



**Community Services Department
Planning & Building Division**

**Master Plan
South Valleys Area Plan**



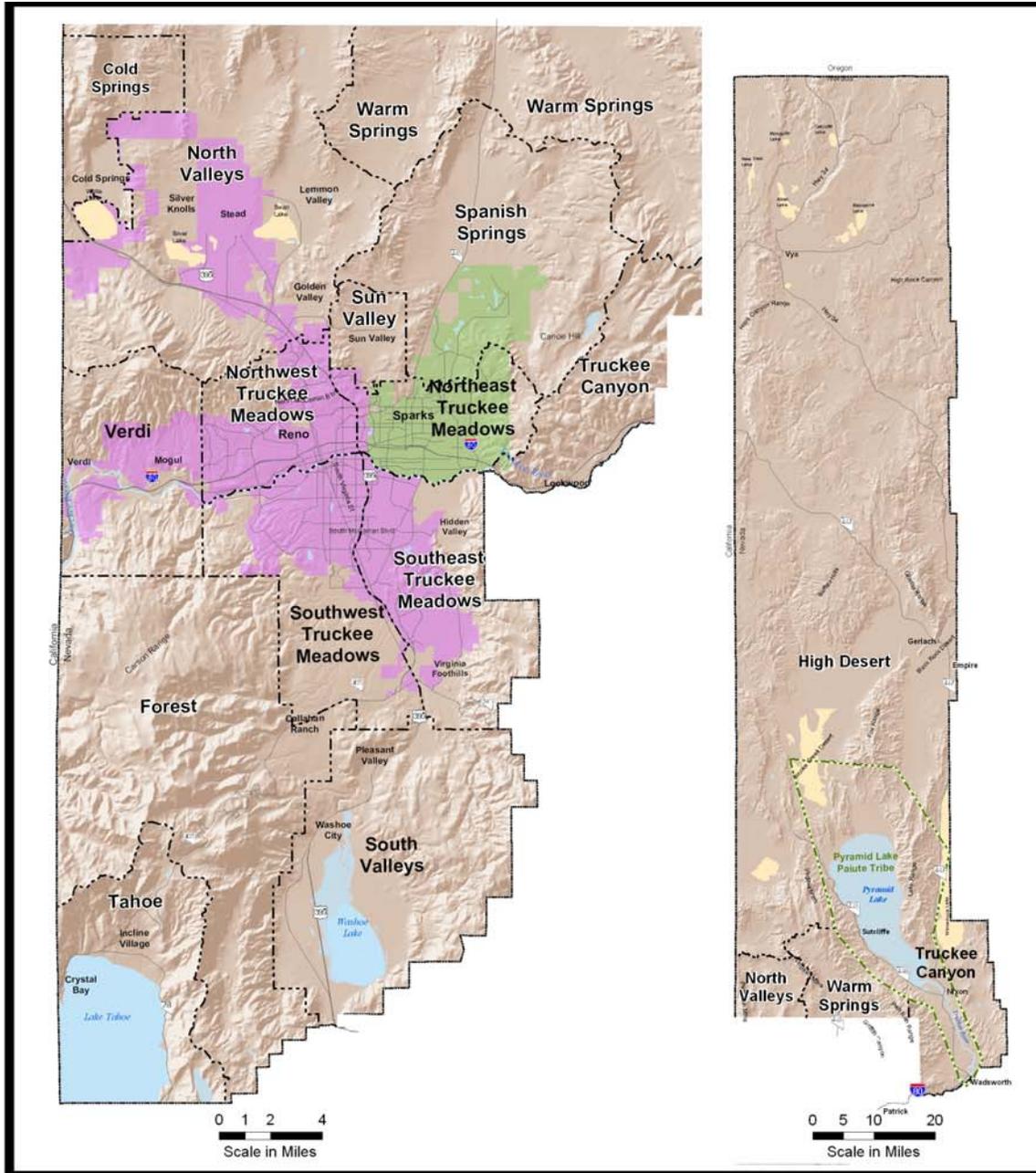
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South Valleys Area Plan**

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

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

SECOND PRINTING, SEPTEMBER 2010



WASHOE COUNTY PLANNING AREAS

--- Planning Area boundary	□ Dry Lakes
--- Washoe County boundary	□ Water Bodies
--- Pyramid Lake Paiute Tribe boundary	□ Hillshade, 10 meter elevations
■ City of Reno	
■ City of Sparks	

Source: Community Services Date: June 2006

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Scale Bars are shown below each map



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Community Development**

**WASHOE COUNTY
NEVADA**

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Introduction

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

Upon direction from the Washoe County Planning Commission, the Department of Community Development sponsored a series of public workshops to identify the distinguishing characteristics of the South Valleys communities.

The result of this effort is the development of a comprehensive vision for the South Valleys planning area that identifies separate community character areas and establishes the existing and desired future character of each of these areas. The South Valleys Area Plan implements and preserves this community vision and character. The Washoe County Development Code will be amended as necessary to ensure the implementation and preservation of the vision and character described in this Area Plan.

Vision

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

- Respects the scenic and rural heritage of the area by encouraging architectural and site design standards that are responsive to this heritage;
- Maintains a rural agricultural character in the landscape between the urban areas of Reno and Carson City;
- Respects private property rights;
- Provides a limited range of housing opportunities complementary to the area's rural and historic character;
- Encourages the development of commercial opportunities in a manner that helps define the community, provide needed services, and otherwise highlight the character of the community as defined by the Land Use Table in Appendix A;
- Provides ample open space and recreational opportunities;
- Promotes the educational and scientific opportunities inherent in the area's natural history and rural character;
- Addresses the conservation of natural, scenic and cultural resources;
- Ensures that infrastructure is coincident with development and appropriate in scale and character to the community character articulated below; and,
- Coordinates resource availability with the construction of infrastructure through the implementation of facilities and resources plans.

The primary vision of this plan is to maintain, preserve, and facilitate the planning area's natural and cultural heritage. Implementing this plan will require consideration of improving non-motorized multi-use trails, upgrading facilities at the state and county parks, and investment in local commercial areas. Management guidelines and policies for private, commercial, residential and public lands will be implemented in a fashion that respects the rights of wildlife, residents, land owners and business owners, herein identified as the major stakeholders in this essential planning document.

Character Statement

The South Valleys, namely Steamboat, Pleasant and Washoe Valleys are located at the extreme southern border of the County. These valleys are largely rural agricultural communities filled with scenic vistas, wildlife habitats, and numerous outdoor recreation areas. Together, these three valleys comprise the last expansive vista of extended greenbelt, water resources, mountains and wildlife habitat in southern Washoe County. U.S. Highway 395, which winds through these verdant valleys, is a scenic corridor offering peaceful bucolic scenery, pastoral respite and magnificent mountain vistas. The I-580 freeway extends through the valleys from Reno to Carson City providing a major transportation link that helps to integrate the broader region. Maintaining the scenic, agricultural, and rural character of these valleys will provide an important break between the more urban and suburban landscapes of Reno and Carson City.

The South Valleys planning area is home to a great variety of natural, scenic, cultural and economic resources. The recreational, educational, scientific and lifestyle opportunities afforded by these resources make a significant contribution to the area's character and to its quality of life. This character is supported by land uses that are distributed within several distinct communities. In general, the land uses found in the South Valleys planning area reflect a rural character. While some land use designations in the South Valleys are also typical of more suburban areas, the area's communities enjoy a decidedly rural feel. This rural atmosphere extends to the commercially designated areas. This rural atmosphere and community character are supported by an intimate integration of the natural environment, extensive historical resources, widespread agricultural activities, and livestock/equestrian stewardship. Large, contiguous public land holdings by the Bureau of Land Management (BLM), United States Forest Service (USFS), the University of Nevada Reno (UNR), the State of Nevada and Washoe County contribute to and support this character. In fact, the landscape is dominated by these publicly held lands. Ready access to these areas contributes to a proliferation of outdoor recreational opportunities. The pressure on these lands to accommodate all of the various uses and users will require an ongoing effort to effectively manage these important areas to prevent degradation of the resources they contain and potential negative impacts on residents.

Future growth into previously undeveloped areas will be limited. This limited development will be managed to minimize negative impacts on the character of the area's communities, particularly those impacts related to the generation of light, air, and water pollution, wildlife and wildlife habitat and the blending of new development with any existing development. Extensive re-shaping of the landscape by grading prior to development is not characteristic of the South Valleys planning area. Dwellings are generally secondary focal points with a variety of structures and uses throughout the South Valleys planning area contributing to the traditional rural character, creating a more interesting appearance and allowing land use opportunities not available in the suburban areas.

The scenic value of the natural hills and valleys is an important component of the South Valleys' character. Mountain views, ranchland, woodland and/or wetland elements dominate the viewshed and provide a cohesiveness that forms the backbone of the area's visual character. Wildlife habitat and migratory routes are also a key component of the area's character. Washoe Valley is part of the Pacific Flyway, which provides necessary habitat for migratory birds. International agreements exist for the protection of these important environments. Washoe Lake and Little Washoe Lake are recognized by the Nevada Important Bird Area Program as supporting species of birds that are identified as high conservation priorities, such as the Snowy Egret and the White-faced Ibis. Not only are the South Valleys resources enjoyed for the scenic opportunities they afford, but also for the extensive opportunities for scientific research they have provided, and will continue to provide for future generations. The community character of the South Valleys is largely founded on the ubiquitous scenic, natural and historical resources found there. In turn, the extensive tracts of land in the public realm that contain most of these resources are fundamental to the area's character.

Photo 1: Examples of the South Valleys' Scenic Character

The existence of livestock, particularly horses and cattle, for recreational, economic and educational purposes is commonplace and recognized as a significant contributor to the local character. The valley's inhabitants enjoy living in an area abundant with animals, both wild and domestic. County policies supporting and facilitating a rural approach to the maintenance of animals – including livestock, “hobby livestock,” and pets contribute to the preservation of the area's character. Associated with this great interest in animals is a distinct equestrian component. Access to an integrated system of equestrian, nonmotorized, and multi-use trails is an important component of the local character. Proximity to trails and public lands greatly facilitates the pleasure riding and other outdoor activities associated with this aspect of the area's character. In addition to horses, many residents also own hobby livestock such as alpaca, llama, donkey, roosters, guinea hen and other fowl, etc. for similar purposes. Another key component to the area's character is a significant amount of home based business, agriculture, and agricultural related business in and around these communities.

Photo 2: Examples of Livestock Located within the Planning Area

The South Valleys communities exist in and around large blocks of state and federal land, (controlled primarily by the Bureau of Land Management). The key cultural, archaeological, natural, habitat, recreational and other special resources on these public lands, as well as on private lands, are a key component of the area character. Residents in these rural areas have expressed a particular interest in innovative approaches to resource conservation and preservation, including production and utilization of alternative energy sources at the individual residence level, water conservation technology and innovative waste management technologies. The lack of air, water, noise and light pollution, as well as low traffic congestion, is commonly cited as a key component of the area's rural character.

The South Valleys have an unpredictable climate typical of arid western valleys, ranging from extended drought to flood conditions, and are extremely sensitive to prevalent environmental conditions. The various creeks running through the valleys such as Davis, Ophir, Galena and Steamboat Creeks provide essential water to sustain life along their shores, including century old cottonwood trees, indigenous wildlife, pastures, livestock, and a source for local wells. Several of the low areas of the valleys have traditionally functioned as pastures and are still dedicated to that use. These pastures are essential to the sustained environmental viability of the valleys, acting as valuable recharge areas to the aquifers that lie under the valleys. Due to the unique and fragile environmental conditions of the area, it is essential to protect the delicate natural balance created by these creeks, springs and pastures. Careful management and stewardship of this rich natural environment is fundamental to maintaining and preserving the unique and valuable character of life in these valleys.

The role of the planning area's water resources is particularly important in shaping the area's character. The area's water resources provide key scenic resources in the form of the Washoe Lake system and other seasonal wetlands that support significant wildlife populations and agricultural activities. However, the area's specific hydrogeology also creates some unique challenges for the provision of water resources for residential, commercial and other uses. The area has historically been subject to periodic drought conditions.

Photo 3: Washoe Lake



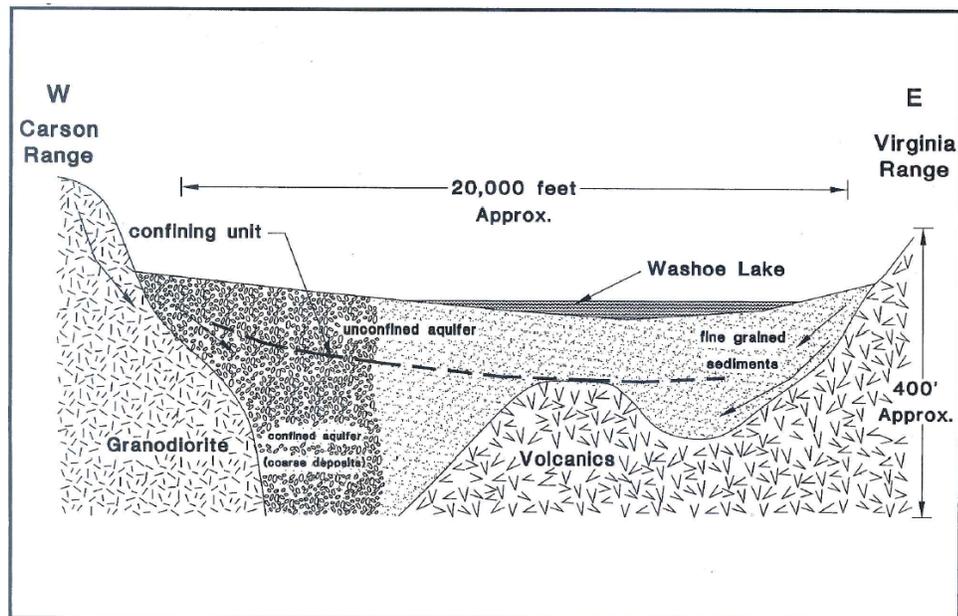
In Washoe Valley, Washoe Lake occupies approximately 25 percent of the total valley floor. The lake is fed primarily from streams originating in the Carson Range (Ophir, Franktown, Lewers and Musgrove Creeks). Winter and spring mountain front recharge provides most of the runoff feeding the lake. The lake is underlain by a thick sequence of alluvial sediments, ranging up to 1,500 feet in thickness on the southwest side of the lake. The sediments thin to less than 200 feet on the northeast side of the lake. The alluvial sediments are underlain by fractured volcanics and granodiorite with limited storage capacity.

