



**Community Services Department
Planning & Building Division**

**Master Plan
Verdi Area Plan**



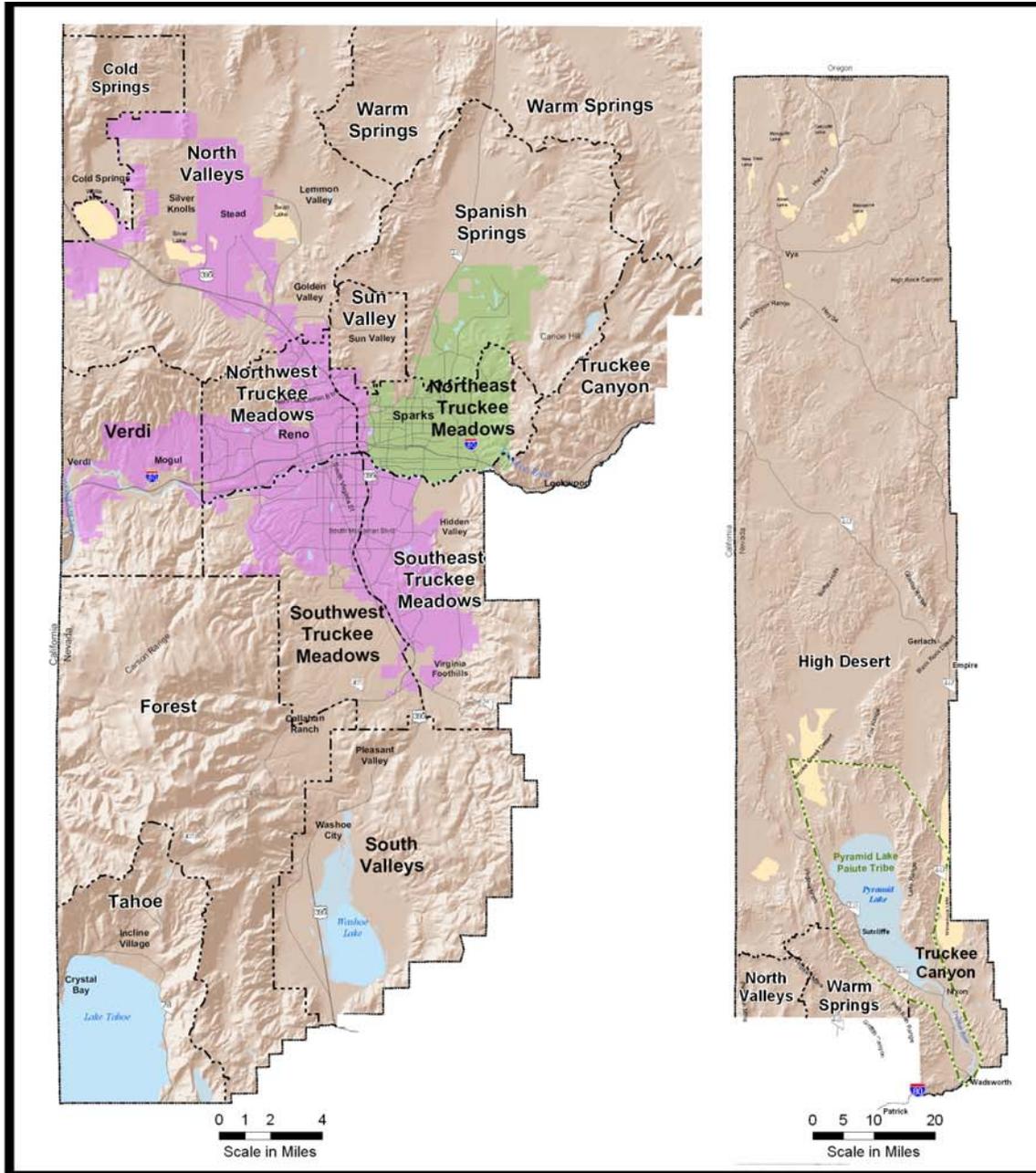
**Community Services Department
Planning & Building Division**

**Master Plan
Verdi 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 Verdi Area Plan tab. The Washoe County Master Plan can also be found on our department's website.

This printing of the Verdi 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

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

Scale Bars are shown below each map



**Department of
Community Development**

**WASHOE COUNTY
NEVADA**

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

Contents

	Page
Acknowledgments	vi
Introduction	1
Vision	1
Character Statement	2
History and Context	2
Verdi Character	3
Verdi Rural Character Management Area (RCMA)	4
Land Use	4
Goal One	4
Policies	4
Transportation	4
Goal Two	4
Policies	4
Scenic/Recreational/ Cultural Resources	5
Goal Three	5
Policies	5
Goal Four	5
Policies	5
Goal Five	5
Policies	5
Natural Resources	6
Air Resources	6
Goal Six	6
Policies	6
Land Resources	6
Goal Seven	6
Policies	6
Goal Eight	6
Policies	6
Goal Nine	7
Policies	7
Public Services and Facilities	7
Goal Ten	7
Policies	7
The Verdi Village Center	8

	Page
Verdi Suburban Character Management Area (SCMA)	8
Land Use	8
Goal Eleven	8
Policies	8
Goal Twelve	10
Policies	10
Goal Thirteen	10
Policies	10
Goal Fourteen	11
Policies	11
Goal Fifteen	11
Policies	11
Transportation	12
Goal Sixteen.....	12
Policies.....	12
Goal Seventeen	12
Policies.....	12
Goal Eighteen	12
Policies.....	12
Scenic, Recreational and Cultural Resources	13
Goal Nineteen	13
Policies.....	13
Goal Twenty	13
Policies.....	13
Natural Resources	14
Land Resources	14
Goal Twenty-one	14
Policies.....	14
Goal Twenty-two	14
Policies	14
Water Resources	15
Goal Twenty-three	15
Policies	15
Public Services and Facilities	15
Goal Twenty-four	15
Policies	15

	Page
Goal Twenty-five	16
Policies	16
Goal Twenty-six	16
Policies	16
Verdi Area Design Standards	17
Goal Twenty-seven	17
Policies	17
Verdi Community Plan Maintenance	18
Goal Twenty-eight	18
Policies	18
Goal Twenty-nine	20
Policies	20
Appendix A – Village Center Description	A-1
Appendix B – Maps	B-1
Character Management Plan	B-3
Development Suitability	B-5
Master Plan	B-7
Public Services and Facilities Plan	B-9
Recreational Opportunities Plan	B-11
Streets and Highways System Plan	B-13
 List of Photos	
1. Truckee River South of Bridge Street	1
2. Truckee River at Bridge Street	2
3. Barn on Dog Valley Creek	2
4. Verdi Golf Course	5
5. Verdi School, 1930s	7
6. Verdi Lumber Company Building, 1916	8
7. Former Verdi Lumber Company Building, 2008	8
8. Southern Pacific Railroad Verdi Depot	9
9. US 40 East of Bridge Street, 2008	11
10. Verdi Hotel, Early 1900s	11
11. View of Main Street from the West End, c. 1912	13
12. Natural Area near Intersection of Bridge Street and Dog Valley Road	14
13. Power Line Easement West of Bridge Street	15
14. Truckee River Bridge near River Oaks	16
15. Residential Development in the Verdi Rural Character Management Area	20

Acknowledgments

Washoe County Board of County Commissioners

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

Office of the County Manager

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

Washoe County Planning Commission

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

Verdi Citizen Advisory Board (Area Plan update)

Gene Gardella, Chair
Richard W. Loverde
Susan Moss-Redman
Bonnie Meyers, Secretary
Berry H. Spraggins, Vice Chair
Kim Toulouse

Washoe County Department of Community Development

Adrian P. Freund, FAICP, Community Development Director

Project Staff (Area Plan update)

Don Morehouse, Planner
Eva Krause AICP, Planner
Moni J. Fox, Technology Systems Developer II
Sara DeLozier, Office Support Specialist
Advanced Planning Program Staff

Photographs

Verdi Historic Society
Gene Gardella
Washoe County Staff

Introduction

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

Upon direction from the Washoe County Planning Commission, the Department of Community Development sponsored a series of public workshops to identify the distinguishing characteristics of the Verdi area. The result of this effort is the development of a comprehensive vision for the Verdi planning area. The Verdi Area Plan implements and preserves this community vision and character.

