These solutions often go hand-in-hand with recreation goals and job opportunities. As the population increases over the next twenty years and the impacts of climate change intensify, Washoe County will need to balance the demand to provide continuing opportunities for access to outdoor recreation with safeguarding of the region's natural resources.

In addition to fire and flood risk, the Regional Plan policy Natural Resources 3 defines the Development Constraints Area (DCA) as an overlay within the County that identifies additional development constraints including federal lands, playas, wetlands, and steep slopes (Map 8). The DCA overlay takes precedence over otherwise applicable policies describing the desired density and intensity of development within the County. According to the Regional Plan, development within the DCA is limited to communication facilities, recreational facilities, parks and open space, agriculture, forestry and mining, and transportation and utilities infrastructure necessary to service development. Residential development is limited to a maximum density of one dwelling unit per 40 acres or one dwelling unit per existing parcel in 2019, whichever is greater. Other uses may be allowed in isolated areas if the encroachments enhance the overall project design and a 2:1 ratio of non-constrained area is preserved as open space for every developed constrained area.

According to the Regional Plan, the primary intent of the DCA is to preserve development-constrained lands in an undeveloped state wherever possible, to minimize encroachments into the DCA, and to provide additional design features to mitigate the visual impact of necessary encroachments. Much of northern Washoe County lies outside the DCA, but large swaths of southern Washoe County, primarily lands along the Nevada - California border lie within the DCA (Map 8). Development on federal lands within the DCA will also need to be coordinated with the appropriate federal land management agency.

Heat Mitigation Plan

In 2025, a new provision was introduced to NRS requiring that a Heat Mitigation Plan be included in the Conservation Element for several jurisdictions, including Washoe County. As a region with a semi-arid desert climate, Washoe County

has always been subject to higher temperatures and the challenges heat brings. Climate change exacerbates harsh conditions, especially heat-related issues as average temperatures are projected to increase between 3 and 12 degrees Fahrenheit by 2100 in the United States (Reidmiller, D.R. et al., 2017). This Heat Mitigation Plan addresses heat's impact along various dimensions, for the urban and rural areas of the County.

Extreme Heat

Extreme heat is the nation's most deadly natural hazard (Keith and Meerow, 2021). Projected warming in the southwest United States, including Nevada, is expected to increase heat-related illnesses, which can lead to hospitalizations and fatalities (Crimmins, A.R. (editor) et al., 2023). Heat also has public health, social, and economic impacts. Adapting to extreme heat is therefore essential to quality of life.

The public health impacts of extreme heat include heat-related illnesses but extend beyond them. Higher temperatures accelerate ozone formation from transportation, industry, and utilities emissions, worsening air quality and increasing health risks for sensitive groups such as people with lung disease, older adults, children, and outdoor workers (EPA, 2026). The Environmental Protection Agency (EPA) has strengthened ozone National Ambient Air Quality Standards (NAAQS) over time with the latest being the 2015 NAAQS of 0.070 parts per million (ppm) for attainment. Since 2015, Washoe County has either been only slightly below the threshold or has violated it, meaning that any strengthening of the NAAQS or increase in ozone from extreme heat could cause Washoe County to be designated nonattainment by EPA. In addition to public health consequences, nonattainment also has significant economic implications including reduction in transportation funding, raising compliance and permitting costs, and reducing business investment. Northern Nevada Public Health (NNPH), formerly known as Washoe County Health District, joined the EPA's Ozone Advance program in 2017 to strengthen voluntary attainment efforts. Several of the key performance indicators (KPIs) for success in reducing ozone precursor emissions are land use related, including vehicle miles traveled, tree canopy, and bikeways (Washoe County Health District, 2017). Although the EPA discontinued the Advance Program in 2025, NNPH still uses its framework to prioritize strategies for reducing ozone precursors.

Other potential impacts of extreme heat are interconnected and touch every aspect of life. On days with high temperatures, thermal comfort—which is influenced by temperature, humidity, wind, and other factors—decreases,

which may decrease the likelihood that an individual will go to an event, bike to work, or go shopping. Each of these decisions impacts the social vibrancy and economic wellbeing of a community, particularly for those who already are more likely to be isolated, such as seniors. Warming also has impacts on agriculture by reducing crop yields, stressing livestock, and increasing irrigation demand.

The University of California Center for Disease Control Agency for Toxic Substances and Disease Registry developed a Social Vulnerability Index (SVI) which depicts areas where populations may be more or less resilient and able to respond to hazardous events. The SVI uses a series of census-derived factors relating to socioeconomic status, household characteristics, racial and ethnic minority status, and housing type and transportation. SVI scores range from 0 to 1, with a score of 0 being not vulnerable and a score of 1 being very vulnerable. Washoe County, as a whole, has a medium-high vulnerability SVI score of 0.67. The census tracts with the highest SVI scores and therefore the most vulnerable populations, are the unincorporated portions of the county immediately adjacent to Reno and Sparks in Sun Valley, Cold Springs, and North Valleys, as well as the High Desert planning area.