Photo 4: Ophir Creek (left) and Franktown Creek (right)



Figure One is a generalized cross-section of Washoe Valley. This cross-section shows that alluvial sediments are relatively thin on the east side of Washoe Lake, compared to the thick deposits on the west side of the valley. Abundant mountain front recharge, surface water irrigation practices, and thick alluvial sediments on the west side of Washoe Lake have resulted in high groundwater levels and readily available groundwater supply. Hydrogeologic conditions on the east side of the Lake have resulted in less available storage, and consequently, less available groundwater.

Figure One: Washoe Valley Cross-Section



It is these physical constraints that have dictated the water policies in Washoe Valley. The transfer of water rights from one side of the basin to the other is discouraged because of the inability to extract water from the aquifer on the east side without harming existing water users. Surface and underground water rights cannot be transferred from west to east as there is no surface water source on the east side and east side underground water rights are over utilized. The South Valleys' water resources are carefully managed to ensure they continue to contribute to the South Valleys' unique character and quality of life.

Distinct Communities. The South Valleys is home to several areas of distinctive character. Some of these areas form separate communities, while others are more identifiable for other characteristics, such as prominent natural resources or a historic mix of residential and commercial land uses. A statement of the existing and future character of these areas follows:

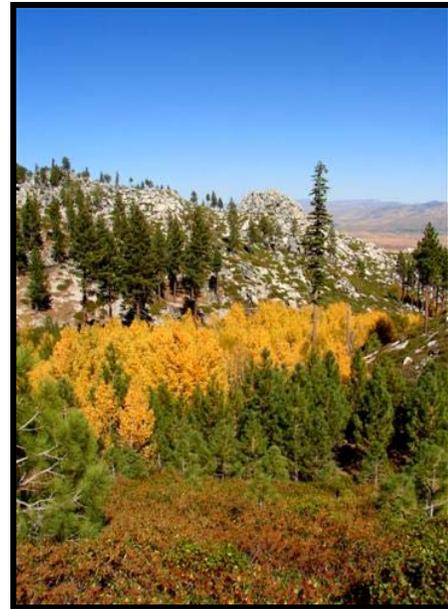
Steamboat and Pleasant Valley Communities. The Steamboat and Pleasant Valleys are like siblings. They share many common traits, yet their individual character helps to maintain some important distinctions. These Valleys are predominately rural residential communities within unincorporated Washoe County. Residents of this rural area create and maintain homes consistent with their independent lifestyle. Housing density is relatively low, with significant areas of open space and most homes built on one-acre parcels. These valleys are also rich in historic resources. On the north end of the valley sits historic Steamboat Hot Springs. On the hills surrounding the Hot Springs, the Washoe Indians would spend winter months, leaving behind a treasure trove of artifacts. South of Pagni Lane, historic railroad trestles left from the Virginia and Truckee Railroad can be found.

Photo 5: South Valleys' Communities



These historic resources are set against scenic vistas that have long been at the heart of the character of these two valleys. U.S. 395 is well known as a scenic corridor, particularly in autumn. The changing colors frame the pastoral landscape in a uniquely picturesque manner and make a trip through the valleys - by auto, horse, bike or foot - a memorable and valuable experience. In addition to their scenic quality, the Virginia Range along the south and east, and the Carson Range to the west, are also important for the recreational, educational and scientific resources they bring the valley's communities.

The breeding, care, display and use of horses for both commercial and personal benefit is a core component of the area's character. Ready access to the equestrian and hiking trails that run through the mountains on either side of the valley contributes to this character and facilitates a closer relationship with the area's rich natural resources. The protection of all the elements cited above is vital to the preservation of the rural character of these valleys.

Photo 6: U.S. 395 View Corridor**Photo 7: Washoe Valley in Autumn**

The differences between the two valleys are due largely to Steamboat Valley's location farther north, and directly abutting the City of Reno's urban boundary. This location favors Steamboat Valley's historic function as a transition/gateway community. Rhodes Road serves as the southern boundary of land uses with densities above one unit per acre. To the north and east of Rhodes Road, the densities and land use patterns should provide a transition to the urban land use patterns likely to be implemented in the incorporated areas north of Rhodes Road. This transition/gateway role of the Steamboat Valley functions in both north and south directions when traveling along U.S. 395. The historic pattern of varied and mixed residential and non-residential land uses alerts the north bound traveler that they are approaching an urban fringe, and likewise the southbound traveler is given the first indication of the expanding pasture and open spaces just ahead.

There are two patterns of commercial land uses in Steamboat Valley. The first and more obvious is the establishment of a limited commercial corridor along U.S. 395. The commercial uses in this corridor are a reflection of the rural, agricultural, and recreational character of the community. While the uses within this corridor will not be strictly local serving due to their location on the urban boundary, the character of this area is reflected in the architectural and site development style, and in the specific land uses established there.

The second pattern of commercial activity is actually a dispersal of various uses throughout the rural residential areas. While there are a variety of home-based businesses in the area, the more visible, non-residential activities are usually associated with agriculture, equestrian or other livestock associated activities. The need to balance the impacts of these activities on the local residents with their value as central components of the community's character is respected in the decision making process in Steamboat Valley.

These two commercial land use patterns provide a good mix of activities in Steamboat. Designating additional acreage with commercial regulatory zones is generally unnecessary and inappropriate in Steamboat Valley. The future focus on commercial activities in Steamboat Valley should be the contribution these uses can make to the community character, through careful consideration of allowed uses and architectural and site design standards.

Pleasant Valley is home to much more limited commercial uses. Commercial endeavors in Pleasant Valley are often strongly associated with the equestrian and agricultural character of the area. Future commercial activities will generally continue this trend and will be planned with the pastoral, serene, bucolic, residential nature of the area in mind and designed with consideration of the impact such development would have on the character and charm of the Pleasant Valley. All non-residential activities should make significant contributions to the character of the Pleasant Valley community as described in this statement. Pleasant Valley is also the location of an elementary school which often functions as a community focal point for all of the South Valleys. The safety of children and their parents in this area is a key factor in all transportation and land use planning activities in Pleasant Valley.

Photo 8: Pleasant Valley Elementary School



East and West Washoe Valley. Washoe Valley can generally be divided into two distinct areas: East and West Washoe Valley. These communities share a uniquely scenic valley located on the southern boundary of Washoe County, surrounded by the Carson Range to the west, the Virginia Range to the east, the Washoe Mountains to the south and Steamboat Hills on the north. This mountainous terrain rolls down to a relatively flat and expansive valley floor distinguished by wetlands, pasture and large residential parcels. Much of the area can be characterized as rolling to mountainous terrain with significant features including Slide Mountain and Allen's Canyon. These mountainous areas separate the Valley from Pleasant Valley to the north and Carson City to the south.

Photo 9: Washoe Valley*East Washoe Valley**West Washoe Valley*

The Valley covers about 28 square miles, is approximately seven miles long and four miles wide at the widest section, with lakes and wetlands occupying about 12 square miles of that area. Little Washoe Lake, Washoe Lake and adjacent wetland areas are located on the Valley floor, and are mostly surrounded by either private or public open space including ownership and management by U.S. Forest Service, Bureau of Land Management, Nevada Division of Wildlife, Nevada State Parks and Washoe County. These lakes, wetlands, and the habitats they provide, are key resources in the community character of East and West Washoe Valley.

Washoe Valley's landscape is dominated by an integrated mix of public and private open spaces, pasture and cultivated land, wildlife habitat and low density rural residential areas. Washoe Valley is valued across the state for its scenic outdoor heritage and recreational opportunities. Extensive pasture, open vistas, parks, lakes and abundant wildlife habitat make a trip through Washoe Valley a special component of the entire region's quality of life. Coyotes, bald eagles and numerous other raptors, bobcats, bears and occasional mountain lions can be found during all four seasons preying on numerous species of fowl and rodents, deer, sheep, rabbits and an occasional domestic pet. Recreational amenities in the Valley include a golf course, public and private open space areas, parks, public campgrounds, multi-use trails, equestrian facilities, boat landings and a public pool at Bowers Mansion. Trail access is also available to Virginia City via Jumbo Grade, to Lake Tahoe and the Tahoe Rim Trail and Hobart and Galena Creeks. To the greatest degree possible, and as agreeable to area residents, these trails should form an integrated network of trails. These trails should link points of interest in the history and environment of the valley. These points of interest include the Scripps Wildlife Management Area, Bowers Mansion Park, Davis Creek Regional Park, Wilson Commons Park and the Winter's Ranch and Division of State Parks.

Photo 10: Outdoor Heritage and Recreational Opportunities

Limited commercial land uses are located in two distinct patterns. The first pattern is found in the U.S. 395 corridor through what is historically known as Old Washoe City. Old Washoe City is a historically significant area of mixed commercial and residential land uses. This corridor is a critical component of the valley's character. The commercial uses provide an array of services to support the Washoe Valley community and the numerous day tourism opportunities throughout the valley by providing commercial services to visitors. By promoting and supporting activities based on the valley's natural, recreational and historic resources, Washoe County can ensure that the value of those resources is understood and respected by residents of more developed areas. This respect contributes an added layer of protection for Washoe Valley's community character.

The careful consideration of architectural and site development standards and allowable uses will ensure that the uses established along this corridor contribute to the community character as described in this statement. Washoe County will encourage and promote a mix of uses in this area that provide quality services to local residents and support the growing needs of visitors to the valley. In coordination with the local community, Washoe County will develop a set of architectural and site design standards that reflect the area's robust frontier heritage, from the valley's central role in the growth of Virginia City during the Comstock to the growth of cattle ranching as a key local activity. The area's more recent history as a valuable way-station for the two-lane trip between Reno and Carson City should also be recognized.

The second commercial land use pattern is of dispersed small nodes and individual uses that are intended to serve the local community or neighborhood and are often associated with the area's natural resources or equestrian activities, or are home based businesses. The New Washoe City Commercial District in East Washoe Valley consists of such neighborhood serving businesses with a few scattered commercial uses that serve a wider market. These activities are permitted with careful consideration of their impacts on the community. In general, they should not be allowed to proliferate across the community.

The significant differences between East and West Washoe Valley stem from both their historical settlement pattern and their physical geography. West Washoe Valley, along the eastern slope of the Carson Range, is characterized by large residential parcels, active ranching with expansive pasture, seasonal wetlands, and large pine trees typical of the higher altitude. Much of the open pasture and wetland area is publicly owned and managed for public open space. Many of the historic resources of the South Valleys are located in West Washoe Valley. Washoe County is committed to assisting landowners gain access to the information they may need to make land use decisions that support the continuance of a rural/agricultural character in the landscape. While residential parcels of five acres or less can be found in West Washoe Valley, the preferred maximum density for new residential growth is one unit per ten acres. Likewise, while some clustering of residential parcels has occurred in this community, future clustering is generally inappropriate in West Washoe Valley. However, the maintenance of open space for habitat, groundwater recharge, and scenic preservation, along with an efficient use of infrastructure, remain important considerations in the review of new development.

East and West Washoe Valleys are, in general, separated by the state and federal lands that contain Little Washoe Lake, Washoe Lake and their associated wetlands. While West Washoe Valley enjoys scenic vistas that commonly look down on these lakes, East Washoe Valley exists more directly along their shores. Extending eastward from the edges of these lakes up the foothills of the Virginia Range, East Washoe Valley is dominated by "New Washoe City" in the north and agriculture and large residential parcels in the south.

New Washoe City is located along the northern most stretch of Eastlake Boulevard and is comprised of cattle ranching operations, agriculture, equestrian facilities, residential development and a small commercial node serving the local community. The large amount of one and five acre residential parcels in the New Washoe City area defines this rural residential community. The limited employment opportunities in the area mean most people work outside Washoe Valley. The small commercial center in New Washoe City provides some basic services to local residents. A proliferation of equestrian and hobby livestock related activities is characteristic of

this area. Access to trails for equestrian and other recreational activities is a key component of the area's character.

The intersection of Eastlake Boulevard and U.S. 395 creates an obvious gateway opportunity for the Washoe Valley communities. Development in this area should be carefully considered to ensure it contributes to the community's character as described in this statement. Commercial land uses adjacent to this intersection in the East Washoe Valley Management Area are not consistent with the desired character of the area and shall not be allowed within 1,000 feet of this intersection. The clustering of residential density to preserve open space, habitat, recharge and scenic vistas may be a viable and valuable tool in the East Washoe Valley community. Development practices and building methods should reflect the community's interest in the conservation of natural resources (including energy efficiency) and the preservation of scenic vistas.

The essential character of Washoe Valley lies in its value as a wildlife habitat and recreational area with great historical and cultural value. Residential and non-residential development patterns express a rural heritage of integration with the area's natural resources while maintaining the Valley as an unincorporated community with development consistent with the general rural designation and limiting commercial to existing commercial areas.

Vision and Character Management

Land Use

Goal One: The pattern of land use designations in the South Valleys Area Plan will implement the community character described in the Character Statement.

Policies

- SV.1.1 The South Valleys Character Management Plan map (SVCMPM) shall identify the Pleasant Valley Character Management Area (PVCMA), East Washoe Valley Rural Character Management Area (EWVRCMA), West Washoe Valley Rural Character Management Area (WVRCMA), the Old Washoe City Historic District (OWCHD), the Steamboat Valley Rural Transition Character Management Area (SVRTCMA), and the New Washoe City Commercial District (NWCCD).
- SV.1.2 Policy Growth Level: As described in the Character Statement, the South Valleys' character is a distinct integration of the human and natural environments. Therefore, in order to manage the conservation of this distinctive character, all requests to intensify existing land uses will be carefully reviewed for their potential impact to the sustainable management of the area's natural resources, including but not limited to water and wildlife habitat. The resource management policies and procedures articulated in this plan are intended to ensure that all growth in the South Valleys planning area occurs within the limits of sustainable resource management.
- SV.1.3 Residential development in the Old Washoe City Historic District should occur through the implementation of the mixed-use provisions described under Goal Eight, or in accordance with existing land use designations. Further land use intensifications are generally not appropriate in the OWCHD and proposals for intensification must meet the findings for such changes as described under Goal 29.