Photo One: Truckee River South of Bridge Street



Vision

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

- Maintains a balanced community that provides a range of lifestyles and economic opportunities;
- Provides the ability to conduct agricultural related activities within the area, and the ability to keep and raise animals within designated areas;
- Respects the scenic, and rural heritage of the area by encouraging architectural and site design standards that are responsive to this heritage;
- Respects private property rights;
- Allows home businesses to be permitted based on compliance with Washoe County regulations;
- Respects the unique physical, cultural and scenic character of the area; and,
- Addresses the conservation of natural (land, water, plant, and animal), scenic, and cultural resources.

Character Statement

History and Context

Verdi is a small community within unincorporated Washoe County located approximately ten miles west of the City of Reno along the Interstate 80/Truckee River Corridor. The Truckee River is a defining feature of the Verdi area and directly connected to the community. The Verdi community is made up of three distinct neighborhoods including central Verdi, Mogul, and Belli Ranch.

Verdi is located in a transition zone between alpine and high desert where the Sierra Nevada mountain range meets the Truckee Meadows. The elevation is roughly 5000 feet with surrounding peaks approaching 9000 feet. Temperatures are much cooler than sections of the Truckee Meadows located farther east, with about three times as much precipitation. There are active earthquake faults throughout the area, with substantial earthquakes centered in Verdi in 1906, 1914 and 1947.

With the discovery of gold in California in 1848, the 49ers traveled northwest out of Verdi up what is now known as the Dog Valley Creek Road to reach the Truckee/Donner Lake area on their journey west to the mining areas of the Sierra foothills. The railroad and surface road (eventually known as U.S. 40 and subsequently Interstate 80) were later located in the Truckee Canyon and became the main transportation corridor. Since the 1960s when Interstate 80 opened, U.S. 40, the main street in town, has become a local arterial.

The early economy of the Verdi community was based on four economic areas:

- Lumber – which ended when the mill burned down in 1927
- Mining – small mining operations existed over time
- Agriculture – Several successful ranches existed producing dairy, livestock, hay, and orchards
- Transportation and transportation support –
 - Services for travelers going over the Sierra
 - Railroad stop for lumber and manufactured produce boxes
 - Ice production for perishables
 - Food and fuel vendors

Photo Two: Truckee River at Bridge Street



Verdi Character

Verdi is a small community with a strong desire to retain its historical character, small town nature, and special connection to its mountain and high desert setting. The community would like to retain and expand its connection with the Truckee River and undeveloped open natural areas within the community, including the Power Canal, Power Line, Railroad, U.S. 40 right-of-way, and Crystal Peak Park. Access to public lands surrounding the community foster a connection to place and reflect a community attitude of independence.

Diversity in residential dwelling units and income level does exist. The population is weighted as older because of the lack of entry-level residential opportunities and very stable existing citizen base who continue to reside in their homes. Diversity of citizens is viewed as a positive in the community, and is to be encouraged. An influx of more young families would be well received.

The community feels that its commercial center, long in a state of decline, should be encouraged to develop as a Village Center serving local citizens, day shoppers, and tourists. The Village Center should incorporate a historical character to differentiate it from other commercial centers. Development should be grounded in small- to medium-sized businesses providing variety not found in large national and franchise operators. The Suburban Character Management Area (SCMA will be referred to as the Village Center). The remaining areas will be referred to as the Rural Character Management Area (RCMA). The Belli Ranch and Mogul community are suburban developments, but consider themselves rural due to lot size and non-commercial nature. These communities have expressed their desires to remain as they are and to remain part of the Rural Character Management Area.

Photo Three: Barn on Dog Valley Creek



Verdi Rural Character Management Area (RCMA)

Land Use

Goal One: The pattern of land use designations in the Verdi Area Plan Rural Character Management Area will implement and preserve the community character described in the Character Statement.

Policies

- V.1.1 Staff will review any proposed Master Plan Amendment against the findings identified in the Plan Maintenance section of this plan and make a recommendation to the Planning Commission. At a minimum, the Planning Commission must address each of these findings in order to recommend approval of the amendment to the Board of County Commissioners.
- V.1.2 Dark night skies are an important part of the Verdi RCMA character. To help preserve this character, outdoor-lighting must be consistent with best practice "dark-sky" standards.
- V.1.3 Secure additional trails and trailheads to the Truckee River, Dog Valley area and USFS lands around the community.
- V.1.4 All development, including buildings, site plans, and civic or public uses shall be constructed consistent with an established green building standard for energy efficiency, renewable content, waste management, and general environmental performance.

Transportation

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

Policies

- V.2.1 Washoe County's policy level of service (LOS) for local transportation facilities in the Verdi planning area should not be used to justify the widening or raising the speed limit on U.S. 40.
- V.2.2 The Washoe County Regional Transportation Commission (RTC) sets levels of service on regional roads. Washoe County will advocate for the RTC to establish policy to maintain U.S. 40 as a two lane walkable boulevard from eastern edge of the Village Center to the Gold Ranch freeway exit.
- V.2.3 Discourage RTC and NDOT from widening U.S. 40 from the Gold Ranch entrance ramp to Somerset Drive at the River Oaks Subdivision as an alternate route for Interstate 80 traffic.
- V.2.4 Washoe County will encourage RTC to hold a comprehensive public review and comment process that allows public input on details of all new road construction that implement the adopted Regional Transportation Plan.

Scenic/Recreational/Cultural Resources

Goal Three: Maintain open vistas of the surrounding ridges and more distant mountain ranges, and minimize the visual impact of hillside development.

Policies

- V.3.1 The Washoe County Departments of Community Development and Public Works will establish and oversee compliance with design standards for grading that minimize the visual impact of all residential and non-residential hillside development.

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

Policies

- V.4.1 Washoe County will cooperate and participate with state and federal agencies in the planning and conservation activities of those agencies related to cultural and historic resources.
- V.4.2 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.

Goal Five: Maintain the rural character of the Verdi RCMA and protect natural habitats and preserves.

Policies

- V.5.1 Washoe County should work closely with agencies to preserve and protect the rural atmosphere, wildlife and natural surroundings of the area.
- V.5.2 Identify and designate future access points to public lands in undeveloped areas.
- V.5.3 Maintain public access to National Forest Lands in the Verdi planning area and as identified in the Peavine Mountain Roads and Recreational Strategy¹ report.
- V.5.4 Work with new development to provide and maintain public access to the publicly owned areas such as Mitchell Canyon/Dog Valley Road and Mogul area.

Photo Four: Verdi Golf Course



¹ "Peavine Mountain Roads and Recreational Strategy" December 2002, Carson Ranger District, Humboldt-Toiyabe National Forest in cooperation with The City of Reno and Washoe County Nevada.

Natural Resources

Air Resources

Goal Six: Maintain or exceed federal, state, and local carbon monoxide ambient particulates (PM10) and ozone air quality standards.

Policies

- V.6.1 Prohibit commercial uses which are large generators of air pollutants (i.e. greater than 10 tons of air pollutant/year).
- V.6.2 Approve only the installation of wood-burning devices that meet or exceed applicable EPA standards.
- V.6.3 Encourage the development of solar and wind power, xeriscaping, and green building technologies for new and redevelopment.

Land Resources

Goal Seven: The built environment will minimize the destructive potential of any identified geological hazard.

Policies

- V.7.1 Maintain the viability of existing aggregate mining operations in the Verdi RCMA.
- V.7.2 During development review of proposed resource utilization projects, access, surrounding land use, visual aspects, and site rehabilitation shall be considered.
- V.7.3 Encourage the use of native species, drought tolerant and adaptive vegetation for landscaping.
- V.7.4 Vegetation that requires minimal water applications should be encouraged.
- V.7.5 Encourage the retention of natural open space for wildlife corridors across private land by encouraging limited land disturbance and grading for new development.

Goal Eight: The rural area around the Verdi Community is identified as Critical Winter² habitat for Mule Deer.

Policies

- V.8.1 Encourage BLM and US Forest Service to persevere, maintain and rehabilitate Mule Deer migration corridors and wildlife habitat around Verdi.
- V.8.2 Discourage the disposal of Federal land that would break-up or reduce the amount of critical wildlife habitat as identified in the Martis/Interstate 80 Corridor Landscape Assessment and Strategy Report.
- V.8.3 Provide access for private landowners and dispersed recreation for the public.
- V.8.4 Provide access for Forest Service and other agencies for administrative activities, fire surveillance and suppression though out the fire season.