Although heat conditions are expected to worsen across urban and suburban areas where much of the county's population is concentrated, rural parts of the County are also expected to experience the effects of increased heat, especially related to water, medical services, and energy. Infrastructure access and quality is important in rural planning areas where extreme heat poses a greater threat to human health and safety due to a lack of localized services. Ensuring that water is available to rural communities, providing reliable energy and power grids, and providing emergency medical services will be priorities for rural areas facing heat challenges.

Urban Heat

~~As a region with a semi-arid desert climate, Washoe County has always been subject to higher temperatures and the challenges heat brings. Climate change exacerbates harsh conditions, especially heat-related issues as temperatures increase.~~ **While extreme heat impacts all parts of Washoe County,** urban areas are particularly vulnerable ~~to extreme heat~~ due to impervious surfaces like buildings, roads, and other paved surfaces that absorb and release heat, increasing temperatures in concentrated areas. These areas of concentrated heat are described as urban heat islands (UHIs) and require special consideration to mitigate their impacts.

UHIs are influenced by many factors, including land use patterns, air temperature, and wind. Hotter areas tend to correlate with socioeconomically disadvantaged populations. UHI effect leads to warmer nights, which compounds public health risks as people and infrastructure do not have time to cool down. In 2024, the CAPA Heat Watch program, in association with Washoe County and other local agencies, mapped UHIs in the urban and suburban areas of Washoe County (see Figure 12). The maximum mapped temperature differential between neighborhoods was 23-degrees Fahrenheit. While UHIs are often associated with highly urbanized areas, the CAPA Heat Watch mapping found that areas with more sparse suburban development and low tree cover can also concentrate heat in the day and evening, pointing to the importance of tree canopy and shade for neighborhood cooling.