Photo 11: Example of Rural Mixed-Use



- SV.1.4 The following Regulatory Zones are permitted within the Steamboat Valley Rural Transition Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
 - b. Low Density Rural (LDR – One unit per 10 acres).
 - c. Medium Density Rural (MDR – One unit per 5 acres).
 - d. Low Density Suburban (LDS - One unit per 1 acre).
 - e. Medium Density Suburban (MDS - Three units per 1 acre).
 - f. Public/Semi-public Facilities (PSP).
 - g. Parks and Recreation (PR).
 - h. Open Space (OS).
 - i. High Density Rural (HDR – One unit per 2.5 acres). (Limited to the areas designated HDR as of the effective date of this plan.)
 - j. Neighborhood Commercial (NC).
- SV.1.5 The following Regulatory Zones are permitted within the Pleasant Valley Rural Character Management Area:
- a. Low Density Rural (LDR – One unit per 10 acres).
 - b. Medium Density Rural (MDR – One unit per 5 acres).
 - c. High Density Rural (HDR – One unit per 2.5 acres).
 - d. Low Density Suburban (LDS – One unit per acre).
 - e. Neighborhood Commercial/Office (NC). (Limited to the area designated NC as of the adoption of this plan.)
 - f. Public/Semi-public Facilities (PSP).
 - g. Parks and Recreation (PR).
 - h. General Rural (GR).
 - i. Open Space (OS).
- SV.1.6 The following Regulatory Zones are permitted within the Old Washoe City Historic District:
- a. Low Density Rural (LDR – One unit per 10 acres).
 - b. Medium Density Rural (MDR – One unit per 5 acres).
 - c. Low Density Suburban (LDS - One unit per 1 acre). (Limited to areas designated LDS as of the adoption of this plan.)
 - d. Public/Semi-public Facilities (PSP).
 - e. Parks and Recreation (PR).
 - f. High Density Rural (HDR).
 - g. Neighborhood Commercial (NC).
 - h. General Commercial (GC).
- SV.1.7 The following Regulatory Zones are permitted within the West Washoe Valley Rural Character Management Area:
- a. General Rural (GR – One unit per 40 acres).

- b. Low Density Rural (LDR – One unit per 10 acres).
- c. Medium Density Rural (MDR – One unit per 5 acres). (Limited to the areas designated MDR as of the effective date of this plan.)
- d. Public/Semi-public Facilities (PSP).
- e. Parks and Recreation (PR).
- f. Open Space (OS).
- g. High Density Rural (HDR – One unit per 2.5 acres). (Limited to the areas designated HDR as of the effective date of this plan.)

SV.1.8 The following Regulatory Zones are permitted within the East Washoe Valley Rural Character Management Areas:

- a. General Rural (GR – One unit per 40 acres).
- b. Low Density Rural (LDR – One unit per 10 acres).
- c. Medium Density Rural (MDR – One unit per 5 acres).
- d. Public/Semi-public Facilities (PSP).
- e. Parks and Recreation (PR).
- f. Open Space (OS).
- g. Low Density Suburban (LDS – One unit per 1 acre). (Limited to the areas designated LDS as of the effective date of this plan).
- h. High Density Rural (HDR – One unit per 2.5 acres). (Limited to the areas designated HDR as of the effective date of this plan).
- i. Neighborhood Commercial (NC). (New Neighborhood Commercial designations are to be contiguous to parcels already designated NC and/or GC as of the adoption of this plan and within the boundary of the New Washoe City Commercial District.)
- j. General Commercial (GC).

SV.1.9 This plan shall be interpreted to ensure that all existing entitlements as of the adoption of this Plan are fully recognized.

Goal Two: Common Development Standards in the South Valleys planning area. Establish development guidelines that will implement and preserve the community character commonly found within the South Valleys planning area.

Policies

SV.2.1 New development should be consistent with Low Impact Development (LID) standards and guidelines. The use of curb and gutter will be discouraged. Pedestrian facilities should utilize alternative design and materials to avoid traditional sidewalk appearance. Proposals for the construction of curb, gutter, or traditional concrete sidewalks must be justified by demonstrating benefit to the health, safety and welfare of the community. Low Impact Development standards for the management of drainage are encouraged. To the greatest extent possible, Washoe County shall employ Best Management Practices that encourage recharge, minimize land disturbance and control erosion as determined by the Washoe County Department of Public Works.

SV.2.2 Whenever possible, grading for residential purposes after the date of final adoption of this plan will:

- a. Minimize disruption to natural topography.
 - b. Utilize natural contours and slopes.
 - c. Complement the natural characteristics of the landscape.
 - d. Preserve existing vegetation and ground coverage to minimize erosion.
 - e. Minimize cuts and fills.
- SV.2.3 Site development plans in the South Valleys planning area must submit a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, and/or the Washoe-Storey Conservation District. The control plan will be implemented on a voluntary compliance basis.
- SV.2.4 Applicants required to present their items to the Citizen Advisory Board (CAB) must submit a statement to staff regarding how the final proposal responds to the community input received from the CAB.
- SV.2.5 Proposals for residential development projects must include a process for ensuring that potential homeowners in the project area are provided adequate notice regarding the existence of livestock and the potential for accompanying noise and odor throughout the South Valleys planning area.
- SV.2.6 During review of tentative maps and other development proposals, the Planning Commission will review the adequacy of the minimum standards established by this plan; and upon a finding that a standard is inadequate to implement these goals, may impose other similar standards as necessary to implement the relevant goal. Said similar standards may include, but are not limited to, perimeter parcel matching and alternative construction materials.
- SV.2.7 Any lighting proposed must show how it is consistent with current Best Management Practices “dark-sky” standards. In subdivisions established after the date of final adoption of this Plan, the use of streetlights will be minimized.
- SV.2.8 Street lights, security lights and other outdoor lighting should be powered by solar or other renewable energy sources whenever possible.
- SV.2.9 Perimeter fencing must be consistent with an “open fencing” concept. The use of block, concrete, or similar material should be limited to posts, pillars and similar uses and not used for panel or wall sections. Perimeter fencing on individual parcels is optional. Plans for the maintenance of perimeter fences will be submitted with tentative map applications or non-residential site plans.

Photo 12: Examples of Open Fencing



- SV.2.10 Whenever feasible, new homes should be located in a manner that facilitates the immediate use of, or future conversion to, renewable energy technologies. This includes home orientation to solar and wind exposure and geothermal resources.
- SV.2.11 All landscape designs will emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area.
- SV.2.12 Prior to their incorporation into the Development Code, the standards established in policies SV.2.1-SV.2.11 will be implemented through tentative map conditions, improvements plans, CC&Rs, deed restrictions, or other methods deemed as appropriate by the Director of Community Development. When appropriate, Washoe County staff shall establish the implementation measures as conditions of tentative map approval.
- SV.2.13 The impact of development on adjacent land uses will be mitigated. The appropriate form of mitigation should be determined through a process of community consultation and cooperation. Applicants should be prepared to demonstrate how the project conforms to this policy.
- SV.2.14 Development activities should be designed to support the efficient use of infrastructure and the conservation of recharge areas, habitat, and open vistas.
- SV.2.15 Proposals for special use permits to establish non-residential uses in a residential regulatory zone will be subject to a Public Health Impact Review (PHIR) to be conducted jointly by Community Development staff and Washoe County District Health Department staff. The specific content and methodology of the PHIR will be determined by the Washoe County District Health Department with the cooperation of the Washoe County Community Development Department on a case-by-case basis.
- SV.2.16 The approval of all special use permits and administrative permits must include a finding that the community character as described in the Character Statement can be adequately conserved through mitigation of any identified potential negative impacts.
- SV.2.17 Open Space created through implementation of Common Open Space development patterns shall be preserved via methods that ensure the perpetual designation of those lands as open space.
- SV.2.18 The care and use of various livestock animals is a core component of the South Valleys' community character. Livestock animals found throughout the South Valleys include horses, cows, mules, donkeys, sheep, goats, llamas, and alpacas. Also common are poultry animals such as roosters, hens and guinea hens. This vital component of the community character should be protected.

Goal Three: Steamboat Valley Rural Transition Character Management Area. Establish and support the development of a small mixed-use district that will provide a transitional area between the urban character areas within the incorporated City of Reno to the north and the rural character of the Steamboat and Pleasant Valleys.

Policies

- SV.3.1 The Steamboat Valley Rural Transition Character Management Area (SVRTCMA), as depicted on the South Valleys Character Management Plan map, will provide a range of non-residential land uses specifically tailored to provide the local population with retail and service opportunities and to provide visitors to the valley with limited commercial services to facilitate small scale tourism and recreation.
- SV.3.2 In order to reflect the transitional character of this community, the Steamboat Valley Rural Transition Character Management Area, as depicted on the South

Valleys Character Management Plan map, will provide a wide range of residential land uses. Residential land uses will range from rural to suburban. The location of these designations on the Master Plan map will reflect the transitional character of the community.

- SV.3.3 The land uses available in the Neighborhood Commercial regulatory zone established in the Steamboat Valley Rural Transition Mixed-use Character Management Area differ from those in the same regulatory zones in the Development Code. Appendix A, Table 1: Allowable Land Use in the Steamboat Valley Rural Transition Mixed-use Character Management Area lists the land uses available under each land use designation in this district.
- SV.3.4 The Washoe County Development Code will be amended to reflect special site development, streetscape and architectural guidelines for the SVRTCMA that will implement and preserve a built environment that conforms to the character described in the community character statement. These guidelines should reflect a mix of themes that are consistent with the historical, cultural, and transitional value of the community. The establishment of these guidelines should be done in coordination with property owners, business owners, residents, and any affected public agencies.
- SV.3.5 Potential historic and cultural resources exist throughout the Steamboat Valley Community. Development should be preceded by efforts to identify cultural and historical resources and provide for their conservation.
- SV.3.6 Emergency or secondary access from the Toll Road area to U.S. 395 via Rhodes Road or other feasible location is desired. Development proposals in this general area should be examined for their ability to provide this access. New development should not be permitted to prevent this access from being established.

Goal Four: Establish and support the development of a mixed-use district that will contribute to the implementation of the transition concept described in Goal Three. Provide a focal point for the scenic, recreational, and historic character of Steamboat Valley while providing commercial services for visitors and local residents.

Policies

- SV.4.1 Mixed-use development and redevelopment in certain portions of the Steamboat Valley Rural Transition Character Management Area are encouraged. In order to facilitate a more efficient and community-oriented land use pattern, to influence average daily trips on local roadways, to ensure the social and economic viability of this important area, and to provide for necessary community services, the following bonuses and design standards may be applied:
- a. In NC regulatory zones, in conjunction with a primary use allowed under that designation, uses allowed under a residential regulatory zone can be established at densities not to exceed 14 units per acre.
 - b. Mixed-use developments must be proposed as a unified project.
 - c. Mixed-use developments must integrate pedestrian features, landscaping and buffering so as to create a unified design.
 - d. Development proposals in the SVRTCMA should provide for future or demonstrate current pedestrian integration with neighboring parcels.
- SV.4.2 The standards established in policy SV.4.1 will be implemented through tentative map conditions, improvements plans, CC&R or deed restrictions as appropriate. Washoe County staff shall establish the implementation measures as conditions of tentative map and special use permit approval.

Goal Five: Pleasant Valley Rural Character Management Area. Establish a land use pattern, site development guidelines and architectural guidelines that will implement and preserve the Pleasant Valley Community Character as described in the Pleasant Valley Vision and Character Statement.

Policies

SV.5.1 The Pleasant Valley Rural Character Management Area, as depicted on the South Valleys Character Management Plan map, will provide a limited range of residential and non-residential land uses. Residential development will be designed to enhance the rural and agricultural character of the area. Non-residential land uses should contribute to and enhance the essential character of this community as described in the Character Statement.

Photo 13: Non-Residential Uses within Pleasant Valley



SV.5.2 The review of all special use permits for the establishment of a non-residential use in Pleasant Valley must include a consideration of how the proposed use contributes to the desired community character as described in the character statement.

SV.5.3 The Washoe County Development Code will be amended to reflect special site development, streetscape and architectural guidelines for the PVRCA that will implement and preserve a built environment that conforms to the character described in the community character statement. These guidelines should reflect a theme that is consistent with the natural, historical, and cultural value of the community. These guidelines should give special consideration to the value of U.S. 395 as a scenic corridor. The establishment of these guidelines should be done in coordination with property owners, business owners, residents and any affected public agencies.

SV.5.4 "Gated-communities" are not consistent with the desired character of the Pleasant Valley community.

Photo 14:



Goal Six: East Washoe Valley Rural Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the East Washoe Valley Rural Community Character as described in the South Valleys Vision and Character Statement.

Photo 15: East Washoe Valley, View from Mt. Rose Highway



Policies

SV.6.1 The East Washoe Valley Rural Character Management Area, as depicted on the South Valleys Character Management Plan map, will provide a limited range of residential and non-residential land uses. Residential development will be designed to enhance the rural and agricultural character of the area. Non-residential land uses should contribute to and enhance the essential character of this community as described in the Character Statement.

Photo 16: Deadman's Creek Hiking Trail



SV.6.2 Clustering of density to facilitate the efficient use of infrastructure and maintenance of habitat and open space may be appropriate. Landowners who seek to create new parcels but choose not to cluster should be able to demonstrate how habitat, recharge areas and open space will be preserved.

SV.6.3 The small cluster of General Commercial (GC) parcels on Eastlake Boulevard is an appropriate and valuable non-residential use of the land. New Neighborhood Commercial land use designations should be contiguous with existing parcels designated as NC and/or GC within the New Washoe City Commercial District boundary.

SV.6.4 The review of all special use permits for the establishment of a non-residential use in East Washoe Valley must include a consideration of how the proposed

use contributes to the desired community character as described in the Character Statement.

- SV.6.5 The review of all special use permits for the establishment of a non-residential use in East Washoe Valley must include a consideration of how the proposed use will impact adjacent neighborhoods. This includes but is not limited to “dark sky” lighting standards, hours of operation, traffic, parking and safety impacts, and its contribution to the community character described in the character statement.
- SV.6.6 The Washoe County Development Code will be amended to reflect special site development, streetscape and architectural guidelines for NC designated parcels in the EWVRCMA that will implement and preserve a built environment that conforms to the character described in the community character statement. These guidelines should reflect a theme that is consistent with the natural, historical, and cultural value of the community. These guidelines should give special consideration to their role in ensuring the compatibility of these non-residential uses with neighboring parcels and with their impact on the function and safety of Eastlake Boulevard. The establishment of these guidelines should be done in coordination with property owners, business owners, residents, and any affected public agencies. Prior to the adoption of these guidelines, staff will strongly encourage all new development in the South Valleys planning area to be designed in a manner that respects and reflects the historic and natural character of the area.
- SV.6.7 Construction consistent with an established green building standard, such as LEED, for energy efficiency, renewable content, waste management, and general environmental performance is encouraged for new residential and commercial buildings.
- SV.6.8 Each buildable lot in the Washoe Valley basin established after June, 2008 that includes slope intrusions of 15 percent or greater* and in the Rural Development Area (RDA) as defined in the most recent update of the Truckee Meadows Regional Plan, shall be managed to mitigate potential adverse impacts and shall have delineated on the recorded final map or parcel map:
- A maximum area of land disturbance (building envelope) of not greater than 20 percent of lot area sited on slopes of 0-15 percent for the purpose of primary and accessory structures, and
 - Shall also include a delineated area of disturbance for access and driveway of less than 15 percent slope (access envelope).
- Deviations from these buildable area requirements of 10 percent or less may be approved through a Director's Modification as outlined in the Development Code. Greater deviations must be addressed through adjustment of proposed lot areas or reduction of allowable area of disturbance to meet this policy.
- * Currently (June 2008) the minimum lot size in the RDA is 5 acres. Intrusions of slope greater than 15 percent are defined as areas where run over rise of at least 100 linear distance (based on best available topographic contours) that equal or exceed a slope of 15 percent comprise at least 20 percent of the total lot area.*
- SV.6.9 Architectural styles should be varied. No single architectural plan should represent more than five percent of the total buildout.
- SV.6.10 “Gated-communities” are not consistent with the desired character of the East Washoe Valley Community.
- SV.6.11 The viewshed from Eastlake Boulevard and Washoe Lake State Park should be preserved to the greatest degree possible. Structures should be located such that the hillsides adjacent to Eastlake Boulevard are preserved and the

associated ridge tops are left essentially undisturbed. Landscapes, safety, and small recreational enhancements (trails, scenic overlooks, etc.) to this viewshed are permitted. Infrastructure that impacts this area should be designed such that negative impacts to the viewshed are mitigated.