² Martis/Interstate 80 Corridor Landscape Assessment and Strategy, Humboldt-Toiyabe National Forest Carson Ranger District.

Goal Nine: Water resources will be supplied to land uses in the Verdi RCMA according to the best principles/practices of sustainable resource development.

Policies

- V.9.1 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.
- V.9.2 Washoe County will encourage alternative wastewater treatment technologies that are demonstrated to release effluent of improved quality, providing protection against further degradation of surface and groundwater quality, and contributing to groundwater recharge.
- V.9.3 Washoe County will evaluate any proposal for community wastewater treatment facilities for its impact on water quality. Appropriate mitigation will be required for any identified potential negative impacts to water quality.

Public Services and Facilities

Goal Ten: Ensure coordination with and between police, fire, parks, public works/road department, library, schools, and utility providers to ensure that facilities can be phased in, as needed, and that economies of joint/multiple use are realized, whenever possible.

Policies

- V.10.1 Continue to support the Verdi Volunteer Fire Department by including them in the Sierra Fire District future plans and recognizing them as a vital member and an important contributor to their community.
- V.10.2 Work with all the local, State and Federal public service agencies to identify locations and types of facilities needed to create trail heads, multi-use trails, river access, public and emergency accesses to public lands, open spaces and recreational areas.
- V.10.3 The community will continue to rely on the Verdi Volunteer Fire Department in cooperation with the Sierra Fire Prevention District for Fire and Emergency Services.

Photo Five: Verdi School, 1930s



Photo Six: Verdi Lumber Company Building, 1916



Photo Seven: Former Verdi Lumber Company Building, 2008



The Verdi Village Center

Verdi Suburban Character Management Area (SCMA)

(Refer to Appendix A-3 for Village Center Boundaries)

Land Use

Goal Eleven: The pattern of land use designations in the Verdi Area Plan will implement and preserve the community character described in the Character Statement.

Policies

- V.11.1 A Village Center should be developed as the central “place” for commercial activity and community events.
- V.11.2 All development, including buildings, site plans, and civic or public uses shall be constructed consistent with an established green building standard for energy efficiency, renewable content, waste management, and general environmental performance.
- V.11.3 Ensure that new development designs, building materials, colors, finishes and total site development based primarily on the architecture that existed in Verdi in

- years past. Historical foundations of the Verdi economy (including commercial, agriculture, and industrial) should be reflected.
- V.11.4 Establish a historic reference to encourage and facilitate development using community identified architectural themes.
- V.11.5 The Washoe County Department of Community Development shall discourage any off-premise signs in the Verdi SCMA, as this will negatively impact the historic atmosphere of the area.
- V.11.6 Staff will review any proposed Master Plan Amendment against the findings identified in the Plan Maintenance section of this plan and make a recommendation to the Planning Commission. At a minimum, the Planning Commission must make each of these findings in order to recommend approval of the amendment to the Board of County Commissioners.
- V.11.7 Encourage individually-owned small businesses while discouraging large national retailers and franchise firms.
- V.11.8 Discourage the future development of auto oriented businesses such as but not limited to fast food outlets, gas stations, convenience stores, car washes, auto sales and service operations.
- V.11.9 Limit industrial operations to existing firms.
- V.11.10 Prohibit unrestricted gaming operations. Limit gaming to that included and permitted for businesses such as restaurants, bars and retail stores.
- V.11.11 Discourage the use of U.S. 40 as a Transit Oriented Development (TOD).
- V.11.12 Encourage family-friendly businesses that take advantage of and fit Verdi's natural setting.
- V.11.13 Dark night skies are an important part of the Village Center character. To help preserve this character, outdoor-lighting must be consistent with best practice "dark-sky" standards.
- V.11.14 Require sidewalks and street lighting in the Village Center. Encourage display windows and build articulation along the sidewalks. Prohibit blank walls along sidewalks.

Photo Eight: Southern Pacific Railroad Verdi Depot



Goal Twelve: Within the Verdi Village Center, encourage a mix of land uses and densities to promote a balanced community with residential and commercial compatibility through architectural guidelines, signage and development standards, and business and recreational area guidelines.

Policies

- V.12.1 Prohibit new heavy industrial uses in the Village Center.
- V.12.2 Encourage residential and mix use development to incorporate a diverse mix of housing types that provide for age appropriated and mixed income housing.
- V.12.3 Prohibit strip commercial development. Support nodes of commercial development in the Village Center.
- V.12.4 Develop sign design standards that reflect the character of the area as described in the vision statement.

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

Policies

- V.13.1 Commercial and mixed-use development proposals will be consistent with the Goals and Policies of the Washoe County Land Use and Transportation Element.
- V.13.2 To promote a sense of neighborhood, to promote the functional and aesthetic integration of commercial uses with the community, and to promote the efficient use of resources and infrastructure in the Verdi Planning Area, Commercial Development proposals should include a residential component, or be closely integrated with nearby residential development.
- V.13.3 Internal circulation (streets and sidewalks) of the Village Center must be designed to improve overall traffic safety, improve access for affected adjacent property owners, promote pedestrian and cycling activity, and mitigate any negative impact to existing development.
- V.13.4 At the request of the Department of Public Works, development proposals shall submit traffic reports and mitigation plans to the Departments of Public Works and Community Development for review and approval prior to the approval of tentative maps or the issuance of building permits for the project.
- V.13.5 Prior to their incorporation into the Development Code, the policies established under Goal 14 will be implemented through development agreements, tentative map conditions, improvements plans, CC&Rs, deed restrictions, or other methods deemed as appropriate by the Director of Community Development. When appropriate, Washoe County staff shall establish the implementation measures as conditions of tentative map and site plan approval.

Photo Nine: US 40 East of Bridge Street, 2008

Goal Fourteen: Within the Village Center, require walls or fences backing streets be offset with landscaping and/or meandering pathways to provide visual relief.

Policies

- V.14.1 Discourage fences along street. Require that walls and fences provide breaks for wildlife movement and be landscaped with low-water plants or xeriscaping.
- V.14.2 Require property owners to provide a safe and attractive pedestrian access along streets and shall be designed to connect to pedestrian access on adjoining lots.
- V.14.3 Require sidewalks and street lighting and encourage display windows and building articulations along sidewalks. Prohibit blank walls along sidewalks.

Goal Fifteen: Within the Village Center, discourage the development of large apartment and/or condominium complexes.

Policies

- V.15.1 Encourage variations in size, height, style and bulk of structures that reflect the historic design and character of the community. Large development with uniform and repetitive designs should be discouraged.

Photo Ten: Verdi Hotel, Early 1900s

Transportation

Goal Sixteen: Require property owners/developers to dedicate right-of-way for the ultimate widths of streets within the SCMA, at proposed area plan build out, as required in the Village Center.

Policies

- V.16.1 Create a design standards for area plan build out, identifying right-of-ways needed for street and pedestrian access.
- V.16.2 Support the use of alternative street sections including the use of medians, sidewalks, bike lanes, and pathways.

Goal Seventeen: Within the Village Center, limit the use of raised medians and prohibit acceleration and deceleration lanes, signals, drive-thru service windows. Encourage slower traffic and pedestrian use in the commercial area.

Policies

- V.17.1 Require the use of joint driveways for commercial and other non-residential developments where feasible. Maintain adequate driveway separation spacing from other driveways and intersections.
- V.17.2 Maintain the existing block lengths and the use of 4-way stop signs, round about or other methods to slow traffic and create a walkable Village Center.

Goal Eighteen: Adopt a traffic and parking plan that develops the Village Center as primarily a pedestrian area.

Policies

- V.18.1 Establish Second Street as a pedestrian/bicycling oriented street for all except local residents and commercial businesses that require vehicle access.
- V.18.2 Maintain existing and enhance future pedestrian access along U.S. 40. Develop an off-street pedestrian and bike system that connects the Village Center with major community amenities and features (i.e. Truckee River, Crystal Peak Park, Bridge Street, Verdi School and Public Library). The path system should be a meandering system that provides a safe route for children as well as adults to access their community without the need of a vehicle.
- V.18.3 Enhance the pedestrian experience and safety of the Village Center along U.S. 40 by maintaining reduced speed limits between the south bridge at River Oaks and the Gold Ranch exit.
- V.18.4 Encourage the identification, preservation and redevelopment of historic structures in the Village Center.
- V.18.5 Develop a downtown parking plan that includes design for and permit on-street parking.