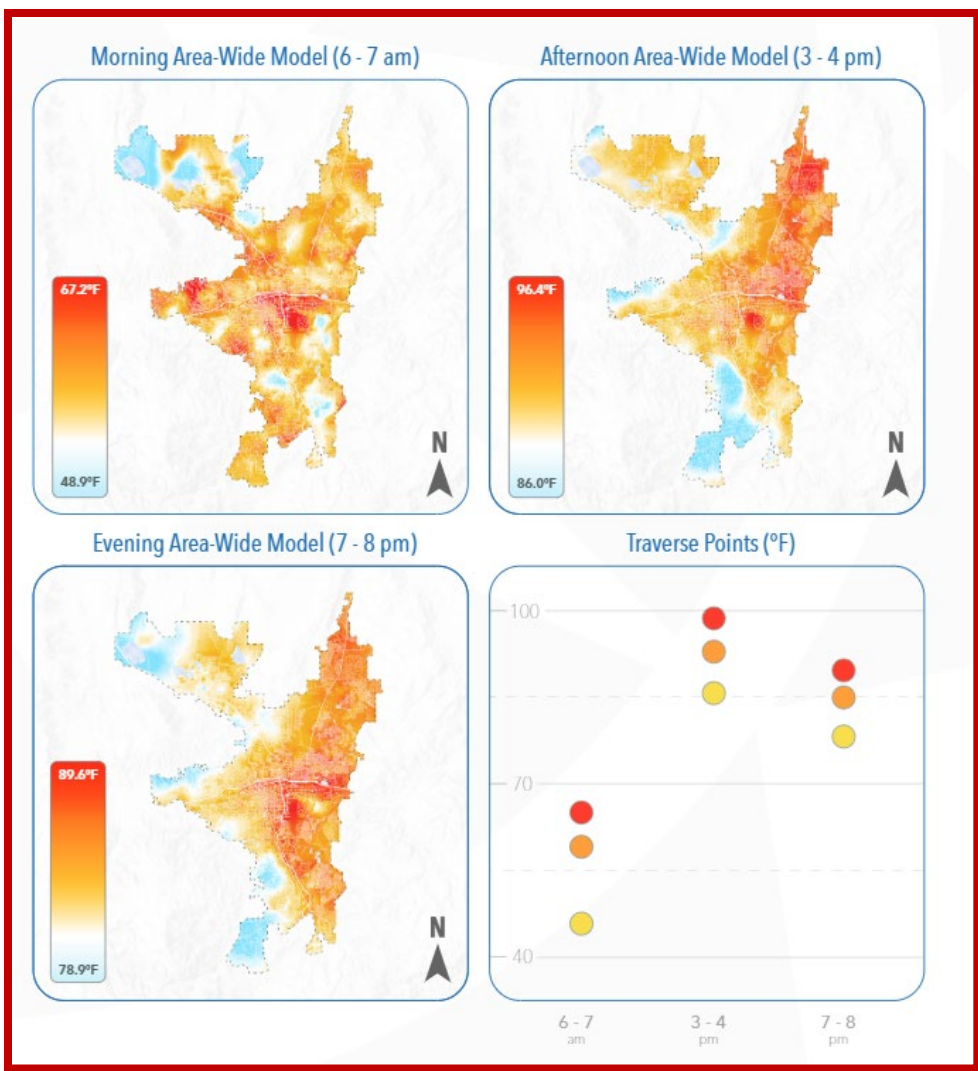


Figure 12

Washoe County has a mix of rural, suburban, and urban areas across a large geographic region, some of which fall under County jurisdiction and others under the Cities of Reno and Sparks jurisdiction. Suburban and urban planning areas adjacent to cities require multi-jurisdictional collaboration as the County works to reduce the impacts of UHIs. **Jurisdictions can and should collaborate on providing and communicating resources such as public air-conditioned spaces (cooling centers) and public drinking water, as well as on heat-related land use policies.**

Land use decisions underpin the majority of urban heat solutions because of the built environment's impact on local climates. ~~Concentrated development and infill combined with other shading solutions can greatly reduce heat in urban areas by reducing sprawl and minimizing heat retained by impervious surfaces. Additionally, creating green spaces,~~ **Managing growth to limit outward sprawl helps reduce the need for new roads, parking areas, and other heat-absorbing surfaces, while preserving open space.,** ~~and e~~ Establishing urban growth boundaries within the County can provide cooling to surrounding areas. As the County grows, land use decisions regarding locations and types of development should carefully assess potential for urban heat impacts.

~~Within the urban environment, design elements such as built shade structures, canopy and green roofs, and water features can greatly reduce urban heat impacts and increase community resilience. New and infill development can integrate multiple practices at once, eventually creating a connected shade system that keeps the community safe in public spaces.~~

~~The University of California Center for Disease Control Agency for Toxic Substances and Disease Registry developed a Social Vulnerability Index (SVI) which depicts areas where populations may be more or less resilient and able to respond to hazardous events. The SVI uses a series of census-derived factors relating to socioeconomic status, household characteristics, racial and ethnic minority status, and housing type and transportation. SVI scores range from 0 to 1, with a score of 0 being not vulnerable and a score of 1 being very vulnerable. Washoe County as a whole has a medium-high vulnerability SVI score of 0.67, indicating that the public's resilience against public health emergencies is compromised. Much of the population in the County is concentrated in the southern portion of the unincorporated County and within Reno and Sparks, with small, rural pockets located in northern areas. These rural communities will face different heat-related challenges than urban areas due to their geographical isolation and infrastructure availability. The census tracts with the highest SVI scores and therefore the most vulnerable populations, are the unincorporated portions of the county immediately adjacent to Reno and Sparks in Sun Valley, Cold Springs, and North Valleys, as well as the High Desert planning area.~~


Although heat conditions are expected to worsen across urban and suburban areas specifically, rural parts of the County are also expected to experience the effects of increased heat, especially related to water, medical services, and energy grids. Infrastructure access and quality is important in rural planning areas where these challenges already exist and pose greater threats to human health and safety due to a lack of localized services. Most rural parts of the County are currently serviced by private wells, with concerns for future water supply. Ensuring that water is available to rural communities, providing reliable energy and power grids, and providing emergency medical services can be powerful solutions for rural areas facing heat challenges.

Currently, one of the most significant challenges to UHI mitigation is data availability. Planners have recently started to account for urban heat and analyze how it affects planning areas. The National Integrated Heat Health Information System (NIHHS) is a collaborative government program that allows decision makers to begin cataloging UHIs in their regions to better inform UHI mitigation. UHIs are also becoming more common across all levels of planning. In 2019, the TMSA Regional Plan required that local governments include strategies to reduce UHI impacts.

The Washoe County Development Code can serve as an effective tool for reducing urban heat island effects and strengthening community resilience to rising temperatures in the Truckee Meadows. Expanding shade and tree planting requirements is a practical and cost-effective approach to improving public health while supporting long term sustainability goals. Increasing summer temperatures, extensive paved surfaces, and limited existing shade contribute to elevated surface and ambient temperatures in developed areas, particularly within parking lots, commercial centers, and pedestrian corridors. Integrating shade into existing landscaping and parking lot design standards would help reduce heat absorption without substantially altering established development patterns. Site design strategies such as planting shade trees to reduce heat gain on pavement and building surfaces, providing shaded pedestrian routes, and encouraging the use of reflective or permeable materials can lower localized temperatures, reduce building cooling demands, and improve walkability.