- SV.6.12 Alternative site design standards which serve to preserve the natural features of the landscape and minimize the use of slopes unsuitable for development should be utilized whenever possible. These alternative designs can include but are not limited to hillside adaptive development standards as outlined in Article 424 of the Washoe County Development Code.
- SV.6.13 Primary structures and public infrastructure should be buffered from adjacent residential areas. Buffering can include but is not limited to areas of open space, landscaping, or otherwise locating behind ridges or outcroppings.
- SV.6.14 A comprehensive trails plan shall be developed that maintains access to the public lands that border the planning area. The trails plan will be consistent with the South Valleys Recreational Opportunities Plan map. As new residential and commercial properties develop in the South Valleys planning area, the Washoe County Department of Parks and Recreation will review development proposals for potential trail connections.
- SV.6.15 Access to existing trails will be protected and improved whenever possible. During the process of development review, the Washoe County Departments of Community Development and Regional Parks and Open Space will request dedication of property and/or easements when appropriate trail alignments have been identified that link significant nodes within the South Valleys planning area or connect existing trails.

Goal Seven: West Washoe Valley Rural Character Management Area. Establish a land use pattern and site development guidelines that will implement and preserve the West Washoe Valley Rural Community Character as described in the South Valleys Vision and Character Statement.

Photo 17: Example of West Washoe Valley Rural Character



Policies

SV.7.1 Common Open Space development as described in the Washoe County Development Code Article 408 is generally not appropriate for the WWVRCMA. The minimum lot size for applicants wishing to pursue development opportunities under the provisions of this Article is five acres and is limited to the areas designated MDR as of the effective date of this plan. Additionally, open space areas shall be designed to minimize the impact of the development on ground water recharge.

SV.7.2 The division of land for residential purposes at densities of one unit per 5 and 10 acres should apply the principle of private open space design as articulated below. The concept of private open space development contributes to a more efficient use of infrastructure and better preservation of natural and open space resources while maintaining the responsibility for stewardship in private hands.

- a. Minimum lot size and maximum densities for private, common open space developments are as follows: Low Density Rural (LDR) - One unit per 10 acres, minimum parcel size – 8 acres; Medium Density Rural (MDR - limited to areas designated MDR as of the effective date of this plan) – One unit per 5 acres, minimum parcel size – 4 acres (5 acres for properties within the RDA).
- b. Each buildable lot in the Washoe Valley basin established after June 2008 that includes slope intrusions of 15 percent or greater* and in the Rural Development Area (RDA) as defined in the most recent update of the Truckee Meadows Regional Plan, shall be managed to mitigate potential adverse impacts and shall have delineated on the recorded final map or parcel map, the following:
 - i. A maximum area of land disturbance (building envelope) of not greater than 20 percent of lot area sited on slopes of 0-15 percent for the purpose of primary and accessory structures, and:
 - ii. Shall also include a delineated area of disturbance for access and driveway of less than 15 percent slope (access envelope).

Deviations from these buildable area requirements of 10 percent or less may be approved through a Director's Modification as outlined in the Development Code. Greater deviations must be addressed through adjustment of proposed lot areas or reduction of allowable area of disturbance to meet this policy.

**Currently (June 2008) the minimum lot size in the RDA is 5 acres. Intrusions of slope greater than 15 percent are defined as areas where run over rise of at least 100 linear distance (based on best available topographic contours) that equal or exceed a slope of 15 percent comprise at least 20 percent of the total lot area.*

- c. Each parcel shall have a buildable area of up to 20 percent of the parcel size to be identified on the tentative map. The remainder of the parcel is to be considered private open space and preserved through a conservation easement or other appropriate method.
- d. With the exception of structures with an agricultural or livestock purpose, all structures 800 square feet or greater must be within the buildable area. All structures built outside the buildable area must be located such that the building and any accessory infrastructure does not diminish the ability of the private open space to serve as groundwater recharge areas, wildlife habitat and migratory routes, nor disrupt the open character of the land.

- e. Private, common open space subdivisions shall be designed such that open space areas are mostly contiguous and represent the best option for the maintenance of wildlife habitat and migration areas, groundwater recharge and open expansive vistas.
- f. Private open space subdivisions may install fencing that meets the standards of SV.2.9 and intent of SV.7.2.

Photo 18: Typical Fencing Methods



- SV.7.3 The review of all special use permits for the establishment of a non-residential use in West Washoe Valley must include a consideration of how the proposed use will impact adjacent neighborhoods, including but not limited to Best Management Practices “dark sky” lighting standards, hours of operation, traffic, parking and safety impacts, and its contribution to the community character described in the Character Statement. Standards for review should be distinctly rural, recognizing the integrated character of the area. The application of conditions to special use permits should seek to mitigate the potential impacts of these uses on residential areas, without constraining the pursuit of agricultural and other non-residential activities.

Goal Eight: Old Washoe City Historic District. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Old Washoe City Historic District Community Character as described in the South Valleys Vision and Character Statement.

Policies

- SV.8.1 The Old Washoe City Historic District (OWCHD), as depicted on the South Valleys Character Management Plan map, will provide a range of land uses specifically tailored to provide the local population with retail and service opportunities and to provide visitors to the valley with services to facilitate tourism and recreation as defined in the Land Use Table in Appendix A.
- SV.8.2 In order to reflect the community character described in the character statement, the land uses available in the regulatory zones established in the Old Washoe City Historic District differ from those in the same regulatory zones in the Development Code. Appendix A, Table 2: Allowable Land Uses in the Old Washoe City Historic District lists the land uses available under each land use designation in this district.

Photo 19: Typical Commercial Uses in the Old Washoe City Historic District



- SV.8.3 The Washoe County Development Code will be amended to reflect special site development, streetscape and architectural guidelines for the OWCHD that will implement and preserve a built environment that conforms to the character described in the community character statement. These guidelines should reflect a consistent theme that can be easily traced to the cultural and natural history of the area. The establishment of these guidelines should be done in coordination with property owners, business owners, residents, and any affected public agencies. Prior to the adoption of these guidelines, staff will strongly encourage all new development in the South Valleys planning area to be designed in a manner that respects and reflects the historic and natural character of the area.
- SV.8.4 Drive-thru facilities are not compatible with the desired character of this area and shall be strongly discouraged.
- SV.8.5 The implementation of the OWCHD could have an impact on the residential areas found within the boundary. Commercial development shall minimize its impact on these residential areas through the use of buffers, limited operating hours, limited on-site lighting, and other appropriate methods.
- SV.8.6 In order to prevent the inappropriate development of commercial land uses contrary to the stated character of the planning area, the southern limits of the OWCHD are deliberately established to exclude the interchange of the I-580 extension and U.S. 395.

Goal Nine: In portions of the Old Washoe City Historic District, establish and support the development of a mixed-use district that will provide a focal point for the scenic, recreational, and historic character of Washoe Valley while providing commercial services for visitors and local residents.

Policies

- SV.9.1 Mixed-use development and redevelopment in certain portions of the Old Washoe City Historic District are encouraged. In order to facilitate a more efficient and community-oriented land use pattern, to influence average daily trips on local roadways, to ensure the social and economic viability of this important area, and to provide for necessary community services, the following bonuses and design standards may be applied:
- a. In Neighborhood Commercial (NC) and/or General Commercial (GC) regulatory zones, in conjunction with a primary use allowed under that designation, uses allowed under a residential regulatory zone can be established at densities not to exceed 2 units per parcel.
 - b. Mixed-use developments must be proposed as a unified project.

- c. Mixed-use developments must integrate architectural and pedestrian features, landscaping and buffering so as to create a unified design.
 - d. Development proposals in the OWCHD should provide for future or demonstrate current pedestrian integration with neighboring parcels.
- SV.9.2 The standards established in policies SV.9.1 will be implemented through tentative map conditions, site plan review, improvements plans, CC&Rs, or deed restrictions as appropriate. Washoe County staff shall establish the implementation measures as conditions of tentative map and special use permit approval.

Transportation

Goal Ten: The regional and local transportation system in the South Valleys planning area will be a safe, efficient, multi-modal system providing access to commercial services, public lands and recreational opportunities and efficient connections to the greater region. The system will contribute to the preservation and implementation of the community character as described in the South Valleys Vision and Character Statement.

Policies

- SV.10.1 All development proposals must demonstrate how the established level of service on local transportation facilities will be maintained at the level determined to be acceptable by the Regional Transportation Commission (RTC).
- SV.10.2 The Regional Transportation Commission of Washoe County (RTC) sets levels of service on regional roads. Washoe County will advocate for the RTC to establish policy levels of service "C" for all regional roads in the South Valleys planning area.
- SV.10.3 Washoe County will work with the RTC and neighboring jurisdictions to ensure that the mitigation of potential development impacts in neighboring jurisdictions is consistent with the intent of Policies SV.10.1 and SV.10.2.
- SV.10.4 The necessary right-of-way and intersection requirements identified in the Regional Transportation Plan will be protected through dedication, setback or other method deemed adequate and appropriate by the Regional Transportation Commission and Washoe County.
- SV.10.5 Washoe County will ensure that the details of all new road construction that implements the adopted RTC Regional Transportation Plan will be subject to a comprehensive public review and comment process.
- SV.10.6 Washoe County will work with the Regional Transportation Commission to ensure that the design of all road improvements identified in the RTC Regional Transportation Plan provide for the safe intersection of any trail or proposed trail identified on the Recreational Opportunities Plan map.
- SV.10.7 Prior to the completion of I-580, Washoe County will be an advocate for restricted access to U.S. 395. Upon completion of I-580, access to U.S. 395 will be restricted according to the corridor management plan conducted by the Nevada Department of Transportation or other standards adopted by the Washoe County Department of Public Works in consultation with the Regional Transportation Commission.
- SV.10.8 Washoe County will work with the Regional Transportation Commission (RTC) and with the South Valleys communities to develop and implement a bikeways plan for the South Valleys planning area that is integrated with the local and regional trails system and provides access to recreational opportunities, and

public spaces such as schools and commercial areas. (See Recreational Opportunities Plan map.)

- SV.10.9 Washoe County will work with the Nevada Department of Transportation to conduct and implement a corridor study for the portion of U.S. 395 that traverses the planning area.

Resources

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

Policies

- SV.11.1 Washoe County will continue to pursue opportunities for the public acquisition of lands in the planning area that contain key resources necessary for the long term preservation and enhancement of the area’s character.
- SV.11.2 Washoe County will cooperate with other agencies, institutions, and local residents to ensure that recreational, educational and scientific activities based on the area’s key resources will be considered and supported, particularly where those activities contribute to the character of the local community and are beneficial to the broader region.
- SV.11.3 Should Washoe County undertake to study the merit of supporting the disposal of federal land in the planning area for development or other purposes, the criteria used to identify specific areas for disposal must include the protection of key cultural, archaeological, natural (including water), habitat, recreational, and other special resources from adverse impacts. Areas previously acquired by the public to protect sensitive lands, and other public lands previously acquired for conservation purposes, should not be considered for future disposal.

Scenic/Recreational/Cultural Resources

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

Policies

- SV.12.1 With the exception of temporary infrastructure for construction projects, Washoe County will require the underground placement of new utility distribution infrastructure within the South Valleys Character Management Area. Utility transmission facilities will be subject to a special use permit. In considering whether to grant a special use permit, or in consideration of any conditions, including underground placement, which may be placed upon an approval, the Planning Commission will utilize the best available information, including but not limited to the most recent Regional Utility Corridor Report, and any Environmental Impact Statement or other study undertaken regarding the proposal.
- SV.12.2 The Washoe County Departments of Community Development and Public Works will establish and oversee compliance and enforcement of design standards for grading that minimize the visual impact of all residential and non-residential hillside development, including road cuts and driveways.

Photo 20:



- SV.12.3 The grading design standards referred to in Policy SV.12.2 will, at a minimum, ensure that disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope, and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.
- SV.12.4 When necessary to mitigate the impact of road cuts, driveways and similar features on prominent hillsides, staff may require the installation of landscaping that will significantly soften the visual impact within three years of installation. Maintenance plans for these landscaped areas may be required.
- SV.12.5 Viewsheds and ridgelines shall be protected from significant degradation. Development near ridgelines should blend with the natural contours of the land and shall be sited in such a way so as not to create a silhouette against the skyline. Ridgeline areas that skyline are those viewed from any scenic corridor at a distance of 2.5 miles or less. Corridors for Washoe Valley include U.S. Highway 395, Eastlake Boulevard and Franktown Road. While full mitigation of development impacts may not be reasonable, negative impacts to the views throughout Washoe Valley should be minimized.
- SV.12.6 Even though development on slopes greater than 15 percent is discouraged, development on said slopes shall be managed in conjunction with all Washoe County Development Code requirements, such as Article 424, *Hillside Development*, as applicable. Requirements include minimizing impacts on prominent ridgelines, significant viewsheds, canyons and visually prominent rock outcroppings which reflect the visual value and scenic character of hillside areas.
- SV.12.7 At the time of master plan amendment and tentative subdivision map application submittal, and prior to the issuance of grading permits for final maps, an applicant should submit to the Community Development staff, for review and approval, a "developable area analysis" for all portions of a development on slopes greater than 15 percent. The developable area analysis should include the following:
- a. An analysis identifying the developable area of a hillside, as evidenced by soils, geotechnical, biological and hydrological studies;
 - b. Areas underlain with faults that have been active during the Holocene epoch of geological time;
 - c. Habitat areas of known endangered or rare plant and/or animal species;
 - d. Significant streams, ravines and/or drainageways; and,
 - e. A developable area map designed in accordance with the following:
 - i. Identifying the location;

- ii. Identifying the amount of total land area suitable for development;
- iii. Identifying areas of landslide or potential landslide; and,
- iv. Drawn to a scale appropriate for the project.