Scenic/Recreational/Cultural Resources

Goal Nineteen: Maintain the historical character of the Verdi Village Center and protect natural habitats and preserves.

Policies

- V.19.1 Encourage new development in the Village Center to be compatible with historic structures through the use of similar historical designs, materials, building mass, building height and scale.
- V.19.2 Encourage the reuse, and preservation of the existing building that can be identified with a significant historic event, person or architecture of Verdi.

Photo Eleven: View of Main Street from the West End, c.1912



Goal Twenty: Preserve the scenic resources and views of the Verdi Village Center as seen from the Interstate 80 corridor.

Policies

- V.20.1 Require the underground placement of secondary service lines, and other utilities for any new development at suburban densities within the Village Center.
- V.20.2 Identify existing historic and natural areas. Create a business district that recognizes and encourages the preservation of historic structures and landmark, and encourages new development that complements the historic nature of the community through the use of complementary building materials, building bulk and scale.
- V.20.3 Create a trail system for bikes and pedestrians that connects parks, natural areas, landmarks and the commercial areas to each other.

Natural Resources

Land Resources

Goal Twenty-one: Within the Village Center, ensure that landscaping and revegetation are an integral part of each project design and conforms to the water budget. Landscaping shall provide erosion control, enhance structures, and reduce wildfire hazards.

Policies

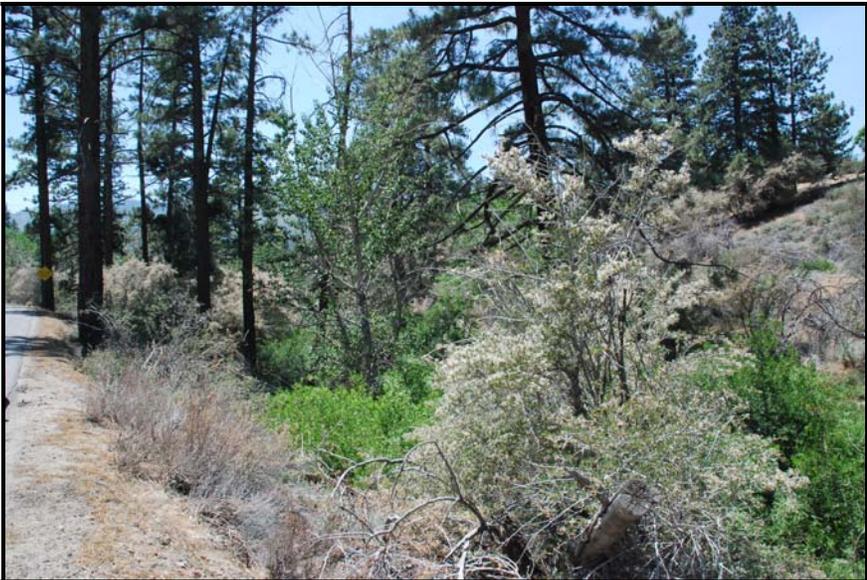
- V.21.1 The use of vegetation native and/or adapted to the area should be encouraged.
- V.21.2 Vegetation that requires minimum water applications should be encouraged.
- V.21.3 Require the creation of defensible space and the use of ignition resistant landscaping in the Village Center.
- V.21.4 Encourage the use of permeable materials in place of asphalt, concrete, brick pavers or other impermeable hardscape materials.

Goal Twenty-two: Within the Village Center, ensure that significant natural features (including washes, natural slopes, rocks and views) are retained and used to maximum advantage.

Policies

- V.22.1 Soils and vegetation beyond the limits of construction identified on an approved plan shall not be disturbed.
- V.22.2 Development designs shall be encouraged to maintain a compatible landscaping theme for buffer areas throughout the Village Center.
- V.22.3 Limit the use of hardscape, grass and irrigated landscaping in open areas between developed areas.
- V.22.4 Limit the use of irrigated landscaping and grass in commercial areas, common areas and open space.

Photo Twelve: Natural Area Near Intersection of Bridge Street and Dog Valley Road



Water Resources

Goal Twenty-three: Water resources will be supplied to land uses in the Verdi Village Center according to the best principles/practices of sustainable resource development.

Policies

- V.23.1 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.
- V.23.2 Washoe County will encourage alternative wastewater treatment technologies that are demonstrated to release effluent of improved quality, providing protection against further degradation of surface and groundwater quality, and contributing to groundwater recharge.
- V.23.3 Washoe County will evaluate any proposal for community wastewater treatment facilities for its impact on water quality. Appropriate mitigation will be required for any identified potential negative impacts to water quality.
- V.23.4 Work with the community to develop a Village Assessment District plan to provide adequate infrastructure for future development to support the vision of a Village Center.
- V.23.5 Develop a stormwater and flood management plan for the Village Center.

Public Services and Facilities

Goal Twenty-four: Provide linked open space corridors throughout the Village Center to accommodate pedestrian, equestrian, and bicycle movement between residential and major recreational nodes.

Policies

- V.24.1 Support the use of natural drainage ways as open space corridors. Where possible incorporate the natural trails created by the river, railroad, canal and power line easements into a trail plan.

Photo Thirteen: Power Line Easement West of Bridge Street



Goal Twenty-five: Encourage water conservation within new development through design guidelines, which mandate water conservative landscape practices and water saving plumbing fixtures.

Policies

- V.25.1 New development in the character management area will use water conserving landscape principles.
- V.25.2 Revise landscaping codes and requirements to use native species, low-water non-native species, and xeriscaping. Water intensive plant materials shall not be included as part of the required landscaping.
- V.25.3 Encourage the use of permeable ground surfaces to facilitate water recharge areas though out the community

Goal Twenty-six: Designate future park sites in the Village Center.

Policies

- V.26.1 The Washoe County Department of Regional Parks and Open Space together with the Washoe County Department of Community Development shall work together to acquire lands and develop park sites, trails and bike routes as identified in the Washoe County Park District Master Plan.
- V.26.2 Create a Village Center plaza park plan.

Photo Fourteen: Truckee River Bridge near River Oaks



Verdi Area Design Standards

Goal Twenty-seven: Common Development Standards in the Verdi Planning Area. Establish development guidelines that will implement the Washoe County Land Use and Transportation Element and conserve the community character commonly found within the Verdi planning area.

Policies

- V.27.1 When feasible, given utility access constraints, grading for residential purposes after the date of final adoption of this plan will:
- Minimize disruption to natural topography.
 - Utilize natural contours and slopes.
 - Complement the natural characteristics of the landscape.
 - Preserve existing vegetation and ground coverage to minimize erosion.
 - Minimize cuts and fills.
 - Identify view lines.
- V.27.2 Site development plans in the Verdi 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.
- V.27.3 Applicants required to present their items to the Citizen Advisory Board (CAB) must submit a statement to staff regarding how the final proposal responds to the community input received at the CAB.
- V.27.4 During review of tentative maps and other development proposals, Staff will review the adequacy of the minimum standards established under this plan; and upon a finding that a standard is inadequate to implement these goals, may recommend to the Planning Commission other similar standards as necessary to implement the relevant goal. Said similar standards may include but are not limited to, perimeter parcel matching and alternative construction materials.
- V.27.5 Any lighting proposed must show how it is consistent with current best practice "dark-sky" standards. In subdivisions established after the date of final adoption of this plan the use of streetlights will be minimized.
- V.27.6 Street lights, security lights, and other outdoor lighting should be powered by solar or other renewable energy sources whenever possible.
- V.27.7 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.
- V.27.8 All landscape designs will emphasize the use of native and low water requirement vegetation.
- V.27.9 Prior to their incorporation into the Development Code, the standards established in policies V.31.1-V.31.11 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.
- V.27.10 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.
- V.27.11 Development activities should be designed to support the efficient use of infrastructure, and the conservation of recharge areas, habitat, and open vistas.
- V.27.12 Proposals for Special Use permits to establish non-residential uses in a residential regulatory zone will be subject to a Public Health Impact Review (PHIR), to be conducted jointly by Community Development staff and Washoe County District Health Department Staff. The specific content and methodology of the PHIR will be determined by the Washoe County District Health Department with the cooperation of the Washoe County Community Development Department, on a case-by-case basis.
- V.27.13 The approval of all Special Use Permits and administrative permits must include a finding that the community character as described in the character statement can be adequately conserved through mitigation of any identified potential negative impacts.
- V.27.14 Consistent with the Goals and Policies of the Land use and Transportation Element, Common Open Space Development practices should be utilized. Land owners who seek to create new parcels but choose not to utilize common open space practices should be able to demonstrate how habitat, recharge areas, and open space will be preserved.
- V.27.15 Adopt and utilizes low impact development (LID) techniques in the Village Center.