In Washoe County's high desert climate, tree canopy expansion should emphasize drought-tolerant and cold-hardy species capable of providing meaningful cooling benefits while conserving water resources and withstanding seasonal extremes. Tree shade has been shown to significantly reduce surface temperatures and ambient heat exposure, making it one of the most effective passive cooling strategies available. Even modest increases in canopy coverage along

streetscapes, parking areas, trails, and public spaces can improve pedestrian comfort and reduce heat-related health risks, particularly for vulnerable populations. Establishing canopy expectations within future development standards would allow shade infrastructure to be incrementally integrated as growth occurs. New and infill development can integrate multiple heat mitigation practices at once, eventually creating a connected shade system that keeps the community safe in public spaces. Over time, this approach would expand tree canopy coverage, improve energy efficiency, and enhance community resilience to extreme heat.

In 2019, the Truckee Meadows Regional Plan required that local governments include strategies to reduce UHI impacts. Future data compilation of available public drinking water, shaded areas, and cooling centers within the unincorporated County can help the community protect themselves against extreme heat. Washoe County Planning can also support other ongoing efforts and plans to address extreme heat, including the 2025 Washoe County Regional Hazard Mitigation Plan, Climate Action Plan, and Regional Transportation Plan. This Heat Mitigation Plan includes policies and their associated action items in this section and throughout Envision Washoe 2040, which are marked with a  icon. These include AR Principles 3 and 4, AR Policy 2.4, RC Policies 3.2 and 3.5, TR Principle 3, and LU Policies 3.2 and 3.3.

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Relevant Plans

- ▶ TMRPA Natural Resources Plan
- ▶ One Truckee River Management Plan
- ▶ Truckee River Flood Management Authority Flood Protection Plan 2016
- ▶ Nevada Fire Board/BLM Washoe County Fire Risk Assessment 2009
- ▶ **2025 Washoe County Regional Hazard Mitigation Plan**
- ▶ **Washoe County Climate Action Plan**

▶ **2019 Regional Parks and Open Space Master Plan**

▶ **RTC 2050 Regional Transportation Plan**

Principles and Policies

The **Adaptation and Resiliency** Element's principles and policies address the various challenges of living with natural hazards while proactively mitigating risks to health and safety. While development in the County is set among the backdrop of wide-open spaces, dense forests, and expansive valleys, there are risks associated with development along the Wildland-Urban Interface (WUI). Wildfires, landslides, and degradation of natural and protective wetlands can challenge the safety of those who live, work, or recreate in these areas.

Climate change has drastically increased the severity and frequency of natural disasters and extreme weather events, making planning for extreme situations more important than ever. Both urban and rural areas will face their own challenges with heat islands, natural area preservation, and integrating energy efficient practices into the public's everyday lives. The Adaptation and Resiliency principles and policies are primarily focused on limiting development to appropriate areas, reducing or mitigating development outside those areas, collaborating with partner agencies, and proactively investing in solutions that reduce the impacts of climate change. The goal of these principles and policies is to support thoughtful development practices that increase the resilience of the County and create a strong response network for climate-related hazards and their impacts.

Principles and policies from the Relevant Plans listed in the call out box above that align with Washoe County overarching goals and policies are indicated with ***italic text*** and an icon in the margin noting the goal/policy number which links to the source plan. The text in the blue boxes indicates the goal/policy number from the related plan, not from the Envision Washoe 2040 plan. For example, "NR 5" is the policy number in the related plan.

AR Principle 1. Limit development in the Development Constraints Area.

1.1 Minimize development in areas with natural steep slopes.

1.2 Limit development in floodplains that would constrict or otherwise result in higher floodwater levels or peak flows, or impact to floodplain functions.

1.3 *Ensure development within the WUI is consistent with industry best practices.*

1.4 Update and implement the Wildfire Hazard Risk Assessment study and recommendations to guide management of wildfire hazards in urban interface areas.

1.5 Support riparian habitat and river channel restoration as an important component of overall flood management planning.

AR Principle 2 Coordinate natural hazard response with regional and federal agencies.

2.1 Support Fire Protection District efforts to develop, fund, and implement a Community Wildfire Protection Program and replanting program for all non-federal public lands in the region.

2.2 Promote partner agency efforts in helping individuals learn to live with fire.

2.3 Coordinate the activities of the Regional Open Space Program with proposed restoration projects on the lower Truckee River.

2.4 Coordinate with and support the efforts Washoe County Emergency Management in hazard mitigation and emergency planning. ☀️

AR Principle 3 Mitigate the impacts of extreme heat and climate change on residents. ☀️

3.1 Support efforts to reduce energy consumption including incentives for use of green building and design techniques (ex. density bonuses, height bonuses, and alternative funding sources to offset permit fee reductions, etc.).

3.2 ~~Assess the need to expand the County's tree canopy.~~ **Support expansion of the County's tree canopy, prioritizing the most vulnerable communities.**

3.3 *Promote land uses and building techniques which reduce the use of heat absorbing surfaces and the urban heat island effect including limiting impervious surface;; reducing parking requirements;; promoting water-wise and drought tolerant*

landscaping;; ~~use of~~ **using** green building materials **such as green roofs, green walls, and cooling pavements;;** and **promoting beneficial** site orientation.