Photo 21:

- SV.12.8 In order to encourage building designs that are compatible with the character of hillsides and to minimize the alteration of natural forms, the following guidelines should be followed:
- a. Building envelopes, disturbed and undisturbed areas for each lot created shall be shown on tentative and final maps.
 - b. Split-pad and stepped foundations so that buildings step-down or step-up with the natural slope in order to avoid padding and terracing.
 - c. The use of decks and small patios in order to reduce the amount of grading to a building site.
 - d. Structures shall be designed to blend into the natural character of the hillside by reducing the visual bulk of the structure through landscaping, terraced building forms and height variations, and by utilizing neutral colors that match the natural landscape; and
 - e. All structures located within a ridgeline area shall not exceed 35 feet in height from the lowest natural or finished grade (whichever is more restrictive), to the top (peak) of the structure and include varied roof lines.

Goal Thirteen: Maintain and enhance the scenic value of the U.S. 395 corridor and other local transportation corridors through the planning area.**Policies**

- SV.13.1 Sound walls are inappropriate along the U.S. 395/I-580 corridor through Washoe Valley. Should sound mitigation be necessary, alternative measures shall be pursued.
- SV.13.2 Washoe County supports the pursuit of "scenic roadway" status for certain roads in the planning area. These roads include U.S. 395, Eastlake Boulevard, Old U.S. 395, and Franktown road. The inclusion of other roads may be considered for support by the Washoe County Board of Commissioners.
- SV.13.3 Washoe County will work with the Nevada Department of Transportation to complete and implement a corridor management plan for the U.S. 395 corridor through the planning area.

SV.13.4 Development Standards along the corridor will be consistent with the implementation of the corridor study described in policy SV.10.10.

Photo 22:



SV.13.5 Washoe County will adopt further standards to enhance and maintain the value of the corridor as a scenic area.

Photo 23: South Views from U.S. 395



Photo 24: North Views from U.S. 395



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

Policies

- SV.14.1 Prior to final map recordation of tentative maps and prior to issuance of building permits for special use permits, or public-initiated capital improvements in the South Valleys planning area, the Nevada Department of Conservation and Natural Resources and/or the State Historic Preservation Office (SHPO) will be contacted and, if required, an appropriate archaeological investigation/survey will be conducted.
- SV.14.2 Washoe County will cooperate and participate with state, federal and Native American agencies in the planning and conservation activities of those agencies related to cultural and historic resources.
- SV.14.3 Washoe County will pursue funding opportunities for the identification and conservation of cultural and historic resources.

Photo 25: Area Cultural and Historic Resources



Bowers Mansion



Historic Home Located on U.S. 395

- SV.14.4 Educational and interpretive displays will be provided at all parks and trailheads to provide the public with pertinent information regarding cultural and historic resources located in or near those facilities.

Photo 26: Trailhead



Ophir Creek Trail Head

Goal Fifteen: The South Valleys planning area will contain a system of trails that integrates other recreational facilities, the Regional Trail System, public lands and schools, and transit facilities, and contributes to the preservation and implementation of the community character.

Policies

- SV.15.1 Updates to the Parks District Master Plan for the South Valleys planning area will look to this goal and the following policies for direction. The Parks District Master Plan will seek to preserve and implement the community character.
- SV.15.2 New trails will be designed to accommodate equestrian, pedestrian and off-road bicycle traffic, unless technical or severe environmental or economic hardships warrant consideration of a more limited construction and/or use.
- SV.15.3 Trails that provide links to the facilities listed in Goal 15 should receive priority for planning, funding and construction.
- SV.15.4 Parking will be provided at all trailheads unless technical or safety issues prevent the construction of parking facilities or it is determined that the parking facility cannot be adequately screened or buffered from adjacent residential properties. Points of access other than trailheads may be depicted on the Recreational Opportunities Plan map but do not require parking facilities.
- SV.15.5 As new residential and commercial properties develop in the South Valleys planning area, the Washoe County Department of Regional Parks and Open Space will review development proposals for potential trail connections.
- SV.15.6 Access to existing trails will be protected and improved whenever possible. During the process of development review, the Washoe County Departments of Community Development and Regional Parks and Open Space will request dedication of property and/or easements when appropriate trail alignments have been identified that link significant nodes within the South Valleys planning area or connect existing trails or otherwise implement Goal 15.
- SV.15.7 Development proposals and population trends will be evaluated on their impact to an established community standard of seven acres of Community Park per 1,000 residents. When warranted, the Washoe County Department of Regional Parks and Open Space will request the dedication of an appropriate amount of community park acreage as property develops within the planning area.
- SV.15.8 Washoe County Departments of Community Development and Regional Parks and Open Space will work together with the East and West Washoe Valley Citizen Advisory Boards to ensure that the concerns of local residents in regard to proposed new trails are taken into consideration.
- SV.15.9 Washoe County will support the efforts of other agencies to prevent the proliferation of unauthorized trails.

Goal Sixteen: Cooperate with state and federal agencies in the management of public lands in the planning area.

Policies

- SV.16.1 Washoe County recognizes a growing pressure on public lands brought on by an increasing demand for outdoor recreational activities. Washoe County will work with the BLM and the USFS to ensure that Management Plans for federal lands in the planning area consider the growing impact of recreational activities on residents of the area. Washoe County supports the concept behind the BLM Mission Statement, "Preserve and Protect for Future Generations."

- SV.16.2 Washoe County will continue to pursue opportunities for the public acquisition of lands in the planning area that contain key resources necessary for the long term preservation and enhancement of the area's character.
- SV.16.3 Washoe County will cooperate with the Nevada Division of State Parks to develop and implement programs which enhance the value and contribution of the Division's lands to the local community and the broader region, and contribute to the maintenance of the character described in the Washoe Lake Natural and Scenic Area Character Statement.

Photo 27:



Photo 28: Bald Eagle at Washoe Lake



Eagles and other raptors benefit from the habitat provided by Washoe Valley's extensive wetlands and pasture

Natural Resources

Goal Seventeen: Resources will be managed and services provided in a manner that conserves the community character described in the Character Statement.

Policies

- SV.17.1 Washoe County is committed to implementing innovative approaches to service provision and resource management. Washoe County, in cooperation with local residents, business owners, and property owners, will pursue the development and implementation of approaches to these issues that will preserve the rural nature of the community and will not require municipal services.

Air Resources

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

Policies

- SV.18.1 Washoe County will ensure that the Regional Transportation Commission gives significant consideration to issues of air quality in the creation of any regional transportation plan that may have the ability to positively or negatively impact air quality in the South Valleys planning area.
- SV.18.2 Development in the South Valleys area will comply with all local, state and federal standards regarding air quality.
- SV.18.3 The granting of special use permits in the South Valleys must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.

Photo 29:



Land Resources

Goal Nineteen: The built environment will minimize the destructive potential of any identified geological hazard, including but not limited to earthquakes, fires and landslides.

Policies

- SV.19.1 Development proposals, with the exception of single family homes and uses accessory to single family homes, within the South Valleys planning area will include detailed soils and geo-technical studies sufficient to:
- Ensure structural integrity of roads and buildings.
 - Provide adequate setbacks from potentially active faults or other hazards.
 - Minimize erosion potential.
- SV.19.2 Development proposals on areas with identified geological hazards will follow the recommendations of any geo-technical study conducted pursuant to Policy SV.19.1.
- SV.19.3 Washoe County is working with regional partners to ensure that the County's Development Code reflects best practices for wildland fire prevention and management for development activities in the wildland suburban interface. Prior to the amendment of the Development Code to incorporate the relevant codes

and practices, applicants for any discretionary approval must show how their project will manage the potential threat of wildland fire. Plans that propose the use of defensible space must include a maintenance plan for that space that demonstrates how that area will be maintained and managed for the life of the project.

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

Policies

- SV.20.1 Prior to the recordation of final maps for approved tentative maps, or issuance of building permits, public-initiated capital improvements, or any project impacting 10 or more acres in the South Valleys planning area, the Nevada Department of Wildlife will be contacted and given an opportunity to provide conservation, preservation, or other wildlife and habitat management input to the project.
- SV.20.2 Any development that has the potential to negatively impact an established wildlife migration route or critical habitat, including but not limited to traditional mule deer migration routes and the Pacific Flyway for migratory birds and their associated habitat must demonstrate how that project will protect the integrity of the migration route or habitat.
- SV.20.3 Crop production by public agencies for the purpose of habitat enhancement and or consumption by wildlife is a recognized and permitted agricultural use in the Parks and Recreation and Open Space regulatory designations and does not require a special use permit.

Photo 30: Wildlife



Coyote



Mule Deer



Pelican

Goal Twenty-one: Mining in the South Valleys planning area is incompatible with existing residential, agricultural, ranching, and educational uses and will be discouraged.

Policies

- SV.21.1 Mining activities in the South Valleys must be adequately screened and/or buffered from residential and educational land uses and from roadways designated arterials or highways on the South Valleys Streets and Highways System Plan map.
- SV.21.2 Proposals for mining activities will be subject to a Public Health Impact Review (PHIR), to be conducted jointly by Community Development staff and Washoe County District Health Department Staff. The specific content and methodology of the PHIR will be determined by the Washoe County District Health Department with the cooperation of the Washoe County Community Development Department, on a case-by-case basis.

Goal Twenty-two: Protect and, where possible, enhance the economic feasibility of agricultural activities in the planning area.

Policies

- SV.22.1 Washoe County will work with local, state and federal agencies to identify the economic or other challenges faced by agricultural and ranching interests in the planning area.
- SV.22.2 Washoe County will work with local, state and federal agencies to encourage the development of alternative crops, livestock, techniques, and technology that will assist agricultural and ranching interests in the planning area to respond to any identified challenges.
- SV.22.3 Washoe County will develop incentives for the implementation of sustainable agricultural processes, the use of alternative fuels, and the production of products that contribute to the supply chain for alternative energy production.
- SV.22.4 Washoe County will work to identify best practices in the retention of agricultural land and implement those practices where feasible.

Photo 31: Agriculture and Ranching within the South Valleys



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

Policies

- SV.23.1 Development within the South Valleys planning area will conform to Regional Water Plan Policy 3.1.c, "Flood Plain Storage Outside the Truckee River Watershed," as well as locally specific flood control requirements as adopted by Washoe County.
- SV.23.2 Development in the South Valleys planning area will be protected from damage caused by a one percent chance flood event, either by elevation above or avoidance of the regulatory floodplain. Washoe County will utilize the best available data to identify the extent of the one percent chance floodplain.

Water Resources - Supply

Goal Twenty-four: Water resources will be supplied to land uses in the South Valleys planning area according to the best principles/practices of sustainable resource development. Because all existing residences are supplied by groundwater wells, future development must be constrained to the sustainable groundwater yield of the Washoe Valley, Pleasant Valley, and other adjoining basins in the planning area, and minimize unreasonable pumping impacts to domestic wells.

Policies

- SV.24.1 Development proposals must be consistent with Regional Water Plan Policies:
- 1.3.b, "Protection and Enhancement of Groundwater Recharge;"
- Natural recharge areas shall be defined and protected for aquifer recharge. Proposed projects and proposed land use changes in areas with good recharge potential shall be encouraged to include project features or adequate land for passive recharge.*
- 1.3.d, "Water Resources and Land Use;"
- Proposed projects or land use changes or changes to the Truckee Meadows Service Area that create or exacerbate a potential water supply deficiency are allowable. Long-range land use plans generally include more zoning and land use opportunities than will be developed within a specific planning horizon (20 years for example). Under the current regulations in the region, land use or zoning designations do not guarantee an allocation of future water resources. This applies to both surface and groundwater, including groundwater for domestic wells. Land use designations that create a potential water supply deficiency within the Truckee Meadows Service Area are consistent with current long-range land use planning practices. This allows for flexibility in actual development and avoids the perception of land storages. While a potential water supply deficiency is allowable based on approved land uses, water supply commitments may only be approved pursuant to Policy 1.3.e.*
- 1.3.e, "Water Resource Commitments;" and,
- Issuance of new commitments against a water resource or combination of resources shall be made in conformance with existing State Engineer permits, certificates or orders; water purveyor rules or policies; and/or local government policies. The local governments, water purveyors, and State Engineer will seek to achieve a balance between commitments and the sustainable yield of the resources in the region.*
- 1.3.g, "Groundwater Resource Development and Management of Water Quality."
- Existing and proposed municipal and industrial well sitings must be evaluated for their influence on the potential for contaminated groundwater migration to areas of potable groundwater. Also, development of groundwater resources shall not result in deterioration of groundwater quality through migration of contaminants.*
- SV.24.2 The Washoe County Department of Water Resources may protest the transfer of water resources in and between hydrographic basins whenever the department determines that the transfer may result in a negative impact to the sustainable use of the resource.
- SV.24.3 Washoe County Department of Water Resources may evaluate any proposal to import or export water or wastewater in the Washoe Valley Hydrographic Basin to ascertain the effects on the water balance and sustainable yield. Appropriate mitigation may be required for any identified potential negative impacts to the water balance.

- SV.24.4 Washoe County will require all new development in the Washoe Valley hydrographic basin to use certificated rights from that basin in an amount necessary to serve the development, unless a new source of water from outside the basin is approved by the appropriate regulatory authorities.
- SV.24.5 Washoe County will require all new development in the Eagle Valley, Pleasant Valley and Truckee Meadows hydrographic basins of the South Valleys planning area to use certificated or permitted water rights, and may permit imported water rights from immediately adjoining hydrographic basins, in an amount necessary to serve the development, provided all other policies under Goal 24 are applied.
- SV.24.6 No new parcels or subdivisions of less than five acres that rely on Washoe Valley hydrographic basin water will be created in the East Lake area of the Washoe Valley Hydrographic Basin until a new water source is available. [*Serpa v. County of Washoe*, 111 Nev. 1081, 901 P.2d 690 (1995)]
- SV.24.7 Water rights shall be dedicated to Washoe County for all maps of division into large parcels, parcel maps, and subdivision maps, as well as all new, civic, commercial and industrial uses.
- SV.24.8 In cooperation with the Washoe County Department of Water Resources, the Department of Community Development will provide an annual report on the implementation of all water related policies in this plan.

Water Resources – Quality

Goal Twenty-five: The quality of water from the South Valleys hydrographic basins will be protected from further degradation resulting from human activities.

Policies

- SV.25.1 The Washoe County Department of Water Resources will implement and maintain a Wellhead Protection Plan for Washoe County's municipal well facilities in the South Valleys hydrographic basins, and encourage other purveyors to develop and implement plans for the protection of groundwater resources.
- SV.25.2 The use of new production wells for future development must not create water quality degradation towards existing production and domestic wells and must not negatively impact existing wells.