Verdi Community Plan Maintenance

Goal Twenty-eight: Amendments to the Verdi Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments must conform to the Verdi 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

- V.28.1 In order for the Washoe County Planning Commission to recommend the approval of any amendment to the Verdi Area Plan, the following findings must be made:
- The amendment will further implement and preserve the Vision and Character Statement.
 - The amendment conforms to all applicable policies of the Verdi Area Plan and the Washoe County Master Plan.
 - The amendment will not conflict with the public's health, safety or welfare.
- V.28.2 For amendments that propose to revise either the Vision and Character Statement or Goal One and its associated policies, a series (e.g. at least three meetings) of community visioning workshops with the Verdi Citizen Advisory Board (CAB) shall be conducted. The public input resulting from these workshops shall be included and discussed in the staff analysis of the proposed amendment.
- V.28.3 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- a. Sufficient infrastructure and resource capacity exists to accommodate the proposed change and all other planned and existing land use within the Verdi planning area, as determined by the Washoe County Department of Water Resources and Community Development staff;
- b. The proposed change has been evaluated by the Washoe County Department of Water Resources and found consistent with all existing (or concurrently updated) water and wastewater resources and facilities plan provisions. The Department of Water Resources may waive this finding for proposals that are determined to have minimal impacts;
- c. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the Verdi planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination;
- d. If the proposed change will result in a drop below the established policy level of service (as established by Washoe County) for existing transportation facilities, the necessary improvements required to maintain the established level of service will be constructed concurrently with any project; OR, the necessary improvements are scheduled for construction in either the Washoe County Capital Improvements Program or the short range (i.e. 5-year) Regional Transportation Improvement Program (TIP);
- e. If roadways impacted by the proposed change are currently operating below adopted levels of service, the proposed change will not require infrastructure improvements beyond those already scheduled in either the Washoe County Capital Improvements Program or the short range (i.e. 5-year) Regional Transportation Improvement Program (TIP); and,
- f. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving and local in nature.

V.28.4

In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change to a Character Management boundary, the following findings must be made:

- a. A series (e.g. at least three meetings) of community visioning workshops with the Verdi Citizen Advisory Board (CAB) has been conducted and the public input resulting from these workshops has been included and discussed in the staff analysis of the proposed amendment; and,
- b. Proposed boundary changes must include a proposed land use change for the land to be included in the new boundary.
- c. If the proposed land use change has been determined to not be in compliance with existing resource and facility plans, then the applicable resource and facility plans shall be updated, at the applicants expense, so the proposed change can be accommodated by the updated plans. Proposals that cannot be accommodated by updates to the resource and facility plans shall be denied.V.29.5 In order to respond to new or changing circumstances the Community Plan shall be reviewed and updated on a regular basis.
- d. The Verdi Area Plan shall be updated every five (5) years from the date of adoption.

Photo Fifteen: Residential Development in the Verdi Rural Character Management Area

Goal Twenty-nine: Washoe County and the Verdi CAB will participate in the planning process for properties added to the Truckee Meadows Services Area (TMSA) in 2006 and any other properties that may be added to the TMSA over time through the cooperative planning process to ensure that topics of interest are adequately addressed. Through the following policies Washoe County and the Verdi Community urges the City of Reno to responsibly plan this area in a manner that will preserve scenic, recreational, and natural resources to the greatest extent possible.

Policies

- V.29.1 Prior to approval of land use intensification within the TMSA, a water resource management plan should be prepared for the area being intensified. Water resource management plans should also address potable water and wastewater treatment systems to promote water conservation and effluent re-use. The City of Reno should work closely with the Washoe County Department of Water Resources (DWR) to monitor this situation and collaborate on solutions to mitigate potential adverse impacts (e.g. rising water table infiltrating nearby septic systems, flooding, nitrate concentration, wellhead protection, ground water resources, etc).
- V.29.2 Prior to approval of land use intensification within the TMSA, a transportation management plan should be prepared for the area being intensified. Transportation management plans should address pedestrian, bicycle and automobile circulation to promote alternative forms of transportation and reduce congestion by ensuring that adopted level of service standards for roadways within the Verdi planning area are adhered to.
- V.29.3 Prior to approval of land use intensification within the TMSA, a natural resource management plan should be prepared for the area being intensified. Natural resource management plans should address habitat for mule deer, antelope and sage grouse along with any endangered or threatened species that could be affected by proposed land use changes. Natural resource management plans should include provisions to preserve species habitat, provide migration corridors and/or mitigate impacts to habitat that are related to land use intensification. The natural resource management plans should be developed with review and cooperation from Nevada Department of Wildlife, United States Department of

- Fish and Game, United States Bureau of Land Management, and United States Forest Service.
- V.29.4 Prior to approval of land use intensification within the TMSA, a park, trail, open space and recreation plan should be prepared for the area being intensified. Park, trail, open space and recreation plans should establish public land access locations and provide recreational amenities in accordance with adopted level of service standards.
- V.29.5 Prior to approval of land use intensification within the TMSA, an outdoor lighting management plan should be prepared for the area being intensified. Outdoor lighting management plans should establish “dark sky” lighting standards to reduce ambient nighttime light levels.
- V.29.6 Prior to approval of land use intensification within the TMSA, a wildfire protection plan should be prepared for the area being intensified. Wildfire protection plans should include provisions to protect public health and defend property from wildfires.
- V.29.7 Prior to approval of land use intensification within the TMSA, a scenic resource management plan should be prepared for the area being intensified. Scenic resource management plans should address designated scenic areas, prominent ridgelines and other scenic resources in the Verdi planning area.
- V.29.8 Any non-residential development approved by the City of Reno in the Verdi planning area should incorporate best practices design guidelines to mitigate potential visual and natural resource impacts. At a minimum be compatible with the adopted area plan. Articulation to break-up long blank walls on concrete tilt-up buildings, complete screening of roof mounted HVAC equipment, low impact development (LID) techniques, and transparency should be incorporated into such development projects.

This page intentionally left blank.

APPENDIX A - Village Center Location Description

The Village Center as shown on the Verdi Character Management Plan Map and is described as:

The properties between the south side of the Sierra Pacific canal and the north side of US 40 west of the Truckee River at River Edge Drive, to the point where the canal crosses to the south side of US 40; all the properties between the south side of US 40 and the north side of Interstate 80 starting at Exit 3 going east to the Truckee River, including all properties fronting on Front Street, Second Street, Kit Carson, Verdi Court and Buckbrush Drive; and properties along Verdi Road east of I-80, Exit 3 to the point where Verdi Road crosses the west city limits of Reno.