3.4 Encourage development of alternative and renewable energy generation and infrastructure, including but not limited to solar, wind, and geothermal to benefit the community/County.

~~3.5 Work with the cities of Reno and Sparks to assess adequacy of access to public drinking water, shaded areas, and cooling centers within the County.~~

3.65 Work with USFS and other federal partners to manage forest health, fuels reduction, and forest restoration to protect the watershed from fire impacts.

AR Principle 4 Manage the impacts of extreme heat. ☀

4.1 Support efforts to raise awareness and knowledge about extreme heat and its impacts.

4.2 Collaborate with local and regional partners to develop heat management resources aimed at:

- **Reviewing where public cooling spaces exist or can be enhanced.**
- **Reviewing where access to public drinking water exists or can be enhanced.**
- **Developing an online map resource to inform the public about access to cooling spaces and where access to public drinking water is available.**

4.3 Support increasing the resiliency of energy supply networks and the accessibility of affordable energy.

4.4 Promote increasing shade on sites that serve populations vulnerable to extreme heat, such as children and seniors.

4.5 Promote increasing shade where appropriate in public infrastructure such as multimodal transportation stops and areas.


4.6 Assess the need for rural-focused extreme heat strategies, such as incentives for energy efficiency retrofitting, supporting access to medical care, and increasing grid resiliency and energy redundancy.


4.7 Support cool building practices.

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LU Principle 3. Support development that respects natural resources.

3.1 Collaborate with other agencies to develop methods for assessing all developments individually and cumulatively for potential impact upon the natural resources of Washoe County.

3.2 Promote landscaping that is consistent with best practices for resource sustainability, habitat preservation and enhancement, and natural hazard resilience. 

3.3 Incentivize residential cluster and common open space developments as an alternative to conventional subdivision development where clustering will achieve permanent protection of open space or valued natural resources. 

3.4 Support individual property owner's efforts to designate conservation easements on their land.

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TR Principle 3. Prioritize multi-modal transportation to support healthy communities. 

3.1 Implement transportation systems that reduce dependence on automobiles.

3.2 Encourage large-scale employers and development to accommodate ~~for~~ employees by providing on-site parking and/or transportation services.


3.3 Prioritize development of alternative modes of transportation before expanding the roadway network.


3.4 Limit auto-related business such as retail, service, or repair of automobiles within pedestrian-oriented districts.




3.5 Promote and facilitate recreational use of green space by pedestrians and bicyclists, and provide access to public facilities, recreation, public transportation, and open space.



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Action	Type	Associated Principles & Policies	Lead	Partners	Anticipated Funding Source
<i>Ongoing and Immediate Action Items</i>					
Develop a Dark Skies Ordinance to minimize impacts of excess lighting while maintaining a safe level of visibility at night.	Development Code Revisions	NCR1.1; NCR1.2	Planning		\$
Review public notice practices for opportunities to increase their effectiveness.	Development Code Revisions	RFC1.1, RFC2.5 LU1.5,	Planning		\$
Develop standards and code enforcement strategies to outdoor storage areas.	Development Code Revisions	LU4.3, LU4.7	Planning	Code Enforcement	\$
Update ridgeline protection standards to mitigate development impact on scenic views.	Development Code Revisions	NCR1.1, AR1.1	Planning		\$\$



Develop sensitive area standards to protect and mitigate development impacts to natural open space, wildlife habitat, water bodies, wetlands, and sensitive lands. Include standards for scenic viewshed protection.	Development Code Revisions	NCR1, NCR3, NCR4	Planning	Regional Parks and Open Space	\$\$
Update the Development Code to remove barriers to provision of affordable and workforce housing consistent with ongoing Washoe County Strategic planning efforts.	Development Code Revisions	PH3.1, PH3.2, PH3.3	Planning	TMRPA	\$\$\$
Conduct a development code assessment to identify barriers to affordable housing	Development Code Revisions	PH3.1, PH3.2, PH3.4	Planning	Washoe County Housing	\$\$
Evaluate the maximum densities and consider removing discretionary permit requirements and expand the types of housing allowed by-right in all zones where appropriate.	Development Code Revisions	PH2.1, PH3.1, PH. 3.2, PH3.4, PH3.6, PH5.3	Planning	Washoe County Housing and Homeless Services	\$\$
Develop new methods, through zoning designations, overlays, or some other method, to encourage walkability,	Development Code Revisions	PH2.1, PH3.1, PH3.5, 	Planning	Washoe County Housing and	\$\$




multi-modal transportation, and residential development near commercial uses and transportation nodes.				Homeless Services	
Revise the accessory dwelling units section of the Development Code to expand options and reduce regulatory barriers.	Development Code Revisions	PH3.5	Planning	Washoe County Housing and Homeless Services	\$
Amend the Development Code to require an environmental review for subdivisions and development in sensitive areas.	Development Code Revisions	NCR1, NCR3, NCR4	Planning	Regional Parks and Open Space, NDOW	\$\$
Adopt water conservation incentives and ordinances that encourage residents to use conservation devices, low-water landscaping, and efficient irrigation.	Development Code Revisions	NCR4, LU3.2	Planning	Engineering, Building, Utilities and Maps	\$\$\$
Review and amend the development and architectural standards with the goal of reducing emissions and increasing resiliency.	Development Code Revisions	AR3 	Planning		\$