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

Policies

- SV.26.1 Washoe County will continue to work towards implementing a Watershed Protection Plan (Policy 3.1.e) for the South Valleys basins and encourage development of plans for the protection of groundwater resources.
- SV.26.2 Natural groundwater recharge areas will be protected from development when possible. When planned development does impose on natural recharge areas, mitigation measures will be taken. Mitigation may include limitations on impervious ground cover.
- SV.26.3 The use of curb and gutter will be minimized. The use of Best Management Practices is encouraged to promote groundwater recharge, minimize land disturbance and control erosion.

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

Policies

SV.27.1 All development will meet or exceed the standards for wetland development and impact established by county, state, and federal agencies responsible for wetlands management.

Photo 32: Wetlands within South Valleys



SV.27.2 Land use proposals that include wetlands areas must demonstrate how they are consistent with Goal 27.

SV.27.3 Development proposals that impact any area designated “potential wetlands” on the Development Suitability map must conduct a wetlands delineation study and obtain Army Corps of Engineers certification of the proposed wetlands.

SV.27.4 Washoe County will work with state, federal, and private agencies to support the development and implementation of programs and initiatives that are consistent with Goal 27.

Water Resources – Services/Wastewater

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

Policies

SV.28.1 Tentative subdivision maps will not be approved for any development until the infrastructure and resource needs of that development have been evaluated by the Department of Water Resources and found consistent with all applicable water and wastewater resources and facilities plans.

SV.28.2 Washoe County Department of Water Resources will evaluate any proposal to export wastewater from the Washoe Valley Hydrographic Basin to ascertain the effects on the water balance. Washoe County will evaluate impacts to the water balance and appropriate mitigation will be employed.

SV.28.3 Washoe County will encourage proven alternative wastewater treatment technologies that are demonstrated to release effluent of improved quality, providing protection against further degradation of surface and groundwater quality.

- SV.28.4 Washoe County District Health Department in concert with all applicable agencies evaluates proposals for community wastewater treatment facilities for their impact on water quality. Appropriate mitigation is required for any identified potential negative impacts to water quality.

Plan Maintenance

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

Policies

- SV.29.1 In order for the Washoe County Planning Commission to recommend the approval of an amendment to the South Valleys Area Plan, the following findings must be made:

- a. The amendment will implement the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the South Valleys Area Plan for the type of application being considered; the Washoe County Master Plan as amended from time to time; the Regional Water Management Plan as amended from time to time; and the policies of the Truckee Meadows Regional Plan applicable to the amendment under consideration.
- c. The amendment will not conflict with or diminish the public's health, safety or welfare, including possible effects upon water quality and quantity.

- SV.29.2 For any amendment that proposes to:

- Revise the Vision and Character Statement; or
- Revise Goal One or its associated policies

The Washoe County Planning Commission must find that adequate community involvement including interaction with the relevant Citizen Advisory Boards (CAB) and the results of that process (including any CAB and staff recommendations) and input from the community at large, have been included and discussed in the staff analysis of the proposed amendment. Efforts shall be made to focus public involvement on required findings for the type of application. Proposals to alter the boundaries of an identified Character Management Area must be accompanied by an analysis of available resources and possible effects of such boundary change, including possible impacts on sustainable yield of the basin if known; and the land use proposal must meet the applicable policies of the South Valleys Area Plan.

- SV.29.3 In order for the Washoe County Planning Commission to recommend approval of an amendment involving a change of land use, the following applicable findings must be made, commensurate with a change in regulatory zone per NRS:

- a. At the time of a land use change application submittal, a study shall be submitted, which has been paid for by the applicant, relative to municipal water, sewer and storm water improvements that clearly identifies the impacts that may accompany such a land use change, and that such needed improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for the South Valleys by the Department of Water Resources. For amendments that propose intensified commercial land use, the scale of the intended use has been shown to be

consistent with the desired development and vitality of the community, as outlined in the Character Statement and Goal One of the Area Plan.

- b. Washoe County will work to communicate to the providers for transportation, water resources, schools and parks the community's needs as reflected in this plan.
- c. Any existing development in the South Valleys planning area which is subject to the conditions of a discretionary permit shall continue to comply with all applicable conditions of the discretionary permit during the term of the permit and shall be allowed to continue operation of its permitted activities as approved under the discretionary permit process.

SV.29.4 For proposals to establish commercial uses, the applicant must demonstrate that an analysis has been conducted that defines the anticipated trade area and demonstrates that the intended use is community serving. The study shall be submitted at the time of development application as part of the discretionary permit review process, recognizing that if the application is a master plan amendment, the granting of a master plan category change may not be conditioned to a specific project.

SV.29.5 The Department of Community Development shall provide the Washoe County Planning Commission with an informational status report on the implementation of this plan no later than 24 months from the date of adoption.

Appendix A

Allowed Uses

Table One: Steamboat Valley Rural Transition Character Management Area.

The following uses are permitted in the Neighborhood Commercial and General Rural designated areas within the SVRTCMA. Permitted land uses within Washoe County’s other regulatory zones are as defined in the Washoe County Development Code. Other similar uses may be permitted in these areas provided the Director of Community Development has determined that the proposed use is similar in nature and impact to the uses listed herein, and that the proposed use is consistent with the community character described in the area plan.

Residential Use Types

(See Sections 110.302.10 and 110.302.15 for explanation)

Residential Use Types (Section 110.304.15)	NC	GR
Family Residential		
Attached Accessory Dwelling	A	A
Detached Accessory Dwelling	P	P
Detached Accessory Structure	P	P
Duplex	A	A
Multi Family	S ₂	--
Single Family, Attached	A	A
Single Family, Detached	A	A
Manufactured Home Parks	--	*
Residential Group Home	S ₂	--

Civic Use Types

(See Sections 110.302.10 and 110.302.15 for explanation)

Civic Use Types (Section 110.304.20)	NC	GR
Administrative Services	A	--
Child Care		
Family Daycare	P	--
Large-Family Daycare	A	P
Child Daycare	P	S ₂
Community Center	S ₂	--
Convalescent Services	S ₂	--
Cultural and Library Services	A	A
Education	S ₂	S ₂
Group Care	P	S ₂
Hospital Services	--	--
Major Services and Utilities		
Utility Services	S ₂	S ₂
Major Public Facilities	S ₂	S ₂
Nature Center	A	S ₂
Parks and Recreation		
Active Recreation	PR	PR
Passive Recreation	A	A
Postal Services	A	--
Public Parking Services	A	--
Religious Assembly	P	S ₂
Safety Services	S ₂	S ₂

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₂ = Board of Adjustment Special Use Permit.

Commercial, Industrial and Agricultural Use Types

(See Sections 110.302.10 and 110.302.15 for explanation)

Commercial Use Types (Section 110.304.25)	NC	GR
Administrative Offices	A	--
Adult Characterized Business (see Chapter 25, Washoe County Code)	--	--
Animal Sales and Services		
Commercial Kennels	A	P
Commercial Stables	--	P
Dog Training Services (see Article 330)	A	A
Grooming and Pet Stores	A	--
Pet Cemeteries	--	P
Veterinary Services, Agricultural	A	S ₂
Veterinary Services, Pets	A	--
Automotive and Equipment		
Automotive Repair	A	--
Automotive Sales and Rentals	A	--
Cleaning	--	--
Commercial Parking	--	--
Equipment Repair and Sales	A	--
Fabricated Housing Sales	--	--
Storage of Operable Vehicles	A	--
Truck Stops	--	--
Building Maintenance Services	A	--
Commercial Centers		
Neighborhood Centers	A	--
Community Centers	S ₂	--
Regional Centers	--	--
Commercial Educational Services	A	--
Commercial Recreation		
Commercial Campground Facilities/RV Park	--	--
Destination Resorts	--	--
Indoor Entertainment	P	--
Indoor Sports and Recreation	S ₂	--
Limited Gaming Facilities	P	--
Marinas	--	--
Outdoor Entertainment	--	--
Outdoor Sports and Recreation	P	P
Outdoor Sports Club	--	S ₂
Unlimited Gaming Facilities	--	--
Communication Facilities		
Commercial Antennas	S ₂	S ₂
Satellite Dish Antennas	S ₂	S ₂
Wireless Communication Facilities		
Construction Sales and Services	--	--
Convention and Meeting Facilities	P	--
Custom Manufacturing	A	S ₂

Commercial Use Types (Section 110.304.25)	NC	GR
Eating and Drinking Establishments		
Convenience	A	--
Full Service	A	--
Financial Services	A	--
Funeral and Internment Services		
Cemeteries	--	P
Undertaking	A	--
Gasoline Sales and Service Stations	A	S ₂
Helicopter Services		
Heliport	--	S ₂
Helistop	--	S ₂
Liquor Sales		
Off-Premises	A	--
On-Premises	P	--
Lodging Services		
Bed and Breakfast Inns	A	S ₂
Hostels	--	--
Hotels and Motels	S ₂	--
Vacation Time Shares	--	--
Medical Services	A	--
Nursery Sales		
Retail	A	--
Wholesale	A	S ₂
Personal Services	A	--
Personal Storage	S ₂	--
Professional Services	A	--
Recycle Center		
Full Service Recycle Center	--	--
Remote Collection Facility	P	--
Residential Hazardous Substance Recycle Center	--	--
Repair Services, Consumer	A	--
Retail Sales		
Convenience	A	--
Specialty Stores	A	--
Agricultural Processing	--	--
Agricultural Sales	P	--
Energy Production	S ₂	S ₂
Animal Slaughtering, Agricultural	A	A
Animal Slaughtering, Commercial	--	--
Crop Production	A	A
Forest Products	S ₂	S ₂
Game Farms	S ₂	S ₂
Produce Sales	S ₂	S ₂

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₂ = Board of Adjustment Special Use Permit.

Allowed Uses

Table Two: Old Washoe City Historic Commercial District Character Management Area.

The following uses are permitted in the Neighborhood Commercial and General Rural designated areas within the OWCHCD CMA. Permitted land uses within Washoe County’s other regulatory zones are as defined in the Washoe County Development Code. Other similar uses may be permitted in these areas provided the Director of community Development has determined that the proposed use is similar in nature and impact to the uses listed herein, and that the proposed use is consistent with the community character described in the area plan.

Residential Use Types

(See Sections 110.302.10 and 110.302.15 for explanation)

Residential Use Types (Section 110.304.15)	GC	NC
Family Residential		
Attached Accessory Dwelling **	S ₂	S ₂
Detached Accessory Dwelling	--	--
Detached Accessory Structure	--	A
Duplex	--	S ₂
Multi Family	--	--
Single Family, Attached	--	S ₂
Single Family, Detached	--	S ₂
Manufactured Home Parks	--	--
Residential Group Home	--	S ₂

Civic Use Types

(See Sections 110.302.10 and 110.302.15 for explanation)

Civic Use Types (Section 110.304.20)	GC	NC
Administrative Services	A	A
Child Care		
Family Daycare	S ₂	S ₂
Large-Family Daycare	S ₂	S ₂
Child Daycare	S ₂	S ₂
Community Center	S ₂	S ₂
Convalescent Services	S ₂	S ₂
Cultural and Library Services	A	A
Education	S ₂	S ₂
Group Care	P	P
Hospital Services	--	--
Major Services and Utilities		
Utility Services	S ₂	S ₂
Major Public Facilities		
Nature Center	S ₂	S ₂
Parks and Recreation	--	--
Active Recreation	PR	PR
Passive Recreation	A	A
Postal Services	A	A
Public Parking Services	--	--
Religious Assembly	P	P
Safety Services	S ₂	S ₂

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₂ = Board of Adjustment Special Use Permit; ** Live/Work Units.

Commercial, Industrial and Agricultural Use Types

(See Sections 110.302.10 and 110.302.15 for explanation)

Commercial Use Types (Section 110.304.25)	GC	NC
Administrative Offices	A	A
Adult Characterized Business (see Chapter 25, Washoe County Code)	--	--
Animal Sales and Services		
Commercial Kennels	S ₂	--
Commercial Stables	--	--
Dog Training Services (see Article 330)	A	A
Grooming and Pet Stores	A	A
Pet Cemeteries	S ₂	--
Veterinary Services, Agricultural	--	--
Veterinary Services, Pets	A	A
Automotive and Equipment		
Automotive Repair	P	S ₂
Automotive Sales and Rentals	S ₂	S ₂
Cleaning	P	S ₂
Commercial Parking	--	--
Equipment Repair and Sales	S ₂	--
Fabricated Housing Sales	--	--
Storage of Operable Vehicles	S ₂	S ₂
Truck Stops	--	--
Building Maintenance Services	A	A
Commercial Centers		
Neighborhood Centers	A	A
Community Centers	S ₂	--
Regional Centers	--	--
Commercial Educational Services	S ₂	S ₂
Commercial Recreation		
Commercial Campground Facilities/RV Park	S ₂	--
Destination Resorts	--	--
Indoor Entertainment	P	P
Indoor Sports and Recreation	S ₂	S ₂
Limited Gaming Facilities	P	P
Marinas	--	--
Outdoor Entertainment	--	--
Outdoor Sports and Recreation	P	P
Outdoor Sports Club	--	--
Unlimited Gaming Facilities	--	--
Communication Facilities		
Commercial Antennas	S ₂	S ₂
Satellite Dish Antennas (see Article 324)		
Wireless Communication Facilities (see Article 324)		
Construction Sales and Services	S ₂	--
Convention and Meeting Facilities (in conjunction with another primary permitted use only)	S ₂	S ₂
Custom Manufacturing	A	A

Commercial Use Types (Section 110.304.25)	GC	NC
Eating and Drinking Establishments		
Convenience	A	A
Full Service	A	A
Financial Services	P	S ₂
Funeral and Internment Services		
Cemeteries	--	--
Undertaking	S ₂	S ₂
Gasoline Sales and Service Stations	A	A
Helicopter Services		
Heliport	--	--
Helistop	--	--
Liquor Sales		
Off-Premises	A	A
On-Premises	P	P
Lodging Services		
Bed and Breakfast Inns	P	P
Hostels	--	--
Hotels and Motels	S ₂	S ₂
Vacation Time Shares	--	--
Medical Services	P	S ₂
Nursery Sales		
Retail	A	A
Wholesale	A	A
Personal Services	A	A
Personal Storage	P*	S ₂
Professional Services	A	A
Recycle Center		
Full Service Recycle Center	--	--
Remote Collection Facility	--	--
Residential Hazardous Substance Recycle Center	--	--
Repair Services, Consumer	A	A
Retail Sales		
Convenience	A	A
Specialty Stores	S ₂	S ₂
Comparison Shopping Centers	--	--
Secondhand Sales	S ₂	S ₂
Transportation Services	A	A
Agricultural Processing	--	--
Agricultural Sales	A	A
Energy Production	--	--
Animal Slaughtering, Agricultural	--	--
Animal Slaughtering, Commercial	--	--
Crop Production	S ₂	S ₂
Forest Products	--	--
Game Farms	--	--
Produce Sales	S ₂	S ₂