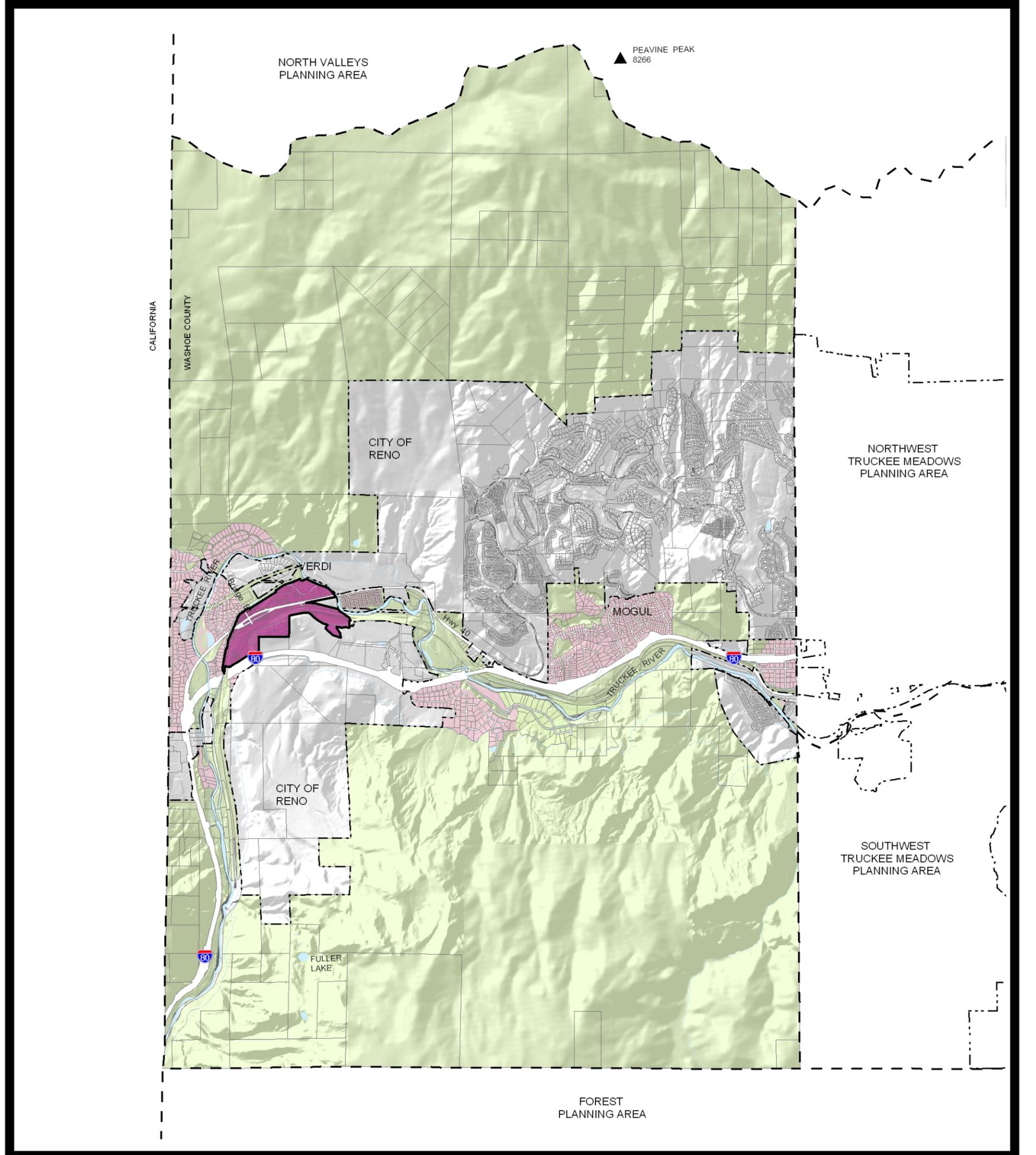
This page intentionally left blank.

Appendix B - Maps

Contents

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

This page intentionally left blank.



VERDI CHARACTER MANAGEMENT PLAN

- VILLAGE CENTER (SUBURBAN CHARACTER MANAGEMENT AREA)
- RURAL CHARACTER MANAGEMENT AREA (SUBURBAN DENSITY)
- RURAL CHARACTER MANAGEMENT AREA

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

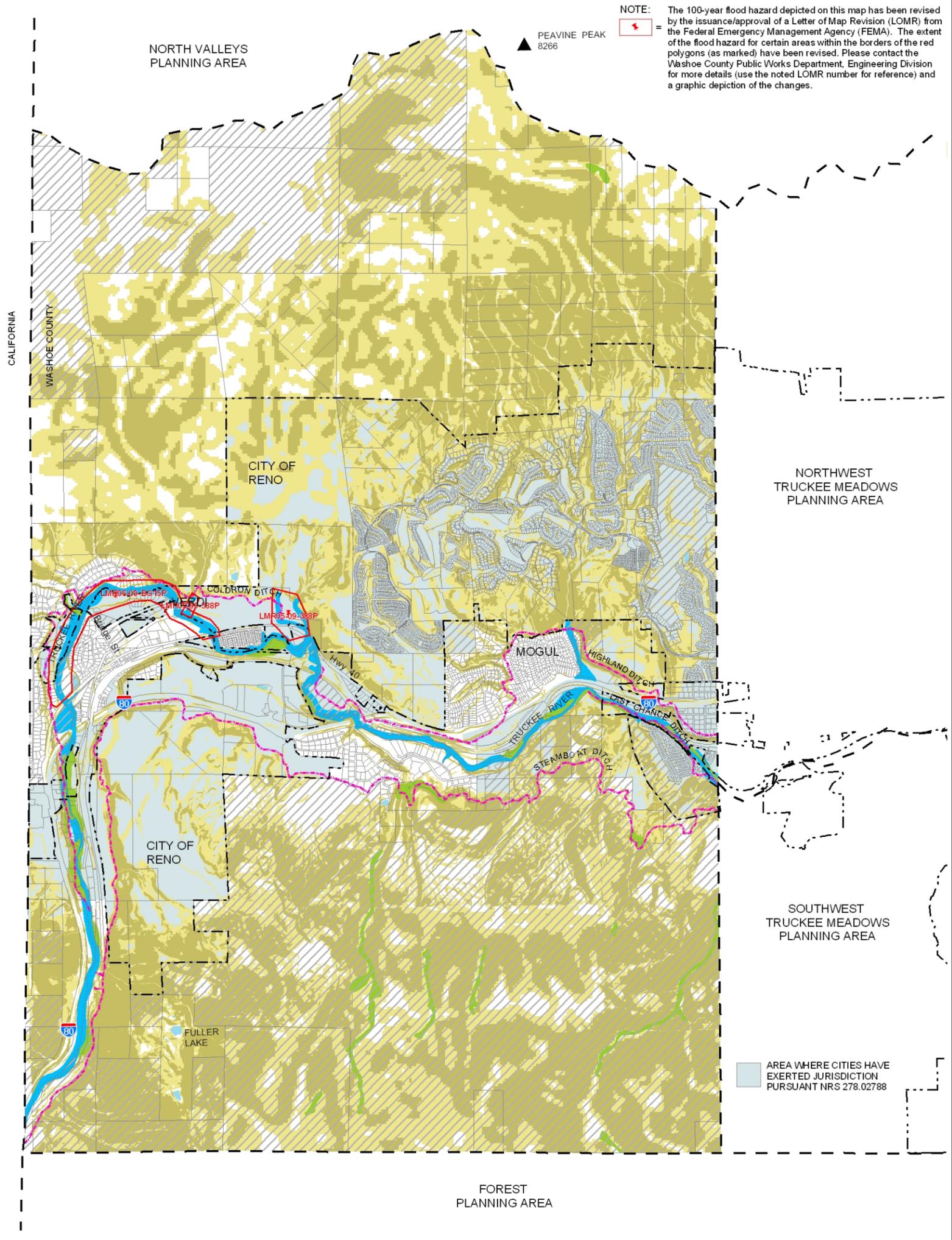


Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

SOURCE: COMMUNITY SERVICES

WCPC ADOPTION DATE: July 15, 2008
BCC ADOPTION DATE: August 26, 2008

This page intentionally left blank.



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.