<i>Short-Term Action Items</i>					
Develop a landscape planting checklist and guide that includes plants appropriate for Low Impact Development (LID) projects/practices.	Development Code Revisions	NCR4, AR3, LU3.2	Planning	Tribes, Nevada Native Plant Society	\$
Create codes related to tree canopy coverage with a preference for native tree or drought-tolerant species.	Development Code Revisions	 AR 4.6	Planning	WC Sustainability, WC Parks and Open Space	\$\$
Assess need for rural-focused strategies to manage the impact of extreme heat and, if needed, pursue those strategies.	Programs/Resources	 AR 4.6	Planning	Emergency Management, WC Sustainability	\$\$
Conduct a study to identify the areas of the county most at-risk from extreme heat in order to prioritize investment in those areas.	Plans/Studies		Planning	WC Sustainability	\$\$

Create incentives for new developments and homeowners to incorporate renewable energy generation (solar, geothermal, wind, etc.) that generate at least 30% of household power each year.	Development Code Revisions	AR3.4 	Planning		\$
Amend the development code to provide standards for passive solar energy measures that encourages its use.	Development Code Revisions	AR3.4 	Planning		\$
Require proposed projects and land use changes in areas with groundwater recharge potential to include project features or adequate land for passive recharge.	Development Code Revisions	NCR4	Planning		\$
Revise the development review process to allow major development proposals to be reviewed by the appropriate state or federal agencies for impacts to wildlife habitats and include potential mitigation measures.	Development Code Revisions	NCR3, NCR4	Planning	Regional Parks and Open Space; NDOW	\$



Utilize development practices that increase slope stability and reduce erosion, including re-vegetation, restricting development, clustering, etc.	Development Code Revisions	AR1, AR2	Planning	TMRPA	\$\$
Update master plan land use maps and apply new land uses.	Plans/Studies	LU2, LU3, LU5, LU6	Planning	TMRPA	\$\$\$
Explore non-development incentives for the permanent protection of open space.	Plans/Studies	NCR3	Planning	Regional Parks and Open Space	\$\$
Set-up regular meetings with the tribal governments to review and identify potential interactions with cultural resources that are not mapped (monthly or quarterly).	Plans/Studies	NCR1.1, NCR1.5, NCR3.1, NCR3.2	Planning	Tribal Partners	\$
Establish estimates of water demand for a variety of lot sizes to better manage and plan for water supply. This includes working with County engineering to update County sewer design standards documents.	Plans/Studies	NCR4, PFS1, PFS2, PFS3	Planning	Engineering, Capital Projects, Utilities and Maps	\$\$\$


Identify indicators that measure achievement of the principles in each element.	Programs & Resources	ALL	Planning		\$
Explore the establishment of a dedicated funding source for the acquisition of permanent open space for wildlife habitat protection, scenic vista protection, heat mitigation , and agriculture preservation.	Programs & Resources	NCR2, RFC6, LU 4.8, LU5.7, LU6.3 	Planning	Regional Parks and Open Space	\$\$\$
Allow for lot size averaging and clustered developments (i.e. 5 lots per 50 acres vs 10 acre minimum lots).	Development Code Revisions	LU2, LU3, LU5, LU6	Planning		\$\$\$
Establish requirements for standard subdivisions to dedicate natural open space or park space as part of new residential development.	Development Code Revisions	NCR3, LU4 	Planning	Regional Parks and Open Space	\$\$\$
Work with TMWA to update the County’s development review process, regulatory zone maps and development code, and Master Plan Land Use Map to prevent development that could contaminate groundwater	Development Code Revisions	PFS 1.1, PFS 1.2, PFS 1.4,	Planning	TMWA; TMRPA	\$\$\$


resources within identified wellhead/source water protection areas					
Evaluate the need to include Electric Vehicle Readiness requirements into Development Code	Development Code Revisions	T 1.1, T 1.4, T2.5, T2.6, 	Planning		\$
Establish parking maximums instead of parking minimums to avoid empty parking lots.	Development Code Revisions	LU3, TR3, TR5 	Planning		\$
Design neighborhood streets with proper widths that to include tree canopies for shade, bike lanes, sidewalks, and street widths appropriate for residential areas to encourage walkable communities.	Development Code Revisions	LU3, TR3, TR5 	Planning		\$
Revise the development code to require that mineral extraction operations be compatible with surrounding land uses and minimizes adverse effects on the environment.	Development Code Revisions	LU3	Planning		\$