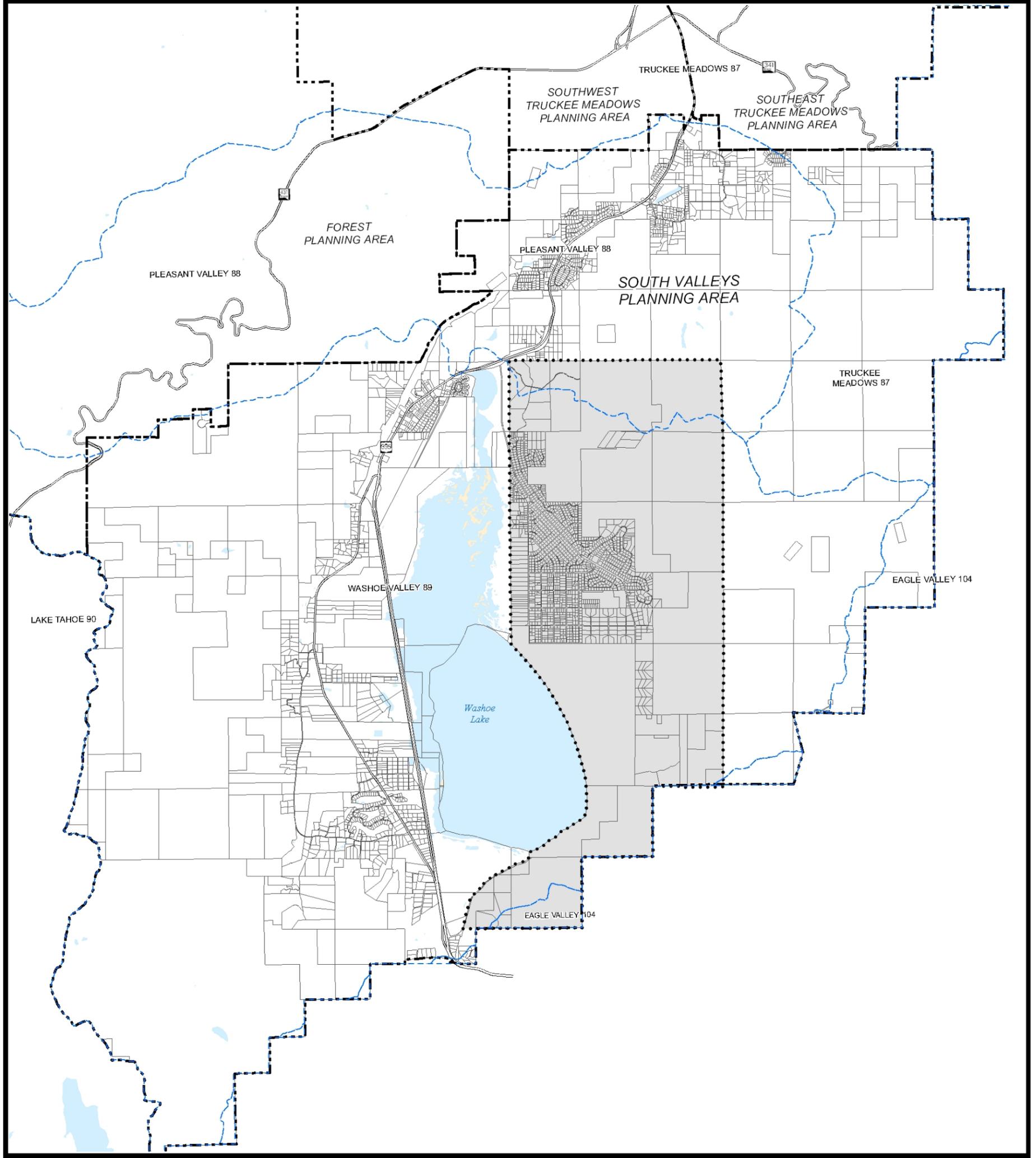
Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₂ = Board of Adjustment Special Use Permit. * For new uses (projects) as of the date of adoption of this plan.

Appendix B - Maps

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Recreational Opportunities Plan	B-13
Streets and Highways System Plan	B-15

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SOUTH VALLEYS AREA PLAN AND HYDROBASINS

-  AREA PLAN BOUNDARIES
-  PARCELS
-  HYDROBASIN BOUNDARIES WITH STATE CODES (#)
-  EAST WASHOE VALLEY 5-ACRE PARCEL LIMITATION BOUNDARY (per Nevada State Engineer)

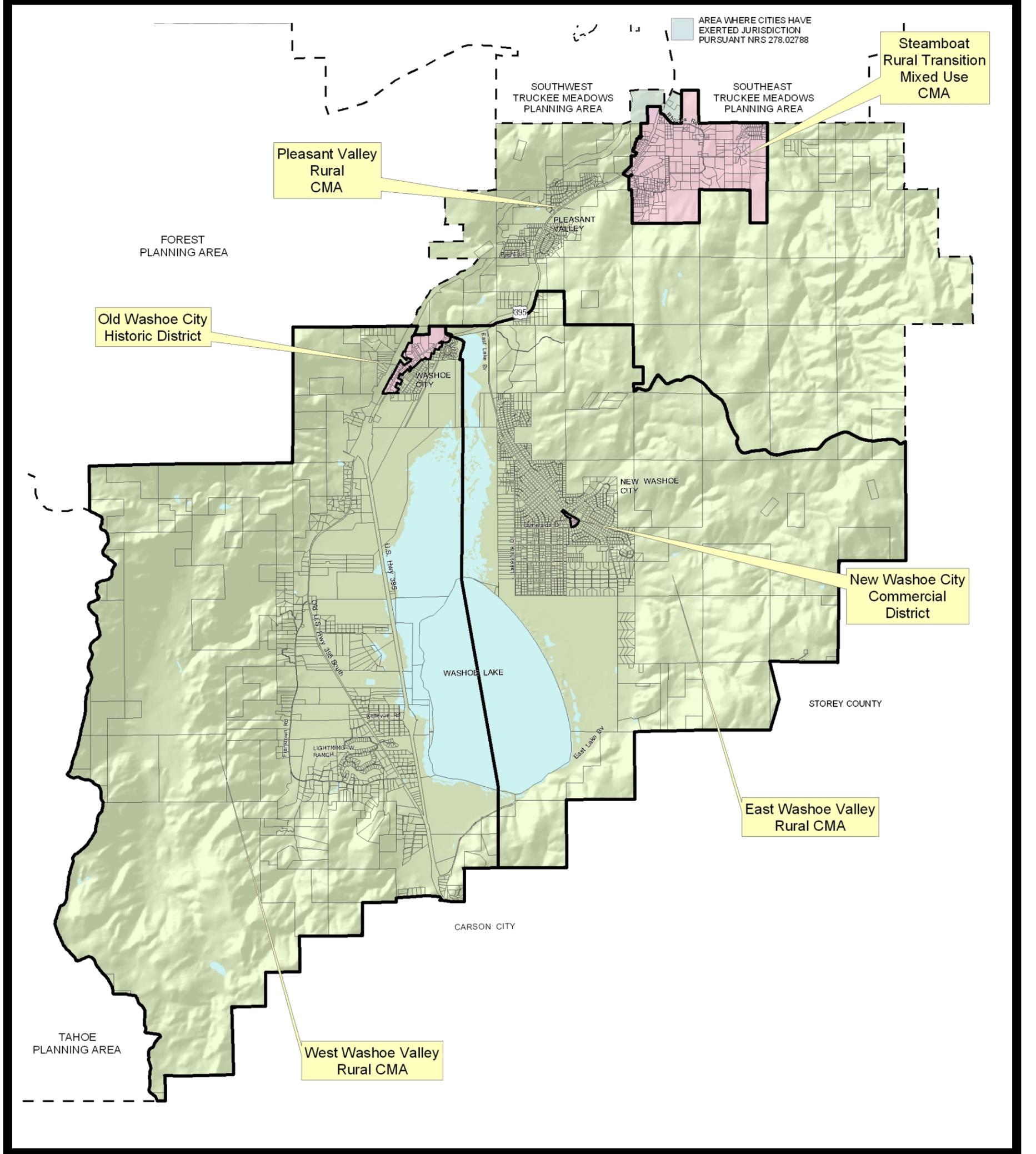
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SOUTH VALLEYS CHARACTER MANAGEMENT PLAN

- SPECIAL CHARACTER MANAGEMENT AREA
- RURAL CHARACTER MANAGEMENT AREA

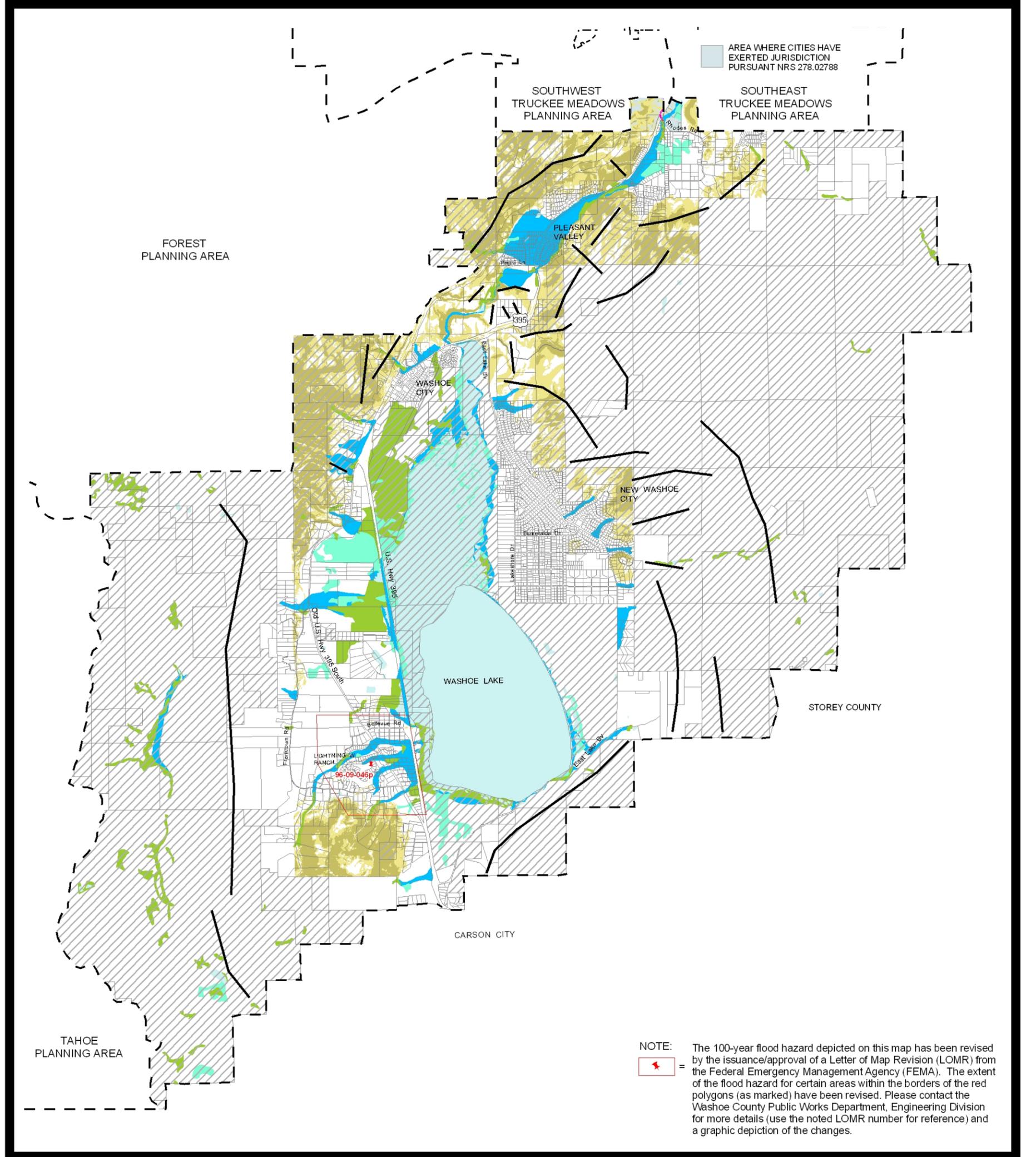
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SOURCE: COMMUNITY SERVICES

WCPC ADOPTION DATE: July 15, 2008
BCC ADOPTION DATE: December 9, 2008

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NOTE: The 100-year flood hazard depicted on this map has been revised by the issuance/approval of a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency (FEMA). The extent of the flood hazard for certain areas within the borders of the red polygons (as marked) have been revised. Please contact the Washoe County Public Works Department, Engineering Division for more details (use the noted LOMR number for reference) and a graphic depiction of the changes.