VERDI 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

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

Scale in Feet: 0, 1,000, 2,000, 4,000



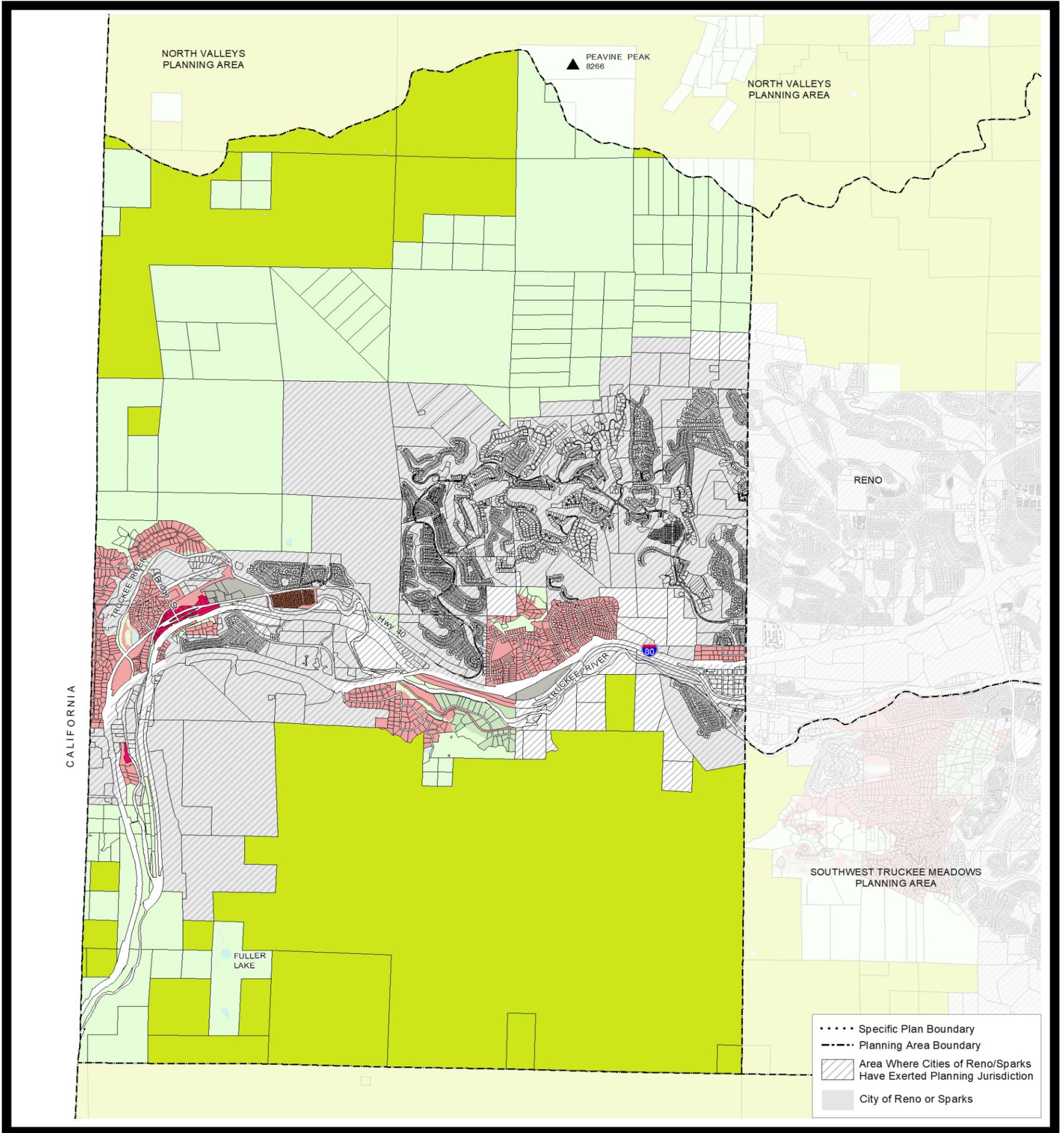
WASHOE COUNTY NEVADA

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

SOURCE: COMMUNITY SERVICES

WCPC ADOPTION DATE: July 15, 2008
BCC ADOPTION DATE: August 26, 2008

This page intentionally left blank.



VERDI MASTER PLAN MAP

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

Planning and Building Division

PC Date: May 2, 2022
BCC Date: July 12, 2022
TMRPA Conformance Date: July 28, 2022

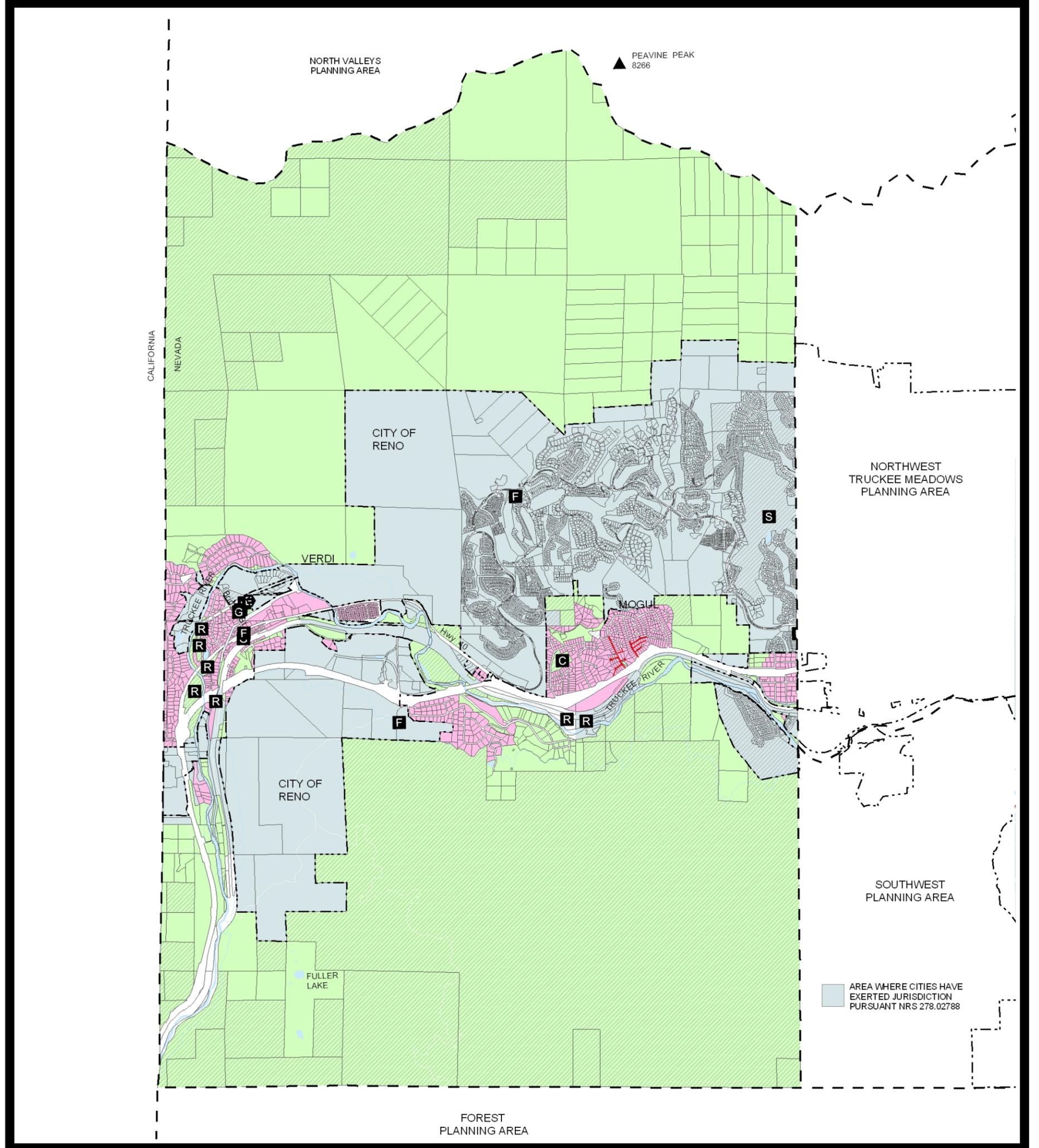
NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.
DATE: 7/28/22 DIRECTOR: [Signature]

**Community Services
Department**

**WASHOE COUNTY
NEVADA**
1001 E Ninth St
Reno, Nevada 89512 (775) 328-3600

This page intentionally left blank.



VERDI 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)

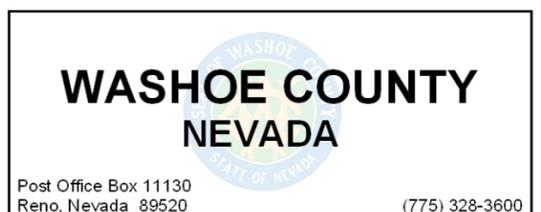
- F** FIRE STATION
- E** SCHOOL (E-Elementary, M-Middle, H-High)
- G** GOVERNMENT BUILDING (Libraries, Administration Buildings, etc.)
- C** PARK (C-Community, R-Regional, N-Neighborhood, S-Special Use)

Please also refer to the adopted Park District Master Plans.