Revise the development code to require buffers around water sources alongside protection plans that ensure water quality and wildlife access during development reviews.	Development Code Revisions	NCR3, NCR4, PFS1,	Planning	Regional Parks and Open Space; TMWA	\$
Implement manufactured housing regulations that support the community's demands for fair, equitable, and diverse housing options	Development Code Revisions	PH2, PH3, PH4	Planning	Washoe County Housing and Homeless Services	\$
Explore tools for transferring development potential from rural areas to suburban areas	Development Code Revisions	LU3, LU5, LU6, NCR3 	Planning	TMRPA	\$\$\$
Define criteria to identify historic buildings and sites.	Development Code Revisions	NCR7	Planning		\$\$
Create development standards that mitigate urban heat through surfacing, landscaping, and building design.	Development Code Revisions	AR3, LU3 	Planning	Emergency Management	\$\$

Enhance existing water quality protection tools and explore the development of new tools such as an aquifer protection overlay or a water quality commission.	Development Code Revisions	NCR4, PFS1, PFS2, PFS4	Planning	TMWA; TMRPA	\$\$
Update the Development Code to require an analysis of the fiscal impact of larger-scale development proposals on Washoe County services	Development Code Revisions	RFC2.1, RFC7.1, PFS2; PFS, PFS4	Planning	Engineering and Capital Projects; TMRPA	\$\$
Revise water adequacy standards in the Development Code to incorporate standards of the 2020 Integrated Source Water and 319 (h) Watershed Protection Plan for Public Water Systems and the Truckee River in the Truckee Meadows through the development review process	Development Code Revisions	NCR4, PFS1, PFS2, PFS4	Planning	TMWA; TMRPA	\$\$
Create development regulations to support transit-oriented development and require the installation of bikeways, sidewalks, trees , and pathways, starting in targeted Tier 1 and Tier 2 districts and streets.	Development Code Revisions	LU4, TR1, TR2, TR3	Planning	RTC	\$\$


Update county trails planning documents to comply with the Truckee Meadows Trails Action Plan and conceptual regional trails network.	Plans/Studies		Planning; Regional Parks and Open Space	TMRPA	\$\$
Work with SHPO, TMRPA, Reno-Sparks Indian Colony, and Pyramid Lake Paiute Tribe to identify and update the map of cultural resources in Washoe County.	Plans/Studies	NCR7, NCR8, NCR9	TMRPA, Planning	SHPO, tribal partners	\$\$\$
Create a vegetation cover map that can be used to help inform the identification of relative criticalness of habitat types.	Plans/Studies	AR3.5	Planning	Nevada Division of Natural Heritage	\$\$
Conduct an assessment to identify locations and needs for resilience hubs/cooling centers.	Plans/Studies	AR3.54.2 	Planning	Emergency Management	\$\$
Work with local, state, and federal partners to expand the urban canopy and include trees on Washoe Transportation Projects.	Plans/Studies	AR3.2 	Planning	NDOT, RTC	\$\$

Identify areas that would benefit from community gardens or small-scale, neighborhood agriculture, such as vacant lots.	Programs & Resources	AR3, RFC6, LU 4.8, LU5.7, LU6.3	Planning	UNR Extension	\$
Develop an outreach program for landlords to encourage long-term rentals instead of short-term rentals.	Programs & Resources	PH5	Planning	Washoe County Housing and Homeless Services	\$
Explore hiring additional staff to implement strategies and plans.	Programs & Resources	ALL	Planning		\$\$
Develop an educational outreach program on strategies for living with extreme heat in partnership with regional medical centers.	Programs & Resources	AR3 	Planning	Emergency Management	\$
<i>Mid-Term Action Items</i>					
Support completion of the outstanding segments of the Tahoe-Pyramid Bikeway.	Capital Improvements	TR1, TR4	Engineering, Capital Project	Planning, Tahoe Pyramid Trail Organization,	\$\$\$

				OTR, Nevada Land Trust	
Explore incentives for cool building practices in the Washoe County Development Code.	Development Code Revisions		Planning	Building	\$
Consider adopting minimum density requirements for mixed-use zone districts	Development Code Revisions	LU3, LU5, LU6	Planning	TMRPA	\$\$
Integrate sustainable building practices into new development (LEED, xeri/native landscaping, low-impact grading)	Development Code Revisions	AR3, LU3	Planning	Sustainability	\$
Partner with other County agencies to revise the County Development Code to require and assure site reclamation as a condition of extraction approval.	Development Code Revisions	NCR3	Planning		\$
Work with historic, tribal, and cultural partners to create a development review process that protects the region's cultural resources.	Development Code Revisions	NCR7, NCR8, NCR9	Planning	Tribal; SHPO	\$\$