SOUTH VALLEYS DEVELOPMENT SUITABILITY

- RIDGE LINES TO BE PROTECTED
- SLOPES GREATER THAN 15%
- SLOPES GREATER THAN 30%
- FLOODWAY AREA
- 100-YEAR FLOOD HAZARD
- POTENTIAL WETLANDS
- BOTH POTENTIAL FLOOD HAZARD AND POTENTIAL WETLANDS
- PUBLIC LAND
- MOST SUITABLE
- WATER BODIES
- DITCHES

SOURCE: COMMUNITY SERVICES

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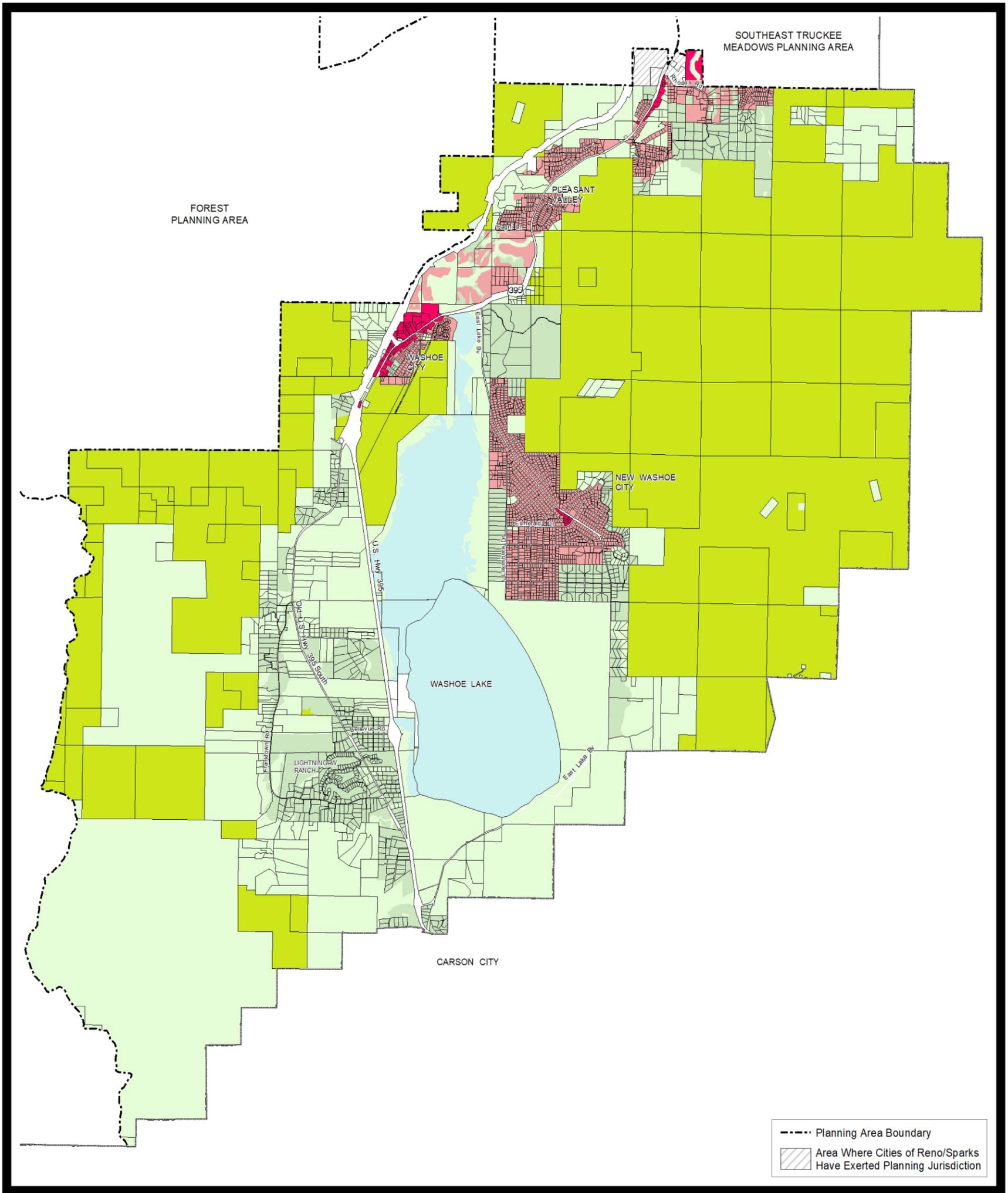
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SOUTH VALLEYS MASTER PLAN MAP

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

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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 BUILDING DIVISION.

DATE: 6/22/2023 DIRECTOR: [Signature]

Community Services Department

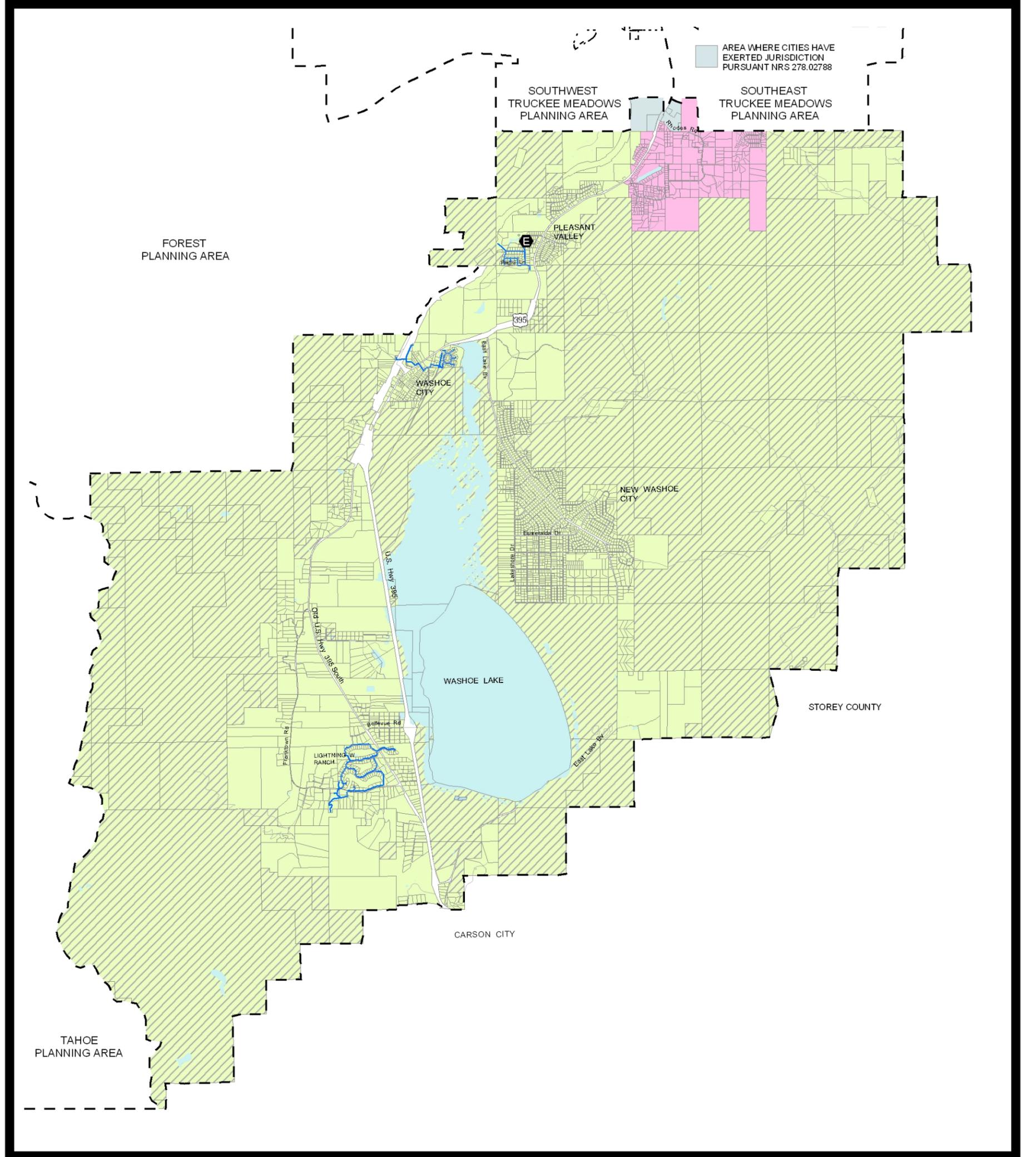
WASHOE COUNTY NEVADA

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

SOURCE: Planning and Building Division

PC Date: April 4, 2023
BCC Date: May 23, 2023
RPC Conformance Date: June 22, 2023

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SOUTH VALLEYS PUBLIC SERVICES & FACILITIES PLAN

PUBLIC SERVICES

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

PUBLIC FACILITIES (Existing)

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

Please also refer to the adopted Park District Master Plans.

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



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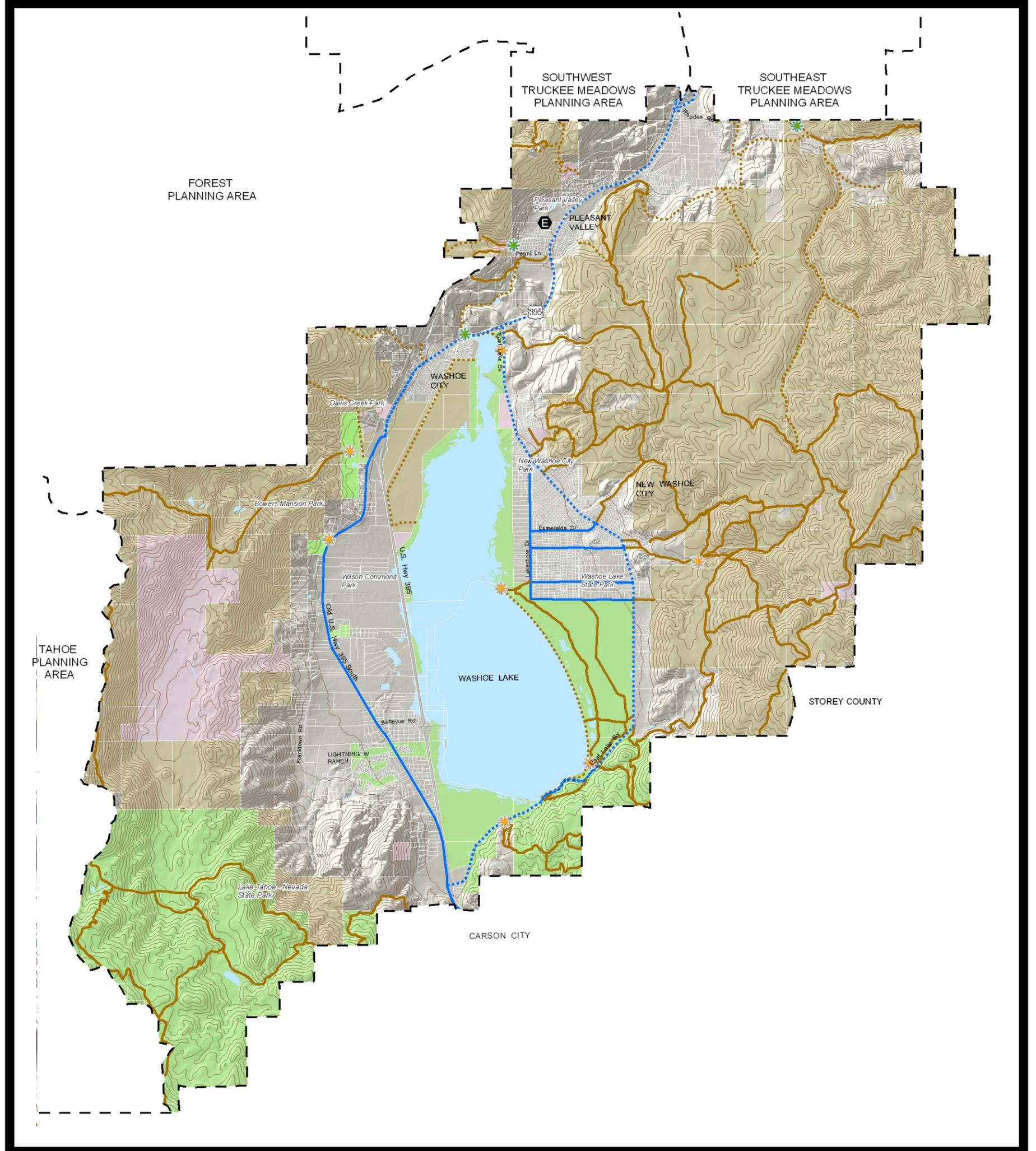
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SOUTH VALLEYS RECREATIONAL OPPORTUNITIES PLAN

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

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

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

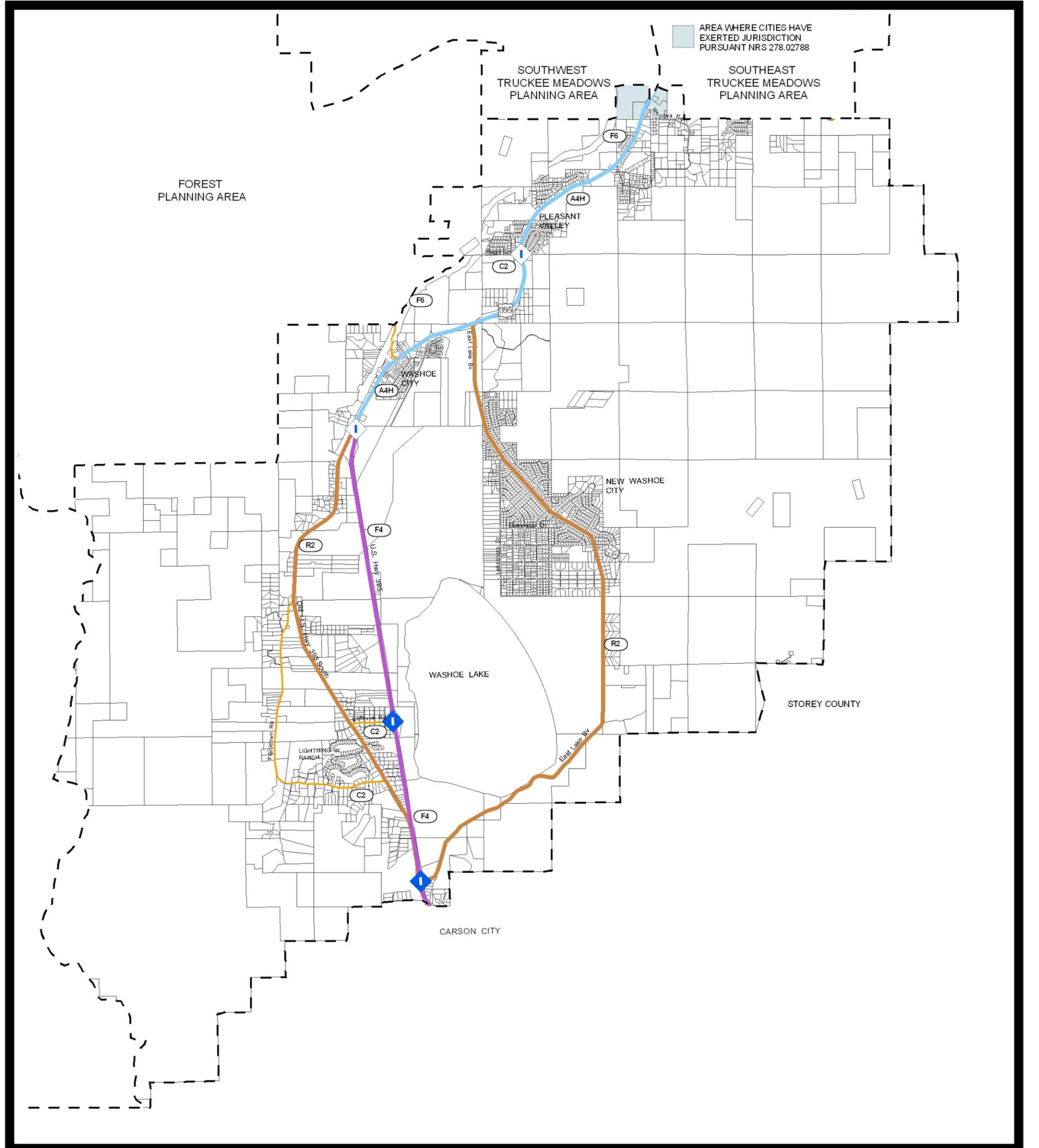
0 1,700 3,400 6,800
Scale in Feet



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SOUTH VALLEYS STREETS AND HIGHWAYS SYSTEM PLAN

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

PLANNED GEOMETRIC DESIGN

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

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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

WCPC ADOPTION DATE: July 15, 2008
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