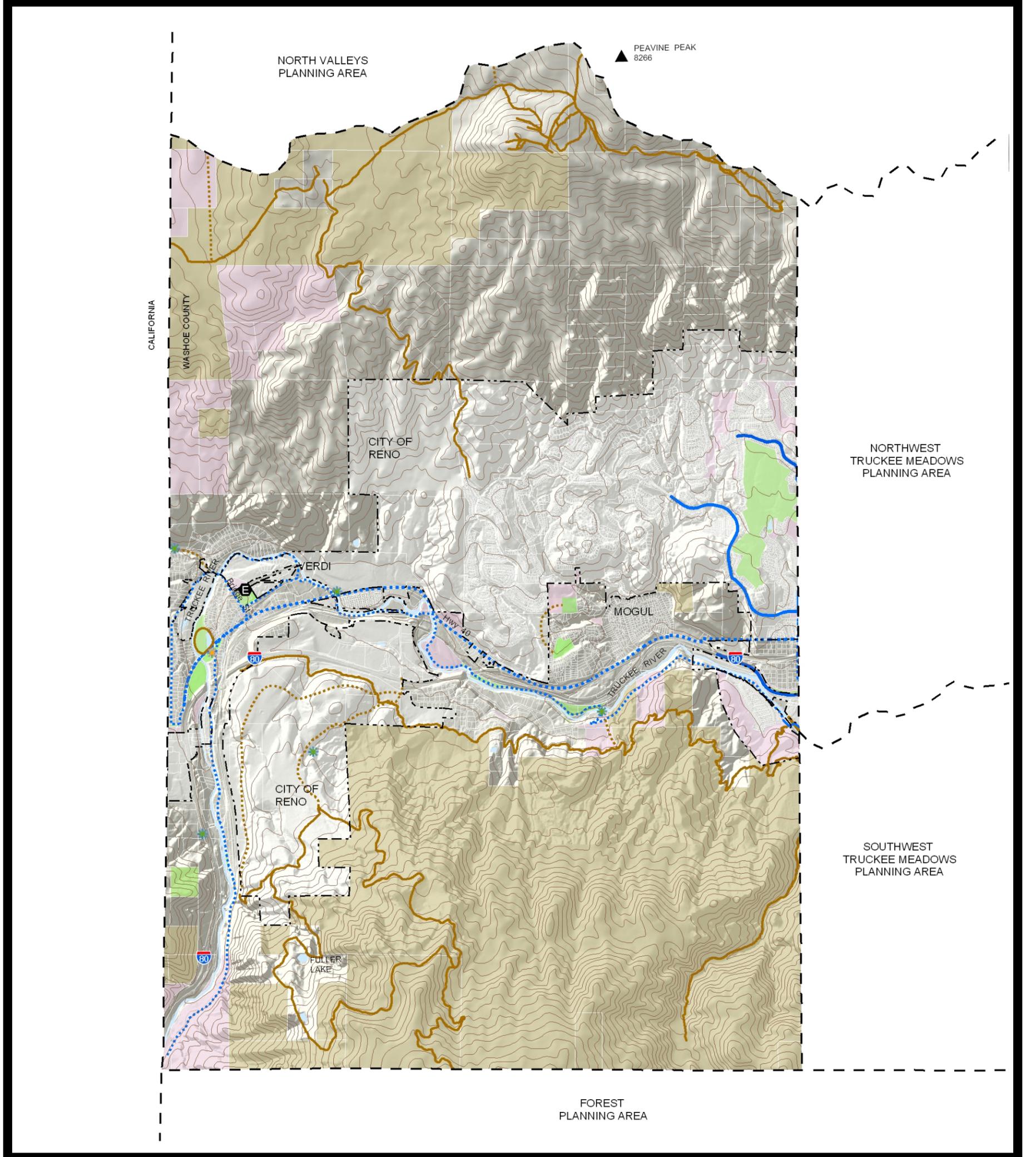
SOURCE: COMMUNITY SERVICES

WCPC ADOPTION DATE: July 15, 2008
BCC ADOPTION DATE: August 26, 2008

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



This page intentionally left blank.



VERDI RECREATIONAL OPPORTUNITIES PLAN

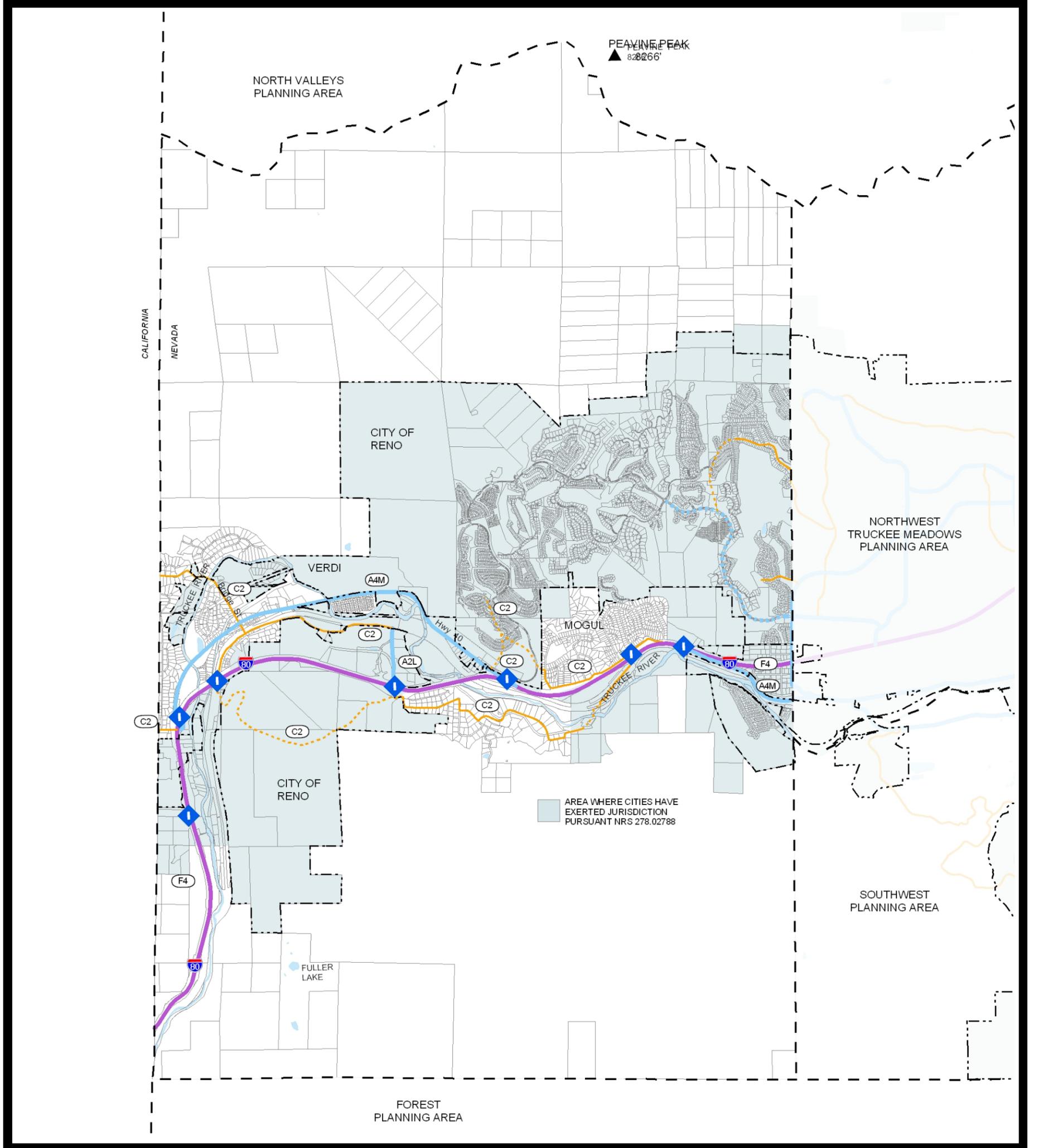
- RECREATIONAL AREAS
- OPEN SPACE, PUBLIC
- PUBLIC LANDS
- WATER BODY
- PLAYA
- CONTOUR LINES, 100 FT INTERVAL

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

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.



This page intentionally left blank.



VERDI 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

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 1,000 2,000 4,000
Scale in Feet

**Department of
Community Development**

**WASHOE COUNTY
NEVADA**

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

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

WCPC ADOPTION DATE: July 15, 2008
BCC ADOPTION DATE: August 26, 2008

This page intentionally left blank.