Develop design standards that allow for public and private renewable energy generation (solar, wind, etc.) and complement the existing character of an area.	Development Code Revisions	AR3 	Planning		\$
Partner with Forestry experts to develop fuels management plans for County-owned lands, prioritizing County-owned areas in the WUI.	Development Code Revisions	AR1, AR2	Emergency Management	Planning	\$\$
Support establishment of a monitoring system for assessing the singular and cumulative impacts of growth and development on wildlife and natural resources. Implement actions in response to what is learned to provide better habitat and movement corridor protection.	Development Code Revisions	AR2, AR3	Planning	NDOW, NDNH, NDF, DRI	\$\$\$
Amend wildlife protection standards for development density, intensity, location, clustering, permeability, and wildlife-human conflict.	Development Code Revisions	AR1.3	Planning	NDOW	\$\$

Amend the Development Code to better incentivize urban agriculture.	Development Code Revisions	RFC 6, LU 4.8, LU5.7, LU6.3	Planning		\$\$
Assess need to establish disincentives for demolition of affordable housing units (ex. permit surcharge)	Plans/Studies	PH2, PH3	Planning	Washoe County Housing and Homeless Services	\$
Develop and regularly update preservation plans for existing wetlands using the Federal Clean Water Act and any other federal wetland regulations.	Plans/Studies	NCR3, NCR4	Regional Parks and Open Space	Planning	\$\$
Update the Wildfire Hazard Risk Assessment study to guide management of wildfire hazards in urban interface areas	Plans/Studies	AR1.3	Emergency Management	Planning	\$\$
Support identification of areas appropriate for roadway underpasses, overpasses, speed reductions, or other wildlife-vehicle collision mitigation	Plans/Studies	NCR3, TR3	Planning	RTC, NDOW	\$\$\$

measures in heavy volume wildlife-crossing areas.					
Identify transit corridors and multimodal lanes that would benefit from increased shade structures or urban canopy.	Plans/Studies	TR3 	Planning	RTC	\$\$
Develop a Water Supply and Quality Study to understand the supported densities, water use thresholds and risks to water quality that will guide land use decisions in the future.	Plans/Studies	PFS1, PFS2	Engineering, Capital Projects, Utilities and Maps	WRWC, NDEP, and TMWA	\$\$\$
Support development of a Public Lands Etiquette Plan in coordination with public land management agencies to promote and increase public land access points, educate the public on appropriate access locations, and develop signage.	Plans/Studies	NCR6	Planning	Public Land Management Agencies	\$\$\$
Map urban heat islands within appropriate areas of the County using the National Integrated Heat Health Information System.	Plans/Studies	AR3.5	Planning	Emergency Management ; Engineering and Capital	\$\$

				Projects, Utilities and Maps, UNR	
Update the intergovernmental agreement with the City of Reno and City of Sparks to reflect updated SOI boundaries and development review process.	Programs & Resources	RFC1, RFC2, LU1	Planning	Reno; Sparks	\$\$
Work with the cities of Reno and Sparks to establish a reliable funding source for workforce housing provision.	Programs & Resources	RFC1, PH6	Planning	Reno; Sparks; TMRPA	\$\$\$
Implement a no net loss program for affordable housing	Programs & Resources	PH5.3	Planning	Washoe County Housing; Reno; Sparks; TMRPA	\$\$
Collaborate with the Washoe County Food Policy Council to bring forward best practices and to collaborate with other state and federal agencies (e.g.,	Programs & Resources	RFC6, LU 4.8, LU5.7, LU6.3	Planning	Sparks, Reno, TMRPA	\$\$\$

<p>Nevada Council on Food Security, Nevada Department of Agriculture, National Resource Conservation Service) to encourage urban agriculture.</p>					
<p><i>Long-Term Actions</i></p>					
<p>Develop standards to discourage new billboards, signage and exposed utility poles that contribute to visual clutter during development review.</p>	<p>Development Code Revisions</p>	<p>LU4</p>	<p>Planning</p>		<p>\$</p>
<p>Develop a mixed-use zone district that establishes a high-quality pedestrian-oriented street environment that is visually interesting, comprehensive and varied.</p>	<p>Development Code Revisions</p>	<p>LU4, LU6</p>	<p>Planning</p>		<p>\$\$</p>
<p>Develop standards to govern all phases of renewable energy exploration and development, including restoration of areas once the resource becomes nonproductive.</p>	<p>Development Code Revisions</p>	<p>AR3</p>	<p>Planning</p>		<p>\$\$</p>

Develop a Best Value First Asset Management Policy to strategically employ preventative maintenance to maximize maintenance funds.	Plans/Studies	PFS3. PFS4	County Facilities, Capital Projects	Planning	\$
Develop a Dig Once Policy and Dark Fiber Policy to coordinate excavation activities and include the necessary conduit for fiber optic or other communications cabling on or adjacent to roadways to prevent unnecessary expense and disruption.	Plans/Studies	PFS4	Engineering	Planning	\$\$

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References (to be added to Appendix 1)